

# Cargate Conservation Appraisal

---



## Content

- 1. Introduction**
  - 1.1. Character Area Appraisals
  - 1.2. Management Plan
- 2. Cargate Conservation Area**
  - 2.1. Designation History
  - 2.2. Location
- 3. South Character Area**
  - 3.1. Area Summary
  - 3.2. Views
  - 3.3. Streetscape and Boundaries (Public Realm)
  - 3.4. Open Spaces, Parks and Gardens and Trees
  - 3.5. Building form and detail (Architecture)
  - 3.6. Detracting Features
- 4. North West Character Area**
  - 4.1. Area Summary
  - 4.2. Views
  - 4.3. Streetscape and Boundaries (Public Realm)
  - 4.4. Open Spaces, Parks and Gardens and Trees
  - 4.5. Building form and detail (Architecture)
  - 4.6. Detracting Features
- 5. North Character Area**
  - 5.1. Area Summary
  - 5.2. Views
  - 5.3. Streetscape and Boundaries (Public Realm)
  - 5.4. Open Spaces, Parks and Gardens and Trees
  - 5.5. Building form and detail (Architecture)
  - 5.6. Detracting Features
- 6. Management Plan**
  - 6.1. Principles
  - 6.2. Implementation

## Map Page

## **1. Introduction**

### **1.1. Character Area Appraisals**

Three zones of discernibly different character can be identified within the conservation areas, based on their spatial character and architectural qualities, historical development and the contribution they make to the conservation areas.

### **1.2. Management Plan**

The Conservation Principles (set out from the Overview) are applied to the features identified as significant during the Character Area Appraisals.

## **2. Cargate Conservation Area**

### **2.1. Designation History**

The Cargate Conservation Area was designated in 1980 and then amended in 1982 and 1989; and is one of eight conservation areas under the jurisdiction of Rushmoor Borough Council.

### **2.2. Location**

Cargate Conservation Area is to the south-west of Aldershot town centre. Directly north is Municipal Gardens, which sits within the Aldershot Town Conservation Area and additional modern housing. Finally, to the east and west, there is further Victorian and Edwardian housing and to the south, there are modern housing developments.

## **3. South Character Area**

### **3.1. Area Summary**

The South Character area is a quiet residential area further away from the town centre with low activity and traffic. The road layout has a loose unplanned style based around a much older and irregular road pattern gives this area a semi-rural feel. There are a number of well-established trees that provide a verdant character and allow for only a few glimpsed views out of the conservation area.

### **3.2. Views**

The undulating land within this area allow for mainly short views along the roads. In particular, Number 27 Manor Road is an important focal point when looking down the hill of Winton Road. Church Lane West is a narrow leafy road that rises to a point near its junction with Cargate Avenue and drops towards Winton Road with long views out over the green hills that lie to the east and west.

### **3.3. Streetscape and Boundaries**

The mature trees, hedgerows and well-maintained grass verges make the streetscape relatively green. Manor Road and Winton Road both have avenues of trees that are important in channelling views along the road. Where key trees have been removed and not replaced, the semi-rural streetscape is interrupted which produces a more urban appearance.

The mature trees on the west side of Winton Road screen Normanton House. The surface of Winton Road is gravel hoggin with wide soft uncurbed grass verges, this supports the out-of-town feel of the area.

Predominately the boundary style of this area is hedging or low walls which allow the greenery from the private gardens to contribute significantly to the streetscape. Along Church Lane West there is an area of mature roadside planting, tall walls and overhanging trees. Where the traditional

boundaries have been replaced with standard height fences, this has reduced the feeling of space and light.

**Principle: 1**

Trees should be retained in the area, with trees being replaced when necessary.

**Principle: 2**

Traditional boundaries such as walls and hedges should be preserved whenever possible.

### 3.4. Open Spaces, Parks and Gardens and Trees

Most of the properties are generally set well back from a linear view in generous well-planted gardens that discretely frames or allows glimpsed views of properties. This helps the feeling of openness and space within this character area. Although the buildings are substantial in form, they are set back from the road with wider gaps between the buildings. The large gardens with mature planting helps the feeling of openness and space within this character area. It is notable that a few of the gardens have been tarmacked, and where this has happened the semi-rural setting of these buildings is no longer so prevalent.

**Principle: 3**

Tarmacking over gardens should be discouraged.

### 3.5. Building forms and details

The buildings in the South Sub Character Area have a larger plot size and are predominantly individual in character. The houses are generally high status and substantial in form with strong facades. There are five buildings within this sub character area, which have been identified on the Local List as having special historic interest.

The buildings are individual in character however the reoccurring Arts and Crafts style of many of these buildings includes the use of decorative features. In keeping with this style the roof line and decorative chimneys are key features of the design. Clay hanging tiles appear repeatedly in these along with decorative porches, string courses as well as stained glass and ironwork. In a number of cases the chimneys have been removed and decorative tile patterns interrupted which reduces the uniqueness of the buildings.

**Principle: 4**

Historic features of buildings should be retained whenever possible.

### 3.6. Alterations

Although a number of the houses along Manor Road have had a series of extensions and alterations, some decorative features remain. Number 33, 37, 41 Church Lane West and Normanton survive from the late 1890s although some of the buildings have been divided and converted. The maintenance of these buildings reflect their high status, however some of the buildings are missing tiles and having areas of peeling paint.

**Principle: 5**

Buildings within the Conservation Area should be maintained to a good standard.

**Principle: 6**

New developments should of a good design and location sensitive.

## 6. Management Plan

There are elements within the conservation area that could be enhanced to help preserve the established character.

<b>Principle: 1</b>	Trees should be retained in the area, with trees being replaced when necessary.
<b>Principle: 2</b>	Traditional boundaries such as walls and hedges should be preserved whenever possible
<b>Principle: 3</b>	Tarmacking over gardens should be discouraged.
<b>Action: 1</b>	
<b>Principle: 4</b>	Historic features of buildings should be retained whenever possible.