

Land East of Wavendon Heritage Impact Assessment.



Contents

Purpose of this Document	1
Area Description and Context	1
History of Wavendon House Estate	2
Heritage Assets Within the Site and Surrounding Area	7
Significance of Heritage Assets and Key Relationships	8
Sensitivity to New Development	13
Opportunities for Potential Enhancement	16
Summary.....	17

1. Purpose of this Document

- 1.1 The purpose of this document is to provide a brief, high level assessment of the potential impact of development on the heritage assets within and around a proposed site allocation at East of Wavendon. The area specified contains designated and non-designated heritage assets. This document seeks to inform the Regulation 19 stage of the Milton Keynes City Plan 2050.

2. Area Description and Context

- 2.1 This document focuses on the land between Lower End Road and Cranfield Road, although there has been a broader consideration of land to the south of Cranfield Road during the process.
- 2.2 Within and adjacent to the study area there are a series of heritage assets, designated and non-designated, that indicate the historic development of the area. Alongside built structures there is evidence of historic woodland, ridge and furrow /open field farming and subsequent enclosure field patterns defined by hedgerows. Roads, lanes and tracks connect villages and 'ends' as well as providing access to the surrounding fields.
- 2.3 Within the landscape sits grade II* Wavendon House, its associated structures and designed park. The park was laid out in the C17th occupying a sizeable proportion of the study area. Much of the outer parkland became a golf course from 1990 onwards. Although now disused the fairways can still be discerned by the distinctive tree lines, placed to create enclosed forward views.



View of former parkland trees, Park Farm and recent development north of Lower End Road

- 2.4 No settlements lie within the study area but are instead located on its periphery. On the Western edge is Cross End, a collection of loosely gathered dwellings along the line of a narrow lane that runs southward from Lower End Road to a junction with Newport Road just at the commencement of the northernmost reach of Woburn Sands. To the northeast is the hamlet of Lower End with Wavendon Lodge Farm lying a little way off to the north and Crabtree Farm to the southeast, all approximately centred around a staggered crossroads formed by the junctions of Lower End Road and Salford Road with Cranfield Road. The principal grouping of dwellings here lies on Crow Lane, a short spur off the main connecting routes. Wavendon Village itself is just over a kilometre west of Wavendon House.
- 2.5 To the north of the study area the city of Milton Keynes was designated in 1967. This has continued to expand, recently reaching Lower End Road.

3. History of Wavendon House Estate

- 3.1 Wavendon House and its estate has gone through three major periods of development.

1703 to 1798

- 3.2 The enlargement of the house and development of the gardens in the early 18th Century was implemented by the Welby family. There was also a development of the gardens, ponds, and significant avenues and orchards of trees in this period.
- 3.3 Between 1768 and 1772 the 'pleasure gardens' were laid out in the immediate vicinity of Wavendon House. Two lakes were created and linked by a canal. These

were situated on both north and south sides of the house and were designed and arranged by Richard Woods. Woods was a prolific landscape gardener in the later 18th Century. Whilst being a contemporary of Capability Brown his designs were smaller in scope and were typified by the use of ornamental lakes and trees. Examples of these are present in the gardens of Wavendon House. The two bridges located over this canal are also attributed to the landscape architect Richard Woods, though they first appear on a later tithe map in 1841.

1791 to 1918

- 3.4 A change of ownership in 1791 produced a new enclosure map which includes a reference to 'The Park' indicating a formalisation of the grounds in such a context.
- 3.5 In 1798 the estate was purchased by the Hoares of Stourhead and the house was extended again. Its aspect was reversed, the main entrance now being the southern elevation facing the South Lake with a large portico added to this elevation.



Southern façade of Wavendon House

1918 to present

- 3.6 Wavendon House was advertised for sale in 1918. The sale details describe the Estate as *"169 acres. Beautiful pleasure grounds, rose garden, flower bed, tennis lawn, croquet court, completely walled kitchen garden, range of glasshouses including peach house, early and late vinery and carnation house."* The drive, from the

southwest, was *“lined by fine elms and ½ a mile long”* and a *‘superior lodge entrance of brick and a secondary drive with flint-built lodge.’*

- 3.7 The estate eventually sold in 1935 where the sales details referred to it as “beautiful grounds, two lakes, elm avenue, well-timbered park of 154 acres and two lodges.” In World War II the main building hosted WRNS from Bletchley Park, and in 1950 the building was extended to the north-west with smaller buildings being added to the grounds.
- 3.8 In the 1980’s the house was divided into flats. A new building of modern flats was added to the north of the main house which partly obscures this elevation. A modern garage and access road were added to the north of the house, and a house by the southern lake.
- 3.9 From 1990, a large part of the park became a golf course, extending from the northwest to the southeast, this is no longer in use and is overgrown. Some of the land to the southwest, in the area adjacent to a scheduled ancient monument (SAM), and southeast exhibits signs of the former ‘ridge and furrow’ undulations of medieval open fields.



South façade of Wavendon House and south lake within the registered park and garden

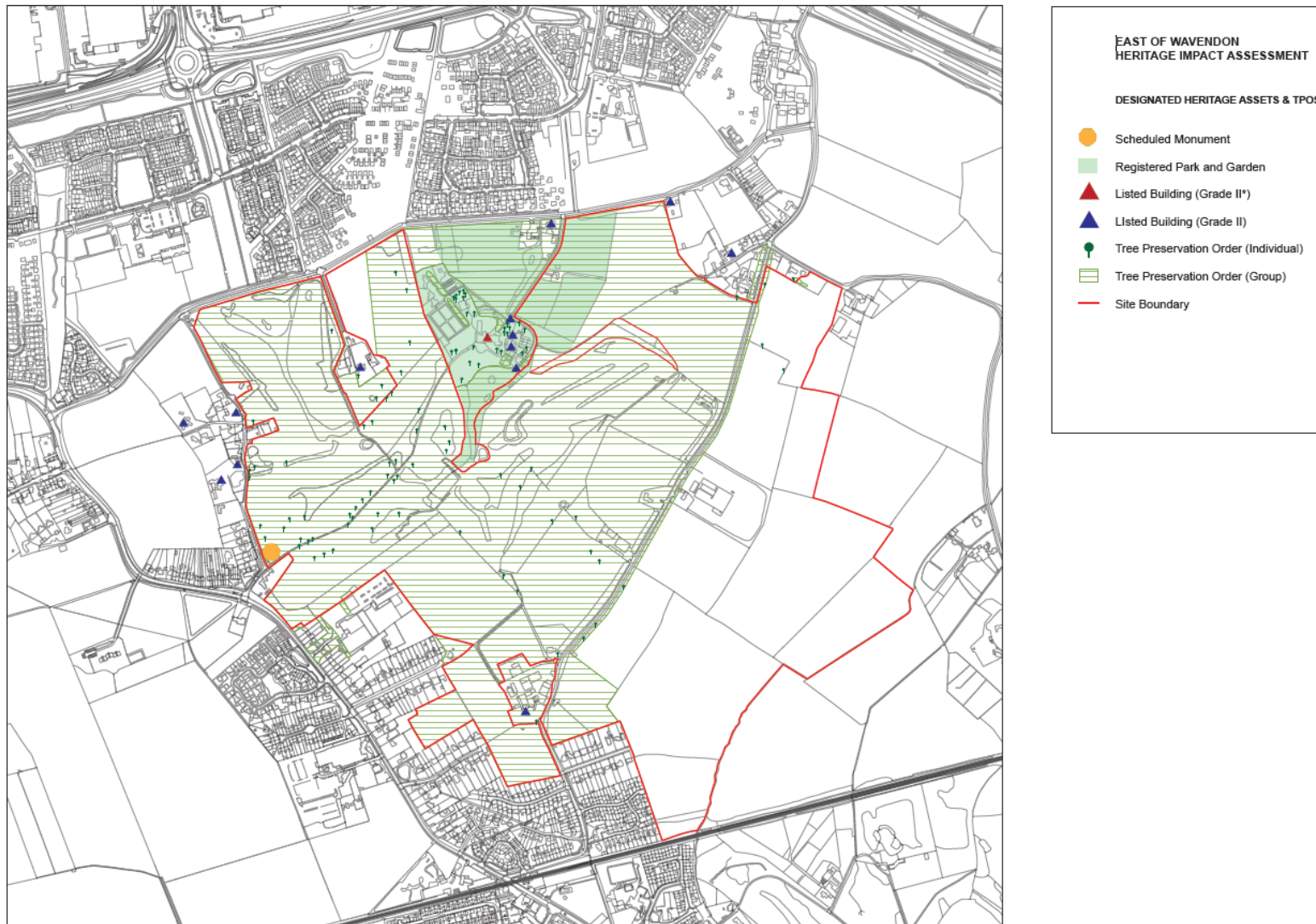


Figure 1. Designated heritage assets

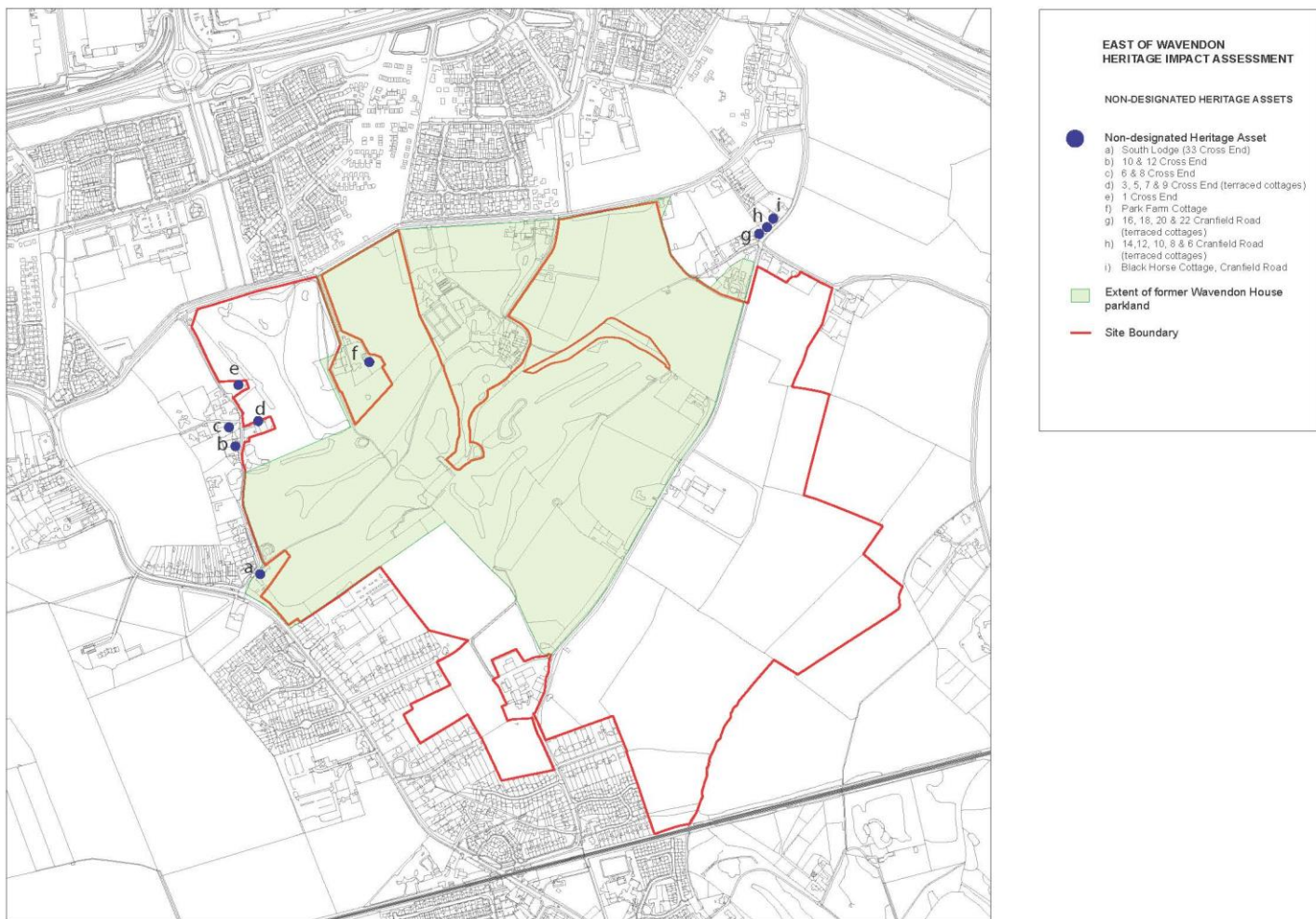


Figure 2. Non-designated heritage assets

4. Heritage Assets Within the Site and Surrounding Area

Designated Heritage Assets:

Scheduled Monument:

Motte castle, 200m southeast of Wavendon Manor

Listed Buildings:

*Grade II**

Wavendon House

Grade II

At Wavendon House:

Bridge to the Southeast of Wavendon House
Coach House E of Wavendon House
Stable Block E of Wavendon House
Bridge to NE of Wavendon House
Lodge N end of Wavendon House Drive

At Cross End:

Cross End Cottage
Manor Cottage
Wavendon Manor
Wavendon Cottage

Park Farmhouse
Deethe Farmhouse
2, Lower End Road (Lodge)
Chimney Cottage

Registered Park and Garden:

Wavendon House Landscape (Grade II)

Non-Designated Heritage Assets:

Cross End Workers Cottages (10 & 12 Cross End)
Cross End Terraced Cottages (3, 5, 7 & 9 Cross End)
33 Cross End (lodge)
6 & 8 Cross End
1 Cross End, Park Farm Cottage (adjacent to Park Farmhouse)
16, 18, 20 & 22 Cranfield Road (terraced cottages)
6, 8, 10, 12, 14, Cranfield Road (terraced cottages), Black Horse Cottage (no.4), Cranfield Road.
The land forming the wider parkland boundary (as set out in the Buckinghamshire Gardens Trust Report 2020)

5. Significance of Heritage Assets and Key Relationships

- 5.1 There are numerous buildings, structures and features that are deemed to have a degree of architectural or historic significance. Of these, the scheduled monument, the 14 listed buildings and the registered park and garden are formally designated and thus considered to be nationally important. Additionally, the 'non-designated heritage assets', are considered to be important at a local or regional level. The Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and the local plan set out the relevant duties and policies relating to development proposals affecting heritage assets.
- 5.2 Wavendon House, its associated buildings and structures, and the registered park and garden form a strong grouping of high heritage significance. The intimate relationship of the house and its designed grounds, including lakes and avenues of trees, provide a picturesque setting around the house. The estate has been accessed from both the north and the south in the past, with large individual trees marking the route of the former south entrance across the study area. Within the wider park area sit three former lodges to the main house, these are readily identifiable as such and assist in demarcating the full extent of the former park to the north, east and southwest. Park Farm and Deethe Farm also sit within the wider park area. The wider park is the landscape that connects these individual and grouped assets together, it is considered to meet the definition of a heritage asset, as set out in annex 2 of the NPPF.



Former lodge to Wavendon House, 2 Lower End Road

- 5.3 Between Wavendon and Wavendon House sits Cross End, a collection of characterful, traditional buildings that contain designated and non-designated heritage assets. They are arranged in an ad hoc fashion, some alongside the street, some set back and bordered by trees, typical of small settlements that have grown slowly and organically. Amongst the wider new city, Cross End is particularly striking as a pocket which remains unaffected by its growth. Its preserved, rural character is largely attributable to the absence of invasive development, retained open and green setting, and the absence of through traffic.
- 5.4 To the east is the hamlet of Lower End, arranged around a staggered crossroads where Lower End Road and Salford Road meet the line of Cranfield Road. The area has changed considerably over the past decade as housing developments to the north and west have encroached upon it and eroded the sense of rural isolation that it once had. Nevertheless, the ad hoc positioning and the scale of Lower End's dwellings, combined with un-kerbed, hedged and grassy roadsides, the overhanging mature trees and surviving attractive southward views over hedged fields, combine to create a pleasing sense of openness and rurality.
- 5.5 Whilst there is some indifferent late C20th housing development and generic, arbitrary home maintenance work that has caused the loss of character there are still some potentially historically interesting and characterful buildings. There are two grade II listed buildings at Lower End, the former lodge to Wavendon House at 2 Lower End Road and Chimney Cottage on Crow Lane. Lower End's historically detached and open location and the individual character derived from its modestly scaled older terraced roadside cottages, must be acknowledged.
- 5.6 Whilst each of these assets will individually possess heritage significance that derives from its historic fabric, they are not encountered in isolation; they are experienced as a collection, each having a setting which is enmeshed with others, lending an additional cumulative value to a collective whole both within and beyond the study area. There are key views across, through and over the land that offer varied and valuable experiences from multiple accessible vantage points. It is important to be aware of these combined characteristics, how they interact to create significance, a sense of place and their sensitivity to change.
- 5.7 Within the study area's collective significance, there are also relationships between the assets that help understanding and interpretation.
- 5.8 The first of these is the historic relationship of Wavendon House and its park. Although a substantial house, its scale is still modest in relation to major aristocratic country seats, such as nearby Woburn Abbey.

- 5.9 The designated park at Wavendon includes the house, service buildings, a walled garden and immediate, landscaped grounds. Rather than the grand C18th landscaped vistas of more substantial houses, the ambition at Wavendon House is more modest. The lake is much closer to the house and the bridges are much smaller, simpler and ruggedly made structures not seen from a distance or in combination with a sweeping view of the house. The number, variety and quality of features, including the imparked land itself, provide an intriguing insight into a highly stratified society. Wavendon is of a lesser order than larger estates but, by including a managed park, a lake and a walled garden, would seem indicative of an awareness of large-scale gardening fashion and are possibly aspirational too. Both in its own right and as part of the setting of Wavendon house, much of the land and features in the study area contribute positively to the site's significance warranting great care when assessing proposals for new development within or around it.
- 5.10 Beyond the boundaries of the tightly drawn registered park and garden designation are the surviving open parkland spaces that provide important setting to the house. Some of the wider park has been modified to create a series of fairways for a short-lived golf course use. Whilst this has created a pleasant environment, it has harmed the ability to perceive the previous parkland configuration. There remain views to and from the house and, importantly, from the registered park and garden across the wider park. The openness of the wider park lends a sense of scale, conveying the former extent of the grounds to Wavendon House.



View across the wider parkland towards the scheduled ancient monument

- 5.11 Other areas of the wider parkland have not been altered by the golf course, these include the area around Park Farm and areas to the east of Wavendon House Drive and south of the former golf course. Between Cross End and Park Farm, an area that was not originally part of the wider park was taken into the golf course.
- 5.12 The wider parkland is now characterised by its quietness (despite the presence of major traffic routes nearby), pleasing undulating spaciousness, long grassy, tree bordered views along the redundant fairways with mature parkland trees dotted here and there, and sometimes with buildings as unexpected focal points. It is not cramped or cluttered or intruded upon by urban development.
- 5.13 Park and Deethe Farms are presumed to have played a role in the park's management and are related through their ownership and commercial farming operations. The function and status of the farms and occupants in relation to the house, other than being subordinate and in service to it, and being rented rather than owned is not fully understood at this stage. Wavendon lodge at the junction of Lower End Road and Cranfield Road is also known to have a link to the Hoare family and others are anticipated.
- 5.14 Historic maps show an east-west route across the area, linking Wavendon House and Wavendon, this remains largely intact today. The route crosses the former wider parkland immediately south of Park Farm, across a field to the east of Cross End (into which a row of C19 cottages project, characterfully), through Cross End itself, breaking out into a track partially lined with trees that leads directly to the public house and Wavendon. This route links numerous heritage assets and is indicative of how they are linked and how the area has been used historically.

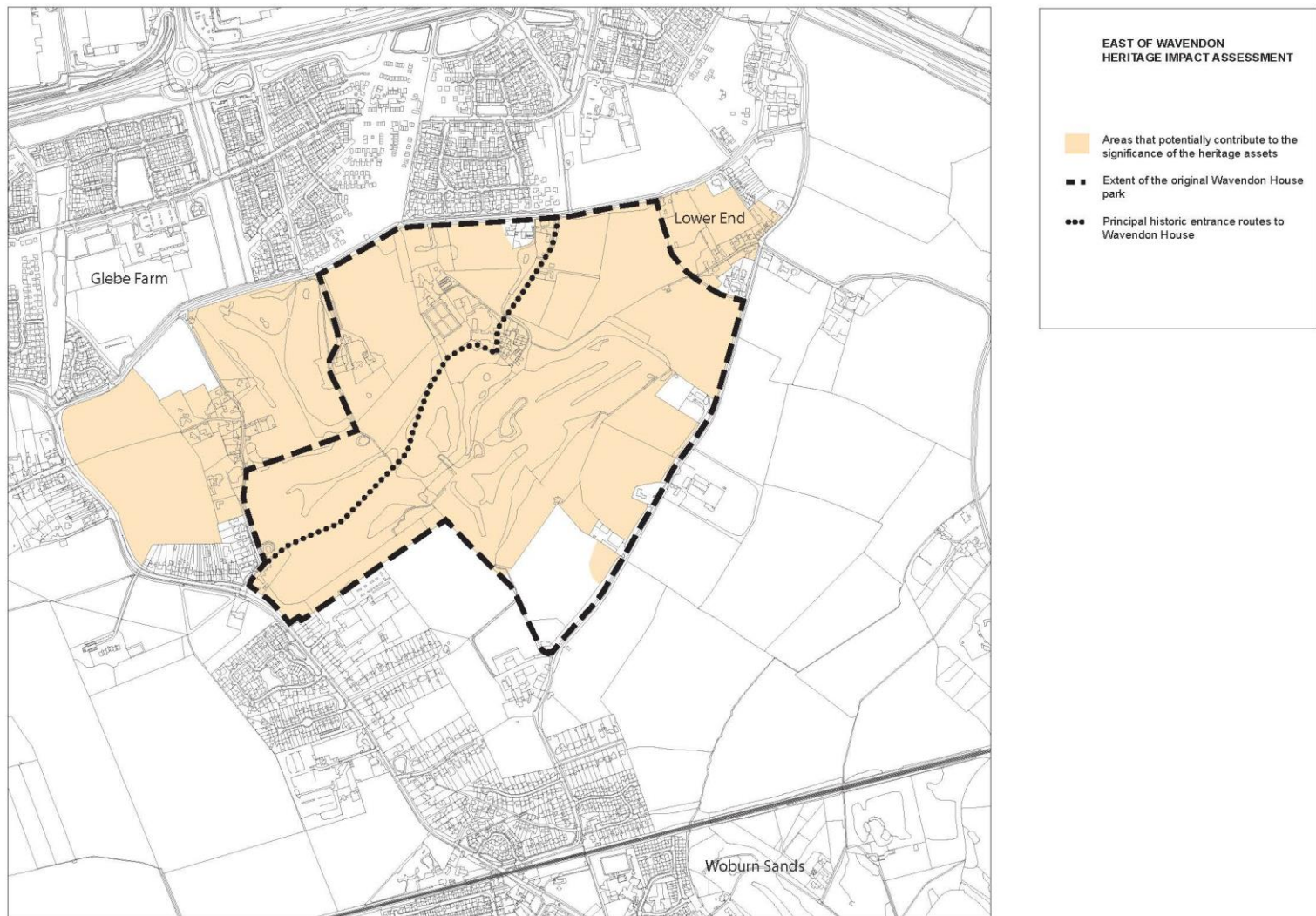


Figure 3. Contribution to heritage significance

6. Sensitivity to New Development

- 6.1 The overriding character of the area is one of a spacious, green landscape. At the centre is the former parkland, with later golf course planting, beyond which an authentic rural character survives. Throughout there are heritage assets that survive individually or in groups. The buildings and spaces between them together represent a lasting representation of rural life, albeit now at the edge of the new city.
- 6.2 Given the nature of the area's heritage significance and the open views across various parts of it, it is particularly sensitive to new development within and around it. There is potential for large scale development within it to cause harm to one or more of the heritage assets; the urbanising effect of new development north of Lower End Road can already be appreciated from the former parkland.
- 6.3 Key aspects of sensitivity are:

Wavendon House

- 6.4 Wavendon House, its estate buildings and the registered park and garden do not form part of the site, however, it has a strong relationship with the surrounding landscape that it falls within. There are views east across open, rising land from the main (northern) drive. This area was part of the wider parkland area; its open character is sensitive to change and development of it would impact upon the setting of Wavendon House and other assets. The effect that new housing might have on this area is indicated by the visibility of the Long Acre development (off Cranfield Road) from the main drive.
- 6.5 From the estate there are views out over the former parkland, particularly from the main house area through planting to the east and southeast. It is important that the sense of the wider parkland setting from the estate is preserved, this could be achieved by a potential country park at the core of the historic parkland.
- 6.6 There is a relationship between the house, its remaining estate and other buildings beyond it, particularly with the former lodge buildings. The presence of these buildings within the landscape is lent emphasis through the open nature of the green spaces between them and the main house. This arrangement demarcates the extent of the former park. The space between these assets is therefore sensitive; harmful impacts to heritage assets are likely to arise from development within these spaces.

Parkland and Green Spaces

- 6.7 The original wider park forms an important part of the setting to the designated and non-designated heritage assets within the area whilst possessing its own heritage significance. The former parkland areas are supplemented by areas that have remained undeveloped and now assist in preserving the rural character of the area. Historic routes across the site and area tie individual and groupings of assets together and to assets beyond the site, such as Wavendon.



View east from Wavendon House Drive, recent housing at Long Acre is visible.

- 6.8 A distinct sense of place is gained from moving through the area, although particular locations vary subtly in character and thus their contribution may be affected in different ways. Intervisibility exists between some assets, this is particularly important where there is a historic relationship. The route of the historic southern drive remains appreciable, this area and views along it are particularly sensitive to change. There may be scope for development within the outer park where harm is avoided or minimised, however development within the majority of the former park, and undeveloped spaces that contribute to significance, will have a harmful impact upon aspects of heritage significance. The level of harm will depend on the detail of the development proposed and the assets affected.
- 6.9 In some areas there is much greater scope for development that, subject to layout, massing and design, could conceivably be implemented without harm to the heritage

assets, for example, the fields to the northeast and northwest of Deethe Farm. One of the fields was former parkland but has mostly been cleared of its trees, the other, to the east of the garden centre has been used for agricultural purposes. Deethe Farm is shielded from these fields by modern, utilitarian buildings.

Cross End

- 6.10 Cross End is formed of a small, loose 'end' of dwellings. It is bordered by retained open land to the west and east, the latter forming part of the site. The cottages on the east (nos. 3-9) are set at right angles to the road and protrude into the open space of the site. This loose grouping of buildings relies on its surroundings to retain its sense of peaceful rurality. As such, the heritage assets here are sensitive to development in their immediate surroundings. Development that brings any degree of urbanising effect to how Cross End is experienced is likely to impact on the heritage significance of the assets there.



Cottages at Cross End, nos. 3-9

Lower End

- 6.11 Lower End retains a rural setting around it. Land opposite the dwellings on Cranfield Road, to the southeast, and land immediately to the north, falls outside the proposed site. The grouping here has less of a relationship with the former parkland than Cross End and thus is less sensitive to development within the former parkland area. It would, however, be sensitive to major infrastructure changes to service such development.

South of Cranfield Road

- 6.12 The land south of Cranfield Road is generally open land in agricultural use. Whilst it contributes to the wider rural context of the heritage assets, it is much less sensitive to change than the land north of Cranfield Road. Development could be carried out here without causing harm to the heritage assets.

7. Opportunities for Potential Enhancement

- 7.1 There is the potential for the creation of a Conservation Area covering the northern clusters of listed buildings, their immediate and wider landscape setting. The area originally recommended to Historic England for designation as a registered park and garden could form the basis for such a designation with other areas being considered for inclusion or exclusion.
- 7.2 Sympathetic development of the area would encourage and significantly improve public access to, and enjoyment of, the former parkland through the creation of a country park. At present, public access to the site is limited to defined public footpaths through the site. Such a park would undoubtedly provide a valuable green space to existing and new residents of the area. The addition of limited, appropriate amenities could attract people from the wider city.
- 7.3 A landscape management scheme, as part of the wider development, could restore important aspects of the former parkland character and setting, such as important views (particularly between the house and the wider parkland), vistas and the southern approach to the house. This will include the removal of elements of the golf course planting dating from 1990 onwards. The scheme could also consider mitigating the harmful effects of recent, intrusive modern development to the north of the site.
- 7.4 Further research into the Scheduled Ancient Monument should be carried out to more accurately establish its original function and heritage significance. This should be used to inform development proposals whilst improving its immediate condition and setting.



View Along former South drive of Wavendon House, scheduled ancient monument visible in left of foreground.

- 7.5 There is an opportunity to provide on-site interpretation of the heritage assets within and around the site, the wider heritage context, and any additional research regarding the scheduled ancient monument.

8. Summary

- 8.1 There are opportunities to develop to the south of Cranfield Road without harm to the heritage assets. There are also opportunities to develop north of Cranfield Road without causing harm or causing limited harm.
- 8.2 Development within the former parkland and undeveloped areas is likely to cause harm to heritage assets; this is due to the designed nature of the landscape, the wider rural character and the way in which it links a series of heritage assets together. The degree of harm caused will depend on the assets affected and the exact nature of development. There are particular areas of high sensitivity around Wavendon House, the open land around it, the core of the wider parkland, the southern driveway, the SAM and Cross End. Development which leaves those

characteristics and setting outlined above intact, will cause less harm than extensive, urbanising development in areas of sensitivity.

- 8.3 As highlighted, there are potential benefits for the area arising from development, with a number relating directly to the heritage assets.
- 8.4 This assessment considers the potential impacts of an allocation and future development on the area and the heritage assets it contains. Whilst beyond the scope of this assessment, it is recognised that consideration of an allocation and any future development arising from it will be based on a balance of all relevant material planning considerations and their specific weighting.