

# Old Groveway, Simpson

## 1977

RES2 Significant Housing in Formal layouts



### GEN1—DESIGN QUALITY

Formal rows of 40 one and two storey terraced houses on steeply sloping site. Concrete frames with brick cladding. Strong design quality produced primarily by the effect of the group of sculptural forms, with overhanging first floors to north (front) elevations and fully-glazed south (rear) elevations, overlooking the Grand Union Canal. Connected by pedestrian routes between the housing, with integrated brick boundary walls. Some interest also in the 'upside-down' internal planning of the houses, with bedroom and bathrooms on the ground floor and kitchens and living rooms above (a concept popularised in British social housing in the 1960s).

### GEN2—GROUP AND TOWNSCAPE QUALITY

The houses form a powerful grouping in the landscape, due to their hillside location.

### GEN3—INNOVATION AND INFLUENCE

### GEN4—SIGNIFICANT ARCHITECT OR DESIGNER

Phippen, Randall and Parkes are a notable post-war British practice who made their reputation working on housing in the 1960s and 1970s, notably at other New Towns including Crawley.

### GEN5—RARITY

### GEN6—COMMUNAL VALUE

# Station House, Phoenix House and Elder House, Station Square, 1979-82, 1982-85

CMK2 Buildings by MKDC Architects' Department



## GEN1—DESIGN QUALITY

The three buildings use both scale and mirror glass facades to dramatic effect. The precise grid of reflective glass and the clean, uncluttered lines of the building are fundamental components of the hi-tech, high quality architecture, echoing earlier mirrored glass buildings such as Ashton House and Norfolk House.

## GEN2—GROUP AND TOWNSCAPE QUALITY

The three low, wide blocks of mirror glass surround three sides of the vast Station Square. The buildings and square combine to convey an imposing yet sleek civic presence. The overall effect is to welcome the rail visitor into a very un-British, modernist landscape, an appropriate architectural introduction to Milton Keynes.

With the former Milton Keynes Bus Station (Statutorily Listed, grade II), it formed a transport hub.

## GEN3—INNOVATION AND INFLUENCE

## GEN4—SIGNIFICANT ARCHITECT OR DESIGNER

Christopher Woodward and Stuart Moss crop for MKDC Architects Department (under Derek Walker). Christopher Woodward and Stuart Moss crop were highly significant MKDC architects, also responsible for the Shopping Building (Statutorily Listed, grade II).

## GEN5—RARITY

## GEN6—COMMUNAL VALUE

The buildings and plaza were used in the 1987 movie *'Superman IV: The Quest for Peace'*.



# Cross and Stable Ecumenical Church, Downs Barn 1986

## RES4 Significant Community Buildings



### GEN1—DESIGN QUALITY

Powerfully simple form of rectangular church and bell tower, both with distinctive, oversized pitched roofs. Good quality detailing and integrated yard with walls and pergola.

### GEN2—GROUP AND TOWNSCAPE QUALITY

Occupies a prominent site on a grid road. The bell tower has strong landscape quality. Long side elevation to Downs Barn Boulevard is also significant, especially as an integrated group with the yard, and vicarage beyond.

### GEN3—INNOVATION AND INFLUENCE

A good example of 1980s church design in the vernacular forms used. Also indicative of wider postmodernist architectural trends and symbolising building functions through grand gestures.

### GEN4—SIGNIFICANT ARCHITECT OR DESIGNER

Wayland Tunley and David Grindley of Denton Tunley Scott. A significant firm in the local context of MK, born out of MKDC Architects Department (where Wayland Tunley had worked).

### GEN5—RARITY

As a rare example of a local centre fronting the grid road, in the manner that was intended by the 1970 Plan for Milton Keynes, but later superseded by the decision to place local centres within grid squares.

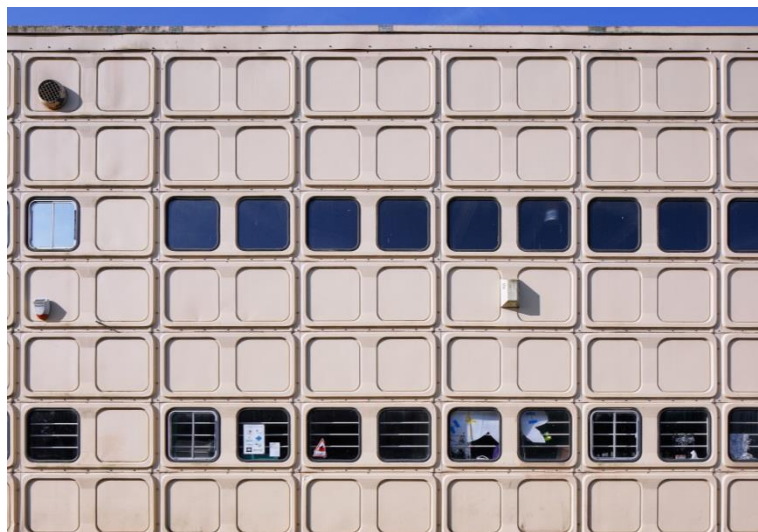
### GEN6—COMMUNAL VALUE

The bell tower is a well-known local landmark, and the church holds spiritual value for the congregation.

# System Building for Industry, Kiln Farm

## 1973

### EMP1 Significant Employment Buildings



#### GEN1—DESIGN QUALITY

Four long single storey 'L'-shaped blocks, in two pairs mirrored across Burners Road. The eastern pair are joined at the end, creating a courtyard, while the western pair is open (though was intended to be closed in the original design). The blocks have considerable design quality through the use of repeated pre-fabricated cladding panels on a massive scale. These are a British Steel product called 'Stelvetite' on a steel frame and are occasionally punctured to create rows of windows. Up-and-over loading doors originally matched this cladding but appear to have been wholly replaced. Originally self-coloured a bright yellow but now overpainted or faded to a duller shade.

#### GEN2—GROUP AND TOWNSCAPE QUALITY

High: as a rigorously arranged group of distinctive buildings and a major contributor to the aesthetic and character of the wider grid square.

#### GEN3—INNOVATION AND INFLUENCE

An early building in MK and the first of MKDC architects' department's innovative System Buildings for Industry programme, which was nationally important in pioneering a new approach to industrial buildings. Indicative of the wider high-tech movement in British architecture at that time. Widely published in the architectural press: it became one of the early photographic icons of the emerging MK of the early 1970s (e.g. Architectural Design, December 1973). Described in Buildings of England (1991) as 'some of the first High-Tech, highly-serviced industrial sheds built in Britain'.

#### GEN4—SIGNIFICANT ARCHITECT OR DESIGNER

MKDC Architects Department (under Derek Walker). Derek Codling (team leader), Terry Wright, John Daggart, Peter Brough (cladding), and Vince Ford (project architect). Tony Hunt of Foster Associates (structural engineer).

#### GEN5—RARITY

As a rare example of an SBI in MK, and a rare early example of a high-tech industrial building in Britain.

#### GEN6—COMMUNAL VALUE

For the considerable number of businesses and employees that have occupied the units within the SBI since it opened in the 1970s.

# Fred Roche Gardens (Formerly City Gardens), Midsummer Boulevard, 1970-92

## GRE1 Significant Green Spaces



### GEN1—DESIGN QUALITY

A formally planned, rectangular urban park, of aesthetically pleasing scale and proportions, bounded by buildings on all sides. Land slopes down from east to west. Integrated brick-paved paths and steps. Designed as two halves: the east half an open lawn bounded by a semi-circular sweep of (grassed) steps, creating an amphitheatre-like arrangement; the west side more intimately planned with a formal central path, timber pergola (a regular feature of MK landscapes), and rectangular grassed areas with public sculptures.

### GEN2—GROUP AND TOWNSCAPE QUALITY

Footprint demonstrates the grid planning of MK and paths align with wider pedestrian routes. Aligned on a key axis between Silbury Boulevard and Midsummer Boulevard, which includes Sovereign Court and Regency Court to the west, the City Church to the east, and the Shopping Building beyond. Forms an important central landscape setting for the buildings on all sides, which together create a strong formal composition: perhaps the best in CMK.

### GEN3—INNOVATION AND INFLUENCE

### GEN4—SIGNIFICANT ARCHITECT OR DESIGNER

MKDC Architects Department Landscape Team under Neil Higson.

### GEN5—RARITY

### GEN6—COMMUNAL VALUE

As an important public park in CMK, well used by residents and visitors.



# Houses and Parking Shelters, Rendlesham, Woolstone 1984

RES3 Significant Housing in Informal Layouts



## GEN1—DESIGN QUALITY

An aesthetically pleasing informal grouping of matching houses of different sizes. The basic design is two rectangular modules of different heights with mono-pitch roofs sloping towards the centre, creating the visual effect of a broken duo-pitch roof. Brick walls with deep reveals and areas of stained softwood. Some minor alterations e.g. the addition of skylights to roof pitches. Parking shelters are simple open pavilions formed of a long pitched roof on square section timber trusses and columns, and contribute to the design quality of the group. Some parking bays have been infilled with enclosed garages.

## GEN2—GROUP AND TOWNSCAPE QUALITY

The low massing and steep mono-pitch roofs make a distinctive contribution to views from the surrounding roads, especially to the south where they border a large area of green space. They also complement the historic centre of Little Woolstone to the north east. The modern use of vernacular forms and materials contributes to the wider rural character of Woolstone as a grid square. There is a particular contextual relationship with the old school immediately opposite the east entrance of Rendlesham, which is similar in scale, massing and orientation but contrasts with its steeply pitched roof.

## GEN3—INNOVATION AND INFLUENCE

## GEN4—SIGNIFICANT ARCHITECT OR DESIGNER

Aldington, Craig and Collinge are British architects of considerable significance, best known for their 1960s–1980s housing, and Rendlesham is typical of their architectural style during this period.

## GEN5—RARITY

## GEN6—COMMUNAL VALUE

# Lloyds Court, Silbury Boulevard

## 1974

CMK2 Buildings by MKDC Architects' Department



### GEN1—DESIGN QUALITY

A high quality architectural design of pleasing scale and proportions, combining many of the defining local elements of CMK: a long, low modernist block with plainly detailed façades, stone cladding (grey granite), on a rectilinear footprint with courtyards, with ground floor colonnade and an overhanging first floor.

### GEN2—GROUP AND TOWNSCAPE QUALITY

Footprint demonstrates influence of the grid. Integrated projecting portes cochere facing pedestrian crossings. Stylistic relationship with other early buildings in CMK. Close visual and symbolic relationship with Black Horse sculpture by Elisabeth Frink (1978).

### GEN3—INNOVATION AND INFLUENCE

The first building to be completed in CMK. Published in national architectural journals.

### GEN4—SIGNIFICANT ARCHITECT OR DESIGNER

Stuart Moss crop and Ivan Pickles (project architects) for MKDC Architects Department (under Derek Walker).

### GEN5—RARITY

An early office building in CMK by MKDC Architects Department, the first commercial building to be completed in CMK.

### GEN6—COMMUNAL VALUE

# Neath Hill Local Centre, Clock Tower, Landscaping and Bus Shelter, 1980

## RES1 Locally Distinctive Public Realm



### GEN1—DESIGN QUALITY

The Clock Tower is the most architecturally distinctive feature of Neath Hill Local Centre. It has aesthetic quality for its unusual form, and the contrast between the central brick tower and its surrounding skeletal frame of intricate timber supports and tiled roofs. The matching timber bus station has similar design quality, though this has been reduced somewhat by the removal of the rest of the pergola structure which formally occupied the crescent. The associated paved landscaping, steps and planted beds leading down to the subway also lend dramatic design quality to the composition.

### GEN2—GROUP AND TOWNSCAPE QUALITY

Unusually for an MK local centre, it occupies a prominent site on the grid road between Neath Hill and Pennyland. The Clock Tower has strong landmark quality, and this is supported by the associated landscaping, which links to Pennyland beneath the grid road. The designed relationship with the other buildings on Tower Crescent is also of interest.

### GEN3—INNOVATION AND INFLUENCE

The first MK local centre to demonstrate many of the neo-vernacular stylistic elements that would be followed in subsequent grid squares, including over-sailing pitched roofs and simple timber framed elements.

### GEN4—SIGNIFICANT ARCHITECT OR DESIGNER

Wayland Tunley and Dudley Allison for MKDC Architects Department (under Derek Walker). Tunley especially was a highly significant MKDC architect, responsible for many key buildings.

### GEN5—RARITY

As a rare example of a local centre fronting the grid road, in the manner that was intended by the 1970 Plan for Milton Keynes, but later superseded by the decision to place local centres within grid squares.

### GEN6—COMMUNAL VALUE

The Clock Tower is a well-known local landmark, associated with the surrounding community buildings on Tower Crescent (shops, public house and health centre).



# Three Storey Blocks of Maisonettes and Flats, Oldbrook, 1982

RES2 Significant Housing in Formal Layouts



## GEN1—DESIGN QUALITY

Grand three storey standalone brick blocks on a square plan with shallow pitched roofs. Attractive and distinctive details including: sweeping staircase with tiled steps leading to covered porch, projecting brick band at ground floor, top floor corner windows, deep projecting eaves. Rectangular brick planters and front garden walls are part of the composition. Some alterations e.g. replacement of timber windows with uPVC and addition of external services.

## GEN2—GROUP AND TOWNSCAPE QUALITY

The tall and distinctive silhouette of these buildings makes a significant contribution to the surrounding townscape, which is largely two storeys. This contribution is enhanced by the placement of the eight blocks in two rows of four at the centre and corners of streets (Kirkstall Place, Tyson Place, Cartwright Place, Barnes Place, Douglas Place) running off Oldbrook Boulevard.

## GEN3—INNOVATION AND INFLUENCE

An early example of shared ownership housing in MK, with an innovative plan combining two ground floor flats and two first and second floor maisonettes.

## GEN4—SIGNIFICANT ARCHITECT OR DESIGNER

Gavin Hinton Cook for MKDC Architects Department.

## GEN5—RARITY

## GEN6—COMMUNAL VALUE

A distinctive local building and one which features in the painting 'Fiction, Non- Fiction and Reference' (1984) by Boyd and Evans in the Central Library in CMK.