

Land at Frog Island

The Character and Appearance of the Local Area

As illustrated on Drawing No. KD.FRG.2.D.004, the site is defined by the Fanns Landscape Partnership Landscape Character Assessment (2015) as being located within the Rainham Aveley and West Thurrock Marshes. Within this area, we illustrate via photographs, the wide variety of elements, features and land use activities with combine to define local character, within approximately 1km of the site boundary.

Definitions provided within the Guidelines for Landscape and Visual Impact Assessment Third Edition, produced by the Landscape Institute and Institute of Environmental Management and Assessment 2013.

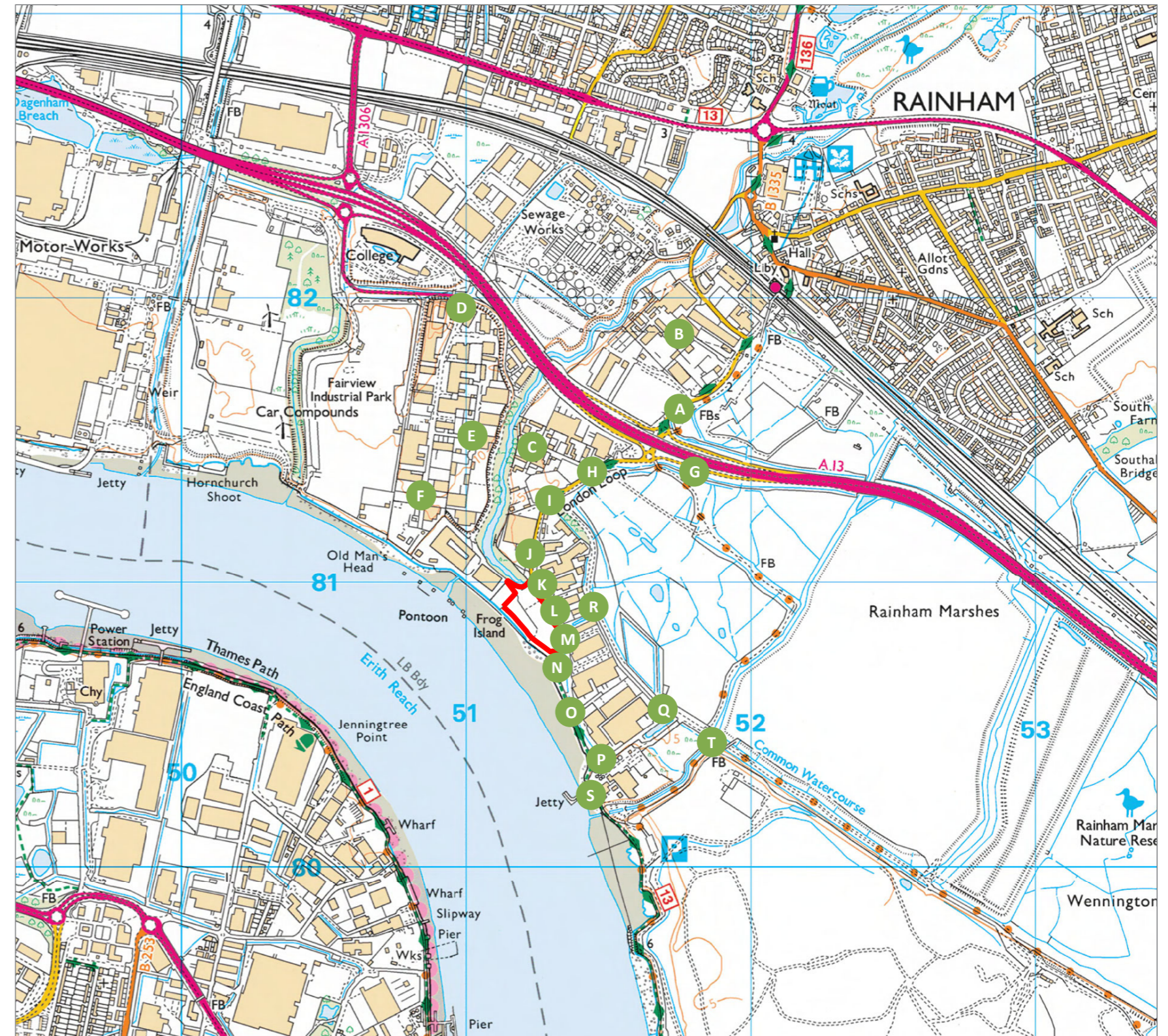
Characterisation

The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.

Characteristics

Elements or combinations of elements, which make a contribution to distinctive character

Location of the Land Use / Character elements of land located within 1km of the Site



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Stacking of containers and a variety of commercial activities.



Industrial infrastructure.

Silos and a mix of sizes and colours of shed structures - plus car parking.

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Dispersed and varied shed structures including painted shipping containers.

Variety of employment activities.



Large shed / sheet steel structures adjacent to roadways.

Pylons.

Localised raised landform.

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Open, expansive, river estuary.

Movement.

Mixture of built structures

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Open, expansive, flat and large scale green space adjacent to main roadway infrastructure.



Mix of new large scale / size sheet clad units with stocking / sales of products. Wind turbines to foreground.

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New roundabout and gentrified shed / units with disturbed ground awaiting development.



Older employment land with mix of built forms, styles and construction materials - no uniformity.

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Office / industrial / manufacturing brick (horizontal form) buildings with open, exposed car parking.

Relatively low level elements.

Little vegetation.



Office / manufacturing brick buildings - galvanised security fencing - hard lines and form. Backcloth of large scale, low height, sheet clad monoform shed unit.

Landscape planting to margins of road.

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Relatively new generic shed structures with a mix of architectural detailing to reduce the bland nature of the built form, including overlay, use of mid height windows, roller shutter and crinated cladding which provides depth and shadow lines.

Temporary nature of unit having individual skips for waste.



Uniform use of material / colour to define Ferry lane. Silos and large shed structures contrasts with grass / scrub road verge and PROW - landscaping low level - poor maintenance.

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Uniform, bland large units of similar mid grey colour. High security fencing, minimal landscaping / greenery.



Large built form silos - distinctive.

Grey colour/

Road corridor.

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Clear divide in character and elements.

To the west of Coldharbour Lane are uniform built structure units (within which a variety of employment / land use could take place). Mid to dark grey colours, set behind a security fence and internal planting.

To the east of Coldharbour Lane is open, expansive green space, flat land.



To the northern section of Coldharbour Lane, there is a mix of diverse land uses / built structures to the west, set behind mature landscape planting. To the east, there is a clear contrast to open, large scale expansive green space.

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Large scale individual built form structures, with tall security fencing adjacent to the River Thames.



Green corridor adjacent to Coldharbour Lane, with current and previous landfill operations / land disturbance. Individual style of conveyor bridge over road,

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