

8th AUGUST 2023

KEY DECISION? NO

**SOUTH FARNBOROUGH CONSERVATION AREA APPRAISAL AND
MANAGEMENT PLAN**

SUMMARY AND RECOMMENDATIONS:

This report sets out the background to the review of South Farnborough Conservation Area and seeks approval to consult upon and, if there are no substantive changes, adopt the Character Appraisal and Management Plan and make the associated boundary changes.

It is recommended that Cabinet:

- a. **approve the publication of the draft South Farnborough Conservation Area Appraisal and Management Plan (Appendix 1) for public consultation;**
- b. **give delegated authority to the Executive Head of Property and Growth (in consultation with the Portfolio Holder) if there are no substantive objections to make any minor revisions to the document before it is finally adopted.**

1. INTRODUCTION

- 1.1. The Planning team has been reviewing the borough's conservation areas over the last four years. In previous rounds, the Cabinet has approved appraisals for the Aldershot Military, Basingstoke Canal, Cargate, Farnborough Hill, Manor Park and St Michael's Abbey conservation areas that have seen some revisions to boundaries. Cabinet has also previously given approval to consult on a draft appraisal and management plan for the Aldershot West conservation area and to consult on a revised appraisal and management plan for the proposed Farnborough Street conservation area. This report now seeks approval for the final conservation area appraisal and management plan of the current programme.
- 1.2. The report presents the draft South Farnborough Conservation Area Appraisal and Management Plan (CAAMP) (Appendix 1), including proposed boundary changes. The draft South Farnborough CAAMP has been shared with members of the Strategic Housing and Local Plan Group and the Councillors which represent the two affected wards.

- 1.3. The report recommends that the draft document is subject to public consultation for six weeks. In the event that no substantive objections are received as a result of consultation, the report also seeks approval to adopt the document with minor amendments as required. In the event of substantive objections being received, the matter will be brought back to Cabinet for consideration.

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’¹. 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 has published a Conservation Area Overview Document that sets out the context in which conservation areas in Rushmoor have been designated. It includes the legislative and planning policy framework, as well as the geographic and historic setting of the area. The overview document should be read alongside the individual character appraisals and management plans.

3. DETAILS OF THE PROPOSAL

- 3.1. The South Farnborough conservation area is located to the south of the town and was designated in 1987. The Conservation Area is bounded by Farnborough Road to the east and properties on the east side of Alexandra Road to the west, Lynchford Road to the south and Reading Road to the north. Church Circle is a separate element to the north-west. Although Church Circle is physically separate, it is designated as part of a single conservation area and is linked to the larger element by Guildford Road East.
- 3.2. It is proposed that the following sections within the current Conservation Area boundary, identified in the appraisal as having little or no intrinsic architectural or historic interest or making little or no positive contribution to local character and appearance, are removed from the South Farnborough Conservation Area:

¹ S69(1) Planning (Listed Buildings and Conservation Areas) Act 1990

- Industrial and commercial buildings between the Queens Hotel, Farnborough Road, Netley Street and the rear boundaries of properties on the west side of Southampton Street.
 - Ettrick Court and the terrace between Osborne Road, Farnborough Road and Guildford Road West.
 - The telephone exchange, Neelam Court and Kashmir Court south of Reading Road.
 - Farren House and Baveno House complex north of Reading Road.
- 3.3. The sections identified for removal are shown on Map 7, page 36 of the draft CAAMP.
- 3.4. Trees in a conservation area that meet specified criteria² are protected by legislation requiring the Council to be notified of any works to a tree. Therefore, the proposed boundary changes could result in the removal of tree protection. The proposed areas to be removed from the Conservation Area will be subject to survey by the Council's Arboricultural Officer. Where justified, Tree Preservation Orders will be made to ensure that important trees remain protected. Any new Tree Preservation Orders will be made and in place before boundary changes are affected to ensure continued protection.
- 3.5. Some additional planning controls over development within conservation areas restrict changes to external appearance and prevent buildings within a conservation area from being demolished without planning permission. Further information is available in the Rushmoor Conservation Area Overview document. Permitted development rights do however allow certain alterations without the need for planning permission. Many of these alterations can have an unintended negative impact on the character or appearance of an area.
- 3.6. Further protection of the key features of the conservation area can be accomplished by introducing Article 4 direction restricting the exercise of some permitted development rights. Such an order is already in place in respect of the Church Circle sub-area serving to prevent inappropriate replacement windows and loss of chimneys and boundary walls. Following the adoption of the South Farnborough CAAMP, consideration will be given to extending similar Article 4 control over other parts of the South Farnborough Conservation Area. This would be the subject of a separate report and consultation if it was pursued.
- 3.7. The Planning team will consult on this draft appraisal and management plan. In the event that no substantive objections are received during the consultation, the report also seeks approval to adopt the document with minor amendments as required. Delegated authority is sought to allow the Executive Head of Property and Growth to make any minor revisions following this consultation before it is finalised. In the event of substantive

² <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#Protecting-trees-in-conservation-areas>

objections being received, the matter will be brought back to Cabinet for consideration.

- 3.8. The public consultation on the South Farnborough CAAMP, will run alongside consultation on the revised appraisal for Farnborough Street Conservation Area and consultation on a draft Aldershot West Conservation Area appraisal and management plan. These appraisals were both approved for consultation at the meeting of the Cabinet on 15th November 2022³.
- 3.9. This consultation is expected to take place in the early Autumn and will run for six weeks. Letters and leaflets providing background information on the conservation area designation, explaining the implications of the proposed boundary change and how to respond to the consultation will be sent to those within the existing South Farnborough Conservation Area boundary. Two in-person events will be held, one in Farnborough and one in Aldershot, where officers will be on hand to answer questions about the appraisals. Officers are also exploring other options for community engagement, including providing a location for a static display, with further information and copies of the appraisals available on deposit, and/or visual online or in-person engagement exercises held within the Conservation Area.

4. IMPLICATIONS

Risks

- 4.1. There are not considered to be any risks associated with the implementation of the recommendations of this report.

Legal Implications

- 4.2. 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. The Council will be required to notify the Secretary of State and Historic England if there are changes made to the designation of conservation areas. 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

- 4.3. None. The review of the conservation area and consultation on the Draft Appraisal and Management Plan will be carried out from within existing staff and budget resources.

Equalities Impact Implications

³ [Agenda for Cabinet on Tuesday, 15th November, 2022, 7.00 pm - Rushmoor Borough Council](#)

- 4.4. 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.

Other

- 4.5. None.

5. CONCLUSIONS

- 5.1. This is the final conservation area review of the current programme, carried out in line with the council's legal duties and fulfils a commitment given in the Rushmoor Local Plan.
- 5.2. The Planning team will consult on this draft appraisal and management plan. In the event that no substantive objections are received during the consultation, the report also seeks approval to adopt the document with minor amendments as required. Delegated authority is sought to allow the Executive Head of Property and Growth to make any minor revisions following this consultation before it is finalised. In the event of substantive objections being received, the matter will be brought back to Cabinet for consideration.
- 5.3. The adoption of the document will help preserve and enhance the character and appearance of the South Farnborough Conservation Area, by providing a framework for determining planning applications and ensuring that development proposals are of a high quality.

BACKGROUND DOCUMENTS:

Appendix 1 – South Farnborough Conservation Area Appraisal and Management Plan

CONTACT DETAILS:

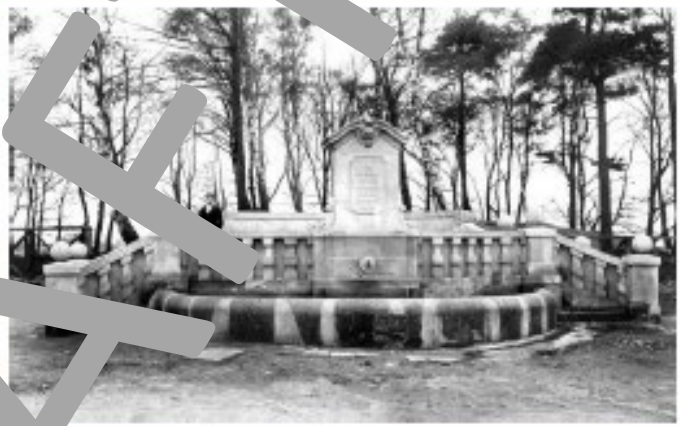
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Conservation Area

appraisal and management plan



South Farnborough



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1. Introduction

1.1 Overview Document

This document should be read alongside the Rushmoor Conservation Area Overview , which sets out the context for the designation of conservation areas in the borough. This describes the legislative and planning policy framework as well as the geographic and historic settings. The Overview document also explains what additional matters require planning permission if a property is within a conservation area.

1.2 Whilst nationally listed buildings may sit 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 giving an area its special character and appearance. Less tangible factors, such as noise, localised activity and associated smells, can also play a key part in forming the distinctive character of an area. It is this character, rather than solely individual buildings, that conservation area designation seeks to preserve and enhance.

1.3 Appraisal and Management Plan

This appraisal document sets out the recognised special architectural and historic interest of the South Farnborough conservation area, which justifies its continued 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 and 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 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 Sub-Areas

For the purposes of this appraisal, within the current Conservation Area boundary, eight sub-areas have been identified.

These sub-areas are assessed against their identifiable character, architectural qualities and historic development and the contribution they make to the conservation area.

1.6 Conservation areas are intended to assist in preserving or enhancing historic and architectural character. The location of the boundary for a conservation area is a qualitative decision. It is essential for the protection of conservation areas that only areas which amount to a recognisable heritage asset are designated, so that the concept of conservation is not devalued (NPPF, Paragraph 191).

1.7 It is appropriate as part of the review process to consider the extent to which buildings and streets continue to contribute to the identified architectural and historic interest, character and appearance of the conservation area, as well as whether there are other areas which might merit inclusion within an extended boundary. It is important that the boundary follows identifiable features on the ground to minimise confusion.

2. History and Development of South Farnborough Conservation Area

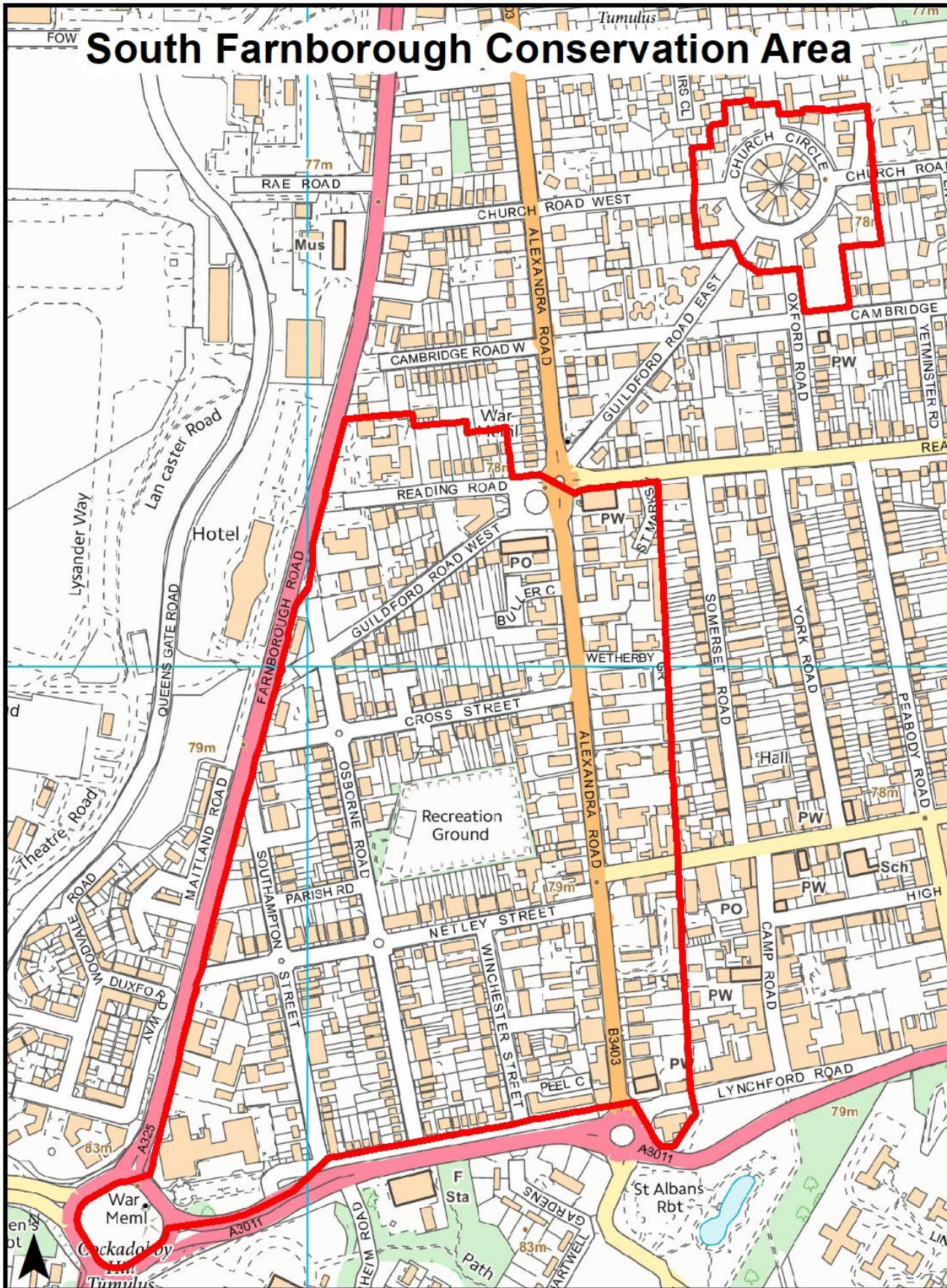
2.1 Designation History

The South Farnborough conservation area was designated in 1987. Proposals to review and amend boundaries in 2006 did not proceed to designation.

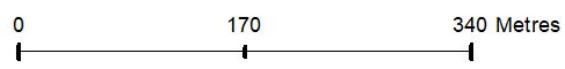
2.2 Location

South Farnborough Conservation Area covers an area of level ground to the south of the town. Prior to development there were a number of gravel pits on the surrounding heathland, the most obvious sites being the substantial dip at the northernmost end of Somerset Road, the Osborne Road recreation ground, and the lower ground level of the site occupied by the bowls club to the south of Cambridge Road East. The Conservation Area is bounded by Farnborough Road to the west and properties on the east side of Alexandra Road to the east, Lynchford Road to the south and Reading Road to the north. Church Circle is a separate element to the north-west. Although Church Circle is physically separate, it is designated as part of a single conservation area and is linked to the larger element by Guildford Road East.

South Farnborough Conservation Area



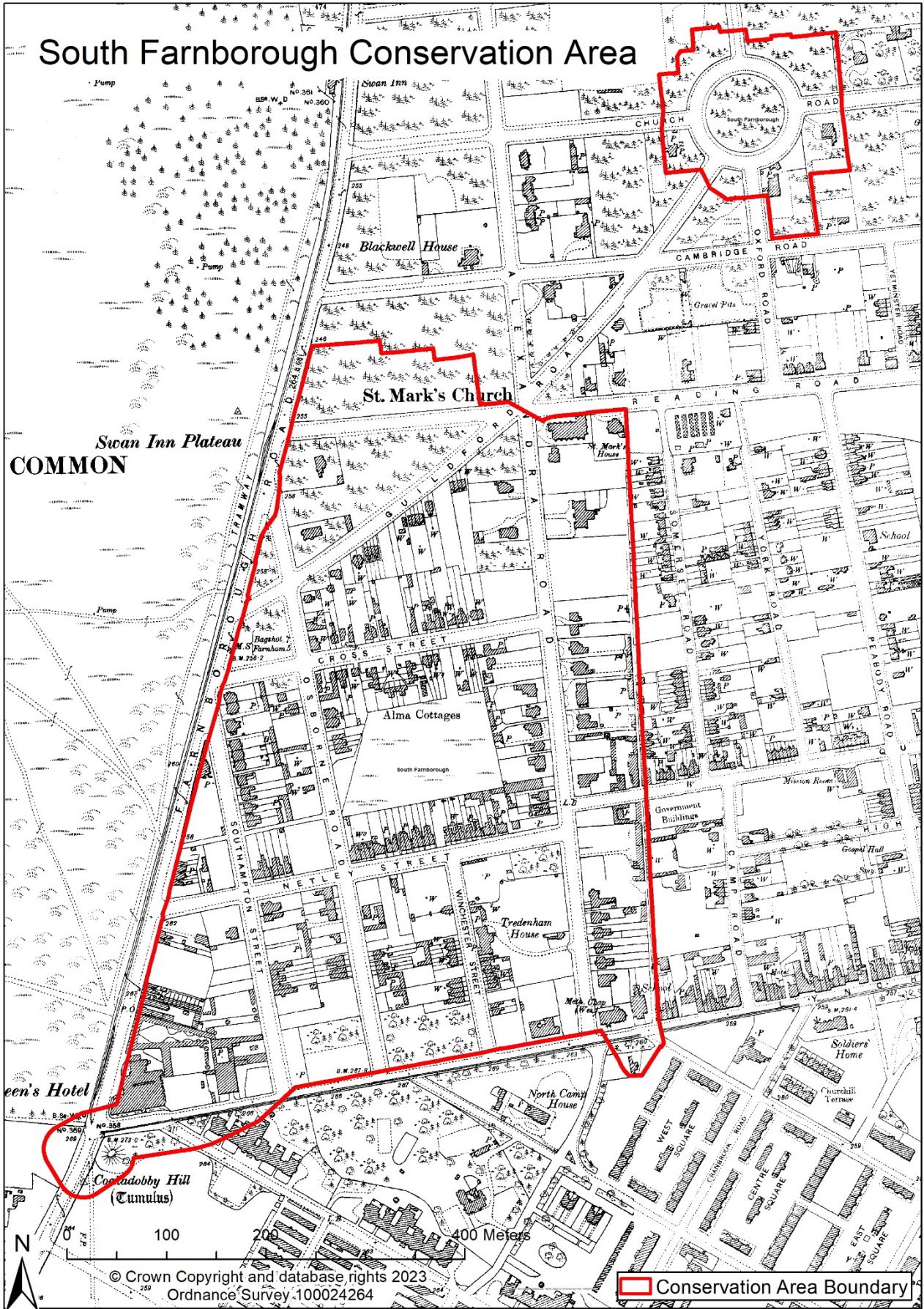
 Conservation Area Boundary



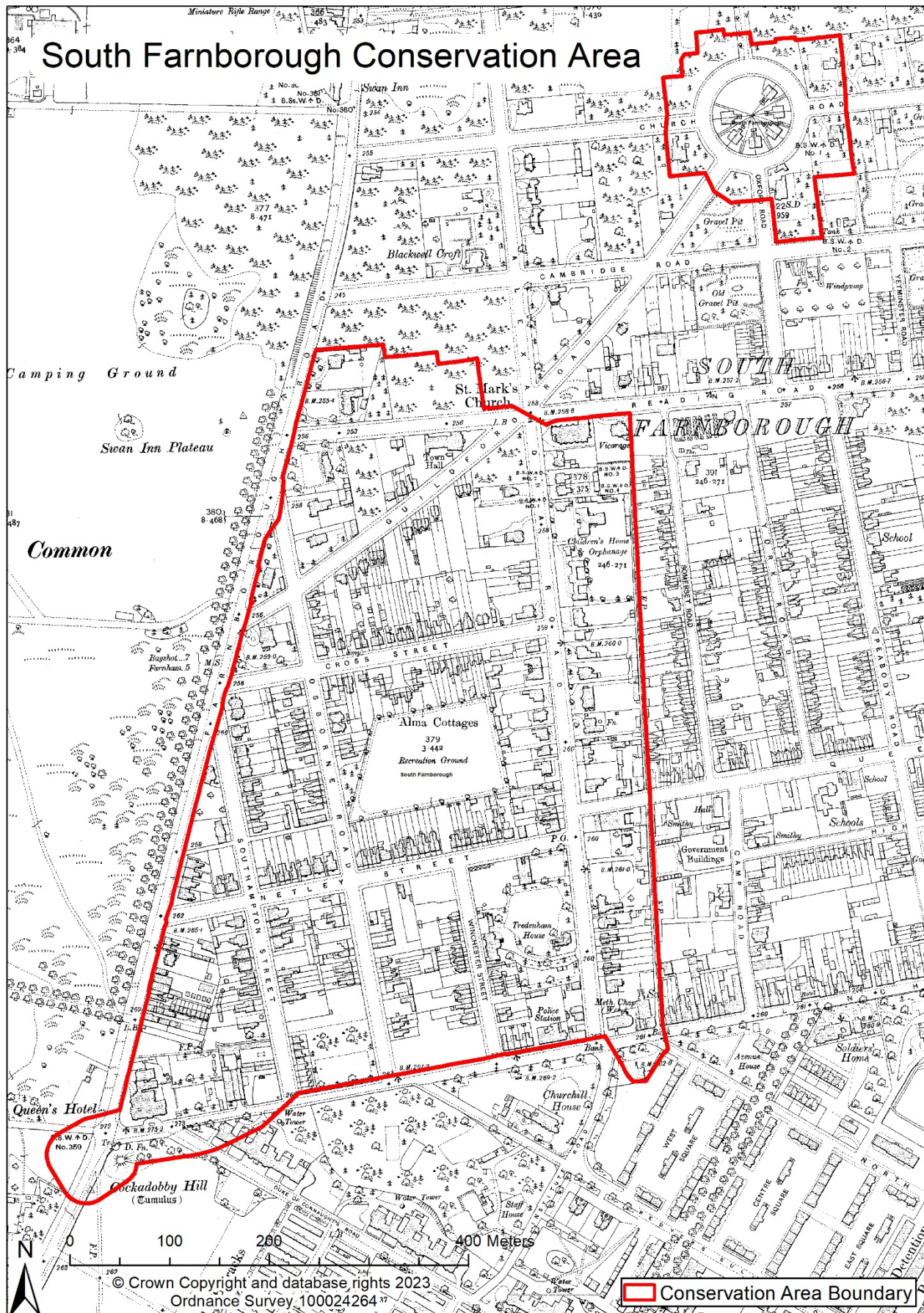
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Ordnance Survey 100024264

Map 1. Current Boundary

South Farnborough Conservation Area

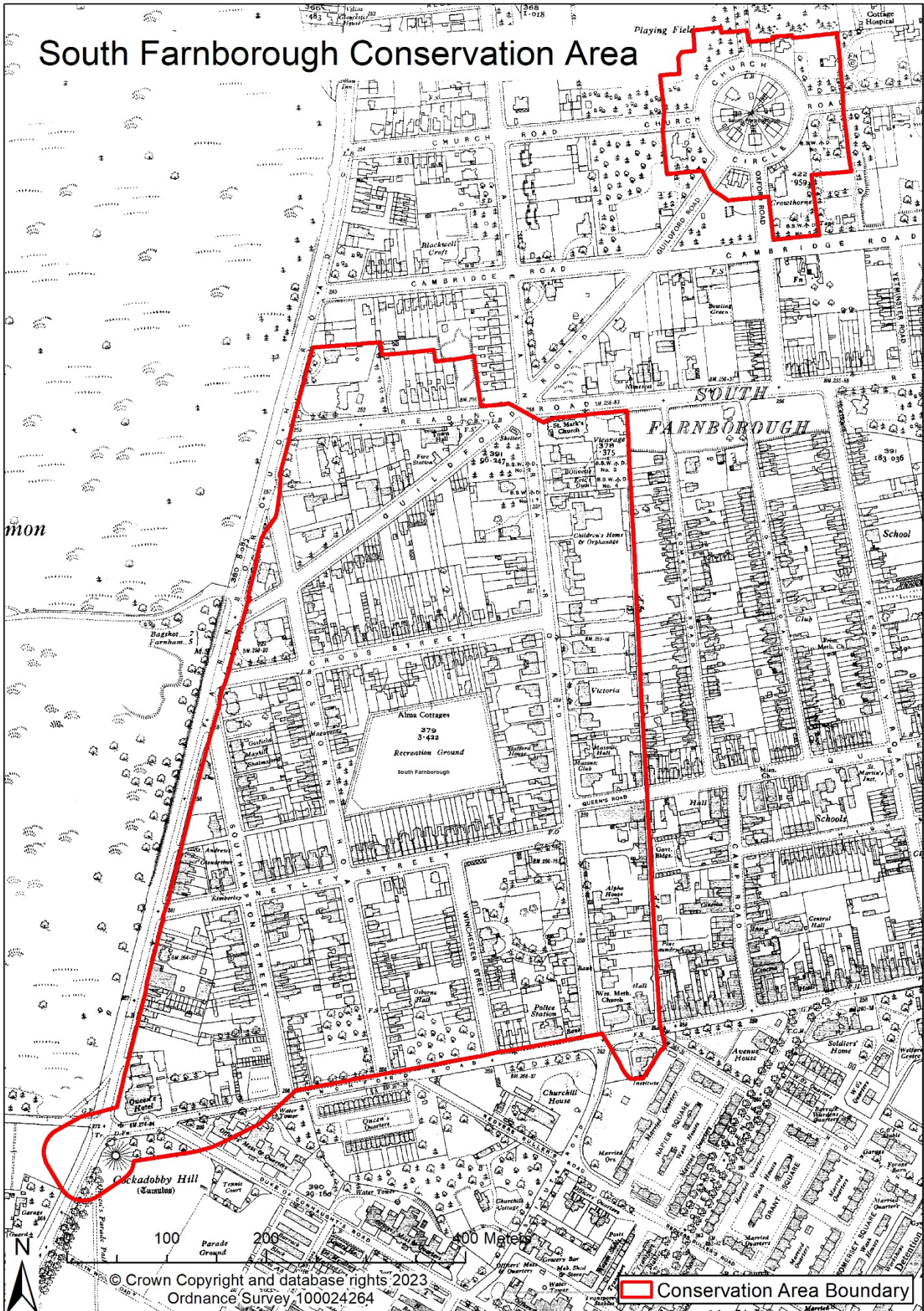


Map 2. Current Boundary on 1811 OS Map



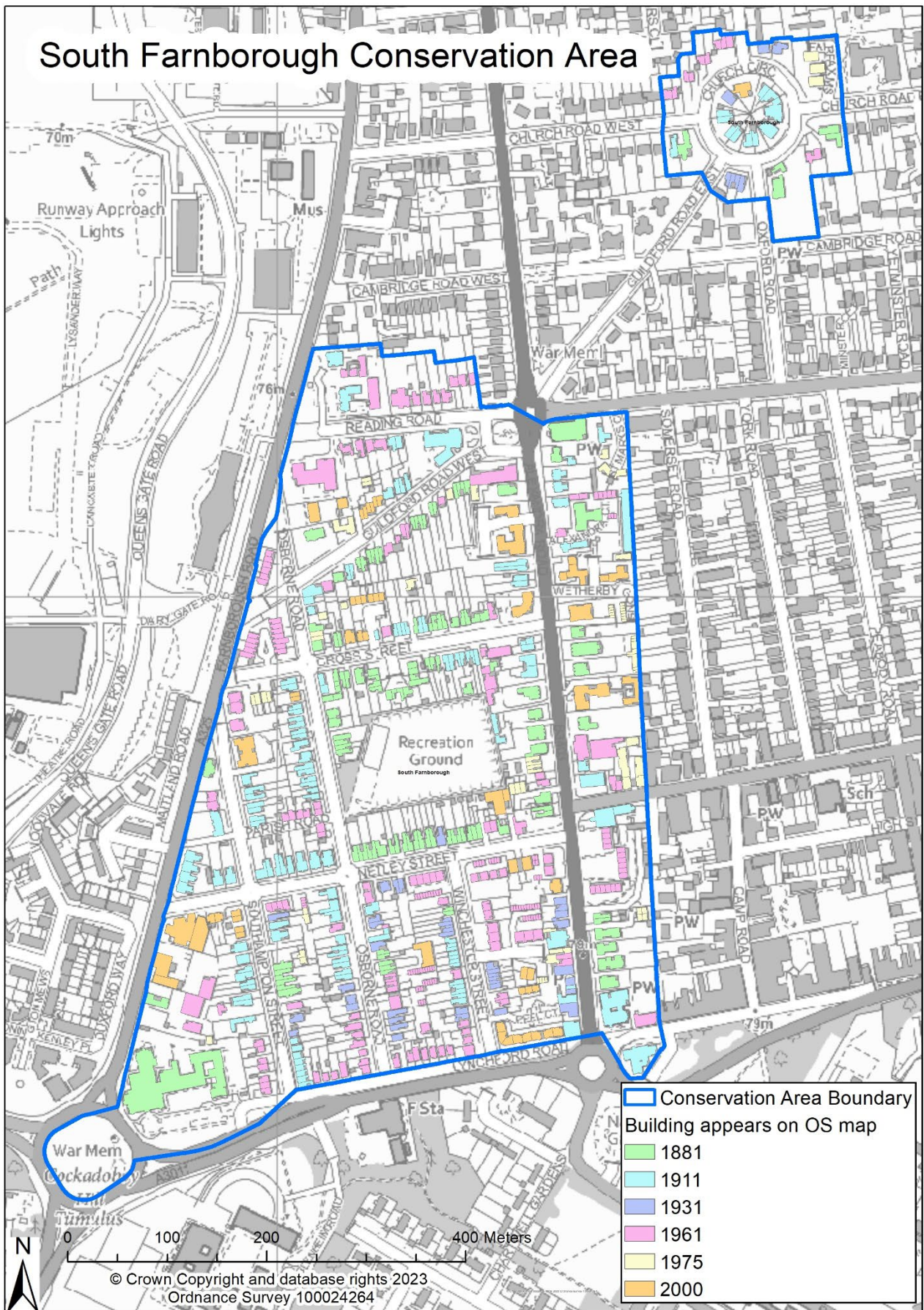
Map 3. Current Boundary on 1911 OS Map

South Farnborough Conservation Area



Map 4. Current Boundary on 1931 OS Map

South Farnborough Conservation Area



Map 5. Building Ages

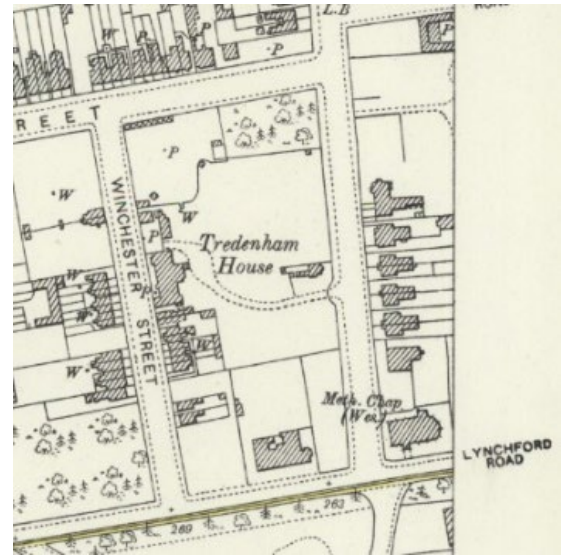
2.3 Area Development

Three prehistoric tumuli in the area of Albert Road, and Cockadobby Hill (now within Queens Roundabout) are the first recorded evidence of human occupation in the area. The name Farnborough is thought to derive from the old English 'Ferneberg' or 'Ferneberga' or 'hill of ferns' and refers to areas of undulating heathland.

- 2.4 The Manor of Farnborough is mentioned in the Domesday Book as part of the Hundred of Crondall, in the shire of Southampton. In 1230, Stephen de Farnborough was acknowledged to be a "true patron of the Church". The Church of St. Peter is believed to occupy a Saxon site.
- 2.5 The history and development of South Farnborough Conservation Area is linked to the arrival of the army. The North Camp at the southern end of Farnborough was established in 1854 and became the first major military training establishment in the country. With the advent of the Crimean War, the Camp expanded rapidly, as did the civilian workforce and services. At that time the land now within the Conservation Area formed part of an expanse of lightly wooded heath to the south of the Farnborough Park Estate and the earlier village which now lies within the Farnborough Street Conservation Area.
- 2.6 The sale for residential development of the heath land in the 1860s opened up opportunities for speculative investors to develop housing for the influx of Army officers and their families. Two property companies were formed to purchase land and build houses to be leased to the military. The Farnborough and Aldershot Freehold and Ground Rent Society Ltd was formed in 1863. The second was the Farnborough Cottage Company.
- 2.7 Although the principal roads were set out by 1874, construction proceeded gradually. In 1881 a second significant phase in development of the military camp began with the replacement of basic wooden huts with new permanent brick barracks. Civilian entrepreneurs were thereby assured of a long-term and expanding military population in the area. In 1865 there was a recorded military population of 8,965; by 1901 this had increased to 14,248.
- 2.8 Three shareholders in the Farnborough Cottage Company were Edward Chatfield, Henry Curry and William Knell. The author Jo Gosney in her book, 'Farnborough Past', attributes the planning and layout of the area to Edward Chatfield in his capacity as agent for the company, and Henry Curry as architect. Henry Curry had previously worked in the coastal resort of Eastbourne and this possibly influenced his adoption of wide tree lined avenues as the basis for subsequent development.
- 2.9 The formal plan comprised street blocks created by the intersection of straight roads forming a grid aligned to the compass points. This is linked to Church Circle by a diagonal road which cuts across the geometry (Guildford Road).
- 2.10 The developers were entrepreneurs with backgrounds in other businesses. Henry Jesty Brake, an auctioneer, and William Knell formerly involved in the cotton industry, were

responsible for much of the housing. In total, Brake developed 150 acres of the settlement. He built houses primarily for letting to army officers at the southern end of Alexandra Road and in Netley Street, Southampton Street and Osborne Road.

- 2.11 William Knell acquired land over a twenty-year period in his own right and on behalf of the Farnborough Cottage Company Ltd. His developments were characterised by large, detached villas, such as those on Alexandra Road. His name is also noted on a plan of sale of the Knellwood Estate (the area to the east of Canterbury Road) in 1875 as having reserved the circus on Church Road (now Church Circle) as the site of a church, in addition to the land which is the site of the present St Mark's Church.
- 2.12 No church was constructed in Church Circle and a significant empty plot within the inner ring remained undeveloped until the 1980s. A reminder of the original intention survives in the east and west arms of Church Road which radiate from the circle although 'Church Road' has never contained a church.
- 2.13 Once the roads had been set out, the avenue trees planted, and lots allocated, the process of development was piecemeal. Five buildings, four of which survive and have the appearance of substantial villas at the southern end of Alexandra Road on the east side, are shown to have been first constructed as pairs of semi-detached properties and named 'Alpha Cottages'. Together with four three storey terraced houses at 23-27 Southampton Street (now forming the central section of Bywater Court), Alma Square, another pair of cottages at 2-4 Cross Street (now much altered) and one building at 18 Farnborough Road which survives at the office of a car dealership, they are the only buildings within the Conservation Area boundary appearing on the 1871 Ordnance Survey map.
- 2.14 In General the main north-south thoroughfares of Alexandra Road and Southampton Street were developed with larger detached villas whilst the east-west streets accommodated more modest terraces and semi-detached cottages. By the time of the next Ordnance survey in 1894, published in 1897, the Methodist Chapel at the junction of Lynchford and Alexandra Roads was in place, together with the police station to the west and St Marks Church at the Corner of Alexandra and Reading Roads. Numerous small properties were beginning to fill the grid of streets, and larger substantial villas had been constructed on both sides of Alexandra Road between Netley Street and Reading Road.
- 2.15 The majority of the street block to the north of the Police Station, formed by Lynchford Road, Alexandra Road, Netley Street and Winchester Street was developed in the 1890s with a single substantial property 'Tredenham House', the home of Colonel Carlyon. As the settlement grew, shops and houses gradually took up parts of the curtilage. The 'lodge' house which flanked the gated entrance from Alexandra Road survives and until recently accommodated 'Wings' restaurant. By the 1930s the house itself survived, sub-divided into two properties and surrounded by other buildings and was also used for a period as a school. In the 1950s it received planning permission and became the Tredenham House hotel.



2.16 By the 1970s it had been demolished and its site redeveloped with two blocks of townhouses 'Tredenham Close'. The original two-tone brick, buttressed boundary wall of its kitchen garden remains at the corner of Winchester Street and Netley Street. It encloses the 1930s blocks of Alexandra Close which were built on the site of the garden itself. The wall is now locally listed.



- 2.17 The 1871 Ordnance Survey shows only three detached villas in the south, outer periphery of Church Circle. By the time of the 1909 map, six pairs of semi-detached houses comprised a unified development of three quarters of the inner area. Between World War One and 1930 a further detached property was added in the northwest section whilst the northernmost area remained undeveloped until occupied by a block of flats following a 1987 permission.
- 2.18 By the time of Conservation Area Designation in 1987, the wider surroundings were at a mature stage of development and change has continued since that time. Original Victorian and Edwardian residential, institutional, and public buildings have been replaced or put to different uses, and infill and replacement developments from all periods of the 20th Century are evident, as is the incursion of commercial uses in places.

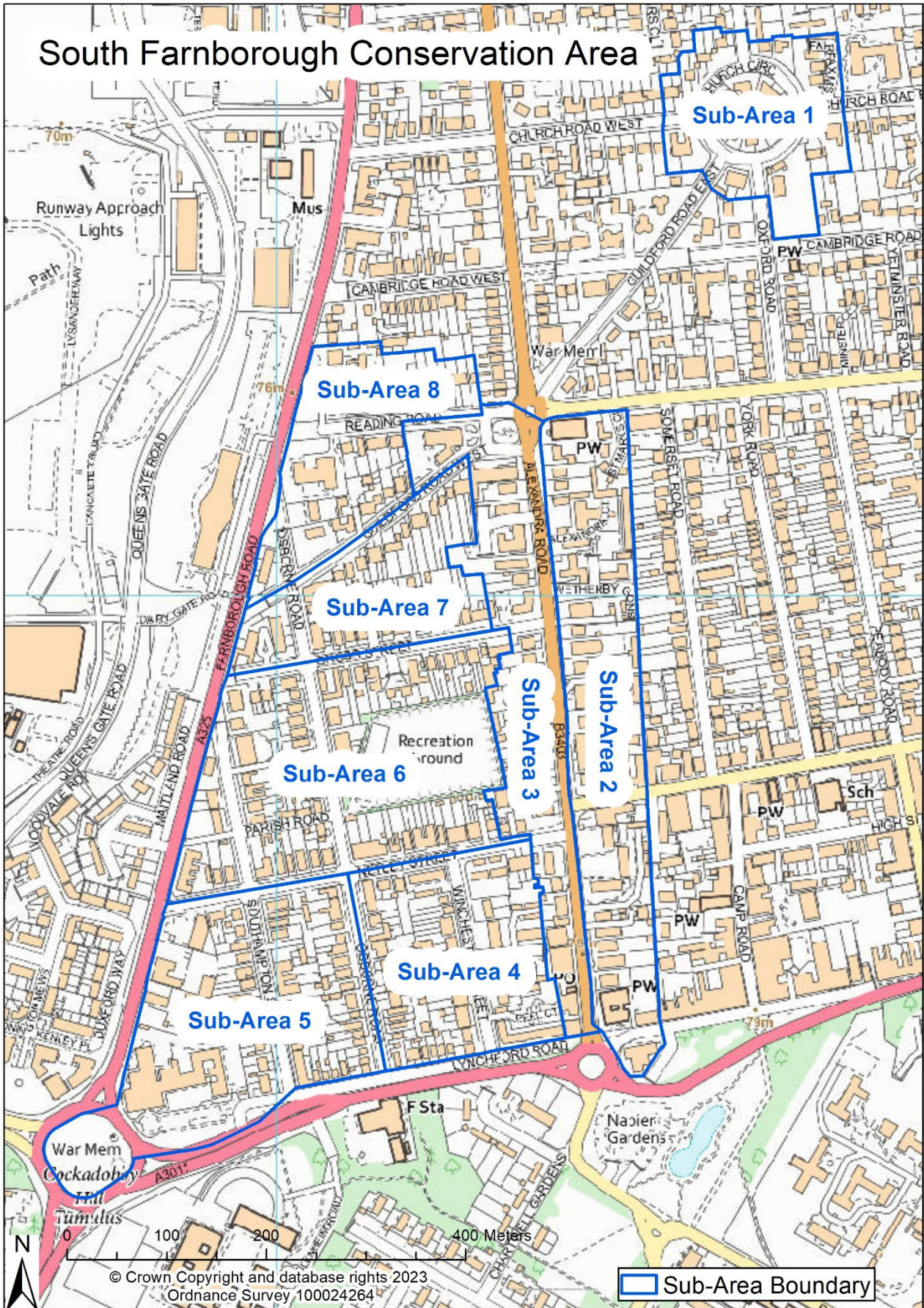
3. Sub-Areas

The character of the Conservation Area is primarily residential and suburban. The speculative and developer-led project is a unifying theme which overlays and strongly influences the form, appearance and arrangement of buildings. The original architecture is characterised by replicated house types, features and materials. Subtle variations in detail and arrangement add variety to the streetscape. A prominent feature is the grid of wide, tree-lined streets which offer long uninterrupted views.

Within this general framework are the following sub-areas.

1. Church Circle
2. Alexandra Road – East Side
3. Alexandra Road – West Side
4. Alexandra Road West to Osborne Road (South of Netley Street)
5. Osborne Road to Farnborough Road (South of Netley Street)
6. Alexandra Road West to Farnborough Road (Between Netley Street and Cross Street)
7. Alexandra Road West to Farnborough Road (Between Cross Street and Guildford Rd West)
8. North of Guildford Road West/Reading Road

South Farnborough Conservation Area



Map 6. Sub Areas

3.1 Sub-Area 1: Church Circle

- 3.1.1 The character and appearance of this smaller area is defined in large part by the group of two-storey houses that line the inner circumference of Church Circle. These buildings are of similar design and appearance, typically featuring a central pedestrian entrance flanked by full height bay features. There is consistency within this group of buildings in terms of the use of materials and detailing. This includes the fenestration which comprises timber framed sash windows in the principal elevations. Because of this consistency of form and detail, combined with their spatial relationship around the inner circumference of Church Circle, these buildings comprise a strong, distinctive and cohesive group that both individually and collectively make a positive contribution to the character and appearance of the Conservation Area.
- 3.1.2 Between 1897 and 1911, six pairs of semi-detached houses comprised a unified development of three quarters of the inner area. Between World War One and 1930 a further detached property was added in the northwest section.
- 3.1.3 By 1874, three substantial detached villas The Chestnuts, Crowthorne House and Durdham House had been constructed on sites around the south side of the outer ring. Crowthorne and Durdham are included on the Local list. A terrace of four properties followed on the site between Guildford Road East and Oxford Road in the early 20th Century. Plots in the outer circle to the north of Church Road were developed, and in some cases redeveloped with infill in the latter part of the 20th century. The buildings, comprising houses and flats, in this area are architecturally undistinguished but retain important mature trees within their sites which make a significant contribution to the character of the circle.
- 3.1.4 The final plot in the north part of the inner circle was developed with a block of six flats following the grant of permission on appeal in June 1987. The building attempts to make some reference to the architectural character of the surrounding properties but its poor detailing, creation of three storeys over the same height as the two storeys of the original buildings, and incongruous tilt opening uPVC windows have a negative impact on the character and appearance of the area. The conservation area was designated shortly after the appeal decision.

3.2 Sub-Area 2: Alexandra Road – East Side

- 3.2.1 Alexandra Road was named to commemorate a visit to the North Camp by Alexandra, Princess of Wales, wife of the future King Edward VII. The section between Lynchford Road and Reading Road became the civic and administrative core of the newly expanded Farnborough. At its Junction with Lynchford Road it was flanked to the west by the impressive bank and police station buildings, and to the east by the Methodist church. On the south side of Lynchford Road the Church Institute building was constructed. This was expanded and now forms the Studio 40 complex. At the reading Road junction opposite the Town Hall and postal sorting office is St Marks (CoE) Church. The wide, tree-lined road extends north towards the railway connections with the main railway line, and the branch line at the older settlement of Farnborough.



Church Institute Building.

- 3.2.2 The East side of Alexandra Road saw the earliest development within the estate in the form of the Wesleyan Methodist Church at the corner of Lynchford Road, its minister's house to the north, and five pairs of semi-detached houses 'Alpha Cottages'. Four of these survive, adapted and amalgamated into single buildings in office use. The first of these bears a plaque erected by the Farnborough Society identifying it as the home of the aircraft designer and test pilot Geoffrey De Havilland between 1910 and 1913. Their regular spacing, rooflines and cream render set the tone of substantial plots on the east side. They sit opposite the main shopping parade of Alexandra Road, and when viewed from the south, the road beyond them extends to a vanishing point flanked by avenues of mature street trees.
- 3.2.2 Immediately to the north, the 1960s/1970s redevelopment of Queens Court is unprepossessing but is set back behind an attractive lawn.
- 3.2.3 To the north of Queens Road the pattern of some retained villas, punctuated by late 20th century blocks of flats continues. The larger redevelopments of Wetherby Gardens and Alexandra Court occupy the site of the early 20th Century National Childrens' Home and Orphanage. Some of the institutional buildings survive on the frontage and in Charlie Mews to the rear.
- 3.2.4 The section within the conservation area ends with three retained and locally listed villas 'Eric's Own, 'Olivette' and no. 107, and St Marks Church at the corner of Reading Road

3.3 Sub-Area 3: Alexandra Road – West Side

- 3.3.1 The west side of Alexandra Road developed incrementally from the end of the 19th Century starting with the entrance lodge to Tredenham House which survives as the recently closed ‘Wings Cottage’ restaurant building at 32 Alexandra Road, and a run of detached and semi-detached villas between Netley Street and Reading Road. In the first decade of the 20th Century the first two shops to the north of the bank building appeared. The Grade II listed Town Hall dates from 1897 and the adjacent postal sorting office was completed in the late 1930s.
- 3.3.2 As with the opposite side, the original pattern of villas on large plots has been interrupted by infills and redevelopments dating from the 1930s to the 1990s.
- 3.3.3 In addition to the Bank building and the postal sorting office, the west side of Alexandra Road features locally listed buildings at 20-26 and 38-40. These are shops with elaborate mock Elizabethan half-timbered facades and intricate leaded windows.
- 3.3.4 The sole South Farnborough entry in the statutory list of Buildings of Special Architectural or Historic Interest is Ferneberga House, formerly the Town Hall. It is listed Grade II. The building was opened in 1896 in the same year as the former Parish Council became officially Farnborough Urban and District Council. The Town Hall continued in this function after the amalgamation of Farnborough and Aldershot Councils to form Rushmoor Borough Council following Local Government reorganisation in 1972. The expanded Council also occupied the former National Childrens Home and orphanage buildings on the opposite side of Alexandra Road before the move to its current location on the site of Forest Lodge south of Pinehurst Corner.



Farnborough Old Town Hall – Ferneberga House C1923

3.4 Sub-Area 4: Alexandra Road West to Osbourne Road (South of Netley Street)

- 3.4.1 This area is typical of the mature developed state of the wider area. Its visual and historic significance is apparent in the wide streets with significant street trees and contains many retained buildings from the late 19th and early 20th centuries featuring red brick or white rendered cottages, small villas and terraces as well as attractive inter-war housing. Notable examples include the named and dated house at 91 Osbourne Road with a stone porch header and unusual sash window configuration,
- 3.4.2 The Netley Street/Winchester Street corner features the locally listed kitchen garden wall of Tredenham House and 63 Osbourne Road, a former stable building retains decorative barge boarding on the gables and dormers, a feature which appears in several locations and variants within the conservation area. Later developments such as the 1980s Peel Court and the 1970s redevelopments of Tredenham Close, Elm Court and Osbourne Court are incongruous in style and appearance.



Peel Court

3.5 Sub-Area 5: Osbourne Road to Farnborough Road (South of Netley Street)

- 3.5.1 This section continues the grid street pattern until it encounters the angled line of Farnborough Road. Notable building detail can be seen in the barge boarding and porches of 76-78 Osbourne Road, the lantern bay window and tile hanging of 35 Southampton Street and the rustic timber framing of No. 17.



76 Osborne Road



35 Southampton Street

3.5.2 In the South-west corner lie the neolithic bowl barrow 'Cockadobby Hill' within the Queens Roundabout which is a scheduled Ancient Monument, and the adjacent locally listed Queens Hotel. It is a substantial Edwardian Building constructed in the early 20th century after fire damaged an earlier structure dating from the 1860s. The first building was a large wooden structure with verandas overlooking the camp to the south. In the early part of the 20th century the Queens Hotel and Sanatorium Ltd. advertised beer taps, stables, a roller-skating rink and pleasure gardens.

3.5.2 The barrow is partly cut away by the surrounding road and on the north side by a memorial fountain with a balustrade and plaque inscribed 'To One Who Fell'. The Hotel is currently operated as the Holiday Inn. Prior to the expansion of Lynchford Road and construction of the roundabout the hotel was flanked to the south east by an officers' mess complex (now the site of Wavell School) which together with the barrow formed the northern limit of the open parade and sports grounds to the south. The Hotel has incongruous and architecturally undistinguished extensions to the east and north.



The Queens Hotel



Neolithic Bowl Barrow 'Cockadobby Hill'



Memorial Fountain, Queens Roundabout

3.5.2 The residential elements continue the patterns and styles of sub area 4. There are less attractive later houses at the southern end of Southampton Street on the west side, and fronting Netley Street to the east of its junction with Southampton Street. The western corner of Southampton and Netley Streets features more successful modern infill development which addresses and respects the surrounding architectural features with elaborately roofed bay windows and contrasting string courses in red brickwork.

3.5.3 The area to the north of the hotel fronting Farnborough Road as far as Netley Street is occupied by tyre fitting and other motor related uses and a petrol filling station. It is considered that this section should be removed from the Conservation Area.

3.6 Sub-Area 6: Alexandra Road West to Farnborough Road (Between Netley Street and Cross Street)

3.6.1 The largest street block in the Conservation Area sits to the west of the Alexandra Road buildings, some of which have adapted or redeveloped structures behind them. Cross Street, Netley Street and a section of Osborne Road surround the Osborne Road recreation ground which is on the site of one of the pre-development heathland gravel pits in this area.

3.6.2 The tight grain, common ridge height and continuous building line of properties on the north side of Netley Street create a long straight frontage of red brick and white rendered houses, single, paired and in terraces. This strong formal character continues beyond Osborne Road and Southampton Street to the junction with Farnborough Road. Notable terraces and buildings that contribute to the detailed character of this group, include Pemberton Villas with its decorative paired porches, wall plaque, corbelled soffits and barge boarded dormers, nos 40 and 42 with decorative terracotta tile hanging and ornamental joinery features, larger villas at 54-58, and the contrasting brickwork detailing, decorative shared porch awnings and ridge tiles of 60-66.



Pemberton Villas

3.6.3 The east side of this section of Osborne Road, marked at the southern junction by a former shop building, contains an impressive range of street trees and the hedge boundary and entrance of the recreation ground. The terrace 37-43 to the north of this features well preserved decorative barge boarding on the end gables and perforated terracotta ridge decoration. To the north of these the distinctive white render, contrasting grey quoins and half-hipped from gables of the pair of buildings at 33-35 give way to a site at the corner of

Cross Street containing a collection of buildings in light industrial use which in part were formerly stables. This site is the subject of proposals for redevelopment with new housing.



Osborne Road Recreation Ground showing buildings on Alexandra Road



Osborne Road – decorative barge boards at no.41 and distinctive roofs of nos. 33-35

3.6.4 The south side of Cross Street between Osborne and Alexandra Roads features a more varied group of house styles at the centre of which lies Alma Square, one of the oldest developments in the Conservation Area. The distinctive modest gabled frontage of the three well maintained terraces of cottages survives although the character of the square is diminished by car parking.



Alma Square

3.6.5 Further West, the south side of Cross Street displays the decorative barge boarding of the paired houses at 30-32 Osborne Road. The west side of Osborne Road continues south with a combination of architectural styles including infill from the 1960s and 1980s. The street block to the west is completed by a section of Southampton Street meeting Cross Street at the angled Farnborough Road. On its east side it features modest paired houses, some larger villas several of which are converted to flats, and a 1980s infill development, Commodore Court.

3.6.6 The remaining triangle of land between Southampton Steet, Netley Street and Farnborough Road contains at the southern end, the westernmost houses on Netley Street and a well-preserved terrace (36-46) fronting Farnborough Road. To the north of this is the pedestrian Parish Road running through this and the adjacent street block emerging opposite the entrance to Osborne Road recreation Ground. This originally formed an access route to service, stabling and ancillary buildings and now serves a short row of cottages to the west of Osborne Road.

3.6.7 The remainder of the triangle to the north of Parish Road was originally occupied by two properties, No. 40 Southampton Road and Stephen Gould House. Between them is now a later pair of 1960s semi-detached properties. No. 40 Southampton Road is the smaller of the two properties but was nevertheless of some status. It has a small coach house to the side now altered with a modern garage door. Stephen Gould House is a large red brick villa with gabled slate roofs. The scale of the building is noticeable. There is a two-storey flat roofed projection topped by an ironwork balcony rail on the west elevation and a number of mature deciduous trees surround the building. When originally constructed the west elevations, windows and balconies of these large villas would have commanded views across

the open common, which subsequently became Farnborough Airport. They are now fenced off from the adjacent busy Farnborough Road.



36-46 Farnborough Road



40 Southampton Road



Steven Gould House

3.7 Sub-Area 7: Alexandra Road West to Farnborough Road (Between Cross Street and Guildford Rd West)

3.7.1 This section of the Conservation Area follows the triangular road alignment produced by the convergence of Guildford Road West and Cross Street as they extend west towards Farnborough Road. This results in a stepped pattern of development on the south side of Guildford Road West characterised by pairs and terraces of modest cottages and some later infill properties. Notable examples are Nos 11-13 which have the characteristic decorative barge boarded gables and the unusual blue brickwork of nos. 27 and 29.



Stepped building line of Guildford Road West

3.7.2 The north side of Cross street features varied architectural styles from some of the older and much-altered cottages at the eastern end, through modest red brick villas, a property at No.16 with a distinctive arched carriage door, and the well detailed modern pairs of houses to the west of the entrance to Hawthorn Court. The short section of Osborne Road which joins the two streets contains, on the east side, the development formed by conversion of a former print works, two other houses and the corner shop building at the angle of Guildford Road West.



Cross Street North Side

3.7.3 On the west side and forming the tip of the triangle is Etrick Court, two terraces of 1970s three-storey townhouses facing into a concrete parking area. A further example of development on the site of a single large villa which once faced west across the common. This development is not considered to be of architectural or historic interest and should no longer fall within the conservation area. Within the small street block are significant street trees on the Osborne Road side and a significant tree group on the grassed area marking the truncated end of Guildford Road West which will be surveyed for TPO designation in the event of a boundary change in the vicinity.



Trees at the end of Guildford Road West



Ettrick Court and Osborne Road

3.8 Sub-Area 8: North of Guildford Road West/Reading Road

3.8.1 The northernmost section of the main Conservation Area comprises land to the west of the listed Old Town Hall building bounded by the angled Guildford Road West and Farnborough Road, extending to include a group of properties on the north side of Reading Road. In its original developed state, this part of the Conservation Area contained six substantial individual villas, which like those to the south, had their main aspect and views across the common to the west, together with an attractive group of inter-war villas on the north side of Reading Road and a group of houses on the south side adjacent to the Town Hall.



North of Guildford Road West/Reading Road



Reading Road 1925

- 3.8.2 Each of the six villas had separate coach houses to the rear. Going from south to north the first occupied the triangular site to the north of Ettrick Court. It has been replaced by a terrace of three storey town houses dating from the 1970s which, like Ettrick Court, display no architectural or historic features which merit inclusion in the conservation area. Like Ettrick Court there are significant trees of amenity value to the north of it which should be assessed for TPO protection in the event of any boundary changes.
- 3.8.3 To the north, occupying the corner plot of Osborne Road and Guildford Road West is no.10 Guildford Road West 'Grazeley Lodge', the only one of the six villas surviving in anything like its original form. It features red brickwork with contrasting string courses, and decorative barge boarded gables. The coach house to the rear has been separated and adapted to use as a veterinary practice.

3.8.4 The plot immediately to the north has been redeveloped with two blocks of late 20th Century flats, Neelem Court and Kashmir Court. The plot to the north of this contains the mid 20th Century telephone exchange building. Neither plot merits inclusion in the conservation area by virtue of architectural or historic interest but like the surrounding plots they are screened or bounded by significant trees of amenity value.



L-R Telephone Exchange, Neelam Court, Grazeley Lodge



Telephone Exchange

3.4.9 The two northernmost villas, Farren House and Baveno House are retained but altered, surrounded by, and forming the focus of a complex of residential care home flats. The three substantial buildings added to the site 'Farren Flats' 'Baveno Flats' and 56A & 56B Farnborough Road date from the 1970s and are of no architectural or historic significance.

As with the other plots there are substantial mature trees screening the complex from Farnborough Road. Whilst the two original houses are a significant presence they are physically altered, and their context substantially changed other than that provided by the mature screen. Subject to TPO protection being extended to the majority of suitable trees on the site, retention of this complex within the conservation area may not be justifiable.



Farren House

4. Architectural Detailing and Characteristic Features

4.1 Positive Features

Decorative Barge Boards; Stone Name plaques; Stone detailing;

Enclosed Decorative and Glazed Porches; Bay Windows; Street Trees

Tile hanging; White render; Red brick with contrasting string courses

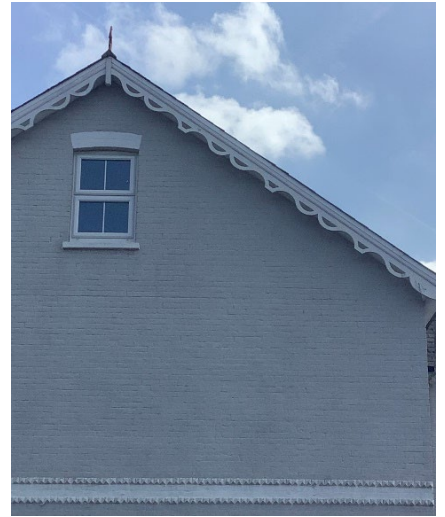
Decorative Terracotta Ridge Tiles, Finials and String Courses

Arts and Crafts early 20th century architecture;

Early 20th century half timbering

Slate Roofs





4.2 Detrimental Changes

Low quality and unsympathetic architecture in redevelopments and extensions

Poorly located and visible satellite dishes;

Lost boundary walls and hard surfaced parking on front gardens;

Painting of brickwork and masonry;

Poorly detailed and unsympathetic replacement windows and doors;

Inappropriate advertisements, signage and street furniture;

Loss of or inappropriate works to trees.

4.3 Building Materials

4.3.1 The most identifiable and characteristic building materials within the Conservation Area are red brick with grey/blue slate or red clay tile roofs. Buff brickwork is used extensively as a contrasting material in string courses and chimney stacks and as a principal wall material in some larger houses.

4.3.2 Some larger buildings such as the former Town Hall and the Bank on Alexandra Road have Bath Stone detailing. The hips and ridges of slate roofs are often picked out with contrasting terracotta ridge tiles and decorative finials. The predominant orange/red brickwork interspersed with white render, and 20th Century decorative timber and tile hanging unifies groups of buildings in the wide and regular streets.

4.3.3 Some painting of brick elevations masks architectural detail, distorts the appearance of buildings in their wider context and is not reversible. The regular punctuation of the roofscape by pairs of tall, corbelled chimney stacks and the consistency of building frontages as articulated by front garden walls are important in the wider context of the streets.

4.3.4 Decorative moulded brickwork and terracotta are employed extensively for architectural embellishment. Used as individual key features or patterns, their uses include string and eaves courses and prominent features such as bay windows and doors. Most houses have double hung timber sash windows, although some properties have more ornate Edwardian fenestration. The Domestic Revival and 'Queen Anne' architectural styles are usually associated with casement openings often set within a mullion and transom frames. The use of vertical tile hanging at first floor level is similarly a feature associated with the Domestic Revival or 'Arts & Crafts' influence.

4.3.5 There is a notable survival of original timber panelled front doors and porches throughout the Conservation Area and they are often elaborate and attractive.

4.3.6 Low boundary walls define the front gardens of most original properties in the area and are an important part of its character. Some have been lost in order to provide frontage parking.

5. Management Plan

5.1 General

- 5.1.1 The Management Plan outlines a positive strategy to address challenges and opportunities identified in the appraisal.
- 5.1.2 The effect of incremental, small-scale change within a conservation area can be cumulatively negative, particularly when involving the loss of key features such as chimneys, boundary walls or traditional windows and doors. Incremental change is particularly difficult to manage as it is not within the usual remit of the planning system without the imposition of special controls. Proactive and positive encouragement to good stewardship by residents and property owners can play a significant part in the preservation and enhancement of local character.
- 5.1.3 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 within a conservation area are caretakers of local heritage for future generations, and commitment to good conservation practice is vital for preserving and enhancing its character and appearance.
- 5.1.4 Living in a well-maintained conservation area often increases property value and appreciation, as well as the general desirability of the area and its community value.
- 5.1.5 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.

5.2 Design and Development Management

- 5.2.1 Some additional planning controls over development within conservation areas restrict changes to external appearance and prevent buildings within a conservation area from being demolished without planning permission. Further information is available in the [Rushmoor Conservation Area Overview document](#) and on our website¹. Permitted development rights do however allow certain alterations without the need for planning permission. Many of these alterations can have an unintended negative impact on the character or appearance of an area.
- 5.2.2 Further protection of the key features of the conservation area can be accomplished by introducing Article 4 direction restricting the exercise of some permitted development rights. Such an order is already in place in respect of the Church Circle sub-area serving to prevent inappropriate replacement windows and loss of chimneys and boundary walls.
- 5.2.3 Consideration will be given to extending similar Article 4 control over other parts of the South Farnborough Conservation Area if expedient.
- 5.2.4 It is not the intention of conservation area designation to prevent new development or adaptation and alteration to suit the needs of property owners. Instead, it puts in place a

¹ Available at: <https://www.rushmoor.gov.uk/conservationareas>

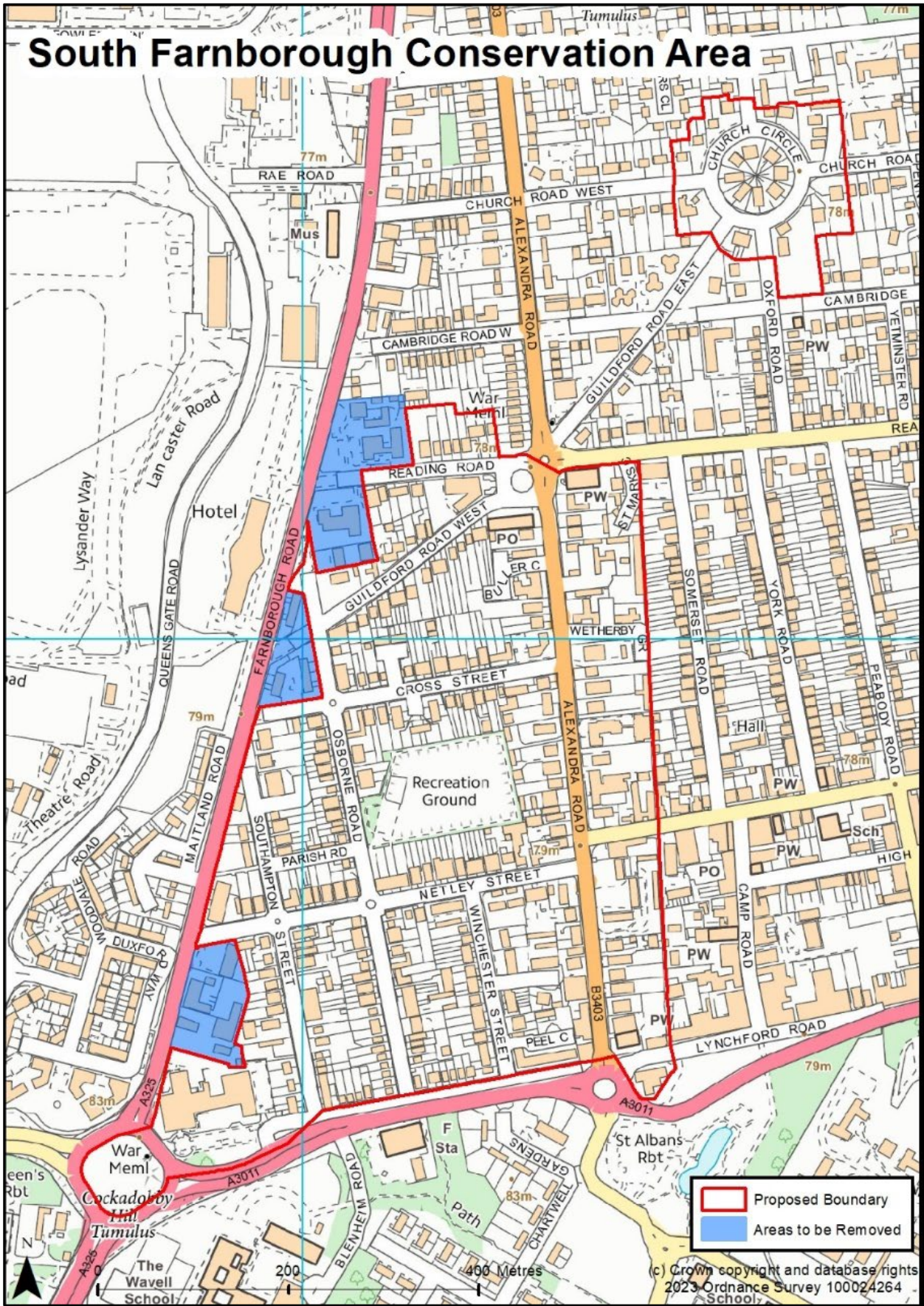
process whereby any proposals are more thoroughly studied to ensure that the special architectural and historic interest of the conservation area is protected and opportunities to improve its character are identified.

5.2.5 In exercising its development management function and dealing with planning applications for redevelopment and extensions within the South Farnborough Conservation Area the Council will seek the following when applying Local Plan Policy DE1 Design in the built environment.

- Sympathetic and compatible use of materials and architectural detailing using or taking inspiration from the features identified at 4.1 including where appropriate:
- Respect for built form, building lines and patterns in the vicinity
- Detailing such as barge boarding, decorative brickwork and external porches
- Appropriate boundary treatments and parking arrangements
- Protection and enhancement of Street Trees and those within sites.

5.3 Proposed Boundary Changes

It is proposed that the following identified sections within the current Conservation Area boundary, identified in the appraisal as having little or no intrinsic architectural or historic interest or making little or no positive contribution to local character and appearance, are removed from the South Farnborough Conservation Area.



Map 7. Proposed Boundary Changes Map

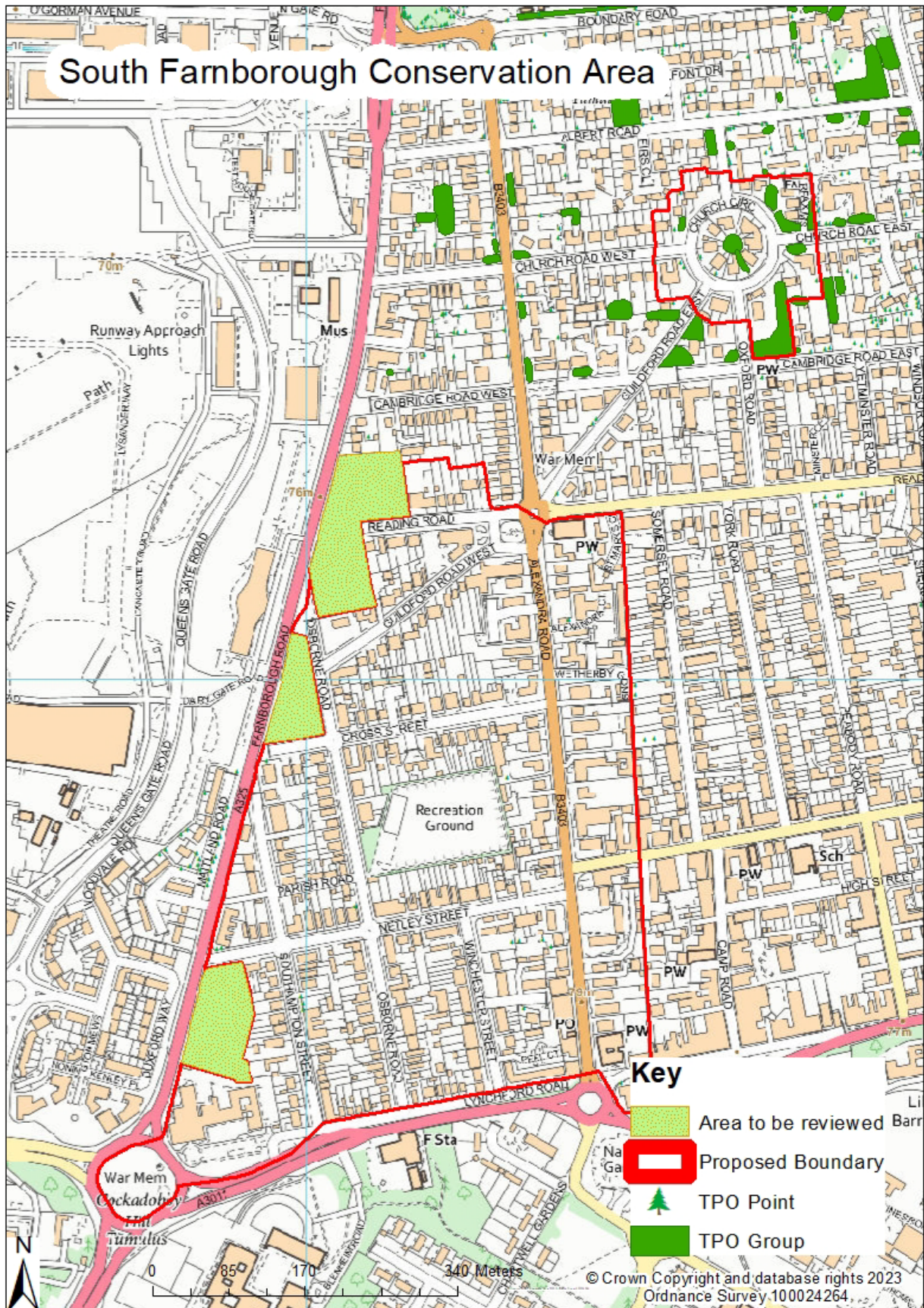
- 5.3.1 Industrial and commercial buildings between the Queens Hotel, Farnborough Road, Netley Street and the rear boundaries of properties on the west side of Southampton Street.
- 5.3.2 Ettrick Court and the terrace between Osborne Road, Farnborough Road and Guildford Road West.
- 5.3.3 The telephone exchange, Neelam Court and Kashmir Court south of Reading Road.
- 5.3.4 Farren House and Baveno House complex north of Reading Road.
- 5.3.5 All trees in the above areas to be surveyed and made subject to TPOs where appropriate before boundary changes are affected.

5.4 Tree Protection

- 5.4.1 Trees in a conservation area that meet [specified criteria](#)² are protected by legislation requiring the Council to be notified of any works to a tree.
- 5.4.2 Individual and groups of trees contribute significantly to the character and appearance of the Conservation Area. Red and white horse chestnut trees are the main species lining the avenues, with some beech and oak. Mature canopies frame the long street views that are a characteristic of the Conservation Area. Without street trees, as for example Cross Street, the rows of simple two storey houses and terraces lose their enclosure and visual balance.
- 5.4.3 Groups of trees in gardens and at the ends of truncated streets meeting Farnborough Road supplement the contribution of the street trees. Significant groups include those in the gardens and environs of Church Circle, the frontage to 13 Osborne Road, Stephen Gould House on Southampton Street, and to the rear of St Marks' Church.
- 5.4.4 There are some prominent specimen trees in the Conservation Area. These include those on the periphery and rear gardens of houses backing onto the recreation ground; the horse chestnut in front of St Albans House; and the trees formerly in the grounds of Tredenham House behind the parade of shops fronting Alexandra Road.
- 5.4.5 The peripheral arrangement and compact spacing of properties around the street blocks provide few views of the long narrow back gardens that are also characteristic of the area. Many original larger houses and their grounds have been redeveloped with higher density units.
- 5.4.6 The Osborne Road Recreation Ground is a public open space consistent with the planned formality of the settlement. Based around a pre-existing heathland gravel pit it provides rare views of the backs of surrounding houses and their gardens, in particular coach houses linked by tall brick walls to the rear of Alexandra Road. The space is revealed unexpectedly by a short tree lined gap in the Osborne Road frontage and is otherwise concealed by surrounding houses.

² <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#Protecting-trees-in-conservation-areas>

5.4.7 Adjusting the boundaries of the conservation area would mean that some trees which are currently protected would no longer be within the conservation area boundary. In order to ensure that as a result valuable trees are not lost the Council's Arboricultural Officer will assess any trees affected and new TPO (Tree Preservation Orders) will be made and in place before boundary changes are affected to ensure continued protection.



Map 8. Locations for TPO assessment in connection with boundary changes

5.5 Implementation and Monitoring

- 5.5.1 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.
- 5.5.2 These assessments can be used to inform the Local Plan review. The character appraisal and management plan can be subject to further periodic review.

6. Background Papers and Further Reading

- Jo Gosney – Farnborough Past 2001, Phillimore & Co.
- Planning Appeal Decision RSH04739 - Adj 14 Church Circle. 15th June 1987
APP/P1750/A/86/054001/P5
- Enforcement Appeal Decision 18/00070/CONSRV – 14 Church Circle. 30th August 2018
APP/P1750/C/17/3183029 18/00070/CONSRV
- Article 4 Direction. Church Circle December 2019
- Statutory Listing NGR: SU8762456569 - GUILDFORD ROAD WEST 1. 5238 Farnborough Farnborough Town Hall SU 85 SE 2/36 9.10.81 II 2. 1897, by George Sherrin.
Symmetrical facade on prominent site at junction of roads, in the centre of Victorian Farnborough, north of the Camp. 2 storeys; blank, 3 blank windows. Slate hipped roofing, in diminishing courses, with large moulded and bracketed eaves cornice. Red brick walling with Bath stone dressings, with first floor band, corner pilasters above the band and quoins below, plinth. Centrepiece has eaves cornice carried over as an arch; first floor window are strings of casements, ground floor are mullions/transoms within arches. Wings in similar style.
- Scheduled Monument NGR: SU 86835 53435
Neolithic Bowl Barrow on the Cockadobby Hill Roundabout. Farnborough Road
List Entry Number: 1012638

