Contents

SUMMARY 1

1.0 Introduction 2

1.1 Scope of the project 2

1.2 Methodology 2

1.3 Location, Ownership and Boundaries 5

1.4 Designations 5

1.5 Planning Policy context 5

1.6 Geology and soils 7

1.7 Hydrology 7

1.8 Definitions 9

1.9 Abbreviations 9

1.10 Acknowledgements 9

1.11 Copyright of illustrations 9

1.12 Adoption of the Plan 9

2.0 UNDERSTANDING THE HERITAGE 11

2.1 Summary of history 1

2.1.1 Early history and archaeology 11

2.1.2 Park values 1

2.1.3 Phases of park development 11

2.2 Site chronology 15

3.0 CURRENT CONDITION 21

3.1 General condition of the landscape 21

3.2 Aspects of the site as a whole 27

3.2.1 Views and connections 27

3.2.2 Water bodies 27

3.2.3 Tree cover 27

3.2.4 Grassland 31

3.3 Designed elements: condition by character area 31

3.3.1 Area A Pavilion, ‘precinct’ terrace (Fountain Lawn) and rose garden 31

3.3.2 Area B: Core of ornamental park (Gazetteer 13,14) 32

3.3.3 Areas C and D Ornamental park (Gazetteer 15-19) 32

3.3.4 Area E Recreation park (Gazetteer 20) 33

3.3.5 Area F Playground and Fairground (Gazetteer 21-4, 43) 33

3.3.6 Area G Avenue and entrance areas (Gazetteer 25-7) 33

3.3.7 Area H Lake activity area 34

3.3.8 Area I Main lake (Gazetteer 39-41) 34

3.3.9 Area J Fishing lake/South lake/Wicksteed lagoon (Gazetteer 44) 35

3.3.10 Area K Arboretum (Gazetteer 45) 35

3.3.11 Area L Lodge area (Gazetteer 46) 36

3.3.12 Area M Outer recreation park (Gazetteer 47, 48) 36

3.4 Current management and maintenance of the site as a whole 36

3.4.1 Wicksteed Park Limited’s Long Term Plan 36

Cover illustration: Souvenir guide c 1927, reproduced with permission of Northamptonshire Libraries and Information Service
7.0 MANAGEMENT AIMS AND ACTION PLAN 71
7.1 Overall management aims by character area 71
7.1.1 Area A Pavilion, ‘precinct’, terrace (Fountain Lawn) and rose garden 71
7.1.2 Area B: Core of Ornamental Park 71
7.1.3 Area C and D Ornamental park 72
7.1.4 Area E Recreation park 72
7.1.5 Area F Playground and Fairground 72
7.1.6 Area G Avenue and entrance areas 72
7.1.7 Area H Lake activity area 72
7.1.8 Area I Main lake 73
7.1.9 Area J Fishing lake/Wicksteed lagoon 73
7.1.10 Area K Arboretum 73
7.1.11 Area L Lodge area 73
7.1.12 Area M Outer recreation park 73
Register map 74
6.00 POLICIES 59
6.1 Introduction 59
6.2 The Wicksteed Trust’s Vision and Aims 59
6.3 General Historic Landscape Policy aims and objectives 61
6.3.1 Understanding and protecting the significance of the site 55
6.3.2 Management and maintenance issues 56
6.3.3 General site issues 57
6.3.4 Views of other park managers 58
6.3.5 Engagement with park users 58
6.3.6 Barriers to access 58
5.00 GENERAL ISSUES– risks and opportunities 55
5.1 Introduction 55
5.2 General issues 55
5.2.1 Understanding and protecting the Significance of the site as a whole 55
5.2.2 Management and maintenance issues 56
5.2.3 General site issues 57
5.2.4 Views of other park managers 58
5.2.5 Engagement with park users 58
5.2.6 Barriers to access 58
4.0 STATEMENT OF SIGNIFICANCE 42
4.1 Statement of significance 43
4.2 Themes of significance 43
4.3 Summary of unique features of Wicksteed Park 51
4.4 Significance of heritage elements 53
3.4.2 Staff structure and organisation 37
3.4.3 Volunteers 38
3.4.4 Work planned for 2011 38
3.4.4 Sources of income 39
3.5 Current use 39
3.6 Access 41
6.4.1 Area A Pavilion, ‘precinct’ terrace (Fountain Lawn) and rose garden 66
6.4.2 Area B: Core of ornamental park 67
6.4.3 Area C and D ornamental park 67
6.4.4 Area E Recreation park (top field) 67
6.4.5 Area F Playground and Fairground 68
6.4.6 Area G Avenue and entrance areas 68
6.4.7 Area H Lake activity area 68
6.4.8 Area I Main lake 68
6.4.9 Area J Fishing lake/Wicksteed lagoon 69
6.4.10 Area K Arboretum 69
6.4.11 Area L Lodge area 69
6.4.12 Area M Outer recreation park 69
8.0 BIBLIOGRAPHY 98
9.0 ENGLISH HERITAGE REGISTER DESCRIPTION 99
11.0 GAZETTEER 105
GAZETTEER IMAGES 112
Plan 1 Aerial photograph showing boundaries 4
Plan 2 Site geology 6
Plan 3 Site location 8
Plan 4 1727 map of Kettering 10
Plan 5 1727 Furlongs of Kettering 12
Plan 6 1727 Barton Seagrave 14
Plan 7 1827 Bryant map 16
Plan 8 Barton Seagrave Suburb Estate map 1914 18
Plan 9 1926-7 overlay 20
Plan 10 Surviving historic features 22
Plan 11 Last features 24
Plan 12 Views 26
Plan 13 Setting in 1927 28
Plan 14 Setting 1910 28
Plan 15 Character Area 30
Plan 16 Significance 52
Plan 17 Plan of Registered park 74
iv • wicksteed park conservation management plan
Sarah Couch Historic Landscapes • February 2012 wicksteed park conservation management plan • v
SUMMARY

This Conservation Management Plan focuses on the essential parts of the CMP: assessing the significance of the site and how this can inform long term management.

Wicksteed Park is an unusual combination of a public country park and paying attraction which has survived substantially intact since its opening in 1921. An analysis of its history and context has revealed many layers of significance, including its role as setting for an eighteenth century designed landscape; its place as a park made by an industrialist; its place in public park and recreation ground design; its place in theme park design; its place in the history of healthy outdoor recreation and swimming; its place as a celebration of engineering and invention; its natural or scientific interest: but without doubt, its greatest significance relates to its unique role in the development of children’s play, to Charles Wicksteed’s ethos of adventurous recreation, his international influence on the provision for play and the importance of the park to the local and regional community. It is notable that the combination of these themes is most clearly demonstrated in the lakes activity area. The most significant areas and features are in the core of the park, stretching from the original entrance and the playground to the lake.

The park remains in the management of a charitable Trust who uphold the founder’s values. During the later twentieth century the park developed in response to social changes, public expectations and the need to generate income. As a result, the balance of its character has changed from predominantly a countryside experience with an emphasis on play, recreation and well-being to that of a theme park attraction within a country park. This has tended to reduce the impact of the unique historic origins and ethos of the park and eroded or concealed elements of the site’s distinctive character.

This plan sets out recommendations for the management of each character area as part of a long term strategic vision for the park, endorsed by the Trustees. It concludes with an action plan to ensure that short and long term management decisions will be based on an understanding of the park’s significance, will engage a wide range of visitors and volunteers and will preserve and celebrate the unique qualities of the park.
1.0 Introduction
This plan has been written by Sarah Couch Historic Landscapes in consultation with the project team and the Wicksteed Trust, as part of the development phase of their bid to the Heritage Lottery Fund’s Parks for Heritage Grants Programme. Sarah Couch is an architect qualified in the conservation of historic landscapes and has a wide experience of professional practice, teaching and work for major conservation bodies. The CMP draws on a great deal of earlier reports, as well as new surveys carried out as part of the current project. Sally Stradling has assisted with research; Linden Groves and Sarah Rutherford have contributed specialist knowledge on Wicksteed Park’s significance as a play landscape and David Withycombe of Land Management Services has led on management aspects of the plan.

1.1 Scope of the project
This Conservation Management Plan (CMP) is written as part of the development phase of an HLF project to conserve the Lakes at Wicksteed Park. However this CMP covers the entire registered site, as well as wider areas of the park, as shown on the character areas plan (Plan 15, p30), and its setting. The Lakes project covers the majority of the registered site, as shown on the boundaries plan (Plan 1, p4), although works focus on the lakes and immediately surrounding areas. The Plan follows a model CMP brief, but as there have already been very many reports written about this site, it’s a concise report which focuses on the essential parts of the CMP: assessing the significance of the site and how this can inform management through an Action Plan. This will enable the client to develop and implement a long term Masterplan and Management and Maintenance Plan. The current CMP is designed to complement other documents, such as the previous management plan of 2007, by providing a strategic framework, vision and policies derived from the park’s significance as a historic landscape. This approach for a scaled down CMP is as tendered and agreed with the client and HLF monitor.

1.2 Methodology
- Research within the Wicksteed Park archive; also using existing and new digital copies of guide books, catalogues and photographs.
- Research at the Kettering Library, Northamptonshire Record Office and British Library; obtaining copies of historic maps, drawings, watercolours, guide books, photographs, press cuttings and sources of further information.
- Contextual research to establish Wicksteed Park’s place in history, including contribution from Linden Groves and making use of her report for English Heritage on play in public parks.
- Consultation with local historians and Northamptonshire Gardens Trust.
- Study of published sources.
- Enquiry and visit to the National Monument Record: buildings and park records, illustrations, aerial photographs and archaeology.
- Preparation of digital historic map regression overlays.
- Preparation of comparative views.
- Site visits and general walkover site surveys to establish survival of historic features, condition of the landscape and significant trees, drawing on the existing tree survey, and to assess management issues.
- Consultation with members of the project team, staff and Trustees at Wicksteed Park.

Reports consulted include:
- HLF application documents
- Wicksteed Park Restoration Plan, Landscape Design Associates, 2004
- Wicksteed Park, Kettering, Landscape Design and Ecology Plan: Stage 1 Draft, ODES, June 2011
- The History of Children’s Play Provision in Public Parks, draft report by Linden Groves for English Heritage
- Landscape, Recreation and Ecology Report, Steve Plumb, 2007
- Arboriculture report by Lockhart Garratt Ltd, 2007

Management action plan
The aim of the management section is to ensure that the way the Trust manages the site is informed by the significance of the site.

The findings of the CMP will set the agenda for the future management of the park including:
- The agreed vision for the site as a whole.
- For each ‘character area’, a description of the historic and current landscape character, the significance, ecology and other issues such as access requirements and broad management aims to enhance, protect and sustain the significance of the area.

This can be used to provide the framework for new plans, which can build on much of the detail in the existing management plan.

The following have been undertaken:
- Interviews with site staff as a group and individually.
- Review of information from existing plans and results from site surveys and consultation as well as work by other members of the project team.
- Identification of management issues.
- Development of broad management aims to protect the significance of the park as a whole and character areas/features.
- Development of an Action Plan relating to the management aims and character areas. This is a schedule and provides the framework for adding information from other team members (relating to the lake project, education buildings, Activity Plan) and for maintenance of the attractions and associated structures.
1.3 Location, Ownership and Boundaries

Wicksteed Park lies at the south-east edge of Kettering, on the west edge of Barton Seagrave village. The c 45ha site is bounded to the north by the A6003 Barton Road, to the west by C20 housing, including the 1920s Paradise Lane, and to the south by the railway and development at Kettering Venture Park beyond. The northern part of the east boundary is marked by a track, beyond which lies Castle Field, containing the earthwork remains of moats, fishponds, and the shrunken medieval village (Scheduled Ancient Monument). To the southeast of the registered park lies open agricultural land, part of which is due for housing development. The land is elevated in the western section of the site, with a gentle slope running south-east from the Pavilion and Rose Garden down towards the lake in the Ise valley below.

The setting is partly urban, with the remains of Barton Seagrave Hall’s landscape park and gardens adjacent to the north-east. The land which Wicksteed Park occupies was until 1913 part of the Barton Seagrave Hall estate. The park and wider estate is owned and managed by the Wicksteed Village Trust, established by Charles Wicksteed in 1916 (registered charity No. 203662). The day-to-day management of The management team of Wicksteed Park Limited carries out work to Wicksteed Park and the maintenance of the majority of the Trust’s estate, including the Registered Park.

1.4 Designations

The park is included in the English Heritage Register of Parks and Gardens of Special Historic Interest Grade II. The Register currently contains some 1600 sites. Part of Castle Field and Barton Seagrave Hall are included in the Barton Seagrave conservation area and Castle Field is a Scheduled Ancient Monument. The fishing lake (Area J) and lake banks have been designated as a County Wildlife Site and this habitat is part of the Biodiversity Action Plan (BAP) for Northamptonshire. The park forms a part of the setting of Barton Seagrave Hall (The Orangery is Grade I, the hall is Grade II* and the outbuildings are Grade II).

Wildlife sites in and around the Wicksteed park area:
- Wicksteed Park South Lake County Wildlife Site (fishing lake, area J)
- Castle field County Wildlife Site (Trust estate to the north east)
- Ise Marsh County Wildlife Site (Trust estate to the north)
- Southfield Farm Marsh SSSI (outside Trust estate to the south east)

1.5 Planning Policy context

National planning policy

The Government issued Planning Policy Statement 5 (PPS5) in March 2010 (DCLG 2010). PPS5 integrates planning strategy on ‘heritage assets’ bringing together all aspects of the historic environment, below and above ground, including historic buildings and structures, landscapes, archaeological sites, and wrecks. The significance of heritage assets needs to be considered in the planning process, whether designated on not, and the settings of assets taken into account. PPS5 requires using an integrated approach to establishing the overall significance of the heritage asset using evidential, historical, aesthetic and communal values, to ensure that planning decisions are based on the nature, extent and level of significance.
Local context

Kettering Local Plan (1995) and North Northamptonshire LDF

The Local Plan for Kettering Borough was adopted in 1995 and is being replaced in stages by the emerging Local Development Framework, which is being prepared by the Kettering Borough Council and the North Northamptonshire Joint Planning Unit. The Local Plan is a document prepared by the Borough Council. Wicksteed Park is identified in the Local Plan as an area protected and/or reserved as public open space or environmentally important open space and includes nature conservation sites as noted above. The park’s value is safeguarded by planning policies which prevent development on existing parks and open spaces. Wicksteed Park is also named as a significant tourist facility within the Borough which meets the needs of visitors and, in so doing, provides leisure opportunities for local people that would not otherwise be sustained.2

Other relevant legislation includes:
Disability and the Equality Act 2010
Town/village green legislation such as the Commons Registration Act 1965-Section 13

1.6 Geology and soils

see Map opposite.
The bedrock is Northampton Sand Ironstone overlaid by Upper Lias Clay. Around the lake are found areas of alluvium soils washed down the valley by river action. The lake bed is formed from the Lias clay of variable depth. The majority of the park is Whitby mudstone which overlies mudstone with alluvium clay and silt along the Ise valley. There is also a small area of mudstone with sand and gravel south west of the lake, where Paradise Spinney and pond were previously shown. The springs may well occur at the geological junctions.
The topography of the park slopes down to the lake from high points in the north west. Flat areas are limited to Area E in the north west of the park, now used for car parking, the area around the main pavilion and the area immediately around the lake.

1.7 Hydrology

Wicksteed Park lies on the western slope of the River Ise Valley which is regulated by the Environment Agency. The watermeadows north of the Barton Road provide a significant area of floodplain storage. The main lake was formed by draining, deepening and widening the River Ise valley. It is retained by a dam at the southern end and flows from it are managed by two weirs. The lake is examined under the Reservoirs Act. The River Ise was diverted into a new channel which now takes excess flow past the main lake. This is controlled by a weir at the upstream end.

There are at least two underground fresh water springs in the park, one of which supplies the boating pond, the other creates a marshy area in the caravan field. Occasionally in wet weather, new springs appear in the park and the ground becomes boggy. Piped springs and surface water drainage and land drains flow into the lakes. The fishing lake is fed by natural ground water. The area around the lake is prone to flooding.

Plan 2: Site geology

green: river valley alluvium upper Lias clay and silt on Whitby mudstone
brown: Whitby mudstone
pale brown: Grendon member- sand and gravel on Whitby mudstone
red: on Northampton sand formation- ooidal ironstone
from British Geological Survey Geology of Britain viewer, reproduced with the permission of the British Geological Survey ©NERC. All rights Reserved

2 LDA Restoration Plan 2004
1.8 Definitions

The Burra Charter 1999: (revision of 1988 charter) includes the following widely accepted definitions:

**Place** includes site, area, land, landscape, group, spaces and views, may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

**Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. The term cultural significance is synonymous with heritage significance and cultural heritage value.

**Conservation** means all the processes of looking after a place so as to retain its cultural significance.

**Maintenance** means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

**Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration.

**Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

**Reconstruction** means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

**Adaptation** means modifying a place to suit the existing use or a proposed use.

David Jacques also discusses repair and conjectural detailing, ie when there is no site evidence.

1.9 Abbreviations

Abbreviations used in the text are as follows:

CMP Conservation Management Plan
MMP Management and Maintenance Plan

1.10 Acknowledgements

The author acknowledges with thanks advice given by a great many people including:

Staff of Wicksteed Park Ltd, Liz Brandon Jones and other members of the Wicksteed Trust. Andrea Pettingale and staff at Kettering Library and NRO; Linden Groves and Jenifer White, English Heritage; Graham Keeniv; Ian Aldiss; Sarah Rutherford; Fiona Green; Julia Finlayson, Grontmij (Dreamland); John Kellett.

1.11 Copyright of illustrations

All reasonable efforts have been made to contact copyright holders of material reproduced in this study and acknowledgements are printed with the illustrations as appropriate. Please note that these images should not be reproduced for any other purpose without specific permission.

1.12 Adoption of the Plan

This CMP was adopted by the Wicksteed Trust on 5th August 2011. It will be the basis for the future development, enhancement and maintenance of the landscape. In particular the policies outlined in the Plan and the summary and recommendations in the Gazetteer will be used to inform ongoing design and management decisions. This CMP will be subject to annual review.
2.0 UNDERSTANDING THE HERITAGE

2.1 Summary of history
The history of the site has already been set out in many documents including the Barton Seagrave Conservation Plan and LDA’s Restoration plan 2004. It is not intended to repeat this information here. A chronology is included below and relevant points are used to inform the analysis in later sections of this CMP.

In essence, the history of the site falls into two main periods, before and after the creation of the park from c.1914.

2.1.1 Early history and archaeology
There is only one recorded archaeological find within the park, a Roman period burial urn.3 However, there have been Iron Age, Anglo Saxon and Roman finds in the area and two scheduled moated medieval enclosures and fishponds in Castle Field are within the ownership of the Wicksteed Village Trust. The earlier history of the site and its relationship with Barton Seagrave Hall and the development of the Manor and Barton Seagrave village are set out in the Barton Seagrave Conservation Statement.

Prior to the creation of the park this was an agricultural and hunting landscape, with a pattern of fields derived from the enclosures of the early nineteenth century and small copses, along the Ise valley. The open fields of Kettering had been worked in common during the medieval period, but were enclosed by Act of Parliament in 1804; the site still displays the post enclosure landscape with field boundaries surviving. Slight earthwork traces of medieval ridge and furrow fields have been recognised by Graham Keevill, on the west side of the Ise valley within Wicksteed Park.4

Above: sketch taken from view in Repton’s view for his Red Book for Barton Seagrave of 1793-4 from Microfillm held in the British Library.

The site was included in Repton’s view for his Red Book for Barton Seagrave of 1793-4. (See also Gazetteer images no.5)

2.1.2 Park values
The Biography of Charles Wicksteed gives some insight into the values and motivation that lay behind the creation of the park.5 At an early age he was ‘making machines’ and his love of engineering and railways developed with his apprenticeship to a railway locomotive engineering

3 An urn, of rough light brown ware, and filled with earth and burnt bones was found 2ft down in the southern part of field SP near Kettering. It is 7” high and tapers from 5” at the neck to 3” at the base, it has been dated by Reginald Smith, to the 2nd cent. (Sited to area SP 878772 from OS i 2500, 1900). (1) The indicated find spot now falls in Wicksteed Park recreation ground. The present location of the urn is not known. Unique Identifier: 345738 NMR Number; SP 87 NE 11; Field observation on SP 87 NE 11 Field Observation (Visual Assessment)- 15 Oct 1969
4 TfT Cultural Heritage,’ Barton Seagrave Hall, Castle Field and Wicksteed Park: Conservation Statement’, 2000
5 Hilda M Wicksteed, Charles Wicksteed, 1933
works at the age of 16. The seventh son of a Unitarian minister, from an early age he wanted to be ‘in a situation to do good’ (p38). He respected the natural world and wrote to his sister Anne that, unlike others, he saw no wrong in the ‘innocent amusement’ of skating on a Sunday (p35). At 21 he raised money to begin his steam ploughing business. He worked for wealthy landowners, such as Halkham and Sandringham in Norfolk, but he was unsettled by the injustice of enclosures and the treatment of tenants. He became an active Liberal and supported land nationalisation: ‘land should be held by the nation in trust for the people’ (p 67) and he wrote ‘Land for the People’ which became a standard text and ‘Our mother earth’. He would however have seen some of the best designed landscapes during his work.

When he built Bryn Hafod in West Kettering it incorporated several features he would later use at Wicksteed Park, such as the use of sloping topography with house and terrace at the high point, tree planting, water for swimming and skating, including a summer house with a fire to warm up afterwards: it would be open to the public on Sundays. All of these aspects have a legacy in the park he made at Kettering (see Significance, Section 4).

2.1.3 Phases of park development

Development of the park can be divided into phases:

1911-1931

This is the period when Charles Wicksteed had an active involvement. Wicksteed had previously been behind the first public park in Kettering at Rockingham Road Pleasure Park and had previously attempted to found the People’s Park, for Queen Victoria’s Golden Jubilee in 1887. (see 4.2 Themes of Significance, Theme H and image p 16 below).

When he bought the land in Barton Seagrave in 1914, his original intention was to build a model garden suburb to provide workers housing with large gardens in a park setting, much as was done by philanthropic industrialists at Port Sunlight, Cadbury’s Bournville, Saltaire in New Lanark or Rowntree’s New Earswick at York. However, after the first world war, local authorities took on the responsibility of housing and Wicksteed concentrated on creating a public park unlike others. From the start he provided experimental play equipment and a sandpit and he was passionate about providing opportunities for all to play with minimal supervision on all days of the week, unlike the limited and tightly controlled play opportunities elsewhere. Within 3 years the Wicksteed Village Trust was founded and its objectives have underpinned the management and development of the park.

Initially the park had the character largely of a country park, and the attractive valley landscape was soon beautified by the excavation of a large recreation lake, providing opportunities for swimming, paddling and boating. There were soon a pavilion, terrace and enclosed rose garden, as well as a range of formal recreational facilities, such as tennis courts, as many other parks of the period provided. The success of the improvised play equipment led Charles to design and install more and more equipment in the free playground, using the park as both a testing ground and showcase for his ideas. A significant addition was the erection of the first water chute in 1927, which still provides an exciting experience, and cycle track in 1930. Steam and then the new diesel railways were a particular passion and it is fitting that his last work at Wicksteed was the planning and construction of the diesel railway circuit in the park, opened just after is death.7

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6 Ian Addiss, part draft for planned book, 2011: ‘The Colourful History of the North Park, Kettering and other diversions’ and pers comm. April and May 2011. Rockingham Road Pleasure Park was provided for the people of Kettering in 1894, as a result of the efforts of Mr John Bryan, a local shoe manufacturer who persuaded the Kettering Local Government Board to purchase the land from him.

7 David Nelson, 75 Years of the Wicksteed Park Railway gives a good account of the railway’s history. Diesel engines did not become mainstream until after the second world war. Wicksteed Park Miniature Railway is recorded by NMR Number: SP 57 NE 32, Unique Identifier: 507154, ‘A two foot gauge miniature railway which runs for one and a half miles around the lake in Wicksteed Park.’
**1930s to 1950s**

This could be seen as the heyday of the park as a traditional family park providing a mixture of extensive free play and recreation opportunities around the lake, with an aviary and later a children’s zoo, as well as paying rides including mini cars (1955), paddle boats, railway, and pony rides, which had a relatively low impact on the landscape. It was advertised as ‘the Gateway to Health and Happiness’. The dining rooms catered for thousands of visitors, supplied by Wicksteed’s bread and butter machine and Ice Cream Factory. Visitors arrived in large numbers by charabanc, also by bus, cycle or on foot and increasing numbers of private vehicles. In this period the main entrance was changed from the Kettering Lodge and avenue to a new entrance on Barton Road, with coach parking and then car parking to the east of the new entrance (Area C).

**Later C20**

From c1960 and particularly from c1980, larger fairground equipment was added in an extension of the playground and also inside the arena, making use of the existing structure. The size of the rides and also the increase in numbers of private vehicles changed the balance between country park and attraction, although free access to the playground, park and lake as well as other countryside pursuits, such as fishing, have been maintained.

**2.2 Site chronology**

Extracted from the Wicksteed Story plus some additional research

**Pre medieval**

Several prehistoric, Roman and Anglo-Saxon sites are noted in Barton Seagrave and Wicksteed Park by RCHME (1979) and on Northamptonshire’s Sites and Monuments Record (SMR). An early-middle Saxon settlement may have existed close to the south-west corner of Wicksteed Park, where a placename (Sharlecotes) of this era is recorded on the NSMR (ref 7424).8

**Medieval period**

1086 Barton (Bertone) is mentioned in Domesday Book Bertone: Robert from Bishop of Coutances. 2 mills. 9

C13 The Barton manor was divided into two (Seagrave and Hanred); two medieval mottes and other features in ‘Castle Field’, one probably contained one of the manor houses. (NSMR 3777/2/1 and associated numbers) Other earthworks in the field comprise fishponds, watercourses, and remnants of the medieval village.10

1433 The old manor house in Castle Field is last mentioned as inhabited.11

**Post medieval**

early C17 Barton Seagrave parish enclosure of medieval fields began

1793-4 Humphry Repton’s Red Book for Barton Seagrave Hall includes a view showing the ‘before’ and ‘after’ view to the west with the thinning of avenues to widen the view over the Ise, including the fields of Wicksteed Park.

1804 Kettering open fields enclosed by Act of Parliament leaving a more open landscape than in Barton, with less developed hedgerows and fewer spinneys. Paradise spinney (unnamed) shown on site of Wicksteed Park on 1804 enclosure map. Paradise Lodge was a farm to the north-west of the spinney (1885-7 OS). Paradise spinney (south west of current main lake) shown as copse with small pond, believed to be an old gravel working.

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8 Barton Seagrave Conservation Statement
9 Barton Seagrave Conservation Statement
10 Barton Seagrave Conservation Statement
11 Barton Seagrave Conservation Statement
Wicksteed history

1847  Charles Wicksteed born in Leeds, seventh son of a Unitarian Minister
1868  Started steam ploughing and set up on his own, aged 21
1871  First visited Kettering having walked from Bedford
1876  Founded Charles Wicksteed & Co. Engineers
1887  Wicksteed's attempt to found the People's Park in Kettering, for Queen Victoria's Golden Jubilee (see opposite)
1911  Bought a large plot of land - Barton Hall estate (not the Hall)
1914  Made first layouts of plans for a Park Estate (see following page)
1914-16  Plantations cleared and 3000 roots and stumps removed. Sites for playing-grounds, terraces and sports pitches levelled
1916  Wicksteed Village Trust formed
1917  First playground equipment erected
1918  Sandpit built, more playground equipment erected. Lodge built
1919  Tea pavilion built (burnt down c2004)
1920  Start of Lake excavation
1921  First recorded Trustees meeting, Round Shelter built in free playground, lake opened at Whitsun
1921  Official opening of the Park, the Clocktower donated by Clubmen of Kettering
1921  Paradise Lane bungalows built
1922  First part of main Pavilion started, also theatre building for concert parties (originally stood near Coronation Hall, then moved to near Pony Field; demolished c 1999)
1923  First part of main Pavilion completed (originally the first floor was an open veranda for customers to take tea and enjoy the view, later enclosed as a restaurant)
1924  First part of Rose Gardens constructed
1925  Continuation of Rose Gardens
1926  Water chute designed and built, bandstand and fountain built
1927  Pavilion North Room built
1928/9  Barton Hall purchased for £6000
1930  Lakeside bungalows designed and built, cycle track opened
1931  21 March Charles Wicksteed dies, aged 83
1931  Wicksteed Park Ltd
1932  The railway is opened at Whitsun. Main toilet block is built and opened
1932  The golf course is completed
1933  The railway tunnel and Toy/Souvenir shop is completed
1934  The Aviary and Monkey House built
1934  Bread and butter machine built (?) 3600 slices an hour
1935  The Pavilion South Room, the Motorboat House and the Lakeside Boathouse Toilet block completed. Toy/Souvenir shop enlarged, the Ice Cream plant in the extension to the North Room and Parlour extension
1936  New humped - back bridge over the lake, paddle boat pool enlarged and lakeside round shelter built
1937  Rowing club house below cycle track (since relocated), Pavilion shelter on North end and West side built
1938  Central Ticket Office and Larger Souvenir Shop built
1939  Water chute rebuilt
1939-45  Wartime. Pavilion occupied by Military - U.K. and U.S.A., so Park only opened partially to the Public
1946  Lake backwater cutting began (spillway) including a lock system to manage the water levels around the Water Chute

12 Park guide c 1943.
1946 | Mayflower drinking fountain (near reception) donated by the U.S.A. Forces as 'Thank You' for hospitality during the war. Changing rooms altered, lily pond is filled and the Park entrance is altered
1948 | Paddling pools concreted, refurbished, paved, walled etc.
1950 | Hilda M. Wicksteed (daughter) dies. Pool filter house and plant installed
1950s | Barton Seagrave Hall used as residential home until 2002
1951 | Brick piers to entrance gates as Hilda M. Wicksteed Memorial Gates (current main entrance)
1952 | Coronation Hall built to be a cinema (now converted to Central Stores and Workshops plus lasers (2011))
1953 | Pony Hut and the Arena built
1954 | Lakeside Drying rooms and ladies toilets built
1955 | Mini cars and Ticket Office built, Ice cream factory built
1956 | Pets corner opened
1958 | Ice cream factory cold store extension
1959 | New larger Golf course
1960 | South Park toilet block built (with Charles Wicksteed weather vane)
1960s | Fishing lake created
1961 | Barton Seagrave Hall used as residential home until 2002
1963 | Pavilion, North Room new entrance foyer and toilet block built
1964 | New Golf Club and changing rooms block.
1969 | Swimming pool closed due to the excessive running cost and maintenance
1970 | Swimming pool closed due to the excessive running cost and maintenance
1971 | Bumper car building (later Roller Skates/slot machines)
1971 | Arboretum commenced
1972 | St. George’s suite, Mal Maison, Kitchen block added to Pavilion
1976 | New East Front to Pavilion
1978 | Skateboard area (top of Area D above Arena, now gone) and Model world building
1982 | Considerable additions of large pieces of equipment: including Pirate Ship, Roller Coaster, Cine 2000, Paratrooper, 'Duck' Amphibian, Petrol cars on resurfaced cycle track, Bumper Boats
1987 | Water garden outside Main Office Building, golf course reopened, landscaped Mayflower area, re-laid much of the Railway track, started repairing the lake banks. Widened and resurfaced the Beech Avenue, completely new Free playground with safety surface, continue railway track relaying and concreting of lake banks
1988 | Continue railway track relaying and concreting of lake banks, Hall of Mirrors created
1989 | Continue railway track relaying and concreting of lake banks, Cups and Saucers and Nautic Jets installed, Hexagon food outlet built, canal - type motor boat (Kingfisher) purchased
1990 | Monorail installed, skate board area levelled, continue railway track relaying and concreting of lake banks
1991 | Continue refurbishment of Pavilion internally, continue railway track relaying and concreting of lake banks, new larger Roller coaster
1992 | Upgrade catering areas, extensive Pavilion roof repairs, track laying finished continue with concreting of lake banks
1993 | Main toilet block rebuilt internally, lake banks completed
2000 | Main entrance altered, bag garden created at edge of lake, refurbished carriages on train to take wheelchairs, demolished swimming pool and small sandpit, planted many new trees after removal of rotten poplar avenue between the railway station and the lakeside area, Education Pack designed for schools, nature trail refurbished
2001 | Complete renovation to both the Free Playground (costing £250,000) and the Pavilion. Vintage carousel installed on trial basis, water chute refurbished to original specifications, first outdoor summer concert held, more free playground equipment added and outdoor stage built.
2002 | Barton Seagrave Hall ceased to be used as residential home
3.0 CURRENT CONDITION

3.1 General condition of the landscape

In summary, the overall layout and extent of the park as laid out in the early twentieth century survives, but its character and diversity of experience has changed from predominantly a countryside experience with an emphasis on play, recreation and well being for a range of visitors to that of a theme park attraction within a country park. This has been in response to the need to generate income and to compete with the increasing range of ‘attractions’ available to young people, but has tended to reduce the impact of the unique historic origins and ethos of the park and eroded the site’s distinctive character. Within these operational and funding constraints, many aspects of maintenance are carried out to a high level, despite the lack of a long term plan.

However, as shown in the plan of surviving historic features (Plan 10, p22), a great many features remain, and the majority of these, and certainly the most significant, derive from the early years of the park. This has been in response to the need to generate income and to compete with the increasing range of ‘attractions’ available to young people, but has tended to reduce the impact of the unique historic origins and ethos of the park and eroded the site’s distinctive character. Within these operational and funding constraints, many aspects of maintenance are carried out to a high level, despite the lack of a long term plan.

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2003 Park is runner up in the ‘Northamptonshire Business of the Year’ Award.
2004 The Chairman of the Trust, Robert Wicksteed, dies at the age of 82. He had been Chairman since 1950.
2005 The Aviary and the Model boating pond are fully refurbished the latter funded by a grant from Living Spaces’. Wicksteed Model Boating Club reformed.
2006 Tea pavilion burnt down, new gift shop is added into the Pavilion building, demolition of the old Arena brick bridge and the construction of the new wooden Arena bridge to improve access. ‘Mr. Wicksteed’s Veteran Cars’, and the Putting Green created.
2007 The golf course is closed due to falling demand and the whole area opened up for general public use as a BBQ area and dog exercise area. New higher boundary fence. New rides, games and events in Pavilion. The Mayflower garden is completely re-themed. 90th Anniversary of the Wicksteed Trust celebrated with the unveiling of a sculpture. Baguette Shop added.
2008 Pirate Ships rebranded. The Park has its first ‘Bastille Day’ where the whole Park (including the signage) turns French. 3000 school children come and experience life in France for a day.
2009 A new electronic barrier is erected at the exit point to enhance security. New seating area is created by the Aviaries near the lake. New Cornish Pasty Shop and the French Crepe stall.
2010 Rocky River Falls, other rides and ride photography added. The lakeside dock is redesigned and rebuilt and a new fleet of rowing boats is chosen to be introduced over a period of four years.
2011 New rides shows and circus.
2011 The synthetic ice rink, Magic Ice added, Lazer Xtreme moved from the dome to Wicky’s Cave (Coronation Hall). Refurbished Clown coaster added to the Fairground area.
The surviving historic elements of the park are shown on the plan opposite. (see features plan 4)

Features pre-dating the park
1. Field pattern and hedgerows (post 1804 enclosure)
2. Trees pre 1911
3. Ise valley
4. Setting and views of Barton Seagrave village and Castle Field post medieval
5. Setting and views of Barton Seagrave Hall C18

Features from the early C20- Charles Wicksteed’s work and park hey day
6. Clocktower 1921
7. Main pavilion from 1923
8. Original bungalows and kiosks from early 1920s
9. Fountain basin moved here from near Lodge
10. Terrace ‘Fountain Lawn’ and base of bandstand 1926
11. Fountain basin 1926
12. Rose garden 1924
13. Core park (Area B) 1919
14. Railway and station 1931 including the 2 locos King Arthur and Lady of the Lake (1931)
15. Ornamental park (Area C)- north 1919
16. WCs/store 1920s
17. Ornamental park- south (Area D) 1919
18. Chapel toilets 1960 with weathervane showing Wicksteed, a steam plough and Jerry, Charles’ favourite dog
19. Pony field
20. Recreation park (Area E) 1919
21. Site of the tea pavilion 1918 (burnt down 2005)
22. Putting green by 1950
23. Playground from 1917
25. Lodge and gates, drinking fountain in boundary 1918 (lodge in private ownership, fountain moved to Area A outside Visitor Centre)
26. Avenue 1918
27. Main gates by 1943
28. Boathouses c1920, plus later additions
29. Water chute 1926
30. Model yacht pond by 1926
31. Cycle track and arena 1930
32. Paddling pool/sandpit 1930s
33. Bathing pool
34. Round shelter-lakeside 1936
35. Bridge 1936
36. Paddle boat pool/Boating pond 1936
37. Pool filter house 1950
38. Lakeside drying rooms 1954
39. Main lake from 1919
40. Boathouse 1937 (former rowing club relocated)
41. Tunnel 1933
42. Aviary 1933
43. Coronation Hall 1952

Later C20
44. Fishing lake 1960s
45. Arboretum 1971
46. Lodge area 1930/2009
47. Recreation park 1920s; camping from 2006 (Area M)
48. Golf house 1963

Off site
49. Paradise Lane/Spinney Lane bungalows 1921
Lost historic features  see plan opposite

50 Tea pavilion (1918) burnt down 2005; the site was then cleared and became the compactor site
51 Gotch designed theatre (1922) moved and demolished c1999
52 Lakeside bungalows (1930)
53 The original Wicksteed equipment was replaced on a rolling programme between 1917 and 1988 when the entire playground was replaced with more modern Wicksteed equipment. The majority of this Wicksteed equipment was then replaced in 2001 with the Hags equipment that is now present.
54 Paddling pool filled in and turned into sandpit late 1990s
55 Lakeside swimming pool; concrete apron remains, unused
56 Lakeside swimming area and bathing hut
57 Lily ponds
58 Paradise spinney

The original tea pavilion burnt down in 2005 (50 on plan) from Wicksteed archive
3.2 Aspects of the site as a whole

3.2.1 Views and connections

(see views plan opposite and refer to ‘then and now’ comparative photographs in Gazetteer view 1: gazetteer 10; view 2: gazetteer 11; view 3: gazetteer 12; view 4: gazetteer 36; view 5: gazetteer 36; view 6a: gazetteer 39; view 6b: gazetteer 32; view 7: gazetteer 17; view 8 gazetteer 3-5).

Views within and beyond the site as well as views into the site are one of the most important aspects of the overall landscape structure. Comparison of archive illustrations and photographs with the current views has helped identify key views. Views may be desirable views, views which are to be maintained or are lost views, as well as intrusive views due to development within or outside the site.

In summary:
- Important long views to the lake are largely obscured by vegetation and structures
- Some structures within the park, commercial development to the south and residential development to the east impact adversely on views
- Views across and into the park are affected by extensive car parking
- The park forms the setting of Barton Seagrave Hall and features in an important Repton view

3.2.2 Water bodies

These have been extensively surveyed prior to and as part of this project. In summary, visually the main lake suffers from isolation from the landscape setting and views due to growth of bankside vegetation, unsightly concrete lake banks, and extensive algae (blanket weed). In addition, when the lake is drained down for maintenance inspections over much of the winter, the lake becomes unsightly. The ecological interest of the main lake is severely affected by poor water quality, siltation, algae and lack of emergent plants. Individual features are discussed in more detail below.

The greatest ecological interest is found in the fishing lake (Area J), a County Wildlife Site.

3.2.3 Tree cover

The arboriculture report by Lockhart Garratt Ltd (2007) recorded 234 individual trees and 90 groups of trees. It concluded that:
- The tree and woodland resource is a key element of the park, providing significant interest and amenity with a diverse tree species mix, structure and age range.
- The resource may be broadly divided into open parkland areas and small semi-mature internal groups/woods.
- The trees and groups are currently under-managed and work should be guided by the production of a detailed management plan.
- The predominant genus of individual trees surveyed are ash, lime, beech, oak, chestnut, poplar and maple and these make up over 50% of the entire species range.
- The two most dominant tree genuses on the drier ground are oak and beech including groups.
- A number of trees have bleeding canker (which affects horse chestnut, beech, lime and oak, the predominant species within the park) and a number of horse chestnuts are infested by Guinardia leaf blotch, which is becoming more common and recognised throughout the country.
Due to the informal nature of car movement through the park there is considerable soil compaction round the base of the trees which will reduce useful life expectancy.

Steve Plumb also concluded that many of the significant trees within the Park are now reaching maturity and there is a shortage of appropriate new planting.13

The most common trees around the lake are alder and willow, many self sown.

**Significant trees to the history of the park** *(Gazetteer 2)*

Some of the most significant trees have been examined for this CMP and girths recorded to give an indication of age. There are very few trees from the C19 for this size of site and this increases their value. Only approximately 10 trees shown on the first edition Ordnance Survey of 1885-7 survive; the oldest trees are old field boundary oaks and include the magnificent T185 (oak tree takeaway) and trees 87 and 97 in Area C (north of park), all approximately 200 years old. Oak 51 is an important tree which features in an old view towards the Fountain Lawn (Gazetteer 17) and stands near the Bistro car park. Trees 114-118 may be the remnants of Paradise spinney.

Trees which survive from Charles Wicksteed’s planting of 1926-7 include the beech avenue and the group of sycamores G54 (south of Coronation Hall) and approximately 15 individual trees. These are few in number and therefore of great interest to the history of the site. Many of the trees are impacted by parking which will shorten their lives. T51 is in poor condition but is one of the most important trees in the park.

There has been recent planting of groups of ornamental trees as memorials, as noted below.

Mature and veteran trees within the survey area that have some bat roost potential have been identified and have considerable biodiversity interest. 17 had high potential to support bats.14

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13 An assessment of the landscape, recreation and ecology value of Wicksteed Park and Estate and opportunities for their enhancement, Steve Plumb October 2007

14 OHES 2011
3.2.4 Grassland

A large proportion of Wicksteed Park is regularly mown, amenity grassland of low conservation interest. This is dominated by species-poor amenity grass mix of rye-grass and white clover (Lolium perenne and Trifolium repens) (white clover), with few other species occurring such as plantains. It is mown at least weekly during the summer. As a result most of the main park has little ecological value. However, some areas of currently short mown grass near the lakes contain a more diverse flora and have potential for improvement. A previous attempt to establish a wildflower meadow near the arena was not successful in the long term, but there has been new wildflower establishment along the railway track in areas C/B.

3.3 Designed elements: condition by character area

see Gazetteer for further detail.

The site has been organised into character areas, as shown on the plan opposite, which relate to the historic design elements of the park and are used for descriptions of condition, issues and management options in the sections below.

3.3.1 Area A Pavilion, ‘precinct’ terrace (Fountain Lawn) and rose garden

Designed landscape character

The pavilion was built 1922-3 on the high point of the landscape as the focal point of the park, the arrival and orientation point, and provides a range of refreshment facilities; with its clocktower it became a distinguishing feature of the park. The north and south rooms and shelters were added 1927-35, providing ice creams, toys and fruit. To the east the pavilion opened onto the terrace or Fountain Lawn, with the fountain and bandstand added 1926; people using the pavilion looked over and spilled out onto the terrace. There were extensive views from the terrace over the rose garden and wider landscape and the early photographs show that these areas were very well used. More refined dining was provided by the later enclosed upper dining room which also looked out over the garden and park. The hedged rose garden below featured rustic towers for climbing roses, herbaceous borders in the outer beds, bedding in the centre and views over the park.

Current condition

The main elements have survived but the accretion of new buildings and accumulated changes have eroded the quality of the spaces and the connections between them.

Bandstand terrace (Gazetteer 10-11)

To the east of the pavilion; for the majority of visitors the former direct connection between the pavilion and terrace has been lost, although those using the function room can open up doors onto the terrace. There is a road (which can be closed off) separating the terrace from the pavilion and its extension in 1976 involved the truncation of the fountain basin which is now a flower bed. The majority of urns and statues have been lost and with the loss of the bandstand, there is little reason to spend time here.

Rose garden (memorial garden) (Gazetteer 12)

The character of the rose garden has changed over time; the rose towers have gone, conifers have grown out of proportion, shading the beds below. Since Charles Wicksteed’s death in 1931 it has housed the memorial to Wicksteed (funded by public subscription) and has become a memorial garden and shrine to those commemorated there in dedicated benches.

‘Street’ west of pavilion or ‘Precinct’ (Gazetteer 6-9)

To the west, the main part of the ‘precinct’ comprises the west side of the extended pavilion with shops and kiosks opposite, which follow the style of painted timber columns and cladding. This
area has the character of a traditional fairground or seaside shopping street, but with a modern collection of signs and street furniture. Additions to the west front of the pavilion have obscured the original design and altered the alignment of the ‘street’. There are some small areas of seasonal bedding and planters. The information centre is housed in one of the early prefabricated concrete bungalows provided for park staff; the fountain basin to its east, which originally stood near the Kettering entrance gates north of the Lodge, is now used for seasonal bedding. The three other bungalows survive in more or less altered form; the information centre and one inside the gardeners’ work area appear the most complete; the first aid and Wicksteed story buildings have been altered and now have flat roofs. Wicksteed was very proud of the method of construction, writing an article in 1920.16

3.3.2 Area B: Core of ornamental park (Gazetteer 13,14)

**Designed landscape character**

This is an important area linking the pavilion and garden with the lake and waterfront activities. Its overall character was of ornamental parkland with scattered trees, the park falling to the lake below. From the 1930s it has housed the railway station and the northern and western sections of the track now define the boundaries of the area. It also accommodates some events. The area has provided the principal route to the lake since c 1950.

**Current condition**

This is one of the few areas which the public cannot access by car and this has preserved its open parkland character; however important views are now blocked by the confiners in the rose garden. As noted above, relatively few trees from the early park or before survive; there are some important mature oaks in the north of the area, for instance T87 which was shown in 1885-7 and approaches 200 years old. Tree 97 near the boating pond is a similar age. Poplars that once lined the path to the bridge were felled in 2000 and have been replaced with a great mixture and greater density of trees than formerly, including silver birch, lime, willows, groups of purple maple and whitebeam. Recent planting does not appear to follow a plan and the choice of trees and groupings do not always harmonise with the traditional parkland character. Most successful are the clumps which echo Charles Wicksteed’s early planting (as seen elsewhere in the park and in his plans for Jubilee Park). The daffodils of the Marie Curie Field of Hope in the north of the area are planted between ornamental flowering trees. A line of blue cedars has been planted along the railway line.

3.3.3 Areas C and D Ornamental park (Gazetteer 15-19)

**Designed landscape character**

This was open parkland falling to lake, with long views, scattered trees, and used for informal recreation. Traces of ridge and furrow in area D identified by Graham Keevill are now hard to distinguish. Area C forms an important part of the setting of Barton Seagrave Hall as drawn by Humphry Repton and also of Barton Seagrave village and Castle Field, but has long been used for extensive car parking. It was described as the picnic area in early guides.

**Current condition**

Parkland sloping down to the east to the valley and Barton Seagrave. Recent groups of memorial trees using ornamentals eg Prunus. Area of meadow planting recently introduced west of the railway. Parking throughout northern area C and west of Area D has a major impact on views and on the condition of grass and trees, as does events use in Area D. Area C is relatively little used, apart from parking.

3.3.4 Area E Recreation park (Gazetteer 20)

**Designed landscape character**

This is a flat area, formerly two fields with an area of woodland to the west (Long Spinney) which was cleared by Charles Wicksteed. Early in the park’s history it was laid out as tennis courts (6 tennis courts and putting green shown in 1967; 27 hard courts advertised in c1935 available for a charge).

**Current condition**

Now used for informal parking on ride days; enclosed by a hedge on the west side with housing beyond with fine former hedgerow oaks T51 and T58 remaining. T54 near former tea pavilion affected by storage of maintenance equipment in the site of the original tea pavilion recently destroyed by fire. Area suffers from compaction and erosion and much of former open area in the eastern section is taken up with rides.

3.3.5 Area F Playground and Fairground (Gazetteer 21-4, 43)

**Designed landscape character**

Originally this was an open field. Development began with improvised play equipment which was so successful that this led to the development of the Wicksteed playground equipment company. The round shelter was provided in 1924 and permanent play equipment was provided in a large open grass area. Over the years this has been supplemented with paying fairground rides and attractions and the area has expanded to the west to enclose the putting green. The enclosure which originally contained the workers’ bungalows is now a working area for the gardeners with glasshouses and there is no public access.

**Current condition**

Maintained as a free play area open all year round plus a separate enclosed area for paying rides; largely hard surfaced, some grass and bark, and now enclosed by railings; no original equipment; some traditional rides eg pirate ship (1982), carousel and more recent equipment and attractions. Some mature trees shown 1885-7 and 1926-7 survive, but there have also been recent losses.

3.3.6 Area G Avenue and entrance areas (Gazetteer 25-7)

**Designed landscape character**

This is the original entrance to the park from Kettering Lodge and provides an impressive avenue approach, framing the view of the park and over the Ise valley and with glimpses to the side, indicating Wicksteed’s grand aspirations for the visitor experience. A lodge and substantial gates lead to the broad beech avenue. The lodge was used by the park manager. A new entrance further to the east existed by 1943 and the Hilda M. Wicksteed Memorial Gates were added in 1950 and are now the main entrance, south of the avenue and the approach then leads west to the entrance kiosks.

**Current condition**

The avenue is no longer used as the park entrance but the eastern part is used as an exit. Thus the modern visitor arriving by car does not experience the intended dramatic approach, but enters through a modern barrier, controlling the Hilda Wicksteed gates. Circulation to car parks is complex and varies with ride and non ride days.

**Avenue:** There has been recent loss of some avenue trees due to safety concerns; there are some gaps and some recent replacements. The Lodge, is now in separate ownership and a barrier divides the avenue in two. A new house is unfortunately located next to Lodge projecting into the avenue. **The Lodge** is a pebbledash house behind a high hedge; the entrance has impressive stone piers.

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16 Charles Wicksteed, ‘Concrete Cottages’, Machine Tool Review July-August 1920

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with stone sphere finials and substantial decorative timber gates, showing some damage. The view to the east along the avenue is marred by the security base, parking and barriers. The brick piers and ornamental steel gates at the current main entrance are partly obscured by barriers and signage. The new entrance is flanked by ornamental bedding in lawns and leads to two timber kiosks, where a parking fee is charged and directions are given to parking areas. Pedestrians appear to use a variety of routes, some of which cross the avenue, but few would walk along the avenue, as there are barriers and conflicts with vehicles.

3.3.7 Area H Lake activity area
Designed landscape character
North lake area (Gazetteer 29-31, 35, 36, 38, 42)
This has been the centre for water based activity since the creation of the lake. With the building of the gabled boathouse and pleasure boating on the lake it began to develop a traditional seaside quality. Other attractions were added in this area, including the popular early water chute, using the river, and children’s shallow boating pond in an enlarged area at the north of the lake, with circular planted islands and space to picnic on the grassy banks. The arched bridge (1936) was an attractive feature and this period also saw the addition of the aviary. This period could be seen as its heyday. Further rides, buildings and fencing have been added over time.

West shore (Gazetteer 30-34)
The shore of the lake was laid out with a series of round lily ponds and inlets for paddling and swimming pools, which were later formalised, and an oval model boating lake. The area was very open but retained one mature tree near the boating lake, which still survives.

Arena (Gazetteer 31)
Originally an open cycling track which held major sporting events, the oval area has been enclosed and developed for a series of rides.

Current condition
The area contains some important and attractive early features but suffers from the accretion of buildings, fencing, rides and redundant features which have eroded the attractive character of the area. The river area and connection with the lake are obscured with barriers and buildings. The boating lake has lost its rural setting and the islands are overgrown. The bridge has less impact than formerly due to the new flat bridge to its north and the lake-level walkway to the south, so it is no longer reflected in the water. The red diner is very intrusive and the quality and variety of food could be enhanced to encourage custom. There are no longer any wet play facilities here; the paddling pool is now a very popular large free-access sandpit and the area retains the character of a seaside promenade. The bathing area is derelict and neglected, although it has one of the best views of the lake. The dock formerly used by larger pleasure boats is currently unused. The former cycling track is still used as go-kart racing but the whole area is largely cut off from its landscape and contains large ride structures. Part of the centre of the track is enclosed as a maintenance area. Ecology: As with the main lake, there is currently limited ecological interest due to poor water quality, although waterbirds including swans nest on the islands in the boating pond. There is a problem with large numbers of Canada Geese who graze and foul the grass to the west of the lake; recently planted willow hedges around the model boat pond and round shelter seek to address this issue.

3.3.8 Area I Main lake (Gazetteer 39-41)
Designed landscape character
This was the major landscape feature created by Charles Wicksteed and from the outset it was used for recreation including large scale regattas. The site of the largest island and its trees were saved from the former landscape and the two smaller islands were created and planted. In the early days boats moored at the islands and visitors went ashore.

Current condition
The main lake in Wicksteed Park is the largest area (9.3ha) of open water within the park. It has been the subject of much study: in essence the lake suffers from siltation, with 400–500mm accumulated silt over upper Lias clay, poor water quality, and excessive algal growth. It was last dredged in the 1960s, apparently with limited success. There is very little emergent, marginal and aquatic vegetation, limited diversity of habitat and poor conditions for eg macro-invertebrates. Trees and shrubs have grown up along the banks obscuring views; islands are overgrown and inaccessible but generally there is very little vegetation along the banks and concrete banks are unsightly. There is no access to the water for swimming or paddling but there are still rowing boats and Sea Cadets have used the lake as a base since 2011. It has limited ecological value because the water quality is poor with nutrient enrichment that leads to frequent algal blooms and its continuous concrete edge prevents the establishment and growth of marginal vegetation. The habitats to the south of the Main Lake are considered suitable for reptiles. The River Ise corridor runs through the park from north to south parallel to the lakes’ eastern shore. There are extensive areas of habitat that would provide suitable nesting sites for a range of bird species, although there has been a long term problem associated with large numbers of Canada geese on site throughout the year. The fish population of the lake is low and is dominated by small roach.

3.3.9 Area J Fishing lake/South lake/Wicksteed lagoon (Gazetteer 44)
Designed landscape character
Created to accommodate silt from dredging the lake in the 1960s, this became a naturalistic lake.

Current condition
This is an attractive naturalistic and informal lake valued for its wildlife and used for fishing by the angling association, which manages the pond. An area of unmanaged woodland between the lakes has been used as a dump for landscape materials. Anglers are allowed to drive to the lake. This lake has a mosaic of open water, marginal swamp, scrub and woodland and supports noticeably more dragonflies and damselflies than the main lake. Its importance for local biodiversity is reflected in its designation as a County Wildlife Site. Smooth newts and toads were present in the lake. This lake has a mosaic of open water, marginal swamp, scrub and woodland and supports noticeably more dragonflies and damselflies than the main lake. Its importance for local biodiversity is reflected in its designation as a County Wildlife Site. Smooth newts and toads were present in the lake.

3.3.10 Area K Arboretum (Gazetteer 45)
Designed landscape character
Created from the 1970s this area was planted with a great range of trees including pines, lime, lilac, whitebeam, hornbeam, beeches, cedar, maples, planes, Judas tree, laburnum, hickory, swamp cypress.

Current condition
Good range of semi mature trees, which would benefit from active management and some thinning. Used by walkers, dog walkers, but isolated from the rest of the park with an unsightly approach and gateway to the park near the water chute.
3.3.11 Area L Lodge area (Gazetteer 46)

**Designed landscape character**

An area of early prefabricated concrete bungalows built in the 1930s on the river and forming the backdrop to the lakes activity are; the bungalows were demolished and are being replaced by holiday lodges for sale.

**Current condition**

Privately occupied with holiday lodges built by Wicksteed Park Ltd, under development (2011). Plan (2009) for up to 30 lodges. Provides setting for one of the most significant areas of the park.

3.3.12 Area M Outer recreation park (Gazetteer 47, 48)

**Designed landscape character**

Open parkland for informal recreation, part developed as golf course from 1930s, since removed.

**Current condition**

Now a large area of short mown grass and accommodates a barbeque area, football pitch and a popular informal campsite with a new facilities building. The area has excellent views to the lake and glimpses to the landscape and housing development on the east side of the Ise valley. Planning permission (2006) was received for 25+ 100 touring caravans and 50 tent sites with roads and planting; not implemented. A site east of the lake is to be sold for housing and could impact on views from upper parts of the site; a major industrial development to the south affects views and setting. There are reported to be springs in the camping field. Original hedgerows dating from the Enclosure period survive in this area. Most are not species rich with an average of 2-3 woody species per 30m section. The hedge forming the boundary between the camping field and former pitch and putt golf course has been left to grow taller than most of the others in the park, allowing more flowers on the hawthorn thereby providing a greater source of nectar, with more berries in the autumn. There is a short section of species-rich hedge on the southern side of the road leading from the Paradise Road access. There are 7 species per 30m and two mature oaks in this section. It is likely to be the oldest landscape feature within the park.19

3.4 Current management and maintenance of the site as a whole

The Wicksteed Trust consists of a Board of seven (2011) Trustees which meets every 2 months. Wicksteed Park Ltd operates the Wicksteed Leisure Park as a wholly owned subsidiary of the Trust. It has a managing director, John Roberts and a permanent staff of c35, plus about 300 seasonal employees.

3.4.1 Wicksteed Park Limited’s Long Term Plan

At present the company’s stated long term plan is to be a ‘quality all year attraction with rides, holiday accommodation, events, retail, indoor / outdoor play, sport and recreation’ We will have signature rides that are exciting for children and adults but in keeping with the Park’s landscape. Our profile will be raised across the UK and we will be recognised as an important recreational and tourism asset in the context of the growth agenda.20

Within this plan are specific objectives and possible developments, which focus largely on the operation of the attraction, for instance, opening an indoor Family Entertainment Centre and creating a new high profile park entrance; but also some ‘heritage’ aspects eg refurbishment of the boathouse, offering wet play and or swimming. The need to progress the long term plan with the Trust is acknowledged; the long term plan stated above does not refer directly to the ethos and heritage value of the park, although much of this is implicit.

3.4.2 Staff structure and organisation

In the region of 35 permanent staff are directly employed by the Limited Company. A core team of 16 is responsible for the operation and maintenance of the rides, buildings, landscape and gardens, working to the Head of Park Operations. This team is supported by a substantial seasonal labour team during the summer months, dealing with tasks such as litter picking, sweeping and cleansing. Landscape maintenance falls predominantly under two teams:

- **Gardens Team**: maintenance of the rose/memorial garden and the bandstand terrace and other areas of ornamental planting (pots, hanging baskets) around the park. The team propagate all bedding plants.
- **Grounds Maintenance Team**: Routine grounds maintenance throughout the park including grass cutting, hedges and shrubs beds, the lake and hard surfaces.

There are three teams responsible for the operation and management of the three main attraction/activity areas of the park (the Arena, Fairground and the Lake). There is also a buildings and structures maintenance team.
Some elements of landscape management are outsourced, including major tree works and some grass cutting (local farmer).

The stated aim of the Park Operations Team is to keep the Park ‘green and clean’ as well as maintaining a high standard of presentation across the Park. In 2011, this team took responsibility for the control of the lake weed and algae growth.

In addition to carrying out routine maintenance of the park, the team are also often required to assist in the supervision of visits by schools and other groups and may be required to identify activities for these groups at relatively short notice.

There is no separate source of funding for projects to renovate or enhance the landscape of the park. Funding for instance to renovate damage as a result of events or new planting to enhance the appearance of the park, including the attractions, has to be drawn from annual budgets. This tends to restrict the ability of the Park Operations team to implement improvement schemes to smaller scale works.

There is little management for wildlife interest.

### 3.4.3 Volunteers

There are increasing numbers of active volunteers working at the park, many involved with conserving and renovating the engines and also helping organise the annual Steam in the Park event and special events such as the 90th Anniversary events. There are job descriptions for several volunteer posts, including work in the gardens, fairground, lake, entertainments, publicity and market research. Volunteer groups including school groups also work on projects such as hedge planting and maintenance of willow whip hedging.

In addition the Probation Service undertakes work in the park and there has been recent contact with Groundwork Northants and collaboration with the Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire and Peterborough in connection with the Water Meadow project, north of the park.

### 3.4.4 Work planned for 2011

The current business plan includes the following:

#### Garden projects for 2011:

- Landscaping the camp site;
- Replant hedging in the rally field (top of area M, former golf course);
- Creating a new wildflower site alongside the railway line;
- Clearing and replanting the borders of the Memorial Garden;
- Planting new beech trees and general tree planting in other areas of the Park;
- Shrub bed to the playground cleared for use by schools;
- Rockin’ Tug area to be planted and wood chippings used to prevent weed problems;
- Clearance of shrubs at Reception area with plans to extend flowerbed;
- Lodge site further planting with flower or shrub bed, and
- Planting in putting greens.

#### Capital projects for 2011 include:

- coin operated machines eg radio controlled boats near lake
- CCTV
- hardstanding
- catering equipment
- a desired larger project to provide a new indoor attraction in the centre of Area F (fairground) in the area currently used by the gardening team Outline proposals under development 2011)

#### 3.4.4 Sources of Income

Income is derived from parking charges, sale of ride tickets and wristbands, several catering outlets concerts and events in the main pavilion and refurbished St. George’s Suite, (in addition to the pavilion) including 26 weddings in 2010, outdoor events including 90th anniversary celebrations in 2011; camping and rally camping area; park entertainments, shows etc; sale of Lodges (3 sales completed 2011). Higher Level Stewardship (HLS) funding has been approved to restore the Water Meadow as ‘the finest example of a working water meadow in Northamptonshire’ and Castle field as well as Big Lottery funding for community involvement. This will increase the value of the site as a country park and archaeological site.

#### 3.5 Current use

Largely summarised from the Conservation Statement and Activity Plan. The philanthropic origins of the park and its continued free access to local and regional visitors to events and paying attractions have resulted in an exceptional level of public use. It is a large area with a rural character but very close to centres of population. The park is used daily by local residents as a country park for informal recreation (walking, picnics, sports activities), particularly by families with young children, using the extensive large playgrounds and lakeside sandpit or for picnicking. There are many entrances for pedestrians and many people use the park as a link between the residential areas at the South-West and the East. There is some use of the path network for jogging and other exercise, though at present cycling is not encouraged in the park.

The open grass areas, although they lack any marked-out pitches, are often used by local clubs for team practice or by families for informal games. Special interest groups also make regular use of the park, eg steam enthusiasts, model boat enthusiasts, anglers etc and the park hosts rallies in the top of Area M eg caravan club rallies or specialist car rallies.

The Pavilion is used to host entertainments and local weddings – in particular Asian weddings. Indeed, the park appears very popular with outings from ethnic minority communities. The park also runs big events which attract local people: a weekly car boot sale, music concerts and schools events (Bastille Day and One World Day) which attract a great number of pupils every year. The park is also a destination venue regionally for families on special days out or large scale ‘get togethers’ – here the focus of these visitors is the ‘pay for’ rides.

There is an opportunity in the Wicksteed story building to read information about the park’s heritage, but no other linked activities.

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21 Wicksteed Park Limited Business Plan - March 2011
22 An Activity Plan for Wicksteed Park - Pathways Consultancy August 2011
The park maintains relationships with organisations across many sections of the community and hosts many charitable events. This level of community involvement is very unusual in a privately owned park. A recent development has been the use of the lake by Sea Cadets. Pathways work found that around 18% of residents surveyed visit the park once a week or more, another 12% go fortnightly; whilst about 30% visit on a ‘special occasion’ basis of between one and four times a year. When surveying visitors to the park, Pathways found a correlating pattern. Of the 199 people interviewed, around 12% said they visited weekly; 11% came fortnightly and 40% came between one and four times a year. 15% of visitors questioned by Pathways had an ethnic background and 12% were registered disabled. The extent and diversity of use is a great strength. Wicksteed Park is the largest and most diverse open space serving the Borough of Kettering and its surroundings. The park has a very special place in the memories of people from a wide area and has a strong association with fun.

Visitor numbers

- Visitor surveys undertaken in 2005-7 show a total of about 615,000 visitors each year (371,854 people visited the rides and attractions at Wicksteed Park; 83,725 people visited the pavilion for events such as wedding and conferences; and 159,941 people accessed the park on foot. 23)
- The park currently attracts approximately 750,000 visits each year from an average of a 50 mile radius.
- During the summer of 2011, daily totals varied between 538 and 4296 visitors at the weekend.
- The average total number of visitors was 2284 per day, with 712 (31%) arriving on foot and 1572 (69%) arriving by car. 61% of pedestrians were adults and 39% children. The pedestrians were counted at one gate on the main Barton Road, and so did not record people accessing the park from the further entrances; therefore the numbers of pedestrians and those accessing free areas of the park will probably be underestimated.
- There were 585 coaches in 2011.
- Outdoor concerts held during the summer months can attract up to 15,000 visitors.

From Pathways’ research work it appears most visitors surveyed had travelled from outside Kettering:
- 21% live less than 5 miles from the park
- 23% live between 5 and 20 miles from the park
- 37% live between 20 and 40 miles away
- 19% live 40 miles away or more
- In 2005-7 82% of visitors to the park accessing the rides and attractions lived an hour away or less by car.

3.6 Access

(Partly summarised from Landscape and Ecology report)

Entrances

There are 8 pedestrian entrances which are open during daylight hours. The great majority of visitors to the attraction arrive by car via the main entrance from the A6003 Barton Road.

Footpaths

There are no Public Rights of Way running through the Park but there are a number running through the Wicksteed Estate to the east of the park and through Castle Field (see CHES figures 10a and 10b). These are all well used and many run towards the park, making good pedestrian and cycle access possible. There are also many well-established footpaths running through the estate. These appear to be used by local people for passive recreation including walking and dog walking. They vary in surface from tarmac in the more intensively used areas, to unmade surfaces and desire lines in the further areas of the park. Not all are suitable to those with mobility difficulties, who would find it difficult to make a circuit of the lake, for instance, and this is an aspect dealt with in the current project.

Cycling

There are no designated cycle routes through the park and cycling is not actively encouraged, although some routes are used on an informal basis. Cycle tracks run along Barton Road on the northern boundary and along Polwell Lane to the east. (See Appendix 11 of Landscape and Ecology report).

Existing public transport routes:

There are several bus routes passing the park and the station is 1.7 miles away. (See appendix 12 of Landscape and Ecology report)

Car parking:

Figure 13 of the Landscape and Ecology report shows those areas currently used for car parking. Visitors are directed to primary parking areas on grass in area E (north west of park) on ride days, and parts of the ornamental park areas C and D, partly on tarmac, largely on grass. However there is some parking in other areas, eg for access to the model boating lake, fishing lake and camping and rally areas (Area M). This illustrates the need for restricting parking to specific areas, particularly in relation to special interest groups (such as model boating groups and anglers).
4.0 STATEMENT OF SIGNIFICANCE

This section follows HLF Guidance and also incorporates the types of significance set out in English Heritage’s Conservation Principles and PPS5.  

The determination of the significance is the core of the CMP, as all decisions should flow from an understanding of the significance and values attached to the site. The determination of the significance of these assets is based on statutory designation and professional judgement against four broad values:

- **Evidential value**: Evidential value derives from the potential of a place to yield evidence about past human activity. It includes physical remains, above and below ground (archaeology) as well as geology, landforms, species and habitats. Evidential value relates to the potential to contribute to people’s understanding of the past and might take into account date, rarity, condition and relation to documentary evidence.

- **Historical value**: Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative (visual) or associative. The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation. For example if it illustrates a rare or early example, a unique style, complete survival, associated with significant people and events, association with other important assets or literature, art, music or film. It takes account of completeness and ability to illustrate connections, use and management.

- **Aesthetic value**: (design and artistic value) Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. It is related to periods of culture; quality of design, innovation, influence, role of architect and artist/craftsman. Design in accordance with landscape theories, such as the Picturesque, composition (form, proportions, massing, silhouette, views and vistas, circulation) materials or planting. Sources and expression of concepts. Strong indicators of importance are quality of design and execution, and innovation, particularly if influential.

- **Communal value**: Commemorative and symbolic values and Social value. Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, along with and educational, social or economic values.

**Levels of significance**

- **Very high**: Grade I sites and buildings, Scheduled Ancient Monuments; sites/features of international significance
- **High**: Grade II* sites and buildings; sites/features of national importance
- **Medium**: Grade II sites; sites/features of regional importance
- **Low**: Sites /features of local importance, local listed buildings and landscapes
- **Negligible**: Sites / features with no significant value
- **Negative**: Negative or intrusive features, which detract from the value of a site, such as impact on views

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25 Information from Liz Brandon Jones
The Castle Field adjoins the park and is within the ownership of the Wicksteed Village Trust. It is a Scheduled Ancient Monument and contains medieval earthwork remains of the manor of Barton Harrod including two medieval moats and other features.26

Significance: (high) national as setting to site of very high (national to international) significance

Evidential and historical value

Theme B: The eighteenth century: designed landscape history/natural landscape

Significance: high (national)

The site of Wicksteed Park features in the wide view included in Humphry Repton’s Red Book for Barton Seagrave Hall prepared in 1793-4 (see View 8). This land is closely related to the grounds of Wicksteed Park both physically and historically. This view shows the ‘before’ and ‘after’ view to the west with the thinning of avenues to widen the view over the Ise, including the fields of Wicksteed Park. This indicates the park’s essential part in forming the setting of the Grade II* listed Barton Seagrave Hall. Repton described this view as follows:

“The long sketch shews the general effect of the improvements …as viewed from the apartments in the west front. The plantation [where the road crosses the river, looking towards Wicksteed park and Pytchley]…should never be suffered to grow so high as to hide any part of the view towards Pytchley, except the bottom, and the hills seen over such a foreground will appear to greater advantage. The high road will hardly be visible for reasons already hinted in describing the river, because it crosses the eye while the present line is naked quite from the house to the bridge, and is frequently crowded with dung carts and other disagreeable objects. The open field towards Kettering will also appear to more advantage if seen over a foreground of wood in the valley…”27

Theme C: Wicksteed park: Comparison with other parks made by industrialists

Significance: medium to high (regional to national)

Wicksteed can be compared with public parks funded by industrialists in the late nineteenth and early twentieth centuries:

Bournville, south Birmingham

The Bournville Village Trust was founded in 1900 by George Cadbury, the chocolate manufacturer and Quaker. He set out to prove that good quality housing in a natural, green environment was a necessity for the greater good of society.28

Bournville works incorporated an earlier Palladian villa and its landscape and was laid out with separate, enclosed sports grounds for the men and a tennis lawn and gardens for the women or ‘girls’. Great emphasis was laid on respectability and good working conditions in lieu of high wages; behaviour was tightly controlled.29 Although designed for factory workers, it is estimated that throughout its history the proportion of Bournville Estate residents with a direct connection to the Cadbury factory has never reached more than 40%. They could make use of Bournville Park, that throughout its history the proportion of Bournville Estate residents with a direct connection to the Cadbury factory has never reached more than 40%. They could make use of Bournville Park, which was laid out by the Miners’ Welfare Committee in Tyne and Wear.30

Lord Leverhulme’s work at Bolton and at Port Sunlight

Lever donated the 160 ha site for Lever Park Rivington to Bolton Corporation in 1902 and it opened in 1904, he also offered to maintain it in his lifetime.31 Since 1974 it has been maintained by North West Water Authority as a public park. The 130ha model village of Port Sunlight was laid out for factory workers between 1884 and 1888 together with a new factory. The village includes parks at the Dell, the Diamond and the Causeway (completed by 1914). The open spaces, including front gardens, were maintained by the company, and appearance was tightly controlled (no fowls, dustbins or washing allowed) and play grounds and gymnasium were separately enclosed and kept away from the ornamental parks. The housing was initially for Port Sunlight workers only and the public spaces mainly used by residents. It is now managed by Port Sunlight Village Trust.32

Rowntree Park

Wicksteed is contemporary with York’s first municipal park and recreation ground: Rowntree Park was a gift to the City of York by Messrs Rowntree and Company. It was laid out on a farm owned by the company and opened in July 1921. The park was created as a memorial to the Cocoa Works staff who fell and suffered in World War 1 by the Rowntree Village Trust in consultation with the architect Frederick Rowntree. The layout included a formal garden area in the centre with original (1921), canal, formal ponds, parterres, and a tea room; there were also a small wading pool with a sun shelter and a swimming bath, 4 bowling greens, pergola, bandstand, 6 areas of tennis courts and a long serpentine lake, created by the diversion of Clennethorpe Beck. The park was a public park from the outset and is now managed by the City of York Council Leisure Services.22

Kettering context

Wicksteed differed from the examples above in that it was not tied to a factory and its focus was on fun rather than improvement; it was less prescriptive in activities, access and appearance and has remained in private ownership and management- see below. Locally, there was a tradition of local manufacturers purchasing and donating land for recreation. Land for North Park was purchased by boot machinist William Cattell in 1891 and it was acquired by the Local Authority c 1922. Mill Road Park was opened in 1925 as the result of a gift from shoe manufacturer Frank Wright. However neither of these were of the scale or ornamental nature of Wicksteed.33

Theme D: Wicksteed Park’s place in theme park and pleasure garden design

Significance: high (national)

Parks and gardens have long incorporated amusements. Fun was incorporated into ornamental parks, often making use of water; for instance the elaborate water jokes of Italian Renaissance gardens, which drenched unsuspecting visitors. This was enthusiastically taken up in seventeenth century and eighteenth century English designs, such as the famous willow tree fountain of 1693 at Chatsworth. Lakes have long been used for recreational boating in the landscape garden:34 Not only elaborate boats and barges were essential and enjoyable ornaments, but entire naval battles would be re-enacted, with whole fleets and even forts at West Wycombe and Newsstead Abbey. Rides had their origins in fairs such as seventeenth century Turkish fairs or Bartholomew’s Fair in England in the fourteenth century and were later incorporated in pleasure gardens. Faster, more exciting rides were developed in the late nineteenth and early twentieth centuries. Initially, these would make use of the existing landscape, such as the 1924 roller coaster at Kennywood Park, Pennsylvania which used natural ravines; later whole artificial, often interior, landscapes would be created.35

26 TTT Cultural Heritage, Barton Seagrave Hall, Castle Field and Wicksteed Park: Conservation Statement, 2000
27 Humphry Repton, Red Book for Barton Seagrave, 1793-4 (Microfilm at British Library)
28 The Bournville Story
29 Helena Chance, lecture to Oxfordshire Gardens Trust, 17 March 2011; other possible comparisons are with W. & R. Jacob in Aintree; Huntley and Palmer in Reading and Joseph Lucas in Birmingham (Moor Park Recreation Ground) or the parks laid out by the Miners’ Welfare Committee in Tyne and Wear.
30 It is registered grade II, designed by TH Mawson who designed several parks and gardens for Lever.
31 Fiona Green, Port Sunlight Conservation & Management Plan Landscape Report, Appraisal of Designed Landscape at Port Sunlight Village ‘2007 and pers.comm. 15 April 2011
32 English Heritage Register description, 1931 Ordnance Survey plan
35 Young and Riley (ed) Theme Park Landscapes: antecedents and variations, 2002, p.240 at seq.
In Britain, one of the first parks which could be described as a theme park and is a precedent for Wicksteed Park was Crystal Palace Park. Designed as a spectacular setting for the relocated Crystal Palace in the 1850s, it was a paying attraction rather than a public park, and from the outset incorporated a great range of amusements and attractions. A water funfair, the ‘Fairy Archipelago’ was opened in 1902, using one of the reservoirs for water chutes and rides on ‘electric canoes’. It is now a public park and none of these amusements survive, although sporting use has continued.

Another comparison can be made with Margate Dreamland which is the subject of a Lottery funded project to repair and promote it as a heritage amusement park. In 1867 a Menagerie and Pleasure gardens were created adjoining ‘The Hall By The Sea’. It opened as ‘Dreamland’ in 1920 with a scenic railway, following American examples; it is one of the oldest surviving examples in Europe. Further rides were added but in the 1980s the pleasure gardens were sold. Thus its setting is now very different from Wicksteed’s and there was an entrance charge even for access to the menagerie and gardens only. Unlike Wicksteed, it was in the tradition of Copenhagen’s Tivoli Gardens or the earlier Vauxhall Pleasure Gardens, or the nineteenth century pleasure gardens such as Cremonne and Rosherville. These were paying attractions offering walking, garden areas, refreshments and entertainment but no rides. Dreamland was a hybrid theme park and pleasure garden and it is interesting that Dreamland’s main focus is as a heritage amusement park. Other early theme parks include the Luna Parks at Coney Island in New York (redeveloped from 1903), on Sydney Harbour (1935) and at Melbourne (as ‘Dreamland’ from 1906), which are all valued for their history, but unlike Wicksteed, these were amusement parks from the outset.

Wicksteed Park’s theme park element falls into the earlier tradition of theme parks in that Wicksteed adapted the landscape for pleasure, by building the lake and the rides and activities which made use of water in the landscape. One of these was the patent one-man water chute (1926), one of many play structures designed by Charles Wicksteed. Early rides were also built into the natural slope. The tradition of rides has continued and expanded; Wicksteed holds an arguably unique place among theme park landscapes, incorporating traditional and heritage rides within an extensive ornamental landscape freely accessible to the public.

Theme E: Wicksteed’s place in the history of outdoor recreation and swimming

Significance: high (national)
The earliest recreation facilities were centred on the lake, not only for boating, but with grass-edged paddling and swimming areas along the lake, later formalised (1947) into separate pools. The opening of the park was marked by a grand regatta and regattas became a regular feature of the park. Swimming at Wicksteed can be seen both in the context of the social aspirations of public parks and as a forerunner of the lido movement, which had its origins in 1920s Germany. There is a long tradition of swimming in public parks. For instance, when Victoria Park was opened in 1845 in the east end of London, there was a Bathing Lake (1846-7, extended 1868), and then a new (or Men’s) Bathing Lake (1860s). The bathing lakes were provided as baths which were generally unknown in the area and thousands were known to swim early in the morning. Later public parks were to accommodate open air pools or lidos, a movement which began in the 1930s and 169 were built across the UK as recreational facilities by local councils. The Serpentine was opened for mixed bathing in 1929.

At Victoria Park a Lido was added in 1936, (demolished 1989) and more recently in the 1980s a water play area added; at Wicksteed the concreting of the pools followed the lido movement. But the swimming pool was closed in in 1970s due to high maintenance costs and interactive water play has been lost from the park.

Theme F: Charles Wicksteed’s influence on children’s play

Significance: very high (international)
In the development of children’s play in public parks, Wicksteed had international significance. In the early eighteenth century, provision of play equipment was very limited and opportunities for play were often controlled; boys and girls were segregated and supervised. Play on Sundays was prohibited. In many cases children’s play had not been incorporated into new public pleasure grounds, and the popular solution was often a dedicated recreation ground elsewhere.

Linden Groves found that the emphasis was on formal recreation with ‘ample provision for football, cricket, tennis and bowls’ and that parks were full of prohibitions. ‘Charles Wicksteed … gave a damming report of play equipment in municipally-owned parks around the time of the First World War: ‘I went on a tour all round the country to find what playthings were made for the children. The result was that I found very little was made, used or new, except the old-fashioned swing, a few broken down, dangerous giant strides and an exceedingly clumsy and dangerous bumber see-saw. It appeared that no one had devoted themselves to the bringing out and development of a variety of really good playthings.’ He saw the possibility of child-centred play which he felt was more important than a beautifully laid out park. By 1938 Wicksteed’s had supplied 4,000 playgrounds, and by 1967 they were claiming to have supplied 10,000 at home and overseas (including Kuwait, Jamaica and South Africa). ‘Thus the history of children’s play equipment in public parks is virtually synonymous with that of Wicksteed’s development.’

Comparison with Coram’s Fields
Like Wicksteed, Coram’s Fields has a charitable origin and has become a site dedicated to children’s play. In 1739 the philanthropist Captain Thomas Coram created the London Foundling Hospital to look after unwanted children in Bloomsbury. It is said to be the world’s first incorporated charity and has attracted high profile supporters including Handel and Hogarth. In the 1920s the hospital was relocated outside London and the land was sold to a developer who demolished the hospital building itself leaving only the single storey colonnaded Georgian buildings which surround the garden playground. Following a campaign and lengthy fundraising by local people Coram’s Fields were bought by Lord Rothermere and others to be preserved as a children’s playground. It may well have incorporated Wicksteed equipment. Coram’s Fields is now owned and managed by an independent charitable trust. It is perhaps unique in being a playground which can only entered by an adult in the company of children: it is one of London’s most unusual and cherished playgrounds; it is a true place for children, much as Wicksteed intended for his park.

It has, however, not had to use commercial revenue in the same way as Wicksteed.

38 Examples suggested in Ray Hole Architects ‘Wicksteed Park New Entry Strategy and Redevelopment of the Fairground Area’, 2011
39 English Heritage Register description
40 Janet Smith, Liquid Assets (Played in Britain) 2005
41 Roger Deakin, Waterlog, 2000, p142
44 Linden Groves, draft report, 2010
45 English Heritage Register description
Historic and aesthetic value:
Theme G: Wicksteed Park’s place in public park design

Significance: medium (regional)
Wicksteed follows a long tradition of provision of public parks, which began in the 1840s. For instance, London’s Victoria Park was opened in 1845 following a public petition. Wicksteed falls quite late in the period of public park making and after the pioneering period of 1830-1885. Many more parks were created 1885-1914 and the emphasis was on providing space for sports. It is notable that Kettering had no public park until the foundation of Rockingham Road Pleasure Park in 1894, largely as a result of Wicksteed’s influence. The park makes very good use of the landscape setting and the extensive views were enhanced by the creation of the lake, but as a public park design Wicksteed is not exceptional and the ornamental elements of the garden, lake and avenue etc are relatively limited. However, this is partly attributed to Wicksteed’s unusual philosophy, which placed great emphasis on responding to need and providing opportunities for recreation in a healthy environment, and avoided the normal controls on access, behaviour and activities: this ethos is part of its interest. While initially the focus was on formal sports facilities for tennis, football and hockey, as at other contemporary parks, this soon changed to a wider focus on play, in response to the overwhelming success of Wicksteed’s first temporary equipment. The park is also highly unusual in that has always been funded and managed by a Trust rather than a local authority.

Theme H: Wicksteed Park as a celebration of engineering and invention
Significance: high (national)
Charles Wicksteed was an engineer and inventor and the park became his testing ground for his inventions. Grounded in railway and steam engineering he brought these to the park, both in the steam excavation of the lake and the development of the railway. However he also loved trying out new ideas for play and soon broke away from the traditional gymnasia equipment, maypoles and ‘giant strides’, common in parks from the nineteenth century. He pushed the boundaries of adventurous play, inventing enormous swings, slides and roundabouts which became standard equipment throughout the world. He also made exciting new, one-off rides such as the famous water chute. A water chute to his design still exists at Scarborough and one at East Park, Hull, is listed grade II.

Theme I: The local context: importance to Kettering and region

Significance: medium (regional)
Charles Wicksteed was largely responsible for the first public park in Kettering. In 1884 as a local Board Councillor, he was instrumental in the founding of Kettering’s first public park at Rockingham Road Pleasure Park. Prior to this there were public recreation or sports grounds, such as Northampton Road Recreation Ground (1871) and North Park (1891), but no ornamental public parks. Wicksteed had previously attempted to found the People’s Park, for Queen Victoria’s Golden Jubilee in 1887. Charles Wicksteed’s Plan was a proposal to the Kettering Urban District Council to persuade them to purchase the land and lay out a park for the benefit of the townspeople, however the Council felt they had insufficient funds at this time. His design was laid out along a railway line and around an existing brook, embellished with a circular planted island, bridges, winding paths, tennis courts, a bandstand, fountains, lodge, island beds and bounded by row of trees. Many of these features were later created at Wicksteed Park.

Many of these features were later created at Wicksteed Park.

Social or community value
Theme J: Social significance

Significance: Regional (medium) significance (and medium-high significance within the park)
Many thousands from a wide area have fond memories of visiting Wicksteed Park:
• The park has hosted many significant public events, such as regattas from 1922, attracting crowds of 15,000.
• The park has hosted significant sporting events and the opening of the cycle track in 1930 was a major addition to local sporting facilities. The track and football ground were opened by Olympic Gold medallist Lord Burghley. Prestigious cycling events were also held here.
• People value the unusual combination of open space, good scenery and a good range of activities for all.
• The park continues to host a range of special events for large numbers.
• Very large numbers of users remember the park with great affection for events, sporting, family days out, educational visits, clubs, groups etc.
• People value the special character of the park, particularly the open space and feeling of freedom at Wicksteed Park.

From its early days the park catered for free play and contact with nature; photo of paddling in the lake, from Wicksteed archive.
Evidential value:

Theme K: Natural or scientific interest:
Significance: medium (regional)

The greatest ecological interest is found in the fishing lake (Area J), a County Wildlife Site and in some hedges and trees dating to at least the early C19 enclosures.

The main lake currently has limited ecological value but significant potential for invertebrates, reptiles and water fowl. There is also potential to establish more conservation interest in grassland through changes in management, to establish both damp and dry wild flower meadows.51

4.3 Summary of unique features of Wicksteed Park

- Wicksteed is unique among industrialists' parks in that it was neither tied to a factory nor has it ever been in public ownership and management.
- It remains an unusual combination of traditional family pleasure park within a privately run but freely accessible public park.
- Wicksteed believed children (and adults) should be given freedom, to play in unenclosed playgrounds in mixed ages and sexes, even on Sunday, without formal supervision and his approach to the design of the park was responsive rather than prescriptive, which seems to be pioneering at the time.
- Wicksteed had a unique philosophy: access, appearance, elements of layout and behaviour were not controlled as was seen at other comparable developments, but opportunities created to encourage wholesome activity.
- Wicksteed was the inspiration and source for playgrounds around the world. Before he established his playground equipment business, the only equipment was standard items generally made by local, non specialist contractors. The history of children's play equipment in public parks is virtually synonymous with that of Wicksteed's.
- Its ethos of healthy recreation and emphasis on outdoor play around water can be seen as a precursor of the 1930s lidos movement.
- Before the laying out of Wicksteed Park, the site was not a designed landscape but features in the long view sketched by Repton in his Red Book for Barton Seagrave Hall and is an essential part of its setting.
- It still displays the post enclosure landscape with field boundaries surviving and forms the setting of the archaeologically significant Castle Field.
- The ecology of the Ise valley is of high significance.
- The park has great social and community significance for many people.

From its early days the park catered for the entertainment of large numbers of visitors; photos of early play equipment and crowds watching Punch and Judy (with tea pavilion in the background), from Wicksteed archive
4.4 Significance of heritage elements

See plan opposite

The whole of the registered park is of high (national) significance and the whole park has high local significance to park users; within these overall values, it can be helpful to distinguish relative levels of significance to guide conservation decisions. However these levels should be treated with caution and seen in the light of the significant aspects and themes, which often interconnect with each other.

Very high (international) significance: Charles Wicksteed’s influence on children’s play

National (high) significance and very high significance within the park: (dark green)

Features related to the first phase of the park to 1939 (by Charles Wicksteed or following his influence). The park as a whole and as a setting for Castle Field and Barton Seagrave Hall and the park’s role in the development of play and of theme parks. It remains an unusual combination of traditional theme park within a privately run but freely accessible public park.

The core of the park, elements in areas A, B, F, G, H including:
- Pavilion and clock tower 1921-3
- Playground and round shelter from 1917
- Bandstand terrace (fountain lawn), and fountain basin 1926
- Rose garden 1924 and Charles Wicksteed memorial
- Water chute 1926
- Lake activity area; paddle boat pool 1936
- Sandpit (former paddling pool) 1930s
- Original boathouses c1920 and (relocated) rowing club 1937
- Avenue, lodge and gates 1918
- Model yacht pond by 1926
- Round shelters lakeside 1936
- Railway and station 1931
- Main lake 1919 including site of bathing area and bathing hut (by 1927)

A high priority will be attached to the conservation of these elements and the physical and visual connections between them.

Regional (medium) significance (and medium-high significance within the park): (mid green)

- The park in relation to other parks made by industrialists and as a regional amenity and for its natural or scientific interest
- Other features from park hey day 1930s-1950s (largely by CW or following his influence).
- Inner park areas C and D

Other original or early elements of the park including:
- Workers’ bungalows 1920s
- Bridge 1936
- Lakeside drying room 1954
- Cycle track 1930
- Tree collection, especially ancient trees from C18 and pre 1927
- Site of tea pavilion 1918
- Putting green by 1950
- Site of Paradise Spinney
5.0 GENERAL ISSUES—risks and opportunities

Summary of issues

The current park is an unusual combination of a public country park and paying attraction which has survived largely intact due to business activities and careful management; however the dual roles of running a commercial venture and caring for a historic park with no public funding can subject the site to conflicting pressures, which run the danger of affecting the essential qualities of the park as a whole. Heritage elements and the much valued character of the park could be put at risk by the lack of a long term active management plan and Masterplan guided by the heritage significance of the site. The Wicksteed Trust’s role in setting priorities for Wicksteed Park Limited, which manages the park and attraction, needs clarification.

5.1 Introduction

This section describes the general issues which affect the significant aspects of the site, as identified and described in the previous section 4. These conclusions are drawn from site surveys, specialist surveys and results of public consultation carried out as part of the Activity Plan. The next section (6) summarises more detailed issues and sets out Policies, aims and objectives to address the issues.

The following issues were set out in the HLF application form:

'Since its opening, the park and the rest of the estate have been evolving, responding to many changing needs. The lack of an overall “Masterplan” and the absence of large pots of money has resulted in a piecemeal approach that has ensured that there is a wide range of facilities within the Park but it lacks a visual coherence. Now the age of the park, its level of use and the fact that much of it is available for free has meant that there needs to be a major investment in the site in order to retain its important landscape and cultural heritage.'

5.2 General issues

5.2.1 Understanding and protecting the Significance of the Site as a whole

As highlighted in the application form quoted above, a central issue is that there is no overall Masterplan for long term management, resulting in a somewhat uncoordinated and fragmented appearance and generally short-term planning. Planning is often driven by the need to maximise revenue and compete with other attractions; nevertheless, the park has adapted and survived despite enormous social change. Although free access is maintained and the unique ethos of the park is cherished, there is no obvious mechanism for the significance of the park’s heritage to inform day to day or longer term decisions. There is a potential opportunity for the park to make more of this heritage to reinforce its distinctive character rather than compete directly with mainstream theme parks.

Financial pressures have led to planned sales of outer parts of the estate; this and the site’s location near the centre of Kettering result in a risk in that inappropriate development around the site could put its setting at risk. There is also a risk of development of the site itself impacting on views from the wider landscape.

It is also significant that visitors can visit the park without gaining any impression of the park’s heritage, unless they seek out the small display in the Wicksteed Story, housed in a former bungalow tucked away in the fairground. It is not surprising that only 2% of visitors questioned valued the heritage of the park.
5.2.2 Management and maintenance issues

**General management issues**

Wicksteed Park Ltd is a wholly owned subsidiary of the charity, the Wicksteed Trust. Wicksteed Park Limited is responsible for the management of the park and the Wicksteed Trust receives no public financial support for its public park provision.\(^\text{52}\) Income from the rides and events in the park are the main source of income. Despite difficult economic circumstances, the park is well maintained, but many decisions are generally driven by Wicksteed Park Limited’s need to generate income by operating the leisure facility. The unpredictable nature of the leisure industry makes it difficult to make long term plans and many activities are a response to immediate need. The current annual business plan 2010-11 of Wicksteed Park Ltd recognises the need for planned maintenance and a longer term vision: ‘The Maintenance Manager’s aim is to create a planned maintenance scheme for the Park, buildings, maintenance of the attractions and projects around the site and Action Point 93. Progress needs to be made on a Master Plan.’\(^\text{53}\)

In 2002 the Managing Director recommended:
- Restore the Lake and Parkland
- Refurbish the Pavilion
- Create a holiday home operation
- Create a central leisure area for specialist shops, factory outlets, craft centre, garden centre, markets, fairs etc
- Build an education centre, and
- Transfer profits to the Trust.

Progress is being made in connection with the current lake project, but there is still a need for an overall long term Masterplan which will focus efforts within current resources and as new resources become available.\(^\text{54}\)

Maintenance is carried out by a directly employed workforce which allows great flexibility in responding to day to day issues. Unlike many purely commercial attractions, a significant amount of staff time is spent on educational and community events in support of the Trust’s objectives, as well as normal commercial activities. This role as ambassador for the park is a great strength and an unusual and distinctive feature of the park but is also a constraint on management planning, making it difficult to evaluate maintenance costs or efficiency or to plan for longer term activities. There is a need for short, medium and long term strategies to take account of significance and conservation priorities and to ensure that all actions work towards an agreed overall co-ordinated Masterplan vision. There is also a need to co-ordinate the Company’s activities eg marketing, visitor surveys etc with those carried out for the current project.

**Some issues which arise from detailed maintenance operations**

**Grounds maintenance**\(^\text{55}\)

- One person full-time grass cutting
- No active management of trees in arboretum
- Lake weed and algae growth; this is major task and takes 4-5 days a week (approx. 1 person full time) and costs £50/ton to remove
- No systematic composting or recycling
- Metered water is used for grounds watering
- Roads in poor condition; much patching of potholes etc every year
- Specialist work eg welding, fencing, carpentry, most tree work done in house

\(^\text{52}\) With the exception of charitable rate relief and potential for lottery funding.
\(^\text{53}\) Wicksteed Park Ltd Business Plan 2010-11 March 2011
\(^\text{54}\) Wicksteed Park Ltd Business Plan 2010-11 March 2011
\(^\text{55}\) Interview with Barry Priasfie 5 May 2011

- No records of underground services but now have CAT scanner (recent) to locate/record
- Many Marie Curie daffodils now blind
- Potential opportunities for volunteers, eg around lake; Northants volunteers interested
- No access to islands
- Use 1 ton type 1 to top up stone paths pa.

**Gardens**

- Based in central area near playground (original bungalows); old greenhouses; could be in new location, sell plants etc
- 14-16k bedding plant plugs pa (cost £2-3.5k)
- Responsible for tree and hedge planting and cutting
- Would like more wild flower areas- trying to seed some empty beds in rose garden shaded by conifers- seen as a problem
- Team maintains aviary
- Would like to see more school involvement and more conservation work.

5.2.3 General site issues

- The immediate impression at the main entry is of an amusement park and the experience does not emphasise what is distinctive and unique about the park; the original avenue approach, framing the view over Ise valley, would have emphasised the landscape character of the park.
- Parking and circulation are complex and appear haphazard; parking over large areas of the park impacts on views and the condition of grassland and trees and reduces the pedestrian experience. Flexible management and the ability to park in many areas of the site, including next to picnic sites, are valued features for management and visitors alike, but there are implications for the landscape.\(^\text{54}\) Parking and access are under review (2011).
- Trees need active management and protection, with an agreed replanting plan.
- Large areas are managed as close mown grass, which could be varied to increase biological and visual interest, especially away from core areas; this would also start to address issues of compaction, vehicle access and damage.
- High emphasis on annual bedding with some exotic shrub planting; little conservation work.
- Many important views obscured; some intrusive views.
- Wide palette of signage, seats, fences bins etc; need for differentiation between core park Areas A-H and outer countryside areas I-M.
- Currently 6 maintenance areas throughout the site and some, such as the one in the centre of the arena and the gardeners’ area in the fairground area, impact on historic features.
- No systems in place for recycling and reusing landscape materials (glass is recycled), no sustainable water supply or sustainable energy generation and other elements of a sustainability policy.

56 Widespread parking is also likely to encourage picnics at the expense of onsite catering.
5.2.4 Views of other park managers

Five senior green space and heritage project managers were invited to Wicksteed Park for a day as part of the Activity Plan development and then fed back to Pathways their thoughts on how the Park could best develop audiences. Their feedback fell into six main categories: the underpinning vision of the park; the management of the green space; the potential of the lake; play as the Park’s ‘Unique Selling Point’, harnessing the history of the Park; audience development and marketing. This highlighted the great potential of the park and its unique qualities, but also the need for a Masterplan underpinned by a strong vision.

5.2.5 Engagement with park users

The following information is largely summarised from the Activity Plan. The overall approach to engaging people was assessed as fairly passive: visitors can use the green spaces provided and pay to go on the rides or hire a boat, but little opportunity for more participative engagement with the natural environment and its heritage or engagement that stimulates learning (for example through ranger type activities, natural or water play). There is low awareness of the park’s heritage.

5.2.6 Barriers to access

During Pathways’ research conducted in spring 2011, local people gave various reasons as to why they did not visit the park - the most common being that the park was difficult to get to without a car. Others felt it was too expensive, some said they did not visit Wicksteed Park because they find it too busy or feel that it’s not for them if they do not have children. Others mentioned it is not interesting enough; others said that it does not have enough for older children to do.

The 2007 Audience Development Plan echoes these findings. It highlights five major barriers to access at Wicksteed Park: financial barriers, cultural barriers, intellectual and sensory barriers, barriers to physical access and organisational barriers. eg a lack of ‘cultural celebration’ events, limited range of food, a lack of accessible interpretation about the park, poor transport links on an East-West axis, banning cyclists during “ride days”, locked gates on footpaths due to security issues, a lack of disabled toilets at the time and complaints about the location of disabled parking. In addition, paths have a variety of surfaces and not all are suitable to those with mobility difficulties, who would find it difficult to make a circuit of the lake. There are many potential links to surrounding areas and an undeveloped opportunity to promote a range of trails and circular walks within the park and connecting to the wider park network.

6.0 POLICIES

The following have had input to this section: Trustees of the Wicksteed Trust, John Roberts, Mick Bush, Janet Jones and Jenny Course (Wicksteed Trust Ltd) Trevor McHugh (project manager) and David Withycombe (Land Management Services). The Trustees agreed the policies in principle on 5 August 2011.

Summary of Policies

General and specific conservation policies, aims and objectives, should be adopted by the Wicksteed Trust to safeguard the significant aspects of the site over the long term, to deal with issues to which the site is vulnerable and increase understanding and enjoyment of the park. Policies cover management, historic layout, structures and planting, archaeology, ecology, sustainability, access, and the park’s use for heritage, educational and arts activities. They reinforce the themes of significance identified above.

6.1 Introduction

This section sets out policy aims which flow from the understanding and analysis of the site, respond to the issues identified in Section 5 (Issues and vulnerability) and which will safeguard the significant aspects of the site, as set out in Section 4. The policies form a central part of the conservation planning process and their adoption will underpin the future care of the park. Relevant issues are summarised below for ease of reference.

6.2 The Wicksteed Trust’s Vision and Aims

The Wicksteed Trust was established by Charles Wicksteed in 1916 to carry out his work after his death. The Trust’s charitable objectives are currently: -

‘Charitable purposes for the benefit of people resident, but not exclusively, in Kettering and its neighbourhood, in particular the provision of facilities for recreation and other leisure time occupation in the interests of social welfare to improve the conditions of life of the users of such facilities.’

The Trust continues to achieve its objectives by providing free access to open spaces conducive to health. These open spaces comprise gardens, an arboretum and parkland at Wicksteed Park. Aims of the Lake project are:

• to restore the historic character of the Lake and its surroundings
• to improve public access to the site, while protecting vulnerable areas
• to encourage people to learn about the landscape and ecological heritage of the site

Original objectives

Wicksteed Village Trust’s charitable objectives from 1916 include:

• The amelioration of the condition of the working classes by the provision of improved dwellings with gardens and other open spaces to be enjoyed therewith and/or by the provision of parks, open spaces, recreation and play grounds (equipped with playthings, shelters and other conveniences), swimming baths and any other amenities conducive to health and enjoyment.
• The prevention of cruelty and pain to animals and the prevention of any practice which the Trustees may consider to be cruel or be calculated to cause pain to animals.
• The prevention of any practice which the Trustees may consider to be inhumane to man or beast.
• The health, benefit, convenience, comfort, moral welfare and improvement of the community generally.

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57 Pathways Consultancy, ‘Views from outside: a summary of the views given by visiting green space and heritage project managers’ 2011
58 ‘An Activity Plan for Wicksteed Park’ Pathways Consultancy August 2011
From Oliver Wicksteed’s a Vision for the Lakes

Vision
To place Wicksteed Park at the heart of the Kettering community and surrounding area through effective governance, investment and collaboration, ensuring its continued growth and appeal as a place for public recreation and education at minimum cost, whilst enhancing the enjoyment of the natural and historical environment in line, as far as current conditions permit, with the wishes of our founder, Charles Wicksteed.

Mission
To develop the inherited estate and facilities, balancing the costs of free provision with the potential for commercial income and charitable support to secure the financial future of the Trust.

From LDA Restoration Plan 2004: A Vision for the Park
“A traditional English family resort in an historic parkland setting, located at the heart of the country, offering recreation and education opportunities with access to a countryside experience.”

The following Vision and Mission Statements for the park were agreed and adopted by the Trustees and Wicksteed Park Ltd on 5 August 2011

Vision:
Our vision is to celebrate the unique contribution of Charles Wicksteed and lead the way in adventurous, educational and imaginative play in an outstanding heritage parkland setting thereby making future generations healthier and happier for another 100 years.

Mission:
We will care for this much loved park, guided by the needs of its distinctive heritage and will continue the founder’s ethos of providing opportunities for wide-ranging healthy, adventurous recreation and fun in a freely accessible rich natural environment which demonstrates Charles Wicksteed’s love of nature and animals. We will work with partners in the community to provide new opportunities for learning, volunteering and activities in the park which will contribute to its long-term, sustainable conservation and aid understanding of the site’s special qualities.

Wicksteed Park Limited’s Long Term Plan
At present, the company’s stated long term plan is to be a ‘quality all year attraction with rides, holiday accommodation, events, retail, indoor/outdoor play, sport and recreation. We will have signature rides that are exciting for children and adults but in keeping with the Park’s landscape. Our profile will be raised across the UK and we will be recognised as an important recreational and tourism asset in the context of the growth agenda.

6.3 General Historic Landscape Policy aims and objectives

Evidential value

6.3.1 Understanding and protecting the significance of the site

General issue: It is essential that those involved in the management of the site are aware of how its significance can guide its future management.

Issue: there is a great deal of archive material and there is a desire to catalogue it, make use of the material and make it more readily accessible.

Policy aim 1: Adopt Conservation Management Plan: Plan to be adopted by all relevant parties to ensure that all those making decisions which might affect the site and its setting do so with reference to the adopted policies, with the aim of conserving the site’s significance. Incorporate the CMP within Special Planning Guidance and/or within the developing North Northamptonshire Local Development Framework.

Policy aim 2: Assessment: Set up a system of assessment against the Conservation Management Plan and review of the plan. Assess any new work against the CMP, using a heritage impact assessment form (Appendix 10). (see policy 9)

Policy aim 3: Archives: Begin a programme of cataloguing and making accessible the existing archives, adding records of existing condition of landscape and structures and any new work and new material such as oral history records (archive project under development 2011). See also Policy aim 25: Survey, Research and Recording

6.3.2 Integration of heritage values into the management of the park

Issue: There is no current (June 2011) long term management plan, action plan or Masterplan in use.

Issue: The management of the park is influenced by Wicksteed Park Limited's need to generate income by operating the leisure facility to support The Trust’s charitable and community objectives. As the park receives no financial support for its public park provision, sale of rides tickets is the main source of income.

Issue: Maintenance is carried out by the directly employed workforce which allows flexibility in responding to day to day issues; this is a great strength but also makes it difficult to evaluate maintenance costs or efficiency or to plan for longer term activities.

Policy aim 4: Park Masterplan: Prepare a drawn park Masterplan which shows the long term vision for the park. The Masterplan will be informed by the unique values and qualities of the park and the site’s significance as an historic landscape and should seek to conserve the historic fabric and ecological interest while acknowledging modern needs.

Policy aim 5: Management and Maintenance Plan: Develop the management action plan of this CMP into a full ten year park management and maintenance plan (MMP). The Management and Maintenance Plan will describe how the heritage, landscape and ecology of the park will be conserved, managed and maintained. The plan will address the management of the whole park, including the operation of the rides and attractions.

Policy aim 6: Consider reorganising work responsibilities so that a proportion of maintenance effort is directed towards longer term priorities as identified in the MMP and Masterplan, rather than immediate need.

Policy aim 7: Staff development: Identify need for, and provide training in, specialist skills or knowledge, including use of CMP and heritage impact assessment. Make use of Park management networks such as GreenSpace.

59 Wicksteed Park will celebrate its centenary in 2021
60 Wicksteed Park Limited Business Plan - March 2011

61 A Restoration Plan was prepared by Landscape Design Associates (2004) and a Management Plan for Wicksteed Park, Kettering by Jenny Pentelow, Wicksteed Trust (2007) but have not been implemented.
6.3.3 Co-ordination of park management with the Trust’s objectives as custodians of the heritage

Issue: The unpredictable nature of the leisure industry and income from it makes it difficult to make long term plans. Many decisions are a response to immediate need.

Policy aim 11: The Trust will set immediate, medium and long term priorities for the Masterplan/ MMP which support the core values, significance and conservation priorities of the park and will test actions and funding decisions against these priorities.

Issue: The Trust is in the process of selling parts of the Estate (2011) to provide funding for the Trust’s charitable objectives and provide long-term investment for the park.

Policy aim 12: [Adopt a presumption against sale of heritage assets and] any sale should be tested to ensure it will not adversely affect significant aspects of the park including views and setting.

6.3.4 Reinforcing the unique qualities of the park

Issue: the park has a unique history and ethos which guides management but there is an opportunity to build on what is distinctive and unique about the park and elements which distinguish it from both public parks and amusement parks eg its formative years up to the 1930s and the ethos of its founder- free play, common sense of ownership, lack of barriers, restrictions and rules, joy of open spaces, enjoying adventurous play in natural surroundings, joy of engineering, steam, invention for play, fun for all ages, promotion of health through outdoor activity and healthy food.

Policy aim 13: Reinforce the unique qualities of the park and widen its distinctive appeal by testing initiatives against the park’s principles of promoting health and happiness for all in informal natural surroundings (Themes C-F)
- Test all plans against the park’s founding ethos and principles.
- Working within current resources, focus effort and use principles to guide decisions so that each action achieves the long term aim in a phased implementation plan

Policy aim 14: Celebrate early and emerging engineering solutions (Theme H)
Examples to consider:
- Use of traditional methods eg for dredging to provide a link with a past, where practical
- Showcase new sustainable technologies inspired by the past wherever possible, making use of natural resources to provide energy via water power, biomass etc.

6.3.5 Historic trees

Issues: Loss of mature trees; relatively few early trees; recent planting but not to an overall plan; disease; impact of vehicle access and heavy public use, lack of active management; high use of memorial trees can restrict management choices

Policy aim 15: Develop and implement a tree management strategy (Themes B & K)
- Prepare a tree management strategy to include a regular programme of inspections, disease monitoring and maintenance operations and replanting following design precedent, with special attention to the specific management needs of significant, mature or ancient trees and trees which form structural planting.
- Take account of heritage and ecological significance of trees in all management decisions
- Take account of view management in all tree management decisions (Policy 16)
- Maintain avenues in historic species and at original spacing and groupings.
- Take steps to reduce the spread of disease and develop planting strategies to limit future impact.
- Ensure that the choice and location of memorial trees complies with the tree and views strategies.

See also: Policy aim 17: Develop and implement an access, circulation, parking and vehicle movement strategy

6.3.6 Landscape structure and fabric in general

Issue: key views obscured by tree growth; intrusive features and development affect views and setting

Policy aim 16: Develop and implement a views management strategy to restore and maintain lost views by selective clearance, planting to frame views and to screen intrusive views (Theme B)
- Refer to views identified in this CMP. Selective clearance including lakeside trees/shrubs to reveal views within the park and parkland planting to screen unsightly intrusive features
- Site new features away from key views

Issue: A large proportion of the park is used for parking and vehicle access causing compaction and damage to trees and grass and visual impact. The extent of vehicle access impacts on pedestrian use and experience but is seen as essential to the commercial operation. There is a long history of vehicle access but this needs review.

Policy aim 17: Develop and implement an access, circulation parking and vehicle movement strategy
Options to consider:
- A full access audit and improvements to facilities for the disabled for parking and use of paths (partly addressed in lake project).
- Restrict general vehicle access and parking from most sensitive areas east of the Pavilion and key views, particularly at entrance and connections with the wider landscape; review maintenance access routes;
- Consider concentration in areas E (top field) and D (pony field) as principal parking areas and removing general parking from the rest of parkland areas D and C (while allowing controlled access in connection with special events which require vehicle access). Remove/redesign parking from Area A (pavilion area; except eg disabled parking).
- Manage parking to minimise impact on the fabric of the park, particularly trees.
• Introduce more incentives for visits on foot, bicycle and public transport (promotions with train companies, work with bus companies to improve access etc) and improve pedestrian (and cycle) access routes to make them more welcoming, leading visitors to the park’s main assets as part of a green travel plan. Develop and promote a range of trails and circular walks within the park and connecting to the wider park network.

• Maintain ethos, for example, guard against restricting pedestrian access and over formalising the path network: ‘please walk on the grass’. 

Issue: accumulation of designs of fencings, railings, barriers, signage, bins etc

Policy aim 18: Develop a park design guide for furniture (seats, bins, signs, fencing) suitable for each character area, distinguishing between the core Areas A-H and outer countryside areas I-M for phased implementation as work is carried out.

Issue: many maintenance and storage areas, some in prime locations eg inside arena, near old boathouses, in centre of fairground, site of old pavilion

Policy aim 19: Review location and extent of maintenance operations depots to reduce impact on sites which could add to visitor experience and aid operational requirements.

Issue: emphasis on annual bedding

Policy aim 20: Introduce more variation into the character and design of ornamental planting, following historic precedent and in order to reduce the high costs of maintenance associated with bedding.

Issue: opportunities for recycling and sustainable use of resources are limited; few systems for recycling and reusing materials, sustainable energy generation, sustainable water supply etc, flooding of lake area (see photographs on page 70 below)

Policy aim 21: Prepare and implement a Sustainable Management Strategy for all park management operations.

• Adapt ecologically appropriate, sustainable and environmentally sensitive management practices in accordance with best practice, strategies and plans, including sourcing of materials, minimal use of herbicides and pesticides, no use of peat or peat based products, composting of green waste on site, and reuse/recycling of materials where possible.

• Address the social, economic and environmental dimensions of sustainability through: the use of efficient integrated and simple systems for energy, water and waste use and collection, construction, design and operation; planning for and mitigating flooding; the incorporation of educational and recreation facilities that demonstrate best practice.

Policy aim 22: Sustainability: Policy aim: Sustainability of water supply: provide new sustainable water supply for horticulture, recycling and natural water treatment methods.

Policy aim 23: Climate change: Review the opportunities to adapt more ‘green technology’ in relation to energy generation and management.

• Ensure that use of resources (particularly water, energy use and production) and choice of plant material (planting schemes, grass, tree selection) are consistent with predictions for climate change and its mitigation.

6.3.7 Conservation of historic fabric (structures) in general

Summary of issues: Structural fabric of structures of historical importance has suffered from adaptation, additions and loss of elements; new elements and facilities have been inserted which impact on significant areas of the historic designed landscape; limited records available

Policy aim 24: Nature Conservation: adopt management techniques that will conserve and enhance the range and diversity of habitats, while respecting the design intentions of the historic landscape features (Theme K).

• Establish a network of wildlife corridors and ‘conservation headlands’ through less frequent mowing of grassland especially away from core areas.

• Progress the Trust’s water meadow conservation project north of the park as part of the Revital-ISE project

Policy aim 25: Survey Research and Recording: Plan a programme of condition surveys, recording, and documentary research using Wicksteed Park’s archive of drawings for significant historic structures, including pavilion, original bungalows, shelters, boathouse, waterchute. Develop a repair programme which prioritises the most significant elements as identified in section 4. Maintain site records and keep up to date with the regular addition of records of works, investigations and surveys affecting built and landscape features and use the archive to monitor that repairs and replacement works reflect context and original design concepts. See also Archive Policy 3.

Policy aim 26: Repairs, maintenance and general conservation work to historically important structures: the safeguarding of the special architectural, archaeological, and historical interest of the structures of historical importance will underpin all works of repair and maintenance, and all such works will be carried out in compliance with best conservation practice and designed and undertaken by suitably qualified and experienced professional advisors and contractors.

Policy aim 27: Alterations and adaptations: Any proposal to repair or alter the historic structures within the park should be assessed for its effect on historic fabric and the overall park integrity. If the removal of original or significant fabric is deemed to be unavoidable, it should be established that there is not a more appropriate and less intrusive alternative. All such works should be recorded and readily reversible.

Policy aim 28: Appropriate approvals will be sought and obtained wherever necessary, and all work shall comply with statutory requirements including PPSS.

Policy aim 29: Evaluation of new elements: The physical and visual impact of new elements will be fully evaluated and works designed to ensure that the significance of the park, its views and setting and its historic structures are not compromised through Heritage Impact Assessment.
6.3.8 Issues relating largely to community or social value

Summary of issues: limited appreciation of the park’s special heritage, access issues, few volunteers (although this is increasing), many groups who would like to be involved

Policy aim 30: Set up Friends Group and engage with and serve the needs of the local community and the wider public, recognising the local, regional, national and international interest of the site, and facilitate public use at all levels.

Policy aim 31: Widen opportunities for volunteers and community involvement

Policy aim 32: Implement interpretation strategy based on Activity Plan

6.3.9 Built and buried heritage (archaeology)

Issue: The archaeological heritage is an integral part of the historic fabric and landscape and there is archaeological potential within the park

Policy aim 33: Archaeology (preservation in situ) the archaeological heritage (above and below ground) should be safeguarded; and conserved, enhanced and managed appropriately in line with corresponding historic landscape conservation policies, in accordance with Planning for the Historic Environment (PPS5), including an archaeological watching brief for new works involving excavation.

6.4 Historic landscape issues by character area

General issues also apply to areas below. For further detail see Gazetteer.

6.4.1 Area A Pavilion, ‘precinct’ terrace (Fountain Lawn) and rose garden

Summary of issues:
Separation of pavilion from its setting and key areas unused or without public access
Reduction in use of bandstand terrace and loss of detail
Change of character of rose garden
Loss of views over garden to lake due to unchecked growth of conifers
Accretion of extensions and other fixtures has masked original character of pavilion and ‘precinct’ area

Policy aim 34: Pavilion, garden and precinct: reinforce the distinctive character and quality of the historic core of the park as a setting for the pavilion and prioritise conservation of most significant elements (Theme G)

Policy aim 35: Rose garden: Rejuvenate the special character of the rose garden
• remove the large conifers
• replant with herbaceous material
• consider reintroducing rose towers

6.4.2 Area B: Core of ornamental park

Summary of issues:
• visual cohesion
• intrusive features within key views
• lack of tree planting and management plan
• loss of views to lake

Policy aim 36: Area B Core park: Manage as traditional parkland with views to lake, to accommodate activities within a strong landscape structure free of general vehicle access (Themes B, E, F)
• Planting plan to include forest size trees planted singly or in clumps, from a limited palette to maintain visual cohesion
• Limit intrusive features within key views
See also: view and tree management

6.4.3 Area C and D ornamental park

Summary of issues:
• visual cohesion
• intrusive features within key views
• lack of tree planting and management plan
• loss of views to lake
• impact of events and vehicle access

Policy aim 38 areas C and D: Ornamental park: manage as parkland with groups of forest trees planted singly or in clumps, from a limited palette to maintain visual cohesion, to break up view of park buildings from Barton Seagrave and to screen any parking that continues (although restricting vehicle access should be considered) (Themes B, E, F)
See also: view and tree management

6.4.4 Area E Recreation park (top field)

Summary of issues:
• Little connection with rest of park due to fairground development and loss of pavilion
• Few trees
• Impact of vehicle access and compaction

Policy aim 39 Area E: Improve condition of grass and increase tree cover to enhance park appearance while managing site to accommodate essential parking (Themes B, G)
6.4.5 Area F Playground and Fairground
Summary of issues:
Enclosed areas with much hardstanding, recent tree losses and little connection with wider
landscape; private maintenance area at centre, including original bungalows and former pavilion
site is an enclosed maintenance area (NB this area is the subject of design project 2011)

Policy aim 40 Area F: Maintain as playground and fairground within current area (Theme F)
- Replace lost trees and harmonise hard landscaping palette
- Consider opening up central area while conserving bungalows

6.4.6 Area G Avenue and entrance areas
Summary of issues:
The avenue is no longer used as the park entrance but part is used as an exit.
The Lodge is in separate ownership and a barrier divides the avenue in two.
Entrance via modern barrier has lost original dramatic approach.
Security base and vehicle parking inside entrance affects views.
Circulation to car parks is complex and varies depending with ride and non ride days.
There has been recent loss of some avenue trees due to safety concerns.

Policy aim 41 Area G Avenue: Rekindle the sense of drama and arrival, making use of the
landscape, one of the park’s major assets, and rationalise circulation (Themes B, G)
- Maintain and replant avenue on correct spacing and alignment
- Consider relocating security hut and parking to a less intrusive but practical area, and
removing clutter from entrance area and at south end of avenue
- Consider making better use of avenue as an approach

6.4.7 Area H Lake activity area
Summary of issues:
Suffers form accretion of buildings, rides and redundant features which have eroded the attractive
landscape character of the area. River area and connection with lake obscured with barriers and
buildings. No longer any provision for paddling or swimming or water play other than boating,
water chute and ‘nautic jet’ ride.

Policy aim 42 Area H Lake activity area: Rekindle atmosphere of the 1930s and 40s heyday at
the north end of lake; declutter, open up, reinstate greener landscape setting and pleasant seating
and picnicking areas; make more of traditional attractions, increase recreational access to the
lake and enhance the landscape setting for the attractions. (Themes D, E, F, G, J)

6.4.8 Area I Main lake
Summary of issues:
Siltation; shallow water; algal ‘blooms’, growth of trees and shrubs on bank; annual draining
results in both an annual replacement of the lake water with nitrogen rich water from the River Ise
as well as exposure of the silt which induces phosphates; no access to islands; flooding

Policy aim 43: Improve and manage the lake in order to improve water quality, enhance
biodiversity interest, increase opportunities for access and recreation and re-establish the lake
as the centre piece of the park landscape. (Themes D, E, F, G, J)
See also: Policy 16: views management

6.4.9 Area J Fishing lake/Wicksteed lagoon
Summary of issues: area closest to the river is limited by high nutrient levels, low water levels,
lack of management and shade, resulting in a species-poor vegetation; dumping of arisings in
woodland

Policy aim 44: Manage to enhance biodiversity (within constraints of continuing use as fishing
lake)
- Manage recycling in defined areas

6.4.10 Area K Arboretum
Issue: lack of active management and isolation from park

Policy aim 45 Arboretum: Re-establish the arboretum as a valued and well used part of the
park through active management to remove inappropriate tree specimens, management of the
grassland as meadow with mown paths, improved interpretation and access.
- consider options for incorporating adventurous play

6.4.11 Area L Lodge area
Issue: under development; separate use but forms setting to important park area

Policy aim 46: Landscaping to provide suitable ‘rural’ setting for one of the most significant areas
of the park. (Theme B)

6.4.12 Area M Outer recreation park
Issues: plan (2006) received planning permission for touring caravans and tent site with roads
and planting (not implemented); site east of lake to be sold for housing could impact on views;
industrial development to south highly visible; southern part of park relatively little used.

Policy aim 47 Area M: Reinforce open parkland character with groups of parkland planting to
accommodate recreation uses (Themes B, G)
- Protect/reopen views to lake.
- Planting to screen intrusive development
- Reduce areas of close mown grass.
- Consider use of lake in connection with camping
- Consider use of lower areas which are liable to flooding for willow biomass.
7.0 MANAGEMENT AIMS AND ACTION PLAN

As agreed with HLF, the methodology for this part of the plan was scaled down to focus on an action plan which the Trust can use to develop a full 10 year MMP leading up to Wicksteed Park’s centenary in 2021, building on the existing management plan, and also to develop a long term Masterplan. See 1.2 above for the methodology adopted. This section builds on the description of the historic and current landscape character, the significance, ecology and other issues summarised in section 6 above. It sets out broad management aims to enhance, protect and sustain the significance of the area.

The overall aim is to ensure that all management is informed by an understanding of the site’s significance so that effort and available resources are directed towards the long term implementation of an agreed Masterplan, whether it be as part of the public park and community function or the trading company.

The first section 7.1 sets out overall management aims and actions; these are expanded in the Action Plan in section 7.2. Some of the individual actions set out below relate to the current Lakes project; others may be achieved in the short to medium term using existing resources; yet others will require additional resources and may be achieved in the medium to long term.

7.1 Overall management aims by character area

7.1.1 Area A Pavilion, ‘precinct’, terrace (Fountain Lawn) and rose garden

Overall Management aim

Highest level of management and horticulture

To reinforce the distinctive character and quality of the historic core of the park; to see the area as a setting for the pavilion; reopen views and connections to the wider park; prioritise repairs and bring into full use the original elements (pavilion and early kiosks and their setting) and to reduce clutter.

(A1) Reinforce the traditional character of the ‘precinct’ by reducing and redesigning street furniture and signage. Conserve and repair original structures including traditional kiosks and bungalows. Maintain open park outlook at south end of ‘street’ by restricting parking here.

(A2) Consider closing/reducing use of road in front of pavilion and/or resurfacing to reconnect pavilion with the bandstand terrace; reinstate fountain as centrepiece of a more attractive events area on terrace, while considering operational requirements.

Rejuvenate the rose garden by removing the large conifers, replanting with herbaceous material and considering reintroducing rose towers.

7.1.2 Area B: Core of Ornamental Park

Overall Management aim

High level of management of trees, grass, surfaces

To reinforce a traditional parkland character which accommodates activities within a strong landscape structure with long landscape views and without regular vehicle access. Develop and follow a programme of tree planting and management and views management; maintain short mown grass appropriate to heavy use in this area. Planting plan to include forest size trees planted singly or in clumps, from a limited palette to maintain visual cohesion. Reopen views to lake.

Park flooding, Easter 1998; the park was closed (Photos courtesy Liz Brandon Jones)
7.1.3 Area C and D Ornamental park

**Overall Management aim**

*High level of management, tree and grass management*

Manage as parkland with groups of forest trees planted singly or in clumps, from a limited palette to maintain visual cohesion (eg oak, lime), located to screen parking (if it continues) and break up view of park buildings from Barton Seagrave. Develop parking strategy to reduce or eliminate parking from these sensitive areas, particularly the area at the east end of the avenue. Extend areas of meadow grass in less heavily used areas. Define events areas. Replant gaps in sycamore avenue along Pony Field (18) following original spacing. Reopen views to lake.

7.1.4 Area E Recreation park

**Overall Management aim**

*Medium level of management*

This area has been developed since the early days of the park, initially for formal recreation. It would be a suitable location for the main parking area as it has the least impact on views and setting. Additional tree planting would improve the appearance and shade cars; longer grass at margins; protect ancient trees from cars; grass aeration and possible reinforcement and/or small area of hardstanding. Consider developing rectangular area adjacent to crazy golf as eg school orchard to involve local schools.

7.1.5 Area F Playground and Fairground

**Overall Management aim**

*High level of management (limited soft landscape)*

Maintain as playground and fairground within current area. Replace trees; harmonise hard landscaping palette. Consider opening up central area used by gardeners if a suitable alternative working area can be found as part of a site wide strategy for maintenance provision; repair and use original bungalows. Increase tree planting at edges of area.

7.1.6 Area G Avenue and entrance areas

**Overall Management aim**

*High level of management (limited soft landscape)*

Rekindle the sense of landscape drama and arrival, making use of one of the park’s major assets, and rationalise circulation. Work to create rural impression at arrival rather than urban, as it was originally. Implement a management strategy to maintain avenue trees as long as possible; plant replacements on correct spacing and alignment. Clear view at east end of avenue; harmonise signage and street furniture. Encourage maintenance and repair of original piers and gates. Propose listing or local listing for lodge and entrance gates. Work on long term plan to improve circulation, simplify parking and provide a safe, attractive pedestrian route to the pavilion area, making use of the avenue.

7.1.7 Area H Lake activity area

**Overall Management aim**

*High level of management, rural rather than urban planting*

Rekindle atmosphere of the 1930s heyday at north end of lake, declutter, open up and make more of traditional attractions: boating, train, water chute and the landscape which connects them. Prioritise features c1935- boathouse, extended boating pool with train running round, water chute and river setting. Increase attractive, green places to sit and take refreshments. Reintroduce paddling/swimming and water play on site of former bathing area. Reconnect arena with the landscape by reducing some surrounding vegetation. Consider opening up boathouse yard and arena maintenance areas as part of site wide maintenance review. Remove walkway south of bridge. Remove or relocate intrusive elements (eg diner) and redundant features.

7.1.8 Area I Main lake

**Overall Management aim**

*Lower maintenance level*

Desilt, establish marginal vegetation and protection. Selective clearance and management of banks to reopen views and areas of mown grass to allow access to lake edge; consider reintroduction of lake paddling and swimming on beach area; partly clear/extend one island so that it is suitable for landing; reduce short mown grass, reduce nutrient levels and introduce meadow areas and wet meadow areas, manage by removing cuttings to reduce fertility. Use resources sustainably. Maintain structures without draining down whole lake. Compost or biodigest algae and other arisings; use lake water for watering as permitted; consider use as energy source.

7.1.9 Area J Fishing lake/Wicksteed lagoon

**Overall Management aim**

*Lower maintenance level*

Manage to enhance biodiversity (within constraints of continuing use as fishing lake)

7.1.10 Area K Arboretum

**Overall Management aim**

*Medium maintenance level*

Selective thinning of poorer specimens to give others space to develop; manage as woodland habitat with woodland flora; increase use and consider incorporating adventurous play, wild camping etc.

7.1.11 Area L Lodge area

**Overall Management aim**

*Landscaping to provide suitable ‘rural’ setting for one of the most significant areas of the park. Some screening with tree planting; maintain open river banks.*

7.1.12 Area M Outer recreation park

**Overall Management aim**

*Lower maintenance level*

Reinforce open parkland character with groups of parkland planting. Protect/reopen views to lake. Redesign planting of camping area to include clumps of trees to enhance parkland appearance, allowing sheltered camping sites and screening intrusive view to industrial development to south; plant to reduce impact of housing development on or off site. Reduce areas of close mown grass and manage ancient headgerows to increase biodiversity. Consider use of lower areas which are liable to flooding for willow biomass. As part of longer term tree management, plan to replace poplars along lane past Golf House with traditional park trees.
7.2 Management Action Plan

A summary Management Action Plan reflecting the CMP and Lake Restoration Project is set out below. This will be developed into a full Management and Maintenance Plan by the Wicksteed Trust as part of the delivery phase of the Lakes Restoration Project. The areas and costs for habitat management tasks in Table 2a are in accordance with the Summary of Ecological Works and Outline Costs (Table 7) included in the OHES Landscape Design and Ecology Plan (Dec 2011). The terminology used in the tables is also consistent with the Activity and Access and other Landscape Plans prepared by Quadrat (Jan 2012). The Management Action Plan has been prepared by Land Management Services Ltd.

The Management Action Plan below is set out in two tables below.

**Table 1**

Table 1 presents an Action Plan for the whole park, drawn from the policies and issues presented in this CMP. It does not include current routine maintenance operations. This table describes the overall objective, lead partner or resource, outcomes and a proposed timescale for implementation. The timescale for implementation is presented as:

- Short: within 1 to 3 years
- Medium: within 3 to 5 years
- Long: within 5 to 10 years

**Table 1A: Whole Park Management Action Plan - General**

The first part of Table 1 (Table 1A) describes objectives relating to the whole park.

**Table 1B: Whole Park Management Action Plan – Character Areas**

The second part of Table 1 (Table 1B) describes objectives relating to the individual character areas.

**Table 2**

Table 2 sets out a costed action plan for the Lake Restoration Project Area as shown on the Boundaries Plan (Plan 1). The project area includes all character areas, with the exception of E, F, G and L, with tree and views management in the wider parts of the project area included in the Lakes Restoration Project.

**Table 2A: Lake Restoration Project- Costed Management and Maintenance Action Plan**

**Table 2B: Lake Restoration Project- Landscape Management Training and Volunteering**

This includes a costed training and volunteering element, which describes training and volunteering required to implement the Management Action Plan. This should be read in conjunction with the overall Activity Plan.
<table>
<thead>
<tr>
<th>Objective</th>
<th>Resources</th>
<th>Outcomes</th>
<th>Frequency/Timescale</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adopt the policies and recommendations set out in this CMP.</td>
<td>Trust and Limited Company</td>
<td>The CMP provides the guidance and strategy for the future protection, design and enhancement and management of the heritage of Wicksteed Park.</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td>Set up a method of assessment against the CMP.</td>
<td>Trust and Limited Company</td>
<td>Work assessed using Heritage Impact Assessment</td>
<td>Short</td>
<td>Staff training in Heritage Impact Assessment</td>
</tr>
<tr>
<td>Prepare a whole Park Masterplan</td>
<td>Trust and Limited Company, Consultant</td>
<td>The Masterplan will show how the long term vision for the park will be achieved and provide the basis for prioritising and implementing planned improvements and management.</td>
<td>Short</td>
<td>The Masterplan will bring together the Lake Restoration Project Landscape and Ecology Plans and other initiatives such as the camp site improvements as part of an overall park plan and in accordance with the CMP.</td>
</tr>
<tr>
<td>Prepare an overall Park Management and Maintenance Plan (MMP) building on this Action Plan and the management prescriptions described in Landscape Design and Ecology Plan (OHES Dec 2011)</td>
<td>Park Operations team</td>
<td>The MMP addresses the management of the whole park and seek to ensure the protection of the unique qualities of the park whilst enabling the site to grow and develop through design and management.</td>
<td>Short</td>
<td>MMP to be prepared following the Round 2 decision, as part of the final development work</td>
</tr>
<tr>
<td>Prepare and adopt a Tree and View Management Strategy which includes management of veteran trees, a tree palette and planting styles to guide future planting.</td>
<td>Park Operations team</td>
<td>Future management and planting of trees retains and enhances Charles Wicksteed's original parkland character for the park, based on recommendations set out in the CMP (See CMP Plan 12 and Quadrat Landscape Structure Plan (Fig 19 Rev A)).</td>
<td>Short</td>
<td>Provide guidance for future tree and view management and planting.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Objective</th>
<th>Resources</th>
<th>Outcomes</th>
<th>Frequency/Timescale</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepare and adopt an access, circulation, parking and vehicle movement strategy.</td>
<td>Park Operations Team</td>
<td>The Strategy will ensure there is closer control of vehicle movements and the current largely unrestricted parking practices are more closely regulated. The access and circulation strategy will improve links between the park and the wider rights of way network. Overall the strategy will provide for improved protection and management of trees and grassed areas and improved segregation between cars and people.</td>
<td>Short</td>
<td>This will build on the Activity and Access Plan prepared by Quadrat (Fig 20 Rev A) as par part of the Lake Restoration Project. Development of a Green Travel would form a longer term objective.</td>
</tr>
<tr>
<td>Develop and manage a network of wildlife corridors and 'conservation headlands', along the lines of watercourse, hedgerows and boundaries through the park.</td>
<td>Park Operations Team</td>
<td>A network of wildlife corridors strengthens the links through the park with adjoining wildlife sites, in particular Wicksteed Park Nature Reserve.</td>
<td>Short</td>
<td>The Park Operations Team is already working towards this objective. The Landscape Design and Ecology Plan (OHES Dec 2011) provides detail on the network forming part of the Lake Restoration Project.</td>
</tr>
<tr>
<td>Establish a Friends of Wicksteed Park Group and work towards a Management Forum</td>
<td>Trust and Limited Company and local community</td>
<td>Friends Group established and provide a volunteer resource for the park; mechanism to co-ordinate work with partner organisations eg Revitalise-ISE, volunteers and Friends Group</td>
<td>Short</td>
<td>The Activity Plan provides the framework and strategy for establishment of Friends Group.</td>
</tr>
<tr>
<td>Develop a park design guide for furniture, signage and materials which builds on the existing house style and branding.</td>
<td>Trust and Limited Company</td>
<td>Recognisable ‘house style’ linking information and interpretation provided on site with leaflets and maps.</td>
<td>Medium</td>
<td>Link to existing Wicksteed Park logos and initial Interpretation and Signage works forming part of Lake Restoration Project.</td>
</tr>
<tr>
<td>Implement the five “Foundation Projects” described in the Activity Plan to provide improved interpretation, activities and education opportunities</td>
<td>Trust and Limited Company, Consultant</td>
<td>Interpretation and activities will bring the heritage of Wicksteed Park to life for visitors</td>
<td>Short</td>
<td>Foundation Projects costed and timetabled as part of Activity Plan (Pathways Nov 2011). Strategy should extend to wider park in medium to long term.</td>
</tr>
<tr>
<td>Objective</td>
<td>Resources</td>
<td>Outcomes</td>
<td>Frequency/Timescale</td>
<td>Comments</td>
</tr>
<tr>
<td>-----------</td>
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</tr>
<tr>
<td><strong>Rationalise Operations Depots around the park.</strong> The planned relocation of the Gardens team provides an opportunity to review the location of all parks depots and offices.</td>
<td>Park Operations Team</td>
<td>Closer day to day working relationship between various Operations Teams. Reduction in visual impact, opening up of historic areas and views to public.</td>
<td>Medium</td>
<td>See Figure 18 of the Landscape and Ecology Plan (OHES Dec 2011)</td>
</tr>
<tr>
<td><strong>Work towards achieving Green Flag status for the Park</strong></td>
<td>Park Operations Team</td>
<td>Attaining Green Flag status would raise the profile of the park and would provide a structure for improvements, management and monitoring.</td>
<td>Medium</td>
<td>Audit and Green Flag Action Plan to be developed as part of full park MMP.</td>
</tr>
<tr>
<td><strong>Identify and establish working arrangements with potential partner organisations in education and working with volunteers</strong></td>
<td>Trust and Limited Company and Partner</td>
<td>A strong working relationship is in place with partner organisations for the supervision of volunteer tasks in the park.</td>
<td>Medium</td>
<td>Partner organisations such as the Northants Wildlife Trust, locals schools and others such as local artists as set out in the Landscape Design and Ecology and Activity Plans</td>
</tr>
<tr>
<td><strong>Prepare and adopt a sustainability strategy for all park management operations.</strong></td>
<td>Park Operations</td>
<td>Key issues to be addressed: Re-cycling of green waste on site; procurement of plants and materials; vehicle use and types; water management (to include possible use of lake or spring water); park maintenance operations eg grass cutting frequencies; use of chemicals and other waste management.</td>
<td>Short to Medium</td>
<td>To build on Lake Restoration Projects eg proposals for green waste recycling areas and extend to all park operations</td>
</tr>
<tr>
<td><strong>Review of the opportunities to introduce more ‘green technology’ utilising resources generated on site such as the lake, timber, river flow, solar, biomass, etc.</strong></td>
<td>Trust and Limited Company and Consultant</td>
<td>The park offers many existing and potential resources and a solid basis for the introduction of more green technology for energy generation and management.</td>
<td>Medium-Long</td>
<td>Potential for education activities based on sustainable energy</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Objective</th>
<th>Resources</th>
<th>Outcomes</th>
<th>Frequency/Timescale</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Archive catalogue</strong></td>
<td>Trust and Limited Company</td>
<td>Archives accessible for study and to inform management of the park; new records and oral history added.</td>
<td>Ongoing</td>
<td>Project identified in Activity Plan</td>
</tr>
<tr>
<td><strong>Staff Development and Training</strong></td>
<td>Trust and Limited Company</td>
<td>In addition to acquiring the specialist skills and knowledge to implement the CMP and Activity Plan, staff become more closely engaged in the development of the park.</td>
<td>Ongoing</td>
<td>Key skill requirements identified in this CMP eg in relation to heritage impact assessment and the Activity Plan (see Table 2B below)</td>
</tr>
<tr>
<td><strong>Building survey and repair programme</strong></td>
<td>Trust and Limited Company</td>
<td>A programme of condition surveys, records and documentary research using Wicksteed Park’s archive of drawings for significant historic structures. Repair programme prioritises most significant elements and most at risk eg pavilion, original bungalows, shelters, boathouse, waterchute.</td>
<td>Ongoing</td>
<td>Funding may be required to co-ordinate the project</td>
</tr>
</tbody>
</table>
### Table 1B: Whole Park Management Action Plan – Character Areas

<table>
<thead>
<tr>
<th>Task or Operation</th>
<th>Resources</th>
<th>Outcomes</th>
<th>Frequency/Timescale</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A Pavilion and Gardens</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remove large conifers blocking views to lake and dominating rose garden.</td>
<td>Park Operations</td>
<td>Key-establish and maintain views from the bandstand terrace over the rose garden to the lake.</td>
<td>Short</td>
<td>Included in Lake Restoration Project – see Landscape Structure Quadrat Figure 19 (Rev A).</td>
</tr>
<tr>
<td>Re-plant rose garden with herbaceous material and consider re-establishment of rose towers.</td>
<td>Park Operations</td>
<td>Rejuvenation of the rose garden</td>
<td>Short</td>
<td>To be carried out as part of routine park maintenance. Allowance for materials as part of Lake Restoration Project.</td>
</tr>
<tr>
<td>Maintain and enhance quality of lawns through regular cutting and renovation as required.</td>
<td>Park Operations</td>
<td>High quality lawns reflect quality of bedding and herbaceous planting</td>
<td>Annual</td>
<td>Cutting and renovation.</td>
</tr>
<tr>
<td>Reduce and re-design street clutter, signage and surface treatments between pavilion and bandstand terrace</td>
<td>Park Operations</td>
<td>Reinforce traditional character of the ‘precinct’, re-connect the pavilion with the bandstand terrace and establish pedestrian priority.</td>
<td>Long</td>
<td>Link to overall signage/design guide and access/circulation strategies.</td>
</tr>
<tr>
<td><strong>B Core of Ornamental Park</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Identity, re-establish and maintain key views over the Core Park, in particular from the Pavilion and Gardens.</td>
<td>Consultant Design Team and Park Operations</td>
<td>Key views identified to guide future tree planting and management (CMP Plan 12).</td>
<td>Short</td>
<td>Initial tree works form part of Lake Restoration Project. Views maintained as part of Tree and View Management Strategy.</td>
</tr>
<tr>
<td>Tree planting and management in accordance with overall park strategy</td>
<td>Park Operations</td>
<td>To strengthen and maintain the parkland character which echoes early planting in the park.</td>
<td>Medium</td>
<td>Initial tree planting works as part of Lake Restoration Project. See Landscape Structure Drawing (Quadrat Fig 19 Rev A). To be further developed in tree management plan.</td>
</tr>
<tr>
<td>Events management and renovation of events areas</td>
<td>Grounds Team</td>
<td>Ensure events do not erode the quality of the park.</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>Maintain Marie Curie Field of Hope and other areas such as wildflower areas on railway embankments</td>
<td>Grounds Team</td>
<td>Maintain variation and visual interest within areas predominantly maintained as mown grass</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task or Operation</th>
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<th>Outcomes</th>
<th>Frequency/Timescale</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C and D Ornamental Park North and South</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree planting and management in accordance with overall park strategy.</td>
<td>Park Operations</td>
<td>To strengthen and maintain the parkland character, to provide screening for intrusive elements such as parking and to break up views of park buildings from Barton Seagrave.</td>
<td>Medium</td>
<td>Initial tree planting works as part of Lake Restoration Project.</td>
</tr>
<tr>
<td>Rationalise car parking in accordance with an overall parking management strategy for the park.</td>
<td>Park Operations</td>
<td>Parking is less intrusive and more closely controlled. Parking removed from key views eg east end of avenue and south end of precinct ‘street’.</td>
<td>Medium</td>
<td>See also Figure 13 Landscape Design and Ecology Plan.</td>
</tr>
<tr>
<td>Establish areas of meadow grassland in less intensively used locations and along boundaries and hedges as part of the wider wildlife corridor network.</td>
<td>Grounds Team</td>
<td>Network of meadow grassland providing habitat corridors is established across the park. Enhanced visual interest and wildlife habitat</td>
<td>Short</td>
<td>Experimental meadow areas can be created but if become unsightly or wildflowers fail to establish could revert back to amenity grass.</td>
</tr>
<tr>
<td>Recreation Park (north)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retain as principal grassed parking area in order to minimise impact of parking and vehicle movements on the wider park.</td>
<td>Park Operations</td>
<td>Parking is less intrusive, less damaging to fabric and more closely controlled.</td>
<td>Medium</td>
<td></td>
</tr>
<tr>
<td>Introduce less frequently mown edges to the park boundaries as part of the wider wildlife corridor network.</td>
<td>Grounds Team</td>
<td>Network of meadow grassland providing habitat corridors is established across the park. Enhanced visual interest and wildlife habitat</td>
<td>Short</td>
<td>Experimental meadow areas can be created but if become unsightly or wildflowers fail to establish could revert back to amenity grass.</td>
</tr>
<tr>
<td>Tree planting and management in accordance with overall park strategy</td>
<td>Park Operations</td>
<td>To strengthen and maintain the parkland character, to provide screening for intrusive elements such as parking.</td>
<td>Medium</td>
<td>Views maintained as part of Tree and View Management Strategy.</td>
</tr>
<tr>
<td>Task or Operation</td>
<td>Resources</td>
<td>Outcomes</td>
<td>Frequency/Timescale</td>
<td>Comments</td>
</tr>
<tr>
<td>-------------------</td>
<td>-----------</td>
<td>----------</td>
<td>---------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Explore opportunities to establish fruit or vegetable growing area such as an orchard in partnership with local schools</td>
<td>Gardens Team</td>
<td>Garden created and adopted by local school providing an activity and learning resource</td>
<td>Short</td>
<td>Project could be developed as part of ‘Environment and Heritage Activity Programme’ from Activity Plan.</td>
</tr>
<tr>
<td>Establish the area as a hub for activities and interpretation based around the Round House.</td>
<td>Trust and Limited Company and Consultant Design Team</td>
<td>The renovated Round House and surrounding facilities provide the meeting point and hub for activities set out in the Activity Plan</td>
<td>Short to medium</td>
<td>Initial works form part of Lake Restoration Project</td>
</tr>
<tr>
<td>Creation and management of sequence of marginal/wetland and parkland edges to the lake providing wildlife habitat and access to the lake edges.</td>
<td>Grounds Team and Volunteers working with Partner</td>
<td>The lake edges provide wildlife habitat, areas where visitors can gain access to the waters edge and views down across the water.</td>
<td>Short</td>
<td>Establishment forms part of Lake Restoration Project. Costed management set out in Table 2A below and in the Lake Design and Ecology Plan.</td>
</tr>
<tr>
<td>Re-establish the views and visual links between the lake and the park and gardens.</td>
<td>Design Team and Park Operations</td>
<td>Visual connectivity between the lake and the wider park and gardens is re-established and maintained. See CMP Plan 12 and Quadrat Landscape Structure Figure 19 (Rev A).</td>
<td>Short</td>
<td>Initial tree works form part of Lakes Restoration Project. Views maintained as part of Tree and View Management Strategy.</td>
</tr>
<tr>
<td>Establish the lake as part of the Revitalise-ISE project and become more involved as active partners in the project.</td>
<td>Park Operations Manager</td>
<td>The restoration of the lake at Wicksteed Park is recognised as an exemplar restoration project and one of the highlights of the Revitalise-ISE project area.</td>
<td>Medium</td>
<td>Build on existing links through Lakes Restoration Project and projects described in Activity Plan.</td>
</tr>
<tr>
<td>Manage sequence of marginal/wetland and more accessible grassland and beach edges to the lake providing wildlife habitat and access to the lake edges.</td>
<td>Grounds Team and Volunteers working with Partner</td>
<td>The lake edges provide wildlife habitat, areas where visitors can gain access to the waters edge and views down across the water.</td>
<td>Short</td>
<td>Establishment forms part of Lake Restoration Project. Costed management set out in Table 2A below and in the Landscape Design and Ecology Plan.</td>
</tr>
<tr>
<td>Establish a programme to monitor water quality and ecology of the lake involving parks staff, partner organisations and volunteers</td>
<td>Consultant Team, Park Operations and Partner</td>
<td>There is regular monitoring of water quality in the lake and other key indicators flora, bird populations and invertebrates. In addition to informing management the monitoring programme will contribute to education programmes and other activities.</td>
<td>Short</td>
<td>The monitoring programme will link to activities such as Forest Schools and provide opportunities to enhance enjoyment and involvement eg visitors could add to daily records of birds and other wildlife seen in the park.</td>
</tr>
</tbody>
</table>
### Wicksteed Park Conservation Management Plan

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
<th>Duration</th>
<th>Team and Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lake</strong></td>
<td>The Fishing Lake remains as a tranquil wildlife habitat which can be visited by those wanting to explore beyond the main park.</td>
<td><strong>ongoing</strong></td>
<td>Grounds Team and Volunteers working with Partner</td>
</tr>
<tr>
<td><strong>Arboretum</strong></td>
<td>The character and tree species mix of the original arboretum is re-created and trees given space to develop.</td>
<td><strong>short</strong></td>
<td>Grounds Team and Volunteers working with Partner</td>
</tr>
<tr>
<td><strong>Grounds</strong></td>
<td>Access to the arboretum is improved and provides an attractive area for those wishing to explore the wider park.</td>
<td><strong>short</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td><strong>Grounds</strong></td>
<td>Selective thinning to remove inappropriate tree species (mainly later conifer additions) to re-establish the character and original species mix</td>
<td><strong>short</strong></td>
<td>Grounds Team and Volunteers working with Partner</td>
</tr>
<tr>
<td><strong>Grounds</strong></td>
<td>Access to the arboretum is re-created and trees given space to develop.</td>
<td><strong>short</strong></td>
<td>Grounds Team and Volunteers working with Partner</td>
</tr>
<tr>
<td><strong>Grounds</strong></td>
<td>Manage the lake without draining down entire lake in winter.</td>
<td><strong>medium</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td><strong>Grounds</strong></td>
<td>Introduce less frequently mown edges to the perimeters of the lake, bordering the railway with mown paths as part of the wider wildlife corridor network.</td>
<td><strong>short</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td><strong>Grounds</strong></td>
<td>Managed as a low intervention area with works carried out as required to maintain access and occasional cutting back of marginal vegetation to the fishing lake.</td>
<td><strong>ongoing</strong></td>
<td>Grounds Team and Volunteers working with Partner</td>
</tr>
<tr>
<td><strong>Grounds</strong></td>
<td>To transform the arboretum to an area for natural play, recreation and learning as described in Foundation Project 2 in the Activity Plan</td>
<td><strong>short</strong></td>
<td>Grounds Team and Volunteers working with Partner</td>
</tr>
<tr>
<td><strong>Grounds</strong></td>
<td>The arboretum is re-established as a valued and used part of the park and as an area for quiet recreation, natural play and learning eg through Forest Schools.</td>
<td><strong>short</strong></td>
<td>Grounds Team and Volunteers working with Partner</td>
</tr>
<tr>
<td><strong>Grounds</strong></td>
<td>Introduce less frequently mown edges to the park boundaries and manage hedgerows for biodiversity as part of the wider Wildlife Corridor network and creating a rural character to the camp site.</td>
<td><strong>short</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td><strong>Grounds</strong></td>
<td>Review masterplan and planting design for the caravan/ camp site to establish more of a parkland character with clumps of native trees, to create sheltered camping locations and to screen the industrial/commercial development to the south.</td>
<td><strong>medium</strong></td>
<td>Trust and Limited Company, Wicksteed Charcoal Limited, Wicksteed Park Company</td>
</tr>
</tbody>
</table>

### Works to be Undertaken

<table>
<thead>
<tr>
<th>Work</th>
<th>Cost</th>
<th>Team and Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium Landscape structure to be developed and additional planting</td>
<td><strong>medium</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td>Medium Subject to detailed design</td>
<td><strong>medium</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td>Short See Table 2B below.</td>
<td><strong>short</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td>Short to medium Review masterplan and planting design</td>
<td><strong>short to medium</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td>Ongoing See Table 2B below.</td>
<td><strong>ongoing</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td>Medium Landscape structure to be developed and additional planting</td>
<td><strong>medium</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td>Medium Subject to detailed design</td>
<td><strong>medium</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td>Short See Table 2B below.</td>
<td><strong>short</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td>Short to medium Review masterplan and planting design</td>
<td><strong>short to medium</strong></td>
<td>Grounds Team</td>
</tr>
<tr>
<td>Ongoing See Table 2B below.</td>
<td><strong>ongoing</strong></td>
<td>Grounds Team</td>
</tr>
</tbody>
</table>

### Foundation Project in Wicksteed Park

- Enhance visual interest and appearance of the wider park and landscape setting to a Green Energy site, possibly linked to the southern camping areas of the camp site.
- Create sheltered camping locations and to screen the industrial/commercial development to the south.
- Explore opportunities to introduce long and short term coppice to the southern areas of the camp site, possibly linked to a Green Energy strategy for the park.
- Develop a network of meadow grassland providing habitat corridors is established across the park.
- Enhance visual interest and wildlife habitat.
- Review masterplan and planting design for the caravan/ camp site to establish more of a parkland character with clumps of native trees, to create sheltered camping locations and to screen the industrial/commercial development to the south.
- Introduce less frequently mown edges to the park boundaries and manage hedgerows for biodiversity as part of the wider Wildlife Corridor network and creating a rural character to the camp site.
- Review masterplan and planting design.
- Park providing camping in an attractive countryside setting, but is of a scale and character which is consistent with the objectives of the Lake Restoration Project and the wider policies set out in this CMP.
<table>
<thead>
<tr>
<th>Table 2A: Lake Restoration Project- Costed Management and Maintenance Action Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Task or Operation</strong></td>
</tr>
<tr>
<td><strong>Whole Area: Routine Maintenance Activities – Whole Park</strong></td>
</tr>
<tr>
<td>Litter and Cleaning</td>
</tr>
<tr>
<td>Maintenance of railway</td>
</tr>
<tr>
<td>Maintenance of buildings, attractions and structures</td>
</tr>
<tr>
<td>Inspections in accordance with Flood and Water Management Act (2010) and Reservoirs Act (1975)</td>
</tr>
<tr>
<td>Lake: Control of pond weed</td>
</tr>
<tr>
<td>Lake: Water flow management</td>
</tr>
<tr>
<td>Lake: Water quality monitoring</td>
</tr>
<tr>
<td>Lake: Fish Management</td>
</tr>
<tr>
<td>Lake and Reservoirs Act (2010) and Flood and Water Management Act (2009) and Lake Restoration Project- Costed Management and Maintenance Action Plan</td>
</tr>
<tr>
<td>Amenity Grass Cutting</td>
</tr>
<tr>
<td>Wildflower Grass Cutting</td>
</tr>
<tr>
<td>Management of Greenway</td>
</tr>
<tr>
<td>Leaf Clearance</td>
</tr>
<tr>
<td>Tree Surveys and Inspections</td>
</tr>
</tbody>
</table>

---

Note: Timing of cuts to be advised by project ecologist. Possible need for investment in reciprocating mower or harrow. Capital cost £5,000. Timing of cuts to be advised by project ecologist.
<table>
<thead>
<tr>
<th>Re-establish the views and visual links between the lake and the park and gardens.</th>
<th>Consultant Design Team, Park Operations and Maintenance.</th>
<th>Re-establish and maintain views from the bandstand terrace over the rose garden to the lake.</th>
<th>Short £5,000 – initial works</th>
<th>Views created as part of Lake Restoration Project (see Landscape Structure Plan – Quadrat Fig 19 Rev A) and maintained as part of Tree and View Management Strategy.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Create green-waste re-cycling area located in scrub woodland to the south of the main lake.</td>
<td>Green Waste Recycling area.</td>
<td>Re-establish the re-cycling area to enable re-cycling of green waste on site to create mulches, compost and wood chippings.</td>
<td>Short £4,000 – initial works (materials)</td>
<td>Facility will require hard surfacing and creation of composting bays. Investment in wood chippers and other composting equipment.</td>
</tr>
<tr>
<td>Remove large conifers blocking views to lake and dominating rose garden.</td>
<td>Gardens and Children's Landscape Team.</td>
<td>Re-establish and maintain views from the bandstand terrace over the rose garden to the lake.</td>
<td>Short Inc above</td>
<td>Forms part of Lake Restoration Project (see Landscape Structure Plan – Quadrat Fig 19 Rev A)</td>
</tr>
<tr>
<td>Re-plant rose garden with herbaceous material and consider re-establishment of rose towers.</td>
<td>Gardens and Children's Landscape Team.</td>
<td>Re-establishment of the rose garden and rejuvenation of the rose garden.</td>
<td>Short £2,500 – initial works</td>
<td>Budget for supply of plants and materials for construction of the rose towers.</td>
</tr>
<tr>
<td>Maintain and enhance quality of lawns through regular cutting and renovation as required.</td>
<td>Gardens and Children's Landscape Team.</td>
<td>High quality lawns reflect quality of bedding and herbaceous planting.</td>
<td>Part of routine park maintenance costs</td>
<td>Include regeneration of bedding and herbaceous planting.</td>
</tr>
<tr>
<td>Free planting and management in accordance with overall park strategy.</td>
<td>Park Operations Team.</td>
<td>To strengthen and maintain the parkland character which echoes Charles Wicksteed’s early planting in the park.</td>
<td>5 year £8,750</td>
<td>Initial planting costs form part of Lake Restoration Project.</td>
</tr>
<tr>
<td>Events management and renovation of events areas.</td>
<td>Grounds Team.</td>
<td>Ensure events do not erode the quality of the park.</td>
<td>Annual</td>
<td>Part of routine park maintenance costs</td>
</tr>
<tr>
<td>Wet grassland marsh and wildflower margins. Cutting 2,800 m2</td>
<td>Grounds Team with Volunteer support.</td>
<td>Creation of network of meadows along boundaries and hedge lines and larger meadows around the lake.</td>
<td>Annual</td>
<td>Part of routine park maintenance costs</td>
</tr>
<tr>
<td>Wildflower Grass Cutting 5,600 m2</td>
<td>Grounds Team with Volunteer support.</td>
<td>Creation of network of meadows along boundaries and hedge lines and larger meadows around the lake.</td>
<td>Annual</td>
<td>Part of routine park maintenance costs</td>
</tr>
<tr>
<td>Canvas such as hay mowing, flails, scarifying, mowing.</td>
<td>Grounds Team.</td>
<td>Creation of network of meadows along boundaries and hedge lines and larger meadows around the lake.</td>
<td>Annual</td>
<td>Part of routine park maintenance costs</td>
</tr>
<tr>
<td>Maintenance to enhance habitat interest of short grassland 2,300 m2</td>
<td>Grounds Team with Volunteer support.</td>
<td>Creation of enhanced habitat interest within areas of more frequently mown grass.</td>
<td>Annual</td>
<td>Part of routine park maintenance costs</td>
</tr>
<tr>
<td>Wet grassland marsh and wildflower margins. Cutting 2,800 m2</td>
<td>Grounds Team with Volunteer support.</td>
<td>Creation of network of meadows along boundaries and hedge lines and larger meadows around the lake.</td>
<td>Annual</td>
<td>Part of routine park maintenance costs</td>
</tr>
<tr>
<td>Task</td>
<td>Volunteers</td>
<td>Control scrub and maintain habitat value of</td>
<td>Annual</td>
<td>Inc in costs against tall herb fen in Main Lake below</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>---------------------------------</td>
<td>---------------------------------------------</td>
<td>----------</td>
<td>------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Main Lake - Habitat Management</strong></td>
<td></td>
<td></td>
<td>Inc in costs against tall herb fen in Main Lake below</td>
<td>Work programmes to be agreed with Wildlife Trust and/or other partner organisations.</td>
</tr>
<tr>
<td>Establish the lake as part of the Revital-ISE project and become more involved as active partners in the project.</td>
<td>Park</td>
<td>The restoration of the lake at Wicksteed Park is recognised as an exemplar restoration project and one of the Highlights of the Revitalise-ISE project area</td>
<td>Medium</td>
<td>Staff Time costs</td>
</tr>
<tr>
<td>Lake edges - Litter picking</td>
<td>Grounds Team and Volunteers</td>
<td>Litter will collect in reedbeds and marginal vegetation</td>
<td>Weekly</td>
<td>Part of routine park</td>
</tr>
<tr>
<td>Install and manage temporary fencing to protect new emergent and marginal planting and seeding</td>
<td>Lake</td>
<td>Protective fencing should be removed within 3 to 5 years</td>
<td>Short</td>
<td>Cost will depend on design and lengths</td>
</tr>
<tr>
<td>Wildflower Grass Cutting 11,500 m²</td>
<td>Grounds Team with Volunteer support</td>
<td>Creation of network of meadows along boundaries and hedges and larger meadows around the lake.</td>
<td>Annual</td>
<td>Part of routine park</td>
</tr>
<tr>
<td>Maintenance to enhance habitat interest of short grassland 11,500 m²</td>
<td>Grounds Team with Volunteer support</td>
<td>Creation of enhanced habitat interest within areas of more frequently mown grass.</td>
<td>Annual</td>
<td>Part of routine park</td>
</tr>
<tr>
<td>Wet grassland marsh and wildflower margins Cutting 2,800 m²</td>
<td>Grounds Team with Volunteer support</td>
<td>Creation of areas of wet grassland and marsh habitat enhanced habitat interest within areas of more frequently mown grass.</td>
<td>Annual</td>
<td>Part of routine park</td>
</tr>
<tr>
<td>Tall herb fen – Scrub clearance and cutting back approximately 25% pa on 3-4 year rotation. 2,800 m²</td>
<td>Volunteers</td>
<td>Control scrub and maintain habitat value of tall herb fen in Main Lake below</td>
<td>Medium</td>
<td>Staff Time costs</td>
</tr>
<tr>
<td>Marginal swamp/reedbeds - Cutting back approximately 25% pa on 3-4 year rotation. 10,000 m²</td>
<td>Grounds Team and Volunteers working with Partner</td>
<td>the lake edges provide wildlife habitat, areas where visitors can gain access to the water edge and views down across the water</td>
<td>Annual</td>
<td>Part of routine park</td>
</tr>
<tr>
<td>Marginai swamp/reedbeds - Control of invasive species</td>
<td>Grounds Team and Volunteers working with Partner</td>
<td>Grounds Team and Volunteers working with Partner</td>
<td>Short</td>
<td>As required</td>
</tr>
<tr>
<td>Maintain amphibian/ reptile refugia and hibernacu at on lake edges and islands. Annual cut back of vegetation.</td>
<td>Grounds Team with Volunteers</td>
<td>Grounds Team and Volunteers</td>
<td>Short</td>
<td>£100 pa</td>
</tr>
<tr>
<td>Scrub management and maintenance of beach areas on the larger island.</td>
<td>Grounds Team and Volunteers</td>
<td>Grounds Team and Volunteers</td>
<td>Medium</td>
<td>£750 pa</td>
</tr>
<tr>
<td>Creation and management of invertebrate logs piles</td>
<td>Grounds Team and Volunteers</td>
<td>Grounds Team and Volunteers</td>
<td>Short</td>
<td>Part of routine park</td>
</tr>
<tr>
<td>Area</td>
<td>Activity</td>
<td>Description</td>
<td>Team and Organisations</td>
<td>Frequency</td>
</tr>
<tr>
<td>------</td>
<td>----------</td>
<td>-------------</td>
<td>------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>J</td>
<td>Fishing Lake</td>
<td>Managed as a low intervention area with works carried out as required to maintain access and occasional cutting back of marginal vegetation to the fishing lake</td>
<td>Grounds Team and Volunteers working with Partner</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wet woodland – Tall herb fen</td>
<td>Grounds Team and Volunteers working with Partner</td>
<td>Annual</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wet woodland – Low intervention to maintain glades (occasional scrub removal) and thinning/coppicing as required</td>
<td>Grounds Team and Volunteers working with Partner</td>
<td>Every 5 years</td>
</tr>
<tr>
<td>K</td>
<td>Arboretum</td>
<td>Selective thinning to remove inappropriate tree species (mainly later conifer additions) to re-establish the character and original species mix</td>
<td>Design Team, Grounds Team and Arboricultural team</td>
<td>Short</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wildflower Grass and reptile habitat</td>
<td>Grounds Team with Volunteer support</td>
<td>Annual</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Cutting 50,800 m2</td>
<td>Grounds Team with Volunteer support</td>
<td>Annual</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Network of meadows, mown paths and reptile habitat created to establish and maintain the arboretum as habitat and a focus for natural play and quiet recreation as described in the Activity Plan.</td>
<td>Grounds Team</td>
<td>Annual</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Introduce labelling of trees and a limited amount of interpretation to enable visitors to learn more about the trees and the history of the arboretum</td>
<td>Park</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Management of natural play and ‘wild wood’ camping areas. Inspections, litter collection and low intervention maintenance</td>
<td>Grounds Team and Volunteers</td>
<td>Annual</td>
</tr>
</tbody>
</table>
**Table 2B Lake Restoration Project- Landscape Management Training and Volunteering**

<table>
<thead>
<tr>
<th>Task or Operation</th>
<th>Resource:</th>
<th>Who and Outcomes</th>
<th>Budget Cost</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Training</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Understanding the heritage significance of the park as described in the CMP and the implications for management and maintenance.</td>
<td>Park Operations Team has a good understanding of the heritage significance of the park.</td>
<td>Short</td>
<td>Included within Ongoing training during Lake Restoration Project.</td>
<td></td>
</tr>
<tr>
<td>Heritage Impact Assessment</td>
<td>External courses or training</td>
<td>Ensure key staff in the Park Operations Team are trained in heritage impact assessment, in order to evaluate the effects of improvements and management on the heritage of the park.</td>
<td>Short</td>
<td>£500</td>
</tr>
<tr>
<td>Train two staff to become Forest School Level 3 as described in the Activity Plan.</td>
<td>Various training providers</td>
<td>Park Operations to enable the team to lead Forest School activities</td>
<td>Short</td>
<td>Costs inc in Activity Plan</td>
</tr>
<tr>
<td>Managing wildlife habitats and understanding the biodiversity of the park and the lakes</td>
<td>Park Operations Team has an understanding of the biodiversity interest of the park and the lakes and techniques for habitat management.</td>
<td>Short</td>
<td>£2,000</td>
<td>Staff to attend short course run by Wildlife Trust and BTCV and work with Design Team during Lake restoration.</td>
</tr>
<tr>
<td>Practical skills training in habitat management</td>
<td>Local Wildlife Trust and other Partner</td>
<td>Park Operations Team gain Practical skills training in habitat management to include marginal and wetland habitats, coppicing, hedge management and hedge laying, and machinery operation (Chain saw, brushcutters, chippers, etc)</td>
<td>Short</td>
<td>£500</td>
</tr>
</tbody>
</table>

**Area M: Recreation Park (south)**

<table>
<thead>
<tr>
<th>Wildflower Grass Cutting</th>
<th>Grounds Team with Volunteer support</th>
<th>Creation of network of meadows along boundaries and hedge lines.</th>
<th>Annual</th>
<th>Part of routine park</th>
<th>Possible need for investment in reciprocating mower attachment or tractor drawn flail and arisings collector. Capital cost £3-5,000. Timing of cut to be advised by project ecologist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Est. 30,000 m² 2 cuts pa - arisings removed</td>
<td>Park</td>
<td>The campsite has an attractive rural character (see Quadrat Figures 19 Rev A and 20 Rev A).</td>
<td>Medium</td>
<td>£2,500 Allowance for planting of up to 100 trees. See comment in Table 1B – need to ensure consistency between caravan/camp site layout and Lake Restoration and CMP.</td>
<td></td>
</tr>
<tr>
<td>Establish stronger planting structure for the caravan/camp site to establish more of a parkland character with clumps of native trees, to create sheltered camping locations and to screen the industrial/commercial development to the south.</td>
<td>Grounds Team and Volunteers working with Partner</td>
<td>Coppice woodlands provide an energy source and an educational and volunteer resource.</td>
<td>Long</td>
<td>At cost</td>
<td>Could provide other opportunities eg Wicksteed Charcoal. Potential to cover cost through sale/use of timber.</td>
</tr>
</tbody>
</table>
### Wildlife identification and monitoring techniques

**Resources:** Local Wildlife Trust and other partners

**Who and Outcomes:** Park Operations Team able to undertake wildlife monitoring to gauge the success of habitat management.

**Budget:** £2,500

**Comments:** Staff to attend short course run by Wildlife Trust and BTCV and work with Design Team during lake restoration.

### Creation and management of green waste recycling areas

**Resources:** Park Operations Team able to establish and manage green waste recycling facility on site.

**Who and Outcomes:** Park Operations Team able to establish and manage green waste recycling facility on site.

**Budget:** £750

**Comments:** Attendance at short course run by WRAP and others on creation of green waste recycling and composting.

### Water quality testing and monitoring

**Resources:** Cranfield University Member of Park Operations Team staff able to undertake water quality monitoring.

**Who and Outcomes:** Member of Park Operations Team staff able to undertake water quality monitoring.

**Budget:** £150

**Comments:** Attendance at short course.

### Fisheries Management

**Resources:** Institute of Fisheries Member of Park Operations Team staff able to undertake fisheries management.

**Who and Outcomes:** Member of Park Operations Team staff able to undertake fisheries management.

**Budget:** £200

**Comments:** Attendance at short course.

### Tree Surveys and Inspections

**Resources:** Grounds Team and Park Wardens to be able to undertake tree safety inspections and plan maintenance.

**Who and Outcomes:** Grounds Team and Park Wardens to be able to undertake tree safety inspections and plan maintenance.

**Budget:** £500

### Work to Achieving Green Flag Status

**Resources:** Green Spaces Forum and others

**Who and Outcomes:** Park Operations Manager to attend course on achieving and maintaining Green Flag status.

**Budget:** £300

**Comments:** Staff also to visit other Green Flag parks.

### Working with Volunteers

**Resources:** BTCV, ETN and others

**Who and Outcomes:** Park Operations esp. Grounds Team to learn about working with volunteers.

**Budget:** £900

### Provide training to staff and volunteers in leading guided walks and other activities described in the Activity Plan – Heritage Events, History of Play and leading health and activity walks

**Resources:** Park Operations Team and volunteers able to lead a programme of guided walks on a variety of topics – heritage, history of play, wildlife, trees, etc

**Who and Outcomes:** Park Operations Team and volunteers able to lead a programme of guided walks on a variety of topics – heritage, history of play, wildlife, trees, etc.

**Budget:** £900

**Comments:** Training on the park heritage and wildlife from Design Team and attendance on short course on leading guided walks and engaging with the public.

### Volunteering

**Continuing with the Probation Service**

**Resources:** Park Operations Team

**Who and Outcomes:** Continue to work with the Probation Service

**Budget:** Ongoing

**Comments:** Ongoing

**Work with partner organisations to establish a Friends of Wicksteed Park and Volunteer Group with co-ordinated input into park management**

**Resources:** Trust and Limited Company working with Design Team

**Who and Outcomes:** Volunteer team established possibly linked to Wicksteed Park Nature Reserve volunteers and part of wider RevitalISE network.

**Budget:** Short

**Comments:** Inc in Activity Plan

**Set up Tree Warden Scheme BTCV Local volunteers work with Grounds Team in monitoring trees in the park**

**Resources:** Member of Park Operations Team staff able to undertake tree warden scheme

**Who and Outcomes:** Member of Park Operations Team staff able to undertake tree warden scheme

**Budget:** Medium £400

**Comments:** Local volunteers work with Grounds Team in monitoring trees in the park.

**Explore opportunities to work with other groups such as local businesses eg team building days, to work on specific projects in the park**

**Resources:** Park Operations and Media/Finance Teams

**Who and Outcomes:** Local businesses have a series of team building days, possibly focussed on particular projects.

**Budget:** Medium

**Comments:** May provide opportunities for sponsorship.

**Provide training to staff and volunteers in leading guided walks and other activities described in the Activity Plan – Heritage Events, History of Play and leading health and activity walks**

**Resources:** Park Operations Team and volunteers

**Who and Outcomes:** Park Operations Team and volunteers able to lead a programme of guided walks on a variety of topics – heritage, history of play, wildlife, trees, etc.

**Budget:** Short/Medium

**Comments:** Training on the park heritage and wildlife from Design Team and attendance on short course on leading guided walks and engaging with the public.
8.0 BIBLIOGRAPHY

Principle documents consulted include:

**Published sources**

- Hazel Conway, Public Parks, 1996
- Roger Deakin, Waterlog, 2000
- David Nelson, 75 Years of the Wicksteed Park Railway
- Janet Smith, Liquid Assets (Played in Britain) 2005
- Charles Wicksteed, A Plea for Children’s Recreation after School Hours and after School Age
- Hilda M Wicksteed, Charles Wicksteed, 1933
- Young and Riley (ed) Theme Park Landscapes: antecedents and variations, 2002

**Journals**

- Charles Wicksteed, ‘Concrete Cottages’, Machine Tool Review July-August 1920

**Archival sources**

- Linden Groves ‘The History of Children’s Play Provision in Public Parks’, draft report by for English Heritage
- Pathways Consultancy, ‘An Activity Plan for Wicksteed Park’ August 2011
- Pathways Consultancy, ‘Views from outside: a summary of the views given by visiting green space and heritage project managers’ 2011
- Humphry Repton, Red book for Barton Seagrave, 1793-4 (Microfilm at British Library)
- Wicksteed Park Limited Business Plan - March 2011
- Park guides, Wicksteed literature, drawings and photographs in the Wicksteed archive
- Park guides, postcards, maps and photographs in Kettering Library and Northamptonshire Record Office
- Aerial photographs held by the National Monuments Record

9.0 ENGLISH HERITAGE REGISTER DESCRIPTION

**Name:** WICKSTEED PARK

**List entry Number:** 1001524

**Location**

The garden or other land may lie within the boundary of more than one authority.

**County:** Northamptonshire
**District:** Kettering
**District Type:** Parish
**Parish:** Barton Seagrave

**Grade:** II

**Date first registered:** 26-Apr-2001

**UID:** 4793

**Official record but are added later for information.**

**List entry Description**

Summary of Garden

An early C20 public amusement or leisure park laid out for Charles Wicksteed and opened in 1921, with formal elements in an informal amusement park dominated by a large lake. It was the first such park in the United Kingdom, in which Wicksteed installed substantial amounts of play equipment supplied from his own factory.

**HISTORIC DEVELOPMENT**

In 1876 Charles Wicksteed (1847-1931) founded an engineering company in Kettering, Charles Wicksteed and Company, which prospered such that Wicksteed became a wealthy businessman. In 1913 he bought a parcel of agricultural land south-east of Kettering and formed the Wicksteed Village Trust. His intention was to provide a model village for the working classes at below-average rents, offering generous gardens and a large open public space for recreation. A 1914 plan exists of the proposed Barton Seagrave Garden Suburb Estate, prepared by the local architects Gotch and Saunders, showing a substantial lake flanked by housing and a park and playing fields. Following the First World War public housing became the responsibility of local authorities, so Wicksteed chose instead to concentrate on the creation of the park for public use. The park was to provide a free playground and sports facilities for family enjoyment, funded by other facilities within the park, such as refreshments and outdoor features, for which a small charge was made.

In 1917 the first playground equipment was installed, designed and built by Wicksteed's engineering company. A 12ha lake, fed by the Ise Brook, was constructed by 1921, the year that the park was officially opened. In 1922 work began on a Pavilion and Theatre building towards the centre of the park, these being completed in 1923, followed by the adjacent Rose Garden, laid out in 1924. A water chute, bandstand, and fountain were built in 1926. In 1928 Wicksteed bought Barton Seagrave Hall for £6000.

Some housing was built around the western edge of the park by the Trust, including in 1921 prefabricated concrete bungalows in Paradise Lane, the earliest buildings of this construction type. Further prefabricated concrete bungalows were built in 1930, on the eastern boundary close to the lake. A model railway track was built around the edge of the lake in 1931. Following Wicksteed's death that year the park continued in the hands of the Trustees, and further features were added, particularly play equipment and facilities for recreational activities.
After the Second World War the park was used as an example by Professor Holford during the planning of the New Towns, to show that a town could create parks and playgrounds, which after the initial outlay, could be run at no cost to the rate payers (The Wicksteed Story).

The park continues in public use, owned by Wicksteed Village Trust (2001).

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Wicksteed Park lies at the south-east edge of Kettering, on the west edge of Barton Seagrave village. The c.45ha site is bounded to the north by the A6003 Barton Road, to the west by C20 housing, including the 1920s Paradise Lane, and to the south by land laid out as a miniature golf course and agricultural land. The southern part of the east boundary is marked by the River Ise, beyond which lies open agricultural land. The northern part of the east boundary is marked by a track, beyond which lies Castle Field, containing the earthwork remains of moats, fishponds, and an ancient medieval village (scheduled ancient monument). The land lies within the western section of the site, with a gentle slope running south-east from the Pavilion and Rose Garden down towards the lake in the Ise valley below.

The setting is partly urban, with the remains of Barton Seagrave Hall’s landscape park and gardens adjacent to the north-east. The landscape of the Hall was laid out in the late C18 and early C19 with advice from Humphry Repton (1752-1818). A Red Book dated April 1794 details his suggestions for the site (British Library). The land which Wicksteed Park occupies was until 1913 part of the Barton Seagrave Hall estate.

Views extend beyond the park north-east towards Barton Seagrave Hall and its park and gardens. Further views extend east and south-east across the site and beyond to distant agricultural land and woodland. All these views are particularly prominent from the Pavilion and Rose Garden.

ENTRANCES AND APPROACHES The principal approach is from the town north-west, via Barton Road. A gateway gives access at the centre of the north boundary, from which a drive extends south to the south-east front of the Pavilion, overlooking the Rose Garden to the south-east. From here the drive continues south-west to a car park at the south-west side of the Pavilion.

A further entrance to the park lies at the junction of the A509 Pytchley Road with Barton Road, 500m north-west of the Pavilion. The entrance, set back off the road, is marked by a two-storey lodge to the south. Stone gate piers with ball finials, supporting wooden gates, flank the entrance, these in turn flanked by further, piers in similar style on which are hung pedestrian gates. The gateway gives access to a c.350m long drive flanked by a broad beech avenue which leads south-east across the park parallel with the north boundary to join the east drive 150m north of the Pavilion. A large octagonal shelter with a pyramidal tiled roof supported by brick piers stands to the south of the avenue, c.150m north-west of the Pavilion. This approach was formerly the main entrance to the park from Kettering.

PRINCIPAL BUILDING The Pavilion stands towards the centre of the park, overlooking the Rose Garden and beyond this the shallow slope leading down to the lake to the east. The Pavilion stands on the site of a building erected in the 1920s which was subsequently enlarged. The central block is of two storeys, with, on the north-west side, a clock tower rising above it. The Pavilion provides large reception rooms and a theatre for various types of gatherings. To the north-west of the Pavilion stand various other structures, including service buildings and a compound containing large items of leisure equipment.

GARDENS AND PLEASURE GROUNDS Wicksteed Park was laid out as a landscaped public park in which amusements were provided for visitors. It is dominated by two major features: the formal Rose Garden to the south-east of the Pavilion, and the large informal lake adjacent to the east boundary, these being set within informal parkland containing recreation and amusement facilities.

The Rose Garden is divided into two terraces, the upper one lying alongside the south-east front of the Pavilion, from which it is separated by the drive. The upper terrace is laid to lawn enclosed by a perimeter path, with a central stone-edged flower bed (formerly a pond and fountain, 1926). At the centre of the south-east edge a stone-balustraded promontory, formerly the site of a bandstand, overlooks the lower terrace and lake beyond. Paths lead south-east along the outer sides of the upper terrace, giving access to the lower terrace on which is laid out the Rose Garden. The area is laid out with geometric panels of lawn divided by gravel paths, at the centre of which is a circular sunken feature with a central stone monument. The borders within this feature were formerly laid out with rose beds which now (2001) contain seasonal bedding. At the corners of the lower terrace lie shrub beds planted with tall evergreens. The lawns are edged with dome-shaped clipped evergreens.

At the centre of the south-east edge stands a stone memorial to Charles Wicksteed’s dog, Jerry, which disappeared in 1928. The terrace is bounded by clipped yew hedges, beyond which views extend over the park to the countryside beyond.

The path on the north-east side of the Rose Garden continues south-east to the north end of the lake, being carried over the lake by a hump-backed bridge. From here it continues eastwards, giving access to features on the east side of the lake and the line of prefabricated, semi-detached Lakeside Bungalows. To the north and east the Bungalows are enclosed by woodland. An early C20, two-storey brick water chute building stands close by, between the lake and the Bungalows. The northern tip of the lake contains two islands and is used for boating. The remainder of the lake, also used for boating, contains several islands and is largely enclosed by the model railway (1931), and bounded to the east by a narrow strip of trees. The River Ise enters the site from Barton Seagrave park at the north-east corner of the Wicksteed Park, feeding the lake, alongside the east edge of which it runs before leaving at the south-east corner of the park.

The remains of several formal ponds lie on the west bank of the lake, including two circular former lily ponds (OS 1938) and a semicircular paddling pool, now (2001) a sand pit. Close by to the south-west stands a large open shelter, in similar style to that south of the north-west drive. South of the shelter lies the c.0.5ha oval model yacht pond (early C20), now (2001) drained. To the west of this lies the oval former cycle track or velodrome (1930), now enclosing large items of leisure equipment.

The rest of the park is laid to lawn and planted with scattered clumps of trees and singles. Formerly tennis courts were laid out in the north-west corner (OS 1938). A miniature golf course lies to the south-west of the park (outside the area here registered).

REFERENCES


Maps Gotch and Saunders, Barton Seagrave Garden Suburb Estate, 1914 (Wicksteed Village Trust)

OS 6” to mile: 3rd edition revised 1938

Archival items H Repton, Red Book for Barton Seagrave, 1794 (British Library exported MSS, RP100)

Description written: April 2001 Register Inspector: SR Edited: August 2001

National Grid Reference: SP 88024 76862
### 11.0 HERITAGE IMPACT ASSESSMENT

<table>
<thead>
<tr>
<th>Area</th>
<th>Character area</th>
<th>Proposal</th>
<th>Significant elements</th>
<th>Significance of element*</th>
<th>Potential impact*</th>
<th>Policy</th>
<th>Mitigation</th>
<th>Information needed</th>
</tr>
</thead>
</table>

#### 11.1 Heritage Impact Assessment criteria

**Description of Column headings in schedule:**

**Column 1: Area**
Numbers of character areas as shown in drawings

**Column 2: Character Area name**

**Column 3: Proposal**
A brief description of proposed works and summary of relevant historic information.

**Column 4: Significant elements**
Significant elements affected, as identified in section 4 of the CMP.

**Column 5: Significance**
The levels of significance are taken from section 4 of the CMP.
- Very high (international) significance
- National (high) significance
- Regional (medium) significance
- Local (low) significance
- Neutral significance
- Negative or poorly sited features

**Column 6: Potential impact**
Significant improvement: major repairs and enhancement to the appearance setting and perception of the most significant elements of fabric, and overall character, including major improvement to management and maintenance and to interpretation, resulting in a fundamental improvement in our ability to understand and appreciate the resource and its historical context and setting;

Perceptible improvement: repairs and enhancement to condition, appearance and perception of significant elements of fabric and improved management and interpretation, resulting in a appreciable change in our ability to understand and appreciate the resource and its historical context and setting;

No perceptible change: continuation of current conditions; changes which do not impact on condition, appearance and perception of significant features, resulting in a negligible change in our ability to understand and appreciate the resource and its historical context and setting;

Minor change: Impacts which create dis-benefits and benefits; repairs and enhancement to the appearance setting and perception of some significant elements but also some damage to fabric and landscape character resulting in a small change in our ability to understand and appreciate the resource;

Moderate change: Impacts which result in the destruction of some significant landscape features including structures, landform and structural planting, resulting in an appreciable change in our ability to understand and appreciate the resource; and
Major change: Impacts which result in the permanent loss of the most significant landscape features including structures, landform, structural planting and loss of landscape character, resulting in a fundamental change in our ability to understand and appreciate the resource and its historical context and setting.

Column 7: Type of impact
This assesses the beneficial and adverse impacts taking into account the extent and type of impact and the significance of the elements affected, as follows:

Substantial Beneficial: Significant improvement in the condition of a Grade I or II* registered park, conservation area or in the condition and setting of I/II* listed structures; improved management to secure the long term future of an important registered park.

Moderate Beneficial: Perceptible improvement in the condition of a Grade I or II* registered park, Conservation Area or in the condition and setting of I/II* listed structures; improved management to secure the long term future of a nationally important registered park. Significant improvement to Grade II sites and features.

Minor Beneficial: Perceptible improvement in the condition of a Grade II registered park, Conservation Area or in the condition and setting of Grade II or locally listed structures; improved management to secure the long term future of a locally/regionally important site.

Negligible: No perceptible change in condition or setting of designated landscapes and setting of designated structures.

Minor Adverse: Minor change which creates dis-benefits to the historic fabric of a Grade II registered park, Conservation Area or in the condition and setting of Grade II or locally listed structures; but also provide benefits.

Moderate Adverse: Moderate change which result in the loss of elements of a Grade I or II* registered park, Conservation Area or in the condition and setting of I/II* listed structures.

Substantial Adverse: Major change which result in the loss of the most significant fabric of a Grade I or II* registered park, Conservation Area or in the condition and setting of I/II* listed structures.

Column 8: Policy
Refers to relevant conservation policies from Section 6 of the CMP.

Column 9: Mitigation
Proposed mitigation of impacts, where required.

Column 10: Information needed
Further information required, if any, to ensure adverse impact are avoided.
<table>
<thead>
<tr>
<th>Character area</th>
<th>Feature</th>
<th>History</th>
<th>Date</th>
<th>Significance within park</th>
<th>Issues</th>
<th>Recommendations</th>
<th>Sources/Park chronology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmhouse tower and bundsland</td>
<td>The terrace was originally a rectangular lawn but was embellished with the impressive fountain, statues and their bundsland in 1936; it became known as the 'Fountain lawn' in early guide books and was much admired and much illustrated. The restaurant opened on to it and it was overlooked by the first-floor terrace and restaurant. Over the years, statues have disappeared. The bundsland has been demolished.</td>
<td>1926</td>
<td>A grass terrace with central seasonal building; modern canopy to north. Since function room can exit onto terrace but generally the pavilion is closed and the area is used. Platform of former bandstand remains as viewing platform. Views over rose garden obstructed by large conifers</td>
<td>Very high</td>
<td>Loss of detail, lift used outside functions; road passes to west (but can be closed)</td>
<td>Increase use and connections; remove views</td>
<td>Wicksteed archive and Kettering Library photos</td>
</tr>
<tr>
<td>Ornamental park</td>
<td>When the pavilion was removed, the land was extended to the east in 1976, and the fountain basin was adapted and filled in to be used as a flower bed with seasonal bedding</td>
<td>1976</td>
<td>Used for seasonal bedding; irregular shape</td>
<td>Very high</td>
<td>Loss of fountain and recreation of basin</td>
<td>Consider reporting</td>
<td>Wicksteed archive and Kettering Library photos</td>
</tr>
</tbody>
</table>
| Rose garden | One of the earliest features, the hedged rose garden featured yew and pear towers for climbing roses, in the outer beds, bedding in the centre and views over the park. Memorial added after Wicksteed's death. | 1919 | This is an important area linking the pavilion and gardens with the lake and wider areas. Few original trees remain and recent planting in many species. Marie Curie Field of Hope in the north of the area. Dogwoods are planted between ornamental plantings | Very high | Loss of small trees, outer areas have become shaded and no longer planted with herbaceous plants. | Remove non-native shrubs, replant rose towers, replace Rose garden with Herbaceous borders and modern planting | Inkling, Adur \\
| Rose garden | Originally two open areas with rose trees in a hedge to north. | 1920 | Used as a decorative rose terrace with ornamental trees and rose garden. | Very high | Loss of detail, lift used outside functions; road passes to west (but can be closed) | Increase use and connections; remove views | Wicksteed archive and Kettering Library photos |
| Core park | This is an important area linking the pavilion and garden with the lake and wider areas. Few original trees remain and recent planting in many species. Marie Curie Field of Hope in the north of the area. Dogwoods are planted between ornamental plantings | 1919 | Loss of trees, views of lake | Very high | Increase choice of trees, view to lake | New and tree management and amenity tree planting; manage tree growth | Wicksteed archive and Kettering Library photos |
| Copse park | Originally open fields, its overall character became one of ornamental parkland with scattered trees, the park falling to the lake below. Poplar avenue which led to bridge built in 2000, replaced with more informal planting | 1919 | This is an important area linking the pavilion and garden with the lake and wider areas. Few original trees remain and recent planting in many species. Marie Curie Field of Hope in the north of the area. Dogwoods are planted between ornamental plantings | Very high | Choice of trees, views of lake | New and tree management and amenity tree planting; manage tree growth | Wicksteed archive and Kettering Library photos |
| Coppice wood | Originally open fields, its overall character became one of ornamental parkland with scattered trees, the park falling to the lake below. Poplar avenue which led to bridge built in 2000, replaced with more informal planting | 1919 | This is an important area linking the pavilion and garden with the lake and wider areas. Few original trees remain and recent planting in many species. Marie Curie Field of Hope in the north of the area. Dogwoods are planted between ornamental plantings | Very high | Choice of trees, views of lake | New and tree management and amenity tree planting; manage tree growth | Wicksteed archive and Kettering Library photos |
| Coppice wood | Originally open fields, its overall character became one of ornamental parkland with scattered trees, the park falling to the lake below. Poplar avenue which led to bridge built in 2000, replaced with more informal planting | 1919 | This is an important area linking the pavilion and garden with the lake and wider areas. Few original trees remain and recent planting in many species. Marie Curie Field of Hope in the north of the area. Dogwoods are planted between ornamental plantings | Very high | Choice of trees, views of lake | New and tree management and amenity tree planting; manage tree growth | Wicksteed archive and Kettering Library photos |
| Recreation park | Originally open fields, its overall character became one of ornamental parkland with scattered trees, the park falling to the lake below. Poplar avenue which led to bridge built in 2000, replaced with more informal planting | 1919 | This is an important area linking the pavilion and garden with the lake and wider areas. Few original trees remain and recent planting in many species. Marie Curie Field of Hope in the north of the area. Dogwoods are planted between ornamental plantings | Very high | Choice of trees, views of lake | New and tree management and amenity tree planting; manage tree growth | Wicksteed archive and Kettering Library photos |

**Recreation park**

- **Fountain basin**: Originally open fields, its overall character became one of ornamental parkland with scattered trees, the park falling to the lake below. Poplar avenue which led to bridge built in 2000, replaced with more informal planting.
- **Rose garden**: Originally two open areas with rose trees in a hedge to north.
- **Core park**: Originally open fields, its overall character became one of ornamental parkland with scattered trees, the park falling to the lake below. Poplar avenue which led to bridge built in 2000, replaced with more informal planting.

**Core park**

- **Choice of trees, views of lake**: New and tree management and amenity tree planting; manage tree growth.
- **New**: Increase choice of trees, views of lake.
- **Tree management and amenity tree planting; manage tree growth**: New and tree management and amenity tree planting; manage tree growth.

**Coppice wood**

- **Choice of trees, views of lake**: New and tree management and amenity tree planting; manage tree growth.
- **New and tree management and amenity tree planting; manage tree growth**: New and tree management and amenity tree planting; manage tree growth.
- **New**: Increase choice of trees, views of lake.

**Coppice wood**

- **Choice of trees, views of lake**: New and tree management and amenity tree planting; manage tree growth.
- **New and tree management and amenity tree planting; manage tree growth**: New and tree management and amenity tree planting; manage tree growth.
- **New**: Increase choice of trees, views of lake.

**Recreation park**

- **Choice of trees, views of lake**: New and tree management and amenity tree planting; manage tree growth.
- **New and tree management and amenity tree planting; manage tree growth**: New and tree management and amenity tree planting; manage tree growth.
- **New**: Increase choice of trees, views of lake.
### Feature | History | Date | Description | Significance within Park | Issues | Recommendations | Sources: Park Chronology plus | Notes
--- | --- | --- | --- | --- | --- | --- | --- | ---
| 21 | Hump-backed bridge | 1924 | Now developed as attractive feature | Consider developing area to north (part enclosed by crazy half wall & shrubbery) | 1975 Park, 1967 OS |  |  | Wicksteed arch and Kettering Library photos
| 22 | Filling greens | Originally a simple enclosure in parkland | By 1950 now extended to many golf to take in areas to north with new exotic planting and sculptures | Private/managed area extending into park | 1975 Park, 1967 OS |  |  | Wicksteed arch and Kettering Library photos
| 23 | Playground | Begun with replacement play equipment which was so successful that this led to the development of the Wicksteed playground equipment company. | 1936 developed as a tree play area open of year round; no original equipment; some traditional rides eg pirate ship (1982), swing | Very high | Behaviour of hard surfaces disconnected from park | Maintain free play area as Wicksteed's original intention; eradicate original equipment; rationalise park furniture; protect and replant trees in tree grove | Winklebrook and Wicksteed Play Equipment, 1936 | Wicksteed arch and Kettering Library photos
| 24 | End shelter, playground | Not a permanent structure in playground; originally had timber walls | 1924, heavily rebuilt with brick piers | High | Original design altered but characteristic roof and finial retained | Protect emergence related to history of play | 1924 drawing |  | Wicksteed arch and Kettering Library photos
| 25 | Jude gate, end of driving clonsection | Informed by dramatic views to the lakes and village of Kettering | 1929-30 built high hedges and Broad avenue on either side of entrance to parkland | Very high | Lineage now in separate ownership; poor condition of gates (final reused); Disadvantageous location of new house projects into avenue. | Maintain and repair gates; propose listing or local listing | Photographs 1920s, Wicksteed archive | Wicksteed arch and Kettering Library photos
| 26 | Avenue and expositon | Formed to impressive approach to the lakeside park | 1936 Broad avenue and impressive entrance, frames the view over the lake valley. Gates and some recent replacement; barrier across avenue divides it in two | Very high | No longer used as entrance but part used as exit. Recent loss of trees due to safety concerns; View to east marred by parking and barriers | Improve management strategy to maintain trees as long as possible; Plant replacements on correct spacing and alignment; Review access to increase use; clear parking and barriers from north of avenue |  | Wicksteed arch and Kettering Library photos
| 27 | Main gates, entrance and access | Main entrance from 1920s. Hills At Wicksteed Memorial Gates added 1951 | 1943 Iron gates and ornamental steel gates (current main entrance) | Moderate | Disturbed by barriers and signage | Maintain all park signage; make entrances welcoming | Osborne c. 1923 | Wicksteed arch and Kettering Library photos

### H. Lake activity area

| Feature | History | Date | Description | Significance within Park | Issues | Recommendations | Sources: Park Chronology plus | Notes
--- | --- | --- | --- | --- | --- | --- | --- | ---
| 28 | Boathouse | The three pitched roof boathouse is shown on 1927 OS and features in many early photographs. Motorboat House 1935. Boat house yard accommodated moorings | 1920 | Used as brick and weatherboarded with corrugated roof, gables and rafter. Shuttered doors to lake; currently painted blue | Very high | Many structures added over time eg dry dock, yard sheds, many underused and very dilapidated | Survey and rationalise buildings; remove redundant buildings and prioritise upkeep of original boathouse; consider removal of boathouse to open up potentially attractive area between lake and river | Wicksteed arch and Kettering Library photos
| 29 | Water chute | Wicksteed design; the water chutes at (Sambourne and Hull) survived | 1920 | Original design survives rebuilt 1939 with brick wall | Very high | Very popular original Wicksteed attraction; setting unattractive | Improve setting; seek listing | Wicksteed arch and Kettering Library photos
| 30 | Model pond | As early feature for free use and refurbished in 2004 | 1926 | Recently redeveloped | Very high | Enclosed by recent yellow fence; parking near pond | Rationalise and redevelop connection to landscape as part masterplan | Wicksteed arch and Kettering Library photos
| 31 | Cycle track | Design and cycle track extending sports area; second half C20 developed for rides | 1920 | Now developed to exceed with a range of rides; go karts around track | High | Original cycle track cannot be appreciated because of large enclosed maintenance areas inside track and growth of vegetation around track | Enclosed by recent yellow fence; parking near pond | Wicksteed arch and Kettering Library photos

### I. Play equipment

| Feature | History | Date | Description | Significance within Park | Issues | Recommendations | Sources: Park Chronology plus | Notes
--- | --- | --- | --- | --- | --- | --- | --- | ---
| 24 | End shelter, playground | Not a permanent structure in playground; originally had timber walls | 1924, heavily rebuilt with brick piers | High | Original design altered but characteristic roof and finial retained | Protect emergence related to history of play | 1924 drawing |  | Wicksteed arch and Kettering Library photos
| 32 | Play equipment | Some traditional rides eg pirate ship (1982), swing | 1936 developed as a tree play area open of year round; no original equipment; some traditional rides eg pirate ship (1982), swing | Very high | Behaviour of hard surfaces disconnected from park | Maintain free play area as Wicksteed’s original intention; eradicate original equipment; rationalise park furniture; protect and replant trees in tree grove | Winklebrook and Wicksteed Play Equipment, 1936 | Wicksteed arch and Kettering Library photos
<table>
<thead>
<tr>
<th>Feature area/no</th>
<th>Feature</th>
<th>History</th>
<th>Date</th>
<th>Description</th>
<th>Significance within park</th>
<th>Issues</th>
<th>Recommendations</th>
<th>Sources; Park chronology</th>
</tr>
</thead>
<tbody>
<tr>
<td>65</td>
<td>Kidlee boad pool</td>
<td>Children’s boad pool in north end of lake extended and redesigned 1936; very popular and much photographed</td>
<td>1925</td>
<td>Beds very overgrown, swan nesting, 2011; no longer has connection to landscape setting; overshadowed by more recent rides</td>
<td>Very high</td>
<td>Indisputable setting greatly affected by rides and associated hard surfacing, fencing etc.</td>
<td>Wicksteed archive and Kettering Library photos</td>
<td>Wicksteed archive and Kettering Library photos</td>
</tr>
<tr>
<td>27</td>
<td>lake boar house</td>
<td>Housed pump gear for swimming pool spirit of Wicksteed planned drying areas for children after play for own house in Kettering</td>
<td>1950</td>
<td>Simple brick building now in use as toilets; contains original pumping equipment now used as toilets</td>
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**Site of lakeside Coronation Hall built to commemorate to Central Stores and Wickys row**

**Future to be determined as part of whole park masterplan**

Sarah Couch Historic Landscapes • February 2012 • Wicksteed Park Conservation Management Plan • 111
12.0 GAZETTEER IMAGES

For location of views see plan 12, page 26

1. Field pattern and hedgerows
2. Trees pre 1911
3. Ise valley
4. Setting and views of Barton Seagrave village and Castle Field
5. Setting and views of Barton Seagrave Hall, village and Castle Field

**Area A Pavilion and gardens**
6. Clocktower
7. Main pavilion
8. Original kiosks and bungalows (part now in area F)
9. Fountain basin moved here from near Lodge
10. Terrace 'Fountain Lawn' and bandstand
11. Fountain basin
12. Rose garden

**Area B Core park**
13. Core park
14. Railway and station

**Area C Ornamental park-north**
15. Ornamental parkland north
16. WCs/urinals/store

**Area D Ornamental park-south**
17. Ornamental parkland
18. Chapel toilets
19. Pony field

**Area E Recreation park-north**
20. Recreation park
21. Site of tea pavilion
22. Putting green

**Area F Playground**
23. Playground
24. Round shelter-playground

**Area G Avenue and entrances**
25. Lodge gates and drinking fountain
26. Avenue
27. Main gates, entrance and kiosks

**Area H Lake activity area**
28. Boathouses
29. Water chute
30. Model yacht pond
31. Cycle track
32. Paddling pool/sandpit
33. Bathing pool
34. Round shelter-lakeside
35. Bridge
36. Paddle boat pool
37. Pool filter house
38. Lakeside Drying rooms

**Area I Main lake**
39. Main lake
40. Boathouse
41. Tunnel
42. Aviary
43. Coronation Hall

**Area J Fishing Lake**
44. Fishing lake

**Area K Arboretum**
45. Arboretum

**Area L Lodge area**
46. Lodge area

**Area M Outer recreation park-south**
47. Recreation park
48. Golf House
49. Paradise lane/Spinney Lane bungalows

**Hedgerows and post enclosure field pattern**

Ancient hedgerow of ecological interest and boundary oak along old field boundary inside entrance from Paradise Lane

Old hedgerow along old field boundary west of sycamore avenue (boundary between Pony Field and Park, Area D)
Left: oak 87 in Area B is up to 200 years old and marks a former field boundary.
Right: Tree number 185 near Oak Tree takeway could be 200 years old.

Left: Oak 97 near boating pond is up to 200 years old. Right: Oak 58 on mound in top field (Area E) is the remnant of a former field boundary and is likely to date to the mid C19.

Left: Beech 113 is a mature tree shown in 1885 in the corner of Paradise Spinney.

View to Wicksteed Park from Castle Field, pavilion, fairground and parking can be seen.
<table>
<thead>
<tr>
<th>Gazetteer images</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ise valley</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setting and view of Barton Seagrave /Castle Field</td>
<td>3</td>
<td>4</td>
<td></td>
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<tr>
<td>Setting and view of Barton Seagrave Hall</td>
<td>4</td>
<td>5</td>
<td></td>
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</tbody>
</table>

**View plan**

**View 8**

View sketched from microfiche copy of Repton’s Red Book for Barton Seagrave of 1793-4. This view looks west from Barton Seagrave Hall over the Ise valley toward Kettering. The dotted lines indicate the former avenue in the ‘before’ view. The site of Wicksteed is to the left.

View from Barton Seagrave Hall over Ise valley towards Wicksteed Park and Pavilion

Pavilion is at X

View from campsite across lake and Ise valley to Barton Seagrave housing development

View from south of Pavilion to industrial development; poplars are unsympathetic to parkland landscape, but provide useful screening in short time

View from campsite south to dominant industrial development
Views from east and north from Guide of 1929, Wicksteed archive; note that the entrance (north) side of the pavilion was a picnic area.

Above: Ground floor dining room in the pavilion
Right: upper dining room, Wicksteed archive

Rear of pavilion and shops 1956-7, Wicksteed archive
7 Main pavilion

Postcard of south front of pavilion, reproduced with permission of Northamptonshire Libraries and Information Service

East front of pavilion showing open verandah on first floor, Wicksteed archive

East front of pavilion 1956-7 showing first floor verandah enclosed and awnings, Wicksteed archive

Similar view in 2011 showing additions

East front of pavilion showing ground floor extension, 2011

Gazetteer images
Detail from aerial view 1926, showing bungalows in octagonal enclosure, original theatre and circular clumps of trees (one survives), reproduced with permission of Northamptonshire Libraries and Information Service.

Cafe seating outside bungalow (now visitor centre), Wickesteed archive.

The two most complete precast concrete bungalows, 2011.
Gazetteer images

8 Original bungalow area

Gardeners’ work area inside octagonal former bungalow rear garden area

Bungalows 3 and 4 are substantially altered, 2011

Fountain relocated outside Visitor Centre, now used for planting, 2011

1920s photograph of Lodge garden with fountain in original location surrounded by a sunburst bedding design; drinking fountain set in boundary, Wicksteed archive
Gazetteer images

10 Fountain lawn and bandstand

View towards bandstand mid C20, Wicksteed archive

A similar view 2011

View looking south, Souvenir guide c 1927, reproduced with permission of Northamptonshire Libraries and Information Service

View looking northeast, postcard; note bandstand is in use, reproduced with permission of Northamptonshire Libraries and Information Service

Gazetteer images

Fountain 11
Pool, fountain and bandstand in the 1920s, Wicksteed archive; diagonal views of landscape either side of bandstand.

A similar view in 2011, view over former bandstand only, diagonal views lost.
12 Rose garden

View south over rose garden, Souvenir Guide c1927, reproduced with permission of Northamptonshire Libraries and Information Service

Postcard of similar view south over rose garden, reproduced with permission of Northamptonshire Libraries and Information Service

Postcard of view over rose garden towards Barton Seagrove, reproduced with permission of Northamptonshire Libraries and Information Service

A similar view 2011
12 Rose garden

Postcard of view from rose garden towards bandstand and pavilion, reproduced with permission of Northamptonshire Libraries and Information Service

A similar view 2011

Postcard of view over rose garden towards Barton Seagrave, reproduced with permission of Northamptonshire Libraries and Information Service

A similar view 2011

Memorials to Charles Wicksteed’s and his dog Jerry in the memorial rose garden
13 Core park (B)

Left: detail of 1926 aerial photograph, showing circular clump and new poplars along path to bridge;
Right: new tree planting in ‘Field of Hope’
Aerial photo reproduced with permission of Northamptonshire Libraries and Information Service

Narrow view over rose garden to lake; lake is obscured by vegetation

Bright play equipment in the view from lakeside to rose garden and pavilion

laying the railway, 1931, Wicksteed archive

The railway c1936, Wicksteed archive
14 Railway

The railway c. 1936, Wicksteed archive

Open carriages on the railway 1980s, Wicksteed archive

The station 2011

The train crosses the park on the approach to the station 2011

Newly created wildflower bank 2011
Ornamental parkland north (C)

Aerial view showing field used for parking, Wicksteed archive

The path to the new ticket office, parking and picnicking, 2011

Wear on the grass, 2011

View from pavilion showing field used for parking c1950s, Wicksteed archive

Adjoining fuel pumps, barriers and hardstanding are unsightly in key view from end of avenue, 2011

Original prefabricated concrete building
Ornamental parkland south (D)

Souvenir guide c 1927, reproduced with permission of Northamptonshire Libraries and Information Service

A similar view, 2011; oak is in poor condition, rose garden and terrace obscured by conifers and parking; pavilion extended

View south-east over park to Arena and Ise valley. Lake is obscured

‘Chapel’ toilets in park D and Wickstted weathervane
19 Pony field (Park Area D)

Field from north, 2011

Field from south with hedge and avenue, 2011

Barton Seagrave suburb estate sale particulars 1914, view from top of site looking east over Ise valley, reproduced with permission of Northamptonshire Libraries and Information Service

Part of aerial photo, c1950s, Wicksteed archive

Recreation Park (Area E)
Gazetteer images

20 Recreation Park (Area E)

View from north east, showing erosion, 2011

View from north west, 2011

Circular clump of sycamore trees G54 with parking below which will impact on trees, 2011

Part of aerial photo 1926, showing circular clump of trees near former theatre, reproduced with permission of Northamptonshire Libraries and Information Service
21 Site of tea pavilion

Original tea pavilion (Wicksteed archive)

Site used as maintenance area 2011

Pitch and putt and crazy golf areas, 2011
inset, detail from c1950s aerial photo, Wicksteed archive

Putting green 22
The first slide designed and erected in Wicksteed Park in 1922, with shelter behind, Wicksteed archive

General view of the children’s playground at the Wicksteed Village Trust Park

★ A visit is well worth while, we welcome you

Brochure c 1930, Wicksteed archive

Early exercise equipment, Wicksteed archive

Park guide c 1950, Wicksteed archive
Gazetteer images

24 Round shelter- playground

Catalogue 1926 showing round shelter, Wicksteed archive

Roof structure, 2011

Gazetteer images

Round shelter- playground 24

Shelter in playground shown in part of aerial photo, c1950s, Wicksteed archive

Gotch and Saunders, detail of shelter drawing, 1924, Wicksteed archive
Gazetteer images

25  Lodge and gates

1920s photo, reproduced with permission of Northamptonshire Libraries and Information Service

Barton Seagrave Garden Suburb Estate, Northants 1914
reproduced with permission of Northamptonshire Libraries and Information Service

A similar view 2011

The avenue in 1920s, Wicksteed archive

The avenue in 1956-7, Wicksteed archive
Gazetteer images

26 Avenue

Avenue from west, showing barrier, 2011

Avenue looking east, showing barriers, security vehicle and parking 2011

Avenue from west, 2011

Avenue looking east, 2011
Main gates from brochure, 1943, Wicksteed Archive

View from main entrance, 2011

Security base inside main entrance, 2011
Gazetteer images

28 Boathouse

Main gates from brochure, 1943, Wicksteed Archive

Lake and boathouse c1920, reproduced with permission of Northamptonshire Libraries and Information Service

Lake and boathouse, 1940s reproduced with permission of Northamptonshire Libraries and Information Service

Boathouse, 2011
28 Boathouse

Children’s zoo behind boathouse, 1956-7 Wicksteed Archive

Boathouse, 2011
Gazetteer images

29 Water chute

Water chute, c. 1940, Wicksteed archive

A similar view, 2011

Water chute, 2011

Above: Scarborough water chute

Left: from Wicksteed archive

Right: East Park Hull water chute, listed grade 2
Gazetteer images

30 Cycle track/arena

Cycle track and arena
Wicksteed archive

From brochure, 1943, Wicksteed Archive

View outside arena and along track, 2011
Gazetteer images

30 Cycle track/arena

View of arena across lake 2011

Maintenance area inside arena, 2011

Boating pond 1956-7, Wicksteed Archive

A similar view 2011
32 Paddling pool/sandpit

Souvenir guide c.1927, reproduced with permission of Northamptonshire Libraries and Information Service

Guide, 1929, Wicksteed archive

Guide 1929, Wicksteed archive

LILY POND, PADDLING PLACE AND BOATHOUSE

Guide, 1929, Wicksteed archive

Paddling pool in use as sandpit, 2011
32 Paddling pool/sandpit

Paddling pool, 1950s, Wicksteed archive

A similar view, 2011

Brick balustrade and planter, 2011
Gazetteer images

33 Bathing pool

View from paddling pool to bathing pool, showing bathing huts
postcard, reproduced with permission of Northamptonshire Libraries and Information Service

Bathing pool c 1950, Wicksteed archive

Aerial view from early guide, showing paddling, swimming and model boating pools, Wicksteed archive

View across lake to bathing pool and view from derelict bathing pool, 2011
Gazetteer images
34 Round shelter

Shelter and pumphouse, 1956-7 Wicksteed archive

Shelter in 2011

1940s view, Wicksteed archive

A similar view, 2011, showing walkway alongside bridge
Gazetteer images

36 Paddle boat pool

View of boating lake and train post 1936 -1940s? from brochure, Wicksteed archive

A similar view, 2011

Boating lake before extension, from brochure, Wicksteed archive

Postcard, reproduced with permission of Northamptonshire Libraries and Information Service
Postcard, reproduced with permission of Northamptonshire Libraries and Information Service
36 Paddle boat pool

Souvenir guide c 1927, reproduced with permission of Northamptonshire Libraries and Information Service

37 Pool filter house

Filter house and round shelter (detail), 1956-7, Wicksteed Archive

Filter house in use as WCs, 2011

Flooding Easter 1998; park closed to visitors (Photo Liz Brandon-Jones)

Postcard, c1940, reproduced with permission of Northamptonshire Libraries and Information Service
38 Drying rooms

Drying rooms 1956-7, Wicksteed Archive

Drying rooms in use as WCs 2011

view 6a 1956-7, Wicksteed archive

A similar view, 2011
Gazetteer images

39 Main lake

1920s postcard (pre 1926) reproduced with permission of Northamptonshire Libraries and Information Service

Postcard of steamer, reproduced with permission of Northamptonshire Libraries and Information Service

1940s Wicksteed archive

Opening regatta, 1921, Wicksteed archive
Above: original plan for rowing club, Gotch Saunders and Surridge, 1937 (NRO MAP 5528). Reproduced by permission of Northamptonshire Record Office on behalf of Gotch, Saunders and Surridge Architecture.

Gazetteer images

40 Boatshed
41 Tunnel

Former pets corner near boathouses, 1950s Wicksteed archive

Extended aviary, 2011

left: tunnel; right: boatshed; (photos Liz Brandon Jones)
Gazetteer images

43 Coronation hall

Coronation hall, 2011

Gazetteer images

Fishing lake 44

Site of former Paradise spinney, south west of lake, 2011

Informal recycling/tip area, between lakes, 2011
Gazetteer images

45 Arboretum

Lodge area 46

Arboretum, 2011

Lodges from entrance, 2011

Lodges across the river, 2011
47 Recreation Park  Area M

View south east over lake, 2011

View south to industrial estate 2011

Newly planted hedge, 2011

Golf house 2011

Spinney Lane/Paradise Lane bungalow 2011