



Wanstead Park

Conceptual Options Plan and Cost Planning Study - Rev J

For The City of London Corporation - September 2019

LD&DESIGN



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Appendix 1: Cost Plan Summary

Forward

Once one of the most spectacular park and gardens in Georgian England, Wanstead Park is cherished today as much for its wild natural spaces as for its designed landscape heritage. The mixed ownership of the 162 hectare Grade II* Registered Park and Garden reflects determined action by the City of London Corporation, Wanstead Sports Grounds Limited, the London Borough of Redbridge and Wanstead Parish to purchase and retain elements of the Park, avoiding their complete loss to residential development over a century ago. Over the past 400 years, the Park has gone through different guises reflecting the times and needs of the communities it serves. Today all of us who love Wanstead Park recognise it is going through a further exciting period of change and opportunity. Heritage at Risk designations in 2009, 2010 and 2018; notice of reducing abstraction permissions and 'High Risk' status of the cascade's large raised reservoirs in 2018, all point to the need for the restoration of London's most significant historic waterscape and remnant formal gardens, major works to manage flood risks and safeguard sustainable water supplies . It is also timely to take a fresh look at the changing community needs and aspirations for East London's oldest public park. Reviewing the many opportunities and issues at Wanstead Park has been the role of the Wanstead Park Steering Group, chaired by the Friends of Wanstead Parklands. The Steering Group members includes representatives of the four landowners and Historic England. The first stage of their work has been the preparation of this 'Wanstead Park: Parkland Plan'. Public consultation on the first draft plan was undertaken in 2016, following which there has been a period of review and reflection, in anticipation of High Risk reservoir designation and the changing nature of National Lottery's heritage funding. The Plan now better integrates new

objectives for dam safety and flood management alongside heritage conservation, biodiversity gain and a balanced water budget that should all contribute to the long-term sustainability of the water system. The Parkland Plan is a beginning. Significant projects are identified in the plan that will require substantial funding and achieving this presents a fresh challenge to resolve for all the project partners. There is, however, much we can be getting on with now and the Plan outlines how we can better use existing resources to achieve much needed improvements. We would like to extend our thanks to the partners for all their work and sustained involvement and to LDA Design for completing the task of preparing a plan that we hope will ensure Wanstead Park continues to be spectacular for a further 400 years.

EFCC Chairman and the Friends Chair



The Temple 2016

1.0 Introduction

Wanstead Park is a nationally, potentially internationally, important historic designed landscape created around Wanstead House during the 17th to 19th centuries. It is Grade II* on Historic England's Register of Gardens of Special Historic Interest.

Following loss of the mansion and felling of many of the mature trees in the early 1800s, Wanstead Park was let for grazing and shooting. Later it was at risk of being lost to residential development. Significant parts of Wanstead Park were added to Epping Forest by City of London acquisition in 1882, and managed as a municipal park until the 1940s and principally for nature conservation and natural aspect thereafter. Further parts of Wanstead Park were saved from development by the opening of Wanstead Golf Club in 1893 and its outright purchase by Wanstead Sports Ground Limited in 1920, as well as by the London Borough of Redbridge at Blake Hall Sports Ground.

Surviving structures associated with Wanstead Park were listed in 1954, including St Marys Church (Grade I, and the only grade I building in Redbridge), The Temple, Boathouse Grotto and Overton Drive gate piers (Grade II). In 1970, Wanstead Park was designated as a Conservation Area, and further structures, including Wanstead Golf Club and railings and tombs in St Marys Church yard were listed at Grade II.

In 1990, the City commissioned a comprehensive study of the historic designed landscape -- Wanstead Park: A Survey of the Landscape (Debois Landscape Survey Group 1990) -- which remains the definitive study on the subject. It focussed thinking about the significance of the historic landscape and informed some decisions in terms of capital investment and ongoing maintenance.

Wanstead Park's listing was revised to Grade II* in 2001, and English Heritage (now Historic England) placed Wanstead Park on the Heritage at Risk Register (HARR) in 2009 due to concerns that the designed landscape was in poor condition, divided under separate ownership and management, and at risk of further decline. As a result, the Wanstead Park Conservation Area, which largely corresponds to the Registered Park and Garden designation, was also added to the HARR in 2010. Due to further decline, the grotto and St Mary's Church have now also been added to the HARR in their own right in 2017.

Since 2009, a considerable amount of work has been undertaken to fully understand the landscape conservation and regeneration potential at Wanstead Park, including the following:

- * Wanstead Park Conservation Statement (Chris Blandford Associates 2011)
- * Haycock Hydrological Study (Haycock Assocs 2011)
- * Strategic Assessment and Conservation Measures for Wanstead Park (Compass Archaeology 2013)
- * Wanstead Park Rhododendron Survey (Lear Associates 2013)
- * Wanstead Park Rhododendron Survey (Lear Associates 2014)
- * Wanstead Park Hydrology Study (JBA Consulting 2014)
- * Significant and Veteran Trees Survey (Lear Associates 2015).
- * The Grotto: Conservation Plan, 2019 (Alan Baxter Assocs)

This has generated a substantial resource of valuable information and technical reports but there was a need to draw all these together and reach a consensus on the future direction, priorities and activity at Wanstead Park.

To assist this process, the City and its partner organisations (referred to as **'The Partners'** in this document) set up a Steering Group in May 2013 to progress discussions and cooperation, involving:

- * the four main landowners - The City of London Corporation; Wanstead Sports Grounds Limited; Wanstead Parish; and the London Borough of Redbridge
- * neighbouring local authorities - London Boroughs of Waltham Forest (covering part of Bush Wood) and Newham
- * government agencies and strategic partners - Thames Water, Historic England and the Environment Agency
- * Wanstead Park's friends group - the Friends of Wanstead Parklands.

A key aim of the Steering Group has been to develop a long-term 'Wanstead Park Conceptual Options Plan' to identify and prioritise opportunities for capital investment and potential changes in management to conserve, and/or restore many aspects of Wanstead Park.

However it will ultimately be the landowners who have responsibility for delivering the plan, in conjunction with the relevant organisations from the Steering Group.



Wanstead Merchandise 2017

2.0 The Site

Location and Context

Wanstead Park (‘the Park’) is an historic designed landscape associated with the former Wanstead House located in north east London in the London Boroughs of Redbridge and Waltham Forest.

Wanstead village in Redbridge lies immediately to the north. The River Roding flows along the western boundary of the park, beyond which lie the A406 North Circular and residential areas of Ilford.

Leytonstone in the London Borough of Waltham Forest lies immediately to the west.

The Aldersbrook village area lies immediately to the south, beyond which lie Wanstead Flats, the City of London Cemetery and the Manor Park and Forest Gate areas in the London Borough of Newham.

Wanstead Park also has an important part to play in current and future growth strategies and green infrastructure, such as at Ilford in East London, and being strategically located near the borders of three neighbouring boroughs.

London’s newest park, the Queen Elizabeth Olympic Park is located to the south, in Newham, providing a contrast in design terms to Wanstead, one of London’s oldest designed landscapes.



Figure 1 - Site location



Figure 2 - Aerial Photograph

Land Ownership

The Park covers an area of 162 hectares, split over four separate ownerships and management including:

The City of London Corporation
Acting as conservators of Epping Forest, comprising the public park known as Wanstead Park (c. 74 hectares), Bush Woods (c. 12.2 hectares) and parts of Wanstead Flats (c. 37.2 hectares)

Wanstead Sports Ground Limited
Comprising Wanstead Golf Club, Wanstead Bowls Club, Wanstead Cricket Club, Linkside Tennis Club, and The Warren Clay Court Tennis Club (c. 35 hectares)

Church of England (Wanstead Parish)
Comprising St Mary’s Church (c. 1.4 hectares), the churchyard of which is managed by the London Borough of Redbridge

London Borough of Redbridge
Comprising Blake Hall Sports Club (c. 2.2 hectares), which is leased and managed by Wanstead Sports Club Ltd.

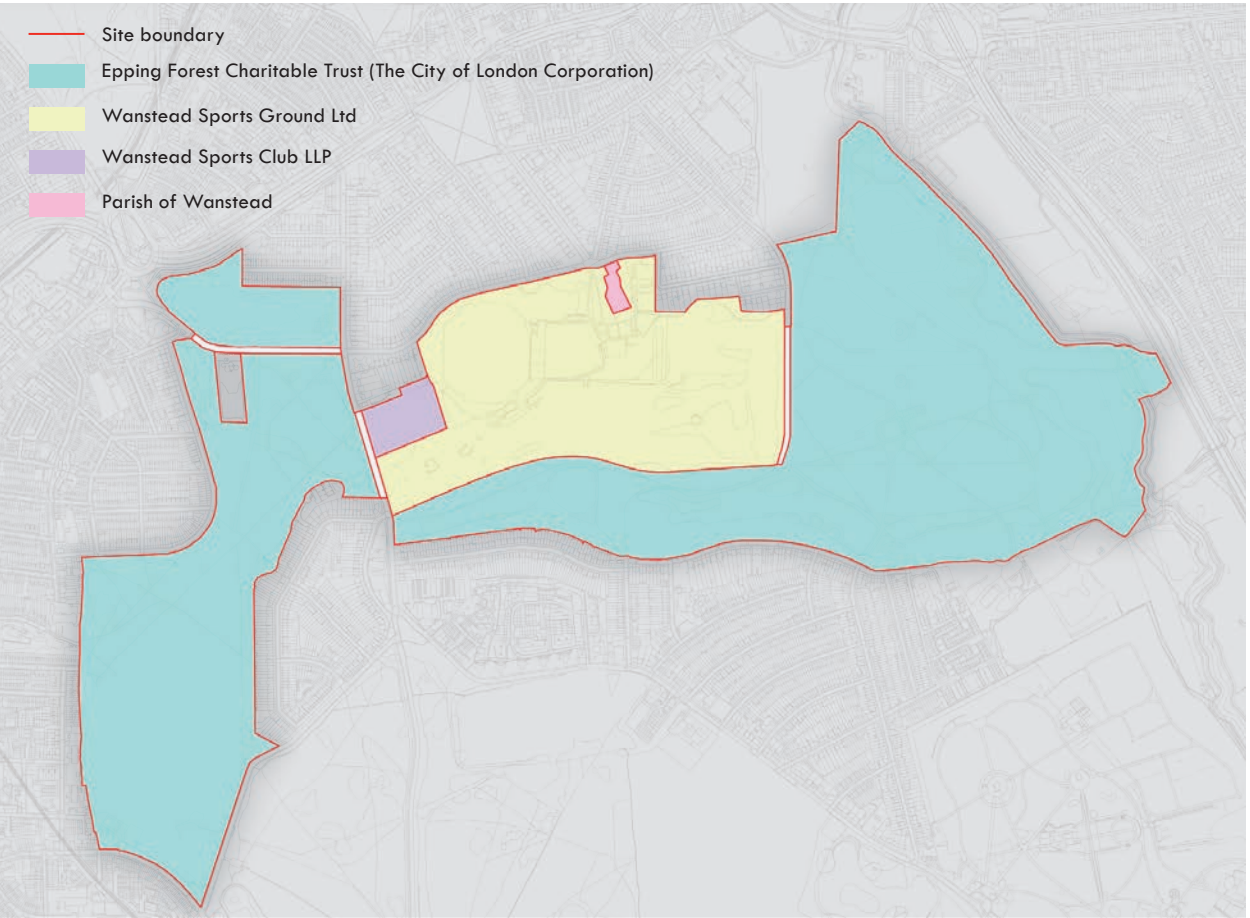


Figure 3 - Land ownership

Significance

The Wanstead Park Conservation Statement (Chris Blandford Associates 2011) sets out the significance of the Park in detail and is summarised below.

Historic significance

The Park is a nationally (potentially internationally) important historic landscape with international associations.

From the later 17th century, the Park was laid out as one of the most spectacular and ambitiously designed gardens in the country (and potentially even in Europe). During the 18th and in the late 17th to early 19th centuries successive owners responded to key trends in the English Landscape Movement (and more broadly to those within Europe) and Wanstead Park became a “must see” attraction for both British and foreign travellers in the London area during this time.

Sir Josiah Child and his descendants, arguably one of the richest families in England at the that time, invested significantly, involving nationally and internationally important architects and designers who contributed to its scale, ambition and success. Particularly relevant were George London and Humphry Repton - because of their importance and because features of their work still survive today. Royalty, both British and international (including the French Court), were associated with the Park.

Many features from this period still remain and still dominate the site today. This includes the significant artificial water bodies that formed a connected lake system and that were on a much larger scale than anywhere else comparable within the region. Indeed, when compared to other historic landscapes in London (e.g. Hampton Court / Bushy Park / Home Park; Hyde Park / Kensington Gardens), the Park is London's most elaborate surviving historic designed waterscape.

Other notable surviving features from this time include: the Long Walk terminating in the Canal; the Temple; the Boathouse Grotto; the North and South Mounts; The Fortification; the Amphitheatre; the former stables (now Wanstead Golf Club's building); St Mary's Church and churchyard; and earthworks associated with the former mansion and Repton's parterre. There is also surviving historic planting stock in the form of veteran trees, and rhododendron varieties.

The Park has historical value for its role as a public park (in part) since 1882, and for its sporting and recreational heritage (in part) since 1893, including Wanstead Golf Club's course designed by James Braid.

Archaeological Significance

Though currently not scheduled, the Park contains archaeology dating from the Late Bronze Age (circa 12th - 6th centuries BC). Evidence for occupation in that period is a number of pot sherds, dated by John Shepherd to the Late Bronze/Early Iron Age. Limited evidence indicates activity from the Roman period (mid 3rd to late 4th centuries) as a result of its location on the River Roding and local east-west transit routes.

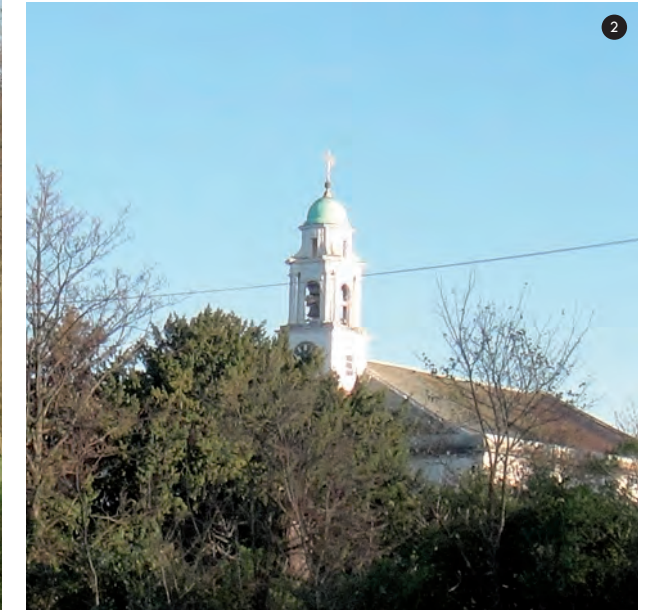
The park is also defined as an Archaeological Priority Area (APA), as documented in Redbridge's 2016 'Archaeological Priority Area's Appraisal' document. <https://www.redbridge.gov.uk/media/3214/lbr-276-archaeological-priority-zones.pdf>

It describes the park as ‘...representing a nationally important survival of the core of a post medieval high status park and pleasure groundsthat can help in developing an understanding of designed landscapes of the 16th - 19th centuries. There is also the possibility of buried remains relating to a number of mansions associated with the park being identified.’

‘Wanstead Park has the best preserved archaeological remains of a post-medieval designed landscape in London comprising extensive earthworks, extant landscape features (e.g. lakes & water courses), ruins, structures and designed planting arrangements.’ These include mounts, the amphitheatre, ‘fortifications (islands in the lakes) and sections of the Repton parterre.

The APA text points out that ‘Wanstead Park is public open space so well suited to community projects and interpretation but also vulnerable to damage from erosion or vandalism. There is an underlying potential for archaeological evidence relating to prehistoric occupation, the Roman road and the Roman villa.’

‘There is also the opportunity to better understand medieval occupation within Epping Forest with the presence of a hunting lodge in the park as well as evidence of medieval settlement, the church and land management relating to the Saxon and medieval village of Wanstead. The APA also covers a cemetery with medieval origins and a number of Listed post medieval memorials. If the opportunity to study any of the burials within this cemetery ever occurred they could provide information on the life expectancy, general health and social background of the local community and the diseases that they were suffering from.’



- ¹ Perch Pond.
- ² Grade I St Mary's Church.
- ³ The former stables.
- ⁴ Temple as backdrop to events.
- ⁵ Boathouse Grotto, now on the Heritage at Risk Register



1 Park users on the plain

2 Veteran trees

3 Acid grassland with anthills, on the plain

4 Grass snake: priority species for conservation

5 Community events



Ecological significance

The Park is of metropolitan importance overall for its ecology. The Park supports a range of habitats and features, including: veteran trees in the park and Bush Wood, lowland acid grassland; water habitats of uncommon scale and form; the River Roding; and woodland areas of good structural diversity and largely native species.

These habitats support a wide variety of important species -- including species protected by law and UK and local Biodiversity Action Plan species such as breeding and wintering water birds, woodland birds, skylarks, bats, stag beetles and other invertebrates.

Community significance

The Park is highly valued by the local community and by visitors, and there are local community organisations actively-focussed on its current and future use, maintenance and interpretation. The public park and Bush Wood are valued as wild and natural places of great beauty, and because they provide access to nature and wildlife.

The Park is valued for providing large green open space within a relatively dense urban context, and for being a place of quiet tranquillity with unexpected hidden treasures. The Park is also valued a place for informal leisure and recreation, as well as a venue for formal sports, particularly those parts under the ownership and management of Wanstead Sports Ground Limited and the London Borough of Redbridge.

Strategic Significance: Social, Environmental and Economic

Given its high significance summarised above, the Park’s revitalisation will mean it plays an important role within the social, environmental and economic regeneration of East London. Once its numerous assets are restored and more people are aware of Wanstead, its regional significance to London will be better recognised.

There is a wealth of evidence that high quality and accessible green space supports community cohesion, contributes to environmental resilience, and enhances property prices - acting as a stimulus for inward investment.

The Park provides numerous opportunities for improving health and well-being, from sport and formal/informal recreation to access to green spaces and nature. Wanstead Park and the adjacent Roding Valley Park are part of the All London Green Grid, and the Queen Elizabeth Olympic Park is only 10 minutes away by bicycle. Wanstead Park can also be presented as part of East London’s essential green space infrastructure that provides ‘ecosystem services’ and helps drive future growth in the area.

Context

Wanstead Park is just one of the many historically significant sites and heritage assets that are within Epping Forest. The others include:

- * Copped Hall (Grade II*, Lancelot ‘Capability’ Brown)
- * Highams Park (Locally listed, Humphry Repton, 1794)
- * Grounds of Grade II*-listed Warren House (Humphrey Repton, 1816)
- * Knighton Wood (Edward North Buxton, 1863)
- * Snaresbrook (Sir George Gilbert Scott / William Moffat, 1843)
- * 3 historic golf courses -- Chingford (Wm Dunn Jr, 1888), Woodford (Tom Dunn, 1890) and Theydon Bois (James Braid, 1890)
- * the second oldest cricket pitch in England at Woodford Green (1735).

The City of London has a statutory duty under the 1878 and 1880 Epping Forest Acts to manage and preserve the ‘natural aspect’ of the Forest, as well as ‘historic features’ and ‘former ornamental landscapes’.

In accordance with this plan, Wanstead Park will be managed to sustain the ornamental designed heritage assets as well as the much valued natural aspects. This is in the context of the City of London’s Epping Forest Historic Environment Policy 2014, and alongside its portfolio of heritage assets within the forest.

With improvements to both the natural and the historic aspects, its value as a regionally significant designed landscape will be better known and appreciated.



Northumberland Entrance and Heronry Pond. 2015

3.0 The Project

The Brief

Acting on behalf of the Steering Group, the City of London first appointed LDA Design in November 2014 to undertake a review of the knowledge and evidence base on Wanstead Park and to provide direction for future planning, assembling a ‘Wanstead Park Conceptual Options Plan’ (which subsequently developed into the ‘Parkland Plan’) and associated Cost Plan.

LDA Design were tasked to work with the Wanstead Park Steering Group to establish a consensus within the partnership’s key stakeholders over the conceptual options that should be included in future landscape conservation and regeneration at the park.

It is not the intention that this plan should repeat the descriptions, research or conclusions contained within the Conservation Statement or Hydrology Study, but be used in conjunction with them, to set out future aspirations and prioritise practical actions to progress them. For further details such as descriptions of the various character areas and subsequent conclusions, please refer to those documents directly.

In particular the brief for this study was to:

- * Develop an agreed landscape (management) aesthetic that would reveal and allow the palimpsest of historic landscape layers to be appreciated, but also be sustainable to an acceptable standard of maintenance within current maintenance budgets
- * Identify a landscape conservation and regeneration programme that will lead to the removal of the park from Historic England’s Heritage at Risk register;
- * Identify a landscape conservation and regeneration programme that would make the park’s physical structure, natural and heritage assets more accessible to encourage more people to visit, from the local and a wider audience. In doing so, increase the park’s profile and public awareness
- * Identify those elements of the plan that may satisfy the criteria for one of the National Lottery Heritage Fund’s grant programme, which is the most realistic funding option for any larger scale project; The new funding programme runs from 2019-2024
- * Compile a high level capital cost plan for delivering the above landscape conservation and regeneration works;
- * Compile the annual revenue costs of managing and maintaining the parkland post completion of any programme of works.

Consultation and reaching Consensus

Draft proposals for the future management of the Park were put out for public consultation on 23 February 2015. 272 responses were received to the questionnaire;194 via an online response form and 78 using paper questionnaires and four organisational responses from; English Heritage (now Historic England), the Friends of Epping Forest, Vision RCL and the Wren Wildlife and Conservation Group.

There was public support for proposals to improve public access and to address water management issues while ensuring that the park retains its existing natural character. Concerns were expressed about the potential for ‘over restoration’ of the Park as a formal designed landscape.

Following public consultation LDA Design produced a draft Options Plan in April 2015 which identified proposals into three categories:

Priority Projects: Activity which should be addressed in the next 5-7 years;

Longer Term Priorities: Where resource and planning needs or the project precedence require a longer time frame of 7 to 15 years

Possible Future Aspirations: Desirable as future aspirations of 16+ years

Once the proposed 5-7 year Priority Projects were compiled it was evident that the scale of resources required meant there was a need to further prioritise this activity to a scale in line with the realistic level of potential funding that seemed likely to be available at that time.

Heritage At Risk

Historic England is the public body that champions and protects England’s historic environment and the Heritage at Risk programme is an important part of this remit.

Wanstead Park was placed on the Heritage at Risk Register in 2009 due to deterioration of the historic designed landscape including fragmentation and other impacts of divided ownership on landscape management; obscured designed views; deteriorating condition of the lakes, veteran trees, landscape monuments and structures; overgrowth and reversion to woodland, as well as the need for appropriate investment and conservation.

Since then Historic England has been active in supporting research and in working with the Steering Group to secure improvements to the Park.

Sites remain on the Heritage at Risk Register until Historic England consider more positive management and use operations are in place, which in the case of Wanstead Park would involve completion of the following work:

Production of the costed Conceptual Options Plan encompassing the entire extent of the Registered Park and Garden, and its endorsement by the Steering Group and formal adoption by all of the landowners.

Implementation of the Priority Projects set out in the Conceptual Options Plan to improve the condition, appearance and legibility of surviving historic landscape features across the whole of the Registered Park and Garden, including:

- * Water bodies (single largest issue): Ornamental Water, Perch Pond, Heronry Pond, Shoulder of Mutton Pond and the Basin, including works to improve water supply/catchment and sensitive accommodation of works required to address ‘high risk’ status under the Reservoirs Act.
- * Boundaries/Views: works to improve the physical and visual connectivity of the different parts of the registered park and garden, and between the structures and landscape features within it.
- * Veteran Trees: enhanced arboricultural management throughout the Park, including Temple Avenue and Evelyn Avenue in Bush Wood.
- * Long Walk: on-going management of grass and woodland edge to maintain the designed linear form and view corridor.
- * Great Amphitheatre: enhanced vegetation management to reveal shape and extent of the feature and prevent invasion of scrub.
- * North and South Mounts: works to assess stability and viability of stabilisation and/ or restoration, enhanced management of vegetation to reduce further decline and reveal shape and extent of the features, and on-going management of the surrounding yew hedges.



- ¹ The Boathouse Grotto.
 - ² North Mound - obscured.
 - ³ Heronry Pond - leaking liner, and municipal concrete apron.
 - ⁴ The Temple (east front).
 - ⁵ The Plain - Anthills are not a heritage at risk item per se, but do add to the complexities of site management and use.
- All photos LDA Design, 2015 - 2017, unless credited otherwise.



Straight Canal / Long Walk. 2015

- * Boathouse Grotto: works to determine a sustainable long-term solution to improve the condition and management of the structure and its presentation and setting within the designed landscape.
- * Provision of assurances of on-going management of the landscape and structures, secured through forming a management board or similar to oversee delivery of the capital works and implementation of a costed 10 year management and maintenance plan.

The indicative costs and timeframes for the work packages outlined in the Conceptual Options Plan mean it is unlikely that a single phase or project will address all of the priorities outlined above, resulting in the removal of the registered park and garden from the Heritage at Risk Register.

A phased approach would, however result in changes to its Heritage at Risk condition assessment, including changes to published fields (Summary text, Condition, Vulnerability, and Trend) and unpublished fields (Priority Category), which will illustrate improvement and progress towards removal.

National Lottery Heritage Fund

It is possible for Wanstead to be the subject of National Lottery Heritage Funding, under the new Investment Portfolio 2019-24. This will comprise Grants for Heritage £250k–£5m and will fund:

- Heritage campaigns
- Joint funds to deliver strategic initiatives in partnership, such as Re-thinking Parks
- Social investments such as impact funds and loans

- Two rounds of major grants of over £5 million in 2020-21 and 2022-23

Projects awarded grant assistance on the Heritage Grant programme will need to contribute towards the following outcomes:

National Lottery Heritage Grants 2019 - 2024 for £3,000–£5 million

9 Outcomes:

With NLHF investment:

- * A wider range of people will be involved in heritage
- * Heritage will be in better condition
- * Heritage will be identified and better explained
- * People will have developed skills
- * People will have learnt about heritage, leading to change in ideas and actions
- * People will have greater wellbeing
- * The funded organisation will be more resilient
- * The local area will be a better place to live, work or visit
- * The local economy will be boosted



Straight Canal / Long Walk. Magic lantern slide with a view to the west along the Straight Canal. c. 1837-1901. Courtesy FoWP

National Lottery Funded Heritage Grant Programmes

The Parkland Plan identifies a set of projects of landscape conservation, building restoration and adaption and regeneration programme that should satisfy the criteria for the Heritage Lottery Fund's (NLHF) grant programme.

The 'Heritage Fund' programme is the NLHF's grant programme for projects related to significant heritage sites. It is now the only major grant programme suited to historic parks and cemeteries in the UK, since the demise (Dec 2017) of the dedicated Parks for People programme, specifically for historic landscapes. Heritage Grants are from £1m to £5million.

Strategic Context: Complimentary Projects

Alongside Wanstead Park, there are other current plans underway that must be taken into account when considering the long term strategy for Wanstead. These together with their relevance to Wanstead are listed below:

Parklife Project: Wanstead Flats

The Parklife Football Hubs programme is a new football funding scheme supported by The Football Association (FA), Premier League, Department for Culture, Media and Sport (DCMS), Sport England, the Mayor of London (MOL) and the Football Foundation.

The scheme aims to create a number of football 'hubs' across London before the programme is rolled out nationwide. The Football hubs aim to be financially sustainable sites catering for football that will encourage more people to play more regularly or become more active.

This means that any potential future pressure for sports provision at Wanstead will be reduced, but pressure on carparking in the surrounding areas may be increased at certain times, which may influence decisions regarding parking at Wanstead.

Large Raised Reservoir works

A cascading chain of three ponds (Heronry, Perch and the Ornamental Waters) were designated in 2018 by the Environment Agency (EA) as being Large Raised Reservoirs and High Risk under the Flood and Water Management Act 2010. The

High Risk designation has been given due to the consequences of dam failure and the impact of this downstream. The City of London has a statutory duty to ensure that the pond structures meet the standards required of High Risk reservoirs. The capacity of the pond structures to safely overtop during the Probable Maximum Flood needs to be established through conducting an engineering assessment of the pond structures and modelling the pond system. If this study identifies that the current situation is not sufficient, then further work will need to be undertaken to bring the ponds structure up to required standard.

In summary: To address the public safety issue that this new status confirms, a major piece of work will be required to the waterbodies.

This is most likely to cost anywhere between £5-10m, and as part of it there are opportunities to design a waterscape 'restoration' package, in conjunction with the raised reservoir works. These can if designed sensitively, improve biodiversity and reveal or reinstate historic lake features.

It's associated landscape restoration works, once the statutory works are complete, should be considered as a matched funding source for a major bid to the National Lottery Heritage Fund.

Refer to the '**Waterscape**' pages in **Section 4.0** for further on this.

Shonks Hill Flood Alleviation works

The Environment Agency (EA) have proposed £5.2 Million Flood Alleviation Scheme at Shonks Mill, Chipping Ongar designed to protect 900 properties in Loughton, Woodford, South Woodford and Wanstead. The Scheme has been awarded Flood Defence Grant-in-aid of £2.4 Million with Local Authorities and Riparian landowners expected to provide the balance of £2.8 Million. The EA has assessed the City of London's contribution at up to £500,000 with discussions still being progressed.

St Mary's Church

The Church of St Mary the Virgin in Wanstead was consecrated in 1787 and is considered to be one of the finest Georgian churches in England. It was listed as Grade 1 in 1954 and for much of its history it has been associated with Wanstead Park. In 2017 it was awarded £263,700 in Heritage Lottery Funding to help undertake repairs to the north and west walls of the church.



St Mary's Churchyard. 2015

4.0 The Parkland Plan

Visioning

In the early stages of the Plan in 2014, LDA Design led a series of workshops with the Steering Group and other key stakeholders to discuss the significance of the Park and key issues facing the Park. The purpose was to identify a vision for the park, discuss a long list of conceptual options and begin to assess priorities.

As a result of these discussions, the Parkland Plan offers the following 'vision' for Wanstead Park:

Parkland Plan Vision:

"Wanstead Park is London's greatest surviving designed historic waterscape and one of the country's most spectacular and ambitiously-designed 17th and early 18th century landscapes.

It has the potential to become one of London's destination parks -- a unique and stunning landscape combining a sense of wilderness, tranquillity and experience of nature with spaces for fun, entertainment and getting active outdoors.

A revitalised park could reveal and celebrate the many unique aspects of its special landscape, welcoming all local people and visitors from further afield."



Trees on the dam, Perch Pond. 2014

1



The Avenue, Bushwood. 2014

Key Objectives

In order to deliver this long term vision, the conceptual options are varied and range from one-off major capital expenditures, such as stabilising lake water levels, to relatively simple actions such as re-focussing on-going maintenance in the various parts of the Park. The large size of the Park and the potential need for significant funding means that the Plan and its delivery is a long term commitment with some actions more readily achieved than others.

The key objectives of the Parkland Plan are:

- * Addressing visitor needs to provide an accessible, legible and revealed historic landscape that will act as a ‘Southern Gateway’ to the wider Epping Forest landscape, albeit with a distinctly different, historic character.
- * Improving visitor facilities and access to and around the park, including developing The Temple area as a visitor hub with improved access, catering and flexible space for events.
- * Identifying opportunities for income generation to ensure financial sustainability.
- * Improving water management to reduce calls upon scarce aquifer abstraction, establishing the strategy for creating a sustainable and resilient lakes system.

- * Ensuring that the major package of works that will be needed to satisfy the Reservoir Act are designed in such a way as to both respect and benefit the historic significance of the waterscape and surrounding landscape after the works. (They are now designated as being of ‘High Risk’ category of Large Raised Reservoirs. (2018)
- * Revealing the full extent of the designed waterscape.
- * Conserving the Boathouse Grotto and its appreciation by the public.
- * Restoring views and revealing historic features .
- * Improving entrances and better surfaced paths throughout
- * Enhancing the Park’s natural aspect through the management of its water bodies, grassland, woodland and ancient trees.
- * Promoting research into Wanstead Park, its history, management and biodiversity.
- * Support increased community and volunteer involvement in the park.
- * Promoting and establishing a realistic strategy to unite the various Park landscapes through coordinated management by the four landowners.

¹ Photo of the Avenue, 2014. Bushwood. Leytonstone
² Postcard showing the Avenue, Bushwood. Postmarked 26/10/191. Courtesy FoWP

2



Reference Period

The public park is heavily dominated by late 17th to early 19th century landscape features; however, its development as a public park in the late 19th to early 20th century and its subsequent management primarily for nature conservation has created a character and natural aspect which remains of relevance to many regular users and visitors.

Bush Wood contains Evelyn's Avenue, which dates back to the late 17th to early 18th century, with the layout and character of its remaining areas and Wanstead Flats largely dating from 1823-1893.

Wanstead Golf Course mainly dates from the late 19th century onwards, except for some special features such as The Basin which dates back in its present form to the early 18th century. St Marys Church and churchyard date back to the 18th century.

It is clear that the Park displays features from throughout its history and development. As such, the Plan aims to present the Park as a palimpsest -- a landscape where the landforms and features are not of the same age and different areas of the park have evolved in a variety of environmental conditions, as a response to different man-made and natural processes. The plan will be to conserve and enhance the key remaining features without seeking to re-create a design from a single period across the whole of the Park.

It should be noted that the aim is to reveal and conserve the surviving features as a relict landscape, but to do so with a light touch. The aim is to avoid over-restoration, which - in any case - is unlikely to be manageable within available budgets. It is important to achieve an aesthetic that maximises both the natural and biodiverse qualities, while allowing the historic designed landscape to be revealed and legible.

¹ Photograph, from a group of six (ARN0297-0302) inclusive, showing photographs taken by members of the Hobbs family in Wanstead Park. Images dated 1896-1907 from the cover of the album.

Courtesy FoWP



Extracts from:
¹ Searles, 1779.
² Rocque, 1744-45.
³ Doyley, c.1818 (exact date unknown, but shows The Reservoir drained and planted, which was not done until c.1818)

Themes

A Unified Plan

For almost 300 years, the Park was managed as a single entity. Since the late 19th century, the Park has been divided under separate ownerships. Each of the four current landowners has developed, managed and maintained their part of the historic landscape in different ways and with different objectives, whether for sport, nature conservation, etc.

Over time, these differences in ownership and management have introduced barriers to visual and physical access, afforded differing degrees of public access, differentiated character and appearance, and separated inter-related ornamental features.

As a result, the historic landscape has become fragmented, making it difficult for users and visitors to experience and understand.

The Plan sets out a vision and priorities for a unified and revitalised landscape across all ownerships within the Registered Park and Garden designation.

A restored landscape will have benefits for each of the partners' organisations by providing an improved, unique environment that distinguishes it from its competitors, and creates an attractive and prestigious setting that people will want to be associated with. A common goal would be to continue to work together to restore the Park's landscape unity, coordinating efforts towards conservation, restoration and management of significant heritage features.

Actions:

- * Identify priorities for each of the partners, with timescales
- * Create an ongoing 'tracker', to ensure issues are documented and progress maintained
- * Hold progress meetings every 6 months to track progress and maintain momentum

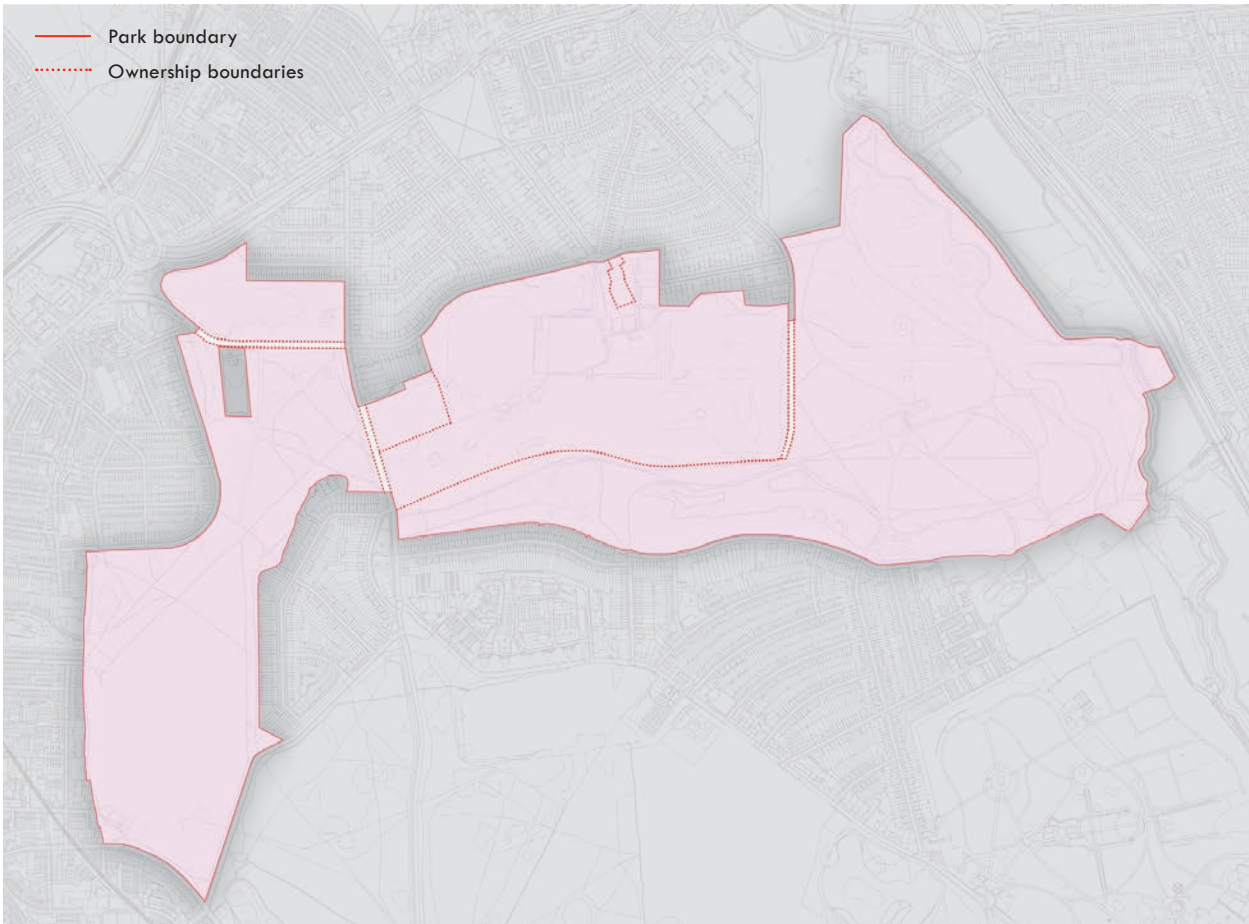


Figure 4 - A Unified Plan



Waterscape

The Park is London's greatest surviving designed historic waterscape and the surviving ornamental water bodies form the most significant element of the historic landscape.

The waterscape comprises the cascade lake system of The Basin, Shoulder of Mutton Pond, Heronry Pond, Perch Pond, The Dell, and the Ornamental Water, with the River Roding forming another significant element and valuable 'blue ribbon' along the eastern edge of the Park.

Each element of this waterscape is not only an ornamental feature of considerable heritage value but also wildlife habitat important for its natural aspect.

The supply and management of water remains a critical issue, with leakage of the Heronry Pond presenting a significant problem. Also, The Basin, Heronry Pond, Perch Pond and the Ornamental Water are Large Raised Reservoirs (LRRs) under the Reservoirs Act, with associated management responsibilities. These have been (Jan 2018) classified as being 'high risk' by the EA and the engineering assessment including investigative

surveys that need to be undertaken to determine the best course of action for lakes and water supply system, is programmed by City engineers to be carried out **by March 2020, within the 3 year period from Jan 2018.**

At present water is supplied from the aquifer by a borehole. This water extraction is by license from the Environment Agency. The existing abstraction licence has been extended by the EA until 2021, but they have stated that it will not be renewed after then, should no action be taken to reduce leakage from the ponds. LRR works will need to take this and the other lake issues (such as the **Groundwater Protection Zone**) into account as part of the engineering assessment studies.

The ponds have a variety of longstanding issues surrounding adequate supply of water and leakage.

Supplying water by borehole is exacerbating biodiversity issues within the ponds due to a reduced level of oxygen in the aquifer water. In addition, the EA are also reviewing the flood risk within the Roding Valley, including the stretch of the River Roding adjoining the site. The City, as extensive riparian owners in this area, will likely be asked to contribute to any improvements that

are required. It is considered a possibility that making upstream improvements of the water attenuating capacity within the park or using the Ornamental Water for winter storage could reduce this liability.

With works to bring the reservoirs to a required standard there is an opportunity to improve other wider aspects adversely affecting the ponds and the park more widely in an efficient and holistic manner.

Some water bodies see active management, notably Perch Pond which requires control of invasive aquatic plant species. Other areas, such as the Ornamental Water, see little active management and this minimal intervention may have benefitted wildlife; however, it has meant that ornamental aspects of some significant surviving heritage features have become obscured and difficult to interpret as such by park visitors.

The LRR works should prioritise, not only making the lakes safe, but include making the lake cascade sustainable in terms of water supply, ecology, invasive species, habitat provision and heritage. It must be a robust and resilient design solution, and cover all aspects, such as: investigate the impact of service trenches and leakage from historic

water bodies. At the same time, investigate and repair surface water and land drainage elements to increase inflow to the water bodies, as well as explore winter pumping from the River Roding with the EA.

It is suggested that in some areas, ornamental aspects of the historic designed waterscape take priority over the 'natural' or unmanaged edges and margins. This approach requires a balance so that 'ornamental' areas do not preclude natural aspects, and 'natural' areas do not preclude maintaining some legibility of the designed landscape, eg views, or definition to a waters edge.

Areas where the more ornamental and natural aesthetic approaches should be adopted as part of any works, are shown below:

Short term Actions are therefore:

- * Agree design and extent for implementation of habitat improvements, and edge treatments that allow legibility and definition of the designed waterscape, in conjunction with LRR works.

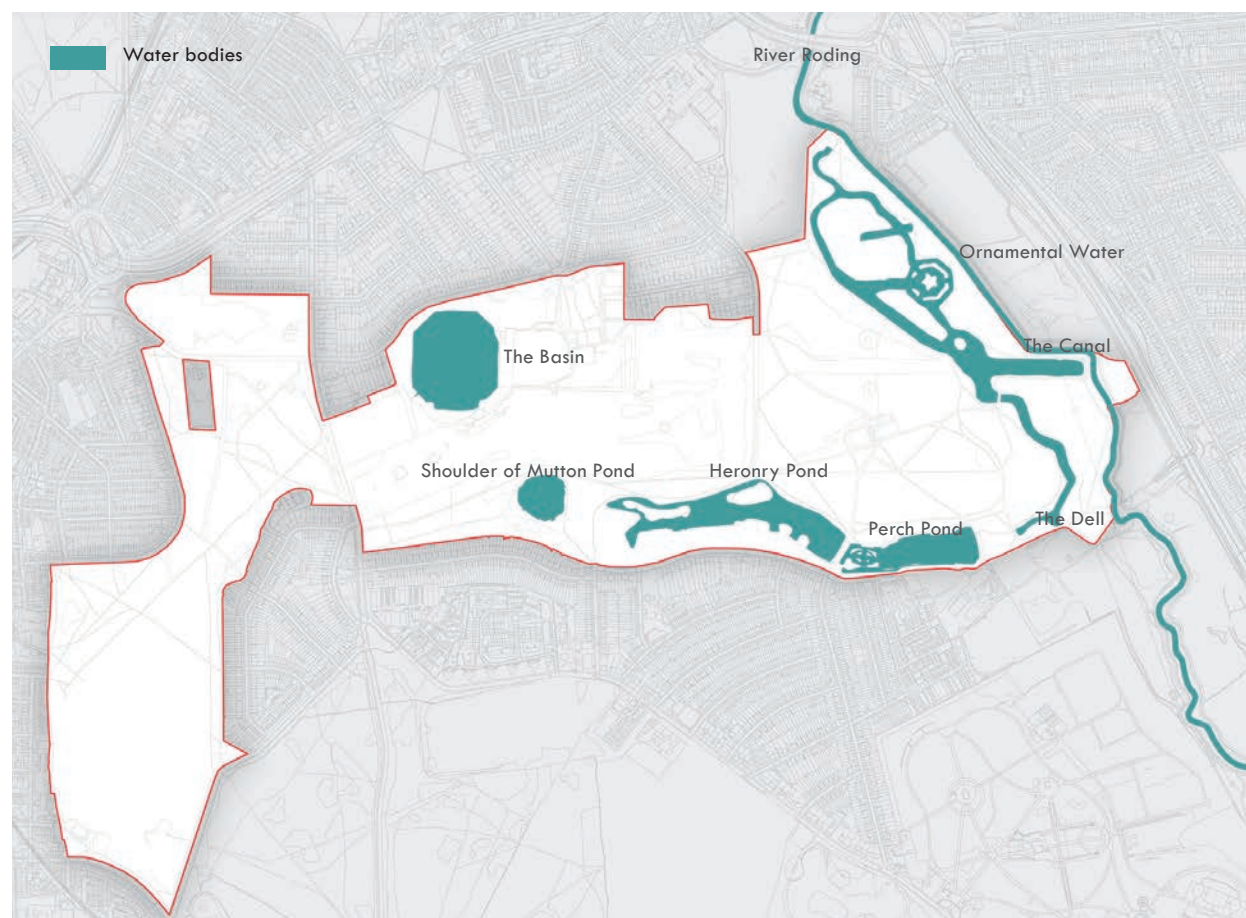


Figure 5 - waterscape

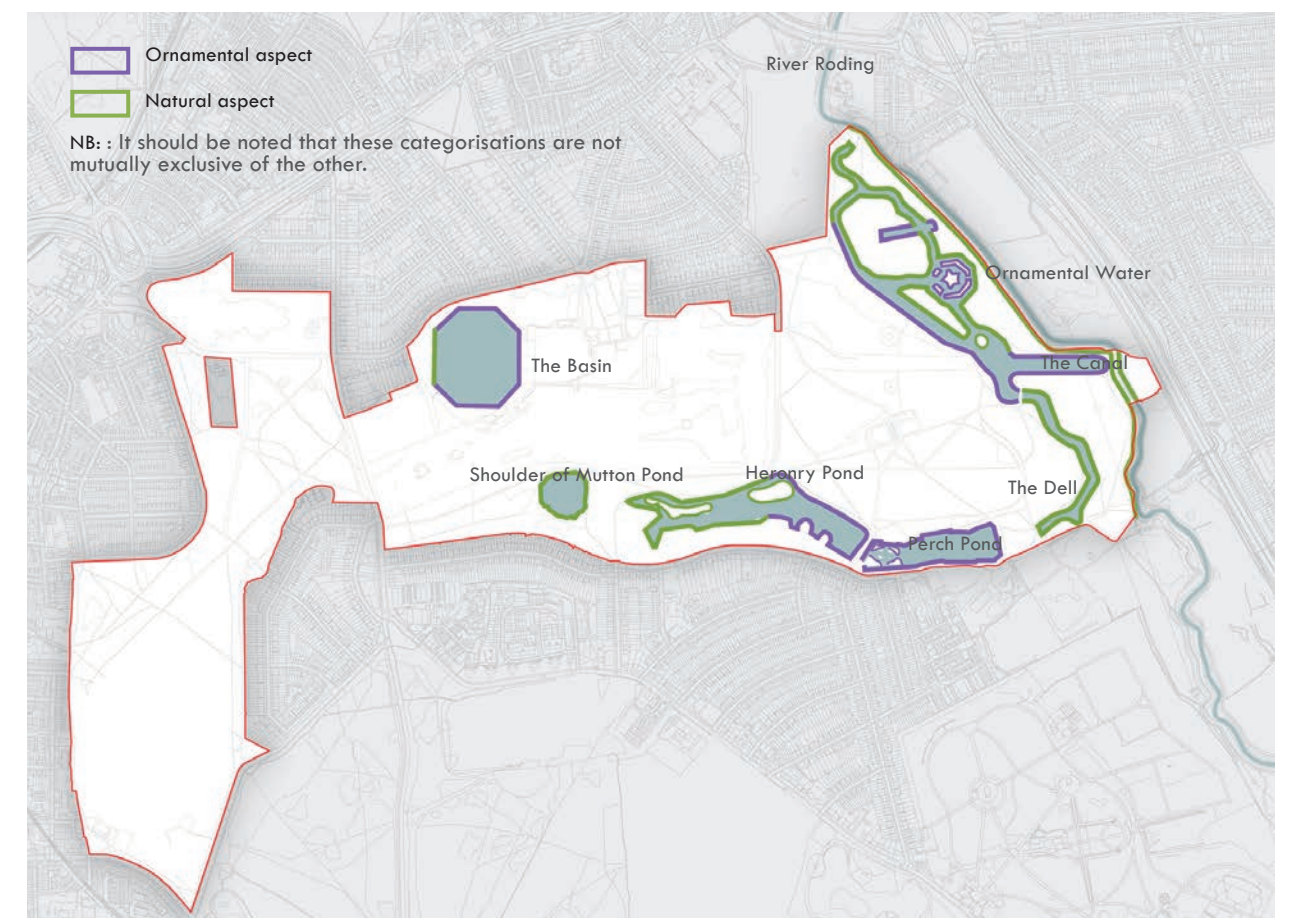


Figure 6 - waterscape prioritisation

Waterscape: Programme, Conservation Principles and Priorities:

Until the engineering assessments and investigative surveys have been undertaken (anticipated March 2020) it is difficult to predict exactly what needs to be done to address the water supply and LRR flood risk problems. However, assuming major hydrology works are required, the outline anticipated programme is as follows:

Programme Item:	Date By:
Engineering study and assessment	Mar 2020
Consultation following modelling	June 2020
EFCC and City approvals	Oct 2020
Engineers/Designer appointment	Feb 2021
Detailed options	Aug 2021
Options consultation	Nov 2021
Detailed Options Appraisal	Mar 2022
Inclusion in Capital project	June 2022
Detailed design	Mar 2023
Contractor tender and appointment	Dec 2023
Authority to start & lead in time	July 2024
Start on site	Aug 2024

This outline programme can ensure any application for National Lottery (or other) funding can be made in a timely manner so the resulting aesthetic and ecological improvements are carried out during or at the end of the LRR works. **See outline programme at 6.0 section 5.** The timescale should fit well with an application for lottery funding which would take 3 years from start of the process, to works commencing on site. The current funding round is 2019-2024, with grants lasting for 5 years.

Previous Studies

Previous hydrological studies have been carried out at Wanstead, namely the 2011 Water Conservation Statement by Haycock Assocs and the 2014 Hydrology Study by JBA.

The hydrological assessment from the 2014 JBA Study reported the key solutions as follows:

1. Maximise inflow available by to sustain the water levels, by ensuring surface water drainage and ditches are effective and possibly amending the golf course drainage into Wanstead lake system.
2. Relining Heronry - but this is not a guaranteed solution as it may increase losses to Perch Pond further down the system.
3. Winter pumping from the Roding.
4. Connect or reconnect surrounding drainage water outlets to the lake system,

Options to increase water levels summarised in the JBA & Haycock reports were to:

1. Refine water balance monitoring, and demands, leakage reduction.

This will include using automatic water loggers and improving the data recording process, as well as installing additional groundwater monitoring close to Ornamental Water and at the west of Heronry Pond. Additional monitoring will enable assessment of the magnitude of leakage in Heronry Pond and Ornamental Water, and feasibility of leakage reduction solutions.

Sectioning of the pond to identify leakage locations and ensure water in priority areas exist is also recommended.

Particular focus should be on the vegetation potentially causing leakage, poor sealant of the gas pipe or leakage through the sewer trench.

Also raising the outfall height from Ornamental Water into the Roding may increase levels and benefit circulation.

2. Identify a more efficient and reliable water source.

- (a) Determine the feasibility of raising the groundwater abstraction licence. An application to increase water abstraction is only likely to be successful after leakage control to Heronry is done.
- (b) Relining Heronry to reduce leakage.
- (c) Assessing whether better use of the Northumberland Avenue and Woodlands Avenue surface water drains input is feasible (capital works costed at ~£150k in 2010).
- (d) Feasibility of re-activation of the Blake Hall Crescent sewer infow through Reservoir Wood and methods to make source more effective.
- (e) Assessing the feasibility of the diversion of storm sewers to provide additional flow to the lake system depending on water quality issues. If this is feasible, a suitable filtration to ensure water quality must be designed.

4. Shoulder of Mutton:

Re-activate the Blake Hall Crescent sewer inflow through Reservoir Wood. Surveys and engineering calculations need to be assessed to determine the feasibility of increasing conveyance without reducing the filtration function. It will be necessary to assess the effectiveness of drains previously cleared of tree roots and silt, to see if it needs to be repeated or drains repaired to increase the flow of water.



View from the Canal looking west up the Long Walk

5. The Dell :

This area could be formally managed as a wetland to ensure benefits are maximised in both water quality and ecology. This will include the introduction of an outflow structure to manage water levels.

6. Winter Pumping from the Roding

Establish if this is feasible, in conjunction with the EA and the Large Raised Reservoir works.

Earthworks

The Park contains substantial evidence of previous stages of its historic development in the form of earthworks and related features (as recorded in the RCHME in the Debois survey). Among these, there are a number of substantial and significant earthworks which can be associated with the formal gardens of Wanstead House, including:

- * The site of Wanstead House
- * The North and South Mounts
- * The Great Mount
- * The Amphitheatre
- * The Fortification
- * Perch Pond Islands
- * Mount in the Great Lake (Heronry Pond)

The site of Wanstead House ('Mansion Site') is visible, but lies within land owned by Wanstead Sports Ground Ltd with restricted public access. The Mounts, Amphitheatre and islands have been almost entirely subsumed beneath self-seeded vegetation and the successive regeneration of woodland, obscuring their forms and blocking views.

The Partners should reveal these features and make them accessible to better illustrate the scale and significance of the historic designed landscape. They should prioritise interpretation of the Mansion site by improving visibility from the publicly accessible areas of the Park, and arranging occasional access in conjunction with the Golf Club.

Actions:

- Priorities for revealing and maintaining some of the features should be:
- * Enabling some clearance of the larger woody scrub from the North and South Mounts
 - * Clearance of a 1-2m from the edge of the Fortifications and Mount in Heronry, to enable the landforms and islands shapes to be read.
 - * Arrange Open Day sessions to the Mansion Site in conjunction with the Golf Club, eg Open Garden Squares Weekend.
 - * Discuss maintenance of these features, which could be well suited to volunteer groups
 - * Decide which aspects of the historic landscape and earthworks could be interpreted through virtual reality, as part of a funding bid and project. (Brief will be required)

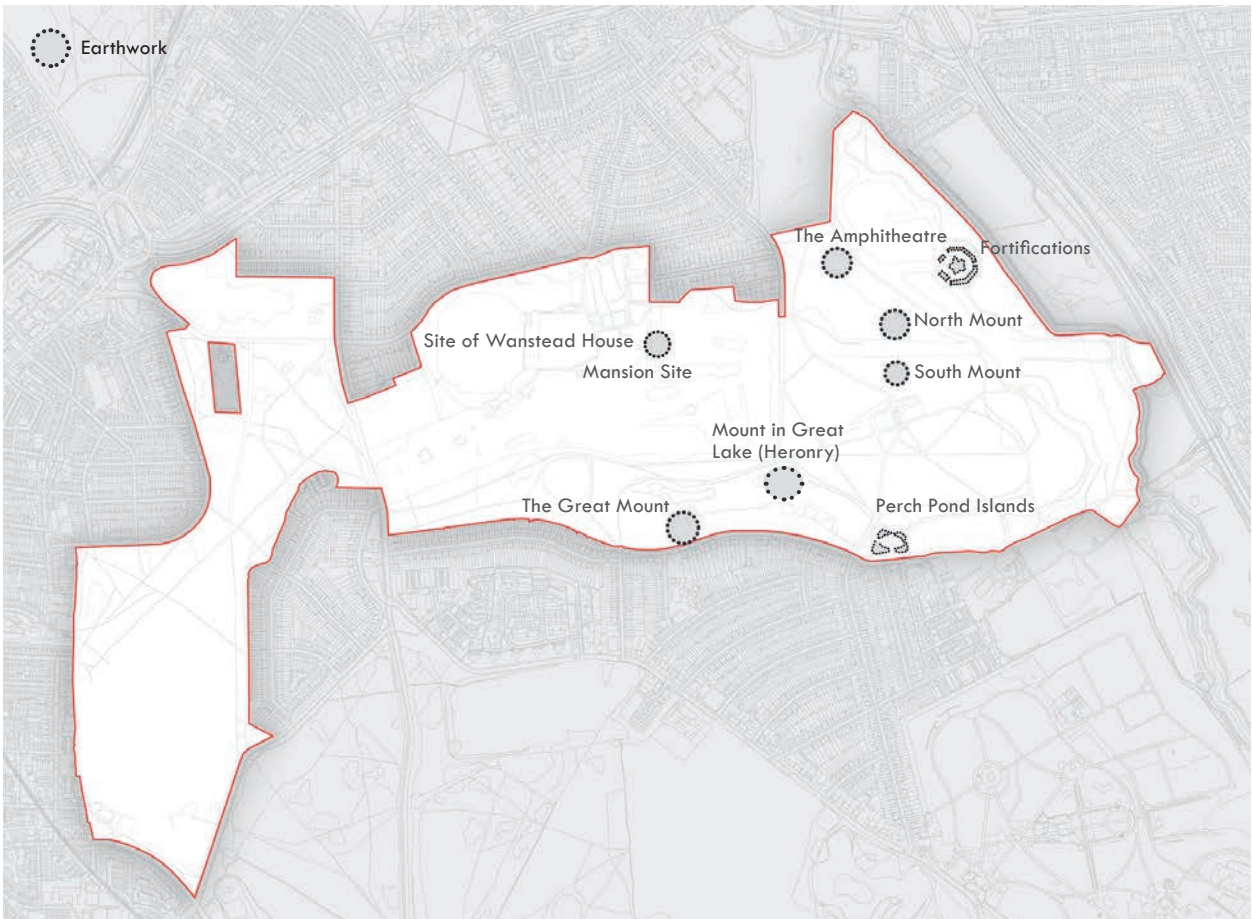


Figure 7 - Significant Earthworks

Views

Views form a significant ornamental element of the historic landscape. Many have been interrupted by vegetation either planted or allowed to grow along modern ownership boundaries or for specific management and land uses. Other views between surviving earthworks and water bodies have been lost to successive regeneration of unmanaged self-seeded trees and shrubs within woodland areas and along the banks of water bodies.

The Partners should maintain and reinforce surviving views and restore important lost views to better illustrate the scale of the designed landscape. This should include improving inter-visibility between the public park and Wanstead Golf Course by opening-up and maintaining selected historic views along shared boundaries.

Conservation Principles and Priorities

The most significant view remains between the Mansion site and the Ornamental Water along the Long Walk and Canal. Even with the sports fencing and structures partially obscuring these key views, it should be a priority to create a visual link between the Long Walk and Golf Club.

Other important views include the following:

- * Entrances into the park
- * The Chestnut Avenue west of the Temple
- * Evelyn's Avenue in Bush Wood
- * Between the Mansion site and The Basin
- * To the Grotto from the banks of the Ornamental Water
- * Between the Amphitheatre and The Fortification
- * Between the North & South Mounts and the Ornamental Water
- * Between The Plain and Perch Pond
- * Between the Mansion site and Shoulder of Mutton and Heronry Ponds
- * Between Overton Drive and The Basin.

Actions:

- * Prioritise views to open, and incorporate into an agreed masterplan.
- * Work with Friends of Wanstead Parklands (FoWP), Epping Forest Conservation Volunteers (EFCV) and the Wren Conservation Group (WREN) groups to keep views open and vegetation managed

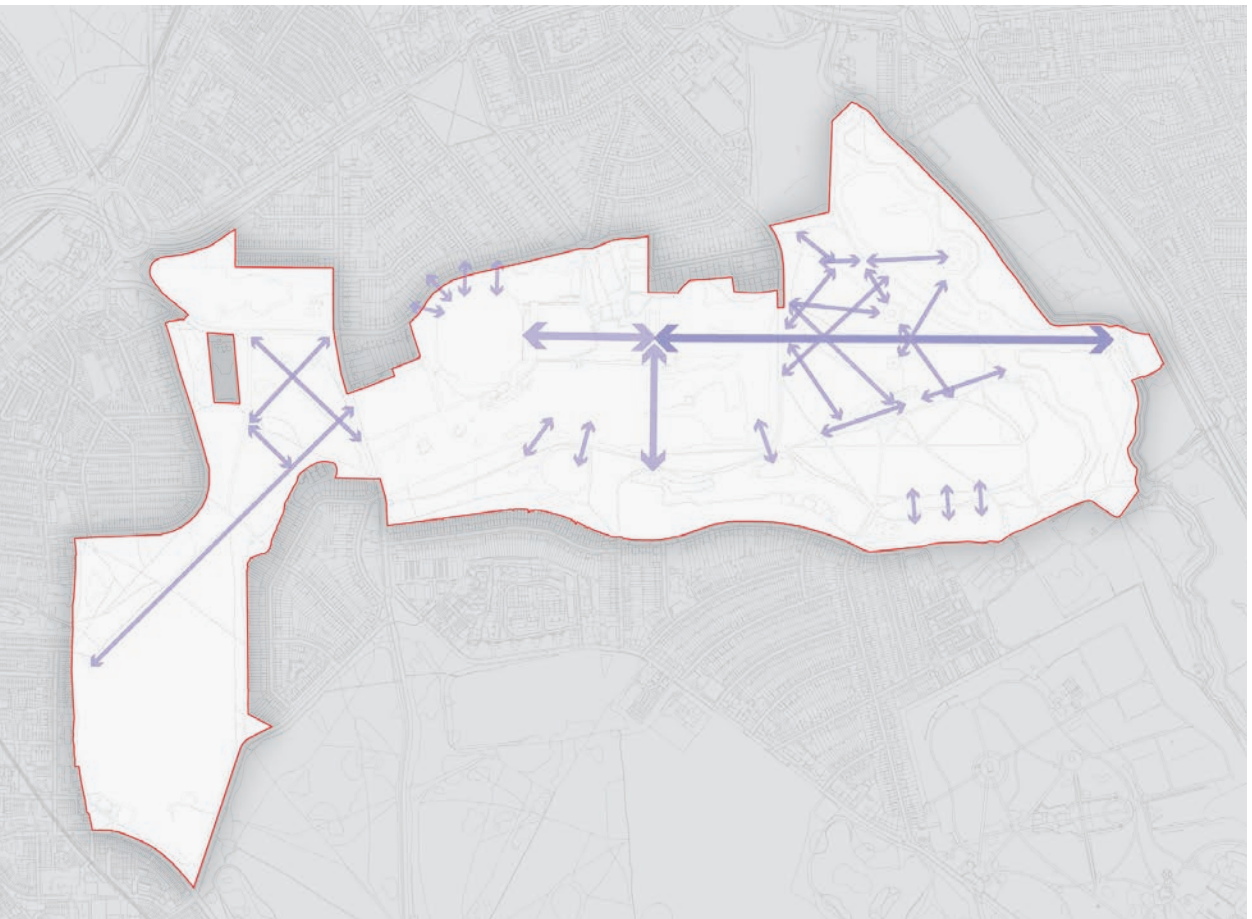


Figure 8 - important views

Trees and Woodland

The Park suffered from the loss of many mature parkland trees following the sale in the early 1800s, and significant parts of the site were affected by tree losses as a result of Dutch Elm disease in the 1970s, particularly Warren Wood. Nevertheless, the Park provides a valuable aggregate of woodland habitat within urban east London, with Bush Wood and Reservoir Wood presenting good structural diversity and low representation of non-native species. The Park includes Ancient Woodland, numerous significant veteran and mature trees supporting rare flora and fauna.

Some have significant heritage value, e.g. early 19th century ‘bundled’ trees, the mulberry in Wanstead Golf Course, and specimens forming Evelyn’s Avenue in Bush Wood and the Chestnut Avenue west of the Temple. There are historically-significant rhododendron cultivars within the park. Chalet Wood and Warren Wood support significant populations of bluebells, which is a much-loved feature among visitors to the public park. Woodland on the islands in the Ornamental Water and in River Wood and Whisker’s Island provide a valuable buffer, screening views and some noise from the busy A406 North Circular.

Much of the woodland within the Park sees minimal intervention. The large extent of self-seeded secondary woodland has limited access and obscures views to/from significant ornamental features within the historic landscape, notably the earthworks and islands. Warren Wood features large numbers of poor quality or dead elm suckers, and sycamore trees throughout the Park suffer from Sooty Bark disease. The area south and east of the Grotto also has good trees, not as dominated by elm as more northerly areas prior to the 1970s.

The objective for the woodland must be to manage it as a backdrop to the historic landscape, removing trees where necessary to reveal significant earthworks, views and buildings, but favouring minimal intervention and natural succession of woodland while actively managing veteran trees, and avenues and strategic views. By revealing existing ornamental features and associated view corridors will better illustrate the scale and significance of the historic landscape, particularly where such management benefits other uses, e.g. extending the bluebell walk in Chalet Wood to include the South Mount. A few remnant trees from the Union Jack planting on the plain survive, despite the poor soil there, and their replanting could be considered.



Figure 9 - Woodland, ancient woodland and landmark trees (public park only)

Grassland

The Park includes substantial areas of grassland managed for its natural aspect, with other areas accommodating heavier use for recreation and amenity.

Significant areas of acid grassland with anthills are present in the eastern and central parts of The Plain and on Wanstead Flats at Bushwood Flats and Bushwood North.

The western part of The Plain, the Chestnut Avenue, the Long Walk, large parts of Wanstead Flats and the edges of some water bodies are more heavily trafficked and managed as rough grassland.

The area enclosed by railings to the west of The Temple is closely mown as amenity grassland and provides the only dog-free area within the Park (accessible at weekends during opening hours for the Temple). The Wanstead Sports Ground and Blake Hall Sports Ground are almost wholly managed for recreation.

The Partners should continue to manage grassland areas for nature conservation, particularly areas

of acid grassland in the Plain and Wanstead Flats. Within the Golf Course, mowing the areas of ‘rough’ between fairways should be relaxed and clippings collected to improve floral diversity and therefore biodiversity; and create more of a parkland character.

At the same time, they should identify and actively manage selected grassland areas within the Park for informal recreation, activities and events, such as the western part of The Plain.

Actions:

- * Agree the extent of the area to be managed and used for amenity use. This will require anthill reduction to allow some usable acid grassland for amenity purposes.
- * Agree management regime for conservation of and diversification of other areas of grassland to prevent woodland scrub development (eg woodland edge management of Long Walk to diversify flora through varied cutting regime)

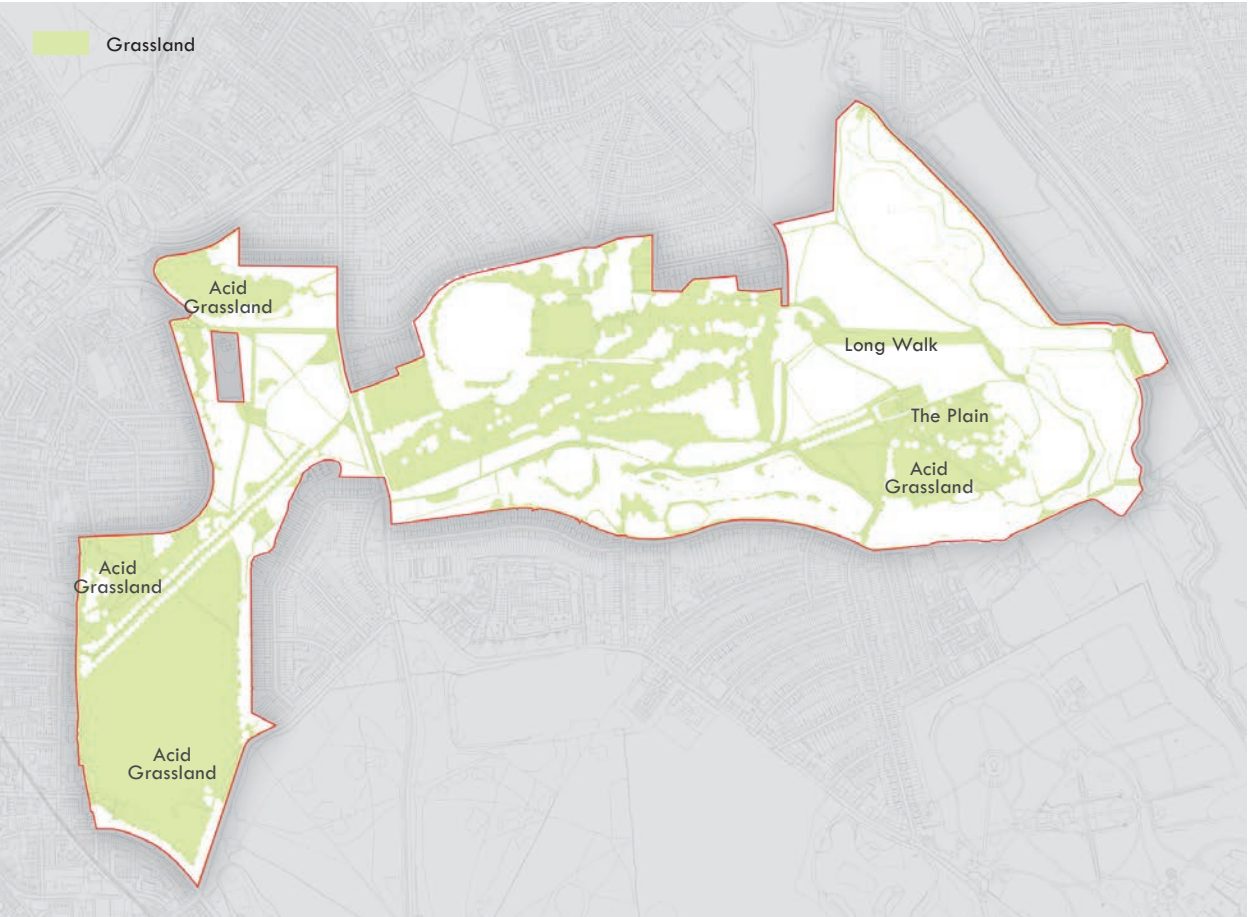


Figure 10 - grassland

Structures and Facilities

Wanstead House was demolished in 1823, but other significant historic structures associated with the Park survive to this day, and could be revealed to better highlight their significance, including:

- * St Mary's Church – Grade I
- * Gate piers on Overton Drive – Grade II*
- * Churchyard railings and gates at St Mary's Church – Grade II
- * Memorials in St Mary's churchyard – Grade II
- * The Temple – Grade II
- * The Boathouse Grotto – Grade II
- * Wanstead House stables and coach house – Grade II

The Tea Chalet designed by Alexander McKenzie and erected in the public park at Chalet Woods in 1883, was lost to fire in 1950. The golf course designed by James Braid in 1893 represents the Park's more recent sporting heritage. The public park contains a limited number of facilities for visitors, including a tea hut and picnic tables at the western end of Heronry Pond. The Temple contains public toilets and a small visitor centre with interpretation.

Some of modern structures and infrastructure elements within the public park and sports grounds interrupt designed views and detract from the character and appearance of the Park.

These include: the Tea Hut access ramp and railings; Keeper's Cottages and associated outbuildings; fencing.

The Partners should conserve historic structures, improving their sustained use for park and community activities, and for interpreting the significance of the historic landscape. They should improve the appearance of modern structures, identifying strategies for renovation, relocation or removal to enhance the Park's ornamental and natural aspects.

Actions:

- * Develop the brief for better use of the Temple and Boathouse Grotto with Architects to explore their potential.
- * Explore potential for further Activities, eg: Boating, fishing, exhibitions, building hire, toilets, cafe.

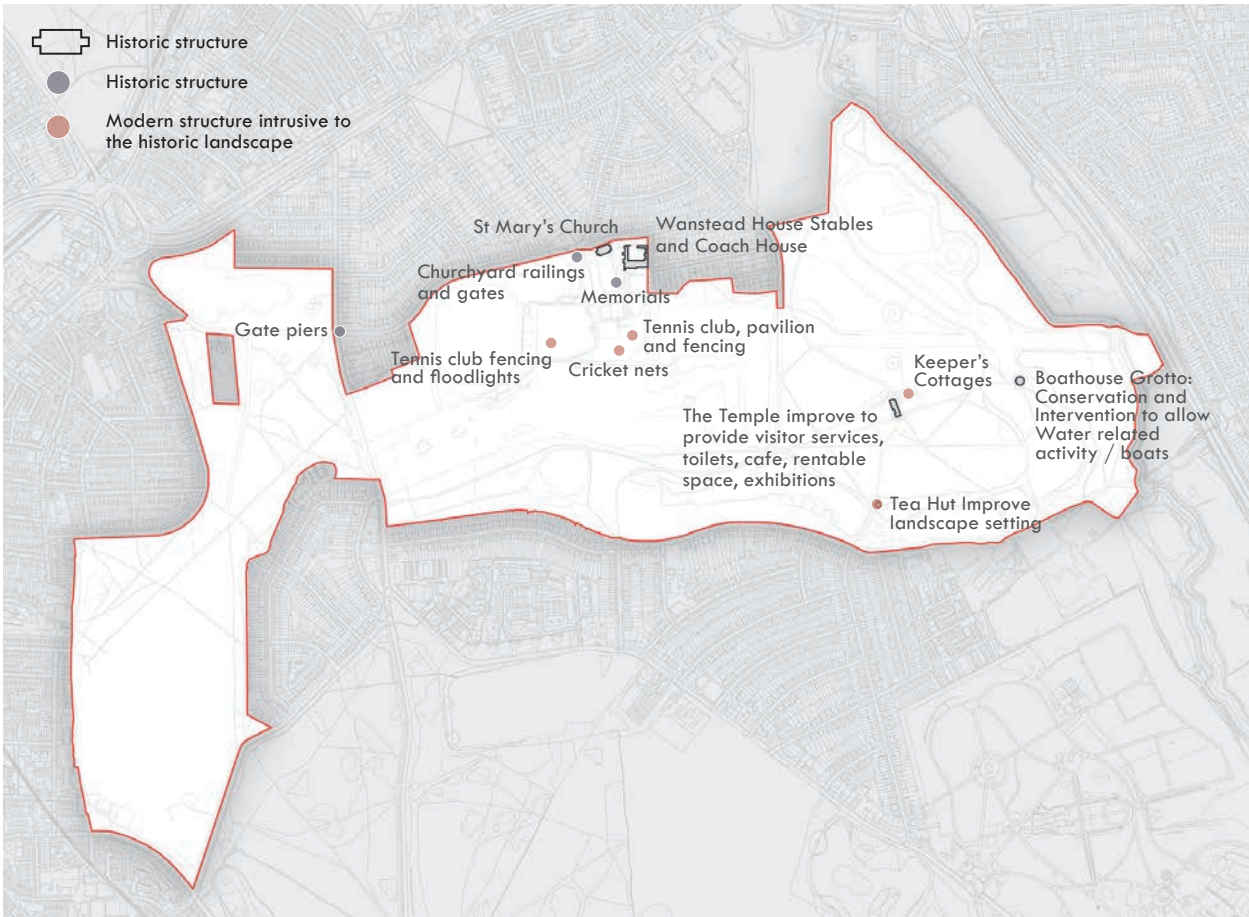


Figure 11 - Structures and visitor services

Access and Movement

Entrances: The wider historic landscape is accessed by most visitors at the public park and Wanstead Flats via a number of low key, poor quality entrances. Parking provision at the Warren Road entrance and on surrounding residential streets is limited with the introduction of a Controlled Parking Zone (CPZ) in 2017. Access to the park is further exacerbated by The River Roding, and Ornamental Water creates a barrier within the Park. The eastern side of Ornamental Water is underused as a result. Historically these were served by a bridge and should be reinstated to improve access.

The public park is crossed by formal paths from the entrances to the Temple and Boathouse Grotto and around The Plain and the various water bodies, as well as a network of informal routes through woodland and across grassland. Sections of these paths are in very poor condition and the resulting deviations result in damage to surrounding grassland and woodland habitat. Bush Wood is more permeable with a number of strategic entrances. Seating within the public park is limited, and there is huge scope for increasing provision to improve accessibility and enjoyment of the park for all.

The Mansion site and core of the historic landscape lie within land owned by Wanstead Sports Ground Ltd, with restricted public access. St Mary's Church sits prominently at the junction of St Mary's Avenue and Overton Drive on the main approach to the public park from Wanstead underground station, but it is surrounded by Wanstead Sports Ground and is isolated within the historic landscape.

The intention is to improve the condition and accessibility of all major entrances and routes into the public park and Wanstead Flats. Consideration of St Mary's Church and the Mansion site, which are under separate ownership must be included in interpretation and wayfinding improvements. Improved connections to the Ilford side of the River Roding, include new footbridge connections at the north and south of the public park.

Actions:

- * Improve access on existing Bridges across Roding and entrances to the south of the Ornamental Water.
- * Discuss with Thames Water the possibility of a Bridge at Pumping Stn, over the Roding
- * Agree on aesthetics of bridge across the Ornamental Water through research and determining loading requirements

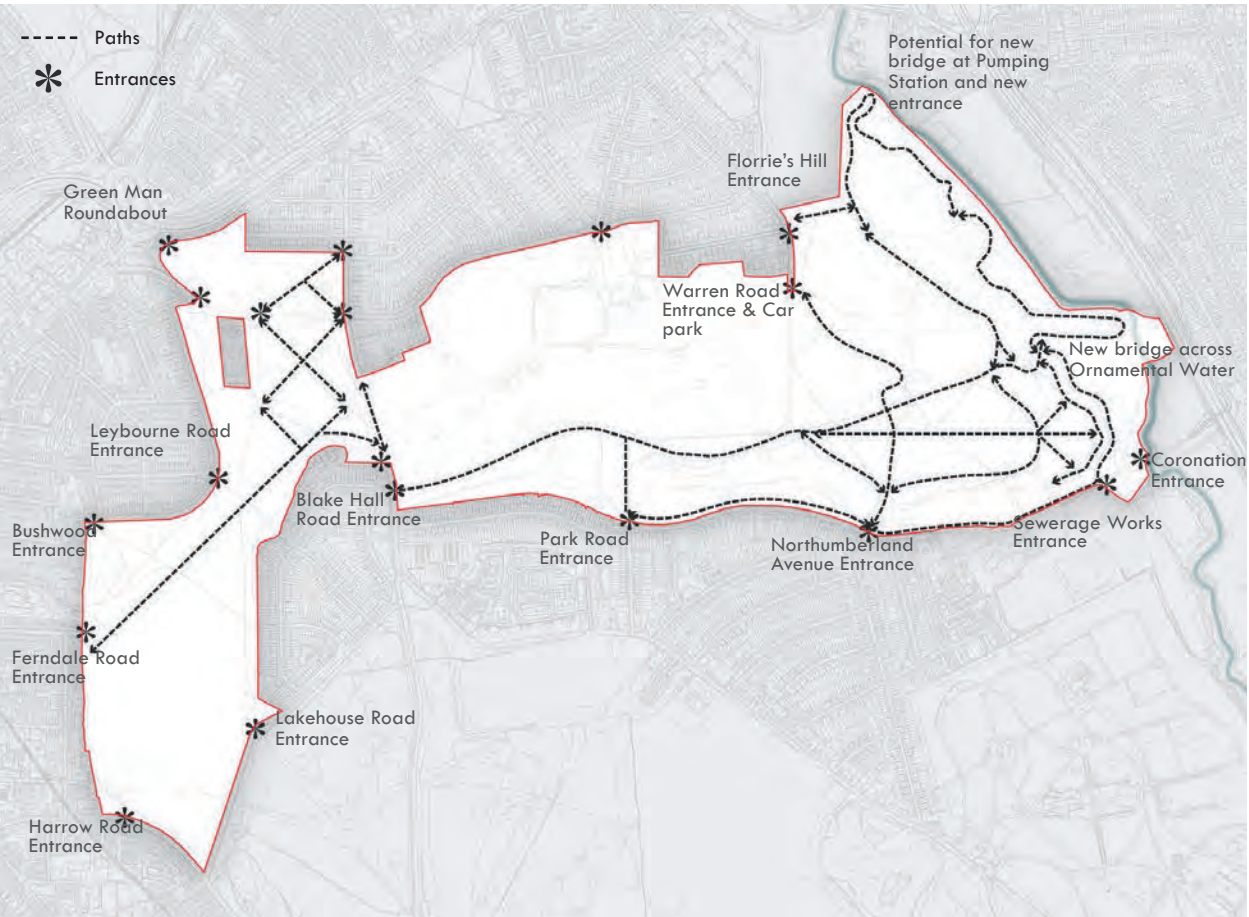


Figure 12 - Access and movement - main routes

Connectivity

The Park is a significant open space and strategic green infrastructure resource within urban east London. It is one of the most accessible areas of Epping Forest and adjoins the Roding Valley, and is identified as a priority for investment within the All London Green Grid. It serves as an important local green space to residents of Wanstead, Aldersbrook, Leytonstone and Ilford, and lies within close proximity to rail, underground, bus and cycle links connecting it to wider communities of Redbridge, Waltham Forest and Newham, as well as to London as a whole.

Despite this connectivity, the Park is not as widely known as other similarly-sized open spaces within Greater London, and has the capacity to absorb larger numbers of visitors without sacrificing either its ornamental character or natural aspect.

Existing wayfinding from strategic transport and green infrastructure is poor. In particular, access from the east is limited, and was made worse by the closure of the Coronation Bridge over the River Roding. Similarly access from the north should be improved, with new bridge access across the Roding by the Thames Water station.

The Partners could also enhance the Park's position and profile within London, improving signage and wayfinding from strategic transport and green infrastructure, and, in the longer term, explore new links and entrances into the park. This will all help to raise its profile as a significant heritage and natural asset.

This should include: nearby rail and tube stations; bus stops within walking distance of the Park; the Roding Valley Way, Aldgate-Hainault Quietway and Sustrans cycle routes; strategic green infrastructure such as Roding Valley Park, City of London Cemetery and Valentines Park in Ilford.

Actions:

- * Improve connectivity and access by new Coronation and Pumping Stn Bridges across Rodio to the north and south of Ornamental Water.
- * Devise and agree waymarking strategy from all public transport nodes nearby, in conjunction with the local authorities.

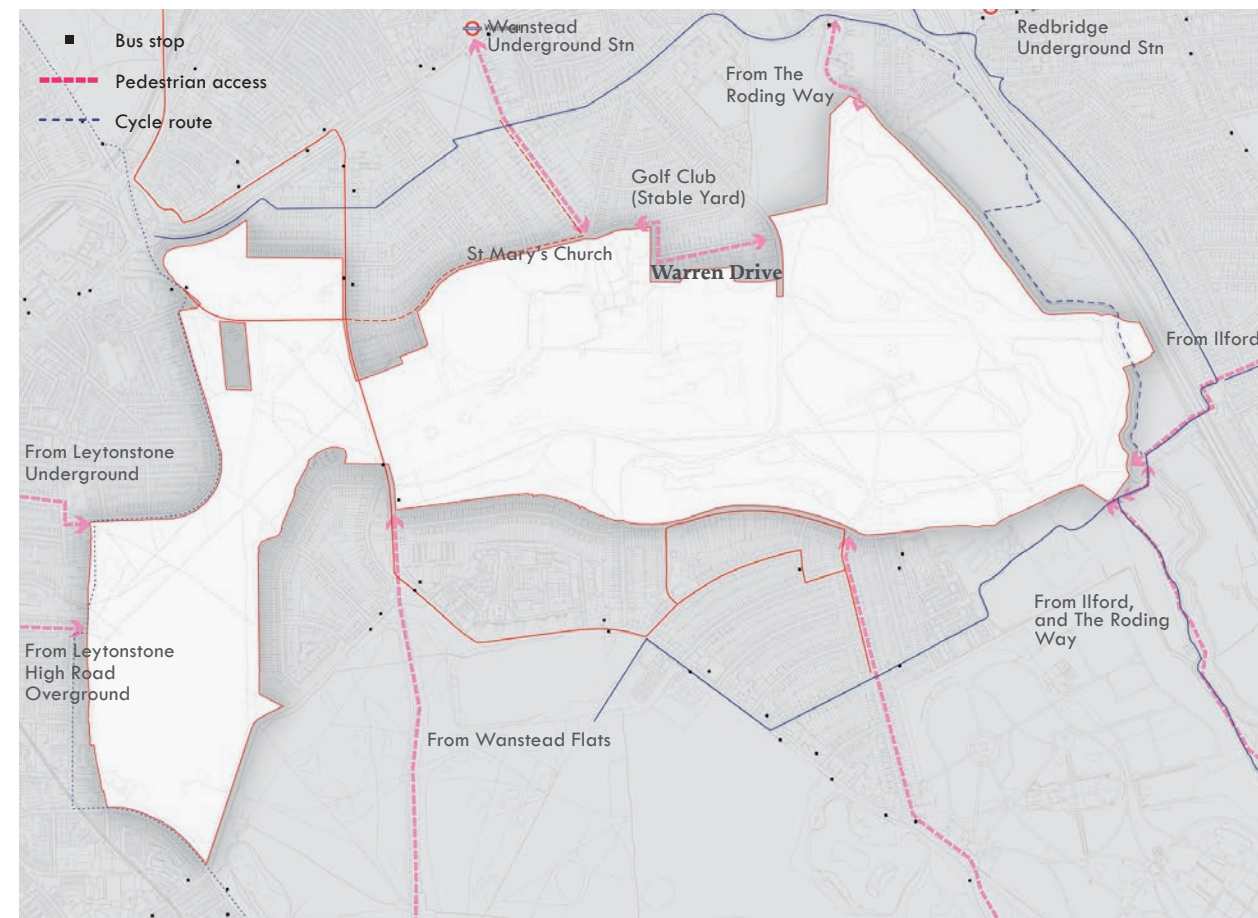


Figure 13 - Connectivity and wayfinding

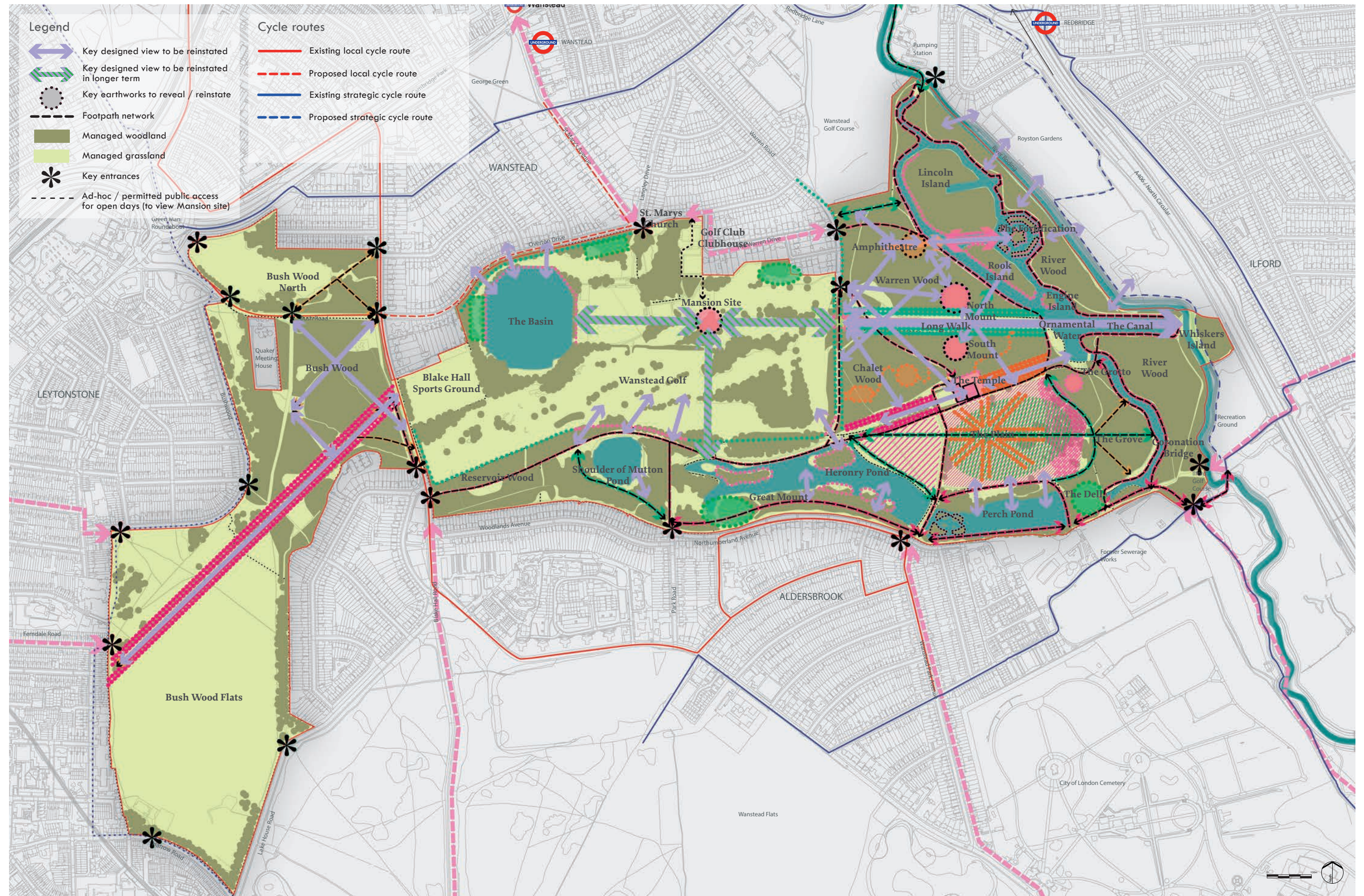


Figure 14 - Diagrammatic Parkland Plan showing key moves and design principles for reinstatement of paths, entrances, views and landforms.

Pink = Phase I priority projects, Green and Orange = later priorities. Also refer to Separate Plans for key to phased works: Figure 15 - Priority Projects and Figure 17 - Longer Term priorities and Aspirations



Figure 15 - illustrative Parkland Plan showing key historic features to be addressed

5.0 Priority Projects and Themed Work Packages

Introduction

The amount of work necessary to take Wanstead off the Heritage at Risk Register is considerable.

The EA decision that three of the lakes are ‘Large Raised Reservoirs’ and designated ‘High Risk’ status confirms that action must be taken by the City, to ensure that public safety is not compromised. The magnitude of these works will mean that as part of them, waterscape restoration and improvement works could happen in conjunction with their reinstatement, if the works are designed with the historic landscape in mind.

Works to the wider access and visitor facilities to make the park more attractive to visitors will fulfil the criteria for a Lottery funding bid very well.

Additionally, decisions must be taken to ensure that ongoing maintenance works and smaller projects undertaken by the City, other landowners or partner organisations are coordinated.

These factors suggest grouping the works into separate, achievable and complimentary work programmes which have particular outcomes in mind – Improving access, heritage, biodiversity and visitor services; targeting investment in the lakes and water systems; and targeting management and maintenance and more urgent, smaller projects.

The Work Packages - Capital Costs

The three main capital work packages are suggested as follows:

1. **Wanstead for All:**
2. **Creating a Sustainable and Resilient Waterscape**
3. **Improving Access, Management and Amenity**

The first ‘**Wanstead for All**’ package focuses on substantial access improvements across the park alongside progressing research on hydrological issues and the Reservoirs, as required by the EA and under the abstraction licence and some vegetation management works on protecting and interpreting heritage earthworks.

It will also include a major investment project providing improvements to the Temple so that it can be better used as a visitor ‘hub’ with a much improved catering offer. It is hoped this will provide better visitor service and also future income generation benefits. The intention is to considerably improve access and increase visitor numbers, through implementation within 5 years, by 2023.

The second ‘**Creating a Sustainable and Resilient Waterscape**’ is fitting given the EA’s decision in respect of the Reservoirs Act, and this work could also form the basis for matched funding for a major funding bid to improve the lakes and associated historic landscape elements.

The Third package, ‘**Improving Access, Management and Amenity**’ will be focussed on the ongoing maintenance and smaller projects so they will be done in a coordinated manner and sensitive to the significance of the historic landscape, and do not compromise any future restorations by the location or design of them. Play is one such example - the location and design of which must be done in accordance with the principles of this plan, and good practice guidance. This package is a mixture of ongoing small capital and maintenance costs.

Outcomes

While no one project or work package will take the park off the Heritage At Risk Register, they can

form the basis of action and investment to start the process of removing it from the HARR. The packages reflect the Park’s multi-functionality, its natural capital and biodiversity assets, as well as its many layers of history.

The plan’s intention is to reveal the main aspects of Wanstead Park’s unique heritage rather than recreate or restore the heritage in full or to one single point in time. The aesthetic will therefore not be an overly manicured one, but retain the park’s wild charm, but where the historic layers, features and layout are more clearly discernible.

Work Package One and Two, together with Three as ongoing works, can also form the basis for an application by the Partners to the Heritage Lottery Fund’s Heritage Grant programme (since the demise of the Parks for People grant programme in 2017).

Further refinement of the projects in package One will be done if an initial ‘Round 1’ application to NLHF is successful and a ‘Development Grant’ awarded. This will mean further research, investigations and detailed planning of the project, in parallel with site wide water management and lake systems in the context of future City of London works in relation to the Reservoir Act.

The lake and Reservoir Act conversations must be progressed independently with the Environment Agency, in any case and prior to any grant application.

Work Package One: Wanstead for All - Improving Access, Visitor Services and Tackling Heritage at Risk

The main goal will be to considerably improve access, put Wanstead on the map as the main Southern Gateway to Epping, and vastly improve the visitor offer.

This work package focuses on the investment required to encourage a larger number of visitors from a local catchment, as well as a more diverse range of audiences from a wider catchment to visit and benefit from the park.

It includes investment required to start the process of taking the park off the Heritage At Risk Register (HARR). While it will not in itself complete this goal, (because works to the waterbodies need much greater clarity from EA and that total work package is unaffordable as part of a lottery funded bid) it will start the process and aim to take the Grotto off the HAR Register at least.

The major investment project would look at improvements to the Temple so that it could be better used as a visitor ‘hub’ with a much improved catering offer which it is hoped will bring future activity and income generation benefits. We have used the likelihood of realistic matched funding of £1.5m to a Heritage Lottery Fund bid of circa £4.5m as the base line for this package.

Work Package Two: Creating a Sustainable and Resilient Waterscape

This work package includes all the items that focus on creating a sustainable future for the Waterscape at Wanstead Park, adding to and complimenting the needs of the Large Raised Reservoirs and demands of the Reservoir Act. It will fully compliment the Wanstead for All work, and as a separate package, will not duplicate or undo any of the work that has been done under that programme.

The Waterscape work package cannot be fully known at this time, until the extent of the Large raised Reservoirs works are known. It will, however, include substantial works to Ornamental, Perch and Heronry, and is likely to include:

- work to the dams to ensure they will not fail;
- works to spillways between the lakes in the chain
- leak management and sustainable water supply
- improving biodiversity
- improving aeration

Work Package Three: Maintaining our Asset - Improving Access, Management and Amenity

This work package focuses on the day to day work programme required for the City of London (and Partners) to maintain and deliver improvements to access, heritage and nature conservation and improved management and maintenance. It will be carried out regardless of external funding.

Works will include path maintenance, vegetation clearance to restore and maintain views, works to improve biodiversity to lakes and management of the various grassland types and notable veteran trees. It will also continue and consolidate working with volunteer groups which already make a valuable contribution to the park , heritage and biodiversity.

Individual Priority Projects (also contained in the cost plan)	Grouping the Priority Projects as 3 Separate Themed Work Packages. See Appendix 1 for detailed costs.		
	1. Wanstead for all	2. Creating a Sustainable and Resilient Waterscape	3. Improve management and maintenance
	Cost per item	Cost per item	Cost per item
1a. Create a Unified Plan for Wanstead Park to RIBA Stage 2, inc buildings.	£50,000	£100,000	
1b. Water Catchment Management & surveys	£240,000	£240,000	
1c. Restore Heronry Pond, and LRR works	£100,000	£10 million.	
1d. Create a visitor hub at the Temple, and new visitor facility at Keepers Cottage	£1.54million		
1e. Conserve the Grotto	£500,000	-	
1f. Reveal Vista along long walk	£30,000		£25,000
1g. Open up other views between the Park and Golf Course	-	-	£15,000
1h. Reveal Mansion Site through interpretation	£30,000	-	
1i. Reveal North and South Mounts (Warren & Chalet Woods)	£40,000	-	£5,000
1j. Reveal The Fortification, clear and re-edge to reveal profile	£80,000	-	£5,000
1k. Improve Paths and Access throughout park - see plans	£616,440	-	-
1l. Improve Entrances to the Park	£256,000	-	-
1m. Reveal ‘Great Amphitheatre’	£25,000	-	£5,000
1o. Improve wayfinding and interpretation at St. Marys Church	£10,000	-	-
1p. Improve access and way finding from surrounding areas with partner organisations, (Sustrans, LAs, TfL etc)	£45,000	-	-
1q. Improve the views & use of the historic water bodies	£10,000	-	£10,000
1r. Reveal islands in Perch Pond	-	£46,000	-
1s. Management of the Plain	£5,000	-	£10,000
1t. Conserve Veteran Trees	-	-	£10,000
1u. Improve links with river Roding & bridge at Pumping Stn (TW land)	£90,000	£10,000	-
1v. Introduce appropriate children's play	£400,000	-	-
1w. Strategic Bridges: Bridge across Ornamental Water.	£150,000	-	-
Total capital costs for each work package (excl. overheads)	£4,172,940.00	£10,350,000.00	£80,000.00

Priority Projects: Capital Costs & Revenue Expenditure

Summary costs are set out as follows:

Capital Costs*: (incl. CoL direct costs*)	£4,172,940.00
Contingency @10%: Professional fees & surveys @ 18%	£417,294.00
	£826,242.00
Inflation at 3% for 2 yrs	£355,034.00

Total Capital Costs for Priority Projects	=	£6,272,262.00
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These costs are taken from the cost plan prepared by Huntley Cartwright (Quantity Surveyors) in 2015, and also from costs provided from City of London based on current prices. The full cost plan and breakdown of each element can be referred in full, within Appendix 1 at the end of this document.

These costs are based on the projects agreed by the project partners during three workshops, a public consultation and follow up prioritisation exercises. If further reduction in budget is required, some items can be revisited in terms of cost and quantity. For example, item '1k - Improve Paths and Access' could be reduced at this stage if the extent of paths identified is reduced further. This will require a further prioritisation exercise to agree the scope.

Furthermore it is possible for the City of London's existing team to undertake tree and clearance works in-house, which will reduce costs down from the market rates which are shown in the Cost Plan.

Capital Costs & Possible Funding

Section 6.0 Item 5 looks at the potential for National Lottery Heritage Funding, on the following basis, matched with EA and City of London funding for the Large Raised Reservoir works:

£5m NLHF
£10m City of London Large Raised Reservoir complimentary works
£250k volunteer time

Maintenance Costs: Existing and Proposed

Any changes to the existing vegetation and facilities at Wanstead will result in increased management and maintenance costs. Only when the Capital works have been agreed, can the future maintenance requirements be calculated.

This may lead to the adjustment in capital works to ensure that what is carried out under any capital programme is maintainable in the future.

Existing and Future Maintenance Costs	
Existing annual maintenance for this site is approximately	£190,000.00
Future maintenance costs to keep the encroaching vegetation clear, maintain veteran trees, watercourses and retain the re-opened views, maintain paths is likely to be in the order of:	£225,000.00

Increased role for Volunteers:

Alongside the Capital Projects, the profile of volunteering is vital to revealing Wanstead's significance and therefore its sustainable future making it a destination as well as a well frequented, local park. Support for volunteering should be strengthened to increase both activities and management and maintenance across the park.

The scope for volunteer involvement could include:

- * Involvement with park management decisions
- * Historic research and documentation
- * Staffing the Visitor Centre
- * Running or assisting with events
- * Vegetation management
- * Ecological recording and habitat creation
- * Gardening in conjunction with a new garden at the Temple Garden
- * Health and wellbeing initiatives
- * Removing, erecting, mending fencing
- * General estate work, such as paths, notices, and wetland work
- * Talks and site walks and tours
- * Park ranger and litter management

Potential Revenue Streams

In order to cover the additional costs of running the park, various other options could be explored to raise the necessary revenues to reinvest into maintenance.

A range of possible options are set out below, with the lead for taking these forward shown. (City to confirm). It is likely that all these will need to be explored in common with all public open space providers, as maintenance budget continue to come under pressure with national reductions in green space revenue funding across all sectors.

Benchmarking

For a full identification of potential income streams it would be beneficial to undertake a benchmarking exercise for sites outside the City management, to ascertain realistic costs. The following limited information has been gathered from publicly available figures or from recent park projects undertaken by the project team.

Potential Sources/Considerations for future Revenue Funding			
Potential Sources of Income considered	Considerations	Potential Income range, per annum	Who will lead (tbc by The City)
Outdoor Events Ticketed events could be held on the Plain, as happens at English Heritage managed Kenwood House site, Clissold Park, Victoria Park or Hyde Park.	Concern over disturbance of neighbours, but all sites mentioned (and many others within densely populated areas of London) do put on events to supplement their budgets, and do not have on site parking or nearby tube stations. These range from outdoor cinema to music concerts to funfairs.	£0-£300k (multiple large concerts)	Visitor Services
Weddings and Corporate Hire of facilities	Limited facilities at present. Could be possible if: a). A limited landscape scheme is carried out at the Temple and Marquees can be made use of, or b) a full Visitor Hub new build and Grotto Restoration carried out, and if a separate Heritage Grant application is made for the full Grotto scheme.	The City to provide figures from other sites.	

Potential Sources of Income considered	Considerations	Potential Income range, per annum	Who will lead (tbc by The City)
Cafes and restaurants,	<p>A limited sandwiches, soup, tea and cakes offer could be made relatively simply using the existing ground floor space in the Temple. This would not need the full fit out or internal alterations as shown in the cost plan. Until the initial Priority Projects start to make Wanstead a destination park, and visitor numbers increase substantially, this is not likely to bring in a substantial income for the time being. It will however provide supervised toilets and improved visitor services, which will be open at no cost to the City.</p> <p>Comparison with other similar sized park should be undertaken. but as a guide, large park cafes make in excess of £100-150k gross, and the income to the parks from these concessions is in the region of 10-20% of any turnover.</p>	£5k: based on existing visitor numbers, for a limited offer. Up to £20 - 30k if an extensive offer and when visitor numbers dramatically increase, and how the concession is managed and let.	<p>Investigations or input as to the existing kiosk concession to be carried out.</p> <p>Business Plan to determine the scale of a catering offer to be commissioned and agreed by the City</p>
Additional Volunteers including Corporate Volunteers for one off, annual, or twice yearly maintenance and conservation tasks. Different volunteers for the Visitor centre (Additional to the existing archaeological, historic research and conservation tasks carried out by the Friends, WREN Group and Golf Course Volunteers.	<p>Potential to get City firms to sign up groups of people as corporate volunteers for large scale routine / yearly scrub clearance.</p> <p>Many parks do this, and report that it is a beneficial exercise, in addition to the individual park Friends Groups.</p>	Say 100 days of scrub clearance in groups of 10-15.Plus Visitor Centre volunteers to free up existing Visitor Services staff for other activities(?)	<p>An NLHF paid Project Management post can develop this as part of their brief to develop activities, volunteers & and training, (a requirement of NLHF bid/grant).</p> <p>Visitor Services/ Operations Management?</p>

Potential Sources of Income considered	Considerations	Potential Income range, per annum	Who will lead (tbc by The City)
Filming and Photography	Figures based on a 28Ha historic site in London	£150 - £3,000 CoL to provide figures from other sites.	Visitor Services
Memorial Benches Say 40 benches total over 10 years, at say, £2-2,500- per bench, (cost approx. £1,000) installed.	Allow donations for the installation of benches to an HE/ The City agreed standard, sympathetic design, and in locations to be specified on and agreed bench layout plan, created as part of the detailed Parkland Plan Masterplan	Say 4 per year? At £1,000 income per bench = £4,000 per annum	Visitor Services/ Operations Management
Sponsored Woodland	To cover management and maintenance for specific areas of the woodlands, with benefactors receiving tours, information etc.		Visitor Services/ Operations Management
Enabling Development	Redbridge owned land/site could be investigated for this purpose. This would give a meaningful income if the capital raised through development could be invested into a 'Wanstead Park Trust Fund' with the interest used for maintenance revenue.	tba	The City
Include small workshop units within any new build Visitor Hub, for craft or sympathetic small businesses.	Should be tested during NLHF Development Phase Business planning	Say 4 x £8,000pa rent = £32k	
Investigate Ecosystem Services payments from Utility Companies such as Thames Water or Environment Agency, for integrating water retention schemes within the parks, for example.	Potential income sources being piloted within other sites such as the Mersey Forest, and Red Rose Forest.	tbc.	tbc.



The Basin, 2015



Photo of the ruined boathouse grotto, 2015



Postcard showing the ruined boathouse grotto, c. 1910-1935. Courtesy FoWP

6.0 Taking the Plan Forward

Unified Plan – Next Steps

1. Benchmarking

In order to achieve realistic income projections it would be useful to carry out a benchmarking exercise, to compare with other similar parks or sites and agree the level of income, including volunteer input and therefore level of maintenance that can be realistically achieved at Wanstead, as well as cafes and restaurant precedents and parking demands for non central London heritage landscapes.

2. Phasing of potential capital works

Plans and priorities for phasing, including those that can be covered by existing staff/budgets will first need to be approved by the Steering Group. This will enable both capital and corresponding revenue costs to be broadly agreed. Prior to submission of a bid to the Heritage Fund, the capital works and design fees will need re-costing.

3. Agreement and adoption

The Plan will need to be endorsed by the Steering Group and then formally adopted by the Wanstead Park landowners.

4. Consideration of grant funding

Current potential funders include:

- * National Lottery Heritage Fund (NLHF) – 2019-24 National Lottery Grants for Heritage up to £5m
- * Historic England can offer development and repair grants for assets on the Heritage at Risk register,
- * Thames Water
- * Marathon Fund funds capital projects which encourage play, sport and outdoor recreation by all ages.

- * Funding relating to new development (S106 and Community structure Levy

5. Key Considerations for an application to National Lottery Heritage Fund grant programme.

- * NLHF have a new strategic funding to support all kinds of heritage. They expect these initiatives to include a strong focus on nature, landscapes and health and well-being, with new funding rounds in 2019.
- * Maximum grant from NLHF Heritage Grants = £5m. To be competitive, the applicant must provides minimum 10% cash and commonly least 20-30% of the total project cost to be competitive. In kind contributions can top up the min 10% applicant's contribution
- * The City needs to confirm its contribution to determine the capital works budget for the bid.
- * Business planning for cafe / wedding offers / or other use of the Temple should continue in advance of the bid to increase its viability.
- * Initial architectural plans should be done to scope out the potential (the brief) for the Temple and enable realistic costs to be determined at application of the NLHF bid.
- * The conversations and decisions with the EA should continue alongside any NLHF application to reach agreement on the content of required works.
- * Refining the projects to form a viable bid including the complimentary LRR works.

- * Increasing Inclusive Heritage. Approx 30% of any NLHF project cost will be necessary to cover Activities, such as training, learning, volunteer support. This can include new staff posts to support volunteer outreach, support and training, and this must be proven as part of a successful bid.
- * Detailed briefs will need to be worked up by and for relevant professionals (e.g. hydrologist/engineer, landscape architect and architect – all in conjunction with the City during Development Phase.

6. Outline Programme

For the NLHF there is a 2 stage application process, 2 application deadlines a year, Nov and May, 4 month decision time.

Dec 2019: Submit Expression of interest.
May 2020: Apply 1st round
Sept 2020: Notification of pass or fail from NLHF
2020-2023: Development Stage - (2years), inc statutory approvals, EA and planning.
2024: Resubmit back to NLHF.
2024: Approval from NLHF, start detailed design & construction packages:
2025: Tender
2025: Start on site

2019-2024 National Lottery Heritage Fund Outcomes, as taken from their guidance: All must be proved in the application process.	
NLHF Outcome	What City will need to consider that it may mean at Wanstead Park
A wider range of people will be involved in heritage	<p>Inclusive Heritage: Reaching under-representative groups must be proved, with more people from a wider diversity of currently under representative audiences engaged, with baseline assessed, targets set and outcomes proved.</p> <p>Outreach work will be necessary during development stage and a dedicated staff posts and new training opportunities should be included in the bid.</p> <p>Increasing visitor numbers and diversity must be a key priority. Baseline data will be needed prior to the submission of Round 1 application, with wider involvement of different groups to be proved. Could the FoWP help with Visitor profiling?</p> <p>Provision of play opportunities, better seating and access/wayfinding to improve offer and facilities for families, the elderly and disabled people.</p> <p>Low existing visitor numbers to be verified by gate counts and visitor surveys to establish baseline data.</p>
Heritage will be in better condition	The City are likely/ need to demonstrate change to the existing Wanstead Park management, to create a clear overall single and dedicated post or management team, to prove the parks various assets and activities are managed as a single, unified entity; albeit acknowledging it is a part of the wider Epping Forest management structure.
	Management and maintenance will need to be increased as part of the application to prove maintenance of the capital works is achievable.
	Volunteers and their training will need to be included in management (and maintenance) activities
	Current cost of all management & maintenance, i.e. all staff and maintenance costs before the project (now) and increased costs during and after it will need to be clearly set out, so the increase can be demonstrated.
	Cost and management of infrastructure should also be identified as well as vegetation management.
	Partnership working with the following will be an important factor: Wanstead Sports Ground Ltd.; London Boroughs of Redbridge, Newham and Waltham Forest; All London Green Grid - Epping Forest and River Roding Area Framework 2.
	Consider the long term strategy for the keepers cottages for the long term presentation for the Park and Temple / Visitor Hub

People will have learnt about heritage, leading to change in ideas and actions	Must involve Friends of Wanstead Parklands as well as Wanstead Parish, Wanstead Sports Ground Limited and local boroughs in the bid and outcomes of the project. Start to develop corporate volunteering alongside management and maintenance planning. Start to monitor volunteer hours now to assist with benchmarking the application
People will have greater wellbeing	Work with the local PC Trust and other groups to increase links with them, promote local well-being initiatives and volunteer initiatives with healthcare professionals and groups/ carers/individuals/residents, to encourage participation by them with the Wanstead for All project.
People will have developed skills	Identify current training budgets and future training needs. Show an increase for any dedicated staff.
	Identify specific heritage and landscape training needs (e.g. use of branch cutters / machinery/heritage) for volunteers
	Consider social enterprise organisation for running any concessions, catering / events
	Referencing and building upon recent / existing Citizen Science projects in partnership with Thames Water to further research between local people and technicians / experts in the Park’s water resource challenges.
	Consider a Horticultural/Landscape Management trainee placement for assisting with development of the Management and Maintenance Plans, Conservation Plan, Project Mgt.
Heritage will be identified and better explained	Links with Schools/ development of key stage learning packs/colleges etc
	Develop and share information and activities with partner parks and heritage organisations
	Develop the existing City Events Programme around the Wanstead (NLHF) Project during the Development Phase
	Start to monitor volunteer hours now to assist with benchmarking the application
The local area will be a better place to live, work or visit	City will need to consider the extent of the NLHF investment in the creation of the visitor hub to provide a focus for the park , interpret heritage and create employment.
	The brief for the Temple Hub works to include and develop activities to improve well-being and inclusivity for under represented groups.
	If The City sees a larger new build to be beneficial as part of an NLHF bid, consider small start-up craft workshops in the architectural brief for the visitor hub.
	Consider a business planning consultant and Landscape Architect to work alongside an Architect to develop a robust brief with the City. This is necessary to define what the building (existing or new) will be used for, and necessary to firm up realistic costs for the NLHF Expression of Interest and subsequent application.
The funded organisation will be more resilient	Improving physical connections and routes through the park will enable increased access and permeability to both Church and Park and help raise the profile of all, for benefit of the local area and the park.
	The water conservation, buildings, public transport links, all the park wide conservation initiatives will improve the local area, biodiversity, and alleviate flood risk.
	The local economy will be boosted
	With greater audiences using the park and visiting facilities the whole site will be more sustainable and the Parks and Open spaces better placed to manage and maintain their heritage and greenspace assets.
	The site will be closer to being taken off the Heritage at Risk Register.
	Inward investment into the site and its subsequent management should be improved, which in turn may have spin off in terms of the local economy and small businesses.
	Flood alleviation works with spin off heritage and biodiversity benefits will mean flood risk in the wider area will be negligible, meaning land values will rise in surrounding areas, including less affluent neighbouring boroughs.

Potential Activities to raise Wanstead Park’s profile as a ‘southern gateway’ to the wider Epping Forest

Improving the community offer

While access improvements and increased visitor services are vital to encourage more people into Wanstead, an improved range of activities will also help to raise its profile, enjoyment and encourage more people to visit and enjoy Wanstead Park.

The following list provides are some initial ideas, building on the programme already developed by the Partners:

- * Self-guided walks using information uploaded onto smart phones from Quick Response (QR) codes or Augmented Reality applications;
- * Animated trails and community events for people of all ages and backgrounds, involving experts and artists, to bring the park’s amazing history to life;
- * Open air cinema and small concerts at The Temple and other managed activity spaces;
- * ‘Pop up’ cafes and catering beside the lakes and limited catering offer at Temple Hub;
- * Improving and promoting opportunities for private functions, such as weddings and parties to help bring in revenue to fund the park;
- * Reintroduce boating to the Park, e.g. on the Heronry Pond, (probably only financially viable if linked to kiosk concession)
- * Expanding the successful ‘Park Run’ on Wanstead Flats to include Wanstead Park;
- * Establish a Wanstead Park Festival as the highlight of the park’s events calendar, building on the success of Music in the Park;
- * Undertaking outreach and promotional activities in the culturally diverse communities beyond the park, such as Ilford, Leytonstone and Forest Gate, to attract a wider audience to the park;
- * Providing occasional access to the site of the former Wanstead House (within the golf course) so that the general public can find out more about the mansion and also use the club’s social facilities;
- * Encouraging more visitors to enjoy the Grade 1 listed St Mary’s Church by expanding events and guided activities in the park that link with the church.



Wanstead Festival

7.0 Longer Term Priorities and Investment

Following on from the Priority, ‘Wanstead for All’ Projects set out in Sections 5.0 and 6.0, there are a number of other aspirations which form a long-term vision for future phases of investment, as follows:

- * **Longer Term Priorities:** where resource and planning needs or the project precedence require a longer time frame of 7 to 15 years
- * **Possible Future Aspirations:** desirable as future aspirations of 16+ years.

These Longer Term Priorities and Possible Aspirations are set out on a park-wide basis in the following pages, with further detail on the constituent elements described in Section 8.0.

All future works will require consents from the Partners, and consent is not assumed at the point of the plan being adopted.

Longer term priorities (shown green)

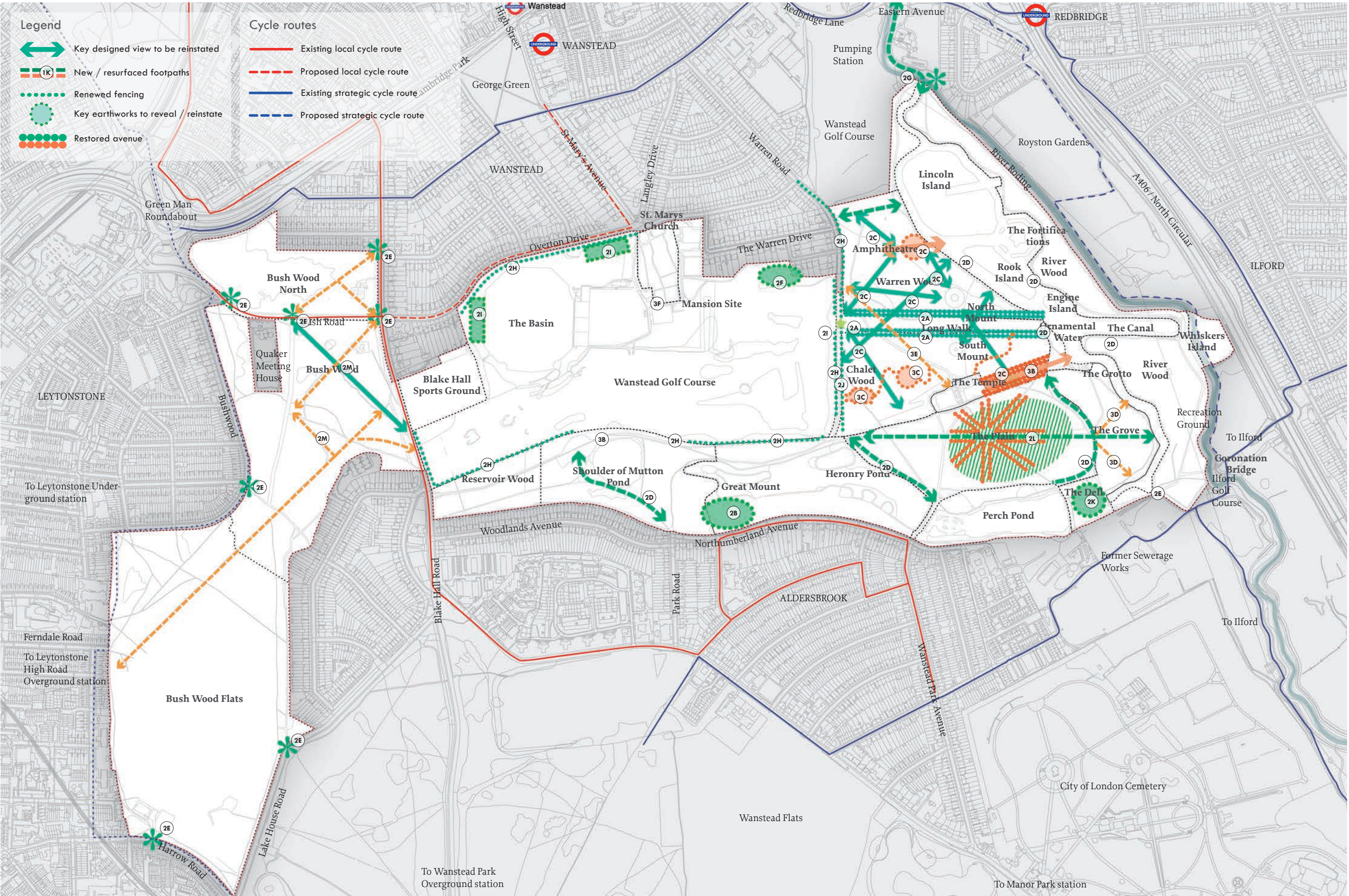
- 2A. Improve vista along Long Walk:**
Undertake vegetation clearance to reveal mature trees along edges of Long Walk within park and introduce new understorey planting to create formal edge to woodland; introduce feature as eye-catcher.
- 2B. Reveal Great Mount:**
Selectively clear vegetation to reveal form and shape of designed earthworks of the Great Mount on south side of Heronry Pond; carry out archaeological investigation, restore profile (as necessary) and improve accessibility.
- 2C. Restore views:**
Clear vegetation in Chalet Wood and Warren Wood to open up lost historic views between key features.
- 2D. Maintain/Re-instate remaining paths and access within the Park:**
Improve paths and remove adjacent scrub sufficient to enable views to features, not done in earlier work packages, (resurface in gravel) and maintain others.
- 2E. Improve all remaining entrances to the Park:**
Clear vegetation to open up views; introduce new and improved signage and interpretation; improve path surfaces.
- 2F. Interpret the American Garden:**
Use ornamental planting to reflect the former American Garden, (while improving Golf Course landscape).
- 2G. Improve access and wayfinding from surrounding areas:**
Introduce connections to Roding Valley Way and Quietway cycle routes
Introduce links via Eastern Avenue Pumping Station (if not done under Wanstead for All).
- 2H. Improvements to boundaries:**
Remove or replace boundary fencing and railings as they come to the end of their design life using oak timber pales appropriate for the character and appearance of the landscape.
- 2I. Restore views towards The Basin:**
Increase views within Golf Club, towards the basin from Wanstead Park. (if not done under Wanstead for All), by removing perimeter scrub)

- 2J. Improving internal views:**
Remove duplicate, redundant fencing; thin and managing vegetation along boundaries.
- 2K. Management of The Dell:**
Develop management proposals to create wet woodland habitat, and enable informal access / stepping stones, along stream edge.
- 2L. Management of The Plain:**
Introduce grazing to enhance the acid grassland habitat.
- 2M. Management of Bush Wood:**
Manage vegetation along rides in Bush Wood to open up views along former quincunx avenues – a five pointed geometric pattern of tree planting.

Other items may form part of the longer term priorities and may be progressed through future, and volunteer projects, to include:

Future aspirations (shown orange)

- 3B. Restore avenues:**
Clear corridor through Chalet Wood to restore view and axis between The Temple area and Ornamental Water; reinstate avenue planting near Shoulder of Mutton Pond.
- 3C. Reveal historic features:**
Potential selective thinning of vegetation to create focal points on bluebell walk to interpret former clearings and features, e.g. Using site-won timber from tree clearance to create a labyrinth on the site of the former maze.
- 3D. Restore views:**
Restore paths and views through The Grove to the Ornamental Water along lines of former patte d'oie avenues – radiating paths in the shape of a goose's foot.
- 3E. Improve paths and access within Park:**
Paths within Bush Woods; & re-align path way so direct axis / route from Warren Road to Temple.
- 3F. Interpret Repton Parterre:**
Use formal planting in this part of the Golf Course to reflect the former early 19th Century parterre garden by Humphry Repton.



8.0 Compartment Descriptions & Objectives

Distribution

Works within 20 compartments defined by character, location, ownership and management objectives, are set out as follows, and in the following descriptions. Much of this will be undertaken by CoL as part of its maintenance:

1. Reservoir Wood

2. Shoulder of Mutton Pond

3. Heronry Pond

4. The Plain

5. Perch Pond

6. Chalet Wood

7. The Temple

8. The Grove and the Dell

9. The Grotto
10. The Long Walk & Warren Road

11. Warren Wood

12. Ornamental Water and Islands

13. River Wood

14. Whiskers Island

15. Wanstead Sports Ground

16. Blake Hall Sports Ground

17. St Mary's Church

18. Bush Wood

19. Bush Wood Flats

20. Bush Wood North
- Park wide diagrams to show:

- Boundaries and water edging

- Paths, Surfacing and Seating

- Entrances

- Connectivity

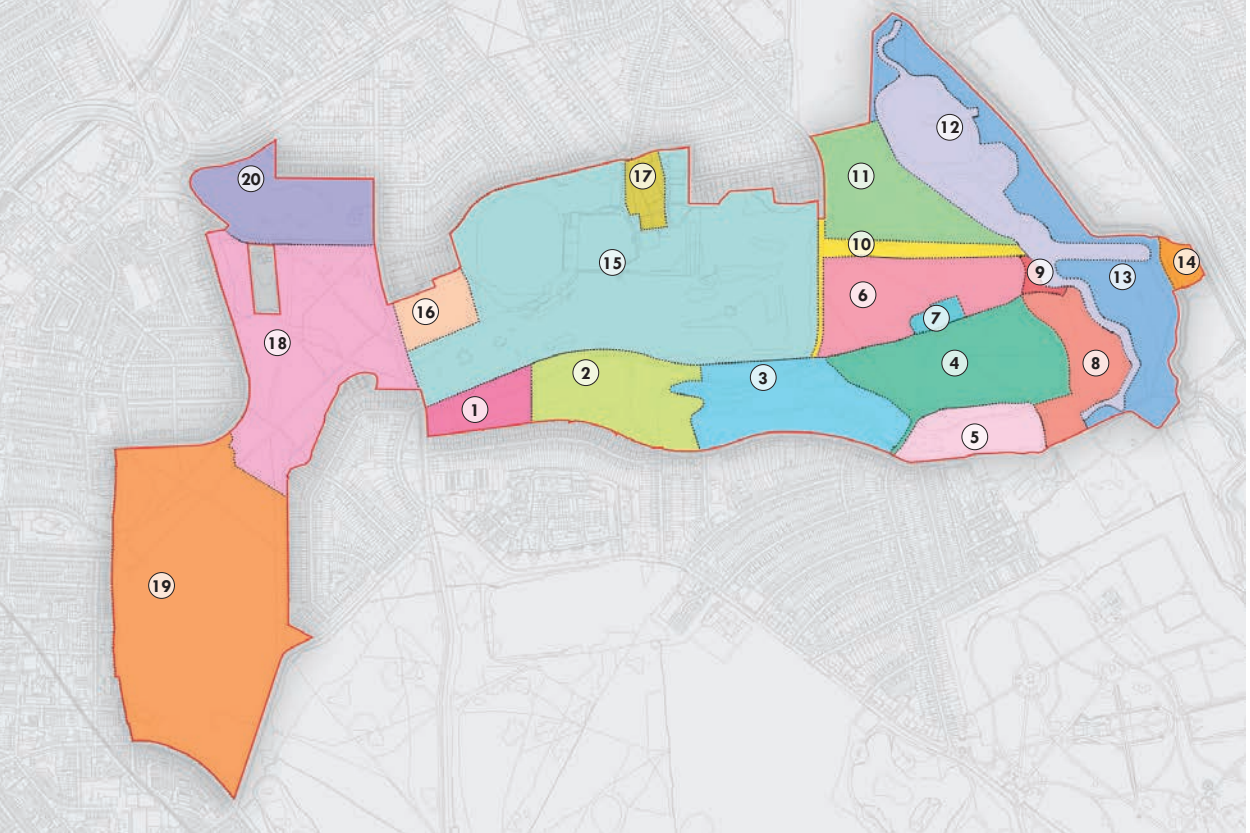


Figure 19 - Compartments plan



Figure 20 - Parkland plan: Reservoir Wood



Poor link with bush wood, via crossing located some way away from the park entrances



Boundary with the golf course, limited inter-visibility.



The 'bundle oak' a rare example of this historic arboricultural practice

1.0 Reservoir Wood

Issues

The park entrances on Blake Hall Road are understated for such a busy and visible thoroughfare. The crossing does not connect directly with the park entrances either side of the road.

The area of the main path near the entrance is subject to waterlogging and becomes muddy and rutted for much of the year, resulting in informal paths worn through woodland understorey either side of the path.

Significant veteran trees, including a substantial bundled oak, have been subsumed within the woodland and are being crowded by other trees and understory vegetation.

Solutions

The Blake Hall Road entrance should be improved with new signage and boundary fencing or railings to raise it's profile from the street.

The main east-west route from the Blake Hall Road entrance should be re-graded and improved to address drainage issues and a new path surfaced in self-binding gravel introduced to permit all-weather access.

Special care should be taken to avoid impacts to existing mature trees, and veteran trees should receive specialist management, e.g. HALO released, (competing scrub removed from under the canopy) to improve health, although these need to be assessed on a case by case basis.

Wanstead for all

- 1K. Improve paths and access within Park:**
Improve main routes from entrances to Temple and Grotto;
- 1L. Improve all main entrances to Park:**
Selectively clear vegetation to open up views; introduce new/improved signage and interpretation; improve surfacing
- 1T. Conserve veteran trees and historic avenues:**
Remove competing vegetation from Root Protection Area (underneath crown) to improve health for single veteran trees.

Longer term priorities

- 2D. Improvements to boundaries:**
Remove and replace boundary fencing / railings as they come to the end of their design life, with timber, to replace the reinforced concrete pails.
- 2H. Improvements to boundaries:**
Remove and replace boundary fencing / railings as they come to the end of their design life, with timber, to replace the reinforced concrete pails.



Figure 21 - Parkland Plan: Shoulder of Mutton Pond



Existing Poor condition of park road entrance



Shoulder of Mutton Pond - good water levels, bank-side vegetation and open character, with unfortunate unsightly fencing in the background

2.0 Shoulder of Mutton Pond

Issues

The Shoulder of Mutton Pond survives from the 1746-1779 phase of design and retains an open character, with a combination of grass banks and vegetated banks supporting reeds, marginal and woody species. However, there are large stretches of willow scrub which block views to the pond and limits emergent vegetation.

The pond sits on low permeability London clay and leakage is not considered to be an issue.

Vegetation along the northern boundary adjacent to the golf course is relatively thin in places, revealing views into Wanstead Golf Course over the aging concrete railings gapped up with metal palisade fencing.

The Park Road entrance lacks definition and the main path is poorly drained, rutted and muddy resulting in land to either side of the path becoming worn and compacted.

Solutions

Inter-visibility between the park and Wanstead Golf Course should be improved by opening up and maintaining historic view corridors through selectively clearing scrub vegetation along the boundary. Carrying out work to lift the canopies of existing retained mature trees, will give them more prominence, and by replacing existing boundary railings with 'see-through' fencing will extend views.

In the longer term, trees within this view corridor should not be replaced and any new tree planting should reinforce the view corridor.

The Park Road entrance should be improved with new signage, vehicle gate and litter bins to better serve the Park in terms of arrival, orientation and interpretation. The path should be improved to address drainage issues and surfaced in self-binding gravel to permit all-weather access.

It is important not to open up the views to the houses on the southern boundary, but the width of the tree belt is substantial and will allow areas of opening to be created as well as the lake edges to be substantially cleared. Reducing the scrub between the path and the lakes will open up the lake to views, opens up light to emerging aquatic vegetation and allows people to feel safe, and not visually isolated in the woods.

Wanstead for all

1G. Open up other views between the Park and Golf Course:

Selectively clear vegetation along sections of park/golf course boundary and introduce 'see-through' fencing to allow visibility between different park ownerships.

1L. Improve all main entrances to Park:

Clear vegetation, new/improved signage and interpretation; improve path surfaces

1B Water Catchment Management:

Improve sustainable drainage to all Lakes to reduce abstraction pressure on scare aquifer abstraction from the Groundwater Protection Zone that encompasses the park. Liaise with EA to see if borehole abstraction licence will be given if the pond is made watertight.

All to be considered in conjunction with the Large Raised Reservoir works

Longer term priorities

3B. Restore Avenues:

Reinstate avenue planting near Shoulder of Mutton Pond.

2D Maintain/Re-instate remaining paths and access within the Park:

Improve path to south of Shoulder of Mutton Pond and remove adjacent scrub sufficient to enable views to lakes and open glades. Maintain other paths (resurface in gravel) and maintain open views.



Figure 22 - Parkland Plan: Heronry Pond



Winter water levels, kiosk and ponding



Heronry pond with the temple (left) and kiosk (right) from the approach to the plain



Concrete edging to heronry pond



Eastern end of the Heronry Pond, boats moored and with the Refreshment Chalet and Chalet Wood.

3.0 Heronry Pond

Issues

Heronry Pond created between 1716-1745, is the most municipal of the Park's water bodies, due in part to its concrete apron lining, installed in the early 20th century, when used as a boating lake. Its form has been greatly altered over time, with former islands subsumed within its southern edge and new islands introduced into its north west corner.

Heronry Pond retains an open character along its more accessible northern edge, with grassy banks and scattered trees and shrubs. Its southern edge and the land between the Pond and Northumberland Avenue are more wooded generally, with access primarily along an un-surfaced path which climbs over the Great Mound at the Pond's south west corner.

The concrete covered clay-lined Pond has long suffered from leakage, and topping up from the adjacent borehole is proving unsustainable until the lining is watertight. It needs urgent attention to address leakage, stabilise water levels and improve the functionality of the park's cascade system.

The large amount of willow scrub blocks views of pond and limits emergent vegetation. This should be thinned to prevent the opening up of views to housing, together with retaining a wooded boundary with Northumberland Avenue.

Solutions

Further survey work should be undertaken to understand the hydrology of Heronry Pond so as to enable its restoration. Refer to JBA and Haycock Reports.

Heronry Pond should be re-lined probably with Bentonite clay sheeting to make it water-tight and this work should aim to reconfigure the pond's layout to restore the lost elements of the landscaping, including the former islands along the south bank. This work will also present an opportunity to re-profile the banks of the pond and its island to better contribute to the amenity and biodiversity value, introducing shelves and shallow areas for reeds and other marginal and emergent flora as well as allowing access to the water.

The Great Mount should be partially revealed through selective clearance of self-seeded trees sufficient to open up views of and from the designed earthwork, aid interpretation and enable access to the top of the Mount with improved views to the park. This must be done carefully however, so as not to increase views towards the housing to the south from inside the park.

Scrub must be cleared from the paths and from a new path to the south of Heronry, leaving pockets of meadow while retaining the screen to the housing.

Scrub to the north of Heronry must also be cleared to create inter-visibility between the park and golf club.

Archaeological investigation should inform reinstatement of a spiral path surfaced in self-binding gravel ascending the Mount and restoration of the profile as necessary. The slopes should be managed as grassland (mown 1-2 times per year) with feature trees retained.

Longer term priorities

2B. Limited Revealing of ornamental earthworks (Great Mount):
Selectively clear vegetation to reveal form and shape of designed earthwork of the Great Mount on south side of Heronry Pond, but not so as to open up views of the housing to the south; carry out archaeological investigation, restore profile (as necessary) and improve accessibility.

Ensure views of housing not opened up by doing this selective scrub removal.

Wanstead for all

1G. Open up other views between the Park and Golf Course, and from paths to lake:
Selectively clear vegetation along sections of park/golf course boundary and introduce 'see-through' fencing to allow visibility between different park ownerships.

1L. Improve all main entrances to Park:
Clear vegetation, new/improved signage and interpretation; improve path surfaces

1K. Improve paths:
to the south of Heronry, opening up views to lakes and clearing scrub from path margins, but ensuring housing is screened.

Sustainable and Resilient Waterscape

1B Water Catchment Management:
See 2.0, not repeated here. All to be considered in conjunction with the Large Raised Reservoir works

1C. Restore Heronry Pond:
Re-line pond to stop water leaks; restore channels and islands on southern edge; introduce new wetland and marginal habitats along edges of pond and islands. Consult with EA over a borehole for non potable supply.



Figure 23 - Parkland Plan: The Plain



Poor landscape setting to the popular kiosk



Anthills in the plain, restrict use for recreation



Temple and lawn area from the west of the plain

4.0 The Plain

Issues

The Plain lay outside the old gardens of Wanstead House. There is no evidence that it was landscaped at all before 1715, when an avenue of trees was planted, and it may not have reached its final form until after the southern chain of lakes was completed in the 1740s.

However, The Plain survives as a relatively open space laid out in the early phase of the parks development. The eastern part of The Plain with its anthills is considered to offer one of the best examples of acid grassland habitat within Epping Forest; the anthills are an important habitat for the green woodpecker that feeds on them. However, the anthills also make it difficult for the grass to be used for recreational use, and scrub is encroaching onto the grassland, particularly at the eastern end of The Plain.

The western area of the Plain is subject to heavier use by visitors, particularly around the existing Tea Hut and along the northern and western edge of Heronry Pond up to the Northumberland Avenue entrance where the grassland is subject to wear, erosion and seasonal waterlogging due to pressure of use here.

The Tea Hut offers the only catering on site, but the access ramp, associated railings and poor landscape and do not contribute to either the ornamental or natural character of the Park.

Five sessile Oaks survive of the Union Jack planting (refer to plan, pg 31) to celebrate Waterloo (1815). This planting could be considered for restoration but this will need to be balanced against the acid grassland management.

Wanstead for all

1L. Improve all main entrances to Park:
Clear vegetation to open up views; introduce new/ improved signage and interpretation; improve path surfaces

1S. Management of The Plain: Manage western area for recreation, and eastern area for nature conservation, including selective removal of encroaching trees / scrub to enhance the acid grassland habitat.

1K. Improvements to Paths within the park:
Improvements to strategic paths throughout.

1.1K Tea Hut: Redesign landscape setting around the Tea Hut, to remove unsightly handrails and improve its setting and accessibility generally

Solutions

The Plain should be actively managed to better serve, and balance both nature conservation and amenity uses. The western end of the Plain between Heronry Pond and the Temple is a location where visitor use is concentrated daily and episodically when larger events are held.

Management of this area should better reflect the high amenity recreation use, with the grassland receiving regular mowing throughout the year, however this will impact the anthill habitat. The eastern end between Perch Pond and the Temple should be managed for nature conservation, with intervention focussed on managing encroaching trees and scrub and restoration of open acid grassland and anthill habitat.

It is possible that grazing parts of The Plain (and potentially the Long Walk) could bring about both heritage and biodiversity benefits and this should be considered in more detail.

The Northumberland Avenue entrance should be improved with new signage, vehicle gate and litter bins to better serve the Park in terms of arrival, orientation and interpretation.

The ground levels around the Tea Hut should be adjusted to enable removal or reduction in length/gradient of the access ramp and railings, and ornamental evergreen planting should be introduced around the Tea Hut to improve its setting. The immediate surroundings between Tea Hut and Heronry Pond should also be re-designed to improve the setting.

Longer term priorities

2L. Management of The Plain:
Introduce grazing to enhance the acid grassland habitat

2D. Improvements to Paths:
Other, lower priority paths upgraded / resurfaced.

3A. 'Union Jack' Avenue Planting on the Plain:
Restore the 1815 historic planting, 5 trees of which survive.



Figure 24 - Parkland Plan: Perch Pond



Perch just visible through trees along edge



Dam with trees under routine assessment by E.A. panel engineer, separating perch pond and the dell

5.0 Perch Pond

Issues

Perch Pond formed during the 1716-45 period of the landscape’s design, by Sir Richard Child, or Earl Tylney by 1733. It is now generally tree-lined, the exception being the dam on its eastern edge, which only has a few fairly mature specimens. It retains good water levels, but has contained a population of invasive floating pennywort which requires continued vigilance and active management. Public fishing is allowed on Perch Pond.

Self-seeded tree and shrub growth periodically screens views from The Plain to Perch Pond. Vegetation has similarly screened views to the historic islands within the western end of the Pond, and fallen wood and silt had filled-in the channels between them. In 2018 tree clearance has opened this area up and restored the the shapes of the islands. This now enables visibility and interpretation of these ornamental features within the historic landscape.

The stormwater supply into this pond from adjacent roads is possibly causing pollution into the pond, and should be included into water catchment management at the earliest opportunity with necessary petrol intercepters installed.

Solutions

Management efforts should prioritise the removal, control and elimination of invasive species from Perch Pond (and from the Park’s waterscape as a whole).

Vegetation on the north bank of Perch Pond should be thinned selectively to open up views between The Plain and the water.

The islands at the western end of Perch Pond were extensively restored to more open conditions in 2016-17. The idea was that they should be revealed, restoring their shapes, opening views and enabling their interpretation as ornamental features within the historic landscape. The channels between the islands needed to be dredged and cleared of fallen wood and debris and vegetation thinned along their edges, leaving the majority of the islands wooded.

Wanstead for all

1R. Perch Pond - Reveal islands:
Dredge and clear channels of fallen trees and debris and selectively clear vegetation from island edges to reveal the shape and design; carry out archaeological investigation to inform restoration of profiles (as necessary)

1Q. Improve the views to and appearance of the historic water bodies:
Selectively clear vegetation from edges to open up views and access to the water; remove vegetation and fallen trees to re-define edges; manage invasive aquatic species

Sustainable and Resilient Waterscape:

1B Water Catchment Management: See 2.0.
All to be considered in conjunction with the Large Raised Reservoir works

Longer term priorities

2D. Improvements to Paths:
Other, lower priority paths upgraded / resurfaced.



Figure 25 - Parkland Plan: Chalet Wood



South mount within chalet wood



Chalet wood located behind keepers cottages, with south mount obscured by scrub within

6.0 Chalet Wood

Issues

The early 18th century designed south mount has been subsumed underneath self-seeded tree and shrub growth, screening the former panoramic views from the top and inhibiting access and interpretation. This is compounded by the unmanaged growth of yew trees planted around the base of the Mount in the 1990s to discourage off-road bikes which had damaged the earthwork. Also unmanaged vegetation on the mounds obscures them.

The Southern Mount may have had a spiral form in its original incarnation as part of George London's design, but was later remodelled as the focus of the Little Amphitheatre. In its second incarnation it was a stepped cone with a flat top, surmounted by a seat, and with a shallow ramp to the summit from the south. See Rocque 1735. However, in January 1945 it was partially demolished by a V2 missile, and the present summit is several metres to the west of the original, so it is probably that no original evidence survives for the southern of the two mounts.

The Wood is managed in its central section to encourage the existing colony of bluebells and other ground flora, and is justifiably popular during the blooming season. To control access in this area, a 'bluebell walk' comprising a woodchip path between site-won log edging has been installed to the west of the existing access track to The Temple, although the path alignment was not informed by either historic mapping or archaeological surface features.

Solutions

The South Mount should be revealed through selective clearance of self-seeded trees sufficient to open up views of the designed earthwork, aid interpretation and enable access to the top of the Mount as an extension of the bluebell walk in Chalet Woods.

Archaeological investigation should inform reinstatement of a spiral path surfaced in self-binding gravel ascending the Mount and restoration of the profile as investigations inform, as well as considerations of practicality in a public setting. The existing yew surrounding the base of the Mount should be cut back and managed as an informal hedge, with breaks for access introduced along the alignment of historic views. The Mount slopes should be managed as woodland understorey, with shade tolerant grasses and herb layer, encouraging colonisation by bluebells.

In the longer term, any replacement or realignment of the lengths of the bluebell walk within the Wood should be informed by historic mapping and LiDAR, so that its layout can reflect the former paths and features in this part of the historic landscape. Any future development of the Temple Hub, such as the introduction of an extended or new building should consider reinstating the historic axis between the Temple and the Ornamental Water through Chalet Woods.

Wanstead for all

1I. Reveal South Mount, Chalet Wood (and North Mounts - Warren Wood):
Cut overgrown yews around the mount to form a formal hedge.

Selectively clear vegetation to reveal form of both designed mounts;

1T. Conserve veteran trees and historic avenues:
develop and carry out specialist management, i.e. remove competing scrub from Root Protection Areas.

Longer term priorities

2C. Restore Views:
Clear vegetation in Chalet Wood to open up lost historic views between key features

3B. Restore Avenues:
Clear corridor through Chalet Wood to restore major view/axis between Temple area and Ornamental Water (linked with any proposal for a potential new/enlarged structure at the Temple 'hub').

3C. Reveal historic features: Potential selective thinning of vegetation to create focal points on bluebell walk to interpret former clearings and features, e.g. using site-won timber from tree clearance to create a labyrinth on the site of the former maze.

Carry out archaeological investigation and restore a spiral path on mounts (following archaeology) surfaced in self-binding gravel.

3E. Realign key access to Temple:
Realign track from Warren Road to Temple to



Figure 26 - Parkland Plan: The Temple, plus extract from "Fores's new guide for foreigners" (S W Fore, 1789), courtesy of Friends of Wanstead Parklands



East elevation and potential garden/seating area



View from first floor across 'Arcadian mount' out onto the plain and (replanted) historic avenue



Temple east elevation, cottages and potential garden and catering seating area



View of the temple & mount looking east along the replanted avenue

7.0 The Temple

Issues

There is no documentation relating to the construction of The Temple, but it clearly dates from the 2nd Earl's time, around 1760. It appears to have been built to house a "menagerie" (actually an exotic aviary). See the unusually detailed description of Wanstead House and gardens from "Fores's new guide for foreigners" (S W Fore, 1789)

It has been recently restored and has exhibitions on display, which is open to the public at weekends. However the Temple is generally underused. There is no public access to the ground floor, except for the disabled access point to the rear, which is also the staff access. However all the displays are at first floor level, via the main entrance from the Mount, therefore are not accessible for all.

The external space to the east is of poor quality, and does not offer any public amenity space, although in theory it could be used for external space for any simple catering offer, with minimal input.

The keepers cottages are very close to the space to the east of the Temple, which creates issues with disturbance to the cottages, if the Temple were opened up to extensive public use. The cottages also restrict the appeal of any garden space created to the east to serve the Temple, as the current backdrop of the 1930s semi-detached cottages is not in keeping with the Temple, or the park.

Solutions

A limited catering offer can be created within the Temple at ground floor level in the short term, to build up the demand for a more permanent catering offer at the Temple in the long term. This does not necessitate costly alterations in the short term but the current toilets at ground level should be converted to be accessible (1 No unit) at the least.

The outdoor space to the east of the Temple can be made welcoming and appealing as an outdoor cafe seating area/ garden, with relatively little investment, to make the space better used, and to build up trade/demand for this type of catering concession. This is important to demonstrate to the public that the Temple is open and a destination within the park to visit. It could be possible to have a community garden here, for instance. The licence for the current Tea Hut catering concession must be clarified to assist any decisions regarding any further catering offer at the Temple.

The future of the Keepers Cottages must also be clarified for the long term vision and aspirations of this area to be discussed and a brief drawn up. If the use of these buildings are to change from residential to a public use, then the landscape can tie all the buildings together and a real central visitor hub could start to bring in more visitors and income to the site. Carparking will need consideration as part of such a plan however.

Wanstead for all

1D. Create a Visitor 'hub' at the Temple:
Phase I: To include limited external landscape design and implementation works to east of building, including play to the east of former horse pond. This can enable 'pop-up' trial catering offer. Can include seating area on the ground floor of the Temple, that can spill out onto an outdoor seating area;

In the short term, introduce new lawn and planting (possibly community garden/food growing and natural type play area) to support an outdoor cafe seating space. This could be themed and designed along the concept of a 'Menagerie' garden, in keeping with its historic use.

Improve external signage to the west of building and open up lawn to use during week.

Further Surveys:
Carry out business case and architectural feasibility / parking / brief development for The Temple, to inform options for future development as both a short term, and then expanded / intensified Park Cafe/Hub Building and expanded play area, potentially grant funded.

Longer term priorities

3A. Further development of the Visitor 'hub' at the Temple:

As part of a bid to the Lottery Heritage Fund (or other) - if the pop up is successful.

Expansion of café / catering venue with associated community space / function room -- oriented towards Menagerie Pond and Temple and on historic axis with Ornamental Water. Associated disabled parking.

Carry out next phase of landscape works to east of Temple building to serve the cafe offer.

Restore former pond and introduce new planting and create a high quality cafe seating area/ garden space, which could be designed along the concept of the former 'Menagerie' as a garden theme.

Carry out feasibility and options appraisals for carparking and transport strategy as part of any business planning and brief definition.



Figure 27 - Parkland Plan: The Grove & Dell



Coronation bridge, currently closed but potential for inexpensive renovation.



Mature woodland near the edge of the grove and plain



View from the bridge over water within the dell

8.0 The Grove & Dell

Issues

Limited woodland management means veteran trees are subject to competition from scrub.

Paths are in poor condition through Grove and Dell, and the original patte d'oe has been lost. The little stream is a great feature, and could be more accessible and opened up to the public.

No link onto the Roding Valley Way and 'Quietway' cycle routes. Entrance improvements are especially required in this compartment to provide orientation, a consistent identity to the park and a sense of arrival, especially from the cycle paths and across the Roding.

Poor entrance from the former sewerage works into Wanstead Park (no sense that you have arrived in a designed landscape, or a park.)

The Dell has the potential to be managed as a wet woodland, and support a different habitat type as such.

Solutions

Continued woodland management will improve the condition of veteran trees, by reducing competition.

Children's play could be enabled in the former quarry area, using natural materials and features and not with fixed play equipment, needing ongoing maintenance and inspections. In this way it would not be readable as a 'play area' as such but be part of the wider playable landscape, without detriment to it's heritage.

Similarly the stream could be opened up with an informal path installed alongside, with stepping stones to enable informal play opportunities.

Consider managing sections of the Dell as wet woodland to diversify overall habitat types.

Wanstead for all

- 1L: Entrance Improvements:**
A well used informal entrance which should be formalised, including wayfinding from surrounding areas.
- 1T. Conserve veteran trees and historic avenues:**
Develop and carry out specialist management to reduce competition.
- 1V. Introduce Children's Play opportunities:**
consider 'natural play' opportunities within this section of the Park, using the former sunken, quarry area. Opening up the stream with stepping stones would also improve access and introduce an informal play opportunity
- Sustainable and Resilient Waterscape:**
- 1B Water Catchment Management: See Compartment 2.0**

Longer term priorities

- 2K. Management of The Dell:**
Develop management proposals to create wet woodland habitat.
- 3D. Restore Views:**
Restore paths / views through The Grove to Ornamental Water along lines of former patte d'oe avenues – (radiating paths in the shape of a goose's foot).



Figure 28 - Parkland Plan: The Grotto



Grotto showing recent stabilisation and boat 'slot' to rear



View across ornamental water



Palisade security fencing a dominant feature

9.0 The Grotto

Issues

The Boathouse Grotto is one of the surviving built historic features from the second Earl Tylney in 1760 and is the focus of key views from points around the Ornamental Water.

Despite ongoing consolidation over the years it continues to deteriorate as a result of unchecked plant growth and weathering.

The City has carried out recent work to remove plant growth from the surviving structure and manage vegetation to improve its setting, but the Boathouse Grotto remains vulnerable, inaccessible, and not very visible, behind unsightly palisade security fencing.

The City has commissioned Alan Baxter & Associates to produce a new Conservation Plan, (2019) and this will enable a commitment for future consolidation and / or use of the Grotto.

Solutions

Work must be undertaken to consolidate and conserve the remains of the Boathouse Grotto as a minimum, and work should continue to integrate the structure within the wider landscape. While it may not be possible to make the remains accessible, efforts should be made to improve access and views to and around the Grotto, including reinstating the former bridge across the Ornamental Water on surviving abutments to the east of the Grotto. This will make the circuit around the Ornamental Water more accessible to visitors as it reduces the circuit considerably, and creates a landmark feature which will help orientation as well as access.

The palisade security fencing must be removed and replaced with an estate rail, or if this is thought too open, a park railing of suitable quality. to a height of 1500mm.

Whichever option for railings are chosen, planting should be designed to improve the setting for the Boathouse Grotto, in keeping with the historic planting themes. Unfortunately due to Phytophthora, Rhododendrons are no longer an option, but plants suitable to a 'conserved ruin' type aesthetic, and environment; e.g. ferns would be suitable.

Wanstead for all

- 1E. Conserve the Boathouse Grotto:** Carry out a condition survey and Conservation Plan, to identify works necessary to conserve the remains; carry out initial design to make the Grotto ruins accessible or more visible to the public and remove palisade security fencing, improving setting.
- 1E. Improve setting to the Boathouse Grotto:** Following the recommendations of the condition survey, carry out work to consolidate remains and improve the setting, and introduce new planting, e.g. Rhododendron spp., and park like railings such as estate rail, to improve setting.

- 1W. Install Bridge across Ornamental Water:** Install new historically sympathetic 25m span, (required to span the Water today) timber footbridge across Ornamental Water. Alternatively, reduce the span by amending the bank profiles to reduce the width at this point. In either case, further research and an appropriate, and sensitive design response will be necessary.

Longer term priorities

- Further works to the Boathouse Grotto:** Carry out more extensive works to the Boathouse Grotto, as per the conclusions in the Alan Baxter Assoc's reports (2019) and as alluded to in the previous study by Richard Griffiths Architects. This makes recommendations to restore the grotto and boathouse, and make them a functioning building and key destination within the park.



Figure 29 - Parkland Plan: The Long Walk & Warren Road



Warren road vehicular entrance



Towards long walk from the east across ornamental water



View down long walk with encroaching scrub to either side

10.0 The Long Walk & Warren Road

Issues

The Long Walk within the public park, together with the Straight Canal is one of the earliest phases of the designed landscape laid out in 1667-1715. It remains an open east-west vista from the Ornamental Water up to 'The Glade' at its western end, where existing self-seeded vegetation limits views westwards into Wanstead Golf Course and towards the Mansion site. Rough ground makes this key historic feature illegible here.

The edges of the woodland blocks to the north and south of the Long Walk lack definition, and self-seeded trees and scrub have obscured tree planting carried out in the 1990s and are encroaching into the grassland.

The Warren Road entrance provides an under-whelming first impression for many park visitors and gives little indication of the designed landscape which lies beyond.

Solutions

The view between the Mansion site and the Ornamental Water should be restored through selective clearance of scrub and understorey vegetation within 'The Glade' and works to existing retained significant mature trees.

The Warren Road entrance area should be improved to better serve the Park in terms of arrival, orientation and interpretation.

In the longer term, the edges of the woodland blocks to the north and south of the Long Walk should be formalised.

Additionally, there is potential to introduce a focal feature at the top of the Long Walk, such as the fragments of architectural stonework from Wanstead House repatriated from Dagnam Park in Havering.

Wanstead for all

1F. Reveal vista along Long Walk:

Restore view between Mansion Site and Ornamental Water; clear vegetation along park/golf course boundary and replace existing boundary railings with (relatively) 'see-through' fencing to allow visibility between different park ownerships. This is a priority due to the non visibility between golf course and park one of the reasons for Historic England putting the park on the HAR register.

1X. Improvements to Access to the park, and limited parking:

Potential extension of Warren Road car park up to line of Long Walk to provide 20 spaces in grasscrete or similar, permeable, green surface.

1L. Improve all main entrances to Park:

Selectively clear vegetation to open up views; introduce new/improved signage and interpretation; improve surfacing

1T. Conserve veteran trees and historic avenues:

Develop and carry out specialist management

Longer term priorities

2A. Improve vista along Long Walk:

Undertake vegetation clearance to reveal mature trees along edges of Long Walk within park and introduce new, low understorey planting to create a formal edge to woodland. Rhododendron spp would not be suitable due to Phytophthora, but Ruscus for example, would be suitable;

In the longer term, and with Wanstead Golf Club's consent, introduce feature as eye-catcher in the location of the former House.



Figure 30 - Parkland Plan: Warren wood



Duplicate fencing and access into Wanstead

11.0 Warren Wood

Issues

Warren Wood is dominated by regenerating elm scrub and sycamore, rather than the high forest, which would be appropriate in this historic park. A long term aspiration should be to gradually improve the woodland and convert it back to high forest, possibly with standard oak, hornbeam and hazel. For the moment the scrub at least provides a wooded backdrop for the historic environment.

As with the South Mount in Chalet Wood, Earl Tylney’s early 18th century North Mount and Amphitheatre have been subsumed underneath self-seeded tree and shrub growth, screening former views and inhibiting access and interpretation. This is compounded by the unmanaged yew hedge/now trees planted in the 1990s to discourage bikes.

Formal access is kept to the fringes of Warren Wood along Florrie’s Hill and the edge of the Ornamental Water, although numerous informal routes cut through the woodland.

Solutions

The North Mount should be revealed through selective clearance of self-seeded trees sufficient to open up views of the designed earthwork, aid interpretation and enable access to the top of the Mount as a feature within Warren Wood. Archaeological investigation should inform reinstatement of a spiral path surfaced in self-binding gravel ascending the Mount and restoration of the profile as necessary. The existing yew surrounding the base of the Mount should be cut back and managed as a hedge, to help deter erosion by bikes, with breaks for access introduced along the alignment of historic views. The slopes should be managed as woodland understorey, with shade tolerant grasses and herb layer, encouraging colonisation by bluebell and mown 1-2 times per year.

The Florrie’s Hill entrance should be moved south to align with The Warren Drive and views along the main pedestrian route from St Mary’s Church and the Golf Club clubhouse to the Park. In the longer term, further survey and investigation should be carried out at the Amphitheatre to determine feasibility of incremental selective clearance (and future further restoration) of this ornamental feature as an informal wild flower/grassed clearing, (mown only 1-2 times per year) with feature trees retained. This will enable improved access and interpretation and enhance the ‘managed ruin’ aesthetic of the landscape as a whole.

Wanstead for all

1I. Reveal ornamental earthworks (North Mount):

As a minimum, cut the yews planted around the base, as a low hedge, before they get too large.

Selectively clear vegetation to reveal form and shape of designed earthwork in Warren Wood; carry out archaeological investigation and restore profile (as necessary); improve accessibility in the form of a spiral path surfaced in self-binding gravel.

1L. Improve all main entrances to Park:

Selectively clear vegetation to open up views; introduce new/improved signage and interpretation; improve surfacing

1N. Reveal the Great Amphitheatre:

Selectively clear vegetation and lift tree canopies to reveal the form and extent of the earthwork in Warren Wood; manage as an open glade within the woodland.

1T. Conserve veteran trees and historic avenues:

Develop and carry out specialist management

Longer term priorities

2C. Restore Views:

Selectively clear limited vegetation in Warren Wood to open up lost historic views between key features, prioritising views from the North Mount, and Amphitheatre to the Ornamental Water.

3H. Woodland Restoration:

Convert Warren Wood from elm and sycamore scrub back to high forest.



Fortifications. Limited edge clearance could aid definition and retain ecological habitat

Figure 31 - Parkland Plan: Ornamental Water & Islands

12.0 Ornamental Water & Islands

Issues

The Ornamental Water is the largest and most elaborate water body within the Park, designed between 1716 and 1745 for Sir Richard Child, Earl Tylney, along with The Fortification (islands), Lincoln, Engine and Rook Islands and the Amphitheatre, all as a set piece of design, adding to the Long Walk and Straight Canal, laid out in 1667-1715.

Self-seeded tree and shrub growth has screened views to the historic islands that comprise The Fortification and interrupted formal designed views, mainly that between the Amphitheatre and The Fortification. Fallen wood and silt have filled-in the channels between them. While this undisturbed condition has been favourable to some wildlife, (not water quality) it has also softened and obscured the shapes of the islands, affecting the integrity, visibility and interpretation of these ornamental features within the historic landscape.

Openings and views to the River Roding are currently limited. They could be opened up at strategic points to create small glades creating informal picnic spots and access to the gravelly banks of the river. However it must be done in such a way so as not to open up views of the A406, beyond.

Wanstead for all, Sustainable and Resilient Waterscape

1J. Ornamental Water - Reveal Fortifications:

Clear channels of debris and selectively clear vegetation from island edges only, to reveal the shape and design; carry out archaeological investigation to inform restoration of fortification profiles.

1K. Improve paths and access within Park: re-surface paths where necessary around Ornamental Water.

1Q. Improve views the integrity and appearance of the historic water bodies:

Selectively clear vegetation from edges to open up views and access to the water; remove vegetation and fallen trees to re-define edges; manage invasive aquatic species

Clear scrub to allow more views to lake and create pocket areas of meadow to the east side of the path in River Wood, retaining screen to A406.

1W Bridges:

Reinstate the Bridge from the Grotto across Ornamental Water

Sustainable and Resilient Waterscape

1B Water Catchment Management: See 2.0

Desilt Ornamental Water

Solutions

The western part of the Ornamental Water should be managed an ornamental feature within the historic landscape, with fallen wood and debris cleared from the edges of Lincoln Island and Rook island, particularly along their southern and northern edges respectively, to restore the view between the overgrown Amphitheatre and The Fortification.

The islands comprising The Fortification should be cleared (for say 2m) from their edges, and re-edged to reveal their designed shapes. This will open views and enable their interpretation as designed ornamental features within the historic landscape. The channels between the islands should be dredged and cleared of fallen wood and debris and vegetation thinned along their edges. Limited clearance at the edges will leave the majority of the islands wooded.

The eastern part of Ornamental Water and the area south of the Grotto should be managed primarily for natural aspect and nature conservation, but again with the edges free of woody vegetation so a wild flora margin/edge or waterside path can be maintained, the water is visible and with views across. It will require cutting once per year.

Longer term priorities

See 2D in Paths and Surfaces

Continue to Improve paths and access within Park:

Around The Plain (resurface in gravel) and along both sides of the Ornamental Water from the Grotto to the Amphitheatre and Fortifications (push back woodland edge to establish grass on both sides of path and resurface in gravel)].



Figure 32 - Parkland Plan: River Wood / Whiskers Island

13.0 River Wood / 14.0 Whiskers Island

Issues

River Wood and Whiskers Island form valuable buffer, screening the public park from views and noise from the busy A406 North Circular and surrounding urban development.

The River Roding passes along the eastern edge of River Wood, retaining an enclosed wooded character for much of its length beside the Park. There are opportunities to access the River opposite the northern tip of the Ornamental Water and at the eastern extent of the Canal opposite Whiskers Island.

In the south of River Wood, the Coronation Bridge, owned by the Lodon Borough of Redbridge, provided a direct connection between the Park and communities in Ilford to the east, but is in a state of dereliction. This should be repaired and re-opened to increase accessibility to the south and from the cycle route.

Solutions

River Wood and Whiskers Island should continue to be managed for their natural aspect.

Access to the River should be improved, which may include localised re-grading of banks opposite the northern tip of the Ornamental Water and at the eastern extent of the Canal opposite Whiskers Island.

The Coronation Bridge should be repaired with new slats, and the associated entrance improved through to allow improved to better serve the Park in terms of arrival, orientation and interpretation.

Further work should be carried out to investigate the feasibility for improved pedestrian and cycle links between the Park and the Roding Valley Park, potentially via a new bridge in the northern corner of the park, by the Thames Water Eastern Avenue Pumping Station site.

Wanstead for all

1L. Improve all main entrances:

Create new entrance into the park at recently restored LB.Redbridge Bridge, south of Coronation Bridge. Introduce new/improved signage and interpretation; improve path surfaces to this and Coronation Bridge below.

1L. Bridges: Repair Coronation Bridge (LB Redbridge ownership) over the Roding.

1P. Improve connectivity with surrounding areas:

- To/from Ilford and areas west of the River Roding, incl. around Coronation Bridge (1L)
- Investigate potential connections with Redbridge Underground station via Eastern Avenue Pumping Station, with new bridge over River Roding and potential parking.

1U. Improve links with the River Roding:

- Selectively clear vegetation to open up views and access to the river.
- Investigate potential connections to Roding Valley Way cycle route

Longer term priorities

2G. Continue to Improve access and wayfinding from surrounding areas:

- Introduce connections to Roding Valley Way and Quietway cycle routes
- Introduce links via Eastern Avenue Pumping Station via a new bridge. Investigate partnership funding from Thames Water, and include in potential NLHF bid.



Figure 33 - Parkland Plan: Wanstead Sports Ground / Blake Hall Sports Ground



Potential for public path around the perimeter of golf course, into the park



Ensure views of basin kept clear



Mansion house site, could be interpreted from Park side

15.0 Wanstead Sports Ground / 16. Blake Hall Sports Ground

Issues

Wanstead Sports Ground is dominated by well managed, neatly mown 18-hole golf course as well as cricket, tennis and lawn bowling facilities, all with their associated infrastructure. The sports clubs have introduced many elements which confuse interpretation of the historic landscape's design as a whole. Placement of facilities, tree planting and vegetation management has been motivated by game play and operations rather than historic landscape precedent.

This includes the use of species inappropriate or unsympathetic to the historic landscape, such as lines of Lleylandii screens. Vegetation and concrete railings patched with metal palisade fencing create a defensive perimeter along boundary with the public park and adjacent roads, creating a sense of enclosure by limiting views and access. Vegetation at the edges of the Basin obscures views to this ornamental feature, and given the lack of public access to this part of the Golf Course, views from Overton Drive are particularly important.

Solutions

The Golf Course boundary should be opened up in places through selective clearance of understorey vegetation and crown lifting of significant mature trees, with priority given to historic views along the Long Walk, between the Mansion site and Heronry Pond and to Shoulder of Mutton Pond. This should be combined replacing sections of the existing railings, using 'see through' fencing such as a sports mesh fencing. Thought should be given to establish and formalise occasional, permissive access through the Golf Course from Overton Drive to the Mansion site on selected open days during the year, such as Open Garden Squares Weekend.

Interpretation of the Mansion site should be prioritised by improving access and visibility from the publicly accessible areas of the Park. Interpretation could also include the repatriation of fragments of architectural stonework in Dagnam Park, Havering which are believed to have come from Wanstead House. In the longer term, management should favour referencing former ornamental features of the historic landscape, namely the former American Garden and Repton Parterre. A future aspiration should be to investigate the feasibility of replacing or re-locating tennis club infrastructure interrupting the vista between the Mansion site and The Basin.

Wanstead for all

- 1G. Open up other views between the Park and Golf Course:** Selectively clear vegetation along sections of park/golf course boundary and introduce 'see-through' mesh sports fencing to allow visibility between different park ownerships. (refer also to 'boundaries' section)
- 1H. Reveal Mansion site:** Introduce interpretation; selectively clear vegetation to open up views. Discuss limited access to the Mansion site on special event days (eg Open Gardens Squares Weekend).
- 1P. Improve connectivity with surrounding areas:** from St Mary's Church, past Wanstead Golf Club to Warren Road entrance
- 1Q. Improve the integrity and appearance of historic water bodies (The Basin):** Selectively clear vegetation from edges to open up views and access to the water

Longer term priorities

- 2F. Interpret the American Garden:** Use ornamental planting to reflect the former American Garden in this part of the Golf Course
- 2I. Improve access and interpretation in Wanstead Golf Course:** Clear vegetation to open up vista between Mansion site and Long Walk.
- 3F. Interpret Repton Parterre:** Use formal planting in this part of the Golf Course to reflect the former early 19th Century parterre garden by Humphrey Repton



Figure 34 - Parkland Plan: St Mary's Church



Church entrance gate: potential arrival and orientation point for the parkland, as well as benefit for the church.



Churchyard.
Interpretation opportunities.

17.0 St Mary's Church

Issues

The Grade I-listed church, constructed in 1790, is the most significant architectural survivor of the estate associated with Wanstead House. It is also the only grade I building in Redbridge. It sits prominently just to the south of junction of St Mary's Avenue and Overton Drive behind metal railings at the northern edge of its walled churchyard. It is the first part of the Park both visible and accessible to visitors arriving from Wanstead underground station.

Despite its prominence in the surrounding suburban townscape, visitors are largely unaware of its significance to the historic Wanstead estate or its links with the current Wanstead Park.

The adjacent entrance to the Snaresbrook Cricket Club, Linkside Tennis Club, and The Warren Clay Court Tennis Club is cluttered with signage and unsightly fencing. The churchyard itself contains numerous monuments, and has a quiet, lightly managed and semi-natural character to it, with mown and unsurfaced paths running between monuments and under mature trees. All routes are internal to the churchyard and there is no physical link to the rest of the Park, although views are possible over the churchyard wall and into the Golf Course to the Mansion site.

Solutions

St Mary's Church should be promoted as an arrival and orientation point for Park visitors, signposting the way to the park entrance.

The clutter of signage and fencing styles should be rationalised and replaced to illustrate the unified landscape of the Park (and to improve the setting of the listed church and gates and the Conservation Area). New signage should include clear wayfinding to the entrances of the public park.

Wanstead for all

10. Improve connections with St Mary's Church:

Improve churchyard entrance on Overton Drive to improve wayfinding to, and interpretation of the historic landscape.



Figure 35 - Parkland Plan: Bush Wood / Bush Wood Flats / Bush Wood North

18.0 Bush Wood / 19.0 Bush Wood Flats / 20. Bush Wood North

Issues

Bush Wood is an Ancient Woodland with the main Evelyn Avenue planted between 1667- 1715, a number of subsidiary avenues and open grassy areas. Bush Wood Flats and Bush Wood North (otherwise know as Wanstead Flats) form a significant part of the acid grassland habitat within Epping Forest, to the north and south of Bush Wood. Grazing occurred on the Flats until 1996, and its condition is said to have deteriorated since grazing ceased, and no other form of cutting takes place. It was reported (Conservation Statement) to support the largest populations of skylarks in London, however.

The area has been managed for its natural aspect, consisting of open areas which are cut as well as woodland, but also contains significant heritage features in the form of Evelyn's Avenue and veteran trees. The understorey in Evelyn's Avenue is encroaching into it, and competing with the veteran trees.

Solutions

Continue to manage the vegetation and veteran trees, in accordance with good practice, clearing the encroaching understorey vegetation from Evelyn's Avenue. The entrances and paths should be improved in line with others, interpreted to signify entrance into the wider Wanstead Parklands. Improvements to the main entrances should be prioritised.

Wanstead for all

1L. Improve all main entrances to Park:
Selectively clear vegetation to open up views, and clear the understorey from Evelyn's Avenue; introduce new/improved signage and interpretation; improve surfacing.

Longer term priorities

2E. Improve all remaining entrances to Park:
Selectively clear vegetation to open up views; introduce limited or secondary new/improved signage and interpretation; improve surfacing at entrances.

Look at extending open grassed areas.
Consider reintroducing grazing to manage the grassed areas.

2M. Management of Bush Wood:
Manage vegetation along rides in Bush Wood to open up views along former quincunx avenues – a five pointed geometric pattern of tree planting.

3E. Improve paths and access within Park:
Improve paths within Bush Woods

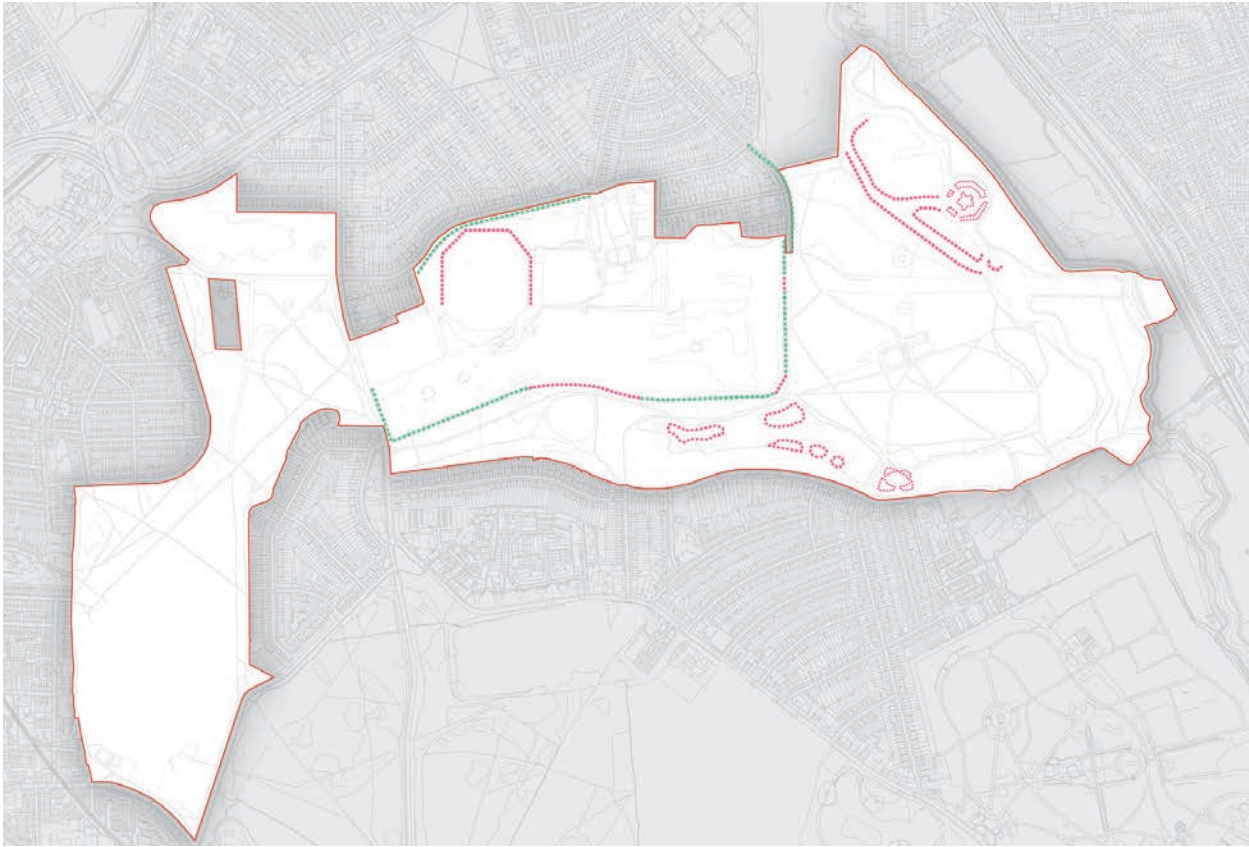


Figure 36 - Parkland Plan: Boundaries



Duplicate fencelines in places could be rationalised



Example of more permeable 'see through' fencing used in sports grounds



Example of where fencing can be rationalised to increase intervisibility between golf course and the park, an important issue to address to take the park of the h.a.r. Register.

Boundaries & Water Edging

Issues

In 1890-92, an oak fence was erected around the public park. This was replaced in the 1950s with a concrete paled fence. The golf course was similarly enclosed in concrete fencing.

Over the years, sections of the concrete fence has required replacement. In many places, this has been achieved with metal palisade security fencing or other forms of metal railing. In places around the public park, the City has used timber infill to replace concrete uprights.

The concrete fence is coming to the end of its designed life and will need to be replaced extensively in the longer term. In many places layers of different fencing have been erected over and adjacent to one another, effectively creating a dense barrier of multiple fencing types which impedes views between different areas of the historic landscape, and creates a neglected feel.

Many of the edgings to the designed water features are in need of renewal to define these designed features. These are discussed in more detail in the waterscapes sections.

Solutions

Install more 'see through' mesh fencing between the Golf Club and Park, to allow a greater amount of intervisibility between different sections of the registered landscape.

In the longer term, the outer boundary fencing type needs to be agreed, to replace the concrete fencing, and consideration of oak timber fencing pales could be an option, as used to infill some of the panels currently.

Wanstead for all

1G. Open up other views between the Park and Golf Course:
Selectively clear vegetation along sections of park/golf course boundary and introduce 'see-through' fencing to particular sections as shown on the Priority Projects plan, to allow some intervisibility between different park ownerships. (refer also to 'boundaries' section)

Longer term priorities

2H. Improvements to boundaries:
Remove or replace boundary fencing / railings as they come to the end of their design life, using designs appropriate for the character and appearance of the landscape.

2J. Improving internal views: remove redundant fencing; thinning and managing vegetation along boundaries

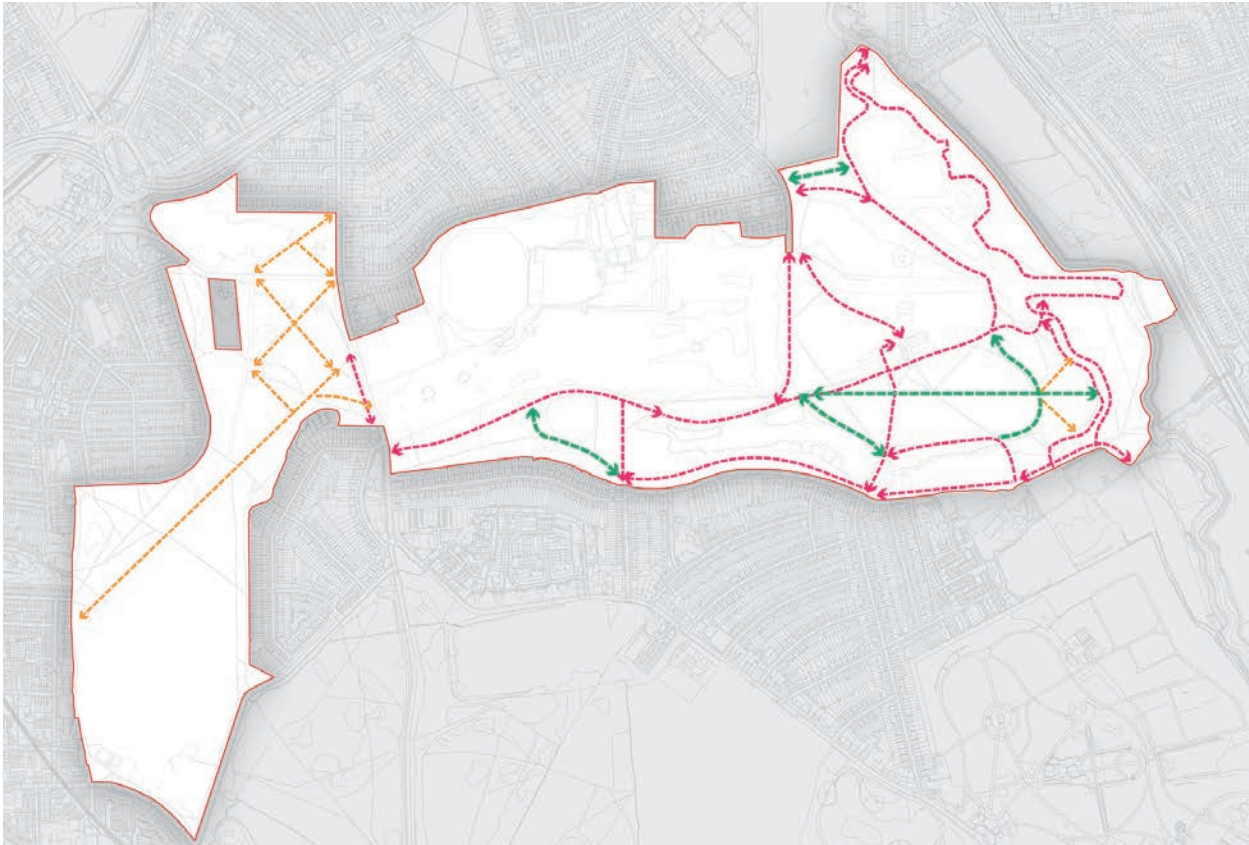


Figure 37 - Parkland Plan: Paths and Surfaces



Paths and signage suitable for consideration in informal landscape



Path improvements would combat the erosion and damage currently occurring to the landscape at Wanstead

Paths, Surfaces and Seating

Issues - Paths:

Paths are generally poor throughout, and look to be the subject of patching on an ad-hoc basis. Due to the extent of paths the cost of addressing all of these is prohibitive as one project, and therefore proposals have been developed to be implemented in phases as described on the plan opposite, which correspond to the priorities in the boxes below.

Issues - Seating:

The park lacks seating overall and this makes it less inviting for some people to visit. Seating which does exist is of varying standards and types.

Solutions - Paths

Due to the extent of paths the priorities of which to address first has been subject to prioritisation in the workshops and meetings culminating in this strategy for path improvements.

The Priority Project paths seek to connect the main Park Hub, and the Temple, with the key historic features, and create the main east - west and north south routes. Additionally a route which skirts the edge of the Golf Club seeks to connect that part of the registered landscape and the Church with the park.

Solutions - Seating

Simple timber plank and tree trunk type seating in the more informal woodland areas is appropriate and cost effective, but still in short supply. A uniform, park type seat style should be agreed for the rest of the park and a strategy agreed in the next phase of planning at a development phase of an NLHF application. This must be accompanied with a plan showing agreed locations to ensure coordinated placement of benches, in appropriate locations. This plan can be used to inform the public of locations they may want to sponsor, together with the wording limit and type to ensure it is acceptable to the City

Wanstead for all

1K. Improve paths and access within Park:
Improve main routes from entrances to Temple and Grotto; adjust levels around Tea Hut to enable removal of access ramp;

Devise a seating plan and design guide, to indicate locations for seating along all paths at strategic locations and key views.

An adopt a bench or memorial bench scheme can be developed to raise funds and improve seating provision throughout, and should be developed as part of detailed plans and any application to NLHF

Re-instate former bridge across Ornamental Water at the Grotto, as part of an NLHF funding application.

Refer also to earlier sections for specific character areas.

Longer term priorities

2D. Improve paths and access within Park:
Around The Plain (resurface in Coxwell type gravel) and along both sides of the Ornamental Water from the Grotto to the Amphitheatre and Fortifications (push back woodland edge to establish grass on both sides of path and resurface in gravel).

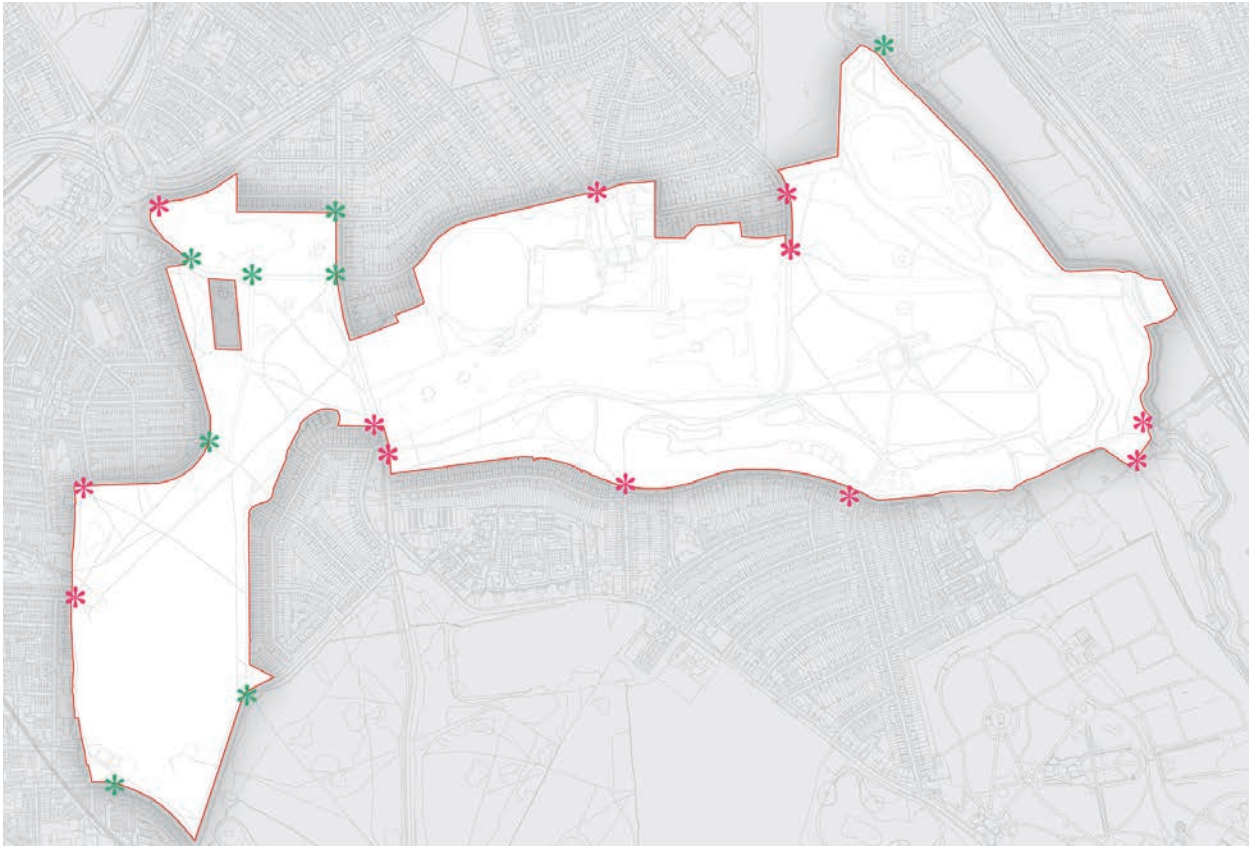
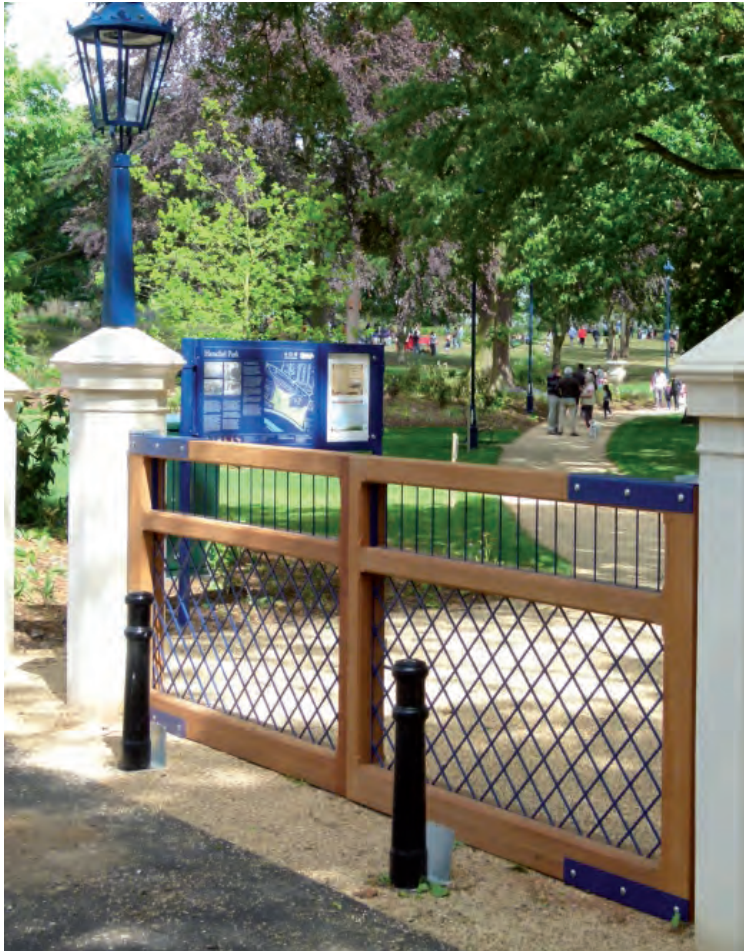


Figure 39 - Parkland Plan: Main Entrances in pink, secondary in green



Transition entrance between formal and informal area



New entrance based on historic photos

Entrances

Issues

Entrances to the park are generally poor throughout. Main entrances have the traditional City of London signage which enables temporary notices to be erected, but in many locations other sign panels

Solutions

Key entrances highlighted for improvements are shown in the plan opposite, colour coded according to priority and refer to corresponding boxes below.

An overall palette of entrance components should be drawn up, based on their location and hierarchy, i.e. Main Entrances, Secondary Entrances and Tertiary or incidental entrance. These palettes should show signage types based on entrance hierarchy, bench types, interpretation, bins etc, and give a typical layout, which can then be adapted for each entrance, based on the specifics of each entrance location.

Wanstead for all

1L. Improve all main entrances to Park:

Selectively clear vegetation to open up views; introduce new/improved main entrance signage and interpretation; improve surfacing. Provide benches and information (permanent and temporary) at entrances to aid wayfinding.

Longer term priorities

2E. Improve all main entrances to Park:

Selectively clear vegetation to open up views; introduce new/improved secondary signage and wayfinding; improve surfacing

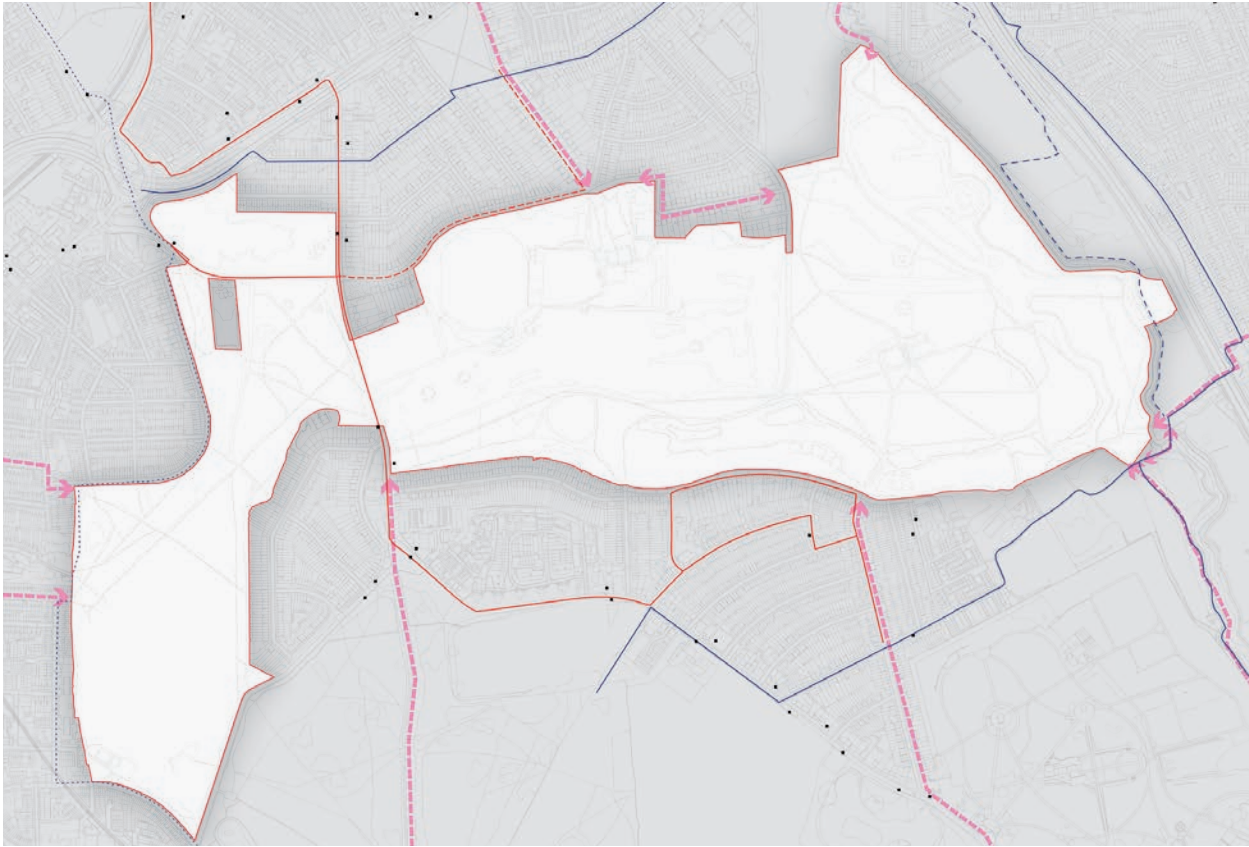


Figure 40 - Parkland Plan: Connectivity



Approach to the temple



New, inexpensive, low key bridge over the river Wandle, Croydon



Clearly signed connections and path design help combat erosion

Connectivity

Issues

The Park is accessed by most visitors at the public park and Wanstead Flats. The public park and Wanstead Flats are accessed via a number of formal entrances, with parking provision at the Warren Road entrance and on surrounding residential streets. The River Roding and Ornamental Water are significant barriers to access into and through the Park.

The public park is crossed by formal paths from the entrances to the Temple and Boathouse Grotto and around The Plain and the various water bodies, as well as a network of informal routes through woodland and across grassland. Sections of these paths are in poor condition and the resulting deviations result in damage to surrounding grassland and woodland habitat. Bush Woods are more permeable with a number of strategic and incidental entrances. Wayfinding from nearby stations and public transport is generally poor. The Mansion site and core of the historic landscape lie within land owned by Wanstead Sports Ground Ltd, with restricted public access. St Mary's Church sits prominently at the junction of St Mart's Avenue and Overton Drive on the main approach to the public park from Wanstead underground station, but it is surrounded by Wanstead Sports Ground and is isolated within the historic landscape.

The Partners should improve the condition and accessibility of all major routes into the public park and Wanstead Flats. They should establish publicly accessible routes connecting the parts of the landscape under separate ownership, particularly those which establish a circular route linking St Mary's Church and Wanstead Sports Ground with the public park and Wanstead Flats.

Solutions

The Partners should improve the condition and accessibility of all major routes into the public park and Wanstead Flats. They should establish publicly accessible routes connecting the parts of the landscape under separate ownership, particularly those which establish a circular route linking St Mary's Church and Wanstead Sports Ground with the public park and Wanstead Flats.

Wayfinding and directional signage from public transport stations/stops should be initiated. Connectivity with wider green infrastructure links such as Roding Valley Way ('Riding the Roding' - a Redbridge initiative, supported by the FoWP) that has recently been successful in securing funding, should be pursued.

Wanstead for all

1P. Improve connectivity with surrounding areas:

- From Wanstead Golf Club to Warren Road entrance
- To/from Wanstead Underground station
- To/from Leytonstone Underground & Leytonstone High Road Overground station
- To/from Wanstead Park Overground station
- To/from Manor Park station
- To/from Ilford and areas west of the River Roding, incl. Coronation Bridge
- Investigate potential connections to Roding Valley Way cycle route

- 1U. Investigate potential connections with Redbridge Underground station via Eastern Avenue Pumping Station, with new bridge over River Roding and potential parking

Longer term priorities

2G. Improve access and wayfinding from surrounding areas:

- Introduce connections to Roding Valley Way and Quietway cycle routes
- Introduce links via Eastern Avenue Pumping Station

Costs for Priority Projects as 3 Separate Themed Work Packages.

Rev E: fianl version issued with PP Appendix 4.9.19

The three columns below represent the costs of separate priority projects which could be grouped according to the column headings. A future funding bid may comprise items from more than one column.

Individual Priority Projects, AS NUMBERED IN THE PRIORITIES PLAN (PINK) ON PAGE 52	Wanstead for All - (Potential NLHF Bid)	Sustainable and Resilient Waterscape (Future work related to Reservoir Act. Flood Risk Alleviation)	Maintaining our Asset - Improving Access, Management and Maintenance (CoL)	
	Cost per item	Cost per item	Cost per item	
1a. Update the Parkland Plan & Conservation Plan for Wanstead: Continue the dialogue for management and conservation/restoration of Wanstead Park with the Environment Agency (E.A.) and the four landowners - City of London; Wanstead Sports Grounds Association; Wanstead Parish and the London Borough of Redbridge (with tenants). Refine plan for funding application, to LI stage 2.	£50,000.00	£100,000.00		Continual updates to the plan and management of the process - Staff time allowance only, plus consultant Landscape Arch/Arch for plans to support a bid.
1B. Water catchment management & Surveys: and test project (50k) and pumping from roding (100k). Plus abstraction licence & drainage improvements within the park	£240,000.00	£240,000.00		Amended to incl. test/ pilot project in Wanst For All. Allow to undertake surveys, proposals and scope out proposed water management, as well as carry out SW drainage to ponds as per Jubilee Pond, using costings from that. Include the 100k for pumping from Roding in Wanst for all.
1c. Heronry Pond: Biodiversity improvements after the Large Raised Reservoir Works - re-form banks to create reedbeds extensions to the islands, introduce new wetland and marginal habitats along the banks. Sustainable Waterscape Works - EA requirement works likely to include dams structural works, spillways, leak management, improving biodiversity, aeration. Cost to be confirmed once EA confirms requirements	£100,000.00	£10,000,000.00		Biodiversity gains in addition to long term Reservoirs Act project to be undertaken by CoL to include relining Heronry.
1d. Create a visitor hub at the Temple: Retrofit and minor extension to make accessible for all, by access to rear of building as a visitor facility, with small café and community uses; restore former pond and introduce new planting to re-create former Menagerie garden / cafe setting. Cost for Temple Cafe garden. Childrens play in the space to the east of the garden space, shown & costed at 1V.	£540,000.00	--		An architect has carried out a study to help define the brief. CoL needs to confirm the business case to progress the Temple Hub works, incl. the Cottage buildings. Their current space planning shows 200m2 in the existing temple (refurb as wedding/education), and 145-255m2 in a new build to replace Keepers Cottage, to be developed as a cafe, toilets, offices. So total based on 200m2 refurb at £2000/m2 (£400k) + newbuild lift and toilets at 40m2 @ £3,500/m2(140k) for Temple. Total Temple = £540k. Keepers Cottage say 250m2 newbuild at £4000/m2 = £1mk. Total for new build keepers + refurb Temple = £1.54m
New Build café or refurb + newbuild element. 250m2 newbuild at £4,000/m2 = £1m.	£1,000,000.00			£1m newbuild for New Keepers Cottage Visitor Facility
1e. Conserve the Grotto: Consolidate remains and make accessible as a ruin, and introduce new planting to improve setting. Take off the Heritage at risk register.	£500,000.00			Keep in Wanstead for all. Costs from 2019 Conservation Plan
1f. Reveal Vista along long walk: Restore view between Golf Club (Ideally Mansion site) and The Canal; clear vegetation along park/golf course boundary and introduce a more 'see-through' type of mesh fencing at strategic view to allow more inter-visibility.	£30,000.00		£25,000	inc £30,000 for 100m mesh fence between park and golf course. Agreed to put veg clearance into CoL work package, at 25k. Lift crowns create neat graded woodland edge, with wildflower and neatly mown margin to give definition to the Long Walk Axis.
1g. Open up other views between the Park and Golf Course: Selectively clear vegetation along sections of the Park and Golf Course boundary and introduce new 'see-through' fencing to allow inter-visibility.		--	£15,000	3 wks with team of 5k week = £15k. NB: fencing included in 100m stretch in item above
1h. Reveal and improve interpretation and occasional (by permission) access to the Mansion Site: introduce interpretation; selectively clear vegetation to open up views. Discuss limited access to the Mansion site on special event days (eg Open Gardens Squares Weekend).	£30,000.00	--		Include in interpretation boards/booklet, and Activity, eg open days for Open House and Open Gardens W/E, but no physical works on W5GL land
1i. Reveal North Mount (Warren Wood) and South Mount (Chalet Wood): Selectively clear vegetation to reveal form and shape of designed earthworks in Chalet Wood and Warren Wood; carry out archaeological investigation, restore profile (as necessary) and improve accessibility.	£40,000.00	--	£5,000	15k plus volunteer time for clearance, £20k for spiral path in Wanstead for all.
1j. Reveal The Fortification: Selectively clear vegetation from the edges of the islands and clear egdes to reveal shape of designed islands within Ornamental Water; carry out archaeological investigation and restore profile (as necessary); ensure work maintains & improves habitat value. Allowance on top of any EA works to provide added benefit, through definition of the Fortifications only	£80,000.00		TBC	Increased from £57k to £80k, to give dfinition to the Fortification edges. Important to do something to reveal historic character / definition and to define edge and re-vegetate with ground cover to improve biodiversity and setting.
1k. Improve Paths and Access within the park: Improve main routes as shown on Wanstead for All plans. Also carparking along Warren Rd entrance in reinforced grass (20 spaces only costed)	£616,440.00	--		Some at cownell gravel @ £40/m2. Others maybe lower spec, tbc and to be suited to paths most in need and to create heirarchy of path accessibility ranges. to discuss with Steering Group. Based on SP/GS discussions and measurements carried out, and as shown on plan.
1l. Improve Entrances to the Park: Clear vegetation to open up views; introduce new and improved signage, seating and interpretation; improve path surfaces	£256,500.00	--		Key to Wanstead for all, for access improvements
1N. Reveal Great 'Amphitheatre': Selectively clear vegetation and lift tree canopies to reveal the form and extent of the earthwork in Warren Wood; manage as an open glade within the woodland.	£25,000.00	--	£5,000.00	Wanstead for all - plus ongoing maintenance, also a possible volunteer project
1O. Improve wayfinding / interpretation at St Mary's Church: At the churchyard entrance on Overton Drive with improved wayfinding to park, and this as the first part of interpretation of the historic landscape.	£10,000.00	--		Interpretation, only at £10k.
1P. Improve access and wayfinding from surroundings, in conjunction with partners, (Sustrans, LAs, EA, etc):	45,000	--		Keep in Wanstead for all - key to access improvements
1Q. Improve the views & use of the historic water bodies: Selectively clear vegetation to open up views and access to water; Trial boating as part of the project.	£10,000.00		10,000	View improvements split between maintenance and capital.
1r. Reveal islands in Perch Pond: Selectively clear vegetation and dredge and clear channels to create shape of designed islands; carry out archaeological investigation and restore profile (as necessary); to improve habitat value. On top of EA works		46,600		Continue existing project for Waterscape as part of LRR works. Highly visible entrance and can interpret cascade, lots of work to clear emergent woodland, desilt, put silt into heronry to create reeded and enlarged island to improve biodiversity. Pilot project.

Appendix 1 Cost breakdown

15. Management of The Plain: Manage central, western area for recreation, and eastern area for nature conservation (inc anthills), including selective removal of encroaching trees and scrub to enhance the acid grassland habitat. Allowance for replanting oak union jack.	£5,000.00	--	£10,000	keep in Wanstead for all plus ongoing management to keep clear and usable for Activities
1t. Conserve Veteran Trees: carry out management & maintenance in accordance with Lear report (reduce competition of vet trees)		--	£10,000.00	10k, & ongoing volunteer projects
1U. Improve Links with, & Bridge over the River Roding: Selectively clear vegetation to open up views and access to the river, investigate, scoping and possibly install bridge over at Pumping Stn (if confirmed with Thames Water)	£90,000.00	£10,000.00		Moved to Wanst. For all, as key access. Upped to 90k - For Bridge over River to Pump Stn. To be investigated with TW or whoever the landowner is here.
1V. Introduce children's play: appropriate to the historic environment, as part fo the Temple garden works. Work with the London Borough of Redbridge and stakeholders to introduce children's play appropriate for historic landscape.	£400,000.00			One natural play area to east of Temple garden.
1W. Bridges: Install new historically sympathetic bridge across Ornamental Water. New timber, 25m span footbridge over and Repair Coronation Bridge	£150,000.00			
Total capital costs for each work package (inc. overheads, not inc fees)	£4,172,940.00	£10,350,000.00	£80,000.00	
Contingency at 10%	£417,294.00			
Fees INCL planning, listed building, Architects, engineers, etc. at 18%	£826,242.12			
ACTIVITY COSTS AT SAY 12% OF TOTAL BUILD BUDGET	£500,752.80			
Inflation @ 3% per year (2 yrs shown)	£355,033.74			
TOTAL ANTICIPATED HLF PROJECT	£6,272,262.66			

FOOTPATH CALCULATIONS SHOWN HERE				
1k TOTAL path costs calculated by length/width and broken down per path - as SP/GS phone con, GS costs - COMPLETED & as shown on plan (pink dashed line)	Lin m	cost per lin m (@ width shown) ie £40/m2 - rates for path upgrades		
		total		
1. Entrance to Blake Hall Rd to Heronry @ 680 lin m x £40/lin m (3m width path) =	680	£120.00	£81,600.00	
2. Park Rd path going north to E-W path (Blake Hall Rd to Heronry)	103	£120.00	£12,360.00	
3. South of heronry 3m wide	744	£120.00		
4. Resurface Heronry west to Temple	350	£120.00	£42,000.00	
5. Resurface Warren Rd path to Lincoln Island	200	£120.00	£24,000.00	
6. Aound whole of ornamental water, from temple, going north across timber bridge, around canal, and to rejoin path at end of long walk. 2m wide only	2505	£80.00	£200,400.00	TO THE COMPLETE ROUTE ROUND ORN WATER, FROM TEMPLE, SAY, to AID DISCUSSION AND CREATE A CIRCULAR ROUTE.
7. Warren Dr to Temple. 2m wide	372	£80.00	£29,760.00	upgrade existing
8. From Coronation Br north to Canal. 2m	360	£80.00	£28,800.00	upgrade existing
9. From Coronation Br west to Perch & back round Orn south. 2m	623	£80.00	£49,840.00	upgrade existing
10. South of Heronry from sw Orn. 2m	479	£80.00	£38,320.00	
11. North and east of Perch. 2m	384	£80.00	£30,720.00	
12. Between Perch and Heronry to Temple. 2m	407	£80.00	£32,560.00	
CARPARK - reinforced grass carparking 384m2 (20 cars)	384	£120.00	£46,080.00	
			£616,440.00	TOTAL

¹ Costs based on Huntley Cartwright (Quantity Surveyors) cost estimates 2014 plus allowance for inflation, and modified with City of London cost estimates based on recent works, and LDA Design costs for some similar items.

L D Ā D E S I G N

^A New Fetter Place
8 - 10 New Fetter Lane
London EC4A 1AZ
United Kingdom

^T +44 (0) 20 7467 1470

^F +44 (0) 20 7467 1471

^W www.lda-design.co.uk

LDA Design Consulting Ltd
Registered No: 09312403
17 Minster Precincts, Peterborough PE1 1XX

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