

6

ANALYSING THE TEN VISTAS



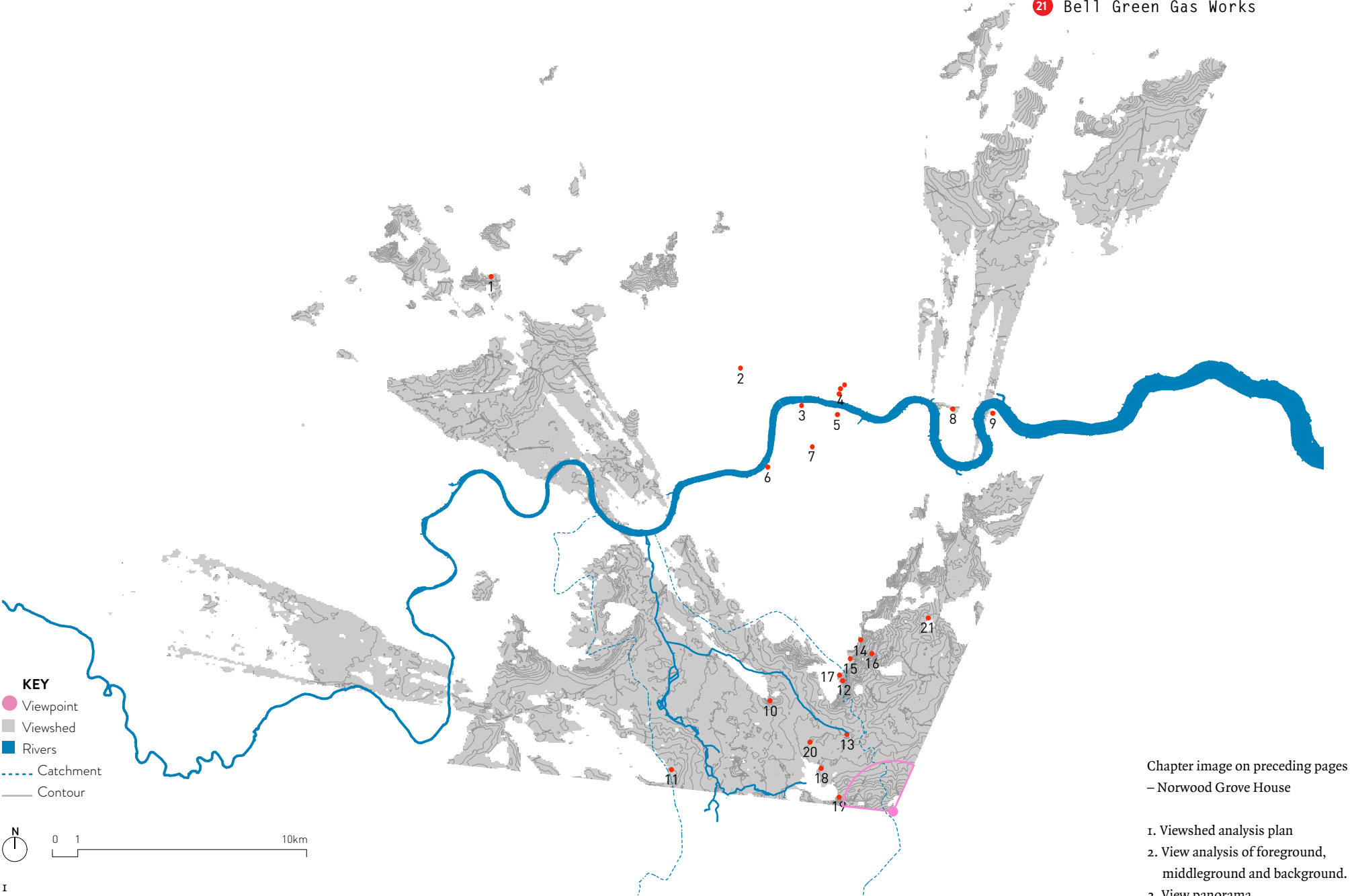
ADDINGTON HILLS, LB CROYDON

GEOLOGY AND TOPOGRAPHY

This viewpoint on the edge of the North Downs within LB Croydon commands a magnificent panorama across London. It is a wide view, extending from Sutton in the west and encompasses the Wandle Valley; Wembley stadium; the Greensand Ridge on the north side of the Thames; the City of London and Docklands, through to Elmers End to the North-east. From here, it is possible to see the geology and topography of the Wandle basin, and to appreciate it within its wider landscape context. Many of the Wandle Valley landmarks can also be seen from here.

It is an existing viewpoint, and is marked as such on Ordnance Survey maps, but is poorly signed. The viewpoint is accessed by steps, and comprises a low-walled structure. It is in poor condition, having been vandalised through graffiti and removal of the metal plaques identifying landmarks. Nevertheless it remains a popular viewpoint for local people, and is on the London Loop long distance path. It is all so close to the Coombe Lane tram stop and has a carpark nearby.

The viewpoint is on a sandstone ridge comprised of Harwich Formation rocks (sands and gravels) formed approximately 43-66 million years ago in the Palaeogene period. At that time the environment would have been dominated by very shallow seas. Over time, the River Wandle and its tributaries have eroded the surrounding softer rocks, leaving a steep ridge overlooking the Wandle Valley. It is a natural look-out point with a commanding view over the surrounding landscape.



- Landmark Key :
- 1 Wembley Stadium
 - 2 BT Tower
 - 3 One Blackfriars Tower
 - 4 City of London towers
 - 5 The Shard
 - 6 St George Wharf Tower
 - 7 Strata Tower
 - 8 Canary Wharf
 - 9 The Millennium Dome / O2 Arena
 - 10 Pollards Hill
 - 11 St Helier Hospital
 - 12 Croydon Transmitter
 - 13 Selhurst Train Depot
 - 14 Crystal Palace Transmitter
 - 15 Greek Orthodox Church of St Constantine and Helen
 - 16 Crystal Palace National Sports Centre
 - 17 All Saints Church
 - 18 Croydon Town Centre / Saffron Tower
 - 19 Water Tower
 - 20 Holy Saviour Church, Croydon
 - 21 Bell Green Gas Works

Chapter image on preceding pages
– Norwood Grove House

1. Viewshed analysis plan
2. View analysis of foreground, middleground and background.
3. View panorama



Viewpoint approach

The Foreground

Comprises heath / woodland vegetation on Addington Hill. It is designated a Site of Nature Conservation Importance (SNCI) for its heathland habitats. Dominated by oak and birch, with patches of heather and gorse and some acid grassland, it supports a range of plant, animal, insect and bird species. The viewpoint is within the Metropolitan Green Belt, and the London Loop footpath passes within the foreground. The foreground of the view is an Archaeological Priority Area. Numerous flint artefacts have been found in the vicinity, and because the Addington Hills have not been previously developed or cultivated, the area is considered to have potential for further prehistoric finds and features.

The importance and popularity of the viewpoint, and its spectacular views, are recognised in its designation as a Croydon Panorama. It is identified as a viewpoint on Ordnance Survey maps (one of only two in the Wandle Valley).

The Middleground

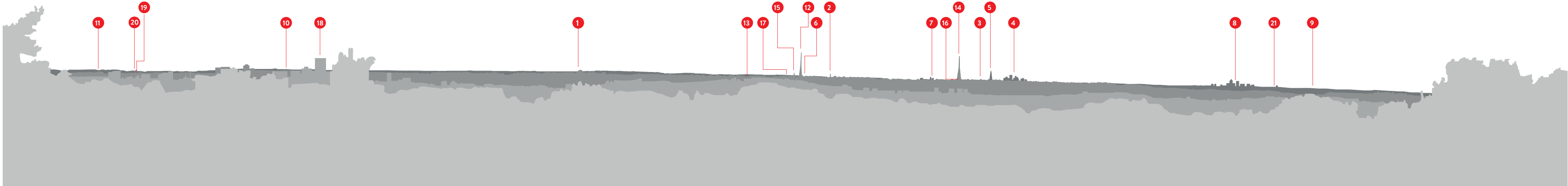
Comprises Croydon and Waddon, including distinctive tall buildings, and also the floor of the Graveney valley, with glimpses of recreational grounds, some industrial units and lots of trees.

The Background

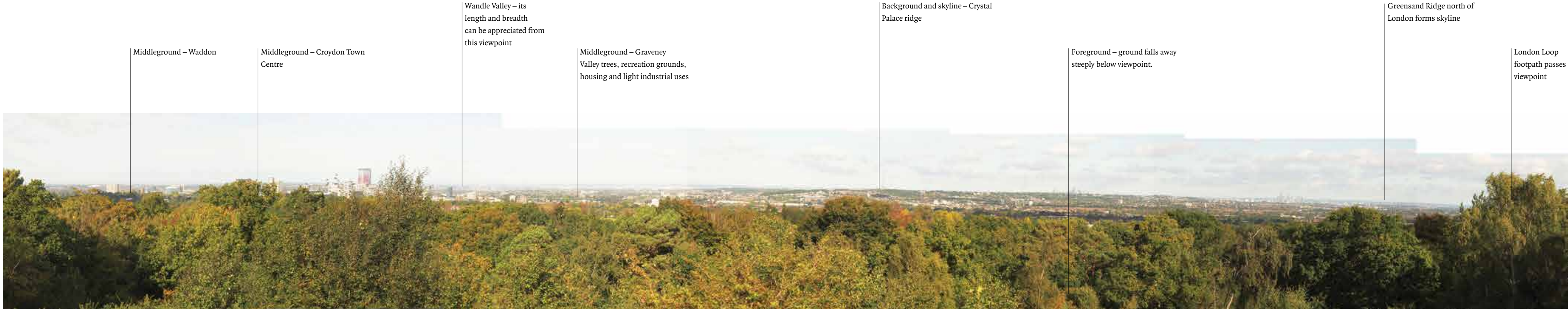
Comprises layers of landform and numerous landmarks. The view extends for the length of the Wandle Valley to the Thames and then up the other side. The northern horizon is formed of the ridges on the north side of London.

Issues and forces for change:

- Trees / scrub growing up and blocking view.
- Anti-social behaviour, vandalism and litter.
- Viewpoint appears tatty and unloved.
- New towers and development in Croydon increasing the numbers and changing the appearance of tall buildings.
- Neutral rather than bad.
- Possibility that new buildings may block views of landmark buildings beyond, but will still only affect a relatively small proportion of the wider views.
- Changes to profiles as new buildings go up.
- Redevelopment of Surrey Quays area potentially affecting the skyline.



2



3

POLLARDS HILL, LB CROYDON

EARLY INHABITANTS AND THE GREAT NORTH WOOD

Pollards Hill is an area of open ground surrounded by inter-war housing estates. It is within LB Croydon, but close to the boundary with LB Merton. It is one of the highest points locally (65m asl) and was gifted to the Croydon Corporation as a public open space in 1913. Historic maps show a flagstaff here in 1888 and a shelter in 1935. Both have now gone although a bench and a water fountain remain. The main viewpoint is marked with a toposcope, provided by the local residents’ association. However, the surrounding bench, bin, paving, railings etc. are suffering from a lack of maintenance.

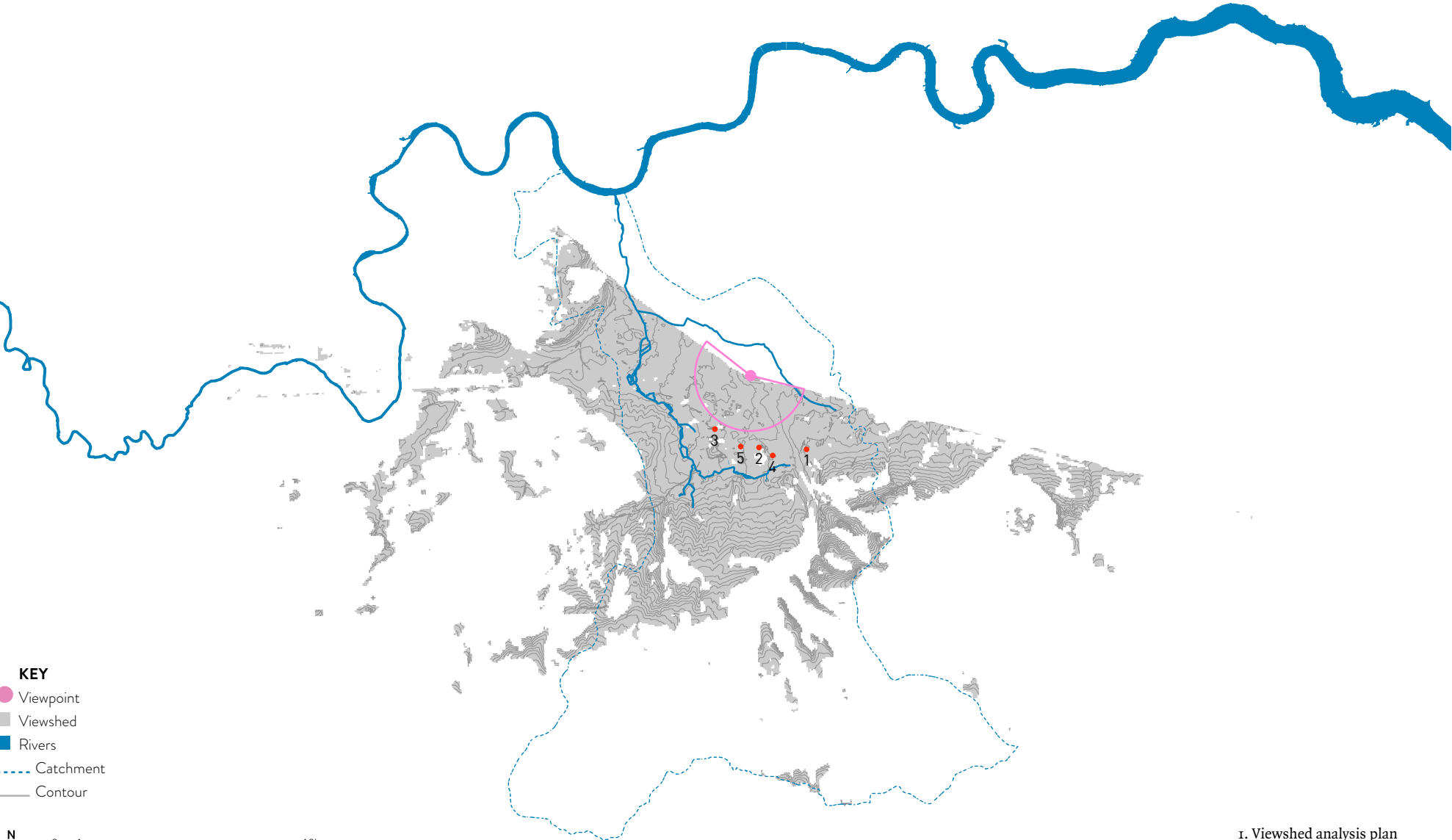
There are sweeping panoramic views from Croydon in the south along the Wandle Valley towards Wimbledon in the north-west. Many of the Wandle Valley landmarks can be seen from Pollard’s Hill, including Croydon Town Centre, the Ikea Towers, Merton Civic Centre and St Helier Hospital. All are seen against a backdrop of distant treed ridges.

Slightly to the north-west, beyond a line of trees, there is another area of open land (formerly allotments) which also has excellent views from west through to north.

The name Pollards Hill is thought to originate in the management of trees in the ancient forest of Great North Wood, which included this area. The forest developed on the underlying geology of London Clay, which is relatively difficult to cultivate but its clay soils support a range of tree species including oak and ash.

This viewpoint is identified on Ordnance Survey maps, and as such is one of only two ‘official’ viewpoints in the Wandle Valley (the other one being Addington Hills). Its panoramic views have long been recognised – there are thought to have been a prehistoric hillfort and Roman signal station in the vicinity, and it is also the location of an Ordnance Survey trig. point. From here it may have been possible to signal to Bagshot Heath, 27 miles away.

- Landmark Key:
- 1 Croydon Town Centre / Saffron Tower
 - 2 Ikea Chimneys
 - 3 Beddington Farmlands Incinerator
 - 4 Gas Cylinder
 - 5 Pylons



1. Viewshed analysis plan
2. View analysis of foreground, middleground and background.
3. View panorama



Viewpoint

The Foreground

Comprises the open space of Pollards Hill and its peripheral trees. It is undesignated Open Space and is also a Locally Listed Historic Park and Garden. The earthworks on the summit of the hill (visible within the foreground) are the remains of a brick pit, where clay was extracted for brick making. Slightly to the north-west there are earthworks, which may be associated with a prehistoric hillfort. It has been suggested that Pollards Hill may have been used in Roman times as a signal station overlooking the London to Brighton Road. It has been designated an Archaeological Priority Area due to its topographic prominence and evidence of archaeological interest.

The Middleground

Comprises detached interwar housing along tree-lined roads originally laid out in the mid 19th century, which encircle Pollards Hill. Below the hill, to the south-west is a 1960s housing estate which replaced prefabricated housing and is currently being redeveloped. The middleground includes the settlement of Thornton Heath, Selhurst, parts of Croydon, Beddington and Mitcham. The IKEA chimneys (formerly Croydon power station) are prominent features in the middleground because they break the skyline. Looking west, the Wandle Valley occupies the lower-lying land before it starts to rise towards the more distant ridges.

The Background

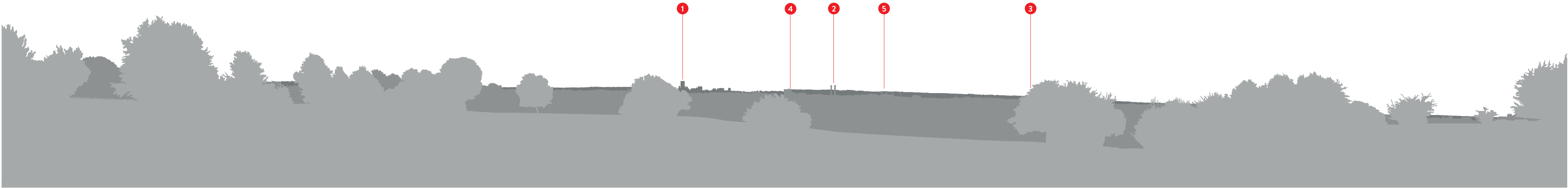
Comprises distant views of suburbia, gradually merging into the surrounding treed ridges, including Addington Hills to the south-east. The towers of Croydon Town Centre are prominent to the south, and this view has changed significantly over the past 50 years as Croydon has developed. Roundshaw Open Space (formerly the site of Croydon Aerodrome) can be seen to the left of the IKEA chimneys.

Issues and forces for change:

- Foreground trees growing up and blocking the view.
- Neglect of facilities and anti-social behaviour.
- Poor supervision of the space.
- Development pressure.
- Pollards Hill Residents Association (positive influence).



Additional view looking west to north from former allotment site



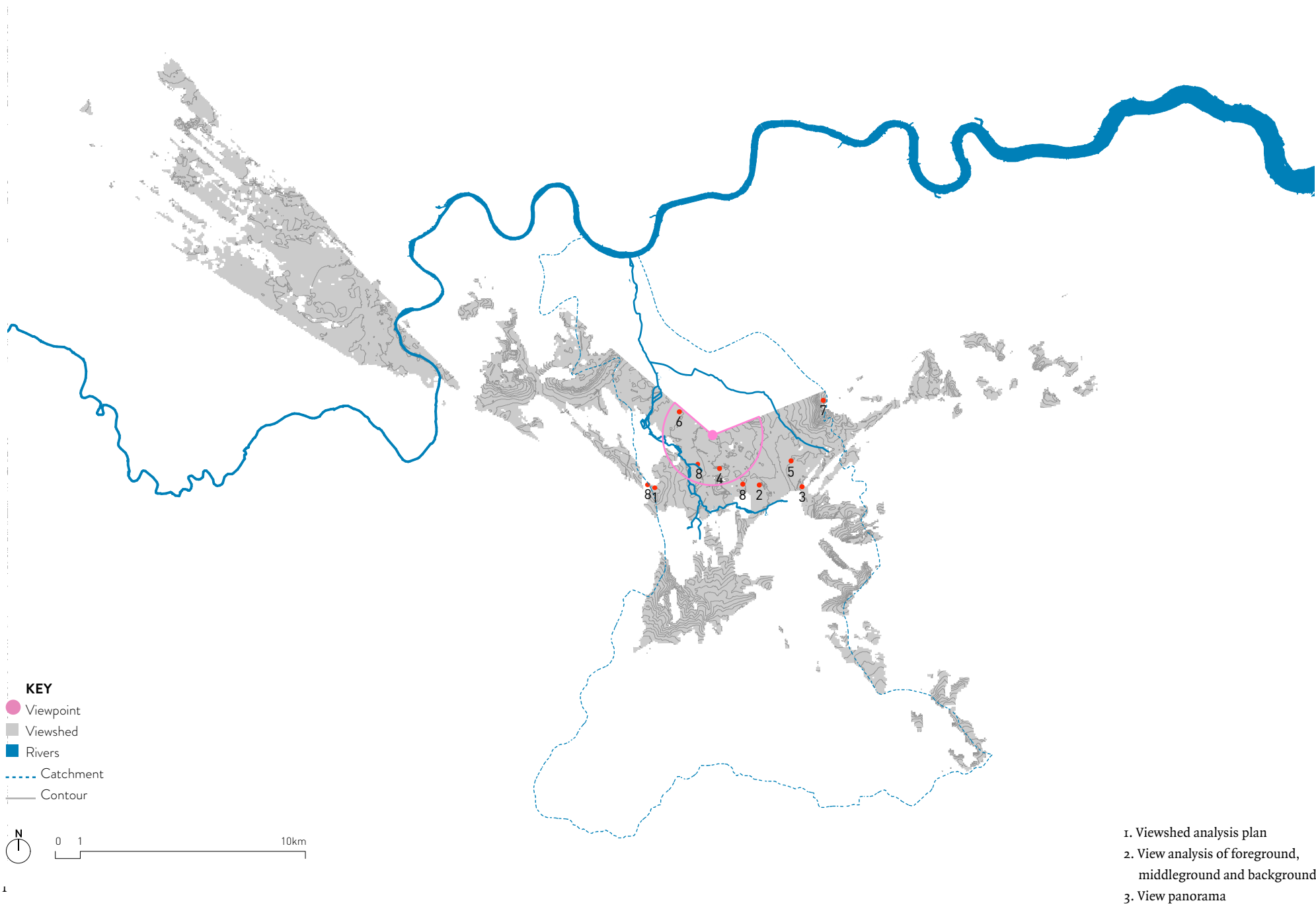
MITCHAM COMMON, LB MERTON

COMMON LAND

This viewpoint is situated on a raised mound, roughly in the centre of Mitcham Common, and east of Seven Islands Pond. It is within LB Merton, and is one of a number of locations with views on Mitcham Common. The mound is the result of spoil tipping in the 1980s which was subsequently landscaped. There is a bench, but no easy access or interpretation. From here there are near 360 degree panoramic views across Mitcham Common, with many of the Wandle Valley landmarks appearing on the horizon. It has an extraordinary sense of expansiveness for a valley-floor location, and as such is unusual within the Wandle Valley.

Mitcham Common is one of a number of commons which exist across London. This is a good viewpoint to describe the history of common land – how it was originally used, how it was protected, and how it is managed today. The boundaries of Mitcham Common have not changed significantly since the 1st Edition Ordnance Survey map was published in 1822. This map also shows the roads which surround and cross the common, along with an ‘iron road way’, which today is the route of the Croydon Tram.

- Landmark Key:
- 1 St Helier Hospital
 - 2 IKEA Chimneys
 - 3 Croydon Town Centre / Saffron Tower
 - 4 Beddington Farmlands Incinerator
 - 5 Holy Saviour Church
 - 6 Mitcham Town Centre / Gas Cylinder
 - 7 Crystal Palace Transmitter
 - 8 Pylons



Viewpoint

The Foreground

Comprises an artificial mound of aggregate which was deposited on the common and then ‘landscaped’ in the 1980s. It is covered with rough grass with trees around the periphery. There is a simple bench, but no surfaced paths, facilities or interpretation.

Together with the middle ground of the view, the foreground is covered by a number of planning designations which extend across Mitcham Common. The openness of Mitcham Common is reflected in its designation as Metropolitan Open Land, Local Open Space, Green Corridor and Wandle Valley Regional Park. It is designated a Site of Importance for Nature Conservation for its range of habitats, including ponds, trees, scrub, pockets of acid grassland and heath, and extensive areas of neutral grassland. Mitcham Common is also an Archaeological Priority Zone which encompasses a swathe of gravel terrace on the eastern side of the Wandle Valley. Finds of flint tools dating from the Mesolithic and Neolithic periods, Bronze Age metal objects and Iron Age coins have been recovered from this area, and it is has potential for further discoveries to be made in the future.

The Middleground

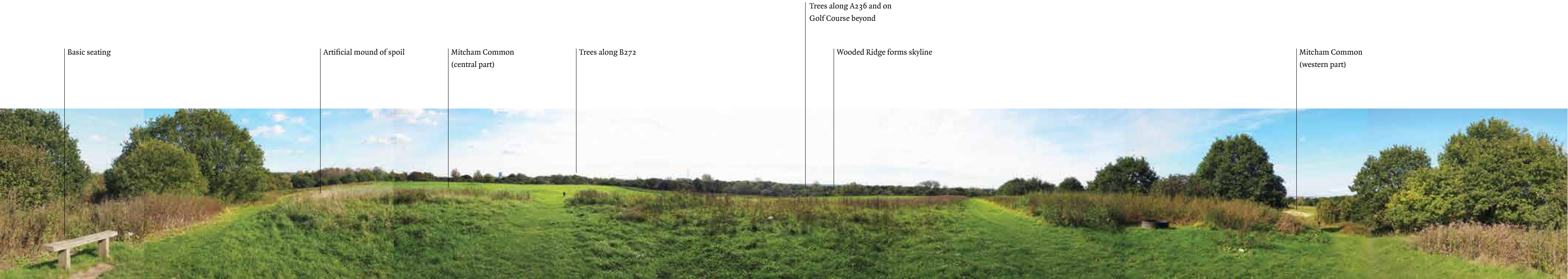
Comprises Mitcham Common. To the east is the open expanse of the central part of the common, mostly grass with trees and bushes around the periphery and along roads. To the west, the edge of Seven Islands Pond is visible, surrounded by open land and trees.

The Background

Comprises occasional glimpses behind the trees which border the common. Despite the relatively small proportion of the view formed by the background, it nevertheless contains many landmarks and features which provide a sense of place and orientation. These include Crystal Palace TV Transmitter, church spires, Croydon Town Centre, IKEA chimneys, Beddington Incinerator and St Helier Hospital. The lines of pylons which follow the Wandle Valley are also apparent in the background, along with Mitcham Town Centre.

Issues and forces for change:

- Foreground and middle ground trees growing up and obstructing views.
- Lack of maintenance of paths on the common (following budget cuts) making the common more difficult to access.



ST MARKS ROAD CAR PARK, LB MERTON

FROM RURAL RETREAT TO URBAN CENTRE

This viewpoint is the top level of St Mark’s Road multi-storey carpark within LB Merton. It is representative of the excellent views which can be experienced from this elevation within this part of Mitcham. From here there are open 360 degree views across the surrounding townscape, with the Wandle Valley providing the context. Two contrasting views, (A and B on the viewshed analysis plan) are represented in the view analysis diagrams and panoramas.

Close to the carpark is the Eagle House (1705) which has a viewing cupola on the roof at roughly the same height as the carpark. This suggests that the view from this location has been appreciated for at least 300 years, although it has of course changed hugely in that time, from rural to urban. In former centuries, Merton contained many such country houses, used as retreats from London. Many of the Wandle Valley landmarks are visible from here, as well as distant views of the City of London.

- Landmark Key :
- 1

Wembley Stadium
- 2

BT Tower
- 3

City of London towers
- 4

The Shard
- 5

St George Wharf Tower
- 6

Battersea Power Station
- 7

St Mary’s Church, Wimbledon
- 8

Britannia Point, Colliers Wood
- 9

Eagle House
- 10

Gasometer
- 11

Mitcham Parish Church
- 12

Merton Parish Church
- 13

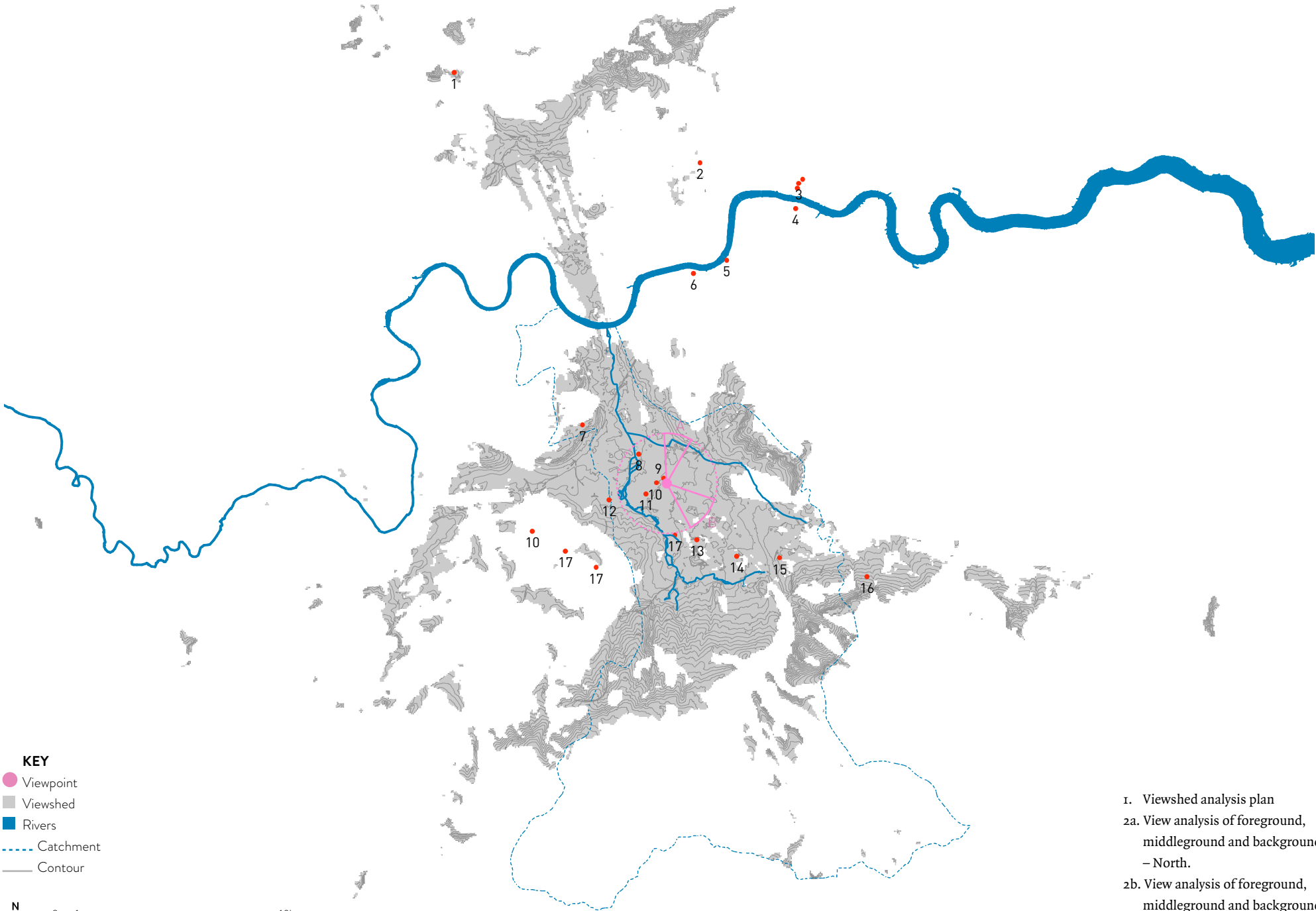
Beddington Farmlands Incinerator
- 14

IKEA Chimneys
- 15

Croydon Town Centre / Saffron Tower
- 16

St John the Evangelist Church, Shirley
- 17

Pylons



1. Viewshed analysis plan
- 2a. View analysis of foreground, middleground and background – North.
- 2b. View analysis of foreground, middleground and background – South.
- 3a. View panorama – North
- 3b. View panorama – South



Viewpoint upper car park deck

The Foreground

Comprises the upper deck, parapet and ancillary structures of St Marks Road Car Park, above Morrison’s supermarket in Mitcham Town Centre. The building itself is covered by Shopping Frontage Policies in the local plan. The site is within the Wandle Valley Regional Park Buffer Zone. It is also within the Mitcham Archaeological Priority Zone, which covers the historic core of Mitcham. The first recorded reference to Mitcham is in an eighth Century document, but there is also archaeological evidence of Roman and early Saxon activity in the area.

The Middleground

Comprises a wide range of buildings in Mitcham including the early 18th century Eagle House (Grade I listed), built on land previously owned by Sir Walter Raleigh. It was commissioned by Fernando Mendes, physician to Catherine of Braganza (wife of Charles II), in 1705. It has been described as one of the finest ‘Queen Anne’ style houses in the south-east, and has a viewing cupola on the roof. Other buildings in the middleground of the view – from shops to gas holders to houses – tell the story of the development of Mitcham over the last 200 years

The Background

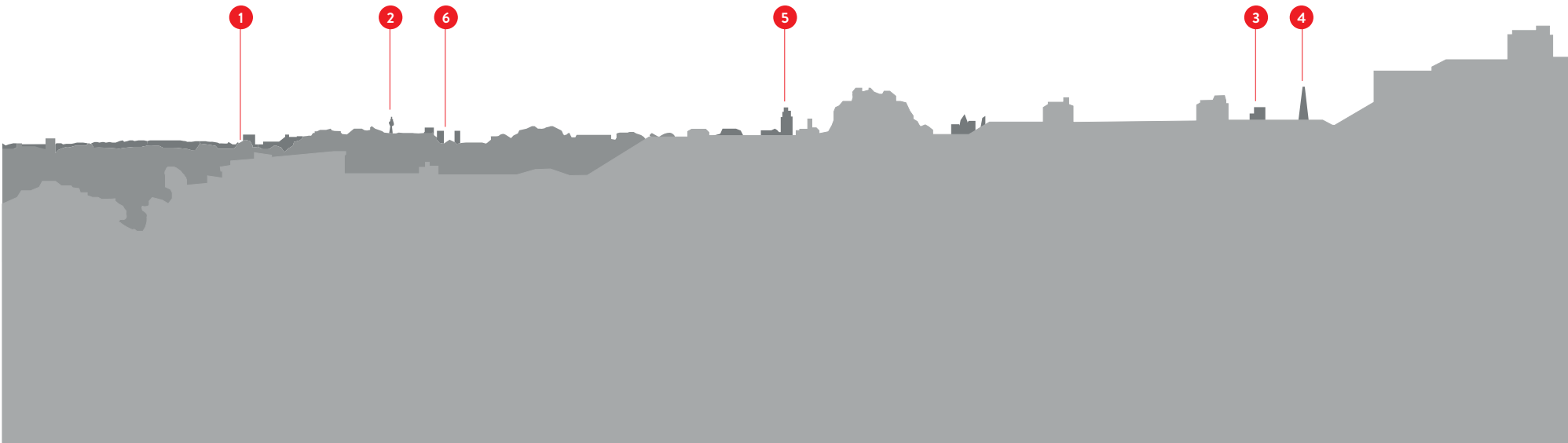
Is glimpsed behind buildings in the middle ground. To the south, the Addington Hills ridge forms the horizon, with Croydon Town Centre, The IKEA chimneys and Beddington Incinerator seen on the horizon behind Mitcham Common. To the west, the Wandle Valley can be seen as a lower well-treed area. Beyond the valley the backdrop includes Merton Civic Centre and Britannia Point tower block at Colliers Wood. The treed ridge on the horizon includes the spire of St Mary’s Wimbledon. Further north, the arch of Wembley Stadium can be seen in the far distance. Looking north, it is possible to see the post office tower, Battersea Power Station, St George Wharf, skyscrapers in the City of London and The Shard, over the rooftops of buildings in the middle ground.

Issues and forces for change:

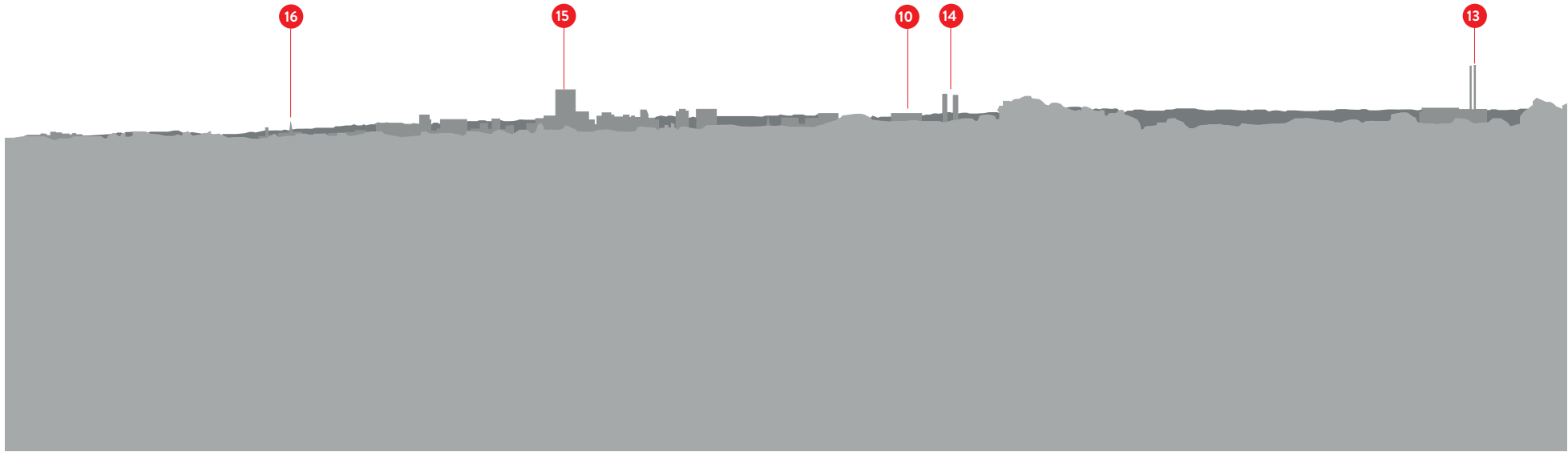
- Lack of use of the upper level of the car park, which feels empty and under used.
- Functional fittings and some graffiti within the carpark give the foreground a slightly hostile feel, despite the extensive views beyond.
- The setting of Eagle House has been compromised by the adjacent car park and buildings, and also by the recently-clad Britannia Point Tower at Colliers Wood, which appears in relation to the cupola.



Eagle House in context



2a



2b



3a



3b

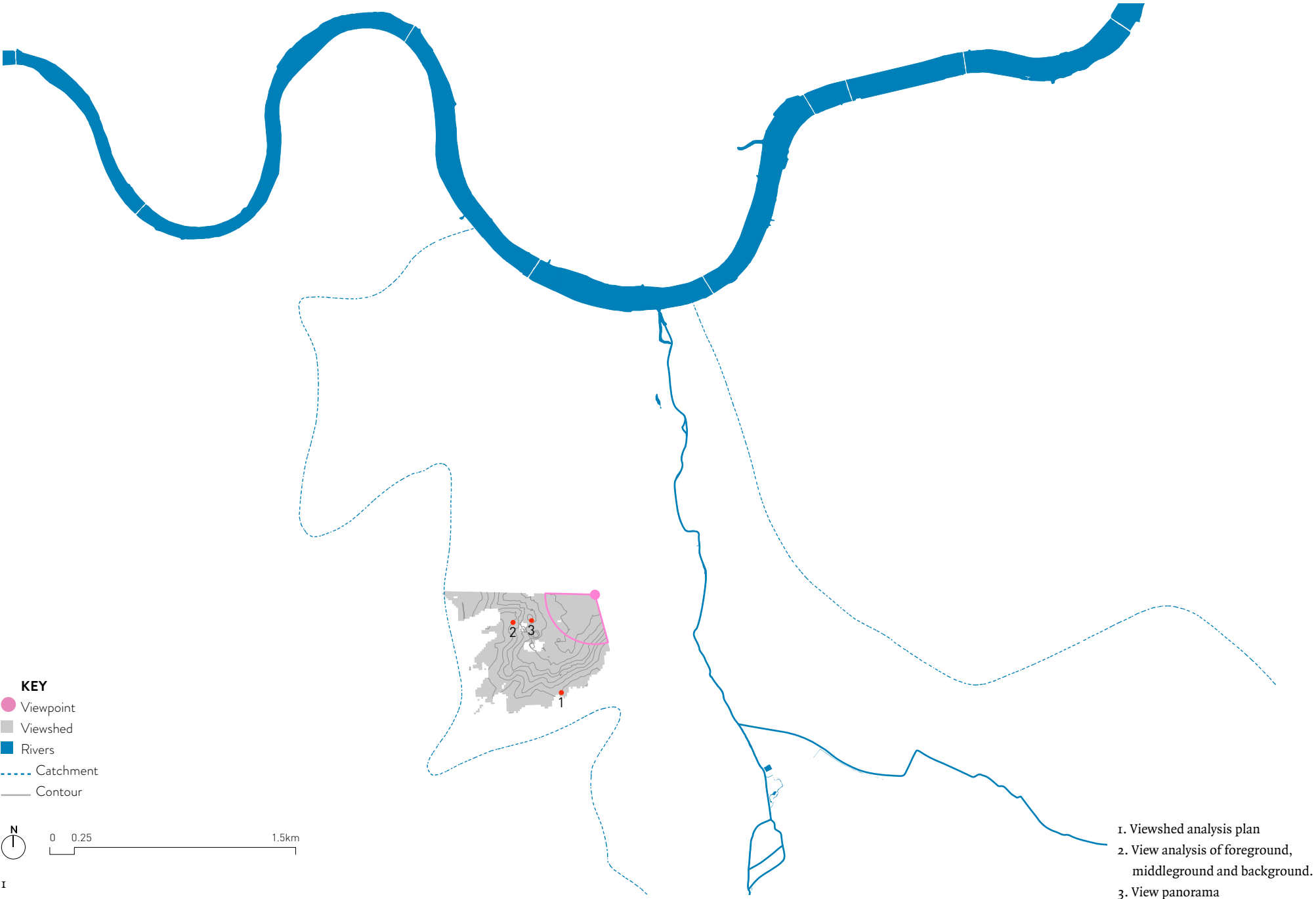
WIMBLEDON PARK, LB MERTON

DESIGNED VIEWS AND CAPABILITY BROWN

This view was designed by ‘Capability’ Brown as part of his scheme for Wimbledon Park (1765-1783), and as such is a rare example of a designed view within the Wandle Valley. The lake which forms the foreground of the composition was created by Capability Brown by damming an existing stream (a tributary of the Wandle). Behind the lake are treed slopes, and the spire of St Mary’s Church Wimbledon forms a focal point on the horizon. This viewpoint and view are within LB Merton, but the boundary with LB Wandsworth runs through Wimbledon Park to the north of this viewpoint.

Today, this formerly private estate is now a public park, and the viewpoint is located on a popular lakeside path. However, there is not currently any interpretation of the historical significance or the designed nature of this view. It is on the Capital Ring Long Distance Path, and is a short walk from Wimbledon Park Underground Station and slightly further, the Wandle Trail. The viewpoint is within LB Merton, close to the boundary with LB Wandsworth.

- Landmark Key :
- 1 St Mary’s Church
 - 2 Residential Tower Blocks
 - 3 All England Lawn Tennis & Croquet Club



View across Lake

The Foreground

Comprises Wimbledon Park Lake, designed by Capability Brown as part of a much larger plan for Wimbledon Park. The presence of water creates a sense of expansiveness and is an attractive foreground setting for the middleground and background beyond. It also forms the setting for St Mary’s Church (a Grade 1 Listed Building). Although originally within a private park, the lake is now used for recreation and watersports, and it is the only place in the Wandle Valley where sailing is possible.

The Middleground

Comprises the golf course trees and buildings on the west side of the lake. The golf course, established in 1909, continues the theme of recreation and pleasure within a design landscape. Some golf course trees were part of Capability Brown’s design, whilst many have been planted more recently.

The Background

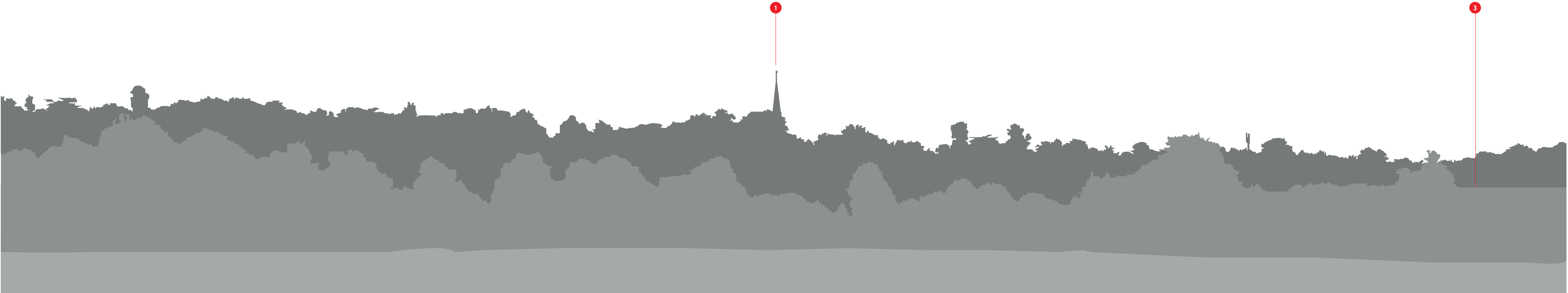
Is a careful composition of hillside trees and the skyline. St Mary’s Wimbledon is a focal point and the varied silhouettes of parkland trees add interest without detracting from the main focal point of the church spire, which was heightened in the mid 19th century.

Issues and forces for change:

- Backs of sheds at lake edge detract from overall view.
- Horizon vulnerable to new structures on skyline which would detract view, eg. mobile phone masts.
- Redevelopment of older building plots with larger modern houses may also impact on the view, and the setting of the wooded basin, especially in winter.



Towers on the wooded ridge visible from the viewpoint



2



3

NORWOOD GROVE, LB CROYDON

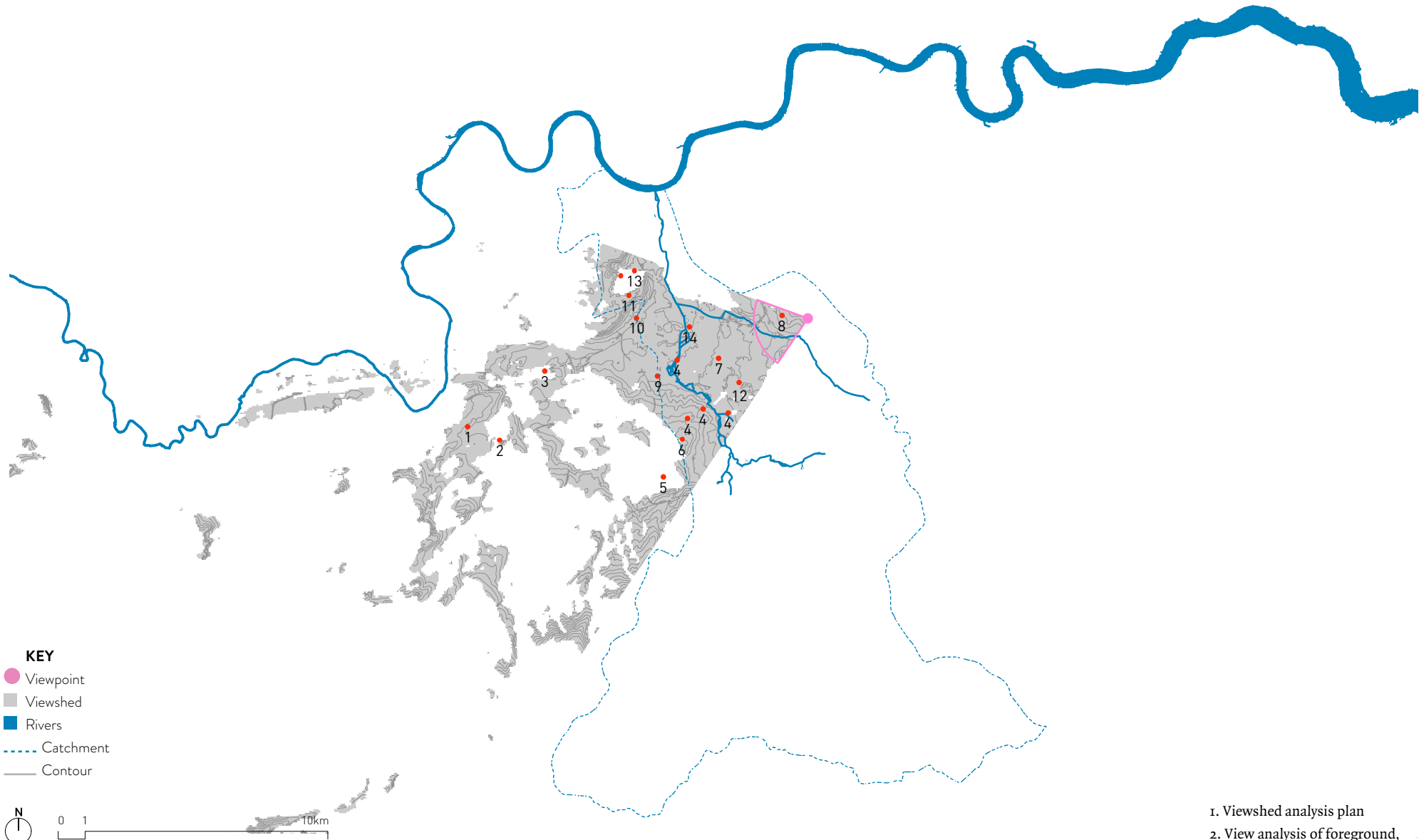
SUBURBAN DEVELOPMENT

This viewpoint is located within Norwood Grove Park, part of an area of open land between Streatham, Norbury and Upper Norwood, which also includes Streatham Common and The Rookery. It is within LB Croydon, but close to the boundary with LB Lambeth. From here there is a panoramic view westwards along the Norbury Brook tributary valley towards the Wandle Valley. Many of the Wandle Valley landmarks can be seen from here, including St. Helier Hospital and Merton Civic Centre.

Norwood Grove was originally the grounds of a private house of the same name. The land was originally enclosed from the common land in the seventeenth century and laid out by the Duke of Portland as a shooting estate. The existing house dates from the early nineteenth Century and is a Grade II Listed Building. When the grounds of Norwood Grove were originally laid out, their view would have comprised open fields and occasional farms and villages, with meadows along the valley floor. Rapid building following the construction of suburban railway lines in the late 19th Century, and a further wave of suburban building in the 1930s, has resulted in a view strongly influenced by suburban housing.

This viewpoint is a good location to tell that story. Norwood Grove open space itself is part of that story, as it was preserved from development through public subscription and gifted to the Croydon Corporation with the assistance of local benefactor Stenton Covington. It was opened as a park in 1926, although in World War II Streatham Common and Norwood Grove were used for allotments and temporary housing.

There are several benches close to this spot, but it is not a formal viewpoint, and it does not contain any interpretation. The Capital Ring Long Distance Walk runs a few metres to the east of the viewpoint.



View of Norwood Grove House

- Landmark Key:
- 1 St Matthew's C of E Church, Surbiton
 - 2 Tolworth Tower, Tolworth Broadway
 - 3 Office Block, New Malden
 - 4 Pylons
 - 5 Sutton Town Centre
 - 6 St Helier Hospital
 - 7 St Marks Road Car Park, Mitcham
 - 8 Tower of Immanuel & St Andrews C of E Church, Wimbledon
 - 9 Merton Civic Centre, Central Morden
 - 10 Wimbledon Bridge House, Office Building
 - 11 St Mary's C of E Church
 - 12 Mitcham Common
 - 13 Wimbledon Park
 - 14 Britannia Point, Colliers Wood

- 1. Viewshed analysis plan
- 2. View analysis of foreground, middleground and background.
- 3. View panorama

The Foreground

Comprises the western part of Norwood Grove. It is a designed landscape comprising grass and parkland trees, and was originally part of the grounds of Norwood Grove House. It is on the national Register of Historic Parks and Gardens, and is also a Conservation Area and Archaeological Priority Area. Covington Way, which forms the south-west boundary to Norwood Grove, is a Local Area of Special Character. In addition to these cultural heritage designations, it is also Metropolitan Open Land, and a Site of Nature Conservation Importance.

The Middleground

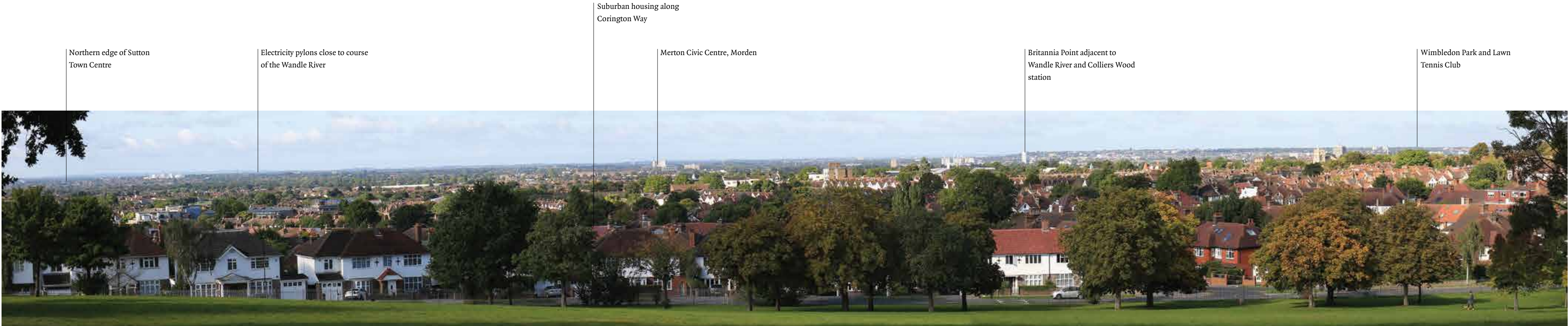
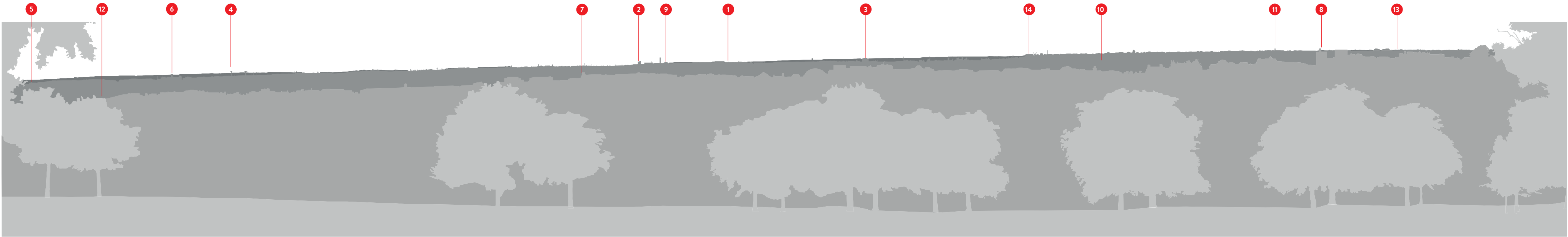
Comprises houses, churches, etc in Norbury and Streatham, and is a typical example of suburban housing. The houses in this view show the main phases of development in this area from the 1880s / 90s, and the 1920s. The middleground of this view probably hasn't changed much since the 1950s. Prior to suburban development it would have been a series of discrete villages / hamlets with farmland between.

The Background

Comprises much of the length of the Wandle Valley between Sutton and Wimbledon. It appears very well treed, but with local landmarks such as St Helier Hospital and Merton Civic Centre. Tower blocks represent most recent suburban housing styles.

Issues and forces for change:

- The political and commercial desire to build high rise buildings in post World War II planning.
- These have increased in recent years with greater targets imposed on Outer London councils for new housing provision.
- Crossrail 2 (if approved) will intensify this in parts of the background of the view (eg. Tolworth and Chessington).
- The fore and middlegrounds of the view and established gentrified housing are unlikely to see significant change.
- Trees planted along the periphery of the park obscuring the view from this point as they grow.



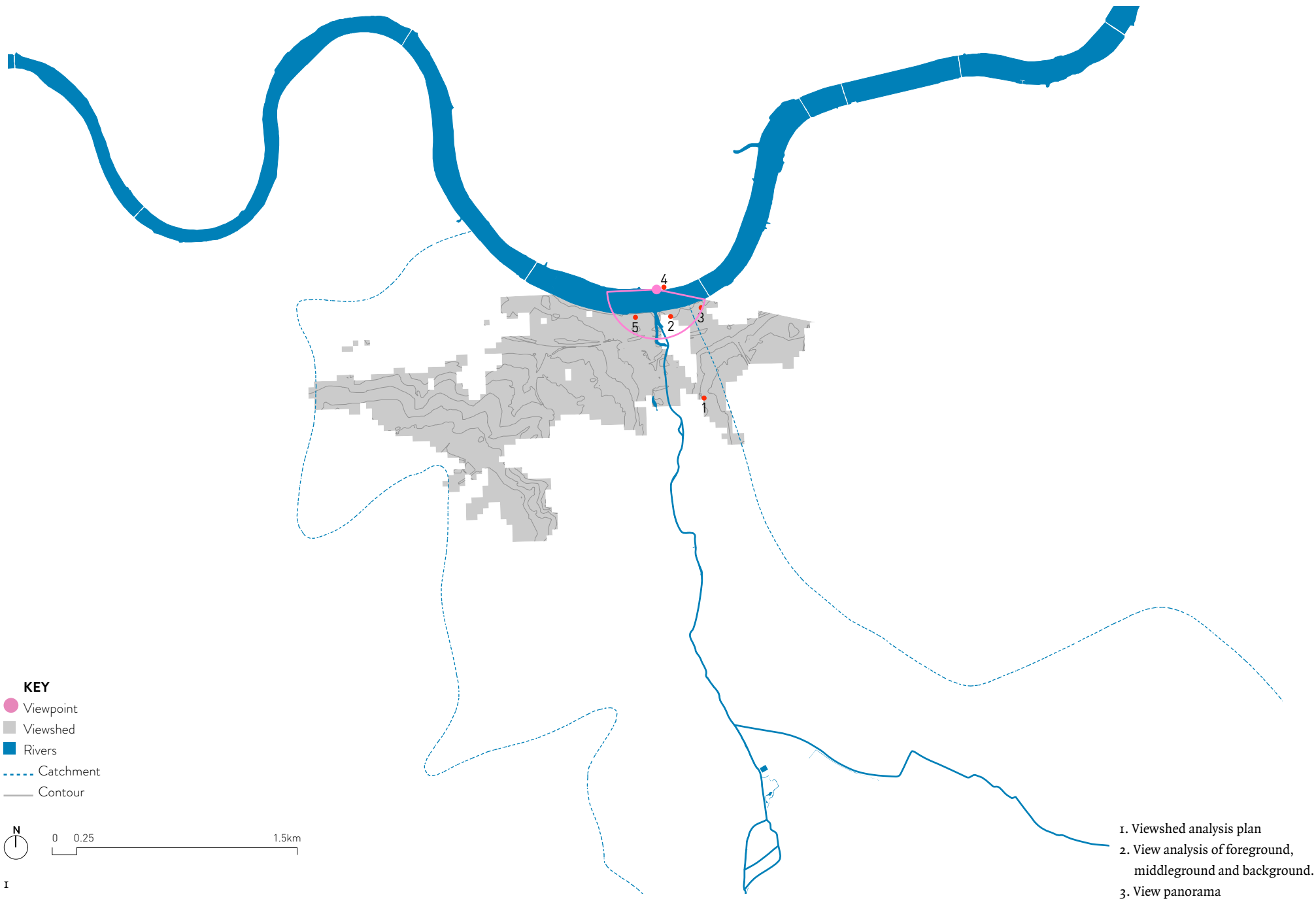
WANDLE DELTA, LB HAMMERSMITH AND FULHAM

INDUSTRIAL HISTORY OF THE WANDLE

This viewpoint is located on the north bank of the River Thames, directly opposite the confluence of the Wandle and the Thames. This is the point at which the Wandle meets the Thames and connects with the wider river system extending from its source near Oxford to the North Sea. The viewpoint is a riverside terrace which is usually on the Thames Path (currently diverted due to construction of the Tideway Tunnel). From here, the Wandle can be seen in the context of the Thames, which dominates the foreground.

The Wandle is relatively unobtrusive within the view, partly as a result of the large scale of buildings on either side of it, although the river, bridges and trees on the banks and ‘the spit’ can be seen. The traditional industrial land uses of the area are still apparent, as well as the more recent construction of high-rise residential buildings along the Thames. The viewpoint itself is within LB Hammersmith and Fulham, but the view (from the centre of the Thames onwards) is of LB Wandsworth.

- Landmark Key:
- 1 St. Anne's Church
 - 2 Western Riverside Waste Authority Recycling Facility
 - 3 Battersea Reach Development
 - 4 Carnworth Road Riverside Tideway Tunnel Site
 - 5 Wandsworth Riverside Quarter Development



View of river confluence from 'the Spit' at the mouth of the River Wandle

The Foreground

Comprises the River Thames, its muddy banks (except at high tide) river walks, and boats. The terrace containing the Thames Path is also in the foreground. The ebb and flow of the tides and the play of light upon the water creates a dynamic and ever-changing foreground, and a sense of being close to nature, which is rare in London.

The foreground of the view is within LB Wandsworth’s Thames Policy Area. There are also several other local policies affecting the foreground and middle ground of the view. The Wandle Riverside Quarter and Wandle Delta is recognised in the Local Plan as a Focal Point of Activity. To the east of the confluence of the Wandle and the Thames is a Safeguarded Wharf, and the entire Wandle Delta is within a wider area identified as a Decentralised Energy Opportunity Area. On the western side of the Wandle is the Osiers Road Mixed Use Former Industrial Employment Area.

The Middleground

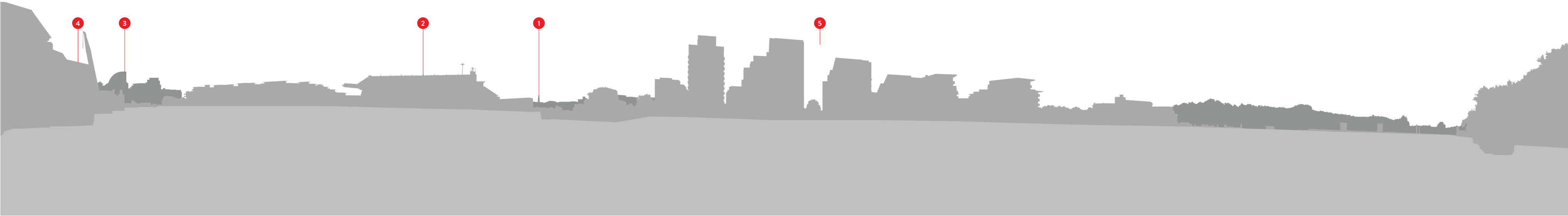
Comprises buildings on the north and south banks of the River Thames, including Wandsworth Riverside Quarter, the Refuse Centre, and Thames Tideway Tunnel buildings. Those on the south bank face the River Thames and ‘turn their backs’ on the River Wandle. The recent change in dominant land use from industry to residential can be appreciated from here. The River Wandle and its neglected wharves are in the middleground of the view. It appears as an area of green, but is visually dominated by the development around it. The Wandle is seen in the context of neglected land and industrial backs. It does not appear important or valued. Nevertheless, there is an important story to tell about the industrial history of the river which can be readily appreciated from here.

The Background

Is fairly limited. To the east it includes tall buildings around Wandsworth Bridge. To the west it includes Wandsworth Park and houses in Putney. There are glimpses of Wandsworth Town Centre to the south, including the tower of St Anne’s church, which is a landmark. No landform is visible on the skyline, and buildings and parkland trees make an ‘artificial’ horizon.

Issues and forces for change:

- Lack of access to the river from the Thames Path, due to diversions inland around the tip on the south bank, and the Tideway Tunnel works (temporary) on the north bank.
- The confluence of the Wandle and the Thames is difficult to access, and feels unwelcoming.
- Extensive security fencing adds to the sense of hostility.
- The mouth of the River Wandle is seen in the context of neglected land and industrial ‘backs’.
- The River Wandle appears insignificant in views, particularly from the north bank of the Thames.
- This is partly because new residential development on the south bank of the Thames ignores the presence of the River Wandle, and does not focus attention on the Wandle or frame views of it. There is currently little to draw the eye to the presence of the River Wandle.
- The background currently has little context or sense of place. There is no natural skyline visible when looking south towards the confluence from the north bank of the River Thames because it is blocked by buildings. St Anne’s Church tower is the only distinctive landmark.
- Further upstream within Wandsworth Borough, sections of the River Wandle have been culverted, meaning that it is not a visible feature in the landscape.



ROUNDSHAW OPEN SPACE, LB CROYDON

CROYDON AERODROME AND CHALK GRASSLAND

This viewpoint is located on a grassy slope near the southern edge of Roundshaw Open Space. It is on public access land located within LB Croydon, but is very close to the boundary with LB Sutton. From here there are views north down the Wandle Valley, to Central London and beyond, and to the treed ridges on the north side of the Thames. There is currently no bench or any other structure to mark the viewpoint.

Roundshaw Open Space is the site of the former Croydon Aerodrome (1920-1959) and the viewpoint is close to the site of the former airfield beacon. The Croydon Aerodrome opened in 1920 on the site of two earlier WW1 aerodromes built for protection against Zeppelin raids. Croydon was the principal London airport for a number of years, and had regular scheduled flights carrying passengers, mail and freight. Record-breaking pilot Amy Johnson set off from Croydon in May 1930 for her first solo flight to Australia. Croydon was the first airport to introduce air traffic control and had the first purpose-built air terminal in the UK (now a visitor centre). It was attacked in a 1940 air raid and later became the base for RAF Transport Command. It closed in 1959 as the runway was not long enough to accommodate larger commercial planes. Today the site is a public open space and managed as grassland. Part of the site is a Local Nature Reserve and contains important chalk grassland habitats.

- Landmark Key :
- 1

Wembley Stadium
- 2

BT Tower
- 3

City of London Towers
- 4

The Shard
- 5

St. George Wharf Tower
- 6

Battersea Power Station
- 7

Crystal Palace Transmitter
- 8

Croydon Transmitter
- 9

St. Helier Hospital
- 10

IKEA Chimneys
- 11

Gas Cylinder
- 12

Croydon Town Centre / Saffron Tower
- 13

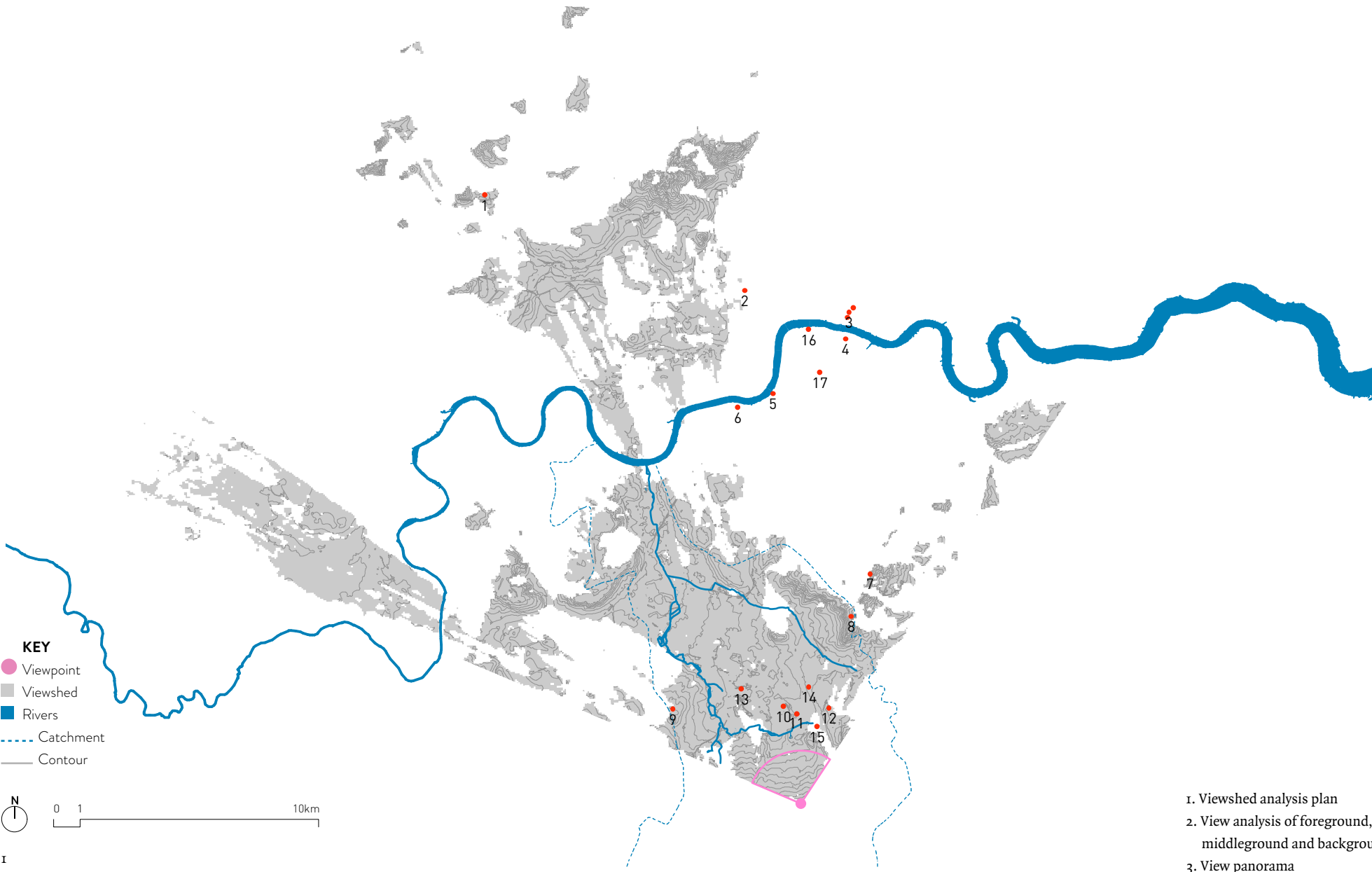
Beddington Farmlands Incinerator
- 14

City House Croydon
- 15

St. John the Baptist Church
- 16

One Blackfriars Tower
- 17

Strata Tower, Elephant and Castle



1. Viewshed analysis plan
2. View analysis of foreground, middleground and background.
3. View panorama



Summer view across chalk grassland

The Foreground

Comprises open land associated with the former Croydon Aerodrome. It is open access land under the CROW Act 2000, and is also Metropolitan Open Land and Public Open Space. Within LB Sutton it is covered by Metropolitan Green Chains policy. The chalk grassland is designated a Site of Nature Conservation Importance, and the western part of the foreground (within LB Sutton) comprises Roundshaw Downs Local Nature Reserve. It is one of the largest areas of chalk grassland in South London, and is home to a range of rare plants (eg. Yellow rattle), insects, mammals (eg. voles) and birds including breeding skylarks and kestrels. The grassland is managed through some cattle grazing and cyclical mowing, with seasonal hay cutting. Although there are no formal paths within the access land, it is well-used by local people.

Also visible within the foreground are remnant patches of tarmac from the airfield. The boundary between LB Croydon and LB Sutton runs through the western part of the foreground. It follows the line of a section of the Mere Bank, a linear earthwork running north-south which was flattened in the early twentieth century to avoid obstructing the airfield. Its origins are unclear, with suggestions including a Roman Road or a prehistoric trackway or boundary marker between territories. The foreground is designated an Archaeological Priority Area for its association with the Mere Bank and the historic aerodrome, and its archaeological potential.

The Middleground

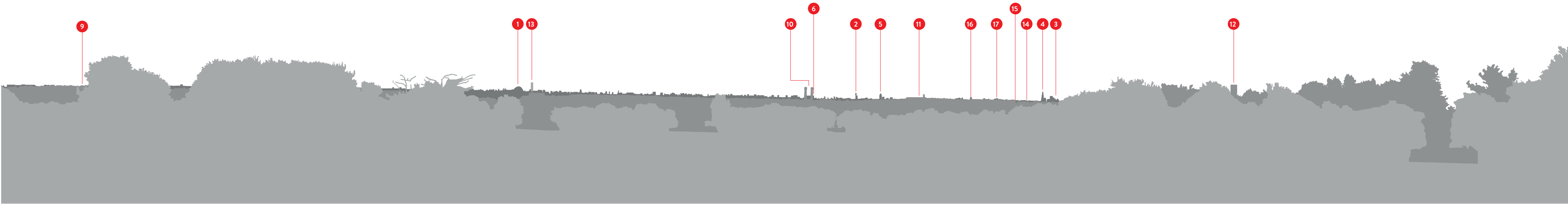
Comprises buildings, trees and open space in Croydon, Beddington and Wallington, including industrial and retail buildings on the site of the former airport buildings. Several of the Wandle Valley landmarks are visible, including Saffron Tower in Croydon, the IKEA chimneys (formally Croydon Power Station), Beddington Incinerator and St Helier Hospital.

The Background

Comprises a relatively small proportion of the view, but on a clear day extends right across London to the treed ridge on the north side of the Thames Basin. Notable buildings forming skyline features in the background of the view include the City of London, The Shard, St George Wharf Tower and the Wembley Arch. There is therefore a strong visual connection with central London despite distance.

Issues and forces for change:

- Unauthorised access.
- Potential changes to protected status, particularly as Roundshaw Open Space includes land within both LB Sutton and LB Croydon.
- Construction of large buildings in the middleground and background of the view, changing the skyline (this is not necessarily a negative thing).



6.9

RUFFETT AND BIG WOOD, LB SUTTON

GREEN BELT AND HORTICULTURE /

SMALLHOLDINGS

This elevated viewpoint is located near the top of a dry valley on the northern edge of Big Wood / Ruffett Wood, and looks north over the Wandle Valley towards the City of London. The height of the viewpoint means that on a clear day, many of the taller buildings within Central London are visible from here.

Big Wood and Ruffett Wood are a Local Nature Reserve and access land which is open to the public. However access to the viewpoint on the north side of the wood is limited, despite the presence of the London Loop footpath (also followed at this point by the Sutton Countryside Walk) only a short distance away.

The viewpoint is a rural location within the Green Belt, and much of the foreground and middle ground comprises fields, trees and scattered dwellings associated with Oaks Park and the Little Woodcote Estate. The Little Woodcote Estate was developed by Surrey County Council for soldiers returning from the First World War. It comprised cottages and smallholdings to enable soldiers to make a living from the land. There is a tradition of smallholding, market gardening and herb growing in this area, as well as archaeological evidence for prehistoric occupation.

- Landmark Key:
- 1

HMP High Down & HMP Downview
- 2

Sutton Town Centre
- 3

Wembley Arch
- 4

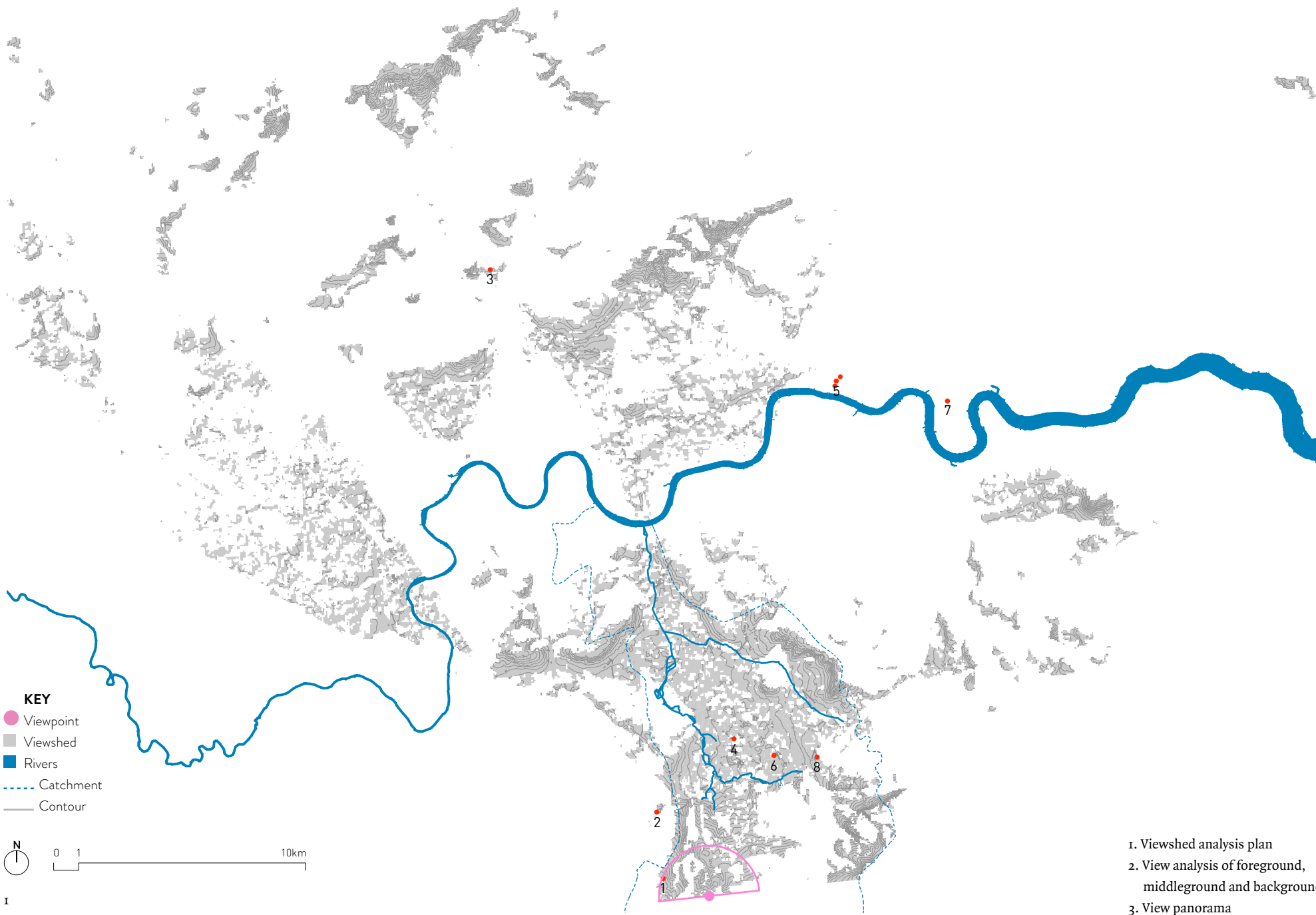
Beddington Incinerator
- 5

City of London towers
- 6

IKEA Chimneys
- 7

Canary Wharf towers
- 8

Saffron Tower, Croydon



Detail of view

The Foreground

Comprises paddocks to the north of Ruffett and Big Wood. Located within the Green Belt, this is some of the nearest countryside to South London. The paddocks slope gently down into a dry valley to the south of the A2022, which is a Locally Important Geological Site. As well as numerous temporary fences demarcating grazing areas, there are also several tracks, often lined with trees. The London Loop footpath runs along one such track, passing about 300m from the viewpoint at its closest point. This stretch of the London Loop is also followed by the Sutton Countryside Walk.

The edges of Ruffett Wood can be seen in the foreground. Ruffett Wood (and the adjacent Big Wood) are designated Sites of Importance for Nature Conservation and Public Open Space. They are Access Land under the CROW Act 2000, and a Local Nature Reserve managed by the Woodland Trust. The woodlands have slightly different compositions of tree species, with a greater proportion of sycamore found in Big Wood. Oak, ash, hazel and beech are also present. Ground flora species include bluebells and dog's mercury. Areas of the woodlands are in active coppice management to promote a range of habitats.

The Middleground

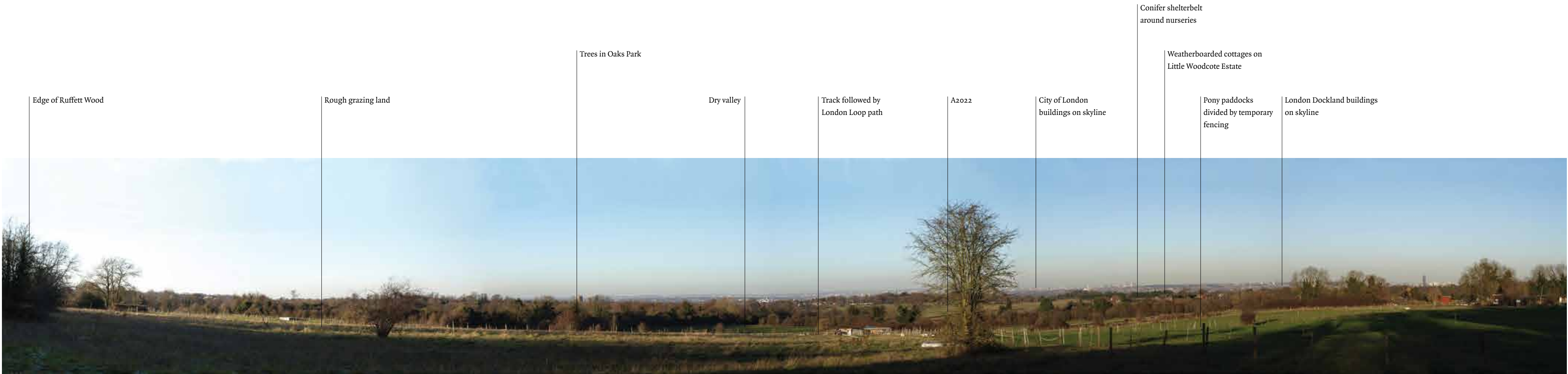
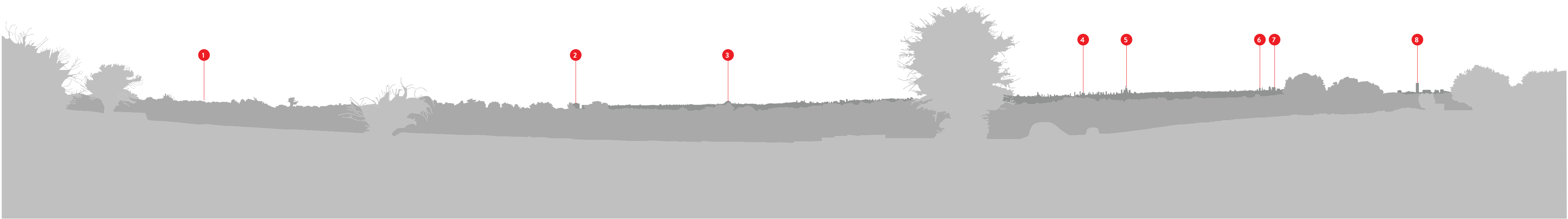
Primarily comprises fields, woodland and scattered buildings associated with the Oaks Park and Little Woodcote Estates. Most is within the Green Belt. The mansion of Oaks Park has been demolished but the woodland remains and some of the estate is open to the public. The Little Woodcote Estate was laid out as smallholdings allocated to servicemen returning from WW1. There are only a very small number of smallholdings left, but several distinctive weatherboard cottages remain. This area has long been popular for market gardening and herb growing. Some lavender fields remain along the A2022 (not visible from this viewpoint). The shelterbelts surrounding plant nurseries along Little Woodcote Lane can be seen from here.

The Background

Comprises an outstanding long view as far as central London and occasionally the ridge to the north of the Thames. Tall buildings within the Wandle Valley can be seen, including Saffron Tower in Croydon, the IKEA chimneys and Beddington Incinerator tower. Easier to see (because they are on the horizon) are the tall buildings of London Docklands, the City of London, and Greater London (including the Wembley Arch).

Issues and forces for change:

- Difficulty of access.
- Changing land uses as market gardening decreases and 'horsiculture' increases. Some nurseries have become garden centres.



6.10

BEDDINGTON FARMLANDS, LB SUTTON

NEW LANDSCAPES

This viewpoint is located on the eastern pavement of the A237, where the road rises to cross the railway line. A gap in the roadside vegetation before the bridge parapet allows a view west across the Beddington Farmlands landfill site with Croydon beyond.

From this viewpoint it is possible to watch a landscape in the making as dumper trucks move rubbish and spoil to create new landforms, and trees and vegetation grow. Beddington Farmlands have a long history of attracting birdlife, and hundreds of birds can be seen from here, attracted by the rubbish and the new habitats. Historically, this area was part of Beddington Park.

This is intended to be a short-term viewpoint until the public open space and viewpoint within Beddington Farmlands is ready.

- Landmark Key :
- 1

Beddington Incinerator
- 2

Pylons
- 3

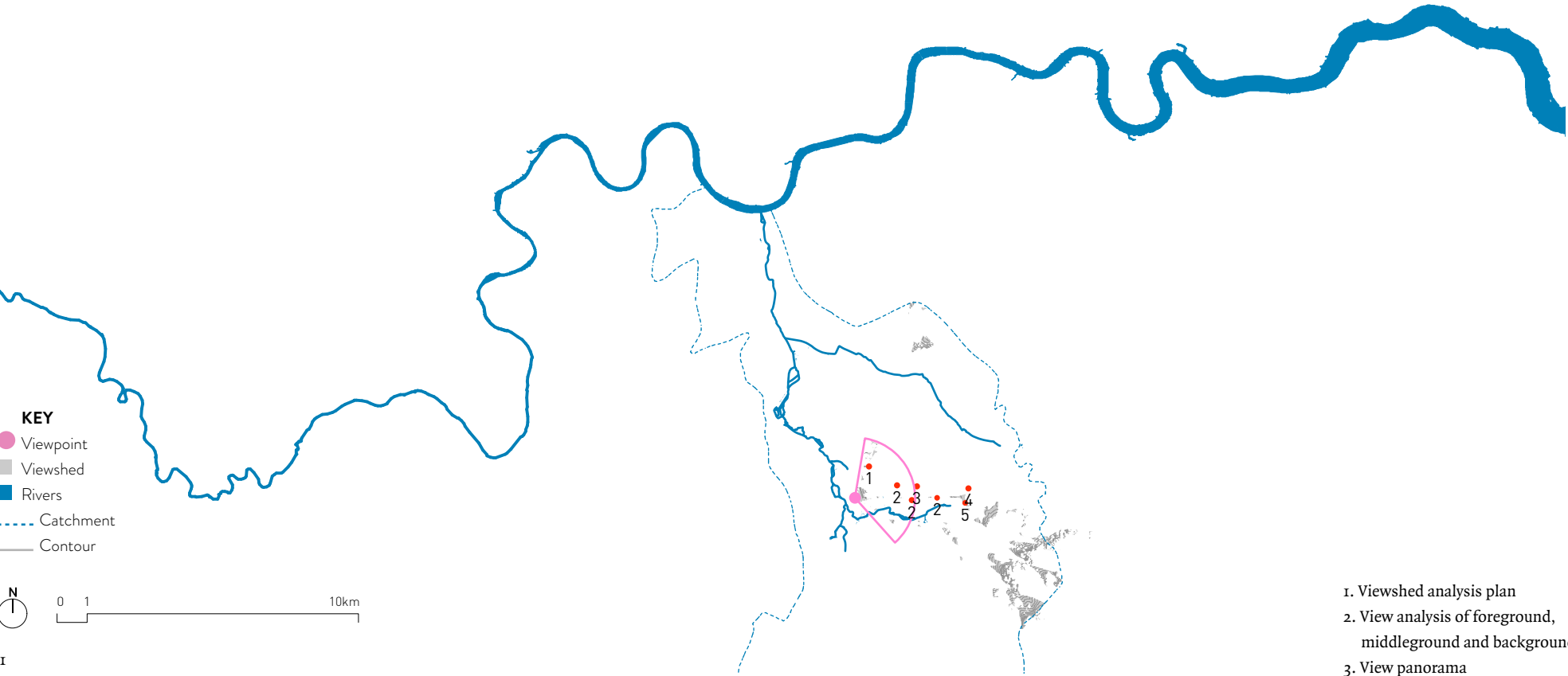
IKEA Chimneys
- 4

Saffron Tower, Croydon
- 5

Croydon Town Centre



View of landfill site



1. Viewshed analysis plan
2. View analysis of foreground, middleground and background.
3. View panorama

The Foreground

Comprises the roadside vegetation (mostly self-set and unmanaged) alongside the A237. There are also glimpses down to a footpath with provides access to the north-bound platform of Hackbridge Railway Station.

Beddington Farmlands are designated Metropolitan Open Land and are covered by LB Sutton Metropolitan Green Chains policy. It is also safeguarded land for the Wandle Valley Regional Park and contains paths covered by Cycle Network policies. Beddington Farmlands are highly valued for their birdlife, and attract a wide variety of species, including overwintering birds, and threatened species such as tree sparrows. They are designated a Site of Importance for Nature Conservation, and the site restoration plans are for a nature reserve containing a mosaic of habitats, including wetlands and woodlands.

The entire site is within the Wandle Gravels Archaeological Priority Area, designated for evidence of prehistoric occupation (including prehistoric field systems) preserved within the gravels.

The Middleground

Comprises artificial waterbodies and landform created through the restoration of Beddington Farmlands landfill site. Unusually, the middleground forms a significant proportion of the horizon. The landform is still under construction, and trees have recently been planted on some slopes. This is therefore a very dynamic landscape which will change significantly in coming years. The Beddington Incinerator building and towers are also seen within the middleground of the view, along with hundreds of birds. The first edition Ordnance Survey map (1805) shows this area to be part of Beddington Park. On the far right of the middle ground are trees along the northern edge of Beddington Park. Beddington Park is a formal park (now open to the public) which has its origins as a Medieval deer park. It is on the local Register of Historic Parks and Gardens, and is a Conservation Area and Archaeological Priority Area.

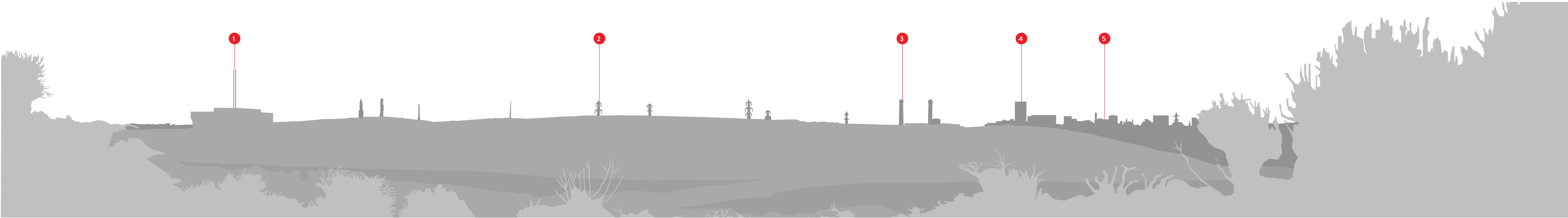
The Background

Occupies a relatively small proportion of the view, but makes an important contribution to its sense of place. It includes the landmarks of the IKEA chimneys, Croydon’s Saffron Tower, and other buildings in Croydon Town Centre. Wooded ridges are visible on the skyline at either end of the view: Streatham Common to the north and Addington Hills to the south.

Issues and forces for change:

- Gradual loss of view as trees planted as part of the landscaping for the landfill site mature.
- Loss of view due to self-seeding vegetation in the foreground.

It is hoped that as this view becomes less clear, access to alternative viewpoints within Beddington Farmlands will become possible.



7

THREATS AND OPPORTUNITIES



THE RISKS

Landscapes are dynamic and constantly changing, and the Wandle Valley is no exception. Many different forces for change are acting on its landscape and these changes in turn affect views. They may be single large changes, or small scale incremental changes which nevertheless can have a significant cumulative impact. Some changes may be natural (for example the growth of vegetation) whilst others are the result of human actions (such as the construction of new buildings, or changes to the management of an open space). Some changes affecting views will be within the Wandle Valley, whilst others may be outside it.

Foreground

Within the Wandle Valley there are examples of views becoming obscured due to changes in the foreground that limit the visibility over a wider area. The most frequent reason for this is the growth of scrub or trees, but it can also be a result of built development. Sometimes trees are planted without consideration of their impact on views once they become established and grow. In other locations (such as Streatham Common), change in the management of open spaces has resulted in growth of scrub and trees which block views.

Difficulties in the management of open spaces (and their associated views) are exacerbated by the current economic climate of austerity, and the relentless squeezing of Council budgets. Issues of fragmented land ownership, and the difficulties of achieving a joined-up approach to open space management across Boroughs, add to the problems. Vandalism and anti-social behaviour can be an issue, and is particularly noticeable at the Addington Hills viewpoint.

Middleground

Changes in the foreground or middle ground (either in built form or in vegetation) can affect the context in which landmarks are seen, and may draw the eye away from other elements of the view.

Development in the middle ground of a view can add interesting new elements to the scene, but may obscure existing landmarks in the process. It can also affect the sense of scale, with large buildings becoming dominant over natural features of the landscape. For example, the new high-rise buildings which are being constructed at the mouth of the Wandle dominate the scene in views from across the Thames, and make the River Wandle appear a less significant element in the view. Loss of landmarks or skylines can be particularly detrimental to views and sense of place.

Background

Development in the background of a view is likely to take the form of changes to the skyline. Tall buildings in Central London such as Canary Wharf and The Shard are visible on the horizon in views from the higher parts of the Wandle Valley, and the silhouette of the skyline is constantly changing as new buildings are constructed. These changes are not detrimental to the sense of place; rather they reflect the fact that London is a dynamic city. However, in some circumstances, changes in the background of a view can affect the context of a landmark in the foreground or middle distance, particularly if the silhouette of the landmark is affected.

The treed ridges which form the backdrops to many Wandle Valley views are fundamental to its character. Loss of trees, for example through tree disease, climate change, or development would therefore have a significant impact on views.

The following section sets out some general principles for the retention and enhancement of views within the Wandle Valley. View-specific management recommendations and suggested legacy projects are provided in section 8.

OPPORTUNITIES

The following principles apply to all ten Wandle Vistas, and may also be applicable more generally to other viewpoints within the Wandle Valley. It is intended that the principles are taken forward by the relevant Boroughs into Local Planning Policies and Neighbourhood Plans.

As summarised in section 1, this document helps to achieve a number of strategic objectives presented in the New London Plan, London Environment Strategy, Mayor’s Transport Strategy and ALGG.

The following principles and recommendations are practical steps to protect and enhance Wandle Vistas in the future, whilst contributing to strategic policies on view management, Green Infrastructure, sustainable travel, biodiversity, open spaces, heritage, community involvement, healthy lifestyles and landscape enhancement.

1. All Development Plans (Local Plans and Neighbourhood Plans) will address the protection and enhancement of Wandle Vistas, supported by the Wandle Valley Regional Park Trust and partners.
2. Existing designations (relating to open space, biodiversity and cultural heritage) covering the viewpoints will be retained.
3. Management of open spaces (including tree planting, tree maintenance and vegetation management) will enable the vistas to remain open and not become obscured by vegetation.
4. Should development be proposed in the foreground of a vista, the positive attributes of the vista (as described in the profiles in section 6.o) will be taken into consideration in planning decisions.
5. Where development is proposed in the middle ground of a vista, all reasonable care will be taken to avoid blocking landmarks, or impacting on their immediate settings, when seen from a viewpoint.
6. Designed views will be afforded particular protection, including horizons.
7. Sustainable access to viewpoints will be promoted, including links and signage from tram stops, long distance footpaths, promoted routes and public rights of way.
8. Boroughs and local groups wishing to enhance viewpoints (eg. through provision of viewing structures, interpretation etc.) will be encouraged and supported.
9. Proposals to enhance the settings of viewpoints and the foregrounds of views will be encouraged and supported. Such proposals must protect or enhance the positive attributes of the viewpoints set out in section 6.o.
10. Boroughs and / or local groups will prepare a management plan for each viewpoint, in association with landowners / managers. The management plans will set out mechanisms to maintain and enhance vistas, biodiversity and cultural heritage.

8

PROTECTING AND ENHANCING THE VIEWPOINTS



ADDINGTON HILLS

Legacy Ideas

- 1. Work with LB Croydon and local conservation volunteers to retain / increase / manage heathland and grassland habitats.
- 2. Keep vegetation managed to prevent trees in the foreground from blocking views from the viewpoint.
- 3. Improve signage and wayfinding from road, tram stop and London Loop Footpath.
- 4. Improve links from the tram stop.
- 5. Improve seating at the viewpoint.
- 6. Improve access to the viewpoint, consider removal of steps and replacement with ramp for DDA compliance.
- 7. Replace vandalised interpretation panel with a new sleeve fitted over the existing parapet wall – or,
- 8. Replace existing structure with a new, potentially cantilevered viewing structure.

Key Designations & Policies

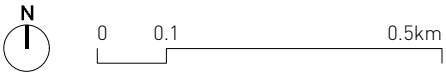
Croydon Panorama (SP4, DM17)
Site of Nature Conservation Importance (SP7, DM27)
Archaeological Priority Area (SP4)
Metropolitan Green Belt (DM22, SP7, SM26, DM33)



2

Chapter image on preceding pages – Pollards Hill

- 1. Precedent – Panorama platform, Stronghold Grebbeberg, Netherlands (© Landscape Architect: Michael Van Gessel)
- 2. Precedent – Panorama platform, Stronghold Grebbeberg, Netherlands (© Landscape Architect: Michael Van Gessel)
- 3. Lack of wayfinding signage from access road
- 4. Viewpoint approach
- 5. Non-DDA compliant and graffitied viewpoint structure
- 6. Addington Hills viewpoint site plan



TQ
35200
64450



3



4



5



6

8.2

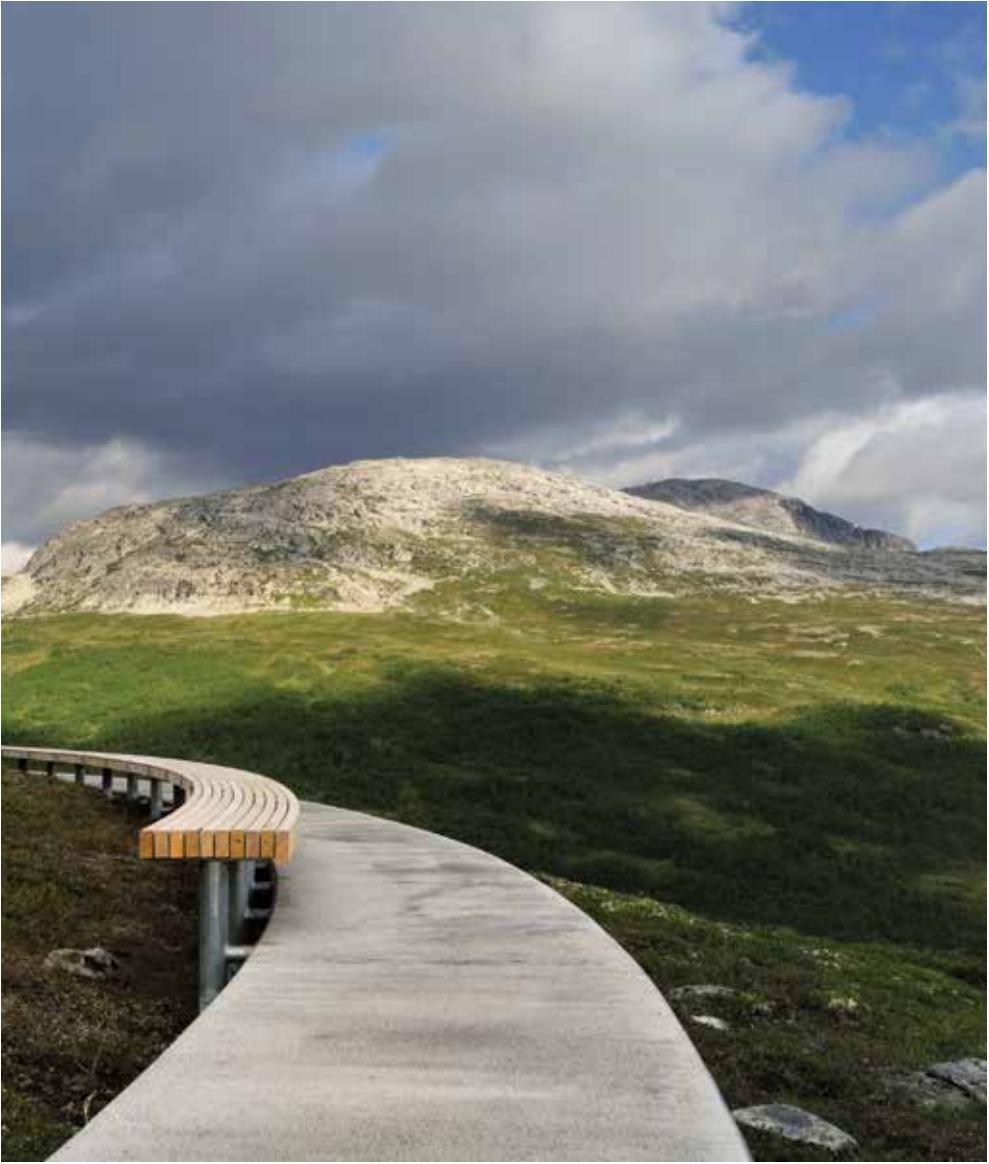
POLLARDS HILL

Legacy Ideas
Improvements to the physical setting and function of the space could maximise the opportunities of its distinctive aspect and elevation, and improve its environmental, social and health and wellbeing performance. This would greatly support the sense of place and the role of Pollards Hill as a neighbourhood park at the heart of its community. Pollards Hill Residents Association is an active local group. A range of interventions could include:

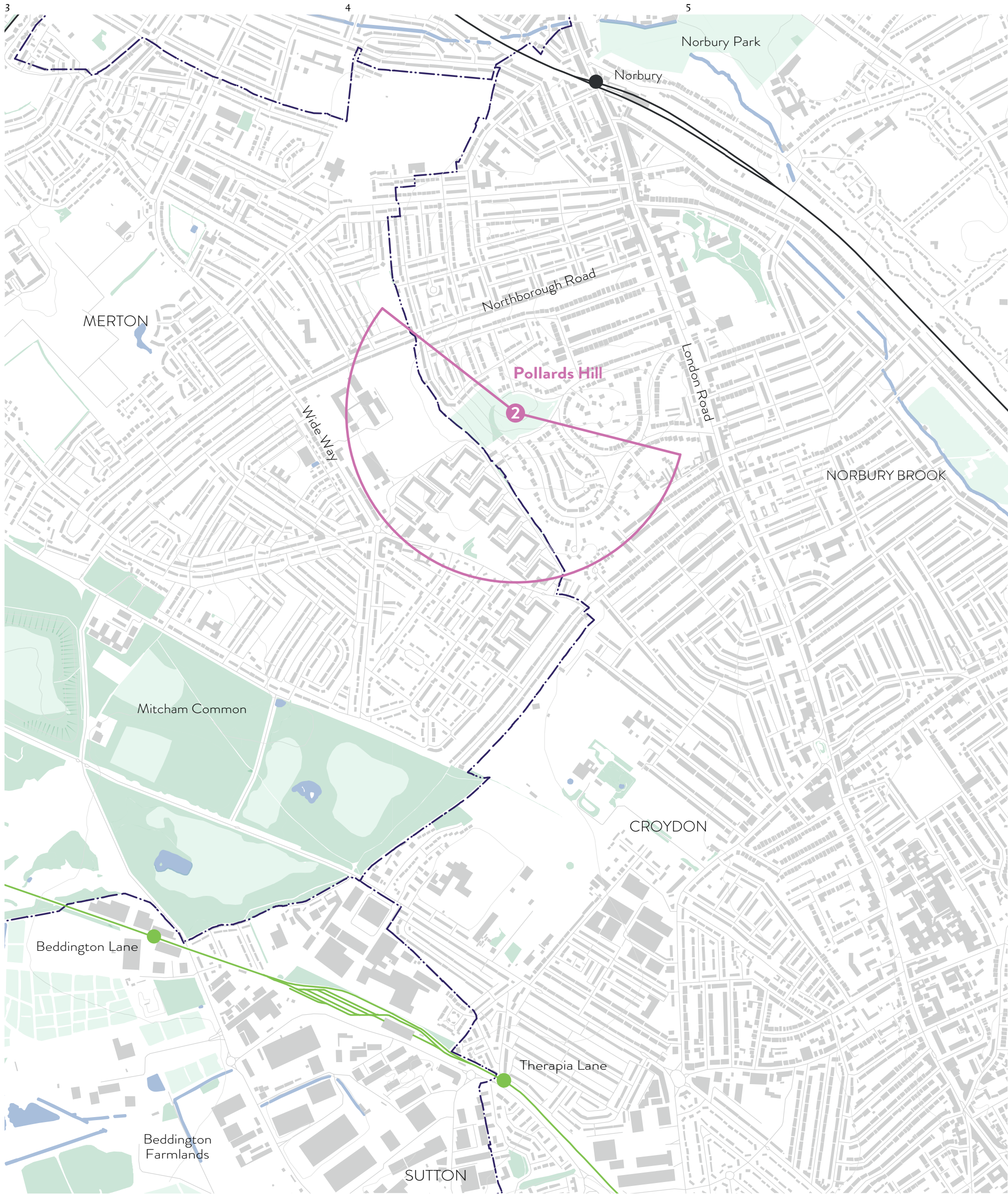
1. Improve and reconfigure pedestrian and maintenance access to achieve DDA compliance and better functionality with new surfacing.
2. Re-consideration of the boundary treatment and adjacent edge spaces to include improvements to key thresholds, new signage, bike and scooter parking including strengthening the physical link between Pollards Hill park and the adjacent green space (former allotments) to acknowledge the significance of a second vista looking west and north, restoration, replacement of railings or new treatment, for example a medium height hedge.
3. Sensitive re-setting of the bowl / plateau of the former clay pit including appropriate seating to create a more recognisable gathering place / interaction in relation to the view. This is also an opportunity to provide interpretation of the site's history.
4. Provision of facilities to support activation of the space could include a small storage unit eg. converted shipping container – ‘Wandle Wonder Box’ for sport and play equipment, a usable room. Introduction of pop-up drinks van such as ‘Change Please’. Over time this could lead to a requirement for more permanent facilities.
5. Restoration of toposcope and Victorian drinking fountain.
6. Consider part conversion of amenity grassland to species rich grassland, introduction of a community orchard to an area which does not impede the view.

Key Designations & Policies
Local Green Space (SP7)
CP7 Croydon Panorama (SP4, DM 17)
Archaeological Priority Area (SP4)
Locally Listed Historic Park and Garden (SP4, DM18)
Site of Nature Conservation Importance (adjacent, SP7, DM27)

1. Precedent – Vedahaugane, Norway (Architects: LJB, © Photo: Steinar Skaar / Statens vegvesen)
2. Precedent – Eggum, Norway (Architects: Snøhetta, © Photo: Jarle Wähler / Statens vegvesen)
3. Former claypit landscape
4. Existing viewpoint
5. Existing toposcope
6. Pollards Hill viewpoint Site Plan



- KEY**
- 1 Viewpoint
 - Grassland
 - Woodland
 - Water / Rivers
 - Building
 - TFL Tramlink
 - National Rail
 - Road
 - London Borough Boundary
 - Wandle Valley Green
 - Grid Area
 - Contour



MITCHAM COMMON

TQ
28808
68142

Legacy Ideas

- 1. Re-graded path to provide better / DDA access to the raised mound and improved seating and litter bins.
- 2. Raised viewing structure to provide higher elevation and better viewing experience.
- 3. Integrate interpretation regarding view / Common with viewing structure.
- 4. Work with Friends of Mitcham Common to develop proposals.

Key Designations & Policies

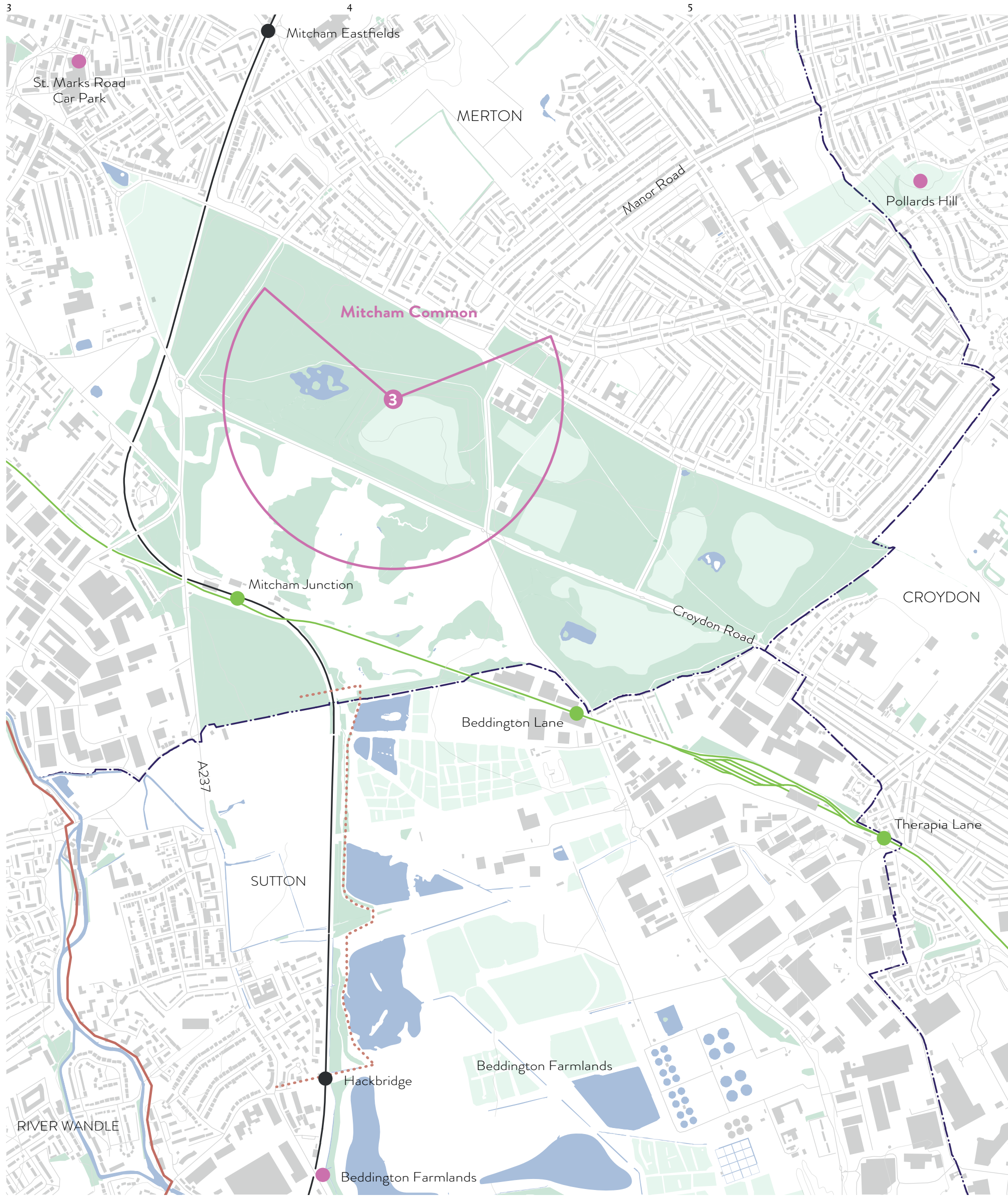
Metropolitan Open Land Policies (CS13, DMo1)
Sites of Importance for Nature Conservation (CS13, DMo2)
Wandle Valley Regional Park (CS5, CS13, DMo1)
Open Space (CS13, DMo1)
Green Corridor (CS13, Dmo2)
Archaeological Priority Zone (CS14, DMD4)



- 1. Precedent – Poverty Point UNESCO World Heritage Site, Louisiana
- 2. Precedent – Castles in the Air, Sweden (© Landscape Architects: GORA art&landscape, Photographer: Ursula Striner)
- 3. DDA non-compliant access to viewing mound
- 4. View N-W from viewing mound
- 5. Expansive horizon from valley floor
- 6. Mitcham Common viewpoint Site Plan

KEY

- Viewpoint
- Grassland
- Woodland
- Water / Rivers
- Building
- TFL Tramlink
- National Rail
- Road
- London Borough Boundary
- Wandle Valley Green
- Grid Area
- Contour
- Wandle Trail
- Beddington Farmlands
- Permitted Footpath



8.4

ST MARKS ROAD CAR PARK

Legacy Ideas

1. Redevelopment of 7th storey of car park as an active roof top public landscape integrating viewing opportunities within a private car parking structure to provide social, economic and health and wellbeing benefits with temporary uses such as pop-up café, events / performance programme (eg. roof top cinema), yoga, and other health and wellbeing classes, children’s play, etc. The idea of accessible public spaces within tall buildings could be integrated into future development and contribute to green infrastructure.
2. Utilise existing stair, ramp and lift access.
3. Provide interpretation.

Key Designations & Policies

Town Centre Policies (CS7, DMR1, DMR2, DMR4)

Conservation Areas (CS13, DMD4)

Listed Buildings (CS14, DMD4)

Core Shopping Frontages (CS7, DMR4)

Secondary Shopping Frontages (CS7, DMR4)

Open Space Policies (CS13, DMo1)

Site Proposals

Archaeological Priority Zone (CS14, DMD4)

Wandle Valley Regional Park Buffer Zone (CS13 para 21.13)

1. Precedent – Konditaget Lüders, Copenhagen (Architects: JAJA, Photo Credit: By & Havn/Peter Sørensen)
2. Precedent – Peckham Observatory (Architects: Cooke Fawcett, © Photographer: Peter Landers)
3. Precedent – Peckham Observatory with art installation by Bold Tendencies (Architects: Cooke Fawcett, © Photographer: Peter Landers)
4. Existing car park with landscape of long horizons
5. View S-E across Mitcham Common to the North Downs
6. Urban views north
7. St Mark Road Car Park viewpoint Site Plan



KEY

1

Viewpoint

Grassland

Woodland

Water / Rivers

Building

TFL Tramlink

National Rail

Road

London Borough Boundary

Wandle Valley Green

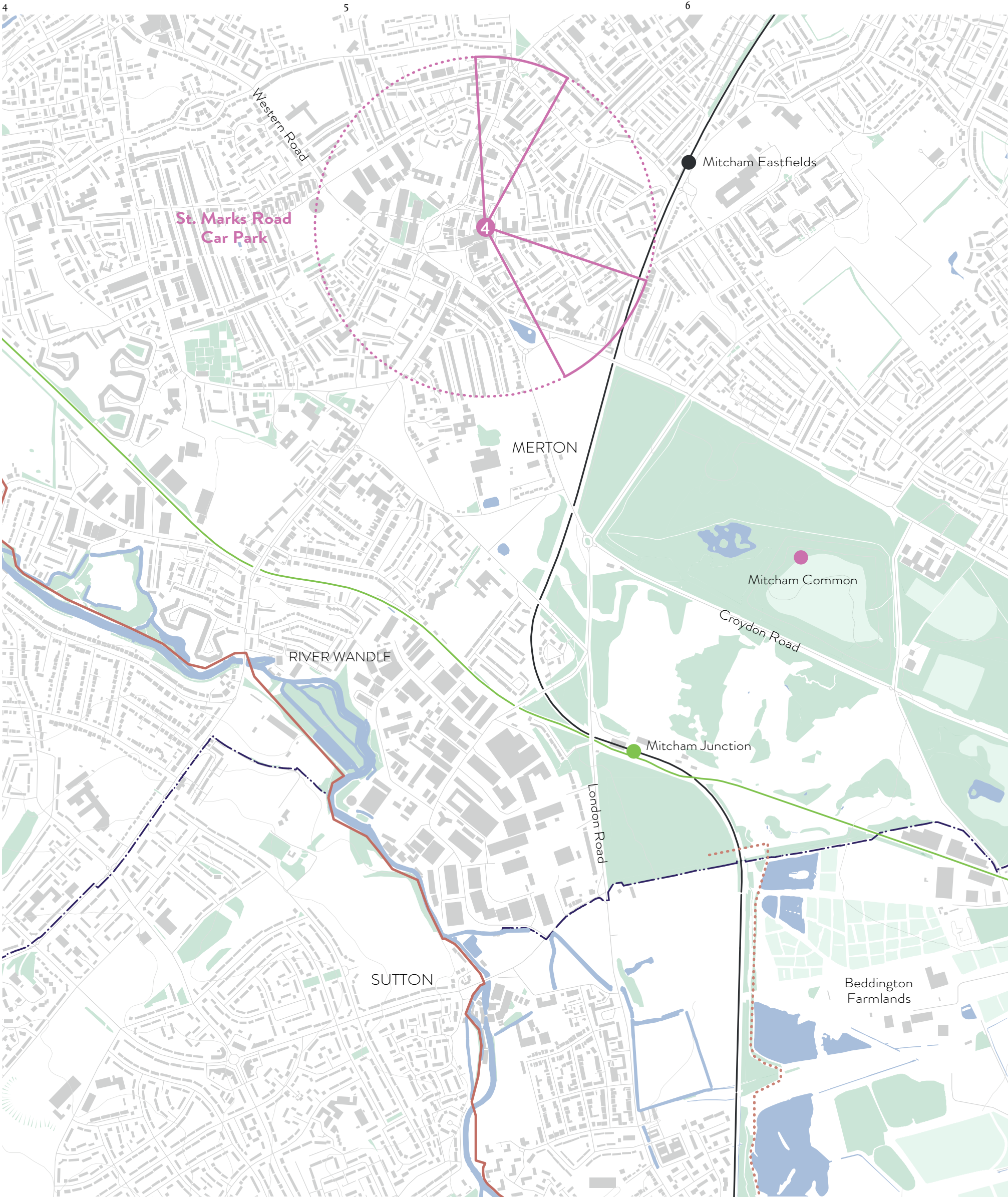
Grid Area

Contour

Wandle Trail

Beddington Farmlands

Permitted Footpath



8.5

WIMBLEDON PARK

Legacy Ideas

- 1. Protect the skyline through the planning system to prevent further development impacts on the wooded ridge.
- 2. Opportunity for interpretation of this designed view, including historic images.
- 3. Consider new tree planting to screen buildings in middle ground and raise awareness of the importance of the view so that future middle ground buildings are more sensitively designed / screened or not permitted.
- 4. Work with the Friends of Wimbledon Park to develop guidelines for the protection of other designed views and their interpretation.
- 5. Work to improve wider links and wayfinding e.g. improved access along the Wandle at the Earlsfield Gap.

Key Designations & Policies

- Metropolitan Open Land Policies (CS13, DMo1)
- Open Space Policies (CS13, DMo1)
- Sites of Importance for Nature Conservation Policies (CS13, DMo2)
- Conservation Areas Policies (CS14, DMD4)
- Archaeological Priority Zone (CS14, DMD4)
- Historic Park and Garden (CS14, DMD4)



- 1. Precedent – Interpretation, Crystal Palace Park (Graphic Design: Objectif)
- 2. Precedent – Interpretation, Crystal Palace Park (Graphic Design: Objectif)
- 3. Park landscape for temporary events
- 4. Lake
- 5. Limited user amenities. Residential tower blocks are visible in this view West across the lake.
- 6. Wimbledon Park viewpoint Site Plan

KEY

- 1 Viewpoint
- Grassland
- Woodland
- Water / Rivers
- Building
- National Rail
- Road
- London Borough Boundary
- Wandle Valley Green
- Grid Area
- Contour
- Wandle Trail
- Capital Ring Trail



NORWOOD GROVE

TQ
31132
70577

Legacy Ideas

1. Ensure that the park stays open, and that no more trees are planted in the foreground.
2. Introduce wayfinding, and / or minor re-routing from the Capital Ring Walk (which is a few metres away from the viewpoint).
3. Include paving and seating at viewpoint to encourage people to stop and enjoy the view.
4. Low-key interpretation telling the story of the site and suburban expansion closely linked to the development of the rail network and the joining of former villages – this could be part of a seating installation (eg. as Crystal Palace Park seating).
5. In time there may be a need for some crown reduction of trees at the bottom of the grass slope to maintain the view. Work in partnership between LB Croydon / Lambeth, Friends of Norwood Grove, Streatham Common and the Rookery.

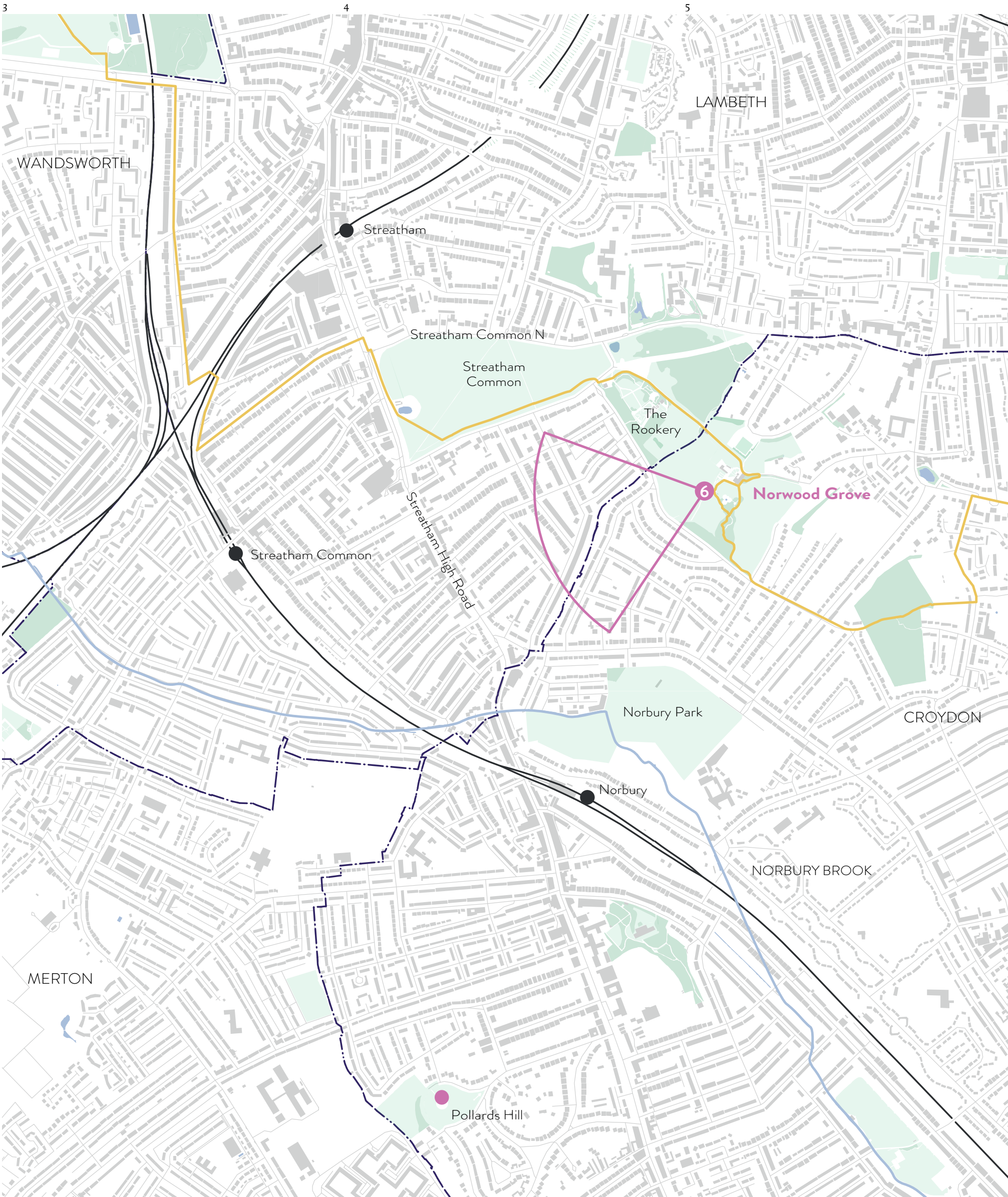
Key Designations & Policies

Metropolitan Open Land (SP7, DM22, DM26, DM33)
Croydon Panorama (SP4, DM17)
Registered Historic Park and Garden (SP4, DM18)
Norwood Grove Conservation Area (SP4, DM18)
Archaeological Priority Area (SP4)
Site of Nature Conservation Importance (SP7, DM27)



1. Precedent – Seating, Rochetaillée Banks of Saone, France
(© Landscape Architects: In Situ Atelier De Paysage & D'Urbanisme)
2. Precedent – Sloc Nan Sitheanach, Loch Lubnaig (Architect: Ruairidh Moir, Photographer: Ross Campbell)
3. Norwood Grove House
4. View from hillside across Valley
5. Close-up of view towards Croydon showing IKEA chimneys
6. Norwood Grove viewpoint Site Plan

- KEY**
- 1 Viewpoint
 - Grassland
 - Woodland
 - Water / Rivers
 - Building
 - TFL Tramlink
 - Road
 - London Borough Boundary
 - Wandle Valley Green
 - Grid Area
 - Contour
 - Capital Ring Trail



8.7

WANDLE DELTA

- Legacy Ideas**
- A major opportunity exists to influence future development to achieve:
1. Connection of the Thames Path along the riverfront adjacent to the recycling facility.
 2. Protect the edges of the River Wandle and promote the creation of a confluence / delta park to link and create public realm and green space provision along the lowest reach of the Wandle, anticipating significance that strategic sites (eg. Tideway Tunnel) can contribute, re-consideration of boundaries / fences to promote better visual and physical relationship with the River, principles to set minimum / optimum distances for new development from river edge.
 3. Work now to embed principles of the extent of this linear / confluence park daylighting the Wandle at the current shopping centre site, anticipating future redevelopment opportunities.
 4. Protect against the development of new moorings at the delta.
 5. Promote use of SUDS, green and brown roofs for biodiversity and green infrastructure.
 6. Provide seating and interpretation of the view at the viewpoint on the North Bank.

Key Designations & Policies

Thames Policy Area (CS PL6, PL9, DMPD policy DM13)

Focal Point of Activity (CS PL9, DMPD DMo8)

Safeguarded Wharf (CS PL9)



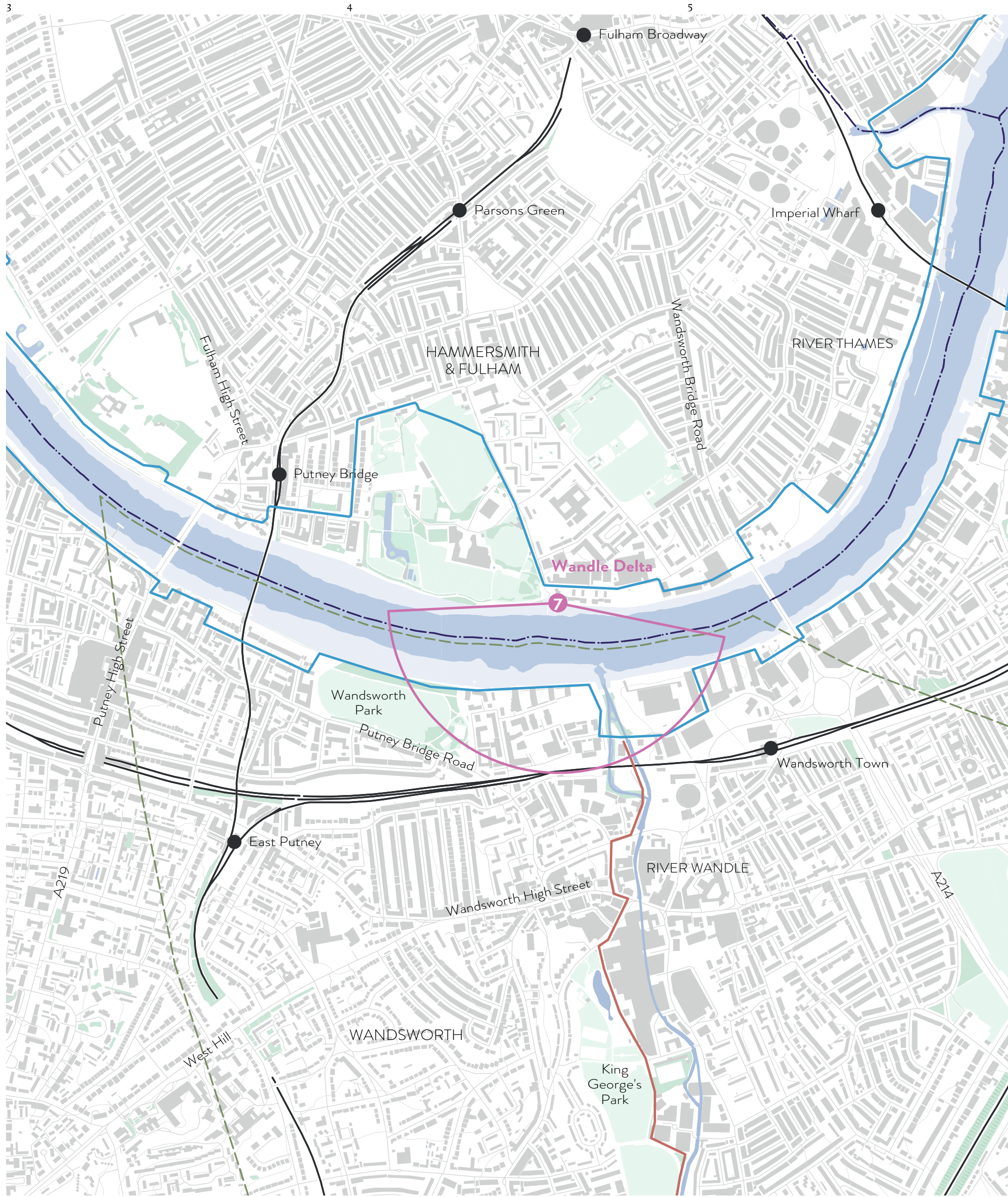
1. Precedent – Confluence Park, Denver (Landscape Architects: Wenk Associates)
2. Precedent – Memorial Drive Landscape of Memory, Calgary (Architects: Marc Boutin Architectural Collaborative, Photographer: Bruce Edwards)
3. View north to Thames
4. View south along Wandle
5. Confluence of the River Wandle with the Thames
6. Wandle Delta viewpoint Site Plan

KEY

- 1 Viewpoint
- Grassland
- Woodland
- Water / Rivers
- Building
- National Rail
- Road
- London Borough Boundary
- Wandle Valley Green
- Grid Area
- Contour
- Thames Path
- Wandle Trail



TQ
25363
75542



8.8

ROUNDSHAW OPEN SPACE

- Legacy Ideas**
1. Improved DDA compliant access from Purley Way.
 2. Elevated viewing structure / landform / seating.
 3. Interpretation of Croydon Aerodrome and chalk grassland / habitat diversity.
 4. Coordination with nearby trail / walking route(s).

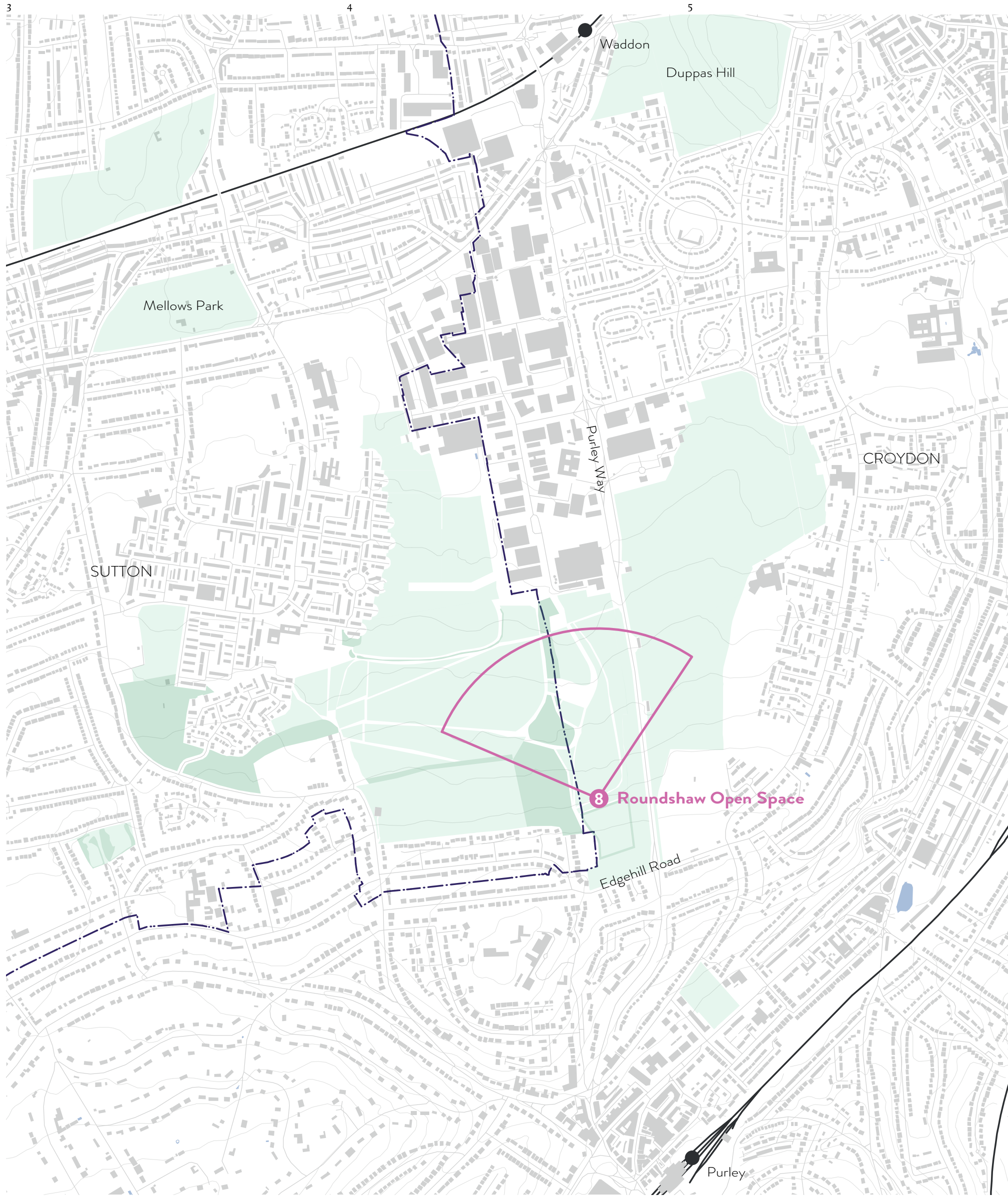
Key Designations & Policies
Metropolitan Open Land (PMP9, DM16)
Public Open Space (PMP9, DM15)
Site of Borough Importance for Nature Conservation (PMP9, DM17)
Archaeological Priority Area (BP12, DM4)
Priority Community Regeneration Area (PMP3)
Metropolitan Green Chains (PMP9, DM16)



1. Precedent – Longwood Meadow
(Illustrator: Natalya Zahn, Signage Design: Gecko Group)
2. Precedent – Grounds of Abbey Lorsch (Landscape Architects: Topoteki, Photographer: Hanns Joosten)
3. Open Space
4. Wandle Valley green and grey infrastructures – fencing, fields, trees, pylons, buildings
5. Croydon Town Centre with Saffron Tower landmark and Crystal Palace transmitters
6. Roundshaw Open Space viewpoint Site Plan



TQ
31303
62677



8.9

RUFFETT AND BIG WOOD

Legacy Ideas

1. Improve access, wayfinding and interpretation to the entrance point to Ruffett and Big Wood to encourage the neighbouring communities of Woodmansterne, Little Woodcote and Coulsdon to access the downland.
2. Work with LB Sutton and private landowners to establish a permissive path across grazing land to the immediate north of Big Wood, and / or the Walcountians Sports Club ground to the west to provide a connecting link to the London Loop footpath situated west of B278 Carshalton Road at farmland and the Mayfield Lavender Field connecting on to Oaks Park (and Wandle Links). Develop this work in relation to the Quietways access work set out in ALGG Area 7.
3. Work with the Woodland Trust and Sutton Conservation Volunteers to improve the northern woodland boundary, for example promoting hedge laying with a designed threshold / viewpoint setting which is sensitive to the downland context. Integrate interpretation.
4. Promote coppicing as a technique for diversifying the woodland structure and encourage techniques for a more productive woodland.
5. Work with LB Sutton, local schools and other community groups to promote natural play using the woodlands as a resource
6. Engage with LB Sutton and local landowners to develop a strategy and impetus for the new District Park combining land at Corrigan Avenue, Longlands Avenue, Ruffett and Big Wood as initiated in ALGG Area 7.

Key Designations & Policies

- Metropolitan Green Belt (PMP9, DM4)
- Local Nature Reserve (LNR)
- Public Open Space (PMP9, DM16)
- Site of Importance for Nature Conservation (PMP9, DM17)
- Locally Important Geological Sites (PMP9)



1. Precedent – Timber play archway/ shelter, Ratatosk at V&A Museum (Architects: Helen & Hard)
- 2&3. Precedent – Viewpoint & interpretation/wayfinding signage, Wald Berlin Klima (Landscape Architects: hochC, Exhibition Design: gewerkdesign, Photographer: Phillip Winkelmeier/ gewerkdesign)
4. Local suburban centre, The Mount, Clockhouse
5. Lack of wayfinding on woodland paths
6. Long views to central London
7. Ruffett & Big Wood viewpoint Site Plan



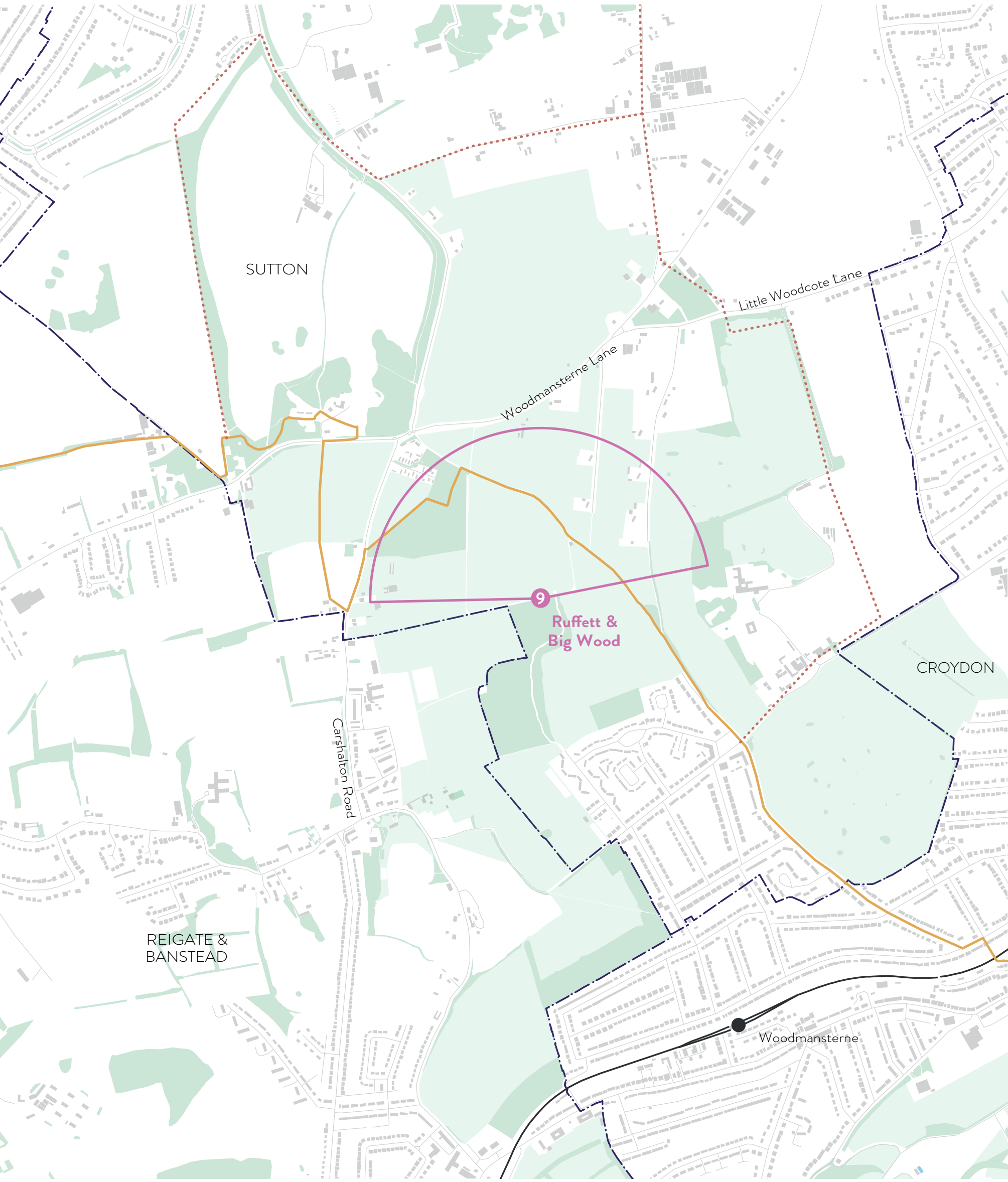
TQ
28165
60630



4

5

6



7

BEDDINGTON FARMLANDS

Legacy Ideas

This view is a temporary ‘window’ into the Beddington Farmlands site from an ‘everyday’ location at Hackbridge railway bridge – a view which will close with the growth of recently planted trees and will be replaced with a planned viewpoint within the future Farmlands landscape restoration site.

1. Manage self-seeded vegetation in the foreground to keep the view open.
2. Interpretation panels fixed to existing railings adjacent to the pavement to encourage people to ‘watch this space’, including a plan of the Farmlands site, and information about the restoration, habitat and wildlife information (eg. as Crystal Palace Park).
3. A bespoke large scale sign to the slope or ridge announcing the Farmlands site.
4. Replace this viewpoint with one in the public open space in the Beddington Farmlands site once landscape restoration is complete. Work in collaboration with Beddington Farm Bird Group and Friends of Beddington Park.

Key Designations & Policies

Land Safeguarded for the WVRP ((PMP9)
Metropolitan Open Land (PMP9, DM15)
Metropolitan Green Chain (PMP9, DM16)
Archaeological Priority Area (BP12, DM4)
Sit of Importance for Nature Conservation (PMP9, DM17)



2

1. Precedent – Big sign and bird boxes, Leyton (Architects: East, Photographer: Jakob Priestersbach)
2. Precedent – Railing sign, Rainham (Architects: East, Photographer: Jakob Priestersbach)
3. IKEA chimneys and Croydon Town Centre
4. Roadside viewpoint
5. Beddington landfill site long-term viewpoint opportunity
6. Beddington Farmlands viewpoint Site Plan



TQ
28600
65800



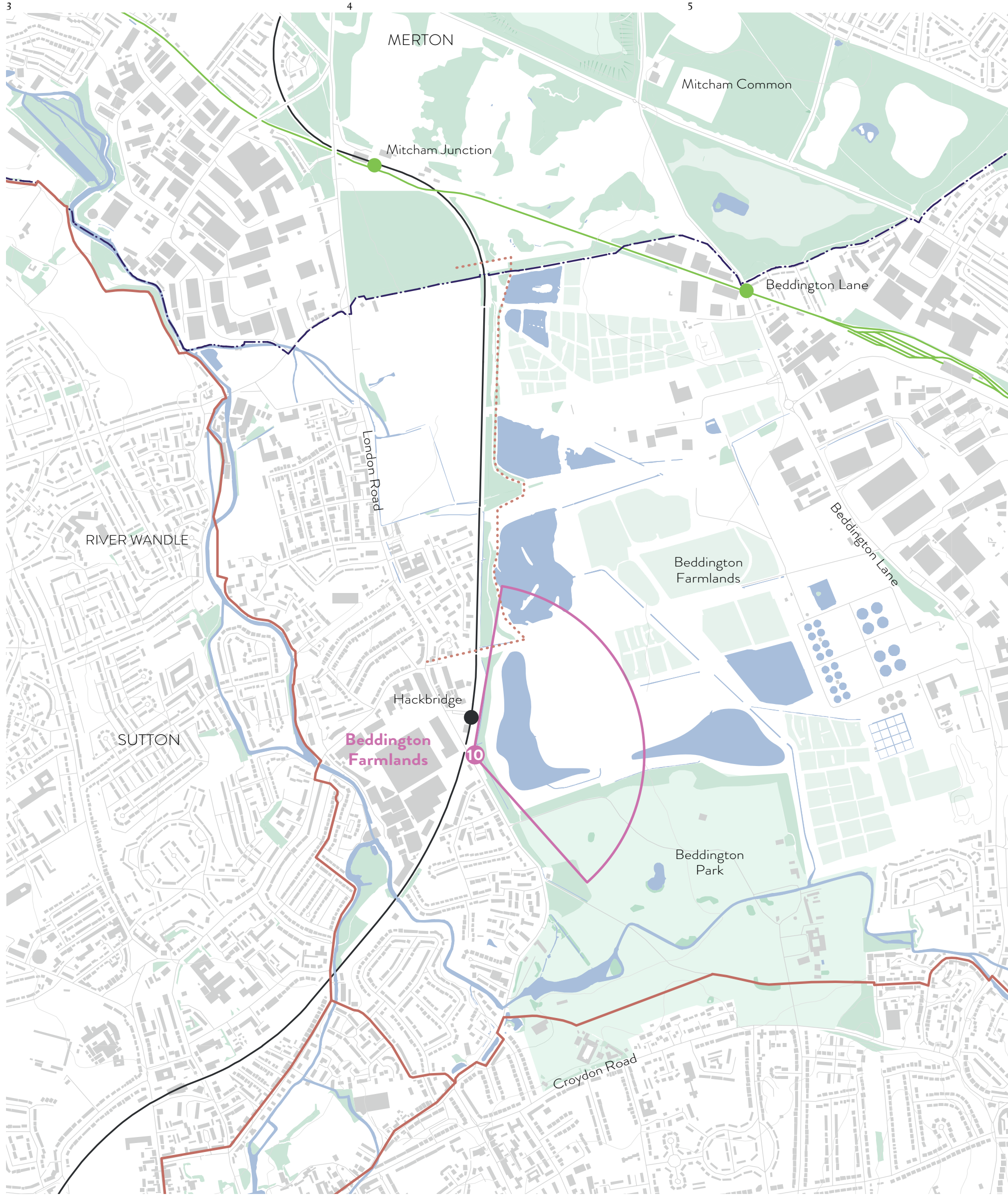
3



4



5



6

9

REFERENCES

FURTHER INFORMATION

Publications	Websites	Images
David Hares Landscape Architecture (2012) Landscape Character Assessment of the Wandle Valley, London	Further information on the history and biodiversity of the Wandle Valley www.wildlondon.org.uk/great-north-wood	All photographs/drawings created by Untitled Practice or Fiona Fyfe Associates unless noted otherwise in the image captions. At the time of publication every effort was made to contact the creators of the images noted below.
Natural England National Character Area Profiles 112 Inner London; 114 Thames Basin Lowlands; 115 Thames Valley	www.thamesdiscovery.org/riverpedia/geology-of-the-thames	pg.82, 1 Author: Matthew Day www.louisianatravel.com/blog/be-part-history-poverty-point-world-heritage-site
Croydon Council (2013) Croydon Local Plan, Adopted	www.wandlevalleypark.co.uk/wandle-valley-regional-park-trust/wandle-valley-history/ www.croydonairport.org.uk/The-Airport/The-History	pg.90, 1 Author: Ken Schroeppel denverinfill.com/blog/2008/05/confluence-park.html
Merton Council (2011) Local Development Framework Core Planning Strategy, Adopted	www.foundationforcommonland.org.uk/rights-of-common	pg.94, 1 Author: Sam Clift www.a-n.co.uk/reviews/11-architects-build-small-spaces/
London Borough of Sutton (2009) Local Development Framework Core Planning Strategy, Adopted	www.wandletrust.org/wp-content/uploads/2014/10/WCP_Section_o.4_Timeline.pdf http://kep.n.nottingham.ac.uk/ (Key to English Place Names)	
Wandsworth Council (2016) Wandsworth Local Plan Development Management Policies Document, Adopted	www2.merton.gov.uk/leisure/history-heritage/makingmerton.htm	
Mayor of London (March 2012) London View Management Framework Supplementary Planning Guidance	www2.merton.gov.uk/leisure/history-heritage/heritage-sites/eaglehouse-mitcham.htm	
The Wandle Trust (Sept. 2014) The River Wandle Catchment Plan	www.capabilitybrown.org/garden/wimbledon-park	
Mayor of London (October 2014) All London Green Grid Area Framework 8	www.historicengland.org.uk/listing/the-list/list-entry/1001990 (Beddington Roman Villa and Bathhouse)	
London Borough of Croydon and English Heritage (Draft, Dec. 2014) Archaeological Priority Areas – A Review	www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/	
Mayor of London The London Plan 2016 (January 2017 version)	www.historicengland.org.uk/advice/hpg/hpr-definitions	
Mayor of London (June 2017) Mayor's Transport Strategy Draft for Public Consultation,	www.jncc.defra.gov.uk/page-1527	
Mayor of London (August 2017) London Environment Strategy Draft for Public Consultation	www2.merton.gov.uk/leisure/history-heritage/architecture/stmaryschurch-wimbledon.htm www.suttonnature.wordpress.com/sites	
Mayor of London (December 2017) The London Plan Draft for Public Consultation	www.routeyou.com/en-gb/route/view/4387259/walking-route/sutton-countryside-walk	
London Borough of Croydon Archaeological Priority Areas Appraisal (Historic England, February 2016)	beddingtonfarmlands.org.uk	
Dawson, Dave (Draft, August 2016) Capability Brown's Wimbledon Park, A History		

CREDITS

The project team would like to extend a special thanks to **Joyce Bellamy** who conceived the idea for the Wandle Vistas project, and has contributed to its development from inception to completion.

We are also immensely appreciative of the interest, research and analysis work and thoughtful insights of our team of fantastic volunteers who have contributed so significantly to the process.

Wandle Vistas Volunteers

Joyce Bellamy
Philip Copestake
Dave Dawson
Peter Fischer
Catherine Graham
Jennifer Harper
Brenda Hillary
Sandra Hurst
Roger Keens
Jill Lovett
Nina Ludwig
Amelia Obertelli-Moriarty
Liz O'Shea
Christine Pittman
Jane Plant
Nick Steiner
Martin Sumpton
Geraldine Weva

Living Wandle Landscape Partnership Scheme (LWLPS)

Sarah Perry
Kelvin Shewry
Rebecca Watts

Project Steering Group

Sue Morgan, Wandle Valley Regional Park Trust
Tony Burton, Wandle Valley Forum
Peter Massini, Greater London Authority

Wandle Vistas Film ‘A View to the Future’

Tom Crooke, Bobbin Productions

Consultants

Untitled Practice
Fiona Fyfe Associates

Design

April

