

16 DECEMBER 2019

KEY DECISION? YES

REVIEW OF CONSERVATION AREAS

SUMMARY AND RECOMMENDATIONS:

This report sets out the background to a review of the Borough's Conservation Areas and seeks approval to consult upon and, if there are no substantive changes, to adopt proposed boundary changes, Character Appraisals and Management Plans and Article 4 Directions for the Cargate Avenue and Aldershot Military Town Conservation Areas.

It is recommended that Cabinet:

- 1) approves the publication of the Draft Character Appraisals (including proposed boundary changes and Management Plans) and Draft Article 4 Directions for the Cargate Avenue and Aldershot Military Town Conservation Areas and the Draft Conservation Areas Overview, for the purposes of six weeks public consultation;**
- 2) delegates to the Head of Economy, Planning and Strategic Housing, in consultation with the Portfolio Holder for Planning and Economy, to make any necessary factual and/or non-substantive minor amendments to the documents prior to consultation and adoption;**
- 3) following the consultation period and subject to no substantive objections being received during that time, approves the adoption of the Character Appraisals (including proposed boundary changes and Management Plans) and Article 4 Directions for the Cargate Avenue and Aldershot Military Town Conservation Areas and the Conservation Areas Overview with any minor amendments; and**
- 4) notes that, in the event of substantive objections being received, the matter will be brought back to the Cabinet for consideration.**

1. INTRODUCTION

- 1.1. The purpose of this report is to set out the background to a comprehensive review of the Borough' eight Conservation Areas (CAs), commencing with the Cargate Avenue and Aldershot Military Town Conservation Areas. The report presents draft Character Appraisals, including proposed boundary changes and Management Plans, for each Conservation Area, together with Draft Article 4 Directions that remove certain permitted development rights in the vicinity.

- 1.2. The report goes on to recommend that the draft documents be subject to a public consultation of six weeks. In the event that no substantive objections are received during the consultation, the report also seeks approval to adopt the documents with minor amendments as required. In the event of substantive objections being received, the matter will be brought back to Cabinet for consideration.
- 1.3. The adoption of the final versions of the documents post consultation is considered to be a Key Decision, as they provide guidance and remove permitted development rights which could be significant in terms of their effects on communities living in two or more wards in the Borough.

2. BACKGROUND

- 2.1. The Borough's conservation areas were last reviewed in 2005/06 but no changes were made and the character appraisals were never published. The current review reflects a commitment contained within the Rushmoor Local Plan, adopted in February 2019, which itself is based on a statutory duty on local planning authorities¹ to keep conservation area status under review 'from time to time'. The conservation area reviews support the implementation of Local Plan Policy HE3: Development within or adjoining a Conservation Area.
- 2.2. The statutory definition of 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"*.² The National Planning Policy Framework (NPPF) 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. Further information on the national and local policy framework around Conservation Areas is set out in section 3 of the Overview document, which is intended to be read alongside the individual character appraisals (attached as **Appendix 1**).
- 2.4. There are currently eight Conservation Areas designated within the Borough of Rushmoor as follows:
 - Aldershot West (designated 1980 and amended 1982, 1989)
 - Basingstoke Canal (designated 1977)
 - Cargate Avenue (designated 1980 and amended 1982, 1989)
 - Farnborough Hill (designated 1977 and amended 1989)
 - Manor Park (designated 1980 and amended 1989)
 - Saint Michael's Abbey (designated 1977)
 - South Farnborough (designated 1987)
 - Aldershot Military Town (designated 2003)

¹ Planning (Listed Buildings and Conservation Areas) Act 1990

² S69(1) Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5. Following the adoption of the Local Plan in February, the Planning Policy and Conservation team began to develop a programme of review, preparation and publication of character appraisals for all eight Conservation Areas. Input from members was sought from the Strategic Housing and Local Plans Group (SHLPG) on 27 March 2019 and Policy and Projects Advisory Board (PPAB) on 3 April 2019. The reports set out options for a way forward, including appointment of external consultants, taking no further action and instigating a 'bespoke' approach using internal resources carried out over several years. The reports also presented a 'pilot' in-house appraisal of the Cargate Avenue Conservation Area, which had been carried out to ascertain the level of resourcing that might be required. PPAB appointed SHLPG to progress the reviews.
- 2.6. In line with input from members, the 'bespoke' approach was adopted and initial character appraisals of all eight Conservation Areas were undertaken to establish potential issues likely to arise, including potential boundary changes. The appraisals were based on site visits and desk-based research, including work undertaken as part of the 2005/06 review. This culminated in a workshop on 4 July 2019, to which all members were invited, at which officers presented their initial findings for each Conservation Area and sought guidance on any controversial issues which might arise and an indication of priority order.
- 2.7. As a result of feedback from the workshop and a further invitation to members to make comments, Strategic Housing and Local Plan Group on 28 August agreed to progress detailed reviews of the Cargate Avenue and Aldershot Military Town Conservation Areas during the current financial year. This was based on the fact that work on both was already well advanced and both were at risk from unsympathetic development and would benefit from Article 4 Directions to restrict permitted development rights.
- 2.8. At its last meeting on 23 July 2019, Cabinet approved an area of Aldershot around the High Street as an area of study for the review of the Aldershot West Conservation Area, in order to facilitate a bid for Heritage Action Zone funding. Unfortunately, the bid was unsuccessful and so the review of the Aldershot West Conservation Area will proceed in due course, with input from the local community including the Aldershot Civic Society.
- 2.9. Management plans outline a positive strategy to deal with the threats and opportunities identified in each character appraisal. 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 and therefore requires good stewardship by the residents and property owners, in addition to taking action through the planning system.
- 2.10. Each management plan lists the negative and positive attributes of the conservation area and outlines how Article 4 Directions to remove permitted development rights could assist in the preservation of its character. Article 4 Directions are not intended to prevent development, but to ensure that

proposals are carefully assessed to ensure that the character of the conservation area is preserved and/or enhanced.

3. DETAILS OF THE PROPOSALS

Overview Document

- 3.1 The overview document attached at **Appendix 1** sets out the context in which conservation areas in Rushmoor have been designated, which includes the legislative and planning policy framework as well as the geographic and historic setting of the borough. It also explains in general terms what householders need planning permission for, if their property is within a conservation area. The production of a separate document removes the need to repeat this information in each individual character appraisal.

Cargate Avenue

- 3.2 The character appraisal for Cargate Avenue is based around four sub-areas of differing characters. For this reason, it is suggested that the name of the conservation area is changes to 'Cargate', to reflect that there are other streets included in the designation.
- 3.3 Proposed boundary changes involve the removal of areas which do not contribute positively to the historic character or which have a limited visual relationship with the rest of the area. These include the 1980's housing estate south of Laburnum Rd, the residential area around Vine St, new developments along Cargate Grove and Cargate Terrace and the area at the top of Ayling Lane. Further details of the justification for the proposed removal of these areas is set out in section 2 of the Character Appraisal document at **Appendix 2**.
- 3.4 The proposed boundary changes could result in the removal of tree protection, given that planning permission is required for works to trees within conservation areas. The proposed areas to be removed have been the subject of an initial survey by the Council's Arboricultural Officer. Where necessary, Tree Preservation Orders will be made to ensure that important trees remain protected.
- 3.5 In order to preserve the historic character of the conservation area, it is proposed that an Article 4 Direction is made which removes permitted development rights including those relating to boundary walls, external painting, replacement windows, chimneys and satellite dishes. Further details are set out in the management plan at section 9 of **Appendix 2**.

Aldershot Military Town

- 3.6 The character appraisal for the Aldershot Military Town provides an update on work carried out in the early 2000s prior to the disposal of the southern part of the military land to create an urban extension for Aldershot, now

known as Wellesley. To avoid confusion with the town centre, it is proposed to change the name to the 'Aldershot Military Conservation Area'.

- 3.7 Proposed boundary changes involve the removal from the designation of areas which have now been cleared and redeveloped, together with the modern Centre for Health, Early Years Centre, Army Careers Centre and some 20th century military housing to the south. In addition, some minor changes are proposed for clarity, to ensure the boundaries relate to physical features on the ground and do not bisect existing buildings. Tree protection in the proposed areas to be removed is not considered to be an issue for this conservation area, since it is covered in the Wellesley planning permission.
- 3.8 It is proposed to add in to the conservation area the historic playing fields to the west of the A325 and the area which forms part of the historic setting of Queens Parade Recreation Ground, north of the canal. Whilst the canal area currently forms part of the Basingstoke Canal Conservation Area, this is subject to review in due course.
- 3.9 Further details of the justification for the proposed boundary changes is set out in section 2 of the Character Appraisal document at **Appendix 3**.
- 3.10 In order to preserve the historic character of the conservation area and its setting, it is proposed that an Article 4 Direction is made which removes permitted development rights from new development, including those relating to boundary walls and hard surfacing of front gardens. The intention is that these requirements will be in line with covenants linked to the purchase of new homes in the Wellesley development, and will apply across a wider area than the conservation area itself. Further details are set out in the management plan at section 9 of **Appendix 3**.

Proposed Public Consultation

- 3.11 Whilst there is no statutory requirement for the Council to consult on the reviews of its conservation areas, it is considered good practice to do so. Consultation on Article 4 Directions is a statutory requirement before they are confirmed permanently. Therefore, in order to avoid having to write to the same people several times, it is proposed to run the two consultations concurrently, alongside public consultation on the draft Locally Listed Heritage Assets SPD (see separate report). This will provide an opportunity for people to suggest additional historic buildings or structures for inclusion on the Local List.
- 3.12 A public consultation period of six weeks is proposed, commencing on **31 January 2020** and closing on **14 March 2020 at 5pm**. The consultation will involve writing to all residents and businesses within the current and proposed conservation areas, together with local groups, Historic England and other interested parties. Online survey tools will be used, together with social media, press releases and posters in parks and other community facilities within the two areas. In addition, a public exhibition and meeting

involving ward members will be held in each area during February/March, in order to make the engagement as wide as possible.

Article 4 Directions

- 3.13 In line with the statutory procedures for making an Article 4 Direction, notice would be served on the affected properties on 31 January 2020, thereby bringing the Directions into immediate effect. Notice of the Directions would also be made by site display and by local advertisement, and Hampshire County Council and the Secretary of State for Housing, Communities and Local Government would be informed. Views on the Directions would be invited and the closing date for submissions would be 14 March 2020, in line with the conservation areas consultation, although the minimum statutory requirement is 21 days.
- 3.14 Whilst immediate Article 4 Directions come into force once notice has been served on affected property owners and occupiers, they expire after six months unless they are 'confirmed' by a local planning authority.
- 3.15 The report seeks approval to delegate to the Head of Economy, Planning and Strategic Housing, in consultation with the Portfolio Holder for Planning and Economy, to make any necessary factual and/or non-substantive minor amendments to the documents prior to formal consultation and adoption, to address minor comments received.
- 3.16 If substantive objections are received, the matter will be brought back to Cabinet for consideration. If the objections received are not substantive, the proposal is for Cabinet to approve the documents together with the minor amendments made under delegated authority.

Alternative Option

- 3.17 The alternative option would be not to carry out conservation area reviews in the Borough. However, this would mean that the Council will have failed both to carry out its statutory legal duty and to implement the commitment set out in the adopted Local Plan.

Consultation to Date

- 3.18 As set out in paragraphs 2.5 to 2.7 above, members of the Strategic Housing and Local Plans Group and Policy and Projects Advisory Board have been involved in the progression of conservation area reviews and all members were invited to a workshop on the subject in July, at which initial appraisals were presented and comments invited.
- 3.19 In addition, copies of the overview document and the draft character appraisals and management plans for Cargate Avenue and Aldershot Military Town were presented to ward members and to members of the Strategic Housing and Local Plans Group (SHLPG) on 23 October. Copies of the documents were also sent to Aldershot Civic Society and to Grainger plc for their informal feedback.

- 3.20 Feedback from ward members and SHLPG was in general positive, and the proposed name changes were supported.

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. There are legal issues to consider in progressing the Article 4 Directions towards adoption, specifically satisfying the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Financial and Resource Implications

- 4.3. There are not considered to be any financial implications arising from the decision, other than minor costs associated with production of exhibition boards and hire of halls for public meetings, which will be met from existing budgets.

Equalities Impact Implications

- 4.4. The adoption of the documents is unlikely to lead to equalities implications.

CONCLUSIONS

- 4.5. The conservation area reviews have been carried out in line with the council's statutory duty, to fulfil a commitment in the recently adopted Local Plan and in support of Policy HE3 of the Local Plan.
- 4.6. The draft proposals in their earlier iterations were supported by the Strategic Housing and Local Plan Group at its meetings on 27 March, 28 August and 23 October, by the Policy and Projects Advisory Board at its meeting on 3 April and by the members who attended the workshop on 4 July 2019.
- 4.7. The adoption of the documents will be a Key Decision, as they provide guidance and remove permitted development rights which could be significant in terms of their effects on communities living in two or more wards in the Borough.
- 4.8. The documents, once adopted, will assist in preserving and enhancing the historic character of the conservation areas, by providing a framework for determining planning applications and ensuring that development proposals are of high quality.

BACKGROUND DOCUMENTS:

Appendix 1 – Draft Rushmoor Conservation Areas Overview document

Appendix 2a – Draft Cargate Avenue Conservation Area Character and Management Plan

Appendix 2b – Draft Article 4 Direction for Cargate Avenue Area

Appendix 3a – Draft Aldershot Military Town Conservation Area Character and Management Plan

Appendix 3b – Draft Article 4 Direction for Aldershot Military Town/Wellesley Area

The adopted Local Plan is available to view at:

<https://www.rushmoor.gov.uk/rushmoorlocalplan>

Information on the Borough's existing conservation areas is available to view at

<https://www.rushmoor.gov.uk/conservationareas>

Information on the Borough's existing Article 4 directions is available to view at

<https://www.rushmoor.gov.uk/article/9838/Article-4-directions-and-planning-permission>

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Conservation Area Overview Document

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1. Introduction

1.1. What is this document for?

This document sets out the context in which conservation areas in Rushmoor have been designated, which includes the legislative and planning policy framework as well as the geographic and historic setting of the borough. It also explains what you need planning permission for, if your property is within a conservation area. It should be read alongside the individual character appraisals and management plans for each designated conservation area.

This overarching document and the individual documents relating to each conservation area are for guidance and have not been formally adopted as Supplementary Planning Documents at this stage.

Some of the terms used within this document have special meaning in national planning policy (e.g. 'conservation', 'setting' and 'significance'). These terms have been highlighted in the text and a glossary which explains them is provided towards the end of this document.

1.2. What is a Conservation Area?

The statutory definition of 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"*. The designation does not prohibit development, but rather seeks to ensure that any changes are in keeping with the area's special character. Once a conservation area has been designated, local planning authorities are required to publish proposals for preserving and enhancing them and to pay *"special attention"* to them when making planning decisions.¹

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 that gives 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 the conservation area designation seeks to preserve and enhance.

We have set out our justification for designating each conservation area in separate character appraisal documents, which also identify each area's key strengths and weaknesses. The character appraisal is accompanied by a management plan, which sets out ways in which the council will seek to manage change in a way that conserves and enhances the historic area. 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.

We require development proposals which affect conservation areas to include a description of the **significance** of any heritage assets affected, including any contribution made by their **setting**. This helps us assess the potential impact of the proposal on the conservation area when making decisions

¹ S69(1) and S72, Planning (Listed Buildings and Conservation areas) Act 1990

about planning applications. Planning permission must also be sought for works to any trees within a conservation area.

2. Conservation Areas in Rushmoor

There are currently eight conservation areas designated within the Borough of Rushmoor as follows:

- Aldershot West (designated 1980 and amended 1982, 1989)
- Basingstoke Canal (designated 1977)
- Cargate Avenue (designated 1980 and amended 1982, 1989)
- Farnborough Hill (designated 1977 and amended 1989)
- Manor Park (designated 1980 and amended 1989)
- Saint Michael's Abbey (designated 1977)
- South Farnborough (designated 1987)
- Aldershot Military Town (designated 2003)

The conservation areas were last reviewed in 2005/6 and are now being reviewed again.

3. The Policy Framework

3.1. National Planning Policy and Guidance

The [National Planning Policy Framework](#) (NPPF) explains how the historic environment, including designated heritage assets such as conservation areas, should be conserved and enhanced. The NPPF places great weight on assessing the **significance** of a heritage asset when making planning decisions and the extent of any potential harm to the heritage asset which may arise from proposed development.

Heritage assets such as listed buildings, scheduled monuments and historic parks and gardens are designated nationally and may be protected by special planning legislation. You can find out more on the [Historic England](#) website. Conservation areas are designated by local planning authorities and covered by local planning policies.

The NPPF² 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.'*

The designation of conservation areas does not prohibit development and the NPPF requires local planning authorities to look for opportunities for new development *"to enhance or better reveal their **significance**".*

National Planning Practice Guidance³ states that *"a conservation area appraisal can be used to help local planning authorities develop a management plan and appropriate policies for the Local Plan. A*

² National Planning Policy Framework 2019, Paragraph 186

³ National Planning Practice Guidance, Paragraph: 025 Reference ID: 18a-025-20190723, revised 23.07.19

*good appraisal will consider what features make a positive or negative contribution to the **significance** of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.”*

3.2. Local Planning Policy

The [Local Plan](#) (adopted in February 2019) gives a commitment that ‘*The Council will review periodically the Borough’s conservation areas and seek to develop character appraisals/management plans to provide analysis of what features make a positive or negative contribution to the **significance** of the conservation area so that opportunities for beneficial change or the need for additional protection and restraint, including the implementation of Article 4 Directions, may be identified. The information in appraisals can be to those considering investment in the area and can also be used to guide the form and content of new development.*’ (paragraph 9.27)

The Local Plan contains a number of policies aimed at conserving and enhancing the historic environment of the Borough. Policy HE3 on ‘Development within or adjoining a Conservation Area’ is set out in full in Appendix 1.

In addition, the council has published a list of [Buildings of Local Importance](#) as a Supplementary Planning Document (SPD), which designates over 150 buildings, many of which are located within conservation areas. The SPD provides these buildings with a level of closer scrutiny and protection against undesirable alterations and/or irreplaceable loss. A copy of the SPD’s Statement of Local Historic Significance is attached at Appendix 2.

3.3. Historic England Guidance and Best Practice

Historic England has published guidance and best practice on assessing **heritage assets** generally and on conservation areas in particular. The criteria for designation is different from that for listed buildings, which concentrate primarily on the merits of individual buildings and their **settings**. Conservation areas usually cover wider geographical areas, focussing on places of special historic character, appearance and communal value, which can include open spaces, parks and trees. Historic England’s [detailed guidance](#) on carrying out conservation area appraisals, designation and management also sets out ways in which change can be managed, with the aim of conserving and enhancing historic areas.

A list of useful documents and links is included at the end of this document and you can find out more on the [Historic England](#) website.

4. Planning Controls

4.1. Permitted Development

For those living within a conservation area, property values can be slightly higher but there are greater controls over future development. For home owners, this relates to certain works, including demolition, extensions, satellite dishes and other alterations to houses, which are classed as ‘permitted development.’ Planning permission is not normally needed for these works but in

conservation areas, planning permission is required for some changes that would normally be classed as permitted development.

Flats do not have any permitted development rights so permission is required for all works that are not like-for-like replacements or that might change the appearance of the building. This includes changes to the windows.

In the case of non-residential development within a conservation area, planning permission is required for changes of use and some extensions and other alterations.

The rules on permitted development change from time to time - you can find the most up to date information on our [conservation area](#) website.

4.2. Article 4 Directions

For some conservation areas and their surroundings, the council is considering adopting [Article 4](#) directions to control the pattern of development in order to preserve the character of the area and its **setting**. These may require homeowners to seek planning permission to alter windows, paint the exterior of a building or make other changes. These seemingly minor alterations can have a significant cumulative impact on the character and appearance of a conservation area.

4.3. Enforcement

Where there is an alleged breach of planning requirements within a conservation area, such as the felling of trees or the installation of new windows without planning permission, we will take steps to deal with it. You can find out more about our approach on the [planning enforcement](#) page on our website.

4.4. Heritage Impact Statements

Our list of local requirements for planning applications within a conservation area includes a [heritage impact statement](#). The level of detail should be proportionate and no more than is sufficient to understand the potential impact of the proposal on the conservation area (NPPF para 189). As a minimum, the relevant historic environment record should have been consulted, which may include conservation area character appraisals and management plans as well as national and local listings for heritage buildings and other structures.

It is not sufficient to merely copy and paste what the historic environment record says about the conservation area or heritage asset – you must make an assessment of **significance** and how your proposal may affect it (this could be positive or negative or both). Where necessary and proportionate, you should employ appropriate heritage expertise. We will take your assessment into account when considering the impact of your proposal on the conservation area and any other heritage assets, including nationally and locally designated buildings.

5. Public Engagement and Consultation

As property values may be affected and there are greater controls over future development, it is very important to ensure that residents and community groups have the opportunity to comment on any proposals for designating or making changes to conservation areas. We will carry out public consultation and engagement in line with the principles set out in our Statement of Community Involvement, adopted in 2019.

6. Rushmoor Historic Setting

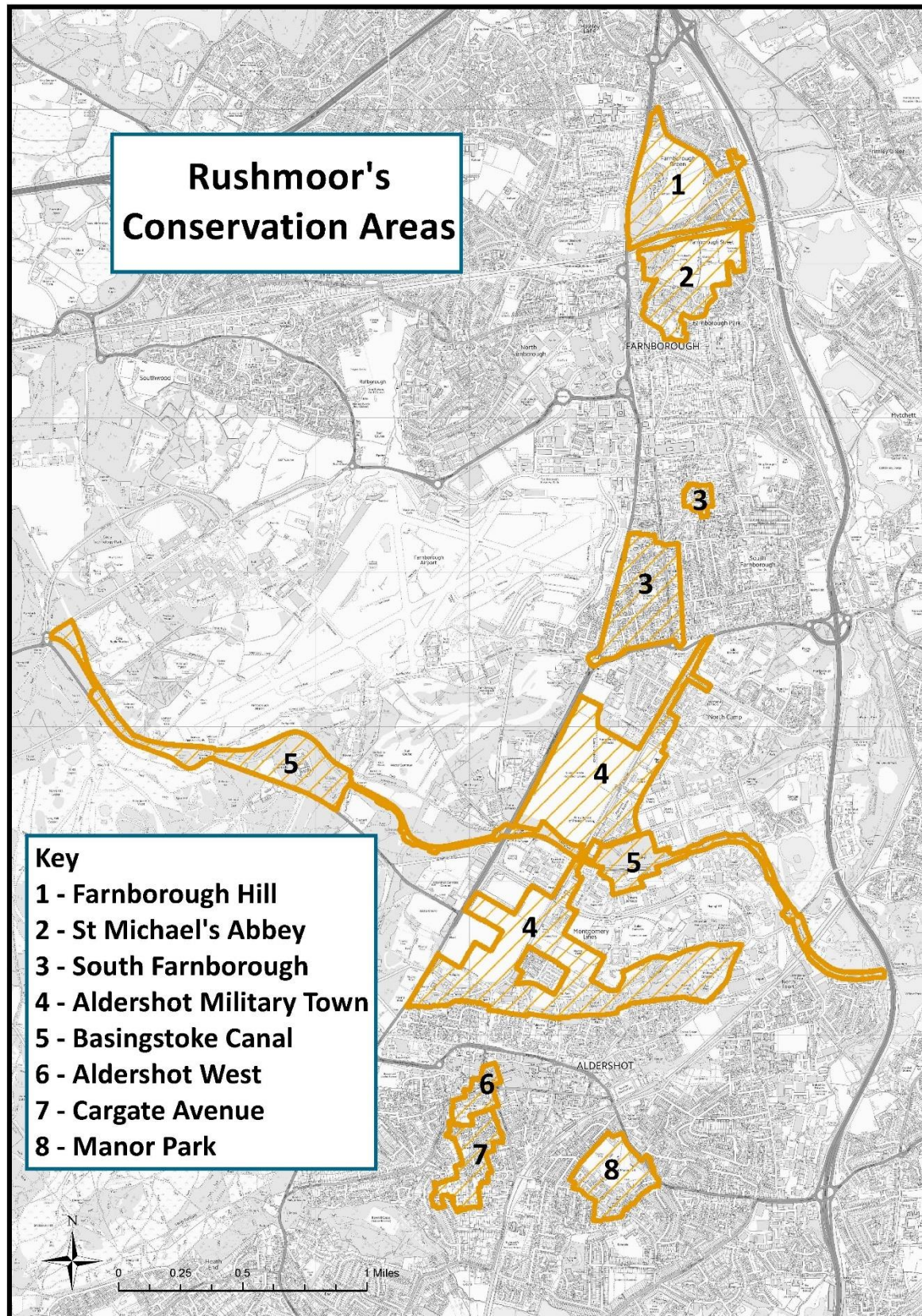
6.1. Introduction

The Borough of Rushmoor encompasses the settlements of Aldershot, Farnborough and North Camp as well as Farnborough Airport and significant amounts of military land, woodland and green open space. The Borough is located in the north east of Hampshire, close to the Surrey border, with Farnham to the south-west and Guildford to the south-east. To the east of the Borough are the Surrey Downs while wood and heath-covered hills stretch west towards Basingstoke. The M3 motorway and the Basingstoke Canal pass through the Borough, as do two main railway lines to London.

6.2. Historic Significance

The historic significance of the Borough includes the following:

- Military – Aldershot has been the ‘Home of the British Army’ since the 1850’s and the military is inextricably linked to the development of the town and the surrounding residential areas;
- Aviation – Farnborough is known as the ‘birthplace of aviation’ since the airfield was established in 1905, the first operational airfield in the UK;
- Napoleon – the burial place of Napoleon III of France and his son in St Michael’s Abbey, Farnborough.



6.3. Aldershot

Although there is earlier evidence of human occupation in the area, the first mention of Aldershot is in the will of King Alfred in 885 AD as part of the ancient Crondall Hundred, which covered 30,000 acres of land in Hampshire. The name Aldershot is thought to come from the old English 'alorscreat' or 'wood of alders' and was recorded as 'Aldershete' in the 13th century. This is believed to refer to the areas of undulating heath land and woods that characterised the area and still remain to the west of the town today. The early village was surrounded by open countryside and was located along the main London to Winchester turnpike road (Farnborough Road). The original settlement developed around the 12th century St Michael's Parish Church and the 15th century Manor House and The Green to the northeast. It is possible that the area in front of the 17th century Manor House and extending to the High Street, forming Manor Park today, is the site of this original medieval village.

The hamlet had grown into a small village by 1852, with a population of 875. Aldershot remained centred around the **Manor Park** area until the 1850s, when the arrival of the army and the railway led to huge growth, and the creation of today's town centre. The history of Aldershot is linked to its development as a significant military hub. The first main phase in the modern expansion of Aldershot was the establishment in 1854 of the Military Camp on the large area of open heath land north of the existing village. This became the first major military training establishment in the country. With the impetus of the Crimea War, the Camp expanded rapidly, as did the civilian workforce and services. By 1871, there was a combined military and civilian population of 21,682. Aldershot railway station opened in 1871 on the London Southwest line, and from 1879, the South East Railway Company connected Aldershot with London Waterloo and the south coast via Guildford. The military commitment to the area was reflected in a growth of local businesses, the establishment of affluent residents and the development of civic amenities and utilities.

In 1881, the second significant expansion phase began with the replacement of the basic wooden huts previously characteristic of the camp. New permanent brick barracks replaced the timber huts and 30,000 workmen were employed in the camp construction. The architecture and character of the town changed with the construction of middle and officer class housing on surrounding fields along entirely new roads, such as **Cargate Avenue** to the south west of the town centre. The prosperity and growing civic awareness of Aldershot was manifest in the construction of the Methodist Church, Roman Catholic Church, West Street School and, at the turn of the century, the opening of the Municipal Gardens and Town Hall. These form a loose group to the southwest of the commercial area (**Aldershot West**) and mark the transition of the town into the growing residential areas to the south.

In 2001, a third phase of development of the **Aldershot Military Town** began with consolidation of the military presence in the northern section of the camp and the release of all of the land south of the Basingstoke Canal for development as an urban extension to Aldershot. Planning permission was granted in 2013 for up to 3,850 new homes, together with road improvements, schools, public open space and other facilities. Construction of the new development, now known as Wellesley, started in 2015 and is being delivered in phases by Grainger plc. At the time of writing, the Maida and Gun Hill Development Zones are almost complete and the Corunna and McGrigor Development Zones are underway.

Further information about the Wellesley development may be found on the [Aldershot Urban Extension](#) and [Wellesley](#) websites. Among the documents submitted as part of the planning application was a comprehensive [Conservation Plan and Heritage Strategy](#) setting out the history of the area.

In the 20th century, the commercial centre of Aldershot town centre remains incorporated within the area defined in the 1870s. The original grid-iron pattern of roads, with the dog-leg to the station in the south can still be identified. The Hippodrome, near the station, was lost and significant new development has taken place to the east of Station Road. The Victorian Police Station to the north of High Street was replaced by a multi-storey car park, which itself will soon be replaced by residential development. Through the late 1960s and early 1970s, a civic centre complex designed by local architects Building Design Partnership and incorporating the police station, magistrates court, health centre and Princes Hall were built on the site of the former Warburg barracks. The Warburg multi-storey car park and health centre was replaced by the Westgate cinema and leisure development in the early 2000s. In the 1980s, Victorian and Edwardian buildings in the town centre were replaced by a large modern indoor shopping precinct linking Wellington Street, Union Street and High Street.

Aldershot continues to develop and modernise, but the prominent Victorian layout and surviving buildings from this era still provide a link to the history of the evolution of this military town.

6.4. Basingstoke Canal

The **Basingstoke Canal** was conceived as a link between Basingstoke and the River Thames via the River Wey, at a time when the country's waterways were being improved as an alternative to the costly use of highways for the import and export trade. Work on the canal started at Woodham (in Surrey) in 1788, and was to take four years to complete, although due to a number of delays the canal was not opened to traffic until September 1794. During construction, brick fields and brick works were set up in the vicinity of the proposed line of the canal to supply the necessary materials for constructing walls, bridges and wharves.

The canal bisected the Aldershot military town which grew up in the 1850's, dividing it into two distinct areas – the North and South Camps. In 1949 the canal was sold and commercial traffic ceased, partly due to the fact that the navigable length of the canal had reduced over the years. At many points along the canal its character is considerably enhanced by woodland areas which are indicative of its original construction through woodlands. The canal is now the subject of several important environmental designations including that of a Site of Special Scientific Interest.

6.5. Farnborough

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. Tumuli discovered on Albert Road and at Cockadobby Hill (now the Queens Roundabout) bear evidence of early human activity in the area. The Manor of Farnborough is mentioned in the Domesday Book as part of the Hundred of Crondall, in the shire of Southampton, which covered 30,000 acres of

land in this part of Hampshire. This recorded a small farming community, although the precise location of the settlement is not known.

In the medieval period, the Manor of Farnborough, with its fields and probable settlement is thought to have centred on the Manor House (now St. Peter's School) and the adjacent Church of St. Peter. The Manor House has changed names over the centuries. It was known as Farnborough Place in the 1660s and Farnborough Park in the mid 19th century. The manorial estate included all of Farnborough, with the exception of 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. Pressure for housing in the 20th century has seen extensive development to the north of the area, to include most of the former Manorial lands surrounding the Church and Manor House.

Elements of the existing **St Peter's Church** date from the 12th and 13th centuries, whilst the circular plan form of the churchyard suggests the possible site of an earlier Saxon building. Although the principal means of employment in the area would have been farming related, there is also evidence of a pottery industry which is known to have flourished during the 14th century. This utilised clay from the local Reading and London beds. The majority of the pottery sites are recorded at Cove to the north west, but there is evidence for kilns in the grounds of Farnborough Hill. The secondary settlement at Farnborough Street may have developed as a result of the pottery industry in the Farnborough Hill area.

By 1839, the London & South West Railway had been constructed at the foot of the southern slope of the hill, followed in 1849, by the Reading to Reigate Line along the course of the Blackwater River to the east. With a small station at Farnborough Street village, the area became readily accessible from London and attractive to new investors looking for a country retreat. **Farnborough Street** developed as a small village community and still retained two farms, a dairy and several shops in the late 19th century. Later expansion and suburban commuter housing began in the early 20th century, radiating out from the historic cross road and adjacent train station along the lanes to the north south and west.

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 recorded on maps by the mid 18th century and this was rebuilt in 1806, when the new estate expanded to include large amounts of former common land. In 1860, the old house was redeveloped and relocated to the present hill top 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.

In 1879, the mansion and grounds were bought by the Empress Eugenie, the widow of Napoleon III of France, and became her home in exile from 1880 to 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. The mausoleum included a monastery building and lands for a permanent community of monks to serve the chapel. The priory was raised to abbey status in 1903 and is known today as the complex of **St. Michael's Abbey**, held in trust as a Benedictine Monastery.

In 1927, after the death of the Empress Eugenie, the mansion was sold to The Institute of Christian Education, which commissioned Adrian Gilbert Scott to design additional school buildings, including the school chapel. In 1994, ownership was transferred to the Farnborough Hill Trust and the school continues to thrive under lay management.

In 1905, His Majesty's Balloon Factory was set up in Farnborough and from then on, and under a variety of names, Farnborough became one of the key sites in the world relating to developments in aviation, aerospace and defence technology. The Royal Aircraft Establishment (RAE) site is considered the hub of Farnborough's aviation history. Since it was decommissioned and vacated by the Ministry of Defence (MoD) in 1998, a substantial number of historic buildings, and subsequently a significant part of the area's local heritage, have been lost. Despite these clearances, what remains of the original site still represents one of the best examples of its kind in the world. Seven buildings are recognised and protected by statutory listing, including two Grade 1 wind tunnels, which were included on Historic England's 2016 Heritage at Risk Register, and a 1910 portable airship hanger.

6.6. North Camp (South Farnborough)

The North Camp at the southern end of Farnborough was established in 1854 and quickly became the first major military training establishment in the country. With the impetus of the Crimea War, the Camp expanded rapidly, as did the civilian workforce and services. At this time the **South Farnborough** residential area formed part of a large expanse of lightly wooded heath land to the south of the Farnborough Park Estate and earlier village.

The sale for residential development of the heath land in the 1860's opened up opportunities for speculative investors to provide housing for the influx of army officers. Two property companies were formed to purchase land and build houses that could then be leased to the military, one of which was the Farnborough Cottage Company. The author Jo Gosney in her book, 'Farnborough Past', accredits the planning and layout of the wide tree-lined avenues that characterise the area to Edward Chatfield, acting as agent for the company, and Henry Curry an architect. The most formal part of the original plan formed an inverted L-shape of blocks and a street grid, that were created to accommodate Church Circus (now Church Circle), including a site for a church (the present St Mark's Church). However, once the roads had been set out, the avenue trees planted and lots allocated, the process of development was apparently random and was undertaken by entrepreneurs who had made their livings in other businesses. The only buildings illustrated on the 1874 Ordnance Survey of the area were the detached villas in the south western quadrant.

Today, North Camp is a vibrant district centre providing a range of small shops and services for local needs. Specialist shops and restaurants also attract visitors from a wider area.

7. Glossary of Terms

Conservation is defined in the NPPF Glossary as: *'The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'*

Heritage asset is defined in the NPPF Glossary as: *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of*

its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

Setting of a heritage asset is defined in the NPPF Glossary as: *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

Significance is defined in the NPPF Glossary as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

8. Useful Links

National Planning Practice Guidance:

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Nationally Listed Heritage Assets

<https://historicengland.org.uk/listing/the-list/>

Historic England

<https://historicengland.org.uk/advice/planning/planning-system/>

<https://historicengland.org.uk/advice/planning/conservation-areas/>

<https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>

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

<https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

Appendix 1 – Rushmoor Local Plan Policy HE3

Policy HE3 - Development within or adjoining a Conservation Area

When considering development proposals within or adjoining a conservation area, the Council will seek to conserve, enhance or better reveal:

- a. Significant views/buildings;
- b. Areas of townscape quality;
- c. Important built features such as chimneys, roof lines, and open areas or natural features, all of which can be an essential part of the character and appearance of the heritage asset.

Proposals which would have a detrimental effect on such features will not normally be permitted. Conservation area character appraisals/management plans will help provide the basis for the identification of such features.

Where permission is required for signage or advertisements, it is important that the design, materials, colour, illumination and positioning are appropriate in relation to the building and the conservation area.

The Council will not permit development adjoining, over, or under the Basingstoke Canal conservation area which:

- a. Would adversely affect the Canal's landscape, ecological and historical character; or
- b. Would detract from the visual character or enjoyment of the Canal through the creation of noise, fumes, smoke or effluents.

Appendix 2 - Statement of Local Historic Significance

Aldershot and Farnborough are two urban areas linked by a large military camp adjacent to the county boundary with Surrey, which follows the course of the River Blackwater.

Until the mid-19th century much of the area that these two towns now occupy was heathland and common surrounded by a landscape of small, irregular field and small settlements, most no more than hamlets of medieval origin at Aldershot, Cove, Farnborough Street and Farnborough Green and isolated farmsteads. In addition, there were a number of large houses set in park-like grounds at Aldershot Place, Farnborough Place and Windmill Hill (re-built in 1859 and re-named Farnborough Hill). In 1882 Farnborough Hill became the home of the Empress Eugenie who built a mausoleum for the bodies of her husband, the Emperor Napoleon III and her son, the Imperial Prince, and established St Michael's Abbey.

Aldershot Military Town was established as a garrison town in the 1850s, in response to a growing requirement for a military presence overseas. In 1854, 8,000 acres of low-cost heath at Aldershot were purchased as the site of the first permanent training ground for the army, large enough to run regular summer exercises for 10 to 12 battalions at one time. Aldershot is known as the "Home of the British Army".

By the late part of the 19th century, the temporary camps had been replaced with buildings of brick and slate and had grown to become the largest British military garrison in the British Empire, with its own water and power supply, food production, police and fire brigades. In addition, it became the centre of military innovation and attracted military scientists, engineers and experimenters. Many of the camp commanders were reformers concerned with the conditions under which the ordinary soldier lived, and with their welfare and education as well as their military training. Gradually the camps were provided with facilities and infrastructure such as schools, a hospital, a power station and a sewage works making Aldershot a complete military town. Even some of the roads were built to accommodate a marching army and so were wider than usual. Buildings were laid out on a formal grid pattern with both buildings and spaces having key functions within the barracks.

In 1905, His Majesty's Balloon Factory was set up in Farnborough. From that time, and under a variety of names, Farnborough became one of the key sites in the world relating to developments in aviation, aerospace and defense technology. The Factory closed in 1999 when the Ministry of Defence moved its activities to the Cody Technology Park. The Farnborough Airshow, held every two years, continues to reflect the history and advances in aerospace.

The arrival of the army had a massive impact on the two small settlements, particularly Aldershot. In 1851 the population of Aldershot a little under 1,000 and Farnborough was 477. By 1861 Aldershot's population soared to 16,720, whilst Farnborough had a population, including military personnel, of 5,530. This figure had almost doubled by 1901, at which date there was a population of 30,974 in Aldershot. The presence of the camps led to new commercial centres being built to serve the two camps and the rapidly expanding population which, from the 1860-70s had also begun to include rail commuters to London.

The resulting built form, from the medieval and post medieval expansion of hamlets and villages, to the large scale Victorian and to a less extent Edwardian expansion of the towns and the army camps, combined with the functional buildings of the military and aviation sites are all recognised on the Statutory lists for the Borough. These are highly relevant to the Local List and reflect the importance of the military presence to the evolution of the area.

DRAFT

Cargate Conservation Area Appraisal



DRAFT October 2019

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1. Introduction

1.1. Overview Document

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, if your property is within a conservation area.

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 that gives 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 the conservation area designation seeks to preserve and enhance.

1.2. Appraisal and Management Plan

This appraisal document sets out the special architectural and historic interest of the Cargate 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 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.

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.

1.3. Sub-Character Area Appraisals

There are four areas of different character within the Cargate Avenue conservation area; The Warren; Cargate Hill; Cargate Avenue, Cargate Grove & Lansdowne Road; Winton Road and Manor Road. These areas are protected based on their spatial character and architectural qualities, historical development and the contribution they make to the conservation areas.

2. Proposed Name and Boundary Change



Modern properties along Laburnum Road



Modern properties along Laburnum Road



Modern buildings on Upper Elms Road



Unsympathetic cladding and modern window

2.1. Name Change

Cargate conservation area is currently designated as “Cargate Avenue Conservation Area” we would recommend that the name is changed to “Cargate Conservation Area” to reflect that there are other streets other than Cargate Avenue which are encompassed by the designation.

2.2. Proposed to be removed from the Conservation Area

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).

It may be appropriate to exclude developments on the edge of conservation areas which do not positively contribute to the character or appearance or have a limited visual relationship with the rest of the area. It is also important that the boundary follows features on the ground to minimise confusion in the future, so removing areas from within the conservation area should not create an inappropriate boundary.

2.3. Suggested boundary removal

Laburnum Road, Coe Close, Laburnum Close and Laburnum Passage

This conservation area was undeveloped when Cargate Avenue Conservation Area was first designated. The subsequent permission for the infill development meant that it was included within the conservation area boundary. The buildings from this section were built in the 1980's and are very different in appearance from the villas in the main section of the conservation area.

This part of the conservation area is also detached from Cargate Avenue and Lansdowne Road in that there is no direct access between the two areas, apart from a footpath. The houses along Laburnum Road and its tertiary roads do not have a negative effect on the views from the other sections of the conservation area. However, the lack of historic character and appearance would mean that we would recommend that the boundary of Cargate conservation area is amended to exclude this area.

Upper Elms Road, Vine Street and Lyons Road

The buildings from this area date to a similar time as those on Cargate Hill and The Warren. However, in this section, most of the buildings have been altered or modified. This includes replacement windows which have not used the original openings, bringing recessed doors forward to the level of the front elevation as well as removing original boundary walls.

There are also a significant number of houses along these roads which have been painted or rendered. Due to these gradual changes which have occurred to this area, the historical character and appearance of the area have been gradually eroded. It is therefore recommended that the boundary of the conservation area is amended to exclude these streets.

Cargate Grove and Cargate Terrace

Since the original designation of the conservation area, there has been substantial new development along these roads. This consists of several flats and modern styled houses. It is therefore proposed that the boundary of the conservation area is adjusted to exclude these streets.

Ayling Lane and Church Lane West

Three of the properties in the middle of this area are 1950's infill and do not add to the historic character of the area. Ayling Lane is separated from the rest of Sub-Area 4 and there are no views in or out of the conservation area along this road due to the typography. There is a locally listed and a nationally listed building along these two roads which provides these buildings with a protected status. Conservation areas protect the historic character of an area rather than a single property. They cover a wider geographical area, focussing on places of special character, appearance and communal value. As the historic features of this area are already protected by legislation, it is recommended that the boundary of the conservation area is adjusted to exclude the area marked on the map.

2.4. Tree Protection

Trees in a conservation are protected by legislation so that the councils should be notified of any works to a tree. By adjusting the boundaries of Cargate Conservation Area this will mean that some trees which are currently protected will no longer be within the conservation area boundary. In order to ensure that valuable trees are not lost, our Arboricultural Officer has been kept abreast of the suggested alterations to the boundary. In lieu of this, an initial observation of the trees which will be affected has been made, and a TPO (Tree Preservation Order) process can be initiated where necessary as the appraisals pass through the necessary steps to become adopted.



Removed porches on Lysons Road



Modern buildings along Cargate Grove



Modern flats along Cargate Terrace



Modern properties along Church Lane West



Modern properties along Ayling Road

3. An Overview of Cargate Conservation Area

3.1. Designation History

The Cargate conservation area was designated in 1980 and then amended in 1982 and 1989. It is one of eight conservation areas in Rushmoor Borough.

3.2. Location

Cargate conservation area is a residential area district close to the south-west of Aldershot town centre. Directly north of the conservation area are the Municipal Gardens, which sits within the Aldershot West conservation area.

3.3. Area development

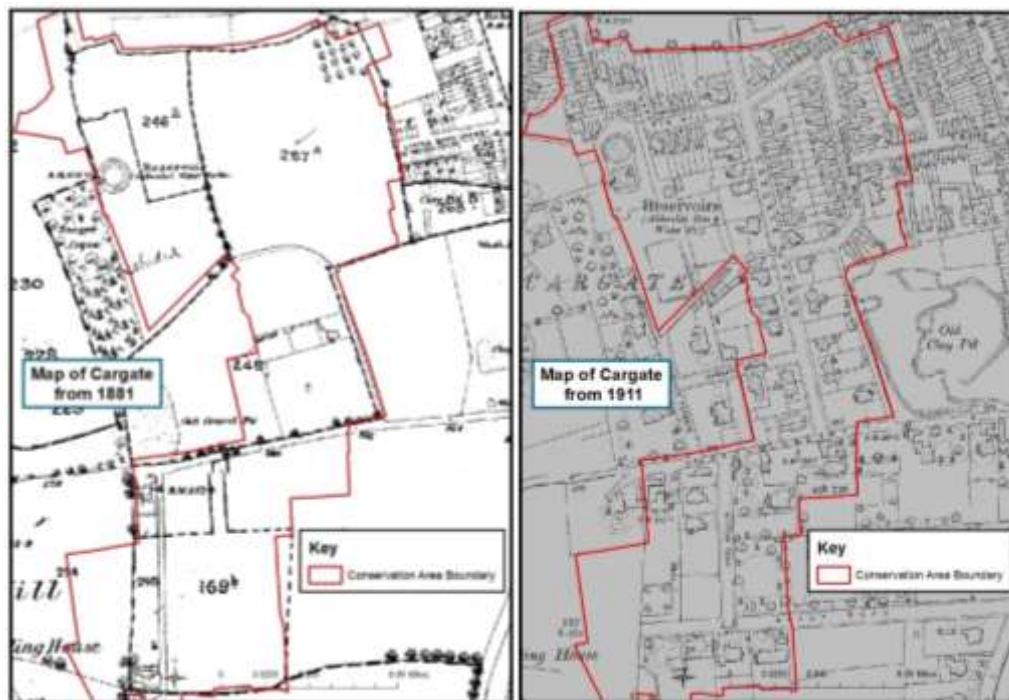
Prior to 1870, the Cargate conservation area was mainly rural in character. The road network consisted of a rough square formed by Queen's Road to the north, Bank Street (now Grosvenor Road) to the east, Sandpit Lane and Ayling Lane to the west and Church Lane West to the south.

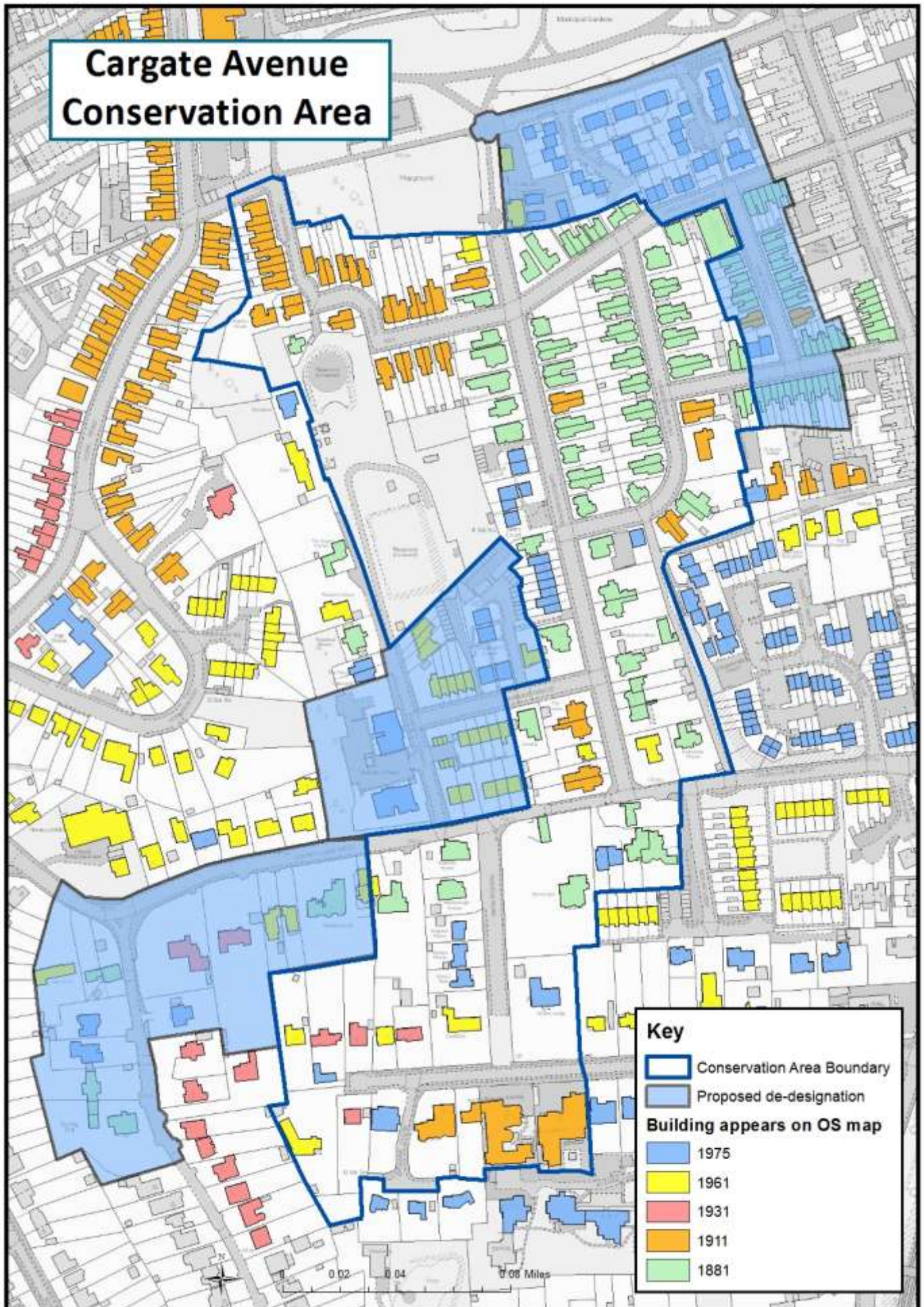
A stretch of properties lined the western side of Bank Street with minor backland development on the patchwork of fields behind. The route down Cargate Hill was the early approach into Aldershot village from the west, running past the reservoir which is still present today.

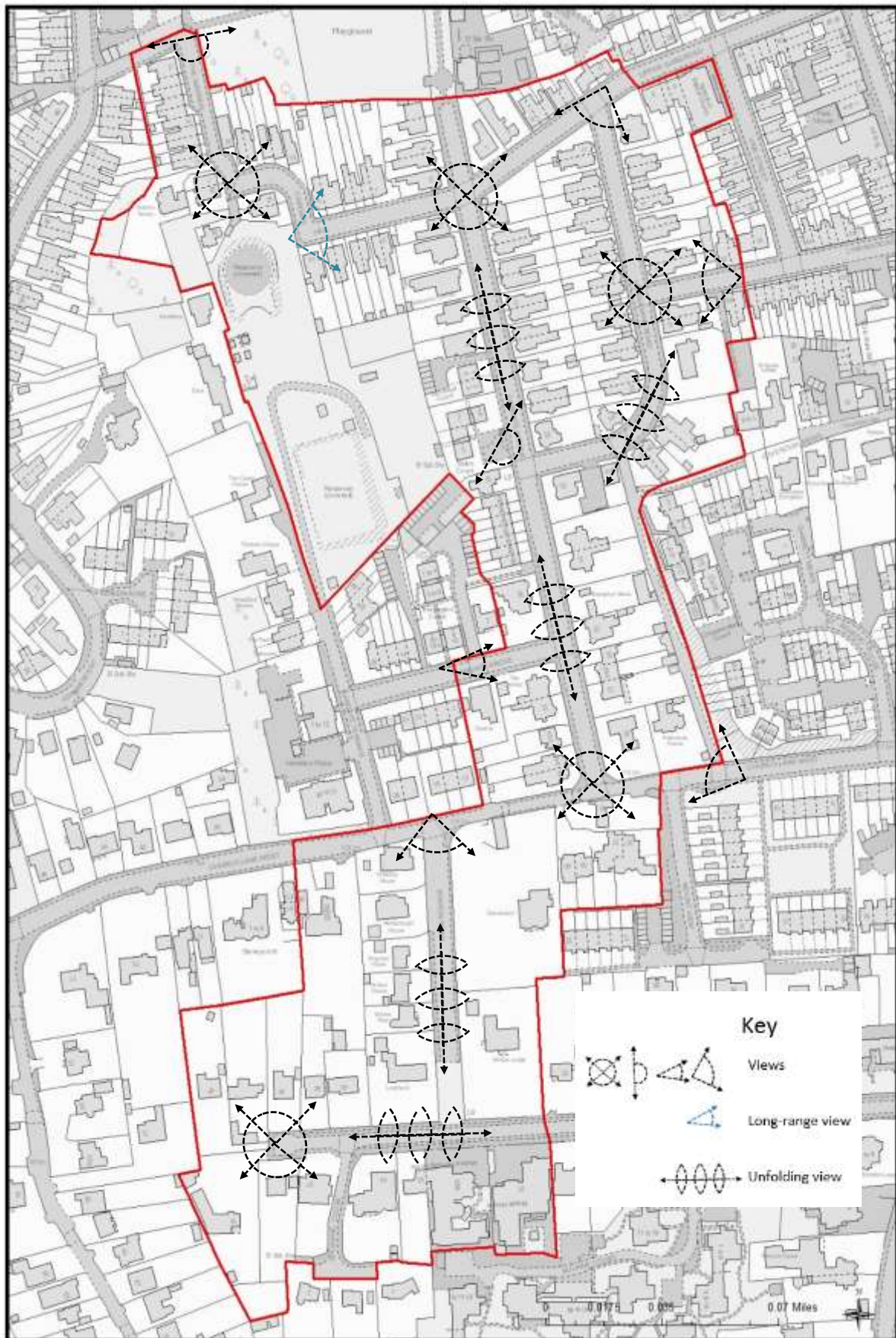
In the 1870s and 1880s, the area to the east of Grosvenor Road was developed for housing to serve the new military camp. Comprising a range of properties, the most prestigious afforded the best views from Cargate Hill and Eggar's Hill to the Surrey highlands. Although the land on Cargate Hill was divided into plots and the architectural styles are cohesive, subtle differences between small groups of properties show the differences in developers. Contemporary maps show odd plots that were not completed at the time of the 1897 Ordnance Survey, as for example numbers 24/26, 19/21 26/31 Lansdowne Road or numbers 7/9 Cargate Avenue.

By 1911 Upper Elms Road had been extended to meet York Road by Cargate Hill and The Warren. The land to the south of Church Lane West and east of Ayling Lane and the area known as the Old Clay Pit on Cargate Hill land remained undeveloped until after the First World War. The Old Clay Pit is bounded by Frog Lane and is the remaining section of a historic track which runs between Lansdowne Road and Church Lane West.

As a result of this pattern of development, it is considered that the Cargate conservation area has four areas with distinct character. These are Winton Road and Manor Road; Cargate Hill; The Warren; and Cargate Avenue & Cargate Grove & Lansdowne Road. Further detail about the special characteristics of each of these areas is set out in the following sections.

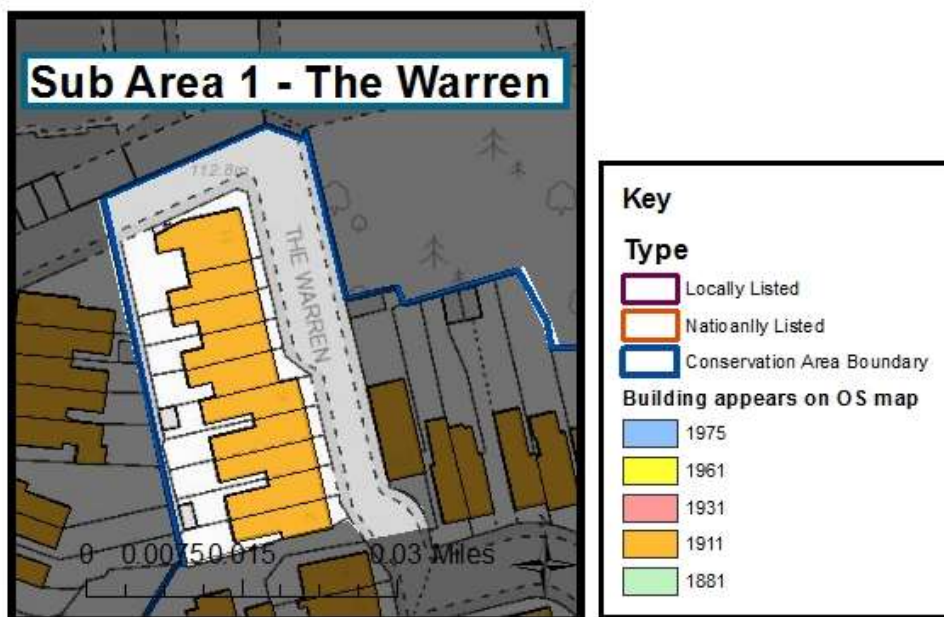








4. Sub Area 1 - The Warren



The Warren



The Warren

4.1. Area Summary

The properties fronting the Warren were constructed between 1897 and 1910. On the west side of the road is Municipal Gardens Conservation Area. A distinctive feature of the Warren is the step gradient away from Municipal Gardens to the south. At the top of this hill, the first terrace of Cargate Hill has its side elevation to the Warren. The long terrace of 1800s villas on the west side of the road has an imposing façade and is an important feature.

4.2. Views

The irregular path of the Warren may follow an earlier track or field boundary. This pattern, combined with the elevated location, results in a dramatic series of long-range views, which are revealed at the turn of each corner.

4.3. Streetscape and Boundaries (Public Realm)

The road and footpaths are tarmacked, and due to on-street parking, the road and footpaths appear to be narrow. There are no street lights or furniture in the public realm. Most of the boundaries of the properties are marked by a wall, however, three of these walls have been removed and others have been changed or replaced.

4.4. Open Spaces, Parks and Gardens and Trees

There are no trees or grass along this road. The houses all have small gardens, but these are devoid of planting or have been replaced with hard surfacing. However, as the road runs along the side of Municipal Gardens the trees and hedges on the boundary and within the park provide greenery and openness to the street.

4.5. Building form and detail (Architecture)

The houses all have walls outlining a small paved area in front of the recessed arched doorways. One of the second five terraced houses has a flat modern roof extension projecting towards the road set lower than the gable ends. The decorative chimney stacks in this section dominate the terraced housing and appear in good condition.

4.6. Alterations

Although none of the door openings have been altered, most properties have modern windows, with the few remaining wooden sash windows in poor condition. Several original doors remain. Replacement doors are designed in a style sympathetic to the period. An advertising sign appears on one of the terrace houses and there are also numerous satellite dishes, aerials and associated wiring which break up the façade and the roofline.

Three of the red brick houses have been painted, and the decorative masonry above the windows on the lower terrace appears to be in good condition.

The majority of the front garden walls remain, but a few near the top of the street have been painted or lost completely to make way for parking



Municipal Gardens from The Warren



Decorative chimneys on The Warren

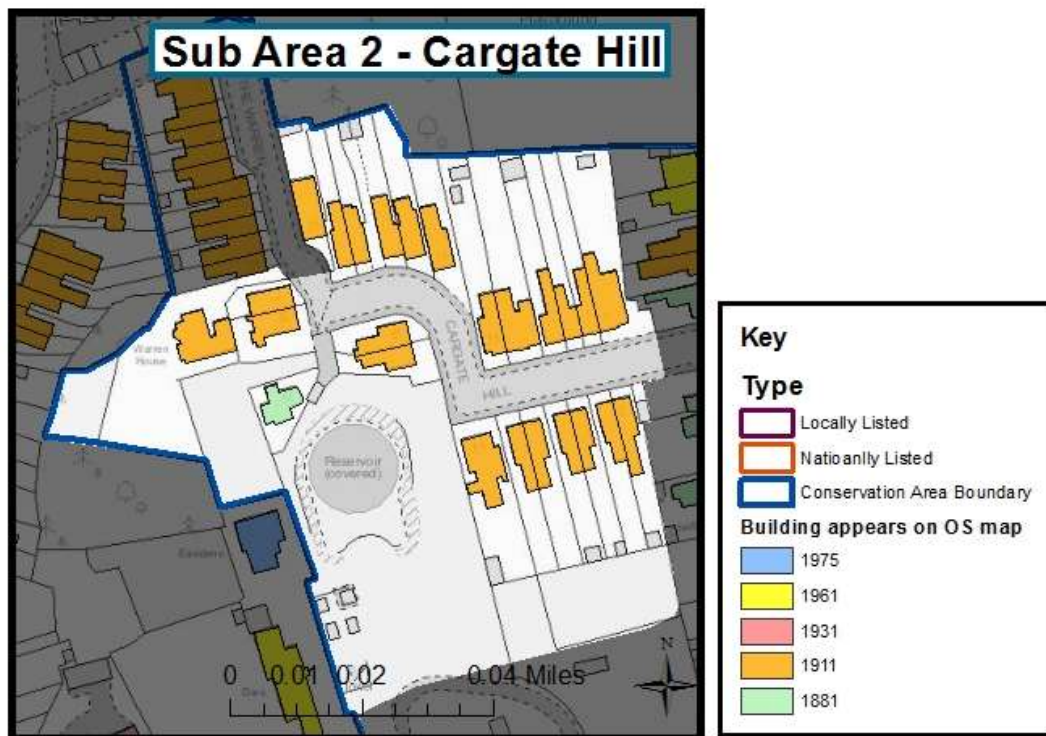


Removed boundary wall on The Warren



Sympathetic modern windows and roof extension on The Warren

5. Sub Area 2 - Cargate Hill



5.1. Area Summary



Cargate Hill

The road layout on the 1897 Ordnance Survey map indicates an earlier intention to continue the settlement to the top of the hill. Although the architecture along these roads continues in a similar mixed style to Upper Elms Road, the character is strongly influenced by the irregular road pattern. It takes on a less uniform quality as it follows a series of bends over the brow of the hill and around the reservoir, into The Warren. Upper Elms Road, Cargate Hill and The Warren are characterised by properties of a smaller size compared to Cargate Avenue and Lansdowne Road. The dwellings are arranged in terraces or smaller semi-detached pairs with only an occasional larger detached villa near the junction of Upper Elms Road and Cargate Avenue. Some of the properties are Edwardian in date, making them later than those in adjacent roads.

5.2. Views



View from the top of Cargate Hill

The north edge of this road slopes down to its southern junction with Cargate Avenue which leads to some important views of the decorative mainly detached houses. This pattern, combined with the elevated location, results in a dramatic series of long-range views, which are revealed unexpectedly around each corner. For example, the views include the extensive vista across the gardens of number 11 and 13 Cargate Hill, looking east over Aldershot or northwards down The Warren to the Victorian School buildings of West End County

Infant School. These views are a defining feature of the conservation area.

5.3. Streetscape and Boundaries (Public Realm)

The road and paving are tarmacked with some traditional lamp posts. The boundaries for these properties would originally have been brick and are now generally still outlined with brick with some examples of hedge and railing inserts. Chimneys are an important feature of this streetscape as they are dominant in the skyline and the majority remain with their decorative pots. The stepped arrangement of roof slopes, with occasional gables, is notable from the lower end by Vine Street. Number 3 is a tall gabled property of buff brickwork and grey slate roofs and disrupts the view enough to add interest without interrupting the overall street scene.

5.4. Open Spaces, Parks and Gardens and Trees

On Cargate Hill the front gardens and houses are generally larger in size than those on The Warren, with the houses being set back further and generally a larger size. In front of the terraces on Cargate Hill, there are two trees in the front garden on opposite sides of the road.

5.5. Building form and detail (Architecture)

These buildings are individual in style with decorative features such as multiple front-facing gable ends, dog tooting, decorative masonry and decorative towers.

The original gaps between buildings remain, which are varied in places and reflect the different buildings. Although the houses are different in appearance, they confirm to a period style with red brick and slate or concrete tiles roofs. There are many decorative courses and only two of the brick boundary walls have been painted. The mix of houses is complemented by the gentle curve of the road and its relatively steep incline.

There is a key group of terraced houses halfway along Cargate Hill. It is important to retain these buildings on the street due to its central location and their prominent views. The houses in it retain many of their original features, and there is only one satellite dish presented and one chimney stack without its pots.

Opposite this terrace are 6 semi-detached houses all in the same design with decorative brick courses and ground floor bay windows. These houses also appear in good condition. They all have side doors and although many windows have been replaced, the visual uniformity of this group is distinctive.

5.6. Alterations

All the front doors along The Warren have been replaced with modern doors, in some cases, the doors have been moved forward so that the porch area is removed. Although there is no evidence that any of the windows along the Warren have been moved, most of the windows have been replaced with varying and sometimes insensitive veneer units.



View up Cargate Hill



Building form on Cargate Hill



Painted brickwork on Cargate Hill



Removed boundaries on Cargate Hill



Building with extension on Cargate Hill

Most of the houses along The Warren have satellite dishes, aerials and associated wiring on their front elevations. This breaks up the façade to the detriment of the street. Where the front wall has been lost, this has further negatively affected the uniformity and setting of the buildings.

To the top of Cargate Hill, there are some painted houses, as well as a rendered semi-detached house. One of these painted houses also has a side extension which alters the original form of the building. These buildings are important to the street scene due to their dominant location. Painting brick should be avoided as it is dominant and not reflective of the original design. Unfortunately, it has a negative effect on the traditional street scene due to the loss of original features such as the red brickwork. These features are important to this area.

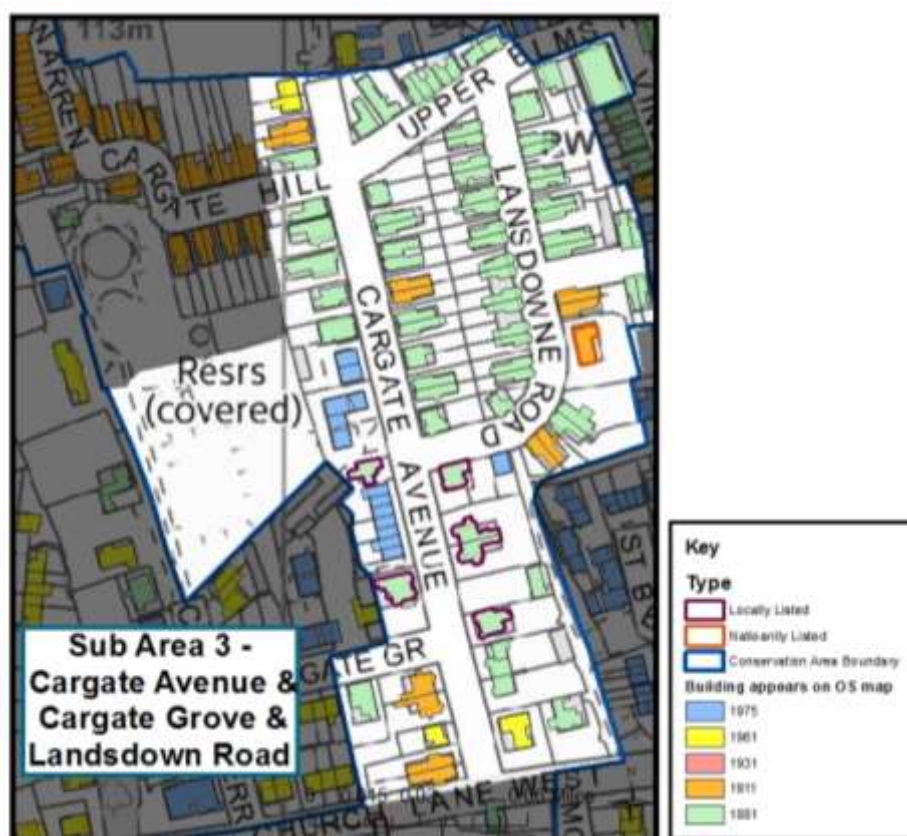


Removed porch on Cargate Hill



Removed boundaries on Cargate Hill

6. Sub Area 3 - Cargate Avenue & Cargate Grove & Lansdowne Road



6.1. Area Summary

Cargate Avenue is a straight road which rises from Municipal Gardens and levels off about halfway along its length. It is particularly characterised by a broad street with large detached, semi-detached or double-fronted villas on relatively large plots of land.

Properties along Cargate Avenue follow a similar building line, allowing for a moderate front garden behind a boundary wall with tall, capped gate piers and in some cases, high hedges. The road has a genteel character, despite the redevelopment of several properties along the west side. Some larger properties to the south of the street have been turned into multiple occupation dwellings or divided into flats.

Lansdowne Road is made up of closer semi-detached properties set out in more regular plots. The properties are much closer to the pavement, creating a more constrained width to the street scene. Lansdowne Road is the lower of the two roads and has a suburban quality with regularly spaced large semi-detached houses facing each other across a wide street.



Cargate Avenue



Lansdown Avenue



View from Cargate Avenue to Municipal Gardens



View along Cargate Avenue



Dog toothing on Cargate Avenue



Decorative detailing on Landsdown Road

6.2. Views

In the public realm, there are several small trees and hedges which break up the view along the rise of Cargate Avenue. This creates an unfolding view. Properties fronting the bend on Lansdowne Road are well placed to deflect the view around and beyond. The imposing façades of the buildings create a series of interesting views along the street.

6.3. Streetscape and Boundaries (Public Realm)

The street is tarmacked with slabbed footpaths and some traditional street lamps. Character is enhanced by subtle variations in detail, between different pairs of properties. The regular form of the villas is also softened by the gentle bend at the southern end of the road which turns westwards to rise to meet Cargate Avenue. The houses along are fronted by a brick boundary wall, and some also have railings on the boundary. The front gardens are small and there is a regular spacing between the buildings reflecting the similarity in plot size.

From the junction with Lansdowne Road, properties on Cargate Avenue become much larger in size and are interspersed with modern houses. The highly decorated buildings also have more trees and greenery within their plots without obscuring views of the façades.

This area is characterised by more unique styles of house, with imposing façades and front gardens. Some are affected by ivy which has invasive roots and can cause damage to brick walls and decorative features.

6.4. Open Spaces, Parks and Gardens and Trees

Cargate Avenue is wide with properties set back from the pavement behind modest gardens defined by low walls. The avenue of small trees towards the south of the road in the public domain continues to the end of the street.

6.5. Building form and detail (Architecture)

The general street scenes of both roads are characterised by mainly Victorian and Edwardian housing, interspersed with late 20th-century infill development. The doors mainly retain the recessed arches above them with skylights above the door. Wooden sash windows have been replaced in places but mainly sympathetically. All the villas have decorative features such as dog toothing, decorative roof tiles, finials, string courses and decorative masonry which indicates a higher quality build than houses on Cargate Hill. There are some decorative chimney pots and stacks still visible, which are an important feature of the skyline.

The rows are articulated by the symmetrical arrangement of two-storey properties with canted bay windows, each with large sashes on either side of the front doors. Between each pair of properties is a standardised 'gap' allowing access to the rear gardens.

6.6. Alterations

There have been several alterations to properties within this area, which have had a negative effect on the character area appearance.

A distinctive characteristic of this area is the brick boundary wall for each property, which has unfortunately been removed to the detriment of the surviving character. In some places, the decorative masonry has been painted. The remaining examples which are not affected are worthy of protection.

Although some original windows and doors remain, several of the larger buildings have replacements which have generally been installed in a sympathetic style.

There are also some buildings which have modern single storey garages inserted between them. The area between the properties is an important feature and this “linking” of houses detracts from the character as envisaged by the original developer. Currently none of the side extensions are two storeys. Such additions would create a terracing effect which is detrimental to the character of the conservation area. Any additions between buildings should be sympathetic and subsidiary to the main building.

There are phone lines across the street in multiple places which affect the view of the street. There are also a few satellite dishes on front elevations which detract from the uniformity of the facades.



Decorative detailing to roof



Infill between properties on Lansdowne Road

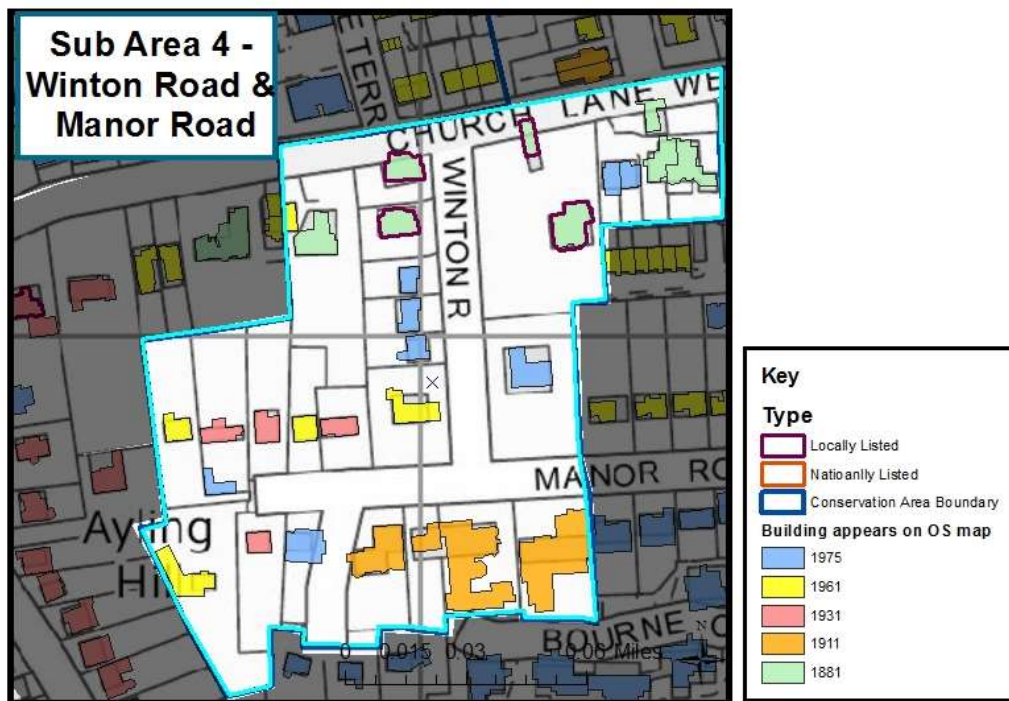


Painted brick on Lansdowne Road



Removed boundary wall on Cargate Avenue

7. Sub Area 4 - Winton Road and Manor Road



View North on Winton Road



View West on Manor Road

7.1. Area Summary

This character area sits at the southern end of the conservation area and is a quiet residential area further 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 which gives this area a semi-rural feel. There are several well-established trees that provide a verdant character and allow for only a few glimpsed views out of the conservation area.

7.2. Views

The undulating land within this area frames short views along the roads. Number 27 Manor Road is an important focal point when looking downhill on Winton Road. Mature trees on the west side of Winton Road screen Normanton House giving glimpsed views to the locally listed building. 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 to the east and west.

7.3. Streetscape and Boundaries

The mature trees, hedgerows and well-maintained grass verges make the streetscape much greener than other parts of the conservation area. 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 producing a more urban appearance. The surface of Winton Road is gravel hoggin with wide soft uncurbed grass verges, this informal road surface contributes to the out-of-town feel of the area.

Predominately the boundary style in this area is hedging or low walls which allow greenery from 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 and design fences, this has reduced the feeling of space and light.

7.4. Open Spaces, Parks and Gardens and Trees

Most of the properties are well set back from a linear view in generous well-planted gardens which discreetly frame glimpsed views of properties. This helps the feeling of openness and space within the character area. Large gardens with mature planting help the feeling of openness and space. 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 diminished.

7.5. Building forms and details

The buildings in this area are all residential including several currently in use as care homes. The buildings have a larger plot size as well as being 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 (See Section 8).

Although the buildings are individual in character, there is a reoccurring Arts and Crafts style to these buildings visible in the use of decorative features. In keeping with this style, the rooflines and decorative chimneys are key features. Clay hanging tiles appear along with decorative porches and string courses, as well as stained glass and ironwork. In several cases, the chimneys have been removed and decorative tile patterns interrupted which reduces the uniqueness of the buildings.

7.6. Alterations

Although several of the houses along Manor Road have had a series of extensions and alterations, some decorative features remain. Numbers 33, 37, 41 Church Lane West and Normanton House survive from the late 1890s although some of the buildings have been divided and converted. The buildings are generally maintained to a high standard; however, some have missing tiles and areas of peeling paint.

This sub-character area is mainly made up of semi-detached, detached and terraced houses. The principal building material is brick, which in some places has been painted and rendered, breaking up the uniform appearance. There are several original chimney stacks with individual ornamental pots. Where the stacks have been removed, this has had a negative impact on the skyline.



Winton Road



Arts and Crafts style



Arts and Crafts property with extensions



Original chimney stacks and missing original boundary

8. Listed Buildings

Name	Grade	Link to Historic England
23 Lansdowne Road	II	https://historicengland.org.uk/listing/the-list/list-entry/1092602
Ayling House	II	https://historicengland.org.uk/listing/the-list/list-entry/1339705

Locally Listed Buildings

Reference	Name
LL5011	Grasmere House, 33 Cargate Avenue, Aldershot, Hampshire, GU11 3EW
LL5012	24 Cargate Avenue, Aldershot, Hampshire, GU11 3EW
LL5013	27 Cargate Avenue, Aldershot, Hampshire, GU11 3EW
LL5014	29-31 Drayton Lodge, Cargate Avenue, Aldershot, Hampshire
LL5015	30 The Beeches, Cargate Avenue, Aldershot, Hampshire, GU11 3EW
LL5016	Former Stables and Outbuildings, Cavendish Mews, Aldershot, Hampshire
LL5021	Ayling Barn, 77 Church Lane West, Aldershot, Hampshire, GU11 3LW
LL5090	Coach House, Normanton, Winton Road, Aldershot, Hampshire
LL5091	Normanton, Winton Road, Aldershot, Hampshire, GU11 3DH
LL5092	Redroof, Winton Road, Aldershot, Hampshire, GU11 3DH
LL5093	Waterloo House, Church Lane West, Aldershot, Hampshire, GU11 3LH



9. Management Plan

The management plan outlines a positive strategy to deal with the threats and opportunities identified in the conservation appraisal.

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.

9.1. Good Stewardship

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 commitment to good conservation practice is vital for preserving and enhancing its character and appearance.

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. Conservation areas are valued for their distinctiveness, visual appeal and historic character.

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.

9.2. Positive & Negative Attributes

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 of Cargate Avenue. In order to ensure the continued protection and enhancement of the conservation area. There are elements within the conservation area that should be enhanced to help preserve the established character, these are set out below and help inform the proposed Article 4 Direction.

The conservation area analysis identified the following positive features which are 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.
- The boundary wall at the front of the property.
- The area of private garden between the boundary wall and property of varying sizes.
- The original decorative features of the property
- The large plot size for the properties towards the south of the conservation area.

Some aspects 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 the boundary wall and hard surfacing of the 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 not in a style in keeping with the property.
- Advertising signs in a residential road
- The removal of trees

9.3. Development Management and Article 4 Direction

Conservation areas have greater planning controls over development due to their status. This restricts changes to the external appearance of any building within the conservation area as well as preventing buildings within a conservation

area from being demolished. Further information is available in the Overarching Document and on our conservation area website. However, permitted development rights allow for certain types of alterations without the need for planning permission. Many of these alterations can have an unintended negative impact on the character or appearance of the area.

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 its character and appearance.

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
- the provision of a hard surface to the front of a property
- the erection, alteration or removal of a chimney
- 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

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.

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.

9.4. Implementation and Monitoring

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.

These assessments can then be used to review and, if necessary, modify the planning policies as part of the 5-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.

RUSHMOOR BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED)

DIRECTION WITH IMMEDIATE EFFECT MADE UNDER ARTICLE 4(1)

WHEREAS Rushmoor Borough Council being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) are satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on the land described in Schedule 2 and shown on the attached plan edged and hatched red("the Land"), unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

NOW THEREFORE the said local planning authority in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the Land of the descriptions set out in Schedule 1 below:

SCHEDULE 1

- (a) The replacement, improvement or other alteration of windows, being development comprised within Class A of Part 1 of Schedule 2 of the said Order and not being development comprised within any other Class.
- (b) The erection or construction of a porch outside and external door of a dwellinghouse, being development comprised within Class D of Part 1 of Schedule 2 of the said Order and not being development comprised within any other Class
- (c) The provision of a hard surface which would front a relevant location, being development comprised within Class F of Part 1 of Schedule 2 of the said Order and not being development comprised within any other Class.
- (d) The erection, alteration or removal of a chimney or flue on a dwellinghouse, being development comprised within Class G of Part 1 of Schedule 2 of the said Order and not being development comprised within any other Class.
- (e) The installation, alteration or replacement of a microwave antenna on a dwellinghouse, or within the curtilage of a dwellinghouse, being development comprised within Class H of Part 1 of Schedule 2 of the said Order and not being development comprised within any other Class.
- (f) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure which would be within the curtilage of a dwellinghouse and would front a relevant location, being development comprised within Class A of Part 2 of Schedule 2 of the said Order and not being development comprised within any other Class.

- (g) The painting of the exterior of any building or work that would front a relevant location, being development comprised within Class C of Part 2 of Schedule 2 of the said Order and not being development comprised within any other Class.

SCHEDULE 2

All properties located within the defined area on the attached map

THIS DIRECTION is made under article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and in accordance with Schedule 3 of that Order shall remain in force until X MONTH 2020 (being six months from the date of this direction) and shall then expire **UNLESS** it has been confirmed by the appropriate local planning authority in accordance with paragraphs 1 (9) and (10) and paragraph 2 (6) of Schedule 3 before the end of the six month period.

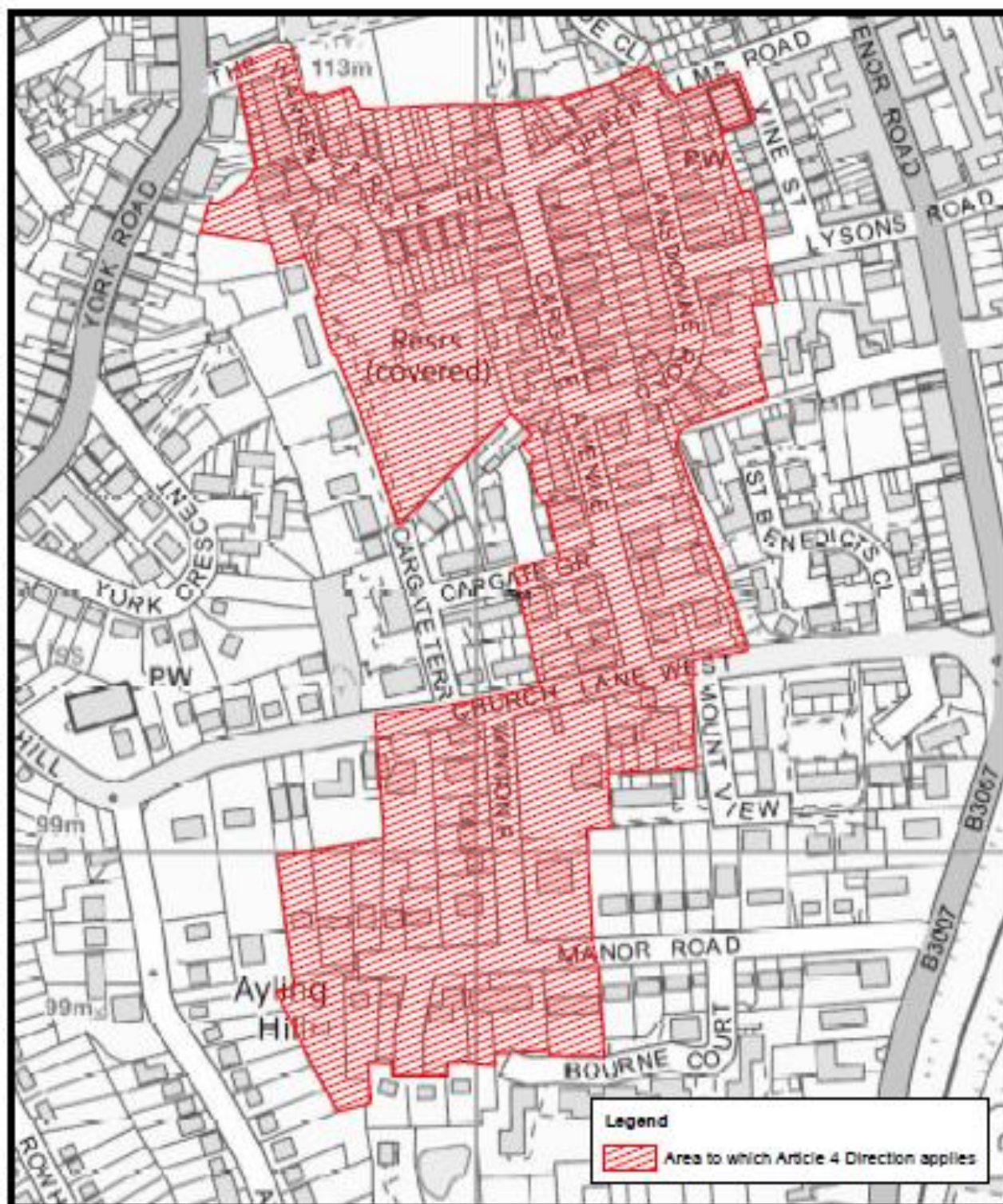
Made under the Common Seal of Rushmoor Borough Council
this.....day of MONTH 2020
The Common Seal of the Council was affixed
to this Direction in the presence of

.....
Corporate Manager-Legal Services

Confirmed under the Common Seal of Rushmoor Borough Council
thisday of MONTH 2020
The Common Seal of the Council was affixed
to this Direction in the presence of

.....
Corporate Manager-Legal Services

Properties Affected by Article 4 Direction



0 0.025 0.05 0.1 Miles

Aldershot Military Town Conservation Appraisal



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1. Introduction

1.1. Overview Document

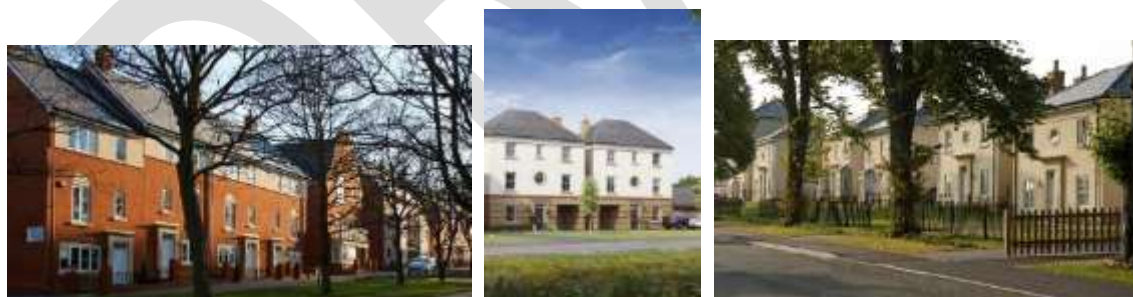
This document should be read alongside the Rushmoor Conservation Area Overview document which sets out the context in which conservation areas in Rushmoor have been designated, including the legislative and planning policy framework as well as the geographic and historic setting of the borough. The Overview document also explains what you need planning permission for, if your property is within a conservation area.

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 that gives 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 the conservation area designation seeks to preserve and enhance.

1.2. Appraisal and Management Plan

This appraisal document sets out the special architectural and historic interest of the Aldershot Military Town 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 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.

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.





2. Proposed Name and Boundary Changes

2.1. Proposed Boundary Change

It is proposed to alter the boundary of the conservation and the name of the conservation area. The need to review the boundary is in response to incremental changes, the special interest of area and where modern development has taken place. The areas now cleared and redeveloped would be removed from the Conservation Area, as would the Aldershot Centre for Health, Early Years Centre, Army Careers Centre and some 20th Century military housing in Lowe Close. Additional spaces and assets which should be included are the military (soon to be Wellesley) playing fields to the west of the A325, and a section of land to the north of the Basingstoke Canal which forms part of the historic setting to Queens Parade Recreation Ground¹.).

2.2. Possible Name Change

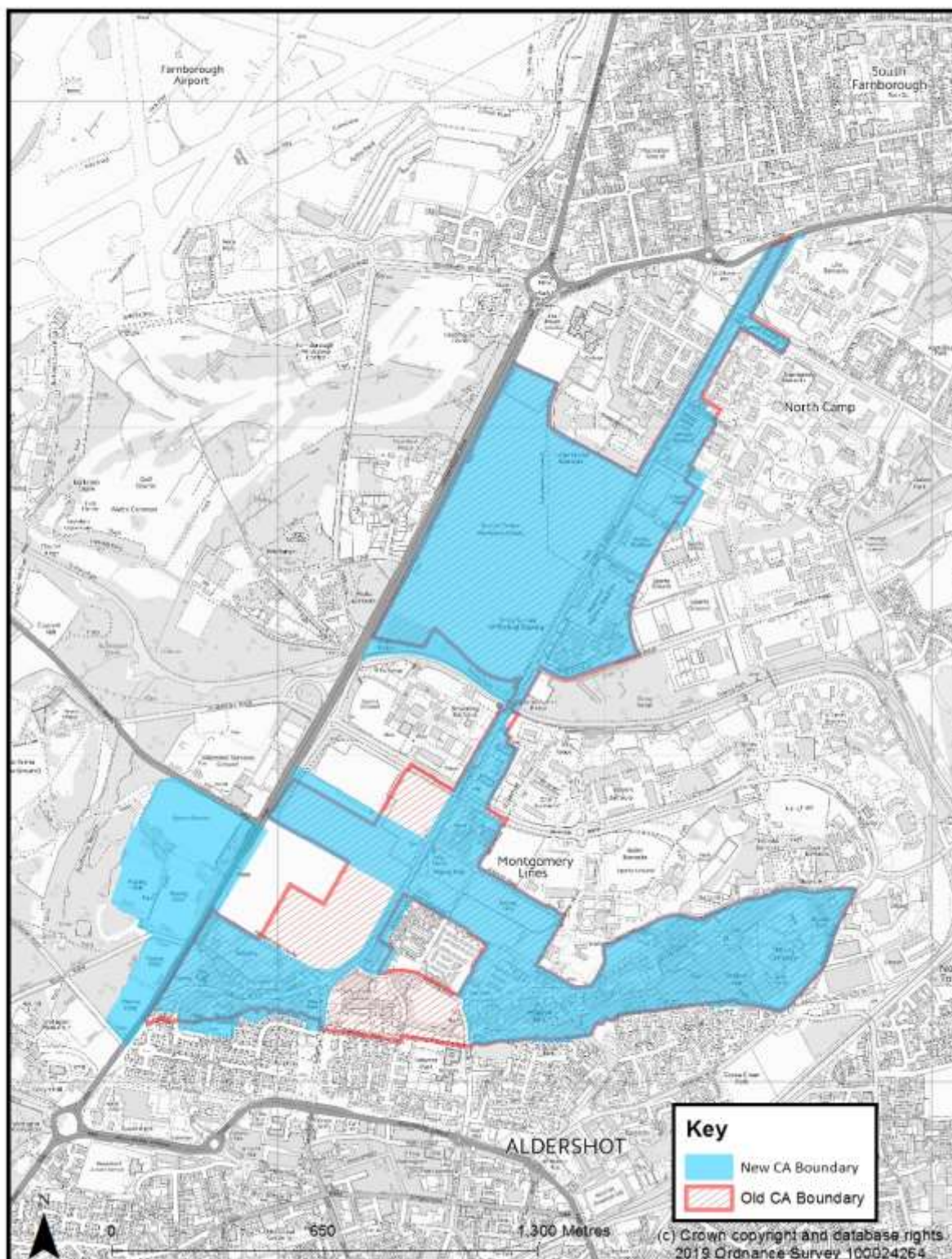
In addition, consideration should be given to re-naming the Conservation Area to reflect the fact that 'town' does not describe it properly. i.e. 'Aldershot Military Conservation Area' or 'Aldershot Wellesley Military Conservation Area'.

2.3. Map

The Aldershot Military Town Conservation Area was designated in October 2003. The map shows the original boundary and the proposed boundary, with the changes to areas for inclusion and those to be removed.

¹ This parcel of land currently forms part of the Basingstoke Canal Conservation Area that will be reviewed in due course. The land also forms part of the Wellesley Woodlands Suitable Alternative Natural Greenspace (SANG).

Aldershot Military Town Conservation Area



3. Aldershot Military Town Conservation Area

3.1. Designation History

The Conservation Area was designated in October 2003 and is one of eight conservation areas under the jurisdiction of Rushmoor Borough Council.

The Ministry of Defence (MoD) was developing plans in 2001 to re-model and redevelop parts of the military estate, including the then proposed Aldershot Urban Extension, under a scheme known as Project Connaught.



The rationale for the updated boundary and designation is to recognise, link and protect the character of the area derived from its military past and to contextualise heritage assets remaining within it in the setting of new development.

The designation seeks to preserve and enhance the architectural and historic interest of listed and unlisted buildings and memorials, the architectural and historic interest of the development pattern, road network and open spaces.

The 2003 designation was envisaged as a 'single conservation area linking the important elements of the North and South Camps' as it was then. The current designation aims to present the current and past significance as it is now and to protect the character and appearance of the area for the future.

3.2. Area development

In 1854 the Government acquired 10,000 acres of heath land to the north of Aldershot village, for the establishment of the first permanent training camp for the British Army. Aldershot was chosen for its extensive areas of terrain, the availability of water and its strategic location between London and the coast.

The core of the site was the parade ground, surrounded by the dining halls, armouries, stores, workshops and married quarters. The design of this system reflected a new method of army organisation known as the 'Company System'. Some building designs had been used elsewhere, but others were unique to Aldershot. The Physical Training Group of buildings off Queens Avenue, include the gymnasium (originally 1860, replaced in circa 1890), the athletics ground and the swimming pool. The swimming pool was the earliest army pool to be built in the country.



The early 1900's saw a marked change in many aspects of the army, in particular to weaponry and manoeuvres, with the introduction of motorised transport and flight. Mechanisation superseded the need for horses and as a consequence, many of the ancillary buildings, that were of importance to the Victorian camp, became redundant. Many brick buildings of the North and South barrack Camps were then replaced with independent clusters of buildings. Residential areas were made separate, forming a 'crescent town' around the periphery to the camp. The majority of this housing focused along the former Wellington Lines, redefining the character and appearance of the camp and its relationship to the town of Aldershot.



The history of the Aldershot Military Garrison is characterised by planned phases of development and redevelopment. With each phase retaining and celebrating the past, as well as developing facilities for the future.

In 2013, planning permission was granted for up to 3,850 new homes, together with road improvements, schools, public open space and other facilities on the Aldershot Urban Extension site, south of the Basingstoke canal and north of Aldershot town centre. Construction of the new development, now known as Wellesley, started in 2015 and is being delivered in phases by Grainger plc. At the time of writing, the Maida and Gun Hill Development Zones are almost complete and the Corunna and McGrigor Development Zones are underway.

Further information about the Wellesley development may be found on the [Aldershot Urban Extension](#) and [Wellesley](#) websites. Among the documents submitted as part of the planning application was a comprehensive [Conservation Plan and Heritage Strategy](#) setting out the history of the area.

4. Character Area

4.1. Area Summary

Given the extensive progress of the Wellesley redevelopment and associated demolition of the former barracks and associated buildings, the focus of the Conservation area should be the preservation and contextualisation of heritage assets and the retention of important open spaces and the formal tree-lined road network. In addition, control over alterations to new development may be appropriate to ensure that its design and appearance respects the retained significant spaces and roads of the Conservation Area.

The areas of former MOD land now cleared and redeveloped should be removed from the Conservation Area, as should the Aldershot Centre for Health, Early Years Centre, Army Careers Centre and the 20th Century military housing in Lowe Close. Additional spaces and assets which should be included are the Wellesley military playing fields to the west of the A325, and a section of land to the north of the Basingstoke Canal which forms part of the historic setting to Queens Parade Recreation Ground.



The review map illustrates the spaces and areas affected by the boundary changes. In addition, consideration should be given to re-naming the Conservation Area to reflect the fact that 'town' does not describe it properly. i.e. 'Aldershot Military Conservation Area' or 'Aldershot Wellesley Military Conservation Area'.



4.2. Views

The landscape formation of plateaus and shallow slopes along with the grid iron layout make the Aldershot Garrison typical of a military development layout and street formation.



4.3. Streetscape and Boundaries

The overall appearance of the Conservation Area is defined by its military historic architecture and road layouts. The history is recalled by the names of roads, spaces and buildings. The original grain of the area is structured on the north-east to south-west orientation of the road grid pattern. The notable exceptions being Knollys Road, Hospital Road and Gallway Road.

The majority of military housing was focused along the former Wellington Lines and Stanhope and Montgomery Lines. Other key structural elements include the central spine road of Queens Avenue and the recreational and open land of Queens Parade. The redevelopment of the North and South Camps and the current Wellesley development have retained the historic street pattern.

Historic boundary treatments to plots are rare, due to the MOD open layout. A few hedges have historically defined spaces and some formal entrances have wrought iron gates, with brick and stone piers. Later metal fencing introduced by the MOD, some for security reasons, resulted in greater separation of the site from the public realm.

4.4. Open Spaces, Parks and Gardens and Trees

Open spaces are key features of the Conservation Area. Most spaces are associated with the military pattern of development. The army athletic grounds and pitches forms a significant area of open space. Views eastwards extend to the wooded boundary of the Basingstoke Canal. To the west of Queens Avenue is the recreational area of Queens Parade Ground.



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 roads, with some beech and oak. The trees define the visual and physical boundaries of roads no longer used and important historical routes and buildings. The tree cover outside the Conservation Area also contributes to views into and out of the area, with wooded hills surrounding the area beyond the adjacent settlements to the north, east and west.

The elevated topography along the ridge of the South boundary escarpment, along Knollys Road, Hospital Road and Gallway Road, afford significant views across the site. This section of the Conservation area has undulating topography, an irregular character to the road pattern and mature trees, which all contrast with the openness and functionality elsewhere within the area.

4.5. Building forms and details

There are a number of listed buildings that are of regional importance in relation to their military architectural design and function;

- The Cambridge Military Hospital is associated with the pioneering work of the plastic surgeon Captain Harold Gillies, who started a unit at the hospital in 1915. 2000 patients from the Battle of the Somme were treated at the unit and the first patients from WW1, were all treated for jaw and facial injuries. The hospital was used as a local healthcare facility for Aldershot and Farnborough until 2009 when it closed.
- The Louise Margaret Hospital was built as a maternity hospital in 1897 and dedicated to the Duchess of Connaught.
- Fitzwygram House was established as a Veterinary School in 1888, by Captain John Shipp.
- A number of monuments and memorials have been placed within the conservation area, which play a significant part in the development and history of the Military Town and Aldershot.



The principal building materials are buff bricks and red/orange bricks with grey/blue/heather slate roofs and decorated soffit and barge boards. Yellow stock brickwork is also found, particularly for the pre-1890's buildings and as architectural features such as string courses and chimney stacks, and as the main material of some of the larger properties. Brick is an important building material for the

area. Early bonds of Flemish and English are evident, with a Stretcher bond at a later date. Other important materials and features are York stone, Portland stone, Bath stone, polychromatic brickwork and terracotta detailing. Granite sets formed part of the hard-landscaping detail for the modern barracks, with much of this still in situ. Other hard landscaping materials present are stone kerbs and Staffordshire blue brick paviours. In the 1960s, redevelopment of the area used concrete as a design material and for features. Little of this construction remains within the conservation area, however the retained listed Ramsden Garden Wall Memorial is characteristic of this era.



5. Listed buildings

Nationally Listed Buildings		
Address	Grade	Link to Historic England Record
Aldershot Military Museum M Block	II	https://historicengland.org.uk/listing/the-list/list-entry/1109984
Aldershot Military Museum N Block	II	https://historicengland.org.uk/listing/the-list/list-entry/1109985
British Army 2 nd Division World War I Memorial	II	https://historicengland.org.uk/listing/the-list/list-entry/1393803
British Arms – 8 th Division World War 1 Memorial	II	https://historicengland.org.uk/listing/the-list/list-entry/1393804
Church of St Andrew, Church of Scotland	II	https://historicengland.org.uk/listing/the-list/list-entry/1391573
Foxs Gymnasium, Queens Avenue	II	https://historicengland.org.uk/listing/the-list/list-entry/1156234
Garrison Church of St Michael and St George	II	https://historicengland.org.uk/listing/the-list/list-entry/1092606
Maida Gymnasium, Queens Avenue	II	https://historicengland.org.uk/listing/the-list/list-entry/1339698
Main Block of Cambridge Military Hospital	II	https://historicengland.org.uk/listing/the-list/list-entry/1339693
Memorial to Lieutenant Reginald Archibald Cammel, Air Battalion royal engineers, Queens Avenue	II	https://historicengland.org.uk/listing/the-list/list-entry/1393806
Old Military Swimming Baths	II	https://historicengland.org.uk/listing/the-list/list-entry/1272438
Pediment Sculpture to the North of the Prince Consort Library	II	https://historicengland.org.uk/listing/the-list/list-entry/1092601
Prince Consort's Library	II	https://historicengland.org.uk/listing/the-list/list-entry/1092600
Royal Army, Veterinary Corps Laboratory	II	https://historicengland.org.uk/listing/the-list/list-entry/1393221
Smith Dorrien House, Queens Avenue	II	https://historicengland.org.uk/listing/the-list/list-entry/1375566
South East District Headquarters Building, Steeles Road	II	https://historicengland.org.uk/listing/the-list/list-entry/1092611
The Observatory, Queens Avenue	II	https://historicengland.org.uk/listing/the-list/list-entry/1302983

Locally Listed Heritage Assets	
Reference Number	Name and address of building or structure
LL5017	Cavans Road - Cricket Pavilion South of Wavell House
LL5018	Cavans Road - Wavell House and Guardhouse
LL5041	Gallwey Road – Former Army Signalling School
LL5042	Gallwey Road - Chapel at Military cemetery
LL5043	Gallwey Road – Group of monuments (notable local people) Military Cemetery
LL5044	Gallwey Road – group of Outbuildings to north and north-west of Fitzwygram House
LL5047	Gun Hill - (jcn with Hospital Road) - Gun Hill House
LL5052	Hospital Road – (to west of Cambridge Military Hospital Main Block) Water Tower
LL5053	Hospital Road (north Side) - Cambridge House
LL5054	Hospital Road - Louise Margaret Hospital
LL5055	Hospital Road - Nurses Accommodation, Louise Margaret Hospital
LL5058	McGrigor Barracks, Hospital Road, Aldershot
LL5060	Louise Margaret Road - Officers Mess, Mandora Barracks
LL5062	Maida Road – Military Police barracks block 10m to north-east of South East District Headquarters
LL5068	Attached Buildings, Foxs Gymnasium, Queens Avenue, Aldershot
LL5069	Queens Avenue - Building to south-east of Old Military Swimming baths
LL5071	Queens Avenue - Canal Bridge
LL5072	Memorial to IRA Victims, Pennefathers Road, Aldershot
LL5073	Queens Avenue – Montgomery’s barn to south of Aldershot Military Museum
LL5074	Queens Avenue – Outbuilding to S of Basingstoke Canal (possible former Guardhouse) now Tailors shop
LL5150	St Michael’s House, Hospital Road (North side)
LL5151	Post Office to north of South East Headquarters, Queens Avenue
LL5152	Building 5m to north-east of South East Headquarters
LL5154	Queens Avenue – Cranborne House (north of South East District HQ)
LL5155	Queens Avenue – Alison House (north of South East District HQ)
LL5157	Knollys Road – Badajos and Salamanca Lodges
LL5161	Knollys Road – Socmanscote
LL5178	Redvers Buller Road - Marlborough Infants School
LL5179	Redvers Buller Road - Clocktower House

6. Management Plan

6.1. Introduction

The management plan outlines a positive strategy to deal with the threats and opportunities identified in the conservation appraisal.

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.

6.2. Good stewardship

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 commitment to good conservation practice is vital for preserving and enhancing its character and appearance.

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. Conservation areas are valued for their distinctiveness, visual appeal and historic character.

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. Key points to remember when looking to carry out repair work or install replacement features are:

- A method of repair that was suitable for one building may not be suitable for another. Repair and replacement should always be considered on a case-by-case basis;
- Repairs using appropriate materials and techniques are always preferable over wholesale replacement;
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis;
- Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable. For example, the replacement of uPVC gutters and downpipes with lead, cast iron or coated aluminium alternatives that better reflect the traditional character of the conservation area;
- Cement-based mortars and/or ribbon pointing are harmful to historic brickwork and masonry. Repairs to any pointing should be carried out in a Naturally Hydraulic Lime (NHL) mortar, after any cementitious mortar has been raked out. This will ensure the longevity of the historic built fabric;
- Due consideration should be given to the sustainability of the repair or replacement.
- Reversibility is an important consideration as better alternative may become available in the future;
- Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture and colour of render; size and colour of bricks used, and the bond in which they are laid; hung tiles; and chimneystacks;
- The reinstatement of historic features that have been lost is favourable;
- The repair and replacement of windows can have a notable effect on the character and special interest of the conservation area, both positively and negatively. The aim should always be to retain historic windows wherever they survive, carrying out refurbishment work where

needed to make sure they remain usable. Timber frames are preferable over uPVC on the public realm elevations.

6.3. Positive & Negative Attributes

The following section details proposed actions to address some of the principal positive and negative features identified as part of the Character Appraisal process in Aldershot Military Town in order to ensure the continued protection and enhancement of the conservation area. There are elements within the conservation area that could be enhanced to help preserve established character, these are set out in the list below and help inform the proposed Article 4 Direction.

Boundaries	Traditional boundaries such as walls, railings and hedges should be preserved whenever possible.
Roads	The distinctive and historic configuration of the roads should be preserved.
Trees	Trees should be retained in the area, with trees being replaced when necessary.
Front Gardens	Hard surfacing of front gardens should be discouraged.
Historic Features	Historic features of buildings, such as string courses, barge boards, chimney stacks etc should be retained whenever possible.
Maintenance	Buildings within the Conservation Area should be maintained to a good state of repair.
Design	New developments should be of a good design and appropriate materials.

The conservation area analysis identified the following positive features which are important to preserve the character of the area and give it lasting value:

- Trees in both the public and private domain;
- Traditional boundaries such as walls, railings and hedges adjacent to highways;
- The distinctive and historic configuration of roads;
- Front gardens, green spaces and open areas;
- Historic features of buildings, such as string courses, barge boards, chimney stacks etc.

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

- New Satellite dishes visible from the public domain and existing ones no longer in use which should be removed;
- The loss of traditional boundary features; walls, railings and hedges;
- Hard surfacing of front gardens;
- The replacement of original windows in a manner not in keeping with the style and age of the property;
- The removal of trees;

- Boundary fencing in areas of the new development fronting significant heritage spaces;
- Repairs or extensions using materials that do not have a similar appearance to that of the original buildings;
- Installation of roof lights or solar panels that would protrude more than 50mm from the roof slope on elevations which front a highway;
- Wheelie bins visible from the highway rather than in concealed storage.

6.4. Development Management and Article 4 Direction

Conservation areas have greater planning controls over development due to their status. This restricts changes to the external appearance of any building within the conservation area as well as preventing buildings within a conservation area from being demolished. Further information is available in the Overarching Document and on our [conservation area](#) webpage. However, permitted development rights allow for certain types of alterations without the need for planning permission. Many of these alterations can have an unintended negative impact on the character or appearance of the area.

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 its character and appearance.

An Article 4 direction would enable the Council to protect the character of the conservation area and its setting 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 provision of a hard surface to the front of a property;
- the erection, alteration or removal of a chimney;
- 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

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.

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.

6.5. Implementation and Monitoring

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.

These assessments can then be used to review and, if necessary, modify the planning policies as part of the 5-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.

RUSHMOOR BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED)

DIRECTION WITH IMMEDIATE EFFECT MADE UNDER ARTICLE 4(1)

WHEREAS Rushmoor Borough Council being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) are satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on the land described in Schedule 2 and shown on the attached plan edged and hatched red("the Land"), unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

NOW THEREFORE the said local planning authority in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the Land of the descriptions set out in Schedule 1 below:

SCHEDULE 1

- (a) The replacement, improvement or other alteration of windows, being development comprised within Class A of Part 1 of Schedule 2 of the said Order and not being development comprised within any other Class.
- (b) The conversion of garages to habitable rooms, being development comprised within Class A of Part 1 of Schedule 2 of the said Order and not being development comprised within any other Class.
- (c) The provision of a hard surface which would front a relevant location, being development comprised within Class F of Part 1 of Schedule 2 of the said Order and not being development comprised within any other Class.
- (d) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure which would be within the curtilage of a dwellinghouse and would front a relevant location, being development comprised within Class A of Part 2 of Schedule 2 of the said Order and not being development comprised within any other Class.
- (e) The installation, alteration or replacement of a microwave antenna on a dwellinghouse, or within the curtilage of a dwellinghouse, being development comprised within Class H of Part 1 of Schedule 2 of the said Order and not being development comprised within any other Class.

SCHEDULE 2

All properties located within the defined area on the attached map.

THIS DIRECTION is made under article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and in accordance with Schedule 3 of that Order shall remain in force until X MONTH 2020 (being six months from the date of this direction) and shall then expire

UNLESS it has been confirmed by the appropriate local planning authority in accordance with paragraphs 1 (9) and (10) and paragraph 2 (6) of Schedule 3 before the end of the six month period.

Made under the Common Seal of Rushmoor Borough Council
this.....day of MONTH 2020
The Common Seal of the Council was affixed
to this Direction in the presence of

.....
Corporate Manager-Legal Services

Confirmed under the Common Seal of Rushmoor Borough Council
this.....day of MONTH 2020
The Common Seal of the Council was affixed
to this Direction in the presence of

.....
Corporate Manager-Legal Services

AREA TO WHICH ARTICLE 4 DIRECTION APPLIES

