

Understanding Historic Parks and Gardens in Buckinghamshire

The Buckinghamshire Gardens Trust Research & Recording Project



Monnellan Crescent

CALDECOTTE LAKE, MILTON KEYNES

November 2020

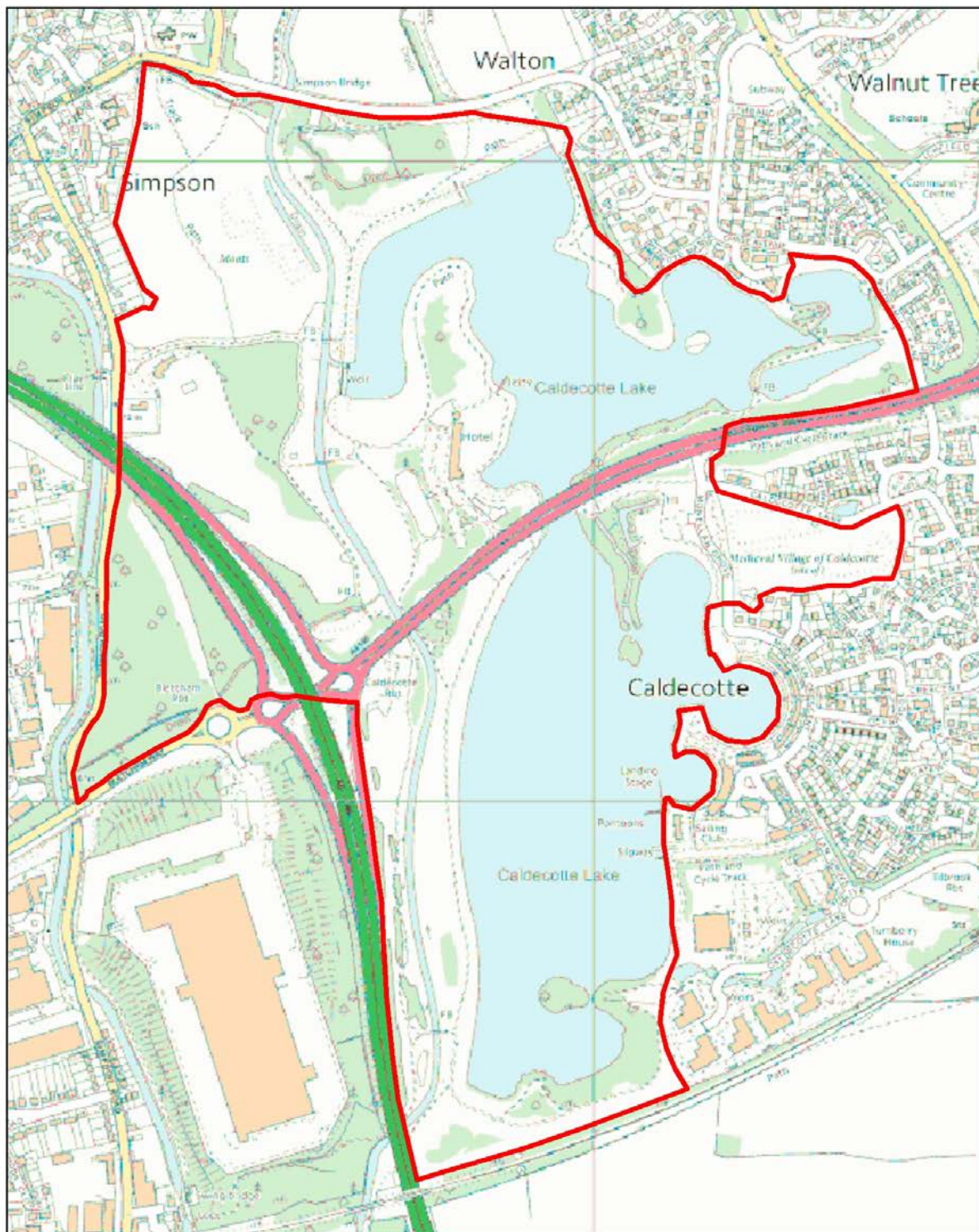


The Finnis Scott
Foundation

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Foundation



HISTORIC SITE BOUNDARY



Caldecotte Lake Park: boundary of historic designed landscape interest

Produced by the County Archaeological Service
March 2020

Scale: 1:7,793 at A4



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Caldecotte Lake Park: 2017 aerial photograph

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March 2020



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INTRODUCTION

Background to the Project

This site dossier has been prepared as part of The Buckinghamshire Gardens Trust (BGT) Research and Recording Project, begun in 2014. This site is one of several hundred designed landscapes county-wide identified by Bucks County Council in 1998 (including Milton Keynes District) as potentially retaining evidence of historic interest, as part of the Historic Parks and Gardens Register Review project carried out for English Heritage (now Historic England) (BCC Report No. 508). The list is not definitive and further parks and gardens may be identified as research continues or further information comes to light.

Content

BGT has taken the Register Review list as a sound basis from which to select sites for appraisal as part of its Research and Recording Project for designed landscapes in the historic county of Bucks (pre-1974 boundaries). For each site a dossier is prepared by volunteers trained by BGT in appraising designed landscapes.

Each dossier includes the following for the site:

- ☐ A site boundary mapped on the current Ordnance Survey to indicate the extent of the main part of the surviving designed landscape, also a current aerial photograph.
- ☐ A statement of historic significance based on the four Interests outlined in the National Planning Policy Framework and including an overview.
- ☐ A written description, derived from documentary research and a site visit, based on the format of Historic England *Register of Parks & Gardens of special historic interest* 2nd edn.
- ☐ A map showing principal views and features.

The area within the site boundary represents the significant coherent remains of the designed landscape. It does not necessarily include all surviving elements of the historical landscape design, which may be fragmented. It takes no account of current ownership.

NOTE: Sites are not open to the public unless advertised elsewhere.

Supporters and Acknowledgements

The project was funded by BGT, with significant grants from the Finnis Scott Foundation, the Roland Callingham Foundation, BCC (since April 2020 part of Buckinghamshire Council) and various private donors. Buckinghamshire Council also provided significant funding, and help in kind including current and historic mapping and access to the Historic Environment Record. The project is supported by The Gardens Trust.

The Trust thanks the volunteers and owners who have participated in this project and given so much time and effort to complete this challenging and rewarding task.

Further information is available from: www.bucksgardenstrust.org.uk

COUNTY:	BUCKINGHAMSHIRE	CALDECOTTE LAKE, MILTON KEYNES
DISTRICT:	MILTON KEYNES	
PARISH:	WALTON	
OS REF.:	SP 88983501	

STATEMENT OF SIGNIFICANCE

Overview

This report is one of a group covering the landscape of the new town of Milton Keynes. The others to date are on Central Milton Keynes, Campbell Park, the Willen Lakes, the Tree Cathedral at Newlands and the Ouzel Valley Park. The main public areas of all these landscapes have been in the care of Milton Keynes Parks Trust since 1992.

Caldecotte Lake is a public park towards the southern end of the Ouzel Valley, part of the informal linear park system, which was a feature of the Milton Keynes Development Corporation's (MKDC) planned cityscape. Engineer Digby Woods of Anglian Water was responsible for the lake design and construction; the landscape architect was Howard Mitchell of MKDC.

MKDC sought to enhance the original landscape of rolling undramatic countryside to provide a new landscape character of sufficient strength to contain new city developments. The three linear parks follow the valleys of rivers in the area: the Ouzel to the east, Loughton Brook to the west and the Ouse to the north. These parks form the recreational and environmental lung of the city, as well as being an essential component of managing flooding. Caldecotte Lake, along with Willen Lakes to the north, plays a key role in managing the flood risk posed by the Ouzel, as well as being an attractive part of the landscape.

All landscape development in Milton Keynes was designed round a framework of "strings, beads and settings" (original design guide and pers. comm. Neil Higson, former Chief Landscape Architect). The strings are linear footpaths, cycle ways, greenways and riding trails. Beads are activity centres and "places", such as the Pub and Boathouse on Caldecotte Lake. The setting is the visually or physically public landscape which makes up the body of the park. Land uses could include grazing, sports grounds, lakes, wildlife zones, events areas etc., many of which generate income which contributes to the management costs of the Park. More explanation of this framework is provided in an Appendix.

Caldecotte Lake is part of a landscape system where the details of the materials, types of horticultural features and planting work together with the natural and artificial topography to produce an outstanding unified design. It survives intact and continues to be developed in similar character by the Milton Keynes Parks Trust following the original vision.

Archaeological interest

The archaeological evidence was extensively studied during the development of the area. Gravel deposits exposed by the lake construction produced evidence of flint tool manufacture from around 4,000 BC and also revealed the fossilised skeleton of an ichthyosaur, thought to be 150m years old and now in Milton Keynes' Central Library. There are a number of Scheduled Monuments. To the west of the Lake is the site of a C16 manor house and medieval fish ponds. To the east is the site of a medieval village.

Architectural interest

The Lake and surrounding parkland were designed in a deliberately naturalistic manner, using spoil from the excavation to create mounds to shield the site from the A5 to the west and the railway line to the east. The bridge that dissects the lake (by MKDC) is an elegant piece of engineering design; the height allows the water below to be used for a full length (2000m) rowing course. The Lake is dominated by the windmill silhouette of the Pub and Hotel on the promontory (1992). Though the sails have been removed, the building remains a feature. The components came from The Netherlands. To the west is the village of Simpson, with a number of listed buildings of domestic scale. East of the Lake are new residential and business developments, of relatively high value and quality.

Artistic interest

Engineer Digby Woods of Anglian Water was responsible for the Lake's design and construction; the landscape architect was Howard Mitchell of MKDC. The various lakes in Milton Keynes were designed with different functions - Willen is the commercial one, Lodge Lake was left undisturbed, Tongwell Lake was for water skiing and Caldecotte is for club use - hence the rowing and sailing clubs that are based there.

Caldecotte Lake is part of an ambitious, publicly-funded park system on a scale rarely achieved in later C20/C21 England, building on traditions set by the best C19 public parks, such as Birkenhead, Merseyside and Central Park, New York. In scale of ambition and unity of design the group of Milton Keynes landscapes to which Caldecotte Lake belongs (Willen Lakes, the Tree Cathedral, Campbell Park, Ouzel Valley Park) is comparable with the Thames Barrier Park, the Yorkshire Sculpture Park and the Olympic Park, but in style and character these are all very different. Caldecotte Lake and surrounds are laid out in a latter day naturalistic English landscape style; providing a setting for new urban development and enhancing the attraction of existing small villages. The views are carefully manipulated both within and beyond the park to take advantage of the gently rolling topography, including the backdrop of the Brickhill Woods. Access and management principles throughout the park system are strongly influenced by those applied in the British National Parks.

Historic interest

Caldecotte Lake is of high historic interest as part of a set of designed landscapes for public use developed in later C20 England as part of the internationally renowned urban development of Milton Keynes, and for its high quality of design and survival intact.

HISTORIC DEVELOPMENT

Caldecotte Lake was planned by MKDC as part of the landscape and flood defence schemes for Milton Keynes New Town. Milton Keynes was designated as a new town in 1967 and in 1968 Caldecotte was included in the Milton Keynes designated area (Zeepvat, R.J., Roberts, J.S., and King, N.A: *Caldecotte Excavation and Fieldwork 1966-91*). The Master Plan for the New Town was published in 1971 and landscape was worked out in its broad outlines from the beginning (Pevsner). MKDC considered high quality parks and green spaces important, not only for the outdoor activities for residents and visitors, but also to establish a green image for the new city and as a desirable setting for its buildings. Having worked since 1975 as a consultant on several MKDC landscape projects, Neil Higson was appointed Chief Landscape Architect in 1977, grouping together all landscape architects already employed and strengthening the team.

Given the extent of development envisaged, flood defences were also planned from an early stage because of concern over the potential for river flooding. On the east side of Milton Keynes, Willen Lakes, North and South were constructed along the River Ouzel in the early 1970s. As part of the same flood management scheme Caldecotte

Lake was also planned to start in the 1970s (Zeepvat, R.J, Roberts, J.S. and King, N. A. *Caldecotte Excavation and Fieldwork 1966-91*), but construction did not in fact begin until 1980/81 and was completed in 1983. The cost was given as £5m (CDC leaflet B06085), The name comes from a small medieval village on the north east of the site, which had disappeared by the C17. An aerial photograph from 1984 (CDC B06085) shows the outline of the Lake, together with the A5 to the west. In response to experience gained from Willen Lakes, Caldecotte was designed with a complex of deep and shallow areas and a more varied shoreline. These aspects were influenced by both aesthetic and ecological considerations.

In 1984 the site was handed over to MKDC by the contractor and was described as the second largest lake in the city and, together with its surrounding parkland, a major component of the linear park system. (*MKDC Caldecotte Lake Development Plan*: CDC B06085). The Plan confirmed that planning should follow the design principles of “beads”, “strings” and “settings” and that the Lake should be an attractive and uncongested area incorporating club and training use, with limited public boat hire, unlike Willen. Bletcham Way, a city grid road, planned to cross the Lake, east/west, was due to be completed in 1987.

The Central Landscape Unit, working closely with MKDC ecologists played a significant role in planning the nature of Caldecotte Lake and its surroundings (Higson, N., email 8/5/19). Engineer Digby Woods of Anglian Water was responsible for the Lake’s design and construction; the landscape architect was Howard Mitchell of MKDC. The various lakes in Milton Keynes were designed with different functions - Willen is the commercial one, Lodge Lake was left undisturbed, Tongwell Lake was for water skiing and Caldecotte is for club use - hence the rowing and sailing clubs that are based there. The bridge by MKDC dissecting the lake is an elegant piece of engineering design; the height allows the water below to be used for a full length (2000m) rowing course. A model of the layout was created (MK City Discovery Centre).

In August 1986 an implementation plan was produced (*MKDC Caldecotte Park Development Plan*: CDC B06085). “Strings” were the footpath round the Lake, with radial links north to the Ouzel Valley Park, west to Fenny Stratford and east to planned new residential areas. The “beads” included a series of picnic sites, viewing spots and club buildings near car parks, as well as a pub/hotel on the promontory. The “settings” would be extensive tree and shrub planting to enhance the green setting, whilst retaining important views of the Lake. The CLU document included a schedule of each area of the Park with detailed plans and an expected completion date of 1989. The area known as the promontory, on the west side of the north Lake, was expected to provide a focal point for the landscape and any buildings should be eye catching and form a landmark. The Pub/Hotel built in the form of a windmill on the site was completed in 1992 (The Mills Archive).

MKDC was wound up in March 1992 and a charitable trust, Milton Keynes Parks Trust (MKPT) was established to be responsible for parks and green spaces in Milton Keynes, as they had more in common with nature reserves and country parks than traditional town parks. MKDC wanted to keep relevant skills together. MKPT was given a 999 year lease with a property endowment to provide a revenue stream. It became fully operational in July 1992 (Leisure Management, March 1996). MKPT is responsible for the park area around the Lake and Anglian Water is responsible for the Lake and water levels. Since then the park has been maintained by MKPT in accordance with the vision and plans of MKDC, and MKPT has progressively enhanced habitats and features to conserve and enrich the environment.

SITE DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

The 125 ha. Caldecotte Lake and surrounding parkland is in the south east corner of Milton Keynes and is towards the southern end of the series of parks which were designed around the River Ouzel. The report on the Ouzel Valley Park (qv) covers the area immediately to the north.

The area covered by this report is bounded to the north by Simpson Road, which at this point runs east/west. In the MKDC Plan for park, part of the area between Simpson Road and Groveway (H9) to the north, was included. This area has however, already been covered in the report on the Ouzel Valley Park.

The eastern side is ringed by development, both residential and commercial, presented with strong planting as part of the lakeside landscape composition. To the south is the Bletchley/Bedford railway line on an embankment also screened by planting. Beyond that is a large triangular site marked for development.

The original western boundary of the Park was formed by Simpson Road running north/south until it met the bridge carrying the Bletchley/Bedford railway line. This included within the Park a large site at Fenny Lock, between the A5 and the Grand Union Canal, marked Area G on the attached MKDC plan. However, although there is still a connecting path as planned, this area is now a 650,000 sq. ft. distribution centre with little landscaping surrounding, so it has not been included in the description of the Park.

To the north of the Fenny Lock site, beyond Bletcham Way, is a triangular mounded area, planted with trees and with limited public access, its purpose being to act as a feature from Bletcham Way and the A5. This area has been included in the description of the Park as it remains as planned by MKDC, though there is a current planning application to build two large sheds with ancillary landscaping on the site (Nov. 2020). However, for the public, the effective Park boundary on the west side is the A5.

The Lake is divided into two main areas – North and South – divided by a channel over which is a bridge carrying Bletcham Way. The overall length is about 1.2km, but the design is complicated, with inlets, islands and the large promontory on the west bank of the North Lake. The works included two major earth dams along the west and northern banks, as part of the flood defence scheme. The Lake has a much more varied depth than Willen and consequently forms a better fish and wildlife environment (Higson, Neil, email 8/5/19). The ecological implications were taken into account and the lake bed depth was designed to limit weed growth and provide a wide variety of aquatic and lake edge habitats. Reed beds were used as filter zones and existing trees used where possible. The ground was carefully shaped using models so that major engineering structures such as the A5 and Bletcham Way would not intrude (MKDC leaflet: CDC B06085).

The Lake lies to the east of the River Ouzel, which flows north from Caldecotte through the Ouzel Valley Park and Willen Lakes to join the Ouse at Newport Pagnell. The soil is ideal for water holding as it is mainly Oxford Clay, though overlaid to a depth of three or four metres with glacial drift deposits and river gravels.

The site was traditionally used for grazing and grazing pastures and floodplain meadows still feature today. Unlike areas of the Ouzel Valley Park to the north, there are no developments within the park itself. Simpson Village forms part of the setting to the west and modern developments are features to the east.

The setting retains aspects of the pastoral and is naturalistic in form. However, it is a flat site surrounded by major roads and a railway line and these disadvantages are apparent on early photographs. In addition to the extensive planting schemes which have now matured, these disadvantages have been overcome by new landforms and vantage points, created from the very large amounts of spoil arising from the lake construction. These works make

the most of the backdrop of the wooded hills, with their changing colours and they also established a raised focal point to provide a central feature to guide views within the Lake – the pub/hotel designed as a windmill. Together, these features deflect attention from nearby infrastructure and give the site added interest and drama.

ENTRANCES AND APPROACHES

Caldecotte Lake and Park are connected to surrounding landscapes and developments in Milton Keynes through a network of paths for pedestrians and cyclists. These are the “strings”.

MKDC envisaged the main visitor access by road to be via the site of the Pub/Hotel on the promontory, the Lake’s main feature, where there is a car park. This is on the north of Bletcham Way, along Lakeside Grove, on the west bank of the Lake. Access to this site for pedestrians is from Simpson Village to the west, or along the Lakeside path.

There is access to the Park for pedestrians and cyclists from the north across Simpson Road, linking with the Ouzel Valley Park. To the south-west a footpath under the A5 connects Caldecotte with Fenny Lock, including the Grand Union Canal, which lies to the west of the Ouzel. To the south, beyond the railway line, lies an open space for future development. The planning framework requires links between this site and the Caldecotte Lake area.

A substantial footpath circles the Lake and there is access to this from Simpson Road to the north, from residential developments on the east bank, both north and south of Bletcham Way and from Simpson Village to the west, as well as from the footpath under the A5 in the south west. There are small car parks along Simpson Road, in Simpson Village and by the residential developments on the east bank, as well as the car parks by the Pub/Hotel.

PERAMBULATION – INCLUDING PRINCIPAL BUILDINGS AND LANDSCAPE

The Perambulation follows the order given in the Central Landscape Unit Plan of 1986 (see below). This moves clockwise around the Lake. The area measurements are from the MKDC plan.

Area A (7.5 ha.) is that north of the Lake to Simpson Road, the northern boundary. As planned in 1986, this area is meadow, with the car park on Simpson Road screened by trees, including willow, alder, mountain ash and elder. Mature trees include oak which pre-date the Park. The planting of willow along the river at this point continues that in the park north of Simpson Road. Much of the northern bank of the Lake in this area is a concrete spillway and dam structure, which has been deliberately kept free of planting.

From the car park at Simpson Road to Walton Park, on the north east bank, is about 0.3km. Area B, (5.7 ha.) is from Walton Park to Bletcham Way (approximately 1.1km to the crossing under Bletcham Way). At this point the Lake shoreline is more intricate, which MKDC designed as a composition of landscape and quality buildings and forms an interesting setting for housing, now built and largely screened by the planting of large shrubs and trees, including willows and alder. A variety of linked paths border the Lake and connect with nearby housing, along with board walks over reeds and a timber bridge. These paths are bordered by low growing shrubs, such as snowberry. A summer house provides a focal point. Bletcham Way is on an embankment which has been landscaped.

The next section, Area C, 5 ha., extends south of Bletcham Way c.1.5km along most of the eastern bank to a small promontory jutting westwards into the Lake before the south bank. At Bletcham Way the Lake narrows to a channel passing under the road before widening at a point where a wooded promontory extends south into the Lake. The area is dominated by willow trees and the picnic site planned by MKDC on the eastern shore is still there. To the east of the shoreline, beyond Monellan Grove, there is a children’s play area, which has had recent investment. Sited in this play area is a play sculpture by MK artist Bill Billings inspired by the ichthyosaur fossilised skeleton found

during the lake excavation. The remains of the site of the medieval village lie just to the east as a large area of open grass. MKDC originally intended this to be housing, but English Heritage objected and a compromise was reached whereby this part of the site was retained as open space, subject to the total being excavated in 1990/91 (Zeepvat, R.J., Roberts, J.S. and King, N.A., *Caldecotte Excavation and Fieldwork 1966-91*).

Proceeding south along the eastern shore of the South Lake the view is dominated by Monnellan Crescent, within the Lake's embankment and circled by formal terraced housing flanked by juniper trees and with flights of steps leading down to the water. The crescent shape is visible on the early photograph of 1984 and was described as a recreational basin on an early plan (Buckinghamshire Archive). Beyond to the south apartment buildings front the Lake and a club boat house. Beyond the boat house to the south lies Caldecotte Business Park. Referred to by Pevsner as L shaped blocks by PDD Architects (1988-91) in a watery landscape by Quartet Designs of linked lakes, pools and reed beds. Marking the roundabout at the Caldecotte Lake drive entrance, is a steel sculpture "The Wings of Enterprise" by Walter Richie (1991).

The landscape around the Business Park bridges the formal development of Monnellan Crescent and the south eastern shoreline beyond the Business Park. This is Area D, 2 ha and was described by MKDC as 'the southern shallows', being convoluted, with meandering paths and a headland and island, and designed as a retreat for wildlife. Extensive planting of marginal plants and reeds, such as carex and phragmites survive from the original plans. On the southern shore there is a bird hide. It is about 0.3km from the headland area to the bird hide.

Area E, 7.7ha, is the 1km west bank of the Lake from where the Ouzel joins the Park under the A5, north to Bletcham Way and the narrow channel connecting both parts of the Lake. This narrow section between the Ouzel and the Lake is a raised dam, with the Lakeside path running along the eastern shoulder. Planting was therefore restricted to clumps of less vigorous trees and shrubs, such as ornamental conifers and cornus. MKDC considered the rather straight shoreline to be less inviting, but it was thought to be a good spectator point and also an area for fishing, and anglers are common. There is also a fitness trail.

Area F, 4.8 ha., 0.7km long lies by the River Ouzel between the bank of the dam to the east and the A5 to the west. A path runs parallel to the Ouzel, linked by a bridge to the Lakeside path to the east. The path by the river connects with the path under the A5 to Fenny Lock. This area has wooded copses and more substantial trees, such as alder than in Area E, as there were no planting restrictions and MKDC wished to disrupt views of Bletchley industry and reduce the visual impact of the A5.

Area H, 3.3ha., is the spoil mound to the north of Bletcham Way and west of the A5. It is covered with trees, as MKDC planned, which have now grown to maturity – both evergreen conifers and a variety of deciduous - and was intended as a feature from the A5. The recent planning application (18 June 2020) for two logistics buildings includes the retention of the existing landscape buffer along the edge of the site.

Area I, 10 ha., lies north-east of the A5 and north of Bletcham Way. It is c.0.6km long, by about 0.3km at its widest point. It is flat and mostly grassed and its eastern boundary is the Ouzel, so it has no shoreline. The west boundary is Simpson Road, flanked by mature trees, including oak, and there is a Youth Activity Centre, a small religious foundation and a car park. MKDC intended this site to be a Bader Foundation for the rehabilitation of amputees.

Area J, 9-9 ha., is the promontory and is almost a large island, rising up on the north west bank. From the entrance to the car park on the north side of Bletcham Way to the northern tip is about 0.4km. It is still the focal point of the Lake, both North and South as intended by MKDC and the windmill, flanked to the side by conifer trees is widely visible, even though it has recently lost the sails. The planting includes massed cornus to catch the light from

distances. It is also more formal than elsewhere. For example, the paths round the windmill are edged with pink snowberry (*Symphoricarpus x doorenbosii*), rather than the hedge snowberry which is used for underplanting elsewhere, e.g. in the Walton Park area, or along the south bank of the Lake. The promontory remains one of the main access points with a car park and access to a variety of pedestrian and cycle routes round the promontory, along the Lakeside path and beyond to wider Milton Keynes. Other facilities are the pub/hotel; the boat club and a children's play area.

North of Area I is Area K, 11 ha. These areas are separated by a path, east/west, connecting Simpson Road with the Lakeside. From this path to the car park on Simpson Road is about 0.6km. Along part of this route an avenue of alders leads north to an area bounded by the Ouzel to the east and Simpson Village to the west. To the north is the continuation of Simpson Road as it turns a corner in Simpson Village and proceeds east/west. This site of a C16 manor house has an interpretation board. Further east by the river are sites of a medieval moat and fishponds, left as open grass by MKDC by agreement with the then Department of the Environment to preserve the remains.

To the east the path from Simpson Road joins the Lake at the weir, which is part of the flood defence scheme. From here the path follows the grassy shore north-east to join the car park on Simpson Road. (Area A). North of Simpson Road is the continuation of the Ouzel Valley Park (Area L), which is grass and pastureland, with willow trees along the river.

REFERENCES

Books and Articles

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Davis, LH, Woods, DR, 'Design and Construction of Balancing Lakes at Milton Keynes', *Chartered Municipal Engineer* (Jan. 1979), 9-17.

Pevsner, N., *The Buildings of England, Buckinghamshire* (2nd edition 1994).

Zeepvat, R.J., Roberts, J.S. and King, N.A., *Caldecotte, Excavation and Fieldwork, 1966-91* (Buckinghamshire Archaeology Society Monograph 01 December 1994).

Other Documents

MKDC: The Plan for Milton Keynes, Volumes One and Two, 1970.

MKDC: Design Guide: Section 3: Landscape, Parks and Open Spaces.

Published Maps

Milton Keynes Official City Guides 1977-2017

Other media

www.theparkstrust.com

historicengland.org.uk

millsarchive.org

Buckinghamshire Archive

L3/15/2 35A February 1985 microfiche planting plan of Caldecotte

L3/15/2/37A February 1985 microfiche planting plan of Caldecotte

L3/15/2/38 Caldecotte

L3/15/2/43 December 1985 Caldecotte

L3/15/2/29 February 1985 design of South Lake area

MK City Discovery Centre (CDC)

CDC material about Caldecotte, of which the most precious is the MKDC plan of the design as implemented and still relevant today.

MKDC Caldecotte Park Development Plan 1986 (B06085)

Missin, Bob, Leaflet (B06085)

Caldecotte Aerial photograph, 1984, (B06085)

Caldecotte Lake leaflet (B06085)

Leisure Management, March 1996 (B060)

Architectural Model, Caldecotte Lake and surrounding areas, 1:1250 scale, c.1980 (MK Discovery Centre):

The lake is bordered by V10 Brickhill Street, A5(D), H10 Bletcham Way and Bletchley - Bedford railway line. West of the A5(D) a section of the V8 links Mount Farm to the junction of the H10/A5 (unbuilt). The Grand Union Canal extends to Fenny Stratford lock; commercial buildings on the eastern edge of Mount Farm. To the north are many residential buildings of Simpson. Trees throughout, extensive parkland surrounds the lake, with model cars, lorries, boats and a train.

https://catalogue.mkcdc.org.uk/content/catalogue_item/architectural-models-collection/caldecotte-lake

Acknowledgements

Bucks Gardens Trust is grateful to Neil Higson and Tim Skelton for kindly sharing information on the development of Caldecotte Lake.

J Stansfield, G Grocott April 2020; edited SR November 2020

APPENDIX 1

MKDC Planning Design Brief Principles for Landscapes in the New Town

MKDC set out general principles for landscape designs in the Planning Design Brief. Landscapes were intended to enhance the natural character of the area and to feature mainly native species. Planting was to be a mix between the quick and the slow growing, to provide both immediate impact and sustainability for the longer term. Existing features were to be incorporated wherever possible, both for preservation and education, including a number of ancient monuments. In addition, park development principles were adopted, which aimed to combine the advantages of the conventional town park (unlimited access, but could be costly to create and manage), with those of the open countryside (limited public access, but an open aspect and less expensive for public agencies to provide and maintain). MKDC wanted a framework to encourage agricultural, sporting and commercial agencies to be involved in providing features and activities.

Three main elements were established to determine park planning. In the first instance a network of green corridors, called “strings” were to be created at an early stage, largely by public agencies, to provide essential continuity for the system. Focal points, termed “beads”, were then to be created or incorporated within the “strings”. These would have a variety of uses, including car parks, picnic areas, sculptures and gardens, as well as cafes, pubs and leisure attractions which might be wholly or partly funded by the private sector. Finally, MKDC called “settings” those areas which formed the majority of open spaces. This term covered woodland, grassland, grazing and commercial recreation. Much of which it envisaged being provided by the private sector. Water was also seen as enhancing landscape value and as providing opportunities for recreation and sports. Water features included existing rivers and waterways and artificial lakes, which were constructed to deal with floods. The whole is composed with visually public and physically public space into a “people’s park”, which has more recently come to be referred to as “the Milton Keynes labyrinth of freedom” (pers. comm. Neil Higson 8 June 2020).

An MKDC paper from 1984 in the City Discovery Centre (B060:58) on the financial implications of the Linear Parks shows a planned capital investment of £13.9m, not including land costs and that the linear parks were expected to have total annual revenue costs of £829,000, once they were complete.

APPENDIX 2 EXAMPLES OF PLANTING LISTS

Buckinghamshire Archive (formerly Centre for Bucks Studies, CBS)

L3/15/2 35A Feb 85

Acer pseudoplatanus 1200

Populus alba and robusta 1100 in total

Salix drakenburg 45

Salix cinerea 1090

Salix vitellina 1000

Salix caprea 1000

Salix chermesina 5100

Alnus cordata 670

Crataegus monogyna 1100

Sambucus nigra 1000

L3/15/2/37A Feb 85

Syringa vulgaris 295

Salix eleagnus 1020

Salix alba 310

Cornus 800

Ligustrum 300

Hippophae 865

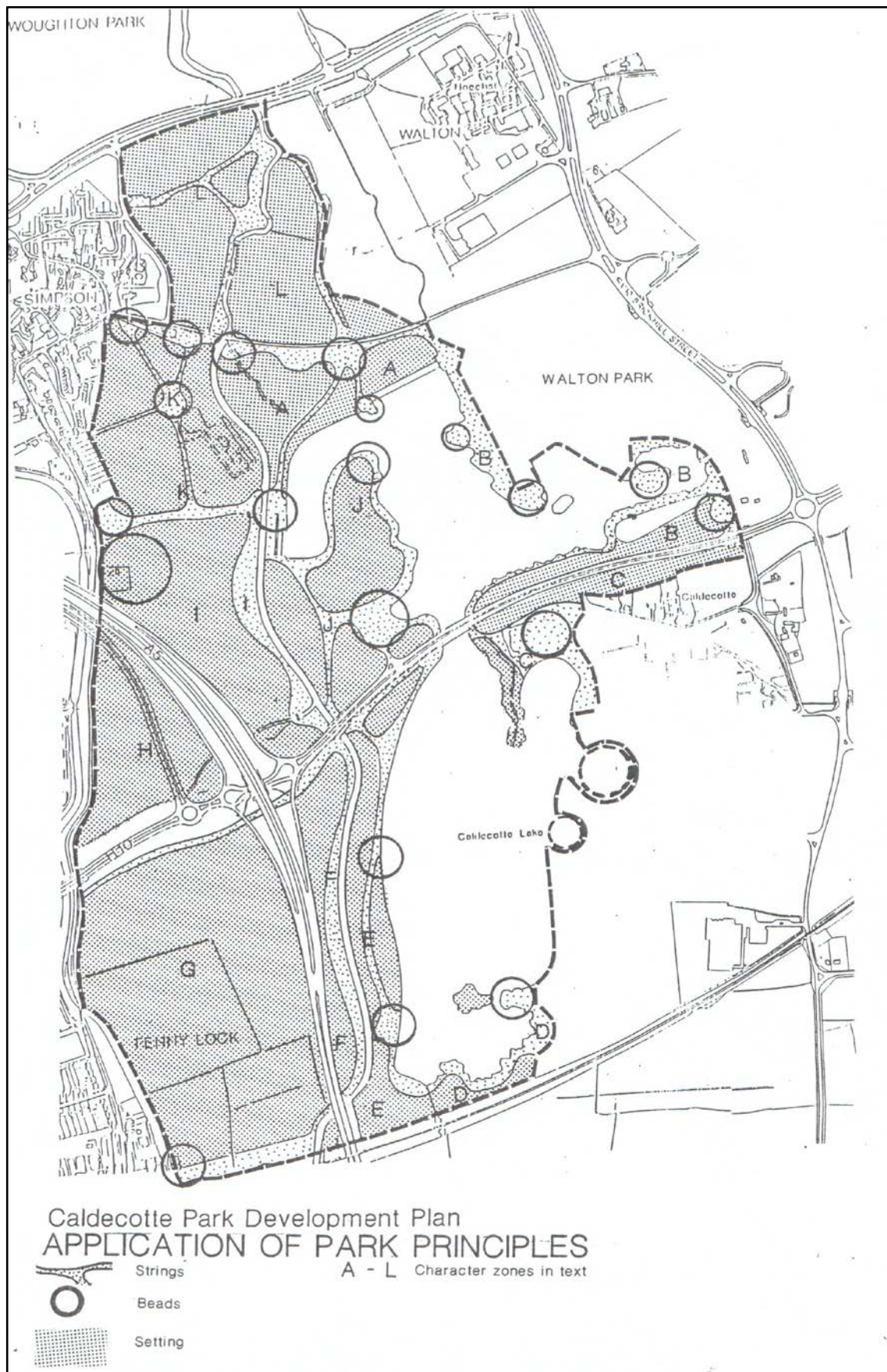
L3/76/3/3

Alnus glutinosa

Carex species and other marsh grass

Phragmites

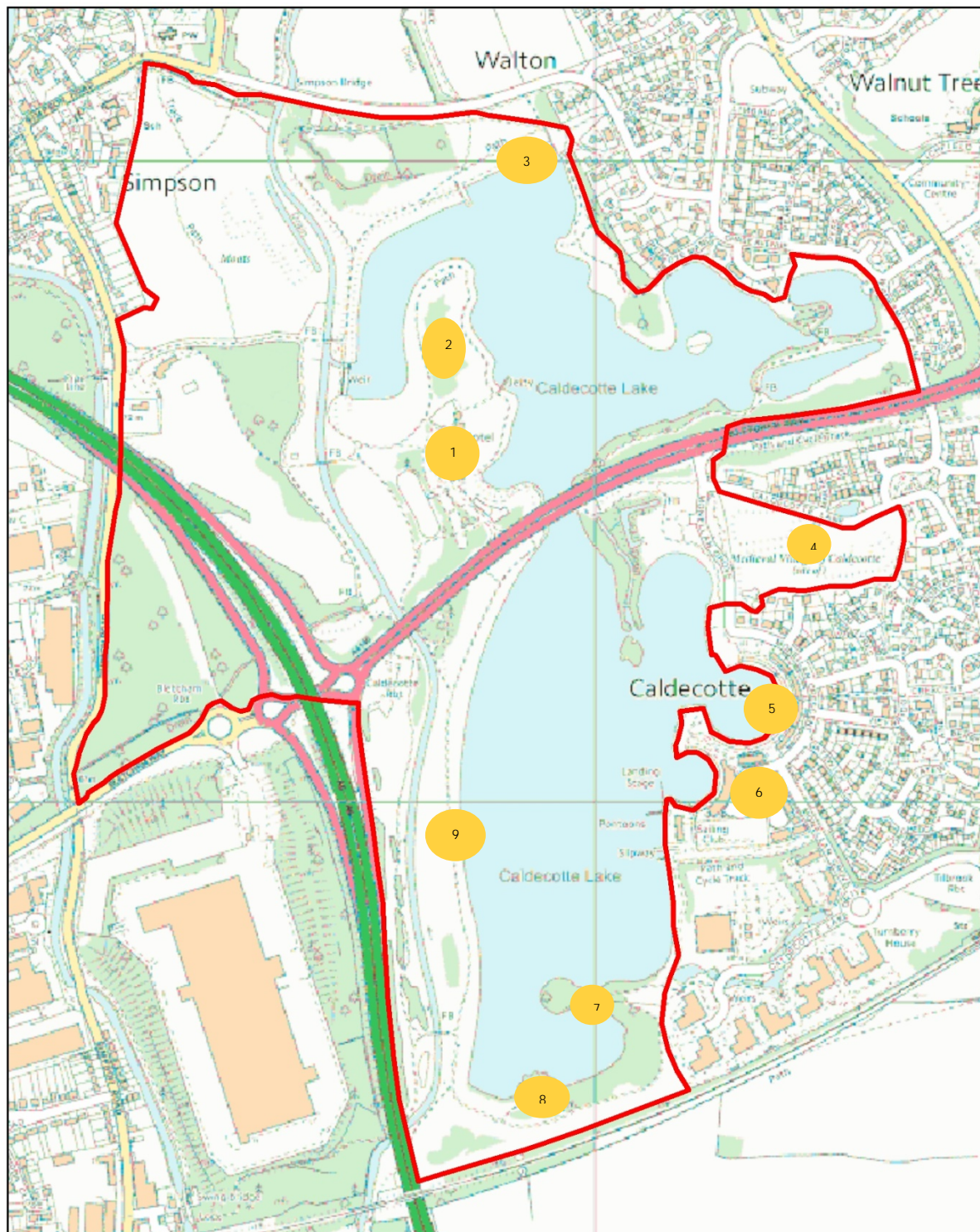
Populus tremula



Caldecotte Lake, Milton Keynes Central Landscape Unit Plan, 1986 (CDC B06085).

The lettered areas correspond to those in the Perambulation above. Some areas including G & L are outside the boundary of present historic designed landscape interest.

KEY HISTORIC FEATURES & VIEWS



Scale: 1:7,793 at A4



Caldecotte Lake Park: boundary of historic designed landscape interest

Produced by the County Archaeological Service
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Bucks Gardens Trust



Key views are marked with black arrows. Many views are enjoyed from the shores of the lake in addition to those above.

Key to Features

1. Windmill/Hotel	2. Promontory
3. North dam and spillway	4. Medieval village (east side)
5. Monnellan Crescent	6. Caldecotte Business Park
7. Southern Shallows, island and bird hide	8. Bird Hide, south bank
9. West bank dam	

CURRENT IMAGES



The river Ouzel to the west of the embankment on the south West Bank



Looking north to area with remains of Manor House and fishponds



Looking north across the main promontory



From the West Bank looking towards the promontory and Windmill



The summer house in Walton Park



The south bank



Towards the small promontory on the south
east bank



The Windmill from Walton Park