

**CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS**

**SUMMARY AND RECOMMENDATIONS:**

This report seeks Cabinet's approval to:

- a. adopt the St Michael's Abbey Conservation Area appraisal and management plan (Appendix 1);
- b. adopt the Farnborough Hill Conservation Area appraisal and management plan (Appendix 2);
- c. agree to reconsult on the revised appraisal for Farnborough Street Conservation Area (Appendix 3) solely to seek views on whether it should be extended to include the Station Master's House, and thereafter delegate authority to the Head of Economy, Planning and Strategic Housing (in consultation with the Portfolio Holder) to make any necessary final amendments to this boundary in the light of consultee comments received before it is finally adopted.
- d. consult on a draft Aldershot West Conservation Area appraisal and management plan (Appendix 4) and give delegated authority to the Head of Economy, Planning and Strategic Housing (in consultation with the Portfolio Holder) to make any minor revisions to the text of the appraisal in the light of consultee comments received before it is finally adopted.

**1. INTRODUCTION**

- 1.1. The Planning team has been reviewing the borough's conservation areas over the last three years. In previous rounds, the Cabinet has approved appraisals for Military Town, Basingstoke Canal, Cargate and Manor Park that have seen some revisions to boundaries.
- 1.2. This report now seeks approval for the next tranche of conservation area appraisals and management plans.
- 1.3. It is proposed to "cancel" the current Farnborough Hill Conservation Area as it stands and "split" it into two separate areas (Farnborough Hill and Farnborough Street). The current St Michael's Abbey Conservation Area has also been reviewed. All three appraisals recommend that parts of the current areas are no longer included within conservation area boundaries.

The proposal to do so was the subject of a consultation exercise during November and December 2021 and the findings of this exercise are reported below.

- 1.4. Finally, this report confirms the findings of a review of the Aldershot West Conservation Area undertaken in July 2022. It recommends that no alterations are made to its boundaries.

## **2. BACKGROUND**

- 2.1 A conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” which local authorities such as Rushmoor have the right to establish. There are currently eight of these in Rushmoor. By law, the council must keep these areas under review ‘from time to time’<sup>1</sup>. This means, the council can extend, alter or reduce their boundaries. The council made a commitment in the Rushmoor Local Plan (Policy HE3) to do this.
- 2.2 The National Planning Policy Framework states that “when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”
- 2.3 The council published an overall framework for this review when work began in 2019.

## **3 DETAILS OF THE PROPOSAL**

### **St Michael’s Abbey CA (Appendix 1)**

- 3.1 This conservation area is located north of Farnborough and centred on the historic St Michael’s Abbey and its grounds with its northern boundary formed by the mainline railway line to London Waterloo. The appraisal acknowledges the intrinsic merit of the conservation area but recommends the removal of parts of it including the Rectory Road recreational area, the modern housing developments on Abbey Way, Douai Close and Monks Close as well as Salisbury Road, Rectory Road and Rapallo Close as they lack sufficient architectural or historic interest overall. Trees of value in these removed areas not already covered by Tree Preservation Orders, will be subject to new orders where there is a justification.

### **Farnborough Hill/ Farnborough Street CA (Appendices 2 and 3)**

- 3.2 The current Farnborough Hill Conservation Area covers a swathe of land north of Farnborough town centre. It was last reviewed in 1989. Early research as part of this latest appraisal recommended that the conservation area be split into two, as Farnborough Hill and Farnborough Street are different in their character and land use and, following proposed boundary changes, no longer adjoining. Farnborough Hill is dominated by the school

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<sup>1</sup> S69(1) Planning (Listed Buildings and Conservation Areas) Act 1990

and its grounds whereas Farnborough Street is a distinct, historic residential neighbourhood.

- 3.3 The review for the Farnborough Hill Conservation Area recommends the removal of the modern houses built along Woodland Crescent and Ship Lane after the designation of the original conservation area, the 1960s housing on Woodstocks and The Chase, and houses in Home Farm Close, Highgate Lane, Chingford Avenue and Chapel Street which are not considered to be of sufficient historic or architectural significance or character to justify continued inclusion in the conservation area. Relevant trees affected by the boundary changes will be protected by Tree Preservation Orders where there is a justification to do so. The presence of the former Station Master's House on the east side of the tracks adjacent to Farnborough North Station and the recent planning permission to use it for community purposes has raised the question as to whether it should be included within the Conservation Area Boundary. This is considered appropriate, and as per the recommendation above, further consultation will be necessary before the associated alteration to the boundary can form part of the conservation area.

#### **Aldershot West Conservation Area (Appendix 4)**

- 3.4 This conservation area was designated in 1980 but has never been formally appraised or reviewed. It has a mixed character but is distinctive overall because it retains examples of Aldershot town centre as it was in the early 20<sup>th</sup> century. It is recommended that the boundaries be retained as they currently are and not extended.
- 3.5 Officers considered taking the 1980s Highview Lodge sheltered flats out of the conservation area but it is considered that these flats acknowledge their setting within a conservation area. Moreover, the relationship between these flats and the Municipal Gardens to the south is an important one that should continue to be protected.
- 3.6 The Planning team will consult on this appraisal. Delegated authority is sought to allow the Head of Economy, Planning and Strategic Housing to make any minor revisions following this consultation before it is finalised.

#### **4 DETAILS OF THE CONSULTATION FINDINGS**

- 4.1 We consulted on the Farnborough Hill/ Farnborough Street/ St Michael's Abbey conservation area appraisals between 1 November and 13 December 2021.
- 4.2 We used a mix of outreach methods to raise awareness of the appraisals. These included: neighbourhood leaflet drop; notification of all interested bodies about the proposals including Historic England and all civic amenity groups as well as email notification to people registered on the Local Plan database and residents in the area who had previously expressed an interest in the topic. The details of the appraisals were published online and publicised through the council's social media outlets. Two online sessions

were held along with “drop in” sessions at the council offices for members of the public who could not attend online.

### St Michael’s Abbey

- 4.3 The consultation recorded 27 responses to this consultation including one response signed by 10 residents on Rectory Road. These responses are summarised below along with officers’ responses.

Issue	Response
Concern that areas are being removed from the conservation area	The last review of St Michael’s Abbey Conservation Area took place in 1989. As with Farnborough Hill, this appraisal complies with obligations given in our Local Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990. National policy makes clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.
Concern that development has been allowed within the conservation area which now requires boundaries to be amended	The purpose of conservation area designation is not to prevent development. Change is inevitable but as a planning authority we seek to manage change in a way that conserves and enhances the character and appearance of historic areas. It is important to note that some development in or adjoining conservation areas that could be considered detrimental to their character and appearance do not require planning permission. Planning applications are determined in accordance with the Local Plan unless material considerations indicate otherwise. The preparation of a character appraisal provides information on the significance of the area and identifies threats to its special architectural or historic interest. The adopted character appraisal will be a material consideration in decision making.
Concern that the de-designation of open spaces will lead to development of open land (sub areas 1 & 2)	Sub area 1 (St Michael’s Abbey and Grounds) – The consultation draft document identifies that the Listed Building status of the abbey and mausoleum provides protection to the buildings and their curtilage, and requires the council to consider their setting in decision making. On balance, Sub Area 1 demonstrates special historic interest that is desirable to preserve in the form of the landscaped setting of the listed building, reflecting its continued use by the Abbey. Sub Area 1 will therefore remain in the conservation area. This will ensure that the setting and views of the buildings are considered in decision making. The management of the

Issue	Response
	<p>conservation area would also require the landowner to notify the council of works to trees.</p> <p>Sub Area 2 (Rectory Road Recreation Area) - This public open space is owned and managed by the council. The recreation ground is already protected through Local Plan policy given the limited opportunity to create new open space in the borough. In addition, the playing pitches are protected by Local Plan and this sub area is designated as an Important Open Area in the Rushmoor Local Plan. The longstanding break in ownership and use of the land for sport and recreation means that this area does not demonstrate special historic interest.</p>
<p>Concern that the de-designation will impact the woodland at end of Monks Close / there is no defined plan for the preservation of trees and woodland</p>	<p>The majority of the open spaces in and around Monks Close / Abbey Way are the responsibility of Hampshire County Council as they are located within the designated highway verge. The County Council is deemed to be a responsible tree owner. S115 of the Environment Act 2021 has introduced a new duty on Highway Authorities to consult members of the public before considering the felling of street trees subject to certain exemptions. The woodland area above the green is in private ownership and the trees will be surveyed, and Tree Preservation Orders served where justified.</p>
<p>Abbey Way protects the view of Farnborough Abbey</p>	<p>Conservation areas are a heritage designation that applies to areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. Conservation areas should be supported by conservation area appraisals in order to justify their designation. Sub Area 3 (Abbey Way, Douai Close and Monks Close) does not demonstrate special architectural or historic interest and therefore should not be designated as a Conservation Area.</p>
<p>Full information has not been made available to the general public, especially those that are not online for various reasons</p>	<p>Due to the Covid 19 pandemic the opportunity for face-to-face public consultation was limited. However, for those who did not have access to the internet, material was circulated to residents in the conservation area by post, and the draft documents were available to view at local libraries and the council offices. In addition, officers were available to discuss the proposals by telephone and we held an in person drop in information event at the Council offices on 19 November 2021.</p>

## Farnborough Hill/ Farnborough Street responses

- 4.4 We received 70 responses to this consultation. The main issues raised are summarised below along with officers' responses.

Issue	Response
What is the need for the review?	The council gave a commitment to do this review in the Rushmoor Local Plan (2019). We are also legally obliged to do this. The last review was undertaken in 1989. This review has identified some areas that should be removed because they do not demonstrate special architectural or historic interest consistent with advice in National Planning Policy.
Concern that the de-designation of open spaces will lead to development of open land	The listed building status of Farnborough Hill School provides protection to the buildings and their curtilage and requires the council to consider their setting in decision making. The school and its grounds are also designated as an Important Open Area in the Local Plan and the playing fields are therefore protected by Local and National Planning Policy. On balance, we consider that Farnborough Hill School and its grounds demonstrates special historic interest that is desirable to preserve in the form of the landscaped setting of the listed building. It is therefore proposed that Farnborough Hill School and its grounds retain conservation area status and are designated as a 'stand alone' conservation area supported by a character appraisal and management plan. This will ensure that the setting and views of the listed building are considered in decision making. The management of the conservation area would also require the landowner to notify the council of works to trees.
Value in retaining the grounds of the Nationally Listed School as a Conservation Area	Historic England advise that the amalgamation of buildings and landscaping represent an area that gains value from each of the elements within it and, as such the consideration should be given to retaining the protection that the conservation area gives to each of the different elements whether they are protected by other heritage designations or not. It is therefore proposed that the school will keep its conservation area designation.
Loss of street trees and other trees	The protection offered by other designations are not affected by the conservation area review process, such as trees protected by Tree Preservation Orders. Trees on highway land are

Issue	Response
	<p>managed and maintained by Hampshire County Council, the highway authority, which is considered to be a responsible tree owner. There are new requirements on the highway authority in relation to proposals to fell street trees introduced by S115 of the recently enacted Environment Act 2021.</p>
<p>Concern that change is to enable development</p>	<p>The purpose of the review programme is to ensure that the council has up-to-date evidence (character appraisals) to justify the extent of its conservation areas and what makes them of special architectural or historic interest. The council has no control over the submission of planning applications and is required to determine all valid applications that are submitted. Any proposed development would be determined against the Rushmoor Local Plan and relevant supplementary guidance as well as National Planning Policy. There are a wide range of development types that are permitted development both within and outside of conservation areas. These include removal of boundary walls, replacement windows, replacing front gardens with parking areas.</p>
<p>Concerns at the removal of Highgate Lane and Chingford Avenue from the Conservation Area (examples of interwar "Tudorbethan" housing, good quality, distinctive style, many of the original residents worked at the Royal Aircraft Establishment, wrong to break link between Farnborough Hill and St Michaels)</p>	<p>Officers have carefully reviewed these comments but determine that the properties / streets in question do not demonstrate 'special' architectural or historic interest. To be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques and significant planned forms. To be able to justify special historic interest a building must illustrate important aspects of history.</p> <p>Buildings which have been built from 1850 to 1945 have to be carefully assessed due to the increased number of buildings erected and having survived to the present day. Progressively greater selection is necessary as more recently constructed buildings have yet to stand the test of time. Conservation Areas are more than just buildings, they encompass evidence of the area's historic development. This includes its form, townscape, character and architectural style as well as its historic associations and how the setting contributes and affects the historic assets within the conservation</p>

Issue	Response
	<p>area. The setting of a conservation area includes, for example, boundary treatments, street furniture and trees, which are important in creating a sense of place which makes an area unique and of special interest. Highgate Lane and Chingford Avenue were assessed against factors other than the buildings which are summarised below:</p> <ul style="list-style-type: none"> <li>• Gardens and Trees - The trees are almost exclusively to the north of Highgate Lane (which will retain conservation area status) and are a defining feature. However, the houses along the southern side of the lane have lost their front gardens to hardstanding parking areas. There are a few ornamental trees in the front gardens of Chingford Avenue, but the focal point trees at the highest and lowest points of the street are important for the character of the area.</li> <li>• Streetscape and boundaries - early photographs of the houses on the south of Highgate Lane show hedge boundaries with wooden gates for each property and rough driveways. This soft green edge to the street has now been replaced with mainly brick and fence boundary treatments, with paved drives. In Chingford Avenue boundary treatments are mainly brick, with some fencing. In some places the boundary has been lost and the house plot is fully open to the road. Front gardens have been reduced in size or completely replaced with hard standing. The street furniture within this area consists of modern streetlighting, and minimal road signs within the public realm. To conclude, the residential properties and streetscape do not demonstrate special architectural or historic interest.</li> </ul>
<p>Removing Highgate Lane from the conservation area contradicts a recent planning officer's report at 6 Highgate Lane (21/000516/FULPP) which refers to the important townscape qualities of this part</p>	<p>No up-to-date appraisal was ready when that report was prepared. The planning application in question was refused permission but was later allowed on appeal to the Planning Inspectorate. The inspector in that case was "not persuaded that the side extensions would materially detract from the established visual character and appearance of the street scene nor would it be unsympathetic and materially harmful to the established character and appearance of Highgate Lane street scene within the</p>



<b>Issue</b>	<b>Response</b>
of the conservation area	Farnborough Hill Conservation Area". This is an indication that that inspector did not find the characteristics of this particular area to be of special architectural or historic merit.  The current appraisal is the informed view of the council that has taken on the expert advice of the council's Conservation and Design Officer.
Errors within the document	These have been corrected.
Suggestions to expand conservation area (Empress Estate/ Queen Elizabeth Park)	The areas in question are not considered to demonstrate special architectural or historic interest. In addition, Queen Elizabeth Country Park is owned and maintained by the council.
Support for reviewing conservation area boundaries	It is sensible to re-align conservation areas to eliminate the necessity of seeking permission to make any material changes to relatively modern buildings.

- 4.5 The potential inclusion of the former Station Master's House on the east side of the tracks adjacent to Farnborough North Station has been discussed on a number of occasions and raised by local councillors and other parties.
- 4.6 Early proposals by Network Rail for a new ramped footbridge would have resulted in its removal, which could have taken place under permitted development rights as it stands on operational railway land and its inclusion in the conservation area boundary could not have prevented this. Plans for a new footbridge are now under development in a different form and planning permission to use the building for community purposes has been granted. Its proposed inclusion within the Farnborough Street Conservation Area boundary is consequently considered appropriate and this current review provides the opportunity to effect that. As per the recommendation above, further consultation will be necessary before the associated alteration to the boundary can take place.

### **Aldershot West**

- 4.6 This conservation area appraisal is in draft and will be reviewed/ finalised following consultation.

## **5 IMPLICATIONS (of proposed course of action)**

### **Risks**

- 5.1 None.

## **Legal Implications**

- 5.2 The council has a statutory duty to review its conservation areas under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. There is no statutory duty to consult the Secretary of State, prior to designating, removing or altering the designation of conservation areas, however the council has a separate duty to consult when considering how to carry out its statutory functions. This has been done as set out in the report. In addition, paragraph 5.4 below, sets out the council's compliance with its public sector equality duty. That duty is a continuing duty, any actions flowing from this report will have regard to that duty and if necessary, further report will be made to the Cabinet.

## **Financial and Resource Implications**

- 5.3 None. The review of these conservation areas and consultation on the Aldershot West Conservation Area will be carried out from within existing staff and budget resources.

## **Equalities Impact Implications**

- 5.4 The council's public sector equality duty applies to the designation, revocation or amendment of conservation areas. No direct implications arise from the process itself. However, the duty also applies to public consultations on conservation areas. The duty has been accepted and carried out by making the proposals available in multiple formats as well as physical copies being made available in the council's offices and officers holding 'drop in' sessions for the benefit of the public and by the holding of public meetings in the affected areas.

## **Other**

- 5.5 None.

## **CONCLUSIONS**

- 5.6 This latest round of reviews has been carried out in line with the council's legal duties and fulfils a commitment given in the Rushmoor Local Plan. The next conservation area to be reviewed will be Farnborough South.
- 5.7 The adoption of the documents will help preserve and enhance the character and appearance of Farnborough Hill/ Farnborough Street, St Michael's Abbey and Aldershot West Conservation Areas, by providing a framework for determining planning applications and ensuring that development proposals are of a high quality.

**BACKGROUND DOCUMENTS:**

Appendix 1 – St Michael’s Abbey Conservation Area appraisal and management plan

Appendix 2 – Farnborough Hill Conservation Area appraisal and management plan

Appendix 3 – Farnborough Street Conservation Area appraisal and management plan

Appendix 4 – Aldershot West draft Conservation Area appraisal and management plan

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# Conservation Area

appraisal and management plan



## St Michael's Abbey



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## 1 Introduction

- 1.1 This document should be read alongside the [Rushmoor Conservation Area Overview document](#)<sup>1</sup> which sets out the context in which conservation areas in Rushmoor have been designated. This includes the legislative and planning policy framework as well as the geographic and historic setting of the borough. The Overview document also explains what you need planning permission for when living in a conservation area.
- 1.2 A conservation area is a place of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance. Building groups, walls, trees and hedges, open spaces, views and historic settlement patterns all combine to create a sense of place. It is this character, which is required, rather than simply individual buildings, that the designation of conservation area status seeks to protect. The location of the boundary for a conservation area is a qualitative decision relating to character. It is essential for the protection of conservation areas that only areas which are a heritage asset are designated so that the concept of conservation is not devalued (National Planning Policy Framework, Paragraph 191).

### Appraisal

- 1.3 This Appraisal document sets out the special architectural and historic interest of the St Michael's Abbey Conservation Area, the character or appearance of which it is desirable to preserve or enhance. The Appraisal identifies which features of the conservation area make a positive or negative contribution to its significance and is accompanied by a Management Plan which sets out ways in which change can be managed in a way that conserves and enhances the historic area.
- 1.4 Character appraisals and management plans provide a framework and guide to enable planning decisions to be made on a site-specific basis, within the context of national planning policy and the adopted Local Plan.
- 1.5 Every effort has been made to include or analyse those elements key to the special character of the area. However, where buildings, structures or features have not been specifically highlighted, it does not necessarily follow that they are of no visual or historic value.

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<sup>1</sup> Available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/conservation-and-heritage-assets/conservation-areas/>.

## **2 Overview of St Michael's Abbey Conservation Area**

### **Designation History**

- 2.1 The St Michael's Abbey Conservation Area was first designated in 1977 and has since been reviewed in 1989 and 2022.

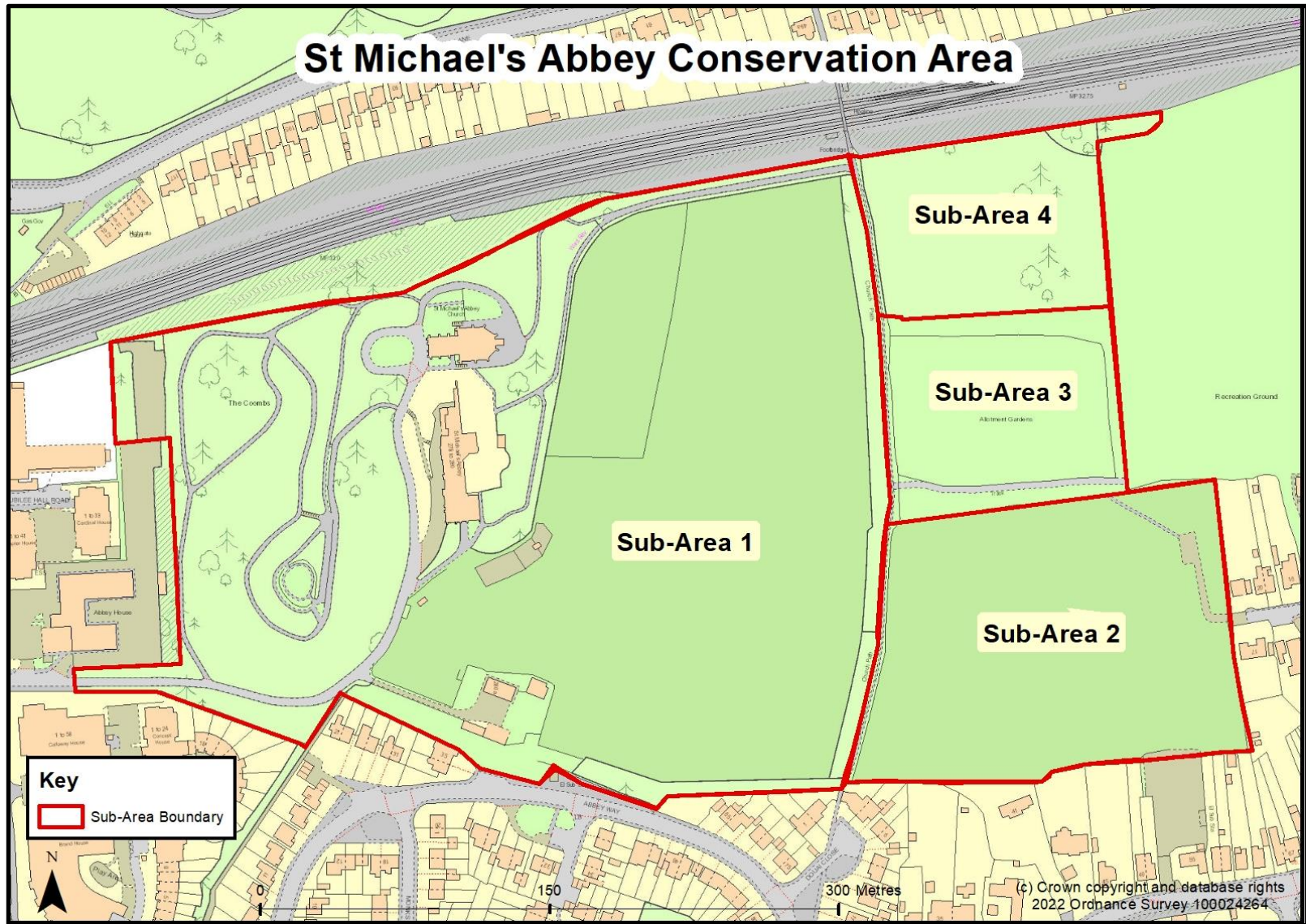
### **Location**

- 2.2 The St Michael's Abbey Conservation Area is located on the north-eastern periphery of modern Farnborough and centred on St Michael's Abbey and its grounds, with the northern boundary of the Conservation Area formed by the South West Main Line railway line.

### **Area Development**

- 2.3 The name Farnborough is thought to derive from the old English *Ferneberg* or *Ferneberga* or 'hill of ferns' and refers to the extensive areas of undulating heathland that originally covered the area. With a small station at Farnborough Street Village, the area became readily accessible from London and increased the number of houses and buildings in the area. The manorial estate included all of Farnborough, apart from the common, and was held by a succession of families until the late 19th century, when the Farnborough Park Estate was broken up and sold for residential development, forming much of the modern housing in the area today.





### **3 St Michael's Abbey and Grounds**

#### **Area Summary**

- 3.1 Until the early 19th century, much of Windmill Hill, now Farnborough Hill, was still part of the common lands of Farnborough Manor. A separate house on the western flanks of the hill was originally recorded on maps during the mid-18th century. In 1860, the wealthy Victorian publisher Thomas Longman acquired the house at Farnborough Hill, including the now substantial grounds. He redeveloped the old house and relocated the new mansion to the present hilltop site, where it became known as 'Farnborough Hill'.
- 3.2 On the death of Thomas Longman in 1879, the mansion and grounds were bought by the Empress Eugénie, the widow of Napoléon III of France. The house then became her home in exile from 1880 to 1920. In addition to the Farnborough Hill estate, she acquired the wooded hillside beyond the railway line to the south of the existing parkland. Here, on the summit of the opposing mount, she constructed a permanent mausoleum for the bodies of her husband and son in a church that she could view from her private rooms. The mausoleum included a monastery building and lands for a permanent community of monks to serve the chapel. At first it was the Premonstratensian Order, then later, as it is today, the Benedictine Order. The Priory was raised to Abbey status in 1903 and is held in trust as a Benedictine monastery.
- 3.3 There are different development patterns between the sub-areas of the Abbey grounds. Together, they provide an insight into the shifting social and cultural development of the Abbey and surrounding landscape. These spaces are contrasted by the expansion of housing to the surrounding area.
- 3.4 A public footpath (the 'Church Path') runs through the grounds of the Abbey north to south, which is predominantly tree lined. A security fence (palisade fencing) also tracks the western boundary of the footpath, although approximately halfway along the path is a recessed viewing area which provides views of the Abbey Church and Monastery.
- 3.5 The three fields to the east of the footpath did not originally belong to the Abbey but belonged to Farnborough Manor. They are believed to have been purchased in the early 20th century to enable the Abbey to extend its farm. These are:
- The North Field, where extensive tree-planting has taken place to create a new area of woodland. This land is publicly accessible;
  - The Central Field, where the Jubilee Allotment Gardens were established in 2012; and

- The larger Laundry Field, which remains open agricultural land.

## **Sub-Area 1: The Abbey and Monastery**

### **Area Summary**

- 3.6 The Abbey and Monastery are situated on the brow of the hill, with evergreen wooded trees and shrubs to the front, west facing. This wooded area, 'The Coombs', stretches from the railway line to the north, along the western boundary with the modern flat development, and follows the entrance track from the road, up to the Abbey. The area has a number of paths that weave through the area.

### **Views**

- 3.7 The predominant views of the Abbey are the upper storey, dome and cupola. A border of trees and shrubs screen the lower levels of the buildings and mark a change from the buildings to the remaining lawn/grassland in this area. The area is generally well enclosed, with trees with dense tree coverage on the northern boundary adjacent to the railway cutting, and a dense tree belt along the western boundary ('The Coombs'). As a result, there is a degree of enclosure within a sizeable part of the conservation area.

### **Building Form and Details**

- 3.8 Within the conservation area boundary are two nationally listed buildings:
- **Abbey Church of St Michael:** this Grade I listed building was built for the Empress Eugénie as a memorial to her husband Napoléon III, the crypt serving as a mausoleum, to house the remains of Napoléon III, the Prince Impérial, and the Empress Eugénie in granite sarcophagi. The mausoleum is of late French Gothic style.
  - **Monastic Building to Abbey Church of St Michael:** this Grade II listed building was also built for the Empress, so that the monks could act as custodians of the tombs. At first Premonstratensian, later (and now) Benedictine; as a Priory, raised to Abbey status in 1903.
- 3.9 The Abbey and Monastery have their own curtilage and wider setting which are protected under the statutory listing under the Planning (Listed Buildings and Conservation Areas) Act 1990 (Part I, Section 16 (2), and Part 1, Section 66 (1) and (2)) and the National Planning Policy Framework.

### **Open Spaces, Gardens, Trees**

- 3.10 The Abbey Church of St Michael and its associated monastic buildings are entered via a gated drive from the main Farnborough Road. This approach winds uphill through overhanging tree canopies to the monastery buildings. The mature tree-planted boundaries and grounds buffer the site in all

directions. The original entrance had a lodge and gates, now demolished, at the foot of the inclined and wooded driveway to the buildings.

- 3.11 The Abbey has a tree buffer to the north, between it and the railway. This section of dense planting reduces to the rear east-facing elevation of the Abbey. An avenue of trees runs along the land adjacent to the railway and joins up with the path boundary. The land to the east of the Abbey is predominately grassland on slightly undulating topography that slopes away from the Abbey on the hilltop. The majority of the area is bounded by trees, some shrubs and low-level planting. The main fencing around the land is metal post and wire, with some timber post and panel fencing.
- 3.12 The eastern boundary to this sub-area is a footpath, 'Church Path', which has a tree and shrub-lined walk and is a medieval right of way. The path provides views back up to the Abbey and access to the Laundry Field (Sub-Area 2), allotments (Sub-Area 3) and scrub woodland (Sub-Area 4), areas that bound the path to the east and are in the ownership of the Abbey.

### Sub-Area 1: The Abbey and Monastery



Entrance to the Abbey



View towards the Abbey



View of St Michael's Abbey



View of Abbey



View from the Abbey



View from the Abbey

## **Sub-Area 2: The Laundry Field**

### **Area Summary**

- 3.13 The Laundry Field is open scrubby grassland, bounded by trees and shrubs to the north, south and west. It is called Laundry Field as it used to be adjacent to a laundry.

### **Views**

- 3.14 The eastern side of the area has low-level screening. Access for vehicles is through the eastern boundary from Priory Street. Views through to the Abbey and surrounding fields are to the west, with the connection of previous use to the Abbey as significant.

### Sub-Area 2: The Laundry Field



North entrance to The Laundry Field



View of The Laundry Field



View of The Laundry Field



### **Sub-Area 3: The Allotments**

#### **Area Summary**

- 3.15 The allotments are called the Jubilee Allotment Gardens and were established in 2022 through the Friends of Farnborough Abbey. The area is accessed through the Laundry Field, off Priory Street.

#### **Views**

- 3.16 The area is bounded by trees and shrubs, with the access path on the south of the site. There are limited views out through to the Abbey due to the boundary hedging and soft landscaping, providing clearer long-distance views in winter.

### Sub-Area 3: The Allotments



View of Allotments



View of Allotments



Allotments

## **Sub-Area 4: Woodland**

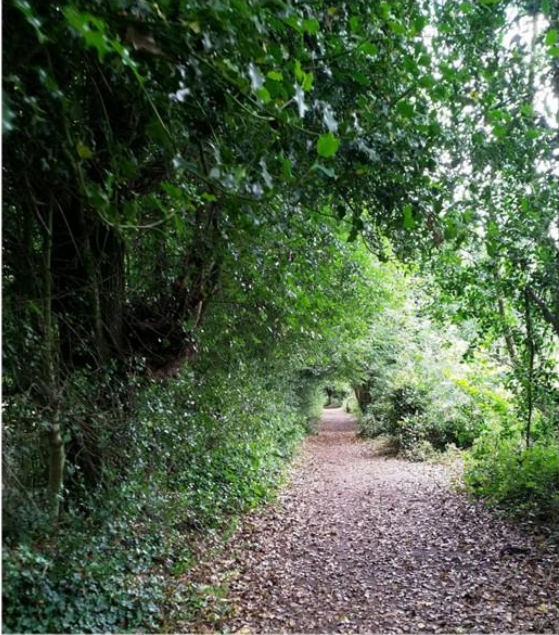
### **Area Summary**

- 3.17 This is a wooded area, with dense trees bounding the railway and mixed-tree covered with the middle area, where it opens out. There are paths through the area. The trees continue into Recreation Area, where it bounds the railway.

### **Views**

- 3.18 There are limited views out to the Abbey due to the soft landscaping, shrubs and trees. The dense trees and planting cover the majority of the area, with areas that open out into clearings and along paths. The clear views are from Church Path up to the Abbey.

### Sub-Area 4: Woodland



Path



View east from the path towards woodland



Woodlands

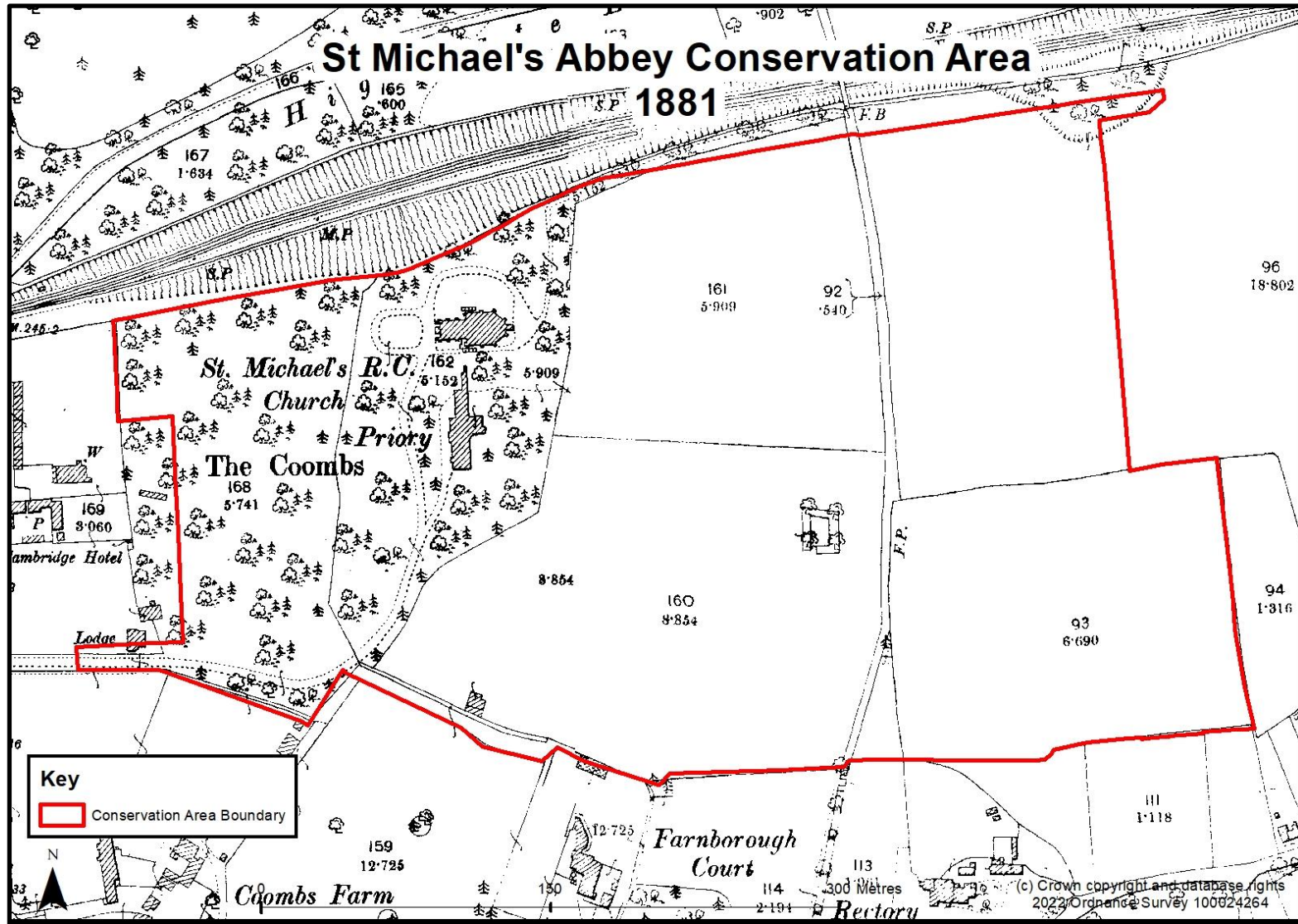


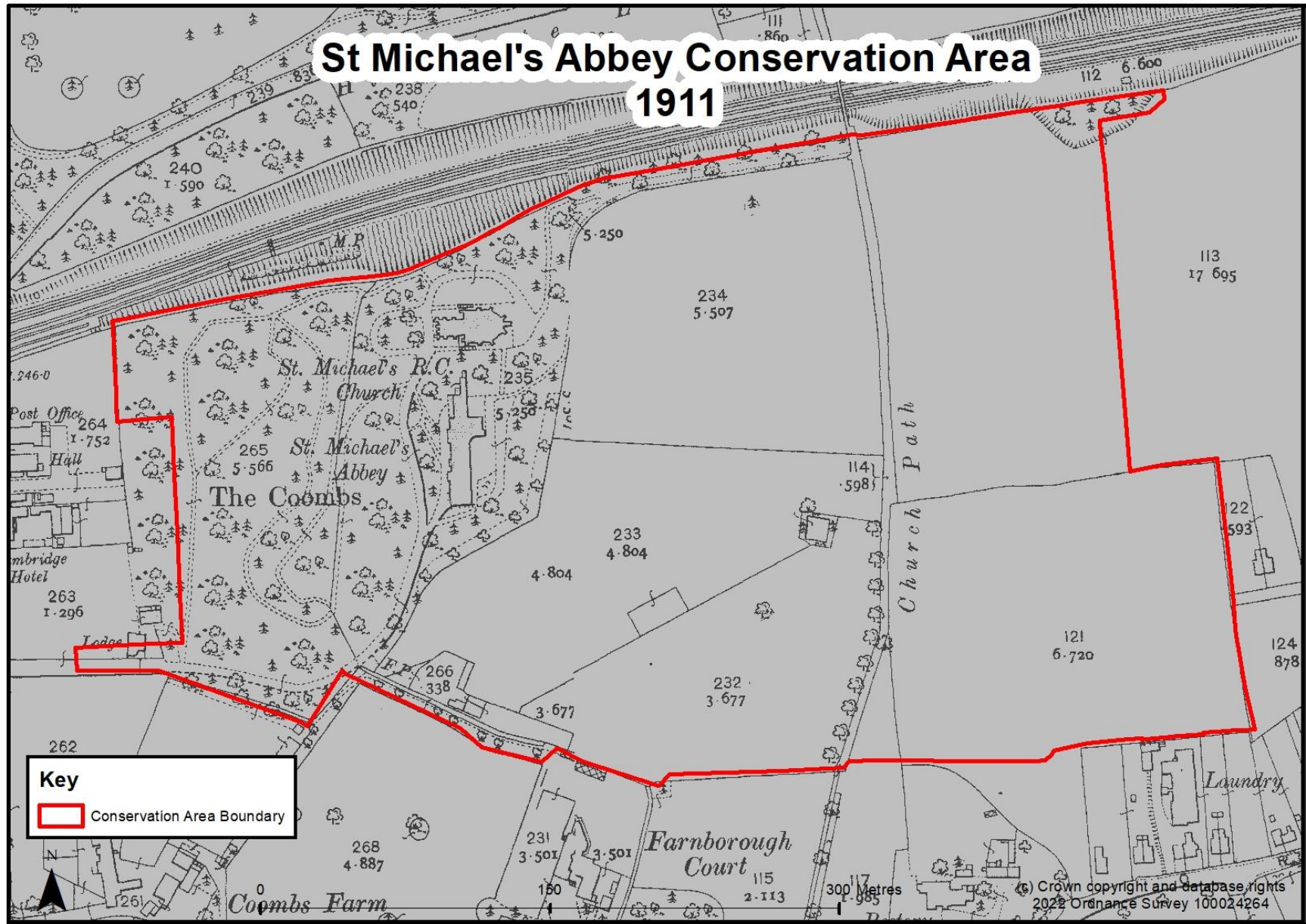
View of path

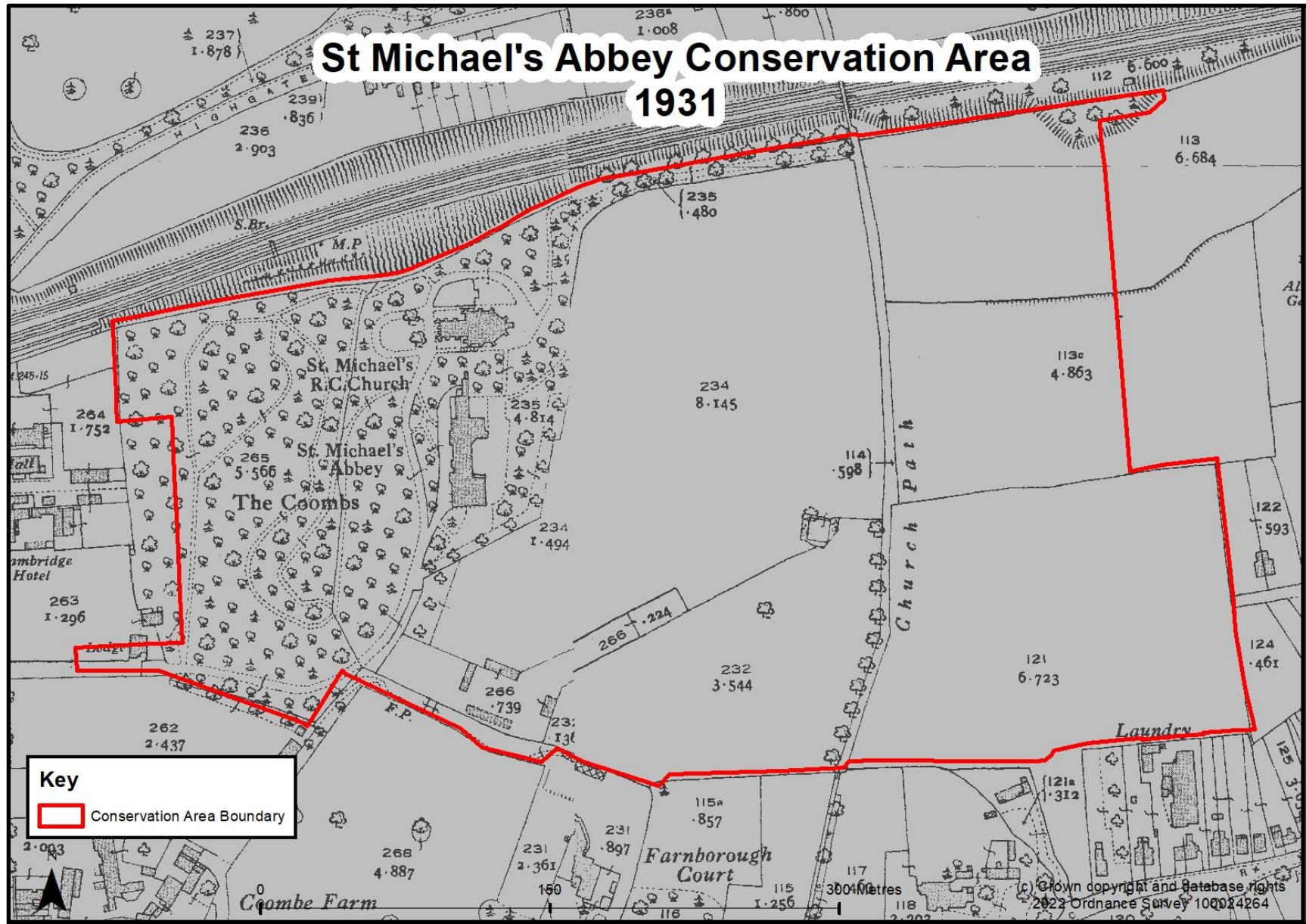


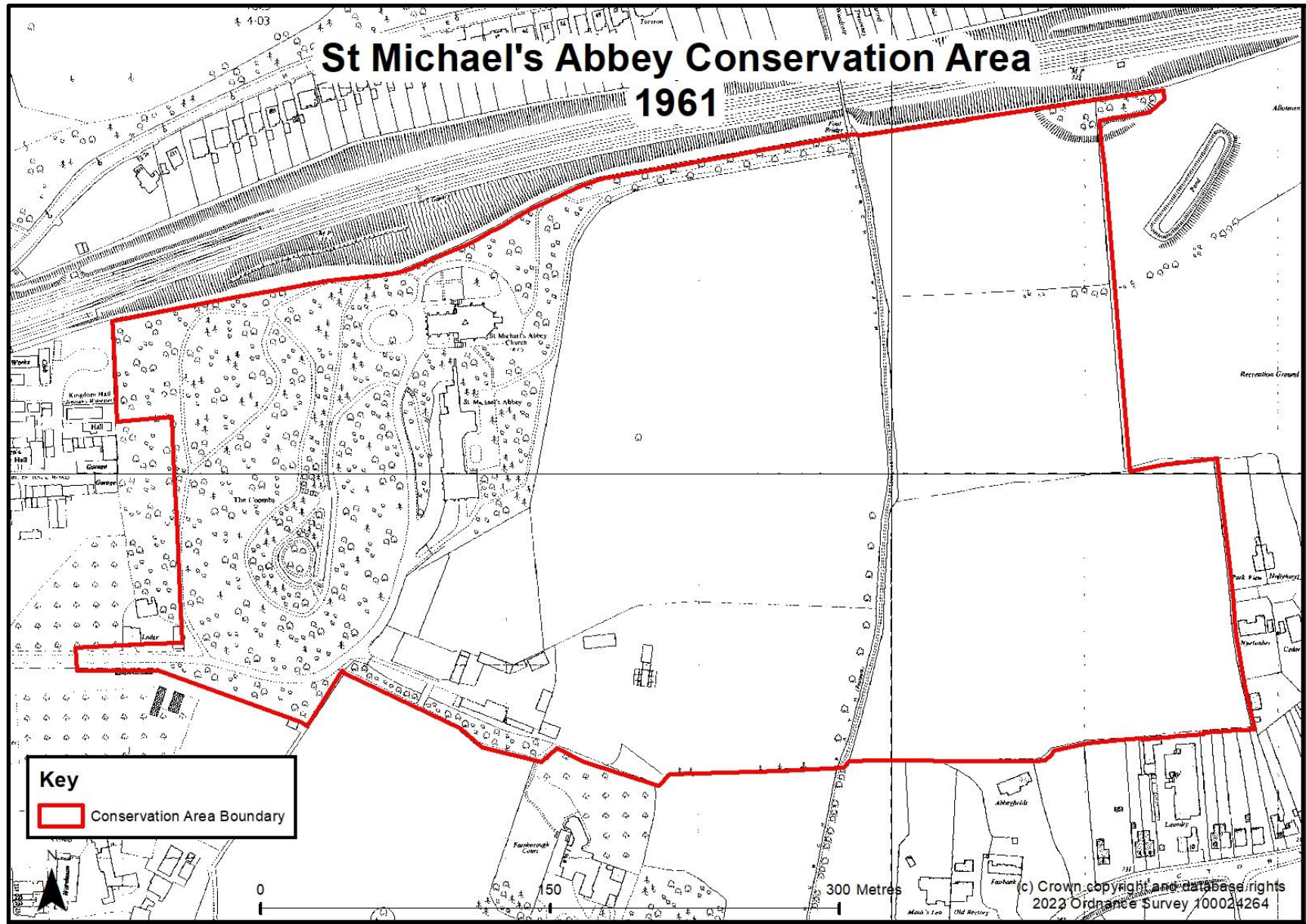
View of path

## 4 Historic Maps











## 5 Listed Buildings or Structures

<b>Name</b>	<b>Grade</b>	<b>Link to Historic England Website</b>
Abbey Church of St Michael	I	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1155639">https://historicengland.org.uk/listing/the-list/list-entry/1155639</a>
Monastic Buildings	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092632">https://historicengland.org.uk/listing/the-list/list-entry/1092632</a>

## **6 Management Plan**

### **Introduction**

- 6.1 The Management Plan outlines a positive strategy to deal with the threats and opportunities identified in the Conservation Area Appraisal.

### **Good Stewardship**

- 6.2 Rushmoor Borough Council will work with St Michael's Abbey and other relevant partners in managing the land within the conservation area.

### **Development Management**

- 6.3 New development within the setting of the conservation area (within, views into and out of) should also be carefully managed as it has the potential to detract from its character and special interest.
- 6.4 In summary, any change to the conservation area should seek to:
- Preserve its historical features;
  - Enhance, where possible, its special interest;
  - Positively contribute to its established character; and
  - Be of high quality.

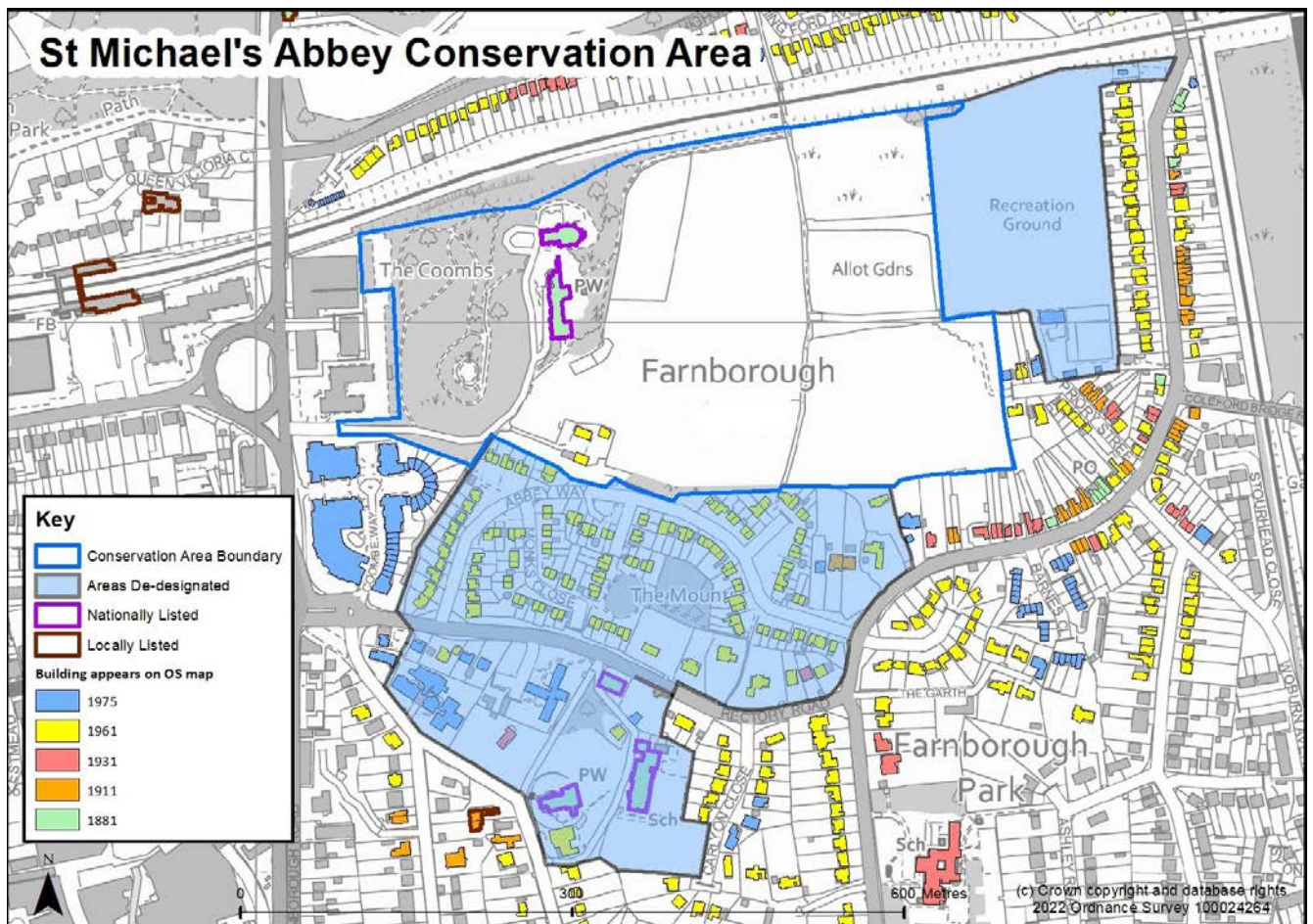
### **Implementation and Monitoring**

- 6.5 Progress on the implementation of the Management Plan and the extent to which planning policies in the Local Plan are complied with or effective in delivering community aspirations for conservation areas will be monitored through the council's Authority Monitoring Report.
- 6.6 These assessments can then be used to review and, if necessary, modify the planning policies as part of the five-year review of the Local Plan. They can also be used to review and, if necessary, modify this Character Appraisal and Management Plan as part of the ongoing review of the borough's conservation areas.

## Appendix A: Areas Removed from St Michael's Abbey Conservation Area

- A1 Conservation areas are intended to recognise areas of historic or architectural character. The location of the boundary for a conservation area is a qualitative decision relating to character. It is essential for the protection of conservation areas that only areas which are heritage assets are designated so that the concept of conservation is not devalued.
- A2 During the public consultation on the draft Conservation Area Appraisal and Management Plan undertaken between November and December 2021, it was proposed to remove the conservation area designation from the following areas (refer Figure 1).

Figure 1: Areas to Be Removed/De-designated from the St Michael's Abbey Conservation Area



- A3 Whilst objections to the removal of the conservation area designation were received, none provided enough evidence to justify the retention of these areas within the conservation area.

**Rectory Road Recreation Area**

- A4 The playing field provides important public amenity space and is protected by Local Plan Policy DE6 (Open Space, Sport and Recreation), which seeks to prevent the loss of existing open space and to focus on its enhancement, given the limited opportunity to create new open space in the borough. In addition, the playing pitches are protected by Local Plan Policy DE7 (Playing Fields and Ancillary Facilities), which seeks to protect the existing provision of playing fields in the borough to meet current and future demands.
- A5 This area is owned by Rushmoor Borough Council, the buildings and structures are modern, and the playing fields and recreation ground do not demonstrate architectural, archaeological or historic significance to warrant conserving in a conservation area.



Squirrels pre-school; entrance, modern building, car park and tennis courts

**Abbey Way, Douai Close, Monks Close**

- A6 This area is separated from St Michael’s Abbey by a mature boundary of trees within the Abbey’s grounds and some mature trees within the rear gardens of properties along Douai Close and Abbey Way, the majority of which are protected by a Tree Preservation Order.
- A7 The buildings within the area are modern residential properties that have no architectural, archaeological or historic significance to warrant inclusion in a conservation area.



Modern housing along Abbey Way, Salisbury Road and Monks Close.

### Salisbury Road, Rectory Road, Rapallo Close and Church Avenue

- A8 St Peter's School and the Church of St Peter are Grade II listed buildings with curtilage-listed protection. The Lych Gate is locally listed and St Michael's Mews is a Grade II listed building. The buildings, features and curtilages are all protected under the listings, as governed by the Planning (Listed Buildings and Conservation Areas) Act 1990 (Part 1, Section 16 (2), and Part 1, Section 66 (1) and (2)) and the National Planning Policy Framework.



Church of St Peter and St Peter's School

- A9 Cooper Court on Salisbury Road is a modern development that has no architectural, archaeological or historic significance to warrant inclusion in a conservation area. The mature trees within the grounds are already protected by a Tree Preservation Order. To the east of Cooper Court is the Rectory on Church Avenue, constructed between 1911 and 1931. To the east of the Grade II listed Church of St Peter is the church hall, which is a modern building.
- A10 Along Rectory Road are several modern properties that are of no architectural, archaeological or historic significance to warrant inclusion in a conservation area. There are a number of historic buildings along Rectory Road which have protection to the properties and their boundaries. The development in Rapallo Close is a modern flatted development. The mature trees within the grounds of the Rapallo Close development are already protected by a Tree Preservation Order.
- A11 The sarsen stone wall by Fernhill Cottage, 30 Rectory Road is a locally listed structure which benefits from protection under national and local planning policy.
- A12 The northern side of Rectory Road (no. 11a-17) is well screened from the highway by vegetation and trees. The remaining houses that lie along Rectory Road (no. 19-29) are modern developments with some mature trees.

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 Rushmoor Borough Council  
June 2022



# Conservation Area

appraisal and management plan



## Farnborough Hill



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## 1. Introduction

- 1.1. This document should be read alongside the [Rushmoor Conservation Area Overview document](#)<sup>1</sup> which sets out the context of conservation area designation in Rushmoor. This includes information on the legislative and planning policy framework and the geographic and historic setting of the Borough. The Overview document also explains the implications for planning applications if a property is within a conservation area.
- 1.2. Whilst nationally listed buildings may be included within a conservation area, it is the combination of factors such as buildings, walls, trees, hedges, open spaces, views and historic settlement patterns that create the sense of place and give the area its special character and appearance. Less tangible senses and experiences, such as noise or smells, can also play a key part in forming the distinctive character of an area. It is this character, rather than simply individual buildings, that conservation area designation seeks to preserve and enhance.

### Appraisal and Management Plan

- 1.3. This document identifies the special architectural and historic interest of the Farnborough Hill Conservation Area, which justifies its designation as a heritage asset, the character or appearance of which it is desirable to preserve or enhance. The Appraisal also identifies which features of the conservation area make a positive or negative contribution to its significance. It is accompanied by a Management Plan which sets out ways in which homeowners, the local community and the Council can manage change in a way that conserves and enhances the area.
- 1.4. Character appraisals and management plans provide a framework and guide to inform planning decisions to be made on a site-specific basis, within the context of national planning policy and the adopted Local Plan.

### Sub-Character Area Appraisals

- 1.5. There are five areas of different character within the Farnborough Hill Conservation Area:
  - School and Formal Gardens;
  - Woodland and Graveyard to the South;
  - Walled Garden;

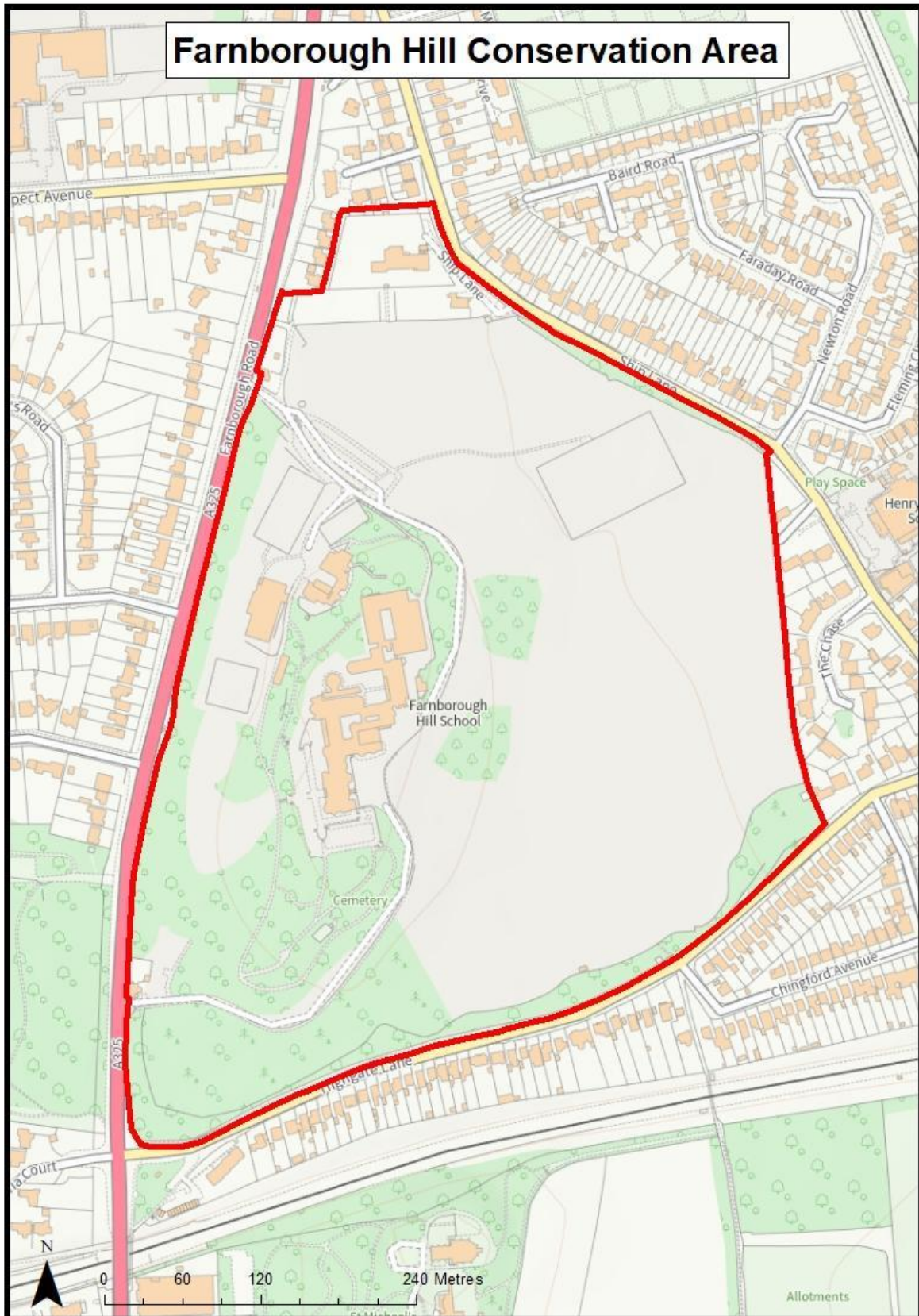
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<sup>1</sup> Available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/conservation-and-heritage-assets/conservation-areas/>.

- Parkland; and
- Landscaped Parkland.

1.6. These areas merit protection of their spatial character and architectural qualities, historical development and contribution to the conservation area.

1.7. This document includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright 2022. All rights reserved. Rushmoor Borough Council 100024264.



## **2. Overview of Farnborough Hill Conservation Area**

### **Designation History**

- 2.1. The Farnborough Hill Conservation Area was first designated in 1977 and subsequently reviewed in 1989.

### **Location**

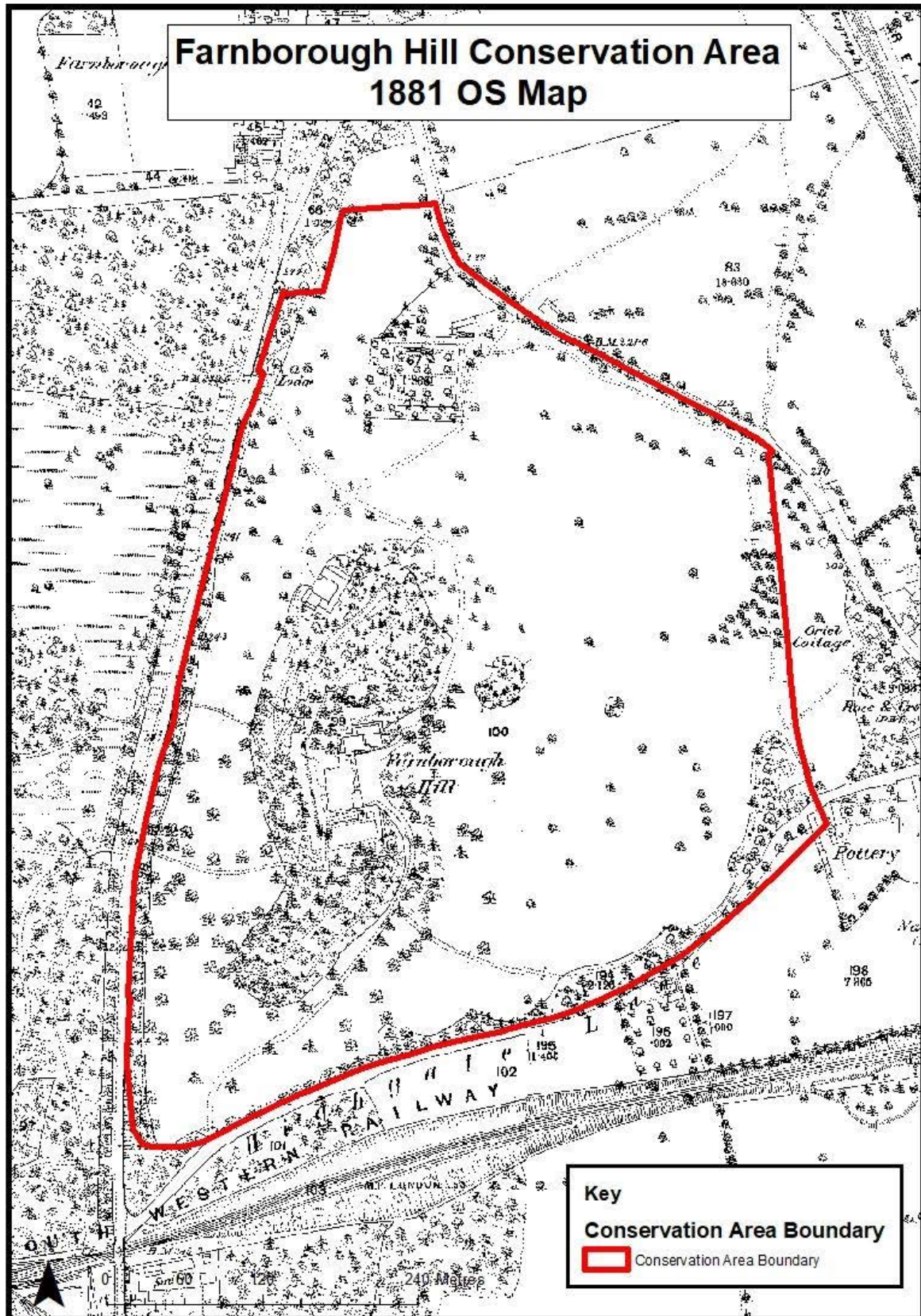
- 2.2. The Farnborough Hill Conservation area is located on the north-eastern periphery of modern Farnborough and covers an extensive area to the north-west of the settlement of Farnborough Street. It is separated from St Michael's Abbey Conservation Area to the south by the South West Main Line railway line.

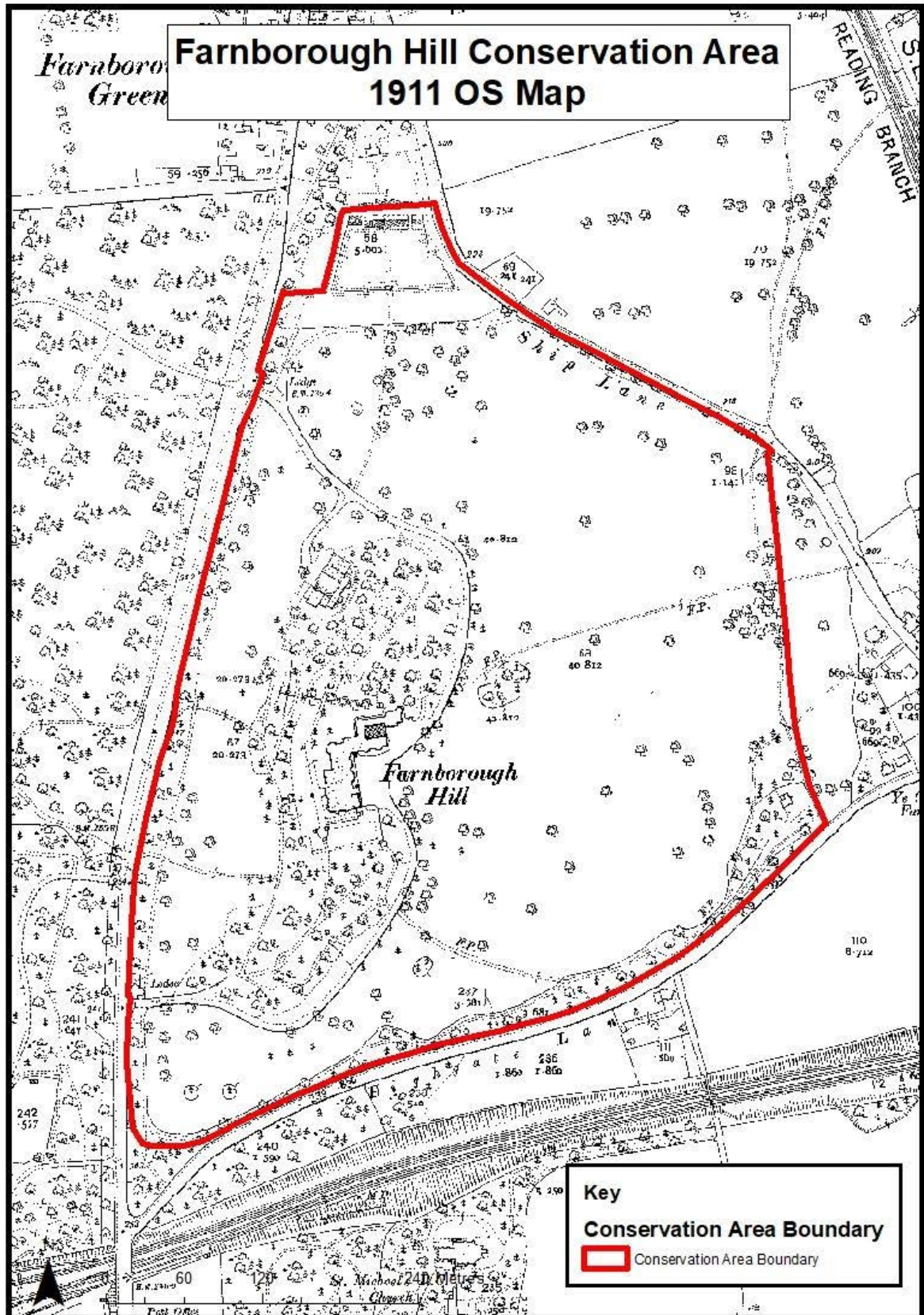
### **Area Development**

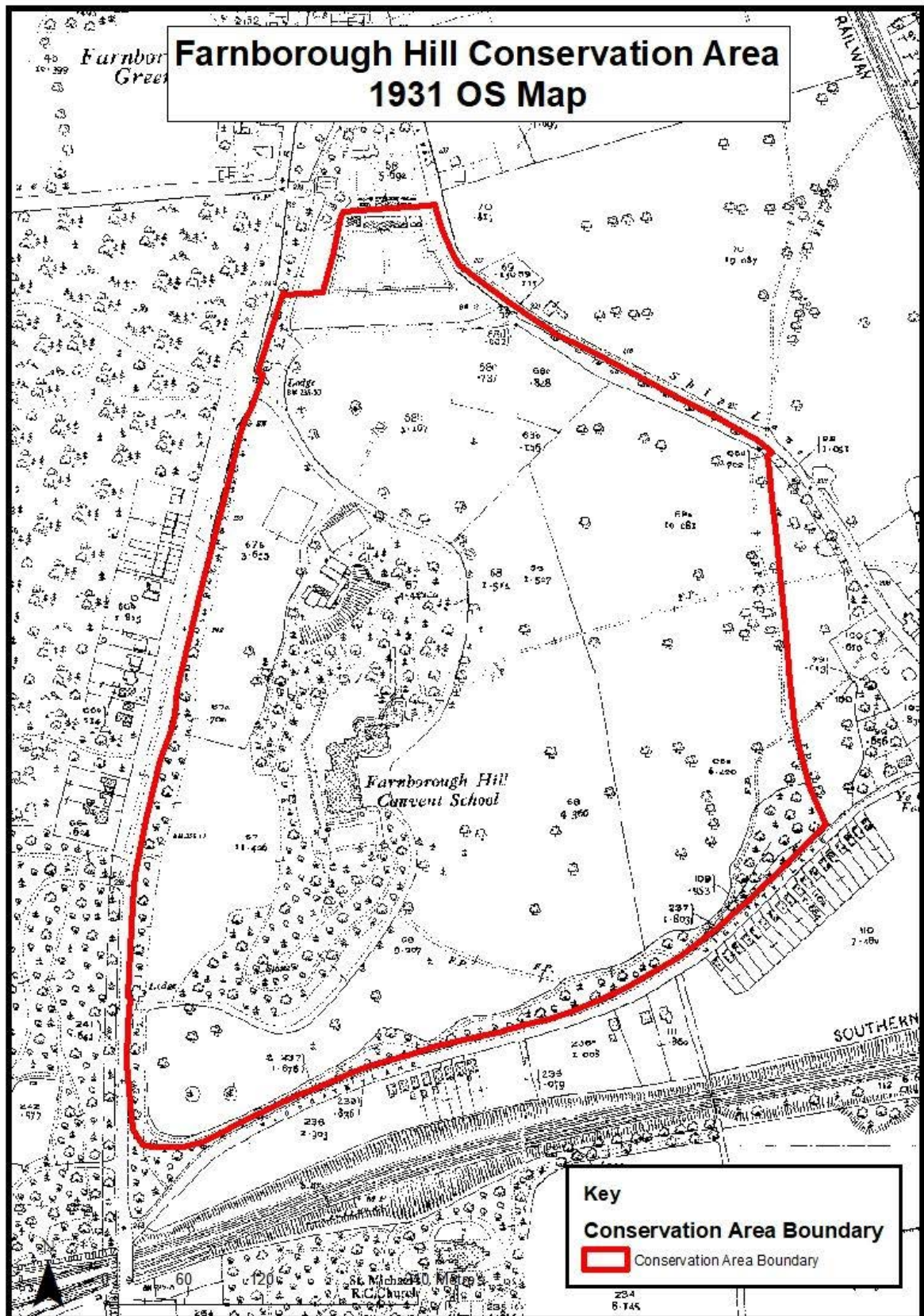
- 2.3. The name Farnborough is thought to derive from the old English *Ferneberg* or *Ferneberga* or 'hill of ferns' which refers to extensive areas of undulating heathland that originally covered the area. Tumuli discovered in the area provide evidence of early human activity. The Manor of Farnborough is mentioned in the Domesday Book as a small farming community, but there is also evidence of a pottery industry which is known to have flourished during the 14th century. This utilised clay from local Reading and London beds, and there is evidence of kilns in the grounds of Farnborough Hill.
- 2.4. By 1839, the London and South Western Railway had been constructed at the foot of the southern slope of the hill, followed in 1849 by the South Eastern Railway, which allowed the area to become readily accessible from London and attractive to new investors looking for a country retreat.
- 2.5. The western boundary of the conservation area is formed by the Farnborough Road, the north-south 19th century turnpike. Until the early 19th century, much of Windmill Hill, now Farnborough Hill, was still part of the common lands of Farnborough Manor. A separate house on the western flanks of the hill is recorded on maps of the mid-18th century. This was rebuilt in 1806, and the new estate expanded with the acquisition of land on either side of the turnpike, including former common lands.
- 2.6. In 1860, the Victorian publisher Thomas Longman acquired a house at Farnborough Hill, including the substantial grounds. He demolished the old house and constructed the new mansion on the present hilltop site, where it became known as 'Farnborough Hill'. The house

was completed in 1863, with a series of pleasure gardens and parkland grounds surrounding the house leading to a woodland area of walks and carriage drives across the turnpike to the west.

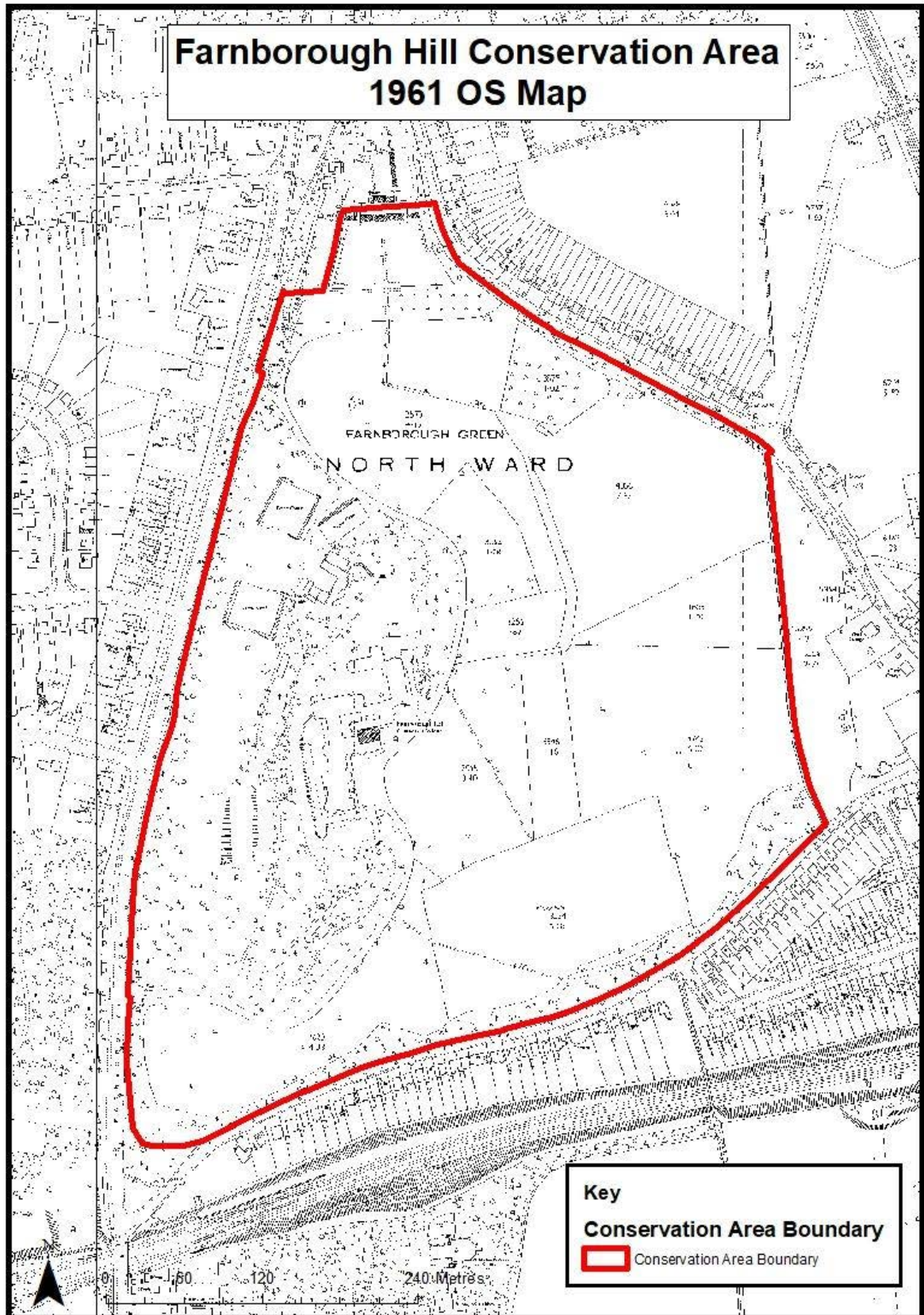
- 2.7. On the death of Thomas Longman in 1879, the mansion and grounds were bought by the Empress Eugénie, widow of Napoléon III of France. The house was to become her home in exile from 1880 until her death in 1920. In addition to the Farnborough Hill estate, she also acquired the wooded hillside beyond the railway line to the south of the existing parkland. Here, on the summit of the opposing mount, she constructed a permanent mausoleum for the bodies of her husband and son in a church that she could view from her private rooms, known today as the complex of St Michael's Abbey.
- 2.8. After the death of the Empress Eugénie, the mansion was sold in 1927 to The Institute of Christian Education, which had already established a convent school in Farnborough. The Institute commissioned Adrian Gilbert Scott to design additional school buildings, including the chapel. In 1994, the Institute of Christian Education transferred ownership to the Farnborough Hill Trust, and the school is now under lay management.
- 2.9. As a result of this pattern of development, it is considered that the Farnborough Hill Conservation Area has five areas with distinct character:
  - School Buildings and Formal Gardens;
  - Woodland and Graveyard to the South;
  - Walled Garden;
  - Parkland;
  - Landscaped Parkland.
- 2.10. Further detail about the special characteristics of each area is set out in the following sections.











### **3. Sub-Area 1: School Buildings and Formal Garden**

#### **Area Summary**

- 3.1. The school complex is a significant historical and architectural feature within the conservation area. Farnborough Hill School is on elevated ground, which emphasises its grand character, as well as allowing extensive views to and from the surrounding area. The school buildings are set within a private formal garden which includes hedges and trees, as well as shaped topiary.

#### **Views**

- 3.2. The eastern elevation of the school is dominant within the parkland due to its location at the top of the slope, which helps to emphasise its grand historic character and appearance. The boundary of the school grounds is formed by trees and shrubs in places and allows for glimpsed views of the attractive and historically significant building.
- 3.3. From the forecourt of the main house, there are panoramic views of the parkland, Farnborough and the hills beyond. This long view is unusual within the area and maximised by the large windows within the design of the historic building.
- 3.4. From the formal garden area, there are a variety of long and short views of the visually interesting historic facade of the school, which is framed by trees and hedges around a manicured lawn.

#### **Boundaries**

- 3.5. To the west is a dense green barrier. This density gradually decreases around the building, which is completely open to the east with views across the parkland. These significant trees and hedges create visual screening and are an important characteristic.
- 3.6. There are several walls within the grounds, including a walled garden. The wall to the formal garden is divided with pillars in red brick Flemish bond with a stretcher course on either side of decorative dog-tooth courses towards the top.

#### **Open Spaces, Parks and Gardens, and Trees**

- 3.7. A manicured lawn surrounds the historic buildings, with green open space.
- 3.8. The formal gardens within this area feature ornamental trees and cut topiary as a setting. Towards the edge of this area, there are more significant trees and shrubs, including

rhododendron, which helps to divide the conservation area into a series of sections and character areas. This woodland also provides an attractive context for the house.

### **Building Form and Detail**

- 3.9. Farnborough Hill School is an attractive, substantial and extensive building, both in form and external decoration. The main building is two-storey and L-shaped, with a five-storey tower above the main entrance. The building gives the impression of being larger due to the dramatic height of the large sweeping roof. The steep tiled roof is a dominant feature of the building, with many interesting details such as pyramid octagonal lead-covered turrets, mini-hips and gables. There are several chimneys on the ridge and the end walls, with decorative oversailing red brick courses.
- 3.10. The ground floor is constructed in Flemish bond red brick, with Bath stone dressing and corbels. The upper floors have elaborate half-timbered framing with plaster infills. There are bands of decorative relief carving marking the first and second floors. The ground floor windows have stone mullions and transoms, and the upper floors timber, with a mixture of fixed, sash and casements.
- 3.11. The main building has been extended over time, but the historic core of the main building is still dominant. Later additions of note include the chapel at the rear of the main facade.

### **Alterations**

- 3.12. Several modern buildings have been added to the complex which reflect both the change of use and the adaptations needed to operate a viable school based in historic buildings.

### Sub-Area 1: School Buildings and Formal Gardens



View of Farnborough Hill School



Main facade



Side elevation



View of Farnborough Hill School



Formal garden



Red brick garden wall



View Southeast from Farnborough Hill School



View looking West



Chapel



Path facing North

## **4. Sub-Area 2: Woodland and Graveyard to the South**

### **Area Summary**

- 4.1. The area immediately south of the main building and formal gardens is close-wooded with extensive rhododendron growth. Paths run through it, and it includes steep slopes and inclines. An important feature within the woodland is a gated graveyard containing the burial plots of nuns.

### **Views**

- 4.2. There are several footpaths which intersect each other. The dense foliage isolates and constrains the paths so that only short or glimpsed views are possible within the area.
- 4.3. The woodland includes steep slopes and inclines, including the highest point within the conservation area. The changing levels and dense vegetation contribute to a tranquil and secluded character.

### **Boundaries**

- 4.4. The steep ground and the dense vegetation act as a natural barrier within the landscape. The woodland within this area gradually thins towards the western section of this sub-area.
- 4.5. The main tarmac entrance road to the school travels through this sub-area to the south and divides it. The dense foliage continues past this boundary to the edge of the school grounds.

### **Open Spaces, Parks and Gardens, and Trees**

- 4.6. Trees and woodland are fundamental to the character of the conservation area. The dense vegetation is interrupted by paths and clearings that are significant within the setting and appearance of the historic landscape.
- 4.7. The clearing containing the graveyard and other glades form important breaks within the vegetation.

### **Building Form and Detail**

- 4.8. One of the few built structures within this area is the Lych Gate at the entrance to the lower of the two graveyards. This is a simple timber structure, with a gabled roof and seating on each side, as well as a swing gate. This is a traditional feature of graveyards, and the current structure

may be a replacement for an older historic gate. The presence of the Lych Gate is historically significant and marks the boundary of the graveyard.

- 4.9. Another historically and architecturally significant building in this area is South Lodge at the southern entrance to the school on Farnborough Road. South Lodge is locally listed and is significant within the conservation area.

#### **Alterations**

- 4.10. Rhododendron (*Rhododendron ponticum*) is an established non-native invasive species within the UK, threatening a variety of habitats and the associated flora and fauna. It is highly invasive and destroys habitats and causes a decline in native plants and animals.

### Sub-Area 2: Woodland and Graveyard to the South



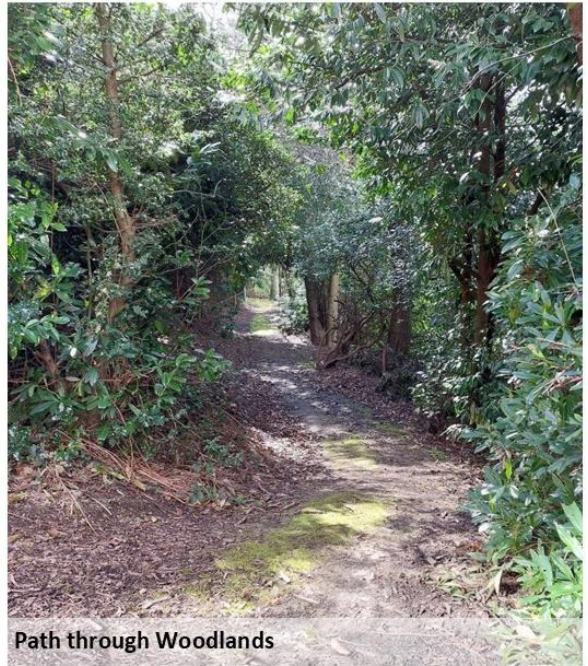
Woodland



Path looking South



Entrance to Graveyard



Path through Woodlands



Path through Woodlands



Path through Woodlands

## **5. Sub-Area 3: Walled Garden**

### **Area Summary**

- 5.1. The walled garden is an important feature of the conservation area linked to the maintenance of the house. It would originally have been a kitchen garden providing fruit and vegetables to the house. There are fruit trees on the outside of the walls, and it has a decorative gateway framing a path leading to the house on the hill above.

### **Views**

- 5.2. Views across the parkland towards the walled garden are interrupted by a hedge line. Passing through the first gate opens views of an arched entrance.
- 5.3. There are long views over the expanse of parkland towards the south of the kitchen garden, punctuated by several substantial trees.

### **Boundaries**

- 5.4. The area of the walled garden is surrounded by modern development to the north and west. To the east is Ship Lane, which follows the eastern line of the wall.
- 5.5. The wall itself is a historically and architecturally significant listed structure, and the hedge to the immediate south of the walled garden is an important penetrable barrier between the sections of this area.

### **Open Spaces, Parks and Gardens, and Trees**

- 5.6. Inside the kitchen garden is a 20th century building with surrounding lawn, most recently used as a convent. The openness within the historic walls is still present and retains the unique historic character of this space.
- 5.7. Between the brick-arched entrance to the walled garden and the parkland is a strip of ground with a central path lined by a beech hedge. This formal entrance to the kitchen gardens also has several shaped conifers which mark the pathway. The break in the parallel hedge to the main parkland is marked by a wrought iron gate.

### **Building Form and Detail**

- 5.8. The Farnborough Hill kitchen garden was enclosed by the rectangular wall which survives. The wall was used to support fruit trees, as well as providing shelter from the wind for plants. The



height of the wall varies, but at the highest point it is at least 10-12 feet (3-3.5 metres). Evidence of the fruit trees on the external walls is still visible in places, and some historic tin plaques indicating the type of fruit tree are still present. The walls are constructed in red brick with lime mortar in English bond, with clay tile capping. Brick was the preferred material for kitchen gardens as the bricks retain heat and the mortar provided a place for nails supporting espalier fruit trees. The walls are supported by buttresses and corner piers with pyramidal capping.

- 5.9. The traditional layout of the kitchen garden has been lost to the modern convent development. The garden would have been subdivided with a central path. The grander and more elaborate entrance to the south was built specifically for the owners of the estate when they visited. The arched southern doorway with large decorative scrolls has a date stone of 1872.

### **Alterations**

- 5.10. Modern development immediately on the outside of the wall has had a negative impact on the historic character of the kitchen garden.
- 5.11. The former convent building inside the walled garden is detached and set back from the walls.
- 5.12. The wall has suffered encroachment by vegetation in some places which has removed mortar and made some of the bricks loose.
- 5.13. In the period preceding and including this Appraisal, the future use and/or development of the convent building and land in and around the walled garden have been the subject of considerable interest and discussion. Ensuring that the conservation area, its character and the integrity of the structures within it are preserved and enhanced will be a very important material consideration in the context of any development proposed for this site.

### Sub-Area 3: Walled Garden



South Entrance to Kitchen Garden



Kitchen Garden Wall



Entrance to Farnborough School Grounds



Path looking South towards Farnborough School



Hedge



Fruit Trees on South side of Walled Garden

## **6. Sub-Area 4: Parkland**

### **Area Summary**

- 6.1. The largest sub-area of this conservation area, this wide-sloping expanse of parkland provides the setting for the listed Farnborough Hill School building at the pinnacle.

### **Views**

- 6.2. The parkland surrounds the house on three sides and allows long sweeping views of the main house from multiple vantage points. There are some fruit trees and deciduous trees within the parkland, but as the main building sits on the top of the hill, they do not interrupt the view.

### **Boundaries**

- 6.3. To the edge of the conservation area, there is a mixture of woodland and hedgerows which mark the current boundary of the estate and provide some screening of the developments outside the parkland.

### **Open Spaces, Parks and Gardens, and Trees**

- 6.4. The open space within the parkland is an important feature as it allows for long views of the historically and architecturally significant building, as well as creating a green setting.
- 6.5. Within this area are a few individually significant trees set within the grass and isolated from other trees. These large, old trees are a valuable asset.

### **Alterations**

- 6.6. To the east of the conservation area, there is a chain-link fence marking the boundary with the residential area. Although a modern addition, the fence has a minimal impact on the views from the main building and the historic interest of the conservation area.

### Sub-Area 4: Parkland



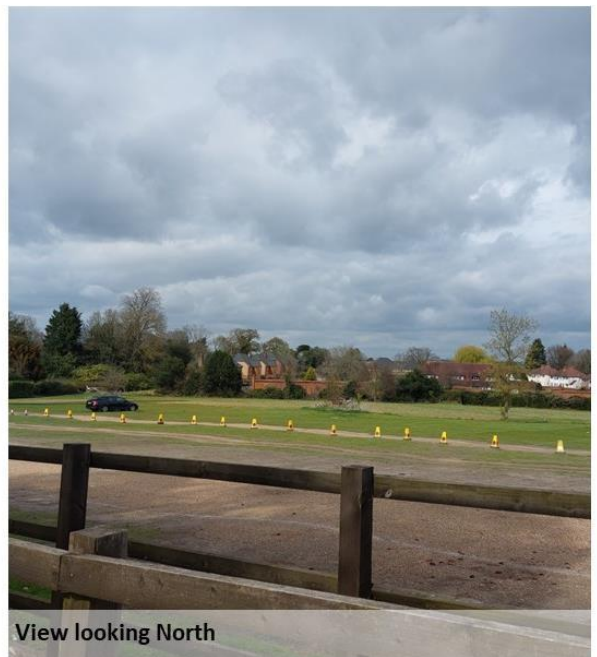
View looking South East



View looking South towards Farnborough Hill School



View looking East



View looking North



View looking West towards School



View looking South from School

## **7. Sub-Area 5: Landscaped Parkland**

### **Area Summary**

7.1. The area west of the school is open but has a more enclosed character compared to the east. This is due to the narrowness of the space and the tall trees and hedges that surround it. There are some historically and architecturally significant buildings within this part of the school curtilage.

### **Views**

7.2. Views within this area are enclosed by trees and shrubs on almost all sides. Buildings within this area are focused towards the north. The land has a gentle slope from the east. The majority of the land is parkland, with areas levelled for sports pitches.

7.3. Views within the area are broken by hedges and prominent trees and unfold gradually. Trees and woodland are an important characteristic of this area. Variation in the density of the trees divides this area into smaller, more enclosed spaces, changing the landscape and adding interest.

### **Streetscape and Boundaries (Public Realm)**

7.4. The rough road to the east side of this section is edged by grass and links with the paths within the woodland area and towards the northern gatehouse.

7.5. The boundary to the west of Farnborough Road is a dense woodland of mainly native trees, mainly without the encroachment of Rhododendron.

### **Open Spaces, Parks and Gardens, and Trees**

7.6. The pattern of clearings amongst woods is repeated within this sub-area, and there are a variety of trees that contribute to its character. There are prominent trees within the lawn area which, as well as acting as a boundary, provide an important visual screen from Farnborough Road.

7.7. The open space within this area is well tended, with several sports pitches. There are trimmed areas of dense hedges which add character.

### **Building Form and Detail**

7.8. There are several historically and architecturally significant buildings towards the north of this area which originally related to the running of the main house and are now repurposed by the

school. This high-quality group includes a courtyard and stables (E), a coach house (W), laundry (S) and cottage (NW), all of which are curtilage-listed structures. These buildings now include classrooms, accommodation and a swimming pool.

- 7.9. The buildings form a 'U', with a central courtyard paved with stable yard setts. The buildings range from one to two storeys. Works were completed to the stable range in the 1860s, but it encompasses a 17th century timber-frame core. The buildings are pebbledash rendered with a decorative geometric band design in Roman cement and a clay-tiled roof with fish-scale bands. There are several red brick stacks as well as half dormers to the laundry breaking through the eaves with tripartite casements and lattice lights.
- 7.10. The Coach House has five double entrances with original doors and ironwork, as well as a glazed lantern canopy within the forecourt on cast iron columns. The Coach House is constructed in red brick in Flemish bond with yellow brick and ashlar dressings.
- 7.11. The cottage is constructed in yellow brick and has a gabled roof with canted bay window and decorative crested bargeboards.
- 7.12. Another significant building within this area is North Lodge at the northern entrance on Farnborough Road. North Lodge has been identified as an important historic feature and is listed in its own right.

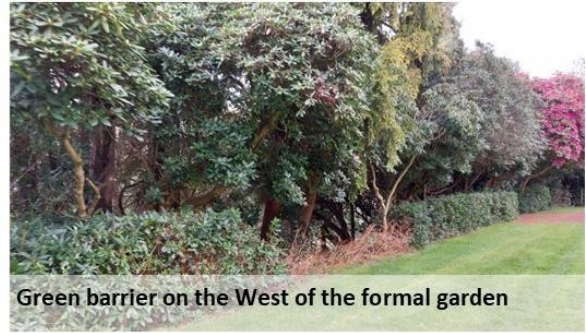
### **Alterations**

- 7.13. Additional dressing rooms, as well as a modern swimming pool, are located within this area.

### Sub-Area 5: Landscaped Parkland



View looking West towards Landscaped Parkland



Green barrier on the West of the formal garden



View South



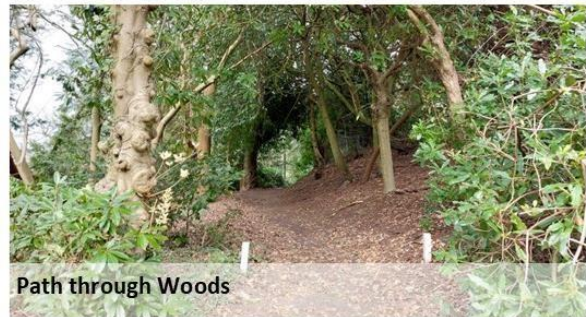
View of courtyard and stables



View South



Cottage



Path through Woods



Landscaped Parkland with prominent tree

## 8. Listed Buildings within the Conservation Area

### Nationally Listed Buildings

Main building to Farnborough Hill convent	Grade I Listed	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1303116">https://historicengland.org.uk/listing/the-list/list-entry/1303116</a>
North Lodge, including attached wall	Grade II Listed	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1390603">https://historicengland.org.uk/listing/the-list/list-entry/1390603</a>

### Locally Listed Heritage Assets

All the buildings detailed below appear on the Council's Local List. This is in addition to their status as listed structures by virtue of their location within the curtilage of Farnborough Hill convent, a Grade I Listed Building.

Reference	Property Name
LL5114	St Anne's Buildings, Farnborough Hill School, 312 Farnborough Road, Farnborough, Hampshire
LL5113	South Lodge, 314 Farnborough Road, Farnborough, Hampshire, GU14 8AS
LL5112	Boundary Wall, La Fosse House, 129 Ship Lane, Farnborough, Hampshire



## **9. Management Plan**

### **Introduction**

- 9.1. The Management Plan outlines a positive strategy to deal with the threats and opportunities identified in the Conservation Area Appraisal.
- 9.2. The effect of incremental, small-scale change within a conservation area can be cumulative and negative, particularly when involving the loss of key architectural features such as chimneys, boundary walls or traditional windows and doors. Incremental change is particularly difficult to manage, as it is not managed automatically through the planning system and therefore requires good stewardship by residents and property owners.

### **Good Stewardship**

- 9.3. The active management of small-scale change within the conservation area is the responsibility of the people who live and work in that area. Community-led conservation involves guiding positive change and positive regular maintenance. The owners of properties situated within a conservation area are caretakers of local heritage for future generations, and a commitment to good conservation practice is vital for preserving and enhancing its character and appearance.
- 9.4. Living in a well-maintained conservation area often increases property values and appreciation, as well as the general desirability of the area and its community value. Conservation areas are valued for their distinctiveness, visual appeal and historic character.
- 9.5. Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings and buildings affecting conservation areas.

### **Positive and Negative Attributes**

- 9.6. The following section details proposed actions to address some of the main positive and negative features which were identified as part of the Conservation Area Appraisal in order to ensure the continued protection and enhancement of the Farnborough Hill conservation area. There are elements within the conservation area that should be enhanced to help preserve the established character. These are set out below.
- 9.7. The Conservation Area Appraisal identified the following positive features which are considered important to preserve the character of the area and to give it lasting value:

- The clear differentiation between the character areas within the site;
- How the structures on the site reflect their traditional use;
- The strong group value and quality of design of the historic buildings;
- The large open spaces and woodlands within the area;
- The use of landscaping to create a series of informal and formal spaces.

9.8. Some aspects of the conservation area are identified as being eroded by negative changes. The following points were highlighted by the analysis:

- New unsympathetic buildings and development within and around the area;
- Loss of historic trees due to storm damage and disease;
- Invasive rhododendron within the native woodland.

### **Development Management**

9.9. Conservation areas allow greater control over development. Inappropriate changes to the external appearance of buildings can be resisted, as can inappropriately designed new development. Further information is available within the Conservation Areas Overview document and on Rushmoor's Conservation Area webpage. Permitted development rights allow for certain alterations without the need for planning permission. Many of these alterations can have an unintended negative impact on the character and appearance of the area.

9.10. In summary, any change to the conservation area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Contribute positively to its established character; and
- Be of high quality.

### **Implementation and Monitoring**

- 9.11. Progress on the implementation of the Management Plan, and the extent to which planning policies in the Local Plan are complied with or are effective in delivering community aspirations for conservation areas, will be monitored through the Council’s Authority Monitoring Report.
- 9.12. These assessments can then be used to review and, if necessary, modify planning policies as part of the Local Plan review process. They can also be used to review and, if necessary, modify this Character Appraisal and Management Plan as part of the review of the Borough’s conservation areas.

## **Appendix A: Areas Removed from the Conservation Area**

- A.1 Conservation areas are intended to recognise areas of historic or architectural character. The location of the boundary for a conservation area is a qualitative decision relating to character. It is essential for the protection of conservation areas that only areas which are a heritage asset are designated so that the concept of conservation is not devalued (NPPF, Paragraph 186).
- A.2 During the public consultation on the draft Conservation Area Appraisal and Management Plan undertaken between November and December 2021, it was proposed to remove some areas from the conservation area. Whilst some objections to the removal of these areas were received, none provided evidence of special architectural or historic interest sufficient to justify the retention of them within the conservation area.
- A.3 Trees in a conservation area are protected by legislation, and the planning authority must be notified of any works to a tree. Once areas are removed from a conservation area, they no longer benefit from this protection. A review of all trees within the areas removed has been undertaken, and Tree Preservation Orders have been made where necessary.
- A.4 A review of buildings and structures within the areas removed has also been undertaken to determine whether any are worthy of being locally listed on account of their architectural and historic interest.
- A.5 Further information on why the areas were considered inappropriate for inclusion within the conservation area is outlined below.

### **Woodland Crescent and the North of Ship Lane**

- A.6 The properties along Woodland Crescent and on Ship Lane were built after the original designation of the conservation area and do not contribute towards its historic character. The exception is 2 Woodland Crescent, which appears to be an earlier building.

### **Woodstocks and The Chase**

- A.7 This area is comprised of housing development from the 1960s. There are no views from these cul-de-sacs into or out of the conservation area. These infill developments do not add to the historic character of the area, and there are no views or clear linkages between them and the historic core of the village.

### **Home Farm Close**

A.8 This area was undeveloped when the conservation area was first designated. This road consists of modern houses.

### **Highgate Lane and Chingford Avenue**

A.9 The majority of the houses along the south side of Highgate Lane and Chingford Avenue were built in the 1920s/1930s. Although the houses have been finished to a high standard, they are not intrinsically of architectural or historic significance and do not contribute to the distinctive historic character of the conservation area.

### **Chapel Street**

A.10 Chapel Street has had two infill developments along its short length. Due to the absence of historic or architectural character or appearance, this area is no longer included within the conservation area. Whilst 11 Chapel Street appears to have its original brickwork and form, the terraced buildings alongside it have had numerous additions including extensions, rendering and porches.

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June 2022



# Conservation Area

appraisal and management plan



## Farnborough Street



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## 1. Introduction

- 1.1. This document should be read alongside the [Rushmoor Conservation Area Overview document](#)<sup>1</sup> which sets out the context of conservation area designation in Rushmoor. This includes information on the legislative and planning policy framework and the geographic and historic setting of the Borough. The Overview document also explains the implications for planning applications if a property is within a conservation area.
- 1.2. Whilst nationally listed buildings may be included within a conservation area, it is the combination of factors such as buildings, walls, trees, hedges, open spaces, views and historic settlement patterns that create the sense of place and give the area its special character and appearance. Less tangible senses and experiences, such as noise or smells, can also play a key part in forming the distinctive character of an area. It is this character, rather than simply individual buildings, that conservation area designation seeks to preserve and enhance.

### Appraisal and Management Plan

- 1.3. This document identifies the special architectural and historic interest of the Farnborough Street Conservation Area, which justifies its designation as a heritage asset, and the character or appearance which it is desirable to preserve or enhance. The Appraisal also identifies which features of the conservation area make a positive or negative contribution to its significance. It is accompanied by a Management Plan which sets out ways in which homeowners, the local community and the Council can manage change in a way that conserves and enhances the area.
- 1.4. Character appraisals and management plans provide a framework and guide to inform planning decisions to be made on a site-specific basis, within the context of national planning policy and the adopted Local Plan.

### Sub-Character Area Appraisals

- 1.5. There are three different character areas within the conservation area:
  - Farnborough Street and Ship Lane;
  - Railway and industrial buildings; and
  - Rectory Road.

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<sup>1</sup> Available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/conservation-and-heritage-assets/conservation-areas/>.

- 1.6. These areas merit protection based on their spatial character, architectural qualities and historical development, as well as the contribution they make to the conservation area.

## 2. Overview of Farnborough Street Conservation Area

### Designation History

2.1. The Farnborough Street Conservation Area forms part of the area designated as Farnborough Hill Conservation Area in 1980 and amended in 1982 and 1989. In 2022, as part of the process of review and appraisal, the decision was taken to designate Farnborough Street and Farnborough Hill as two separate conservation areas. The appraisal process identified two areas of very different character which, following boundary changes, would no longer be joined.

### Location

2.2. The Farnborough Street Conservation Area is located on the north-eastern periphery of modern Farnborough and covers an area centred on the historic crossroads of Rectory Road, Ship Lane, Farnborough Street and Highgate Lane.

### Area Development

2.3. Farnborough Street is a compact and now predominantly residential village at the meeting point of several historic routes through the area. It has an informal quality, based around the nucleus of a 17th century hamlet, with 19th century and early 20th century infilling and expansion.

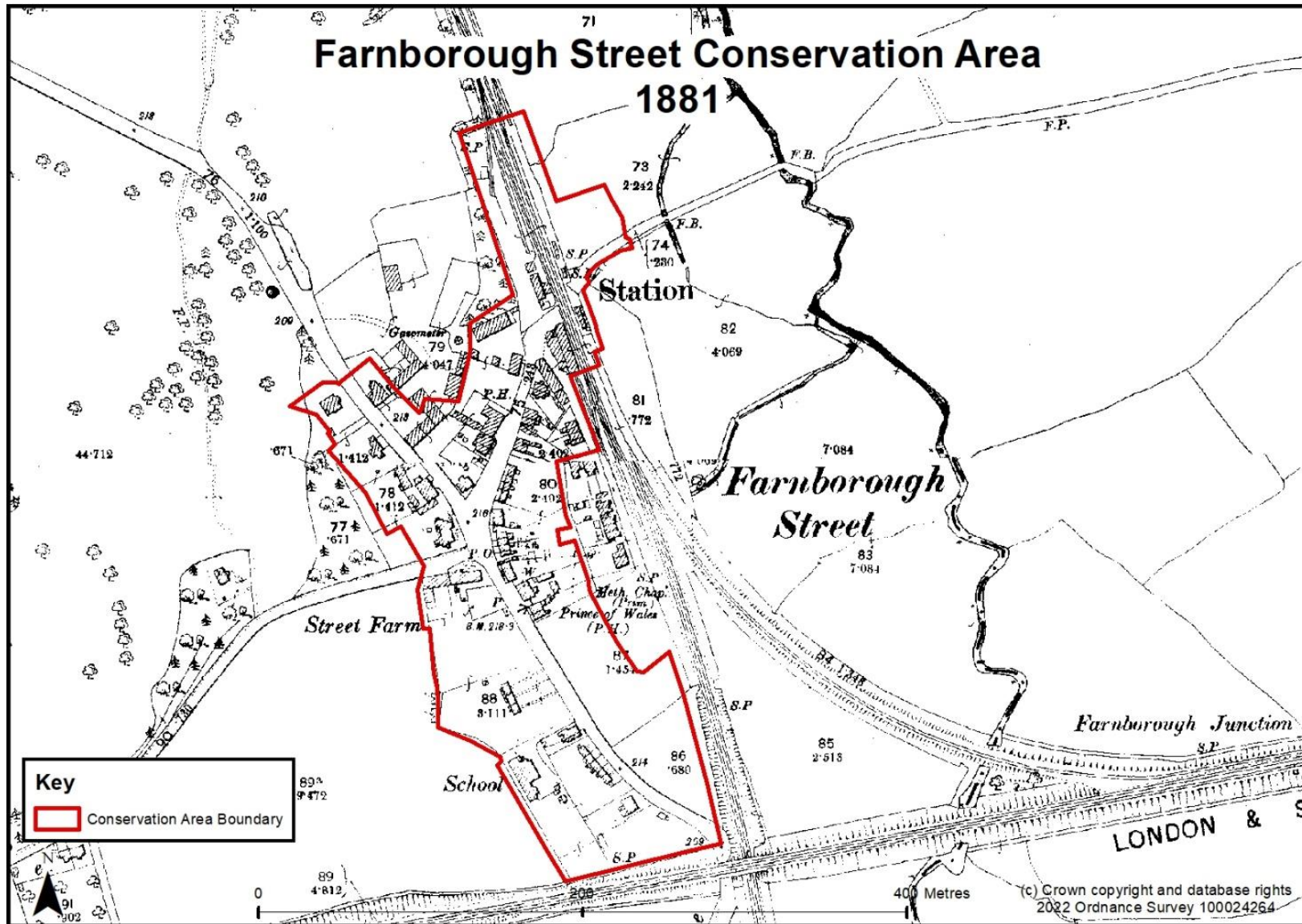
2.4. The historic form of the village is consolidated by a few notable buildings which stand out by virtue of their distinctive character, architectural quality and prominence at key points in the street scene.

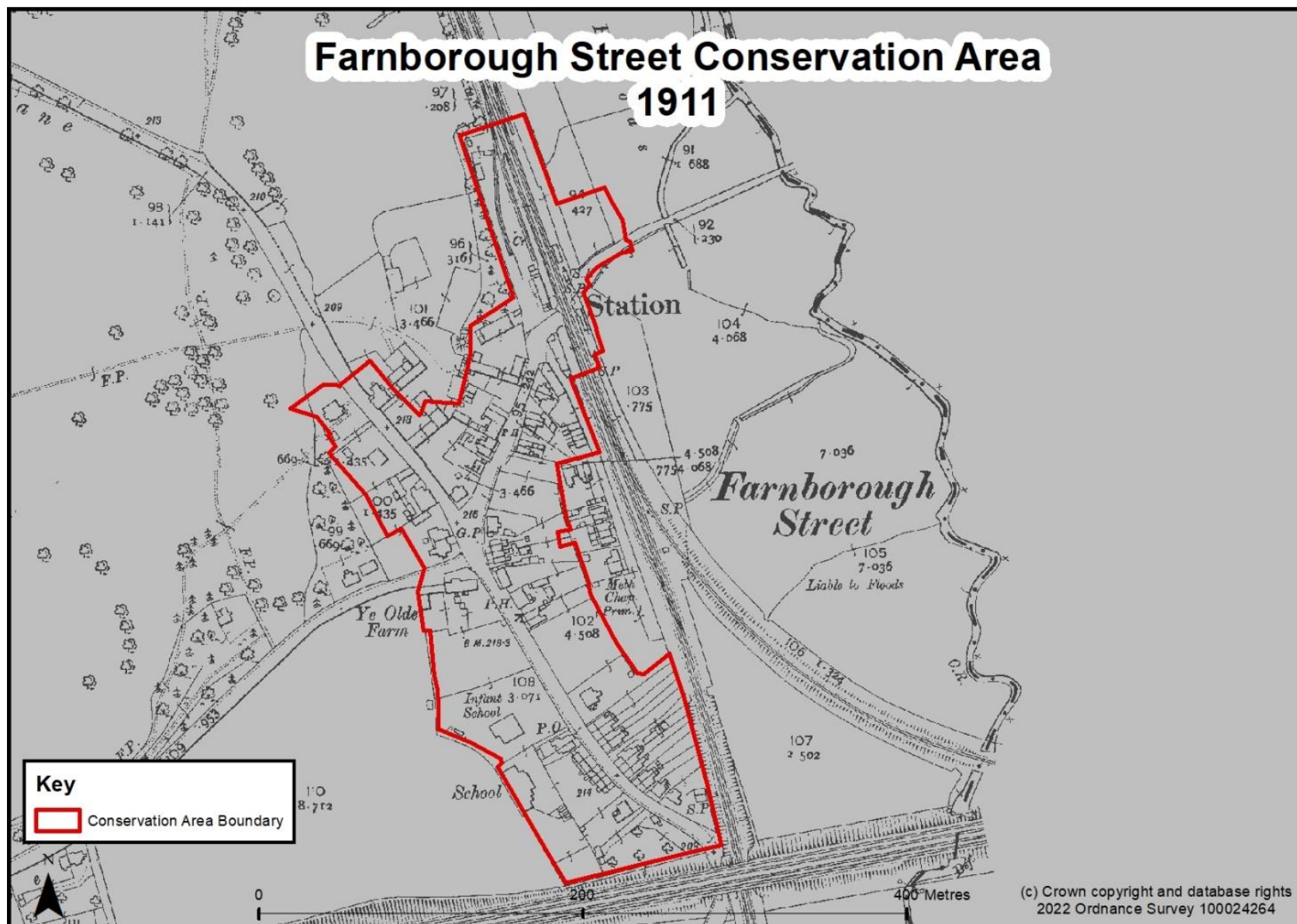
2.5. Some elements of the formerly mixed character of the historic village, which included shops, farms, inns and small-scale commercial premises, are still apparent in surviving buildings and their features, most noticeably along Farnborough Street.

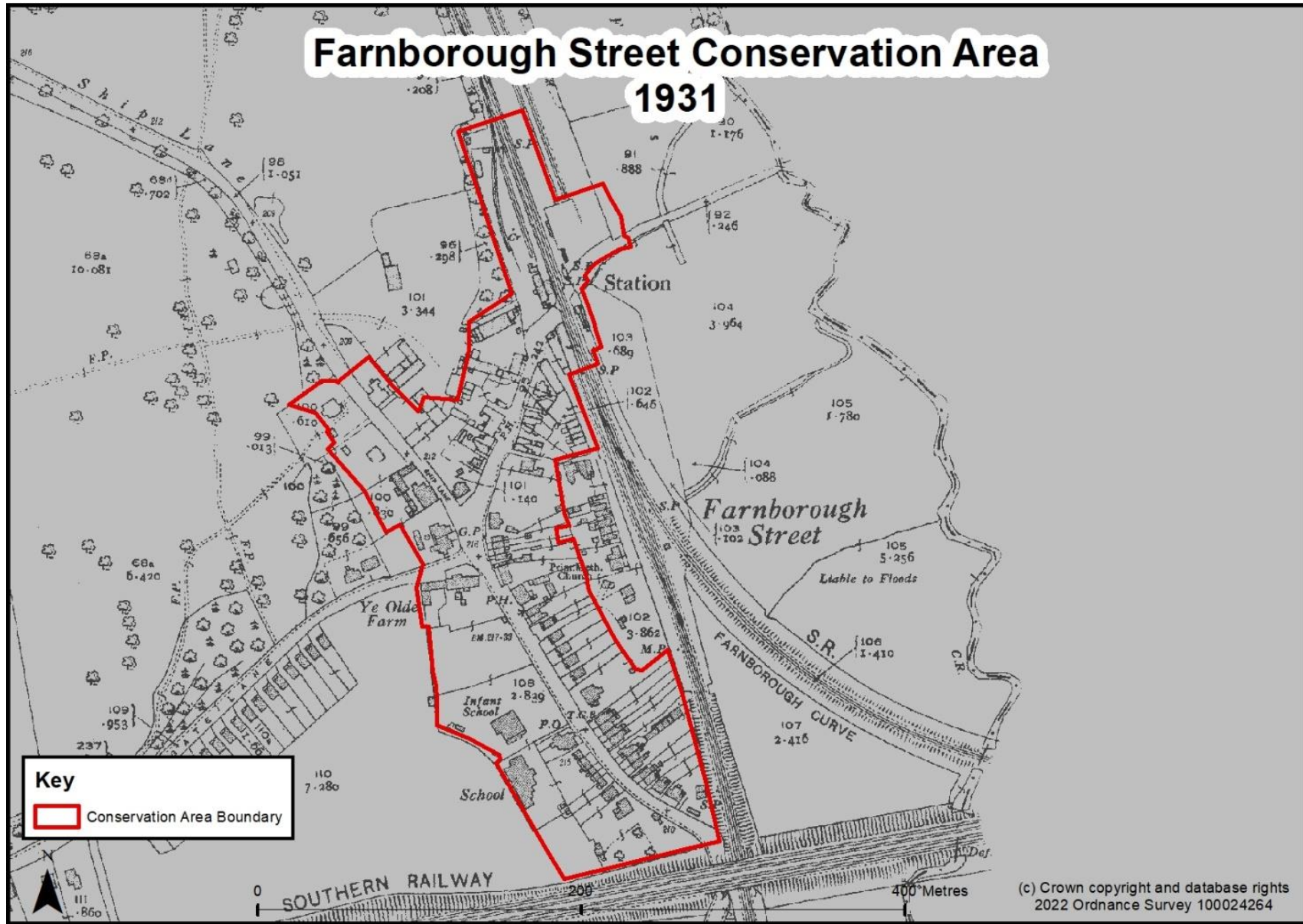
2.6. It is considered that the Farnborough Street Conservation Area has three areas with distinct character:

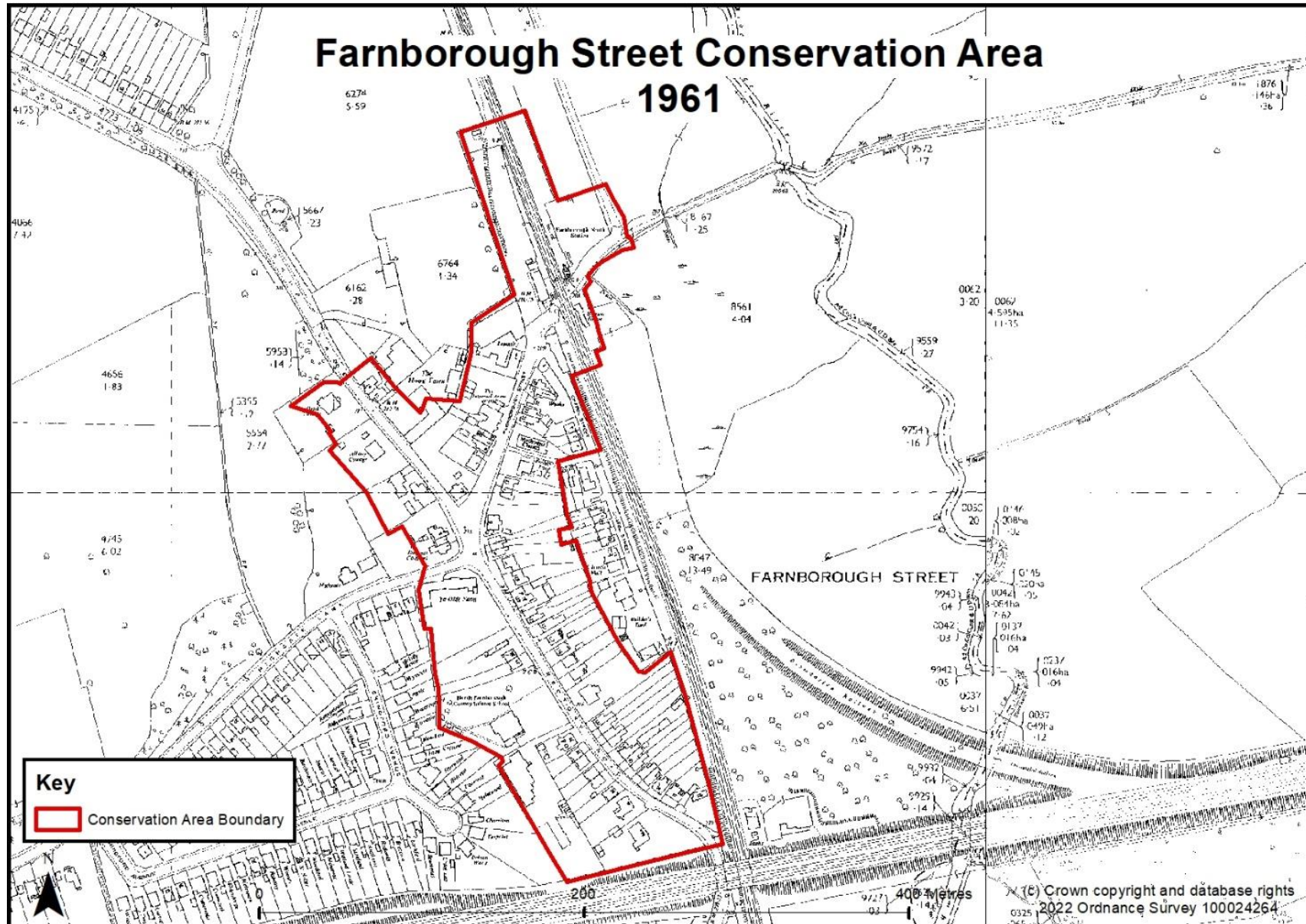
- Farnborough Street and Ship Lane;
- Railway and industrial buildings; and
- Rectory Road.

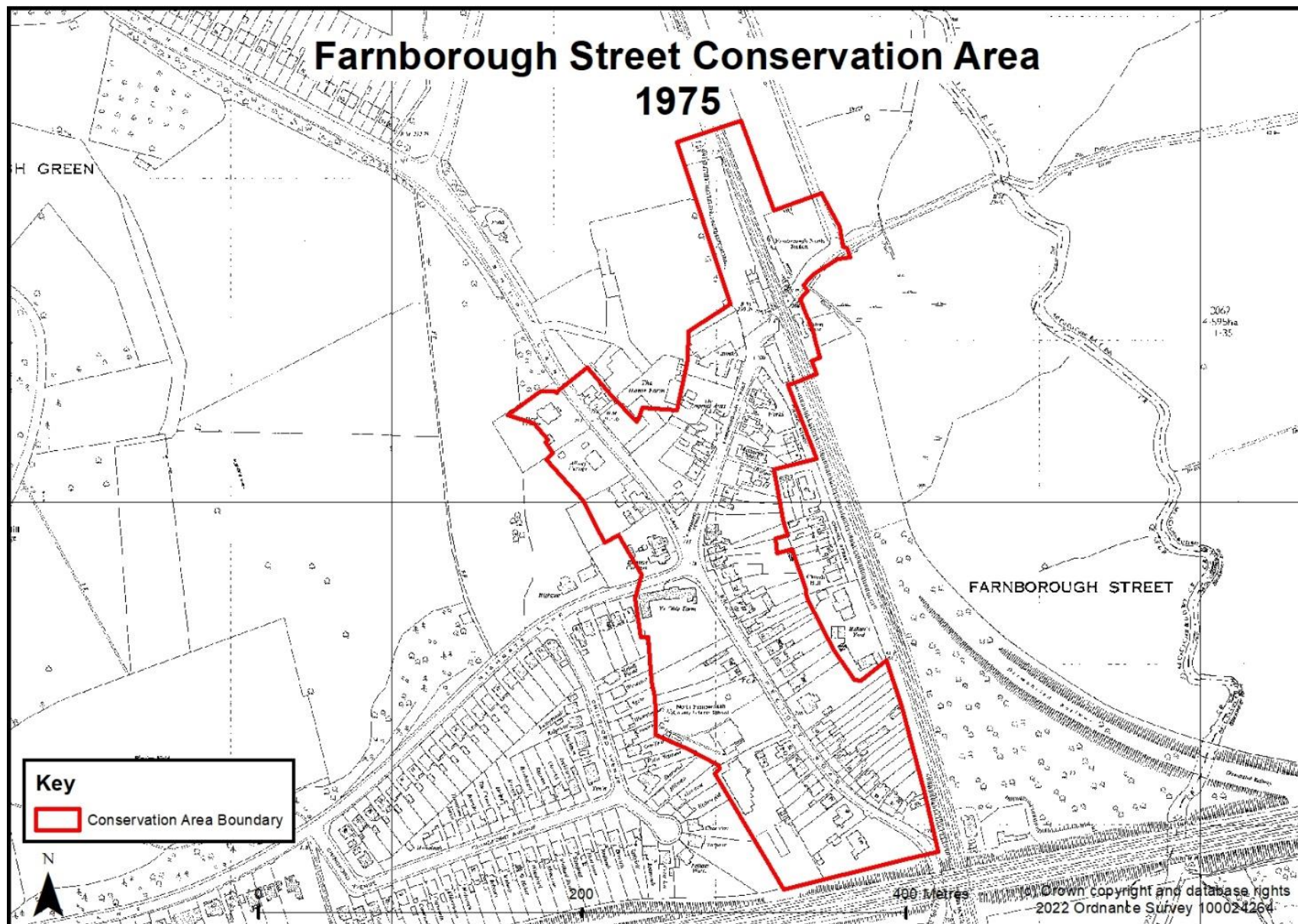
2.7. Further detail about the special characteristics of each of these areas is set out in the following sections.



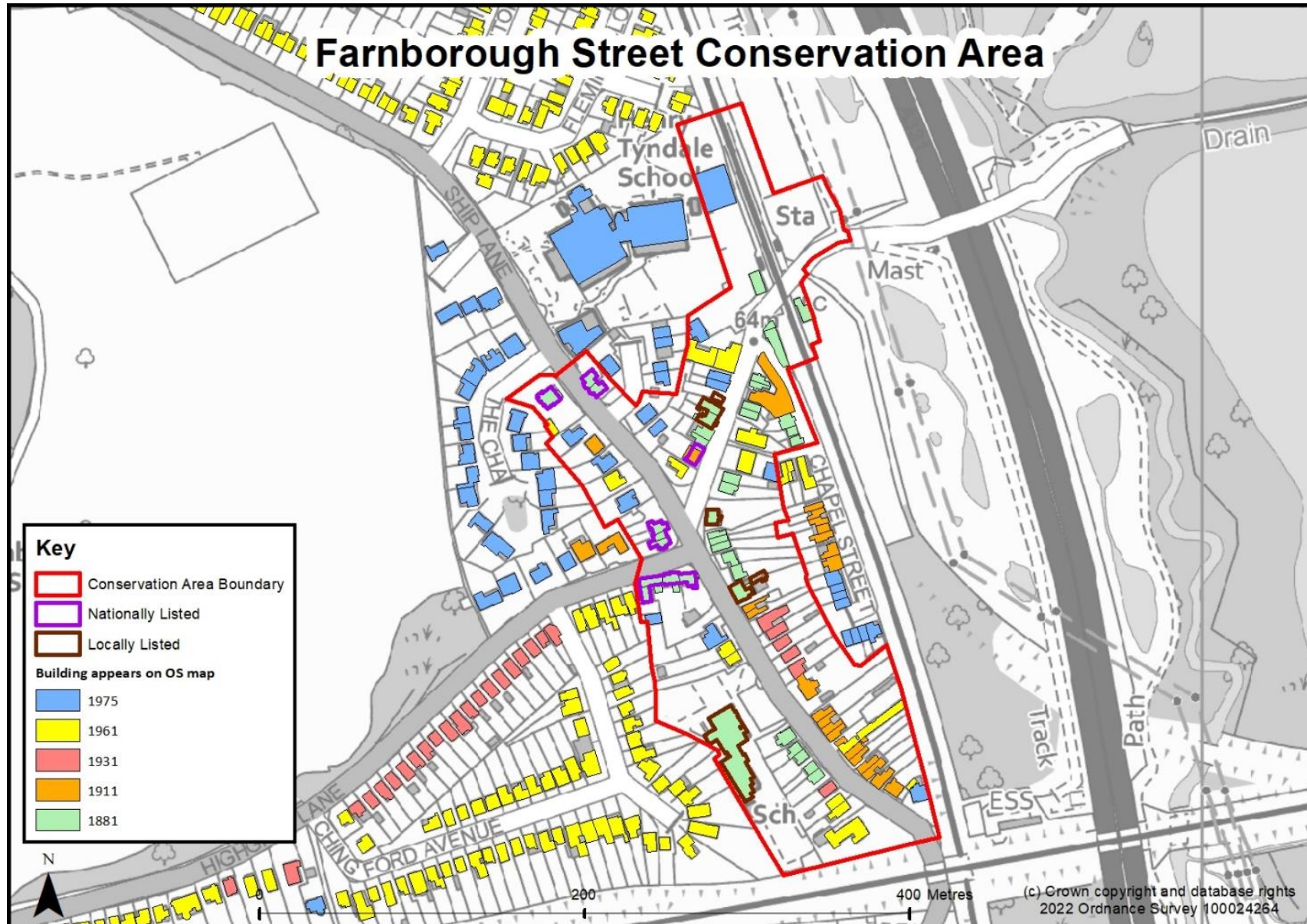












## **Sub-Area 1: Farnborough Street and Ship Lane**

### **Area Summary**

- 2.8. This historic residential area includes the crossroads between Farnborough Street and Ship Lane, which was a focal point for the local community. Distinctive features of this area are Farnborough North Station, a public house and two schools to the north and south.
- 2.9. The area retains a vernacular village aesthetic despite its urban surroundings. This is enhanced by the green backdrop beyond the railway, and the playing fields which surround the area. A distinctive feature is the openness of the crossroads, framed by several substantial historic buildings, some of which are statutorily listed.

### **Views**

- 2.10. This area is relatively flat, and views within are mainly contained within the street. There are several clusters of notable historical buildings, including around the crossroads. The crossroads offers a focal point for views and is a defining feature of the conservation area. The view down Farnborough Street is straight in either direction, but Ship Lane curves gently, providing a gradually unfolding view to those passing along it.

### **Streetscape and Boundaries (Public Realm)**

- 2.11. The road and paving are tarmac, with some traditional lamp posts. Farnborough Street gives the appearance of being narrow and enclosed by houses, creating a constrained street scene. The road widens around the crossroads, where there is a traditional fingerpost road sign in addition to the standard road signs. The varied gaps between buildings illustrate how the area developed informally. Early photographs suggest a mix of boundary treatments included walls, fences and hedges. This remains the case.

### **Open Spaces, Parks and Gardens and Trees**

- 2.12. The principal open area lies around the crossroads. The majority of the houses along Farnborough Street have well-maintained small front gardens, with larger gardens appearing along Ship Lane. There are a number of prominent trees within this area, although several which appear on historic maps of the area are no longer present. Behind the ridge line of the street, the backdrop to the area is very green, with trees visible in gaps between buildings.

### **Building Form and Detail (Architecture)**

- 2.13. Due to the organic vernacular development of the area, most buildings have an individual historic style. Farnborough Street comprises small plots and includes terraced cottages, with larger plots appearing nearer the crossroads and along Ship Lane.
- 2.14. Materials are primarily red brick, with some houses having white render. Some, by virtue of their age, may be timber-framed internally. The majority of the roofs are gabled, with material varying between clay tiles and slate. There are several original chimneys visible within this area. Front doors are wooden, some with half lights, but the majority are modern replacements. Windows are predominantly sash, some of which have been replaced.

### **Alterations**

- 2.15. A distinctive character of the public realm is the division between public and private space in front of the dwellings. Although, in some cases, the front boundary treatment has been lost, these semi-private spaces frame the historic buildings and provide important settings.
- 2.16. There are phone lines across the street in multiple places which affect views.
- 2.17. A large number of windows within this area have been replaced, with varying levels of sensitivity to the historic context. Front doors also appear to have been replaced. However, traditionally styled wooden doors are consistent with the character of the area.
- 2.18. It is apparent from historic photographs that a number of the large trees which framed the crossroads are no longer present. Removing established trees should be discouraged, and consideration should be given towards new and replacement planting.

## Sub-Area 1: Farnborough Street and Ship Lane



3-7 Ship Lane



Oriel Cottage, 23 Ship Lane



14 Ship Lane



Emperor House, Empress Cottage,  
Eugenie Cottage, Ye Olde  
Farmhouse



View of Crossroads



Looking East on Farnborough  
Street



Empress Cottages, 2 Highgate Lane



15 Ship Lane



9 Ship Lane



14 Ship Lane and Rose Cottage 12  
Ship Lane



6-8 Farnborough Street



Yew Tree Cottage, 4 Farnborough  
Street



Oriel Cottage, 23 Ship Lane

## **Sub-Area 2: Railway and Industrial Buildings**

### **Area Summary**

- 2.19. The buildings in this area were constructed to support industry, which developed due to the station and the available access to rail transport. The area retains some commercial use, but there have also been some residential conversions.
- 2.20. The railway has heavily influenced the development of this area and continues to attract footfall and traffic throughout the day.

### **Views**

- 2.21. The area is generally flat, but interest is added by the gentle curve of the street which reveals views towards the station and the railway crossing. The focal point at the end of Farnborough Street is Number 33/33a, a former brewery building from the 19th century. The station building is modest and set back.
- 2.22. From the station car park area, there are views across the railway to the former Station Master's house, as well as into the builders yard next to the station which occupies a former goods yard. South of the station towards Chapel Street, there are two imposing industrial buildings, both of unique vernacular style, which are key to the character of this sub-area. Views within this area are short, with glimpses of yards behind workshops against a backdrop of greenery.

### **Streetscape and Boundaries (Public Realm)**

- 2.23. The east side of Farnborough Street has buildings opening directly on to the pavement, reflecting their industrial history. The buildings have different plot sizes, and no regular alignment between them. Most street furniture consists of street signs relating to parking conditions and the businesses within the buildings around the station.

### **Open Spaces, Parks and Gardens and Trees**

- 2.24. Although there is a lack of trees, the backdrops to this area are trees on the other side of the railway, and the hedge along Chapel Street.

### **Building Form and Detail (Architecture)**

- 2.25. The buildings within this area retain form and features reflecting their industrial history, although buildings have been converted to residential use. The historic fabric of these workshops and storage buildings is still evident within their form and layout.

2.26. Materials are primarily red brick with clay-tiled roofs, which are either gabled or hipped. The factory origins of the buildings is reflected in wooden-slatted doors and a variety of unusually shaped sash windows.

### **Alterations**

2.27. There are numerous signs for businesses, road traffic and relating to the station.

2.28. The builders yard adjacent to the station occupies land formerly used as a goods yard. It remains in commercial use and attracts associated goods vehicles. Whilst it currently has a negative impact on the character and appearance of the conservation area, its retention within the boundary would assist in ensuring any future proposals for re-use or redevelopment could be considered against the requirement to preserve and enhance the surrounding character.

2.29. In the period prior to and covering this appraisal, there have been clear indications that Network Rail intend to close the gated level crossing and erect a new footbridge with lifts. The character and appearance of the conservation area will be an important material consideration both in considering associated planning applications and commenting on works to be carried out under permitted development on operational railway land.

2.30. Planning permission was granted in 2022 for use of the former Station Master's house as a community space. Given that it is an original structure within operational railway land, there is a case for including it within the conservation area boundary.

## Sub-Area 2: Railway and Industrial Buildings



## **Sub-Area 3: Rectory Road**

### **Area Summary**

- 2.31. Although this area is mainly residential, the school and the Prince of Wales public house along this road influence the character of the area and its historic fabric.
- 2.32. The area is very active, with substantial car traffic along this road, as well as pedestrians.

### **Views**

- 2.33. The road is mainly straight, with a curve towards the railway bridge at the southern end. Focal points include several prominent trees in both the public and private realm, as well as North Farnborough Infant School. The views are mainly urban, with the green backdrop of vegetation along the railway line visible behind houses. The imposing façades of buildings provide interesting views along this road.

### **Streetscape and Boundaries (Public Realm)**

- 2.34. Rectory Road is made up of a series of formal spaces. The street is wide, flat and mainly straight, with a curve towards the southern end. Historic boundary treatments have mainly been hard-surfaced to provide parking spaces. There are numerous signs relating to the school and parking within the area, as well as modern lamp posts.

### **Open Spaces, Parks and Gardens and Trees**

- 2.35. The road is lined by private spaces. North Farnborough Infant School is set back from the road, creating a more open form. There are several dominant trees within this area which provide visual interest. Combined with the green backdrop of the railway embankment to the south, this provides a green setting to this urban area.

### **Building Form and Detail (Architecture)**

- 2.36. The general scene is characterised by mainly Victorian and Edwardian housing, with some later infill development. Buildings along the eastern side of Rectory Road are medium in scale, increasing in height towards the southern end. The terraced and semi-detached form of the houses creates the impression of an almost-continuous façade.
- 2.37. The predominant building material is red brick, with canted bay windows and slate gabled roofs. Embellishments include decorative tiles, brickwork and masonry. There are some decorative chimney pots and stacks, which are an important feature of the roofline. Doors are set within



recessed arches, with skylights above. In some places, traditional wooden sash windows have been replaced with modern units, with varying degrees of success or sympathy to the historic fabric and design.

### **Alterations**

- 2.38. Although windows appear to retain their original openings, many windows have been replaced with varying and sometimes insensitive units.
- 2.39. A distinctive characteristic of properties within this area is a brick front boundary wall. However, many have been removed, to the detriment of the area's character.
- 2.40. There are numerous satellite dishes, aerials and associated wiring which interrupts the façade and the rooflines.

### Sub-Area 3: Rectory Road



148—150 Rectory Road



183—185 Rectory Road



The Prince of Wales,  
184 Rectory Road



North Farnborough Infant School, Rectory Road



146 Rectory Road



160—162 Rectory Road

### 3. Listed Buildings

Name	Grade	Link to Historic England
Empress Cottages, 2 Highgate Lane	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092609">https://historicengland.org.uk/listing/the-list/list-entry/1092609</a>
Oriel Cottage, 23 Ship Lane	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1156289">https://historicengland.org.uk/listing/the-list/list-entry/1156289</a>
14 Ship Lane and Rose Cottage, 12 Ship Lane	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1339699">https://historicengland.org.uk/listing/the-list/list-entry/1339699</a>
Yew Tree Cottage, 4 Farnborough Street	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092634">https://historicengland.org.uk/listing/the-list/list-entry/1092634</a>
Emperor House, Empress Cottage, Eugenie Cottage, Ye Olde Farmhouse	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092639">https://historicengland.org.uk/listing/the-list/list-entry/1092639</a>

#### Locally Listed Heritage Assets (Buildings of Local Interest)

Reference	Name
LL5116	Elm Tree House, 9 Farnborough Street, Farnborough, Hampshire, GU14 8AG
LL5117	(Former) Imperial Arms, 12 Farnborough Street, Farnborough, Hampshire, GU14 8AG
LL5135	North Farnborough Infant School, Rectory Road, Farnborough, Hampshire, GU14 8AJ
LL5137	The Prince of Wales
LL5153	Outbuilding to The Prince of Wales

## 4. Management Plan

- 4.1. The Management Plan outlines a positive strategy to deal with the threats and opportunities identified in the Conservation Area Appraisal.
- 4.2. The effect of incremental, small-scale change within a conservation area can be cumulative and negative, particularly when involving the loss of key architectural features such as chimneys, boundary walls or traditional windows and doors. Incremental change is particularly difficult to manage, as it is not automatically managed through the planning system and therefore requires good stewardship by the residents and property owners.

### Good Stewardship

- 4.3. The active management of small-scale change within the conservation area is the responsibility of the people who live and work in that area. Community-led conservation involves guiding positive change and positive regular maintenance. The owners of properties situated within a conservation area are custodians of local heritage for future generations, and commitment to good conservation practice is vital for preserving and enhancing character and appearance.
- 4.4. Living in a well-maintained conservation area often increases property values and appreciation, as well as the general desirability of the area and its community value. Conservation areas are valued for their distinctiveness, visual appeal and historic character.
- 4.5. Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings and buildings affecting conservation areas.

### Positive and Negative Attributes

- 4.6. The following section details proposed actions to address some of the principal positive and negative features which were identified as part of the Character Appraisal in order to ensure the continued protection and enhancement of the conservation area.
- 4.7. The Conservation Area Appraisal identified the following positive features which are considered important to preserve the character of the area and give it lasting value:
  - Trees and greenery in both the public and private domain;
  - Original chimneys and pots on the roofline;

- Boundary walls at the front of properties;
- Areas of private garden of varying sizes between the boundary walls and properties;
- Original decorative features of properties;
- The large plot sizes of properties towards the south of the conservation area.

4.8. Some aspects of the character of the conservation area are identified as being eroded by negative changes. The following points were highlighted by the analysis:

- Satellite dishes visible from the public domain;
- The loss of boundary walls and hard-surfacing of front gardens;
- Properties which have had their brick and/or masonry painted;
- Infill of extensions or developments between properties;
- Phone lines and related items visible from the public domain;
- The replacement of original windows with windows of inappropriate design and materials;
- The replacement of original doors with doors of inappropriate design and material;
- Advertising signs in residential roads;
- Removal of trees.

#### **Development Management and Potential Article 4 Direction**

4.9. Conservation areas allow greater control over development. Inappropriate changes to the external appearance of buildings can be resisted, as can inappropriately designed new development. Further information is available within the Conservation Areas Overview document and on Rushmoor's Conservation Areas webpage. Permitted development rights allow for certain alterations without the need for planning permission. Many of these alterations can have an unintended negative impact on the character and appearance of the area.

4.10. Further protection of the key features of the conservation area could be accomplished by introducing an Article 4 direction. The purpose of serving an Article 4 direction within or in areas adjacent to a conservation area is to encourage the retention and good stewardship of high-quality architectural features and to preserve and enhance character and appearance.

4.11. An Article 4 direction would enable the Council to protect the character of the conservation area by requiring property owners to make a planning application for carrying out certain works. In this conservation area, this could cover the following works to residential properties:

- The replacement, improvement or other alteration of windows or doors;
- The external painting of a house;
- Removal of front boundary walls or fences;
- The provision of a hard surface to the front of a property;
- The erection, alteration or removal of a chimney;
- The alteration or change of roofing material;
- The erection, maintenance or alteration of a gate, fence, wall or other boundary treatment fronting a property;
- The installation or replacement of satellite dishes or aerials;
- The erection or construction of a porch outside an external door to the front of a property;
- Advertising signs.

4.12. It is not the intention of conservation area designation to prevent new development. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified. New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the conservation area (within, views into and out of) should also be carefully managed, as it has the potential to detract from its character and special interest.

4.13. In summary, any change to the conservation area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Contribute positively to its established character;
- Be of high quality.

### **Implementation and Monitoring**

- 4.14. Progress on the implementation of the Management Plan and the extent to which planning policies in the Local Plan are complied with or effective in protecting the character and appearance of the conservation areas will be monitored through the Council's Authority Monitoring Report.
- 4.15. These assessments can be used to review and, if necessary, modify planning policies as part of the five-year review of the Local Plan. They can also be used to review and, if necessary, modify this Character Appraisal and Management Plan as part of the review of the Borough's conservation areas.

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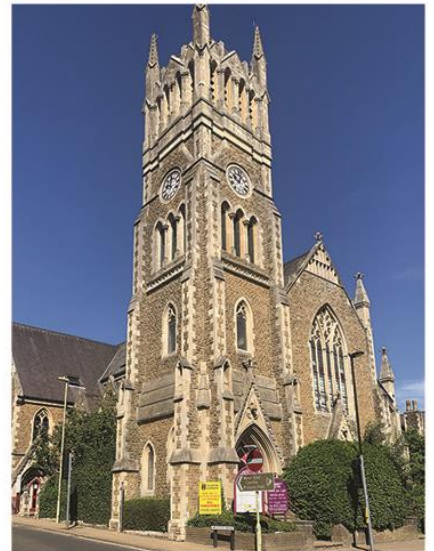
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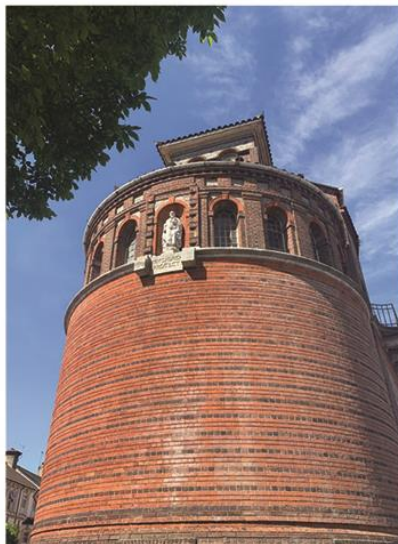


# Conservation Area

character appraisal and management plan



## Aldershot West



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## 1 Introduction

- 1.1 This document should be read alongside the Rushmoor Conservation Area Overview document which sets out the context in which conservation areas in Rushmoor have been designated. This includes the legislative and planning policy framework as well as the geographic and historic setting of the borough. The Overview document also explains what you need planning permission for when living in a conservation area.
- 1.2 A conservation area is a place of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance. Building groups, walls, trees and hedges, open spaces, views and historic settlement patterns all combine to create a sense of place. It is this character, rather than simply individual buildings, that the designation of Conservation Area status seeks to protect. The location of the boundary for a conservation area is a qualitative decision relating to character. It is essential for the protection of conservation areas, that only areas which are a heritage asset are designated so that the concept of conservation is not devalued<sup>1</sup>.

### Appraisal

- 1.3 This appraisal document sets out the special architectural and historic interest of the Aldershot West area, the character or appearance of which it is desirable to preserve or enhance. The appraisal identifies which features of the conservation area make a positive or negative contribution to its significance and is accompanied by a management plan setting out ways in which change can be managed to conserve and enhance the area.
- 1.4 Character appraisals and management plans provide a framework and guide to enable planning decisions to be made on a site-specific basis, within the context of national planning policy and the adopted Rushmoor Local Plan. This appraisal has also been prepared having regard to Historic England Advice Note 1 (Second Edition)<sup>2</sup>.
- 1.5 Every effort has been made to include or analyse those elements key to the special character of the area. However, where buildings, structures or features have not been

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<sup>1</sup> National Planning Policy Framework, paragraph 191

<sup>2</sup> <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

specifically highlighted, it does not necessarily follow that they are of no visual or historic value.

Figure 1 Conservation Area boundary



## 2 Overview of Aldershot West Conservation Area

### Designation History

- 2.1 The Aldershot West Conservation Area was designated in 1980 and reviewed in 1983 and 1989. There is no adopted appraisal and management plan for the area.

### Location

- 2.2 The Aldershot West Conservation Area is located within and beyond the current Aldershot town centre in the Rushmoor Local Plan 2014 to 2031 in the south of the Rushmoor Borough Council administrative area. It lies to the north of the Cargate Conservation Area<sup>3</sup>.

### Area Development

- 2.3 The development of Aldershot Town as a settlement started with the Government's decision in 1853 to establish a permanent military garrison on heathland<sup>4</sup> west of the historic Manor<sup>5</sup> and village of Aldershott<sup>6</sup>, exploiting the area's links to London and Portsmouth.

**Figure 2 1841 Ordnance Survey report showing boundaries of the conservation area (Source: Phillips, S and Picken, G)**



<sup>3</sup> [Cargate Conservation Area - Rushmoor Borough Council](#)

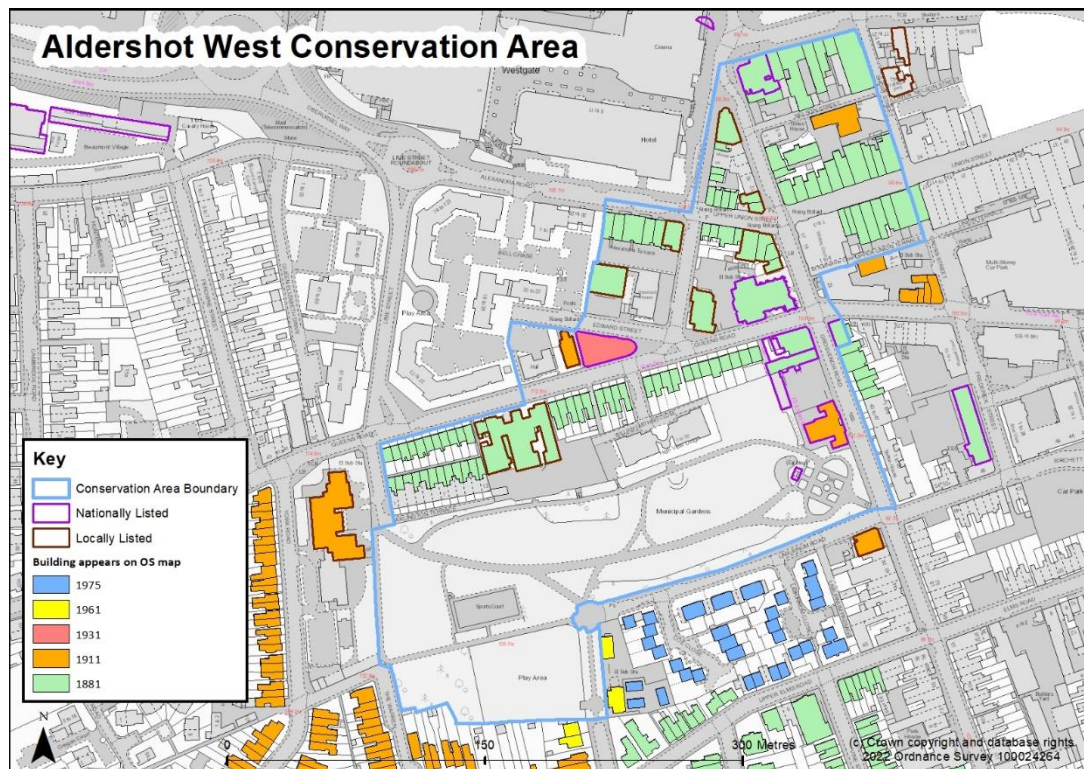
<sup>4</sup> Cole, Howard N (1980) "The Story of Aldershot", Southern Books (Aldershot) Ltd; Phillips, S and Picken, G "Aldershot Past" (2000), Phillimore & Co

<sup>5</sup> Hampshire County Council Archaeology and Historic Environment – Historic settlement surveys [AldershotHistoricRuralSettlementpublication.pdf \(hants.gov.uk\)](#)

<sup>6</sup> The historic Manor and grounds form part of the Manor Park Conservation Area

- 2.4 The establishment of a town serving a civilian population followed from the construction of the garrison between 1854 and 1859. The civilian population of Aldershot was recorded as 685 people in 1841, rising to nearly 5,000 in 1861<sup>7</sup>. The Aldershot Board of Health first met in 1860, the town was connected by rail in 1870 and a range of municipal and civic buildings including the West End Junior School (now the West End cultural centre) and churches to cater for the area’s different religious congregations were constructed in the 1860s and 1870s. By the 1881 Census, much of the existing area now included in the conservation area had been built. The town’s population was over 25,000 people.
- 2.5 The Aldershot Board of Health became the Aldershot Urban District Council following the passing of the Local Government Act 1894. Aldershot Town Hall and Fire Station were built in 1904 and the Urban District Council acquired former allotment land to the south as a public park, “the Municipal Gardens”, laid out formally with distinctive geometrical patterns. A tree planting ceremony took place in the park in 1905 providing an eclectic mix of trees, some of which are still in place. The Municipal Gardens house the town’s distinctive granite War Memorial cenotaph.

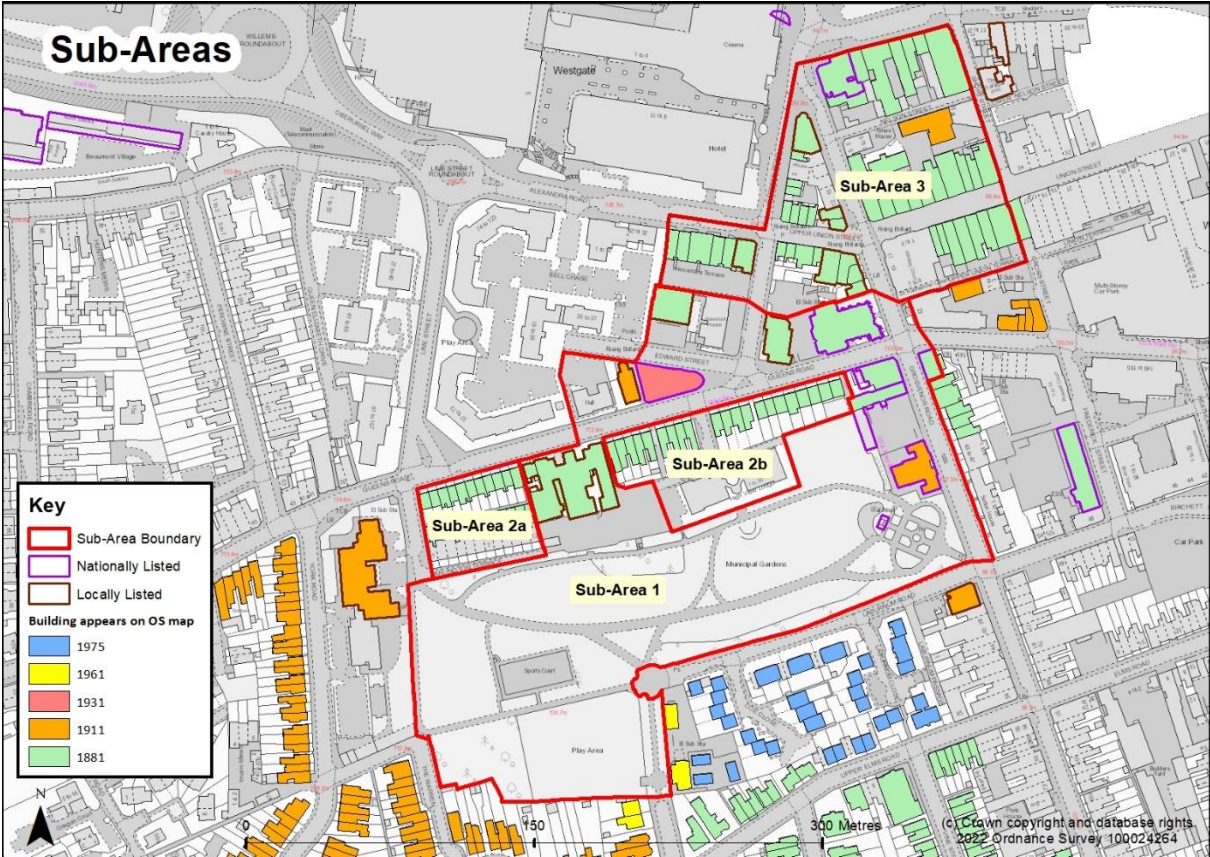
**Figure 3 Listed buildings and buildings of local interest in and around Aldershot West**



<sup>7</sup> Phillips & Picken, op cit (p5)

- 2.6 Much of the prevailing character of the area has remained largely unchanged although there has been some infill (for example, the sheltered housing flats at Highview Lodge, William Farthing Close) and redevelopment of plots on Grosvenor Road and Barrack Road. While the character of the conservation area is varied in its form and uses, it provides a typical example of Aldershot as it was in the early 20<sup>th</sup> century.
- 2.7 The principal external building materials are orange/red and buff brick with shallow “natural” slate roofs although some of the grander municipal buildings have stucco. Some of the residential frontages (Arlington Terrace) have been rendered and painted over. There are a number of buildings of sandstone construction. The listed Cenotaph is of granite construction.
- 2.8 As a result of the area’s pattern of development and the mix of land uses, the conservation area has been split into three distinct sub areas for the purposes of this analysis:
- **Sub area 1** -The civic and municipal area– this covers the cluster of places of worship and municipal/ commercial buildings fronting the main thoroughfares of Grosvenor Road and Queens Road as well as properties fronting Edward Street, parts of Barrack Road and the Municipal Gardens;
  - **Sub area 2** - Victorian terraced housing on Arlington Terrace and Queens Road west of the West End Centre (sub area 2a), and housing at Queens Road to the west of the West End Centre and Highview Lodge, sheltered housing flats on William Farthing Close built in the 1980s (sub area 2b); and
  - **Sub area 3** - the commercial area covering the northern part of the conservation area with a mix of shops, public houses and other commercial uses with housing above, and other new build housing.

Figure 4 Identification of sub-areas within Aldershot West Conservation Area





### 3 Sub-area 1: Civic and Municipal Quarter

3.1 This area comprises the cluster of civic and religious buildings dating from the Victorian and Edwardian eras.

Figure 5 Landmark buildings and structures in sub-area 1



Former Methodist Church



St Michael's RC Church



Aldershot Town Hall



Aldershot Cenotaph



26-28 Grosvenor Road



St Michael's Church Hall



West End Centre,  
Queens Road

**Building form and details**

- 3.2 This sub area contains a number of listed buildings, the most striking of which is the former Methodist Church (Grade II\*)<sup>8</sup> on the corner of Grosvenor Road and Queens Road; a Gothic sandstone building constructed in 1875 with Early English features. This church has important townscape value too as it is the only significant tower in Aldershot and is visible from a number of points both within and outside of the conservation area.
- 3.3 The Roman Catholic St Michael's Church (designed by George Drysdale in 1912/13) is located at the junction of Queen's Road and Edward Road on a tightly-wedged site. It has high flank walls with doorways on both street frontages. The robust external form of brindle banded red brick work and its east end bell turret is a dominant feature in Queens Road and Edward Street. Its cliff-like quality is relieved by its colourful door friezes.



- 3.4 Grosvenor Road is an important route through the town with a number of prominent listed buildings on a tight urban grain offering views through and beyond the conservation area.
- 3.5 The commercial premises at 26 and 28 Grosvenor Road are three-storey buildings (Grade II listed) with a double frontage and a well-articulated façade, the most prominent feature of which is the stucco ground floor formed by wide cambered openings to provide a continuous series of windows along the street frontage.
- 3.6 30 Grosvenor Road has classical details on its front façade sharing features in common with 27 and 28 Grosvenor Road. The integrity in its form gives these buildings contribute to a visually rich and interesting streetscape.
- 3.7 Facing these buildings on the opposite (south-west) corner of the road junction is No.27 Grosvenor Road (Grade II listed). The two main facades again define the double aspect and prominent position of the corner site. The longest frontage is onto Grosvenor Road. It is a two storey building; the upper walling is of yellow brick and the ground floor in rusticated

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<sup>8</sup> Which has now been converted into offices

stucco. These details and the shallow pitched slate roof with wide eaves on brackets give the building a stylistic cohesion with the premises on the west side of the junction.

- 3.8 The Aldershot Town Hall (designed by C.E Hutchinson, 1904) is a three-storey building with two storeyed wings which has a symmetrical façade built in a mix of brick, stone and render. The roofscape too is distinctive, with hipped slate roofs with bell cast and wide eaves, a turret and prominent rendered chimneys. The front façade is situated directly onto Grosvenor Road and, as such, its side elevations are more prominent in views along the road than the main façade. The building's carefully articulated forms and stepped quality make a positive contribution to the streetscape particularly as the building is spatially separated by the car park and Municipal Gardens.
- 3.9 This sub area is also distinguished by a number of buildings of local importance (West End Centre, the St Joseph's presbytery, Wesley and Masonic Halls) associated with the civic and religious history of the area.
- 3.10 The West End Centre, Former Board School, now an arts centre (built c1880s) is a red brick one and two storey building with a clay tile roof. The building is distinguished by its gables that front the road and the very large casement windows to each gable. It is an attractive building in the townscape and, as a local community facility, contributes strongly to the character of the conservation area.
- 3.11 St Joseph's Presbytery (built in 1874) is a red brick building with a natural slate roof that forms part of the group of buildings with the church hall that are associated with the Grade II listed church.
- 3.12 Wesley Hall on the south-eastern junction of Queen's Road and Barrack Road is a mainly rectangular gable ended building with a semicircular turret on its south eastern corner. This provides a focal point and an interesting counterpoint between the former Methodist Church and St Michael's Church.
- 3.13 The Masonic Hall (built in 1863) is a former lecture hall for soldiers built in rubblestone with Bath stone dressings and natural slate roof with stone copings to gable. The original gable

to the building was altered in the 20<sup>th</sup> century. The façade is of red brick (English bond) with stone dressings forming the architectural features.

- 3.14 The Municipal Gardens has a combination of formal trees and walking routes with an equipped play area to the south. Many of the park's well-established avenues of trees were planted at its opening in 1905. As open space, it provides important views from the public highway towards the Aldershot Cenotaph (Grade II) and the former Methodist Church, as well as the established terrace of Victorian housing at Arlington Terrace. Its spear topped railings, painted in a gilded colour (of later period), consciously contribute to the heritage value of the park. Perimeter trees outside the gardens soften and blur the boundaries of the garden and create attractive and informal glimpses of surrounding buildings.



### Views

- 3.15 The predominant views in this sub area are of the former Methodist Church tower both from the south and the north as well as the distinctive St Michael's Church which is visible at close distance (Edward Street, Queens Road) but is also viewed from further along Queens Road and Victoria Road closer to the core of the town centre.



#### 4 Sub-areas 2a and 2b: Residential sub area

4.1 This area comprises three areas of housing at Arlington Terrace, Queens Road and William Farthing Close.

**Figure 6 Residential areas within sub-area 2**



Arlington Terrace



Views towards Arlington Terrace and Highview Lodge from the Municipal Gardens



Queens Road east of West End Centre



Queens Road west of West End Centre

- 4.2 Arlington Terrace is a group of two storey houses, the front elevations of which face southwards onto the Municipal Gardens. A narrow alley separates the back gardens from those of a similar terrace of buildings fronting Queens Road. This terrace fronting the Municipal Gardens has a cottage-like character derived from the unelaborated façades and informal leafy setting. It has a simple ordered rhythm created by the repeated pattern of door and bay windows at ground floor and paired sash windows at first floor, with the façades linked by a continuous ridge line and eaves.
- 4.3 The housing on the south side of Queens Road is articulated by a series of three and four storey buildings which form short terraces. These rows gradually step downwards towards Aldershot town centre. The change in levels is accommodated by a gradual increase in storey height on the lower sections approaching the Grosvenor Road junction. Although the scale of the various rows differs, they exhibit the same ordered patterns of fenestration, strong eaves lines and dominant chimneys as those at the top of the street. Halfway up the hill slope, the projecting brick gables of the West End Centre offer a subtle interruption to the two storey rows, although the well-proportioned massing of the building, skilfully maintains the rhythm and continuity of the street frontage.
- 4.4 The front gardens have generally characterised by rendered boundary walls. Some have railings and piers although a number of these have been demolished.
- 4.5 Many of the original features of these terraces (wooden sash windows, timber doors and slate tile roofs) have been lost. In places the original fenestration pattern has been altered too but the overall terrace form remains intact, as does the row of solid brick chimney stacks which are silhouetted against the sky.
- 4.6 The Highview Lodge sheltered flats, a three-storey building dating from the 1980s, respect their exposed position relative to the Municipal Gardens to the south and the Victorian

housing at Queens Road to the north by reason of its use of brickwork, banding, render and slate-style roof.

**Views**

- 4.7 Arlington Terrace and the terraced houses on Queens Road are visible from the public highway. In addition, Arlington Terrace and Highview Lodge are also visible from the Municipal Gardens.

## 5 Sub-area 3: Commercial area

5.1 This sub area comprises a number of commercial frontages including shops, public houses and some residential conversions/ redevelopment.

**Figure 7 Landmark buildings and features within sub area 3**



Grosvenor Road (west)

Upper Union Street



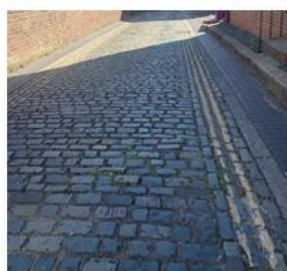
Upper Union Street



The Alexandra Public House



The Queen Hotel Public House



Nelson Street paving



- 5.2 Two landmark late Victorian public houses (The Queen Hotel and The Alexandra) are visible from the northern edges of the conservation area. The Queen Hotel is a Grade II listed three storey building with a stucco finish and a slate roof.
- 5.3 The western side of this end of Grosvenor Road has two landmark “corner shop” buildings dating from the mid and late 19<sup>th</sup> century; Imperial House, 2 Grosvenor Road and 14/16 Grosvenor Road. The shops between have retained features traditional of a Victorian frontage including timber framed shopfronts and stall risers. The eastern side of Grosvenor Road is largely Victorian in appearance. Some redevelopment has taken place (3/5 Grosvenor Road) that respects the bulk and massing of the frontage but has been less successful in its implementation (choice of brick, use of uPVC windows and doors and the introduction of balconies).
- 5.4 By contrast, Barrack Road and Lower Union Street have largely retained their Victorian character. The main character of Barrack Road is the combination of buildings which, because of the topography and road arrangement, are attractively juxtaposed in views. Most notable of these are the views across the rear courtyard of the Wesleyan buildings and in particular the towering, complex, roofscapes and traceried windows of the Methodist Church. Indeed, it is probably the most revealing view of the whole mass and form of the building in all its constituent parts.
- 5.5 The eastern side of Barrack Road forms a continuous perimeter block of small red brick premises. These continue along Upper Union Street to create a perimeter frontage around the triangular block of development and enclosing inner service yards. The Alexandra Hotel otherwise dominates the western side of Barrack Road. It is sited at a prominent corner location and arrests the long views up Barrack Road. Alexandra Terrace, adjoining the Alexandra Hotel is a formal three storey series of articulated townhouse dwellings with columned porches with small balconies and decorative ironwork. Similar to Queens Road, these buildings once formed part of the close-knit development of the town, but now form

the transition between modern apartment buildings and the older commercial part of the town.

- 5.6 Nelson Street is of visual interest within the conservation area because of the use of granite paving and its intimate lane quality.

**Views**

- 5.7 The foregoing analysis has identified prominent landmark commercial buildings which emphasise the character of this sub area within the Conservation Area and relate to the core of Aldershot town centre to the east.

## **6 Historic Maps (1864 and Ordnance Surveys: 1881, 1911, 1931 and 1975)**



1881



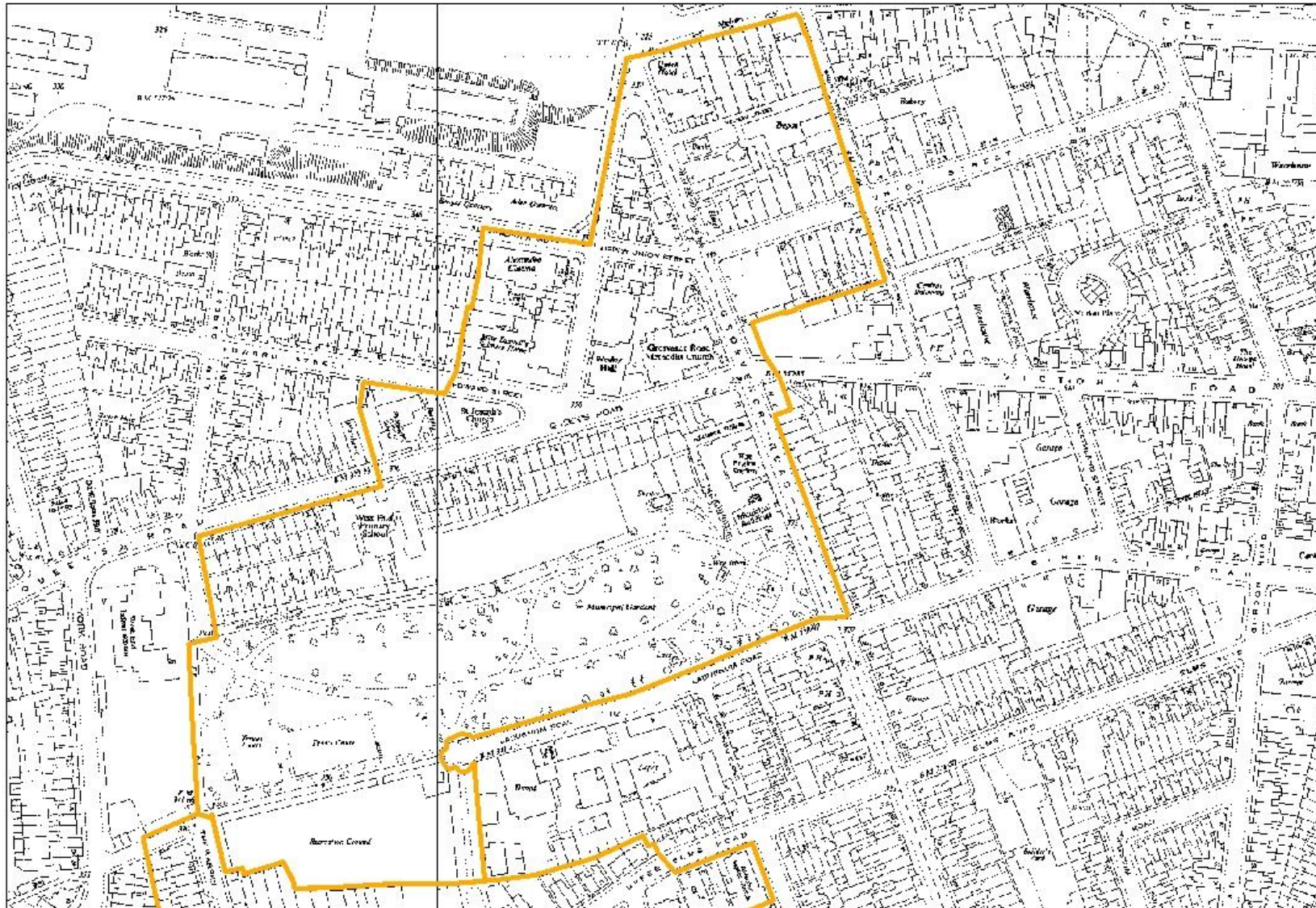
1911



1931



1975





## 7 Listed Buildings or Structures

Name	Grade	Link to Historic England
FORMER ALDERSHOT METHODIST CHURCH	II*	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1155955">https://historicengland.org.uk/listing/the-list/list-entry/1155955</a>
QUEEN HOTEL PUBLIC HOUSE	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1339673">https://historicengland.org.uk/listing/the-list/list-entry/1339673</a>
27, GROSVENOR ROAD	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092636">https://historicengland.org.uk/listing/the-list/list-entry/1092636</a>
26 AND 28, GROSVENOR ROAD	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092637">https://historicengland.org.uk/listing/the-list/list-entry/1092637</a>
30, GROSVENOR ROAD	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1155971">https://historicengland.org.uk/listing/the-list/list-entry/1155971</a>
ALDERSHOT TOWN HALL	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092638">https://historicengland.org.uk/listing/the-list/list-entry/1092638</a>
ALDERSHOT CENOTAPH	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1464695">https://historicengland.org.uk/listing/the-list/list-entry/1464695</a>
CHURCH OF ST JOSEPH'S	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092607">https://historicengland.org.uk/listing/the-list/list-entry/1092607</a>

To the immediate north of the conservation area, there are two stone sculptures in front of the Cineworld cinema dating from 1859. These are the surviving elements of the former gateway, at this point, to the East Cavalry (Warburg) Barracks.

Name	Grade	Link to Historic England
TWO STONE SCULPTURES BY ENTRANCE TO PRINCES HALL	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092624">https://historicengland.org.uk/listing/the-list/list-entry/1092624</a>



## **8 Management Plan**

### **Introduction**

- 8.1 The management plan outlines a positive strategy to deal with the threats and opportunities identified in the conservation area appraisal.
- 8.2 This conservation area faces a number of challenges.
- 8.3 The residential areas (especially on Queens Road) have seen the loss of a number of original features such as slate roofs, the introduction of insensitive uPVC windows and alterations to front boundary walls. The council will resist any further loss.
- 8.4 The commercial parts of the conservation area are largely unaltered but there are signs of unauthorised advertisement signs and shutters. The council will resist any further changes of this nature and will investigate the possibility of taking enforcement action where expedient.

### **Development Management**

- 8.5 New development within the setting of the conservation area (within, views into and out of) should also be carefully managed as it has the potential to detract from its character and special interest.
- 8.6 In summary, any development within the conservation area should seek to:
  - Preserve its historical features;
  - Enhance, where possible, its special interest;
  - Positively contribute to its established character; and
  - Be of high quality.

### **Implementation and Monitoring**

- 8.7 Progress on the implementation of the management plan and the extent to which planning policies in the Local Plan are complied with or effective in delivering community aspirations for conservation areas will be monitored through the council's authority monitoring report.
- 8.8 These assessments can then be used to review and, if necessary, modify planning policies as part of the five-year review of the Rushmoor Local Plan. They can also be used to review

and, if necessary, modify this character appraisal and management plan as part of the ongoing review of the borough's conservation areas.

## **9 Review of the conservation area's boundaries**

- 9.1 This is a coherent if mixed conservation area. It contains some high-quality Victorian terraced housing, together with a number of distinctive municipal and public buildings. It is not necessary to alter its boundaries.
- 9.2 Surrounding post-war development to the north and west do not justify an extension in either direction. Rowhill School – west of Arlington Terrace – is an attractive Victorian building with later additions and is on the council's list of Buildings of Local Importance. Any applications for development on this site would be covered by existing protections afforded it in the Rushmoor Local Plan.
- 9.3 The retail core of Aldershot town centre, located east of the existing conservation area boundaries, has been substantially altered through post war development including the Wellington Shopping Centre and Union Square (under construction). Moreover, the original features of the shopfronts on Union Street have been lost. It is not considered appropriate to extend the conservation area eastwards.
- 9.4 The Cargate Conservation Area adjoins the Aldershot West Conservation Area to the south and has a different, entirely residential character.

