

ALDERSHOT MILITARY CONSERVATION AREA - ADOPTION

SUMMARY AND RECOMMENDATIONS

The Council is committed to reviewing the borough's conservation areas. On the 16th December 2019 cabinet (report No EPSH1950) were presented with a draft conservation area and appraisal for the Aldershot Military Conservation Area to approve for public consultation. This document proposed the removal of some areas of the current conservation area and the inclusion of an area of recreation land (playing fields) and open space to the West of the A325 Farnborough Road. The Cabinet decision required the removal of the playing fields from the draft conservation appraisal and management prior to consultation.

The Council consulted on the draft Aldershot Military Conservation Area Appraisal between 31 January and 14 March 2020 and six responses were received. Savills on behalf of Grainger Plc were one of the respondents to the consultation and their response identifies that exclusion of the playing fields from the conservation area boundary is at odds with the appraisal which identifies the importance of open spaces as a key feature of the conservation area. The response requests that the conservation area boundary is amended to include the recreation ground and sports pitches located between Fleet Road and Rushmoor Road.

Recommendation: That Cabinet approve the Aldershot Military Conservation Area Appraisal and Management Plan (Appendix 1) that will include the historic playing fields to the West of the A325 Farnborough Road within the Conservation Area.

1. INTRODUCTION

- 1.1 The purpose of this report is to inform members of the comments received during the public consultation on the draft Aldershot Military Conservation Area Appraisal and Management Plan, including the response from Grainger Plc in relation to the exclusion of the playing fields to the West of the A325 from the proposed conservation area boundary.

2. BACKGROUND

- 2.1 On the 16th December Cabinet were presented with a draft Aldershot Military Town Conservation Area Appraisal and Management Plan to approve form public Consultation (along with some other heritage documents). The character appraisal and management plan 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.

- 2.2 The draft document proposed a number of boundary amendments to reflect development that has occurred / been consented since the conservation area was first designated in 2003, and the inclusion of the playing fields to the West of the A325.
- 2.3 At the Cabinet meeting, in discussing the revised boundaries of the Aldershot Military Town Conservation Area, the Cabinet was keen to ensure that future development in respect of the Wellesley site would not be hindered by any changes. The Cabinet subsequently resolved to approve the Aldershot Military Town Conservation Area Appraisal and Management Plan for public consultation subject to the removal of the playing fields / recreation land to the West of the A325.
- 2.4 Public Consultation on the amended draft Conservation Area Appraisal and Management Plan was undertaken for a period of six weeks between 31 January 2020 and 14 March 2020. During the consultation six consultation responses were received all of which are detailed in the Consultation Statement (attached as Appendix 2). Two of the responses recommended additions to the Conservation Area boundary which are detailed below along with officer comments.

Grainger Plc response

- 2.5 Savills on behalf of Grainger Plc note that the consultation draft character appraisal identified the importance of open spaces as a key feature of the conservation area that contributes towards the area's special character. Grainger suggest the inclusion of the playing fields west of the A325 as the land, along with the setting it provides, is an important open space feature which, when considering its position within the Wellesley development area and its history, should be afforded the same levels of protection as the neighbouring land, including the army athletic ground and pitches. In addition, they consider the land serves to protect open views to the west.
- 2.6 The draft character appraisal and management plan presented to Cabinet in December 2019 for approval to consult included the playing fields to the west of the A325. As with the other open spaces within the Conservation Area, the purpose of designation is to assist in protecting and enhancing the open green character and historic significance and use of this area in line with other initiatives in the Local Plan. It would not preclude development which, in accordance with the established and historic pattern of use, would improve and enhance the variety of sport and recreation facilities available. It would however require any such proposal to be tested in order to establish that its impact on the character and appearance of the conservation area would be acceptable.

Friends of Aldershot Military Museum response

- 2.7 The Friends of Aldershot Military Museum: suggest that the conservation area be extended south down Hospital Hill to prevent this area becoming over-developed.

- 2.8 Officers have considered this suggestion and consider that the main historic asset in this area is the Old Union Poor House which is a listed building and has recently been refurbished and converted into residential units. The setting of this building is protected by Local Plan policy HE1 and therefore the inclusion of additional land along Hospital Hill within the Conservation Area is not recommended.
- 2.9 The Friends of Aldershot Military Museum also suggest that the conservation area should be retained as wide as possible along the length of Queen's Avenue to ensure that the vista, which includes the road, trees, and open spaces either side before any buildings, is maintained along the whole road.
- 2.10 Having reviewed the boundary officers agree that the conservation area boundary could be amended in several locations along Queens Avenue to include the green infrastructure and the boundary has been amended to reflect this.

3. Details of the proposal

- 3.1 Officers have considered the responses received during the consultation period and consider that there is a strong argument for the conservation area boundary to include the sports pitch land to the West of the A325 prior to adoption. The Conservation area appraisal and management plan (Appendix 1) has therefore been amended to reflect this.
- 3.2 The 16th December 2019 Cabinet decision delegated 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.
- 3.3 The designation of the playing fields to the West of the A325 within the Conservation Area is not considered to be a 'non-substantive minor amendment' following public consultation which is why the conservation appraisal and management plan is being presented to Cabinet for adoption.
- 3.4 The sports pitches were laid out and terraced in the late 19th and early 20th century in association with the officers' club to the North. The character of this area is publicly accessible open space bordered by woodland and its historic importance is as a sports ground for Military officers based at the Garrison. Historic maps indicate the area was, among other things, used and adapted at various times for football, rugby and cricket pitches, tennis courts and equestrian activity, and that these activities were supported by ancillary structures such as pavilion buildings and stables.
- 3.5 The playing fields in question are due to transfer to the Council's ownership in the near future as part of a legal agreement associated with the Wellesley planning permission, however this has been delayed. Plans for a new sports pavilion, also funded by the Wellesley Development, are in preparation.

Alternative Options

Do not adopt the Conservation Area Appraisal and Management Plan

- 3.6 An alternative option would be not to adopt the Aldershot Military Conservation Area Appraisal and Management Plan. However, this would mean 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. In addition, the lack of an up to date character appraisal and management plan increases the risk of unsympathetic development within the Conservation Area.
- 3.7 An additional consideration is that modern developments forming part of the consented Grainger development have been carried out within the Conservation Area boundary that was defined in 2003. This could potentially undermine the Council's ability to resist any unsympathetic development affecting features of historic significance within the Conservation Area.

Remove the playing fields to the West of the A325 from the Conservation Area Appraisal and Management Plan

- 3.8 Officers consider that this option will undermine the confidence of stakeholders and residents in the Conservation Area Review process that is taking place in the borough, and in the value of public consultation. In addition, the provision and funding of the playing field area for public sport and recreation and its protection as a heritage asset and part of the borough's green infrastructure are dependent on Grainger Plc completing the transfer. Their view on its inclusion should therefore be afforded significant weight.

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 not considered to be any legal implications associated with the implementation of the recommendations of this report.

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 hard copies of the documentation, which will be met from existing budgets.

Equalities Impact Implications

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

5. CONCLUSIONS

- 5.1 The Aldershot Military Conservation Area Review has 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. The progression of reviewing the Borough's conservation areas are a service priority that feature in the Business Plan.
- 5.2 It is recommended that the historic playing fields to the West of the A325 are included within the conservation area, and that Cabinet adopt the Aldershot Military Conservation Area Appraisal and Management Plan (Appendix 1) to assist in preserving and enhancing the historic character of the conservation area, by providing a framework for determining planning applications and ensuring that development proposals are of high quality.

BACKGROUND DOCUMENTS:

Appendix 1 – Aldershot Military Conservation Area Appraisal and Management Plan

Appendix 2 – Aldershot Military Conservation Area Consultation Statement

Appendix 3 – Grainger Plc full response to consultation.

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>

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Conservation Area

appraisal and management plan



Aldershot military



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1. Introduction

Overview Document

- 1.1. This document should be read alongside the [Rushmoor Conservation Area Overview document](#) which sets out the context in which conservation areas in Rushmoor have been designated, including the legislative and planning policy framework as well as the geographic and historic setting of the borough. The Conservation Area Overview document also explains what you need planning permission for, if your property is within a conservation area.
- 1.2. Whilst nationally listed buildings may be included within a conservation area, it is the combination of factors such as buildings, walls, trees, hedges, open spaces, views and historic settlement patterns that create the sense of place 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.

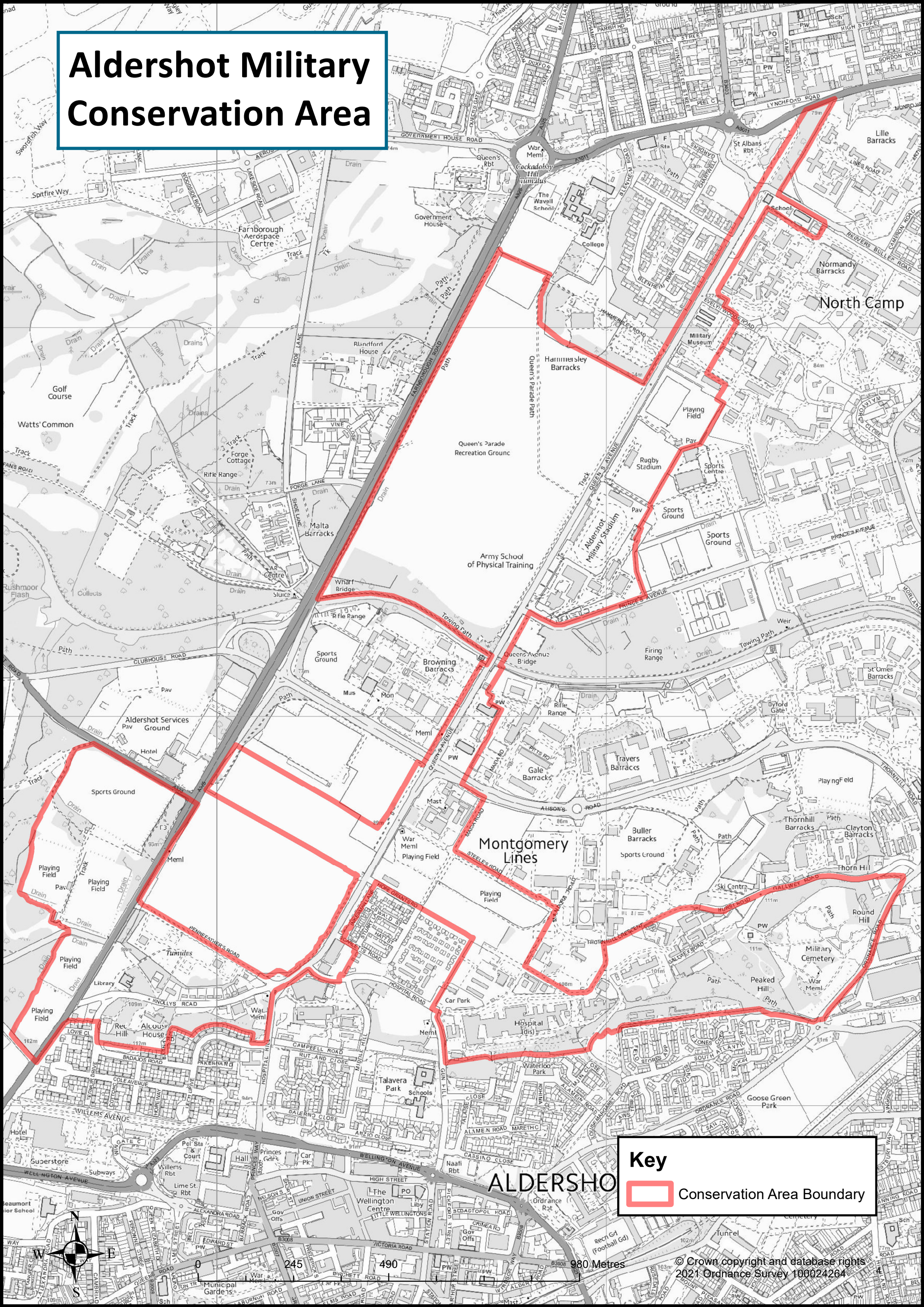
Appraisal and Management Plan

- 1.3. 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.
- 1.4. Character appraisals and management plans provide a framework and guide to enable planning decisions to be made on a site-specific basis, within the context of national planning policy and the adopted Local Plan.


2. An Overview of Aldershot Military Conservation Area

- 2.1. Designation History The Conservation Area was first designated in October 2003 and was envisaged as a 'single conservation area linking the important elements of the North and South Camps' as it was then.
- 2.2. The reason for the initial designation was 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 Aldershot Urban Extension was granted planning consent in March 2014 and development is underway with several phases completed.
- 2.3. In 2020, the Council consulted on updating the 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 Wellesley development.
- 2.4. 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.

Aldershot Military Conservation Area



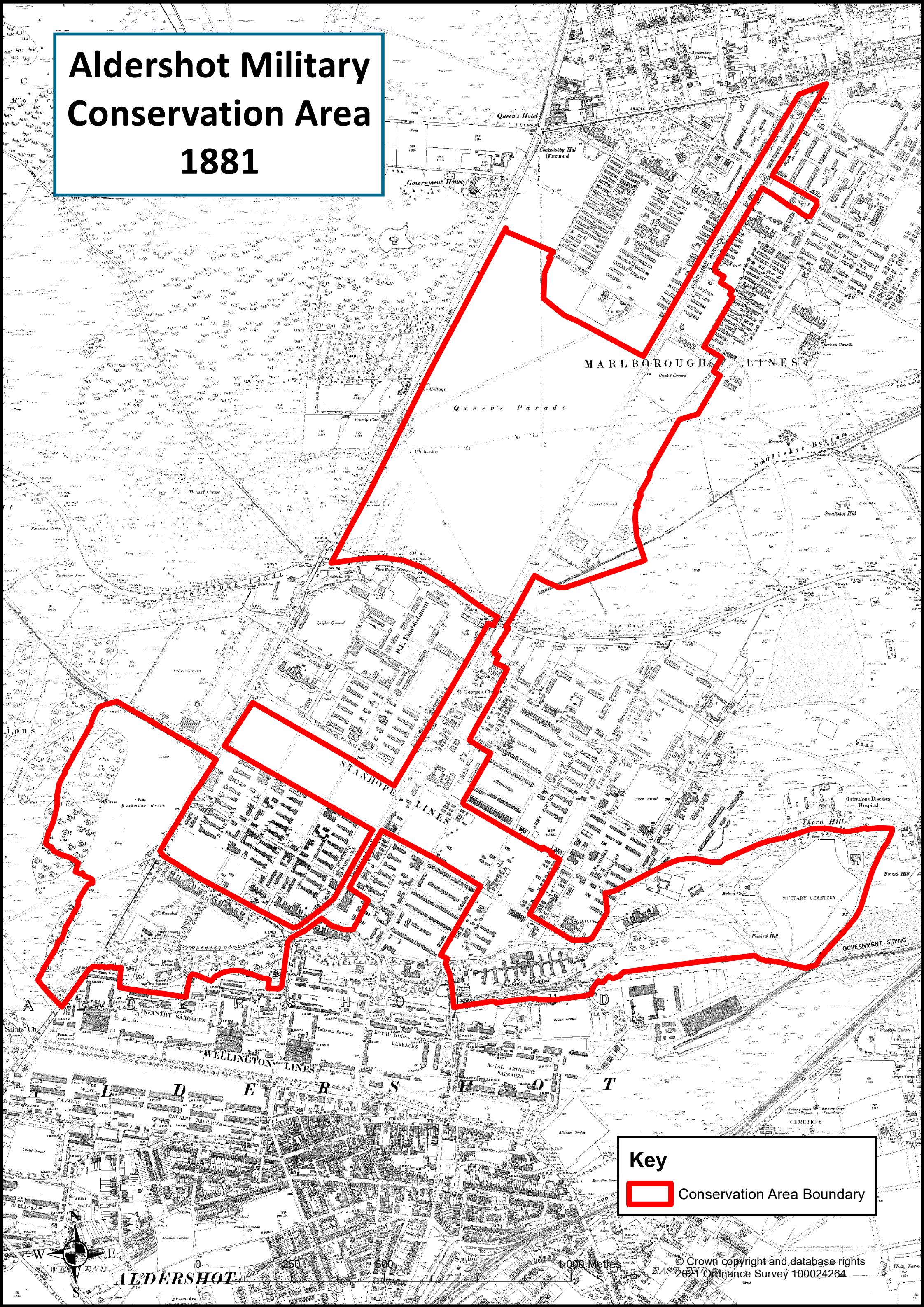
Key

 Conservation Area Boundary

Area development

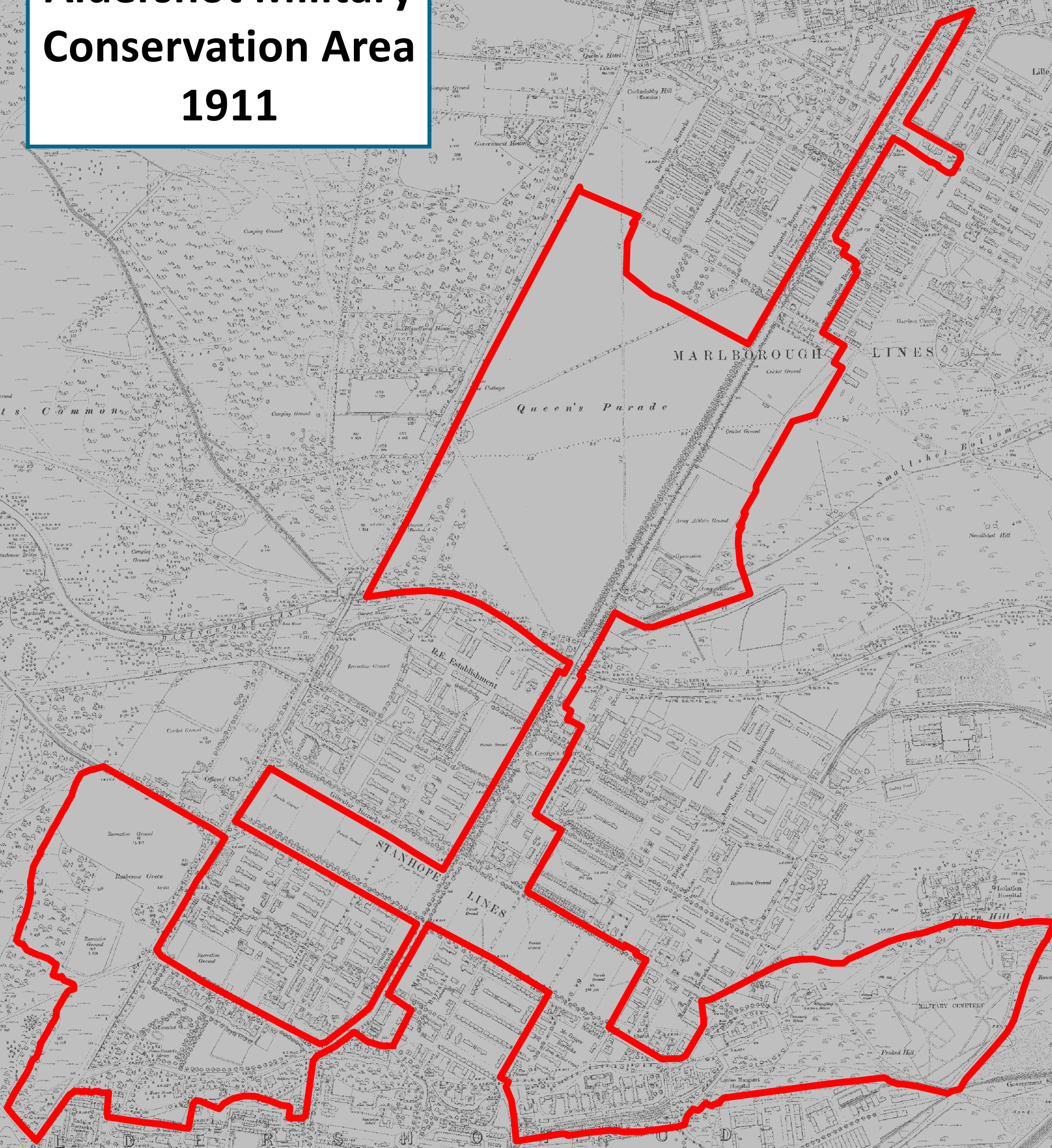
- 2.5. In 1854 the Government acquired 10,000 acres of heath land to the north of Aldershot village, for the establishment of the first permanent training camp for the British Army. Aldershot was chosen for its extensive areas of terrain, the availability of water and its strategic location between London and the coast.
- 2.6. 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.
- 2.7. 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.
- 2.8. 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.
- 2.9. 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.
- 2.10. 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.


Aldershot Military Conservation Area 1881

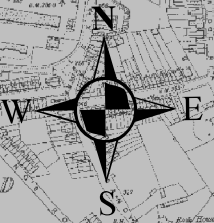


Key
[Red Outline] Conservation Area Boundary

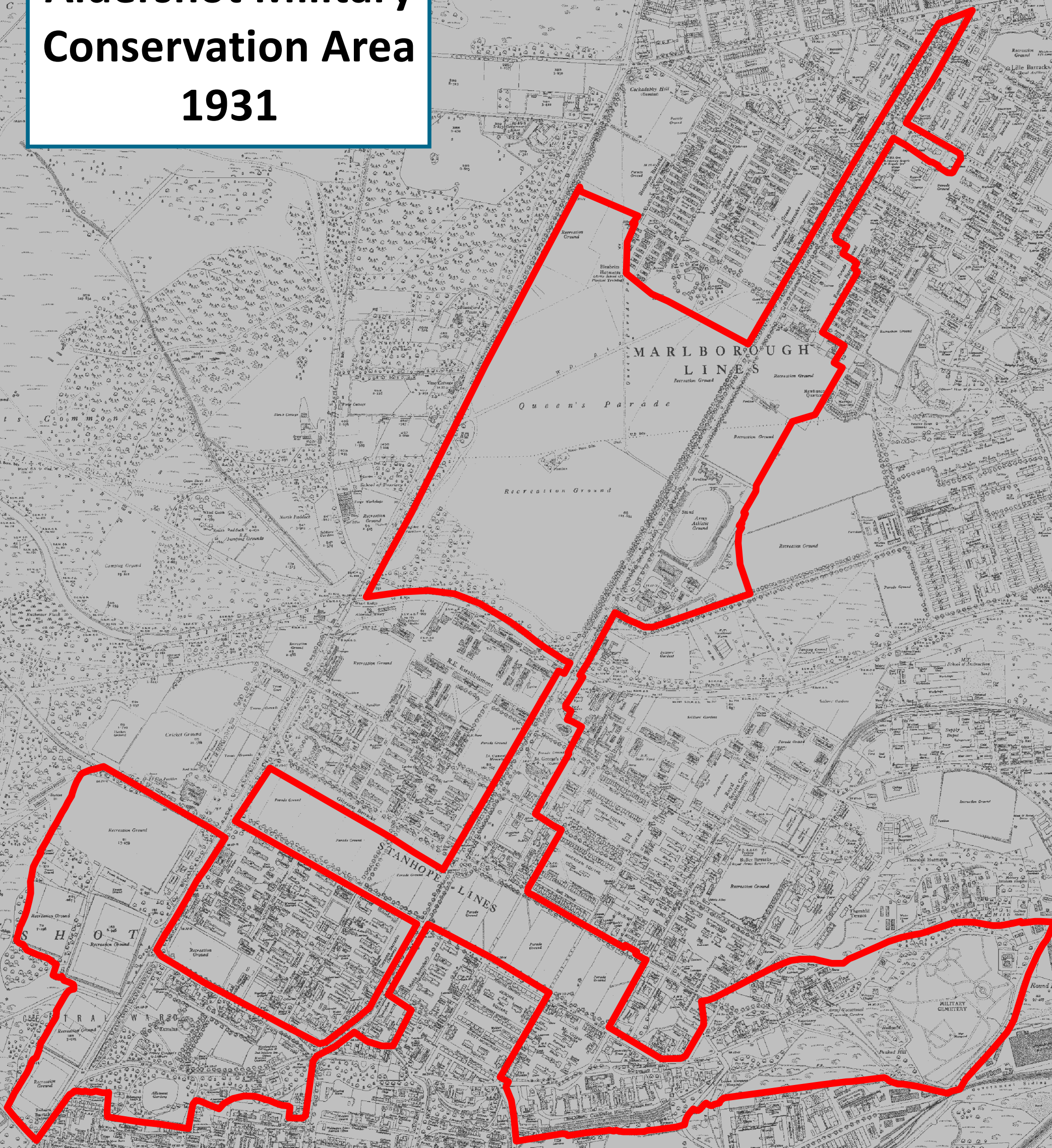
Aldershot Military Conservation Area 1911




Key
 Conservation Area Boundary



Aldershot Military Conservation Area 1931



Key

 Conservation Area Boundary



3. Character Area

Area Summary

- 3.1. 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.

Views

- 3.2. 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. The substantial areas of open spaces, the majority of which have a sport and recreation use provide a number of key vistas.

Streetscape and Boundaries

- 3.3. 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.
- 3.4. 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.
- 3.5. 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.

Open Spaces, Parks and Gardens and Trees

- 3.6. Open spaces are key features of the Conservation Area. Most spaces are associated with the military pattern of development. There are four core areas of open space within the Conservation Area that make a valuable contribution towards its setting:

Queens Parade is a substantial grassed open area covering approximately 89 acres that sits between the A325. The land is owned and maintained by the Ministry of Defence and is predominantly used as sports playing fields. The historic significance of the site is that it was on this land that Queen Victoria carried out her annual review and inspection of the Garrison. The site is open and provides a view beyond the Conservation Area boundary to heritage assets such as Vine Cottage to the West, in addition to historic military buildings to the East of Queens Avenue.

Stanhope lines – Is a sizable East West parade ground that was provided in the centre of the Garrison and appears on the 1911 Ordnance Survey Map. As part of the consented Wellesley

urban extension, the historic significance of this land is to be preserved with a significant area of land to be remain undeveloped to provide an area of public open space.

Sports pitches adjoining Wellesley Woodlands - The sports pitches were laid out and terraced in the late 19th and early 20th century in association with the officers' club to the North. The character of this area is publicly accessible open space bordered by woodland and its historic importance is as a sports ground for Military officers based at the Garrison adapted for a variety of activities including Cricket, Rugby, Football, Tennis and Equestrian use with ancillary pavilion and stable buildings. The playing fields are due to transfer to the Council's ownership as part of a legal agreement associated with the Wellesley planning permission and their future use will continue the historic function of providing a variety of recreation opportunities on an important area of green infrastructure.

Aldershot Military Cemetery - a permanent military cemetery containing the graves of those who lost their lives in both the first and second world wars. Located to the East of the Conservation Area that is the property of the Ministry of Defence and 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.

Building forms and details

- 3.7. 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.
- 3.8. 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.

- 3.9. 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 pavements.
- 3.10. 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.



Queen's Avenue looking North



Queen's Parade looking North West



Queen's Avenue looking North



Queen's Avenue looking North



Wide landscaped buffer between Queen's Avenue and Inckerman Lane



Aldershot Military Cemetery



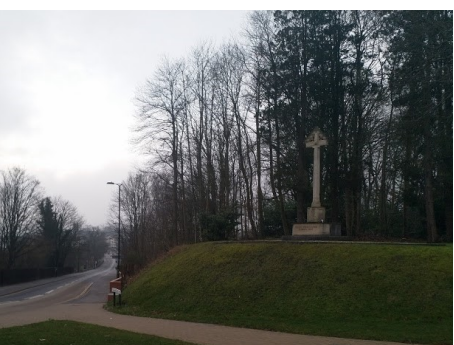
Queen's Parade looking North East across Queen's Avenue



Queen's Parade looking North West



Queen's Avenue looking South



Hospital Hill

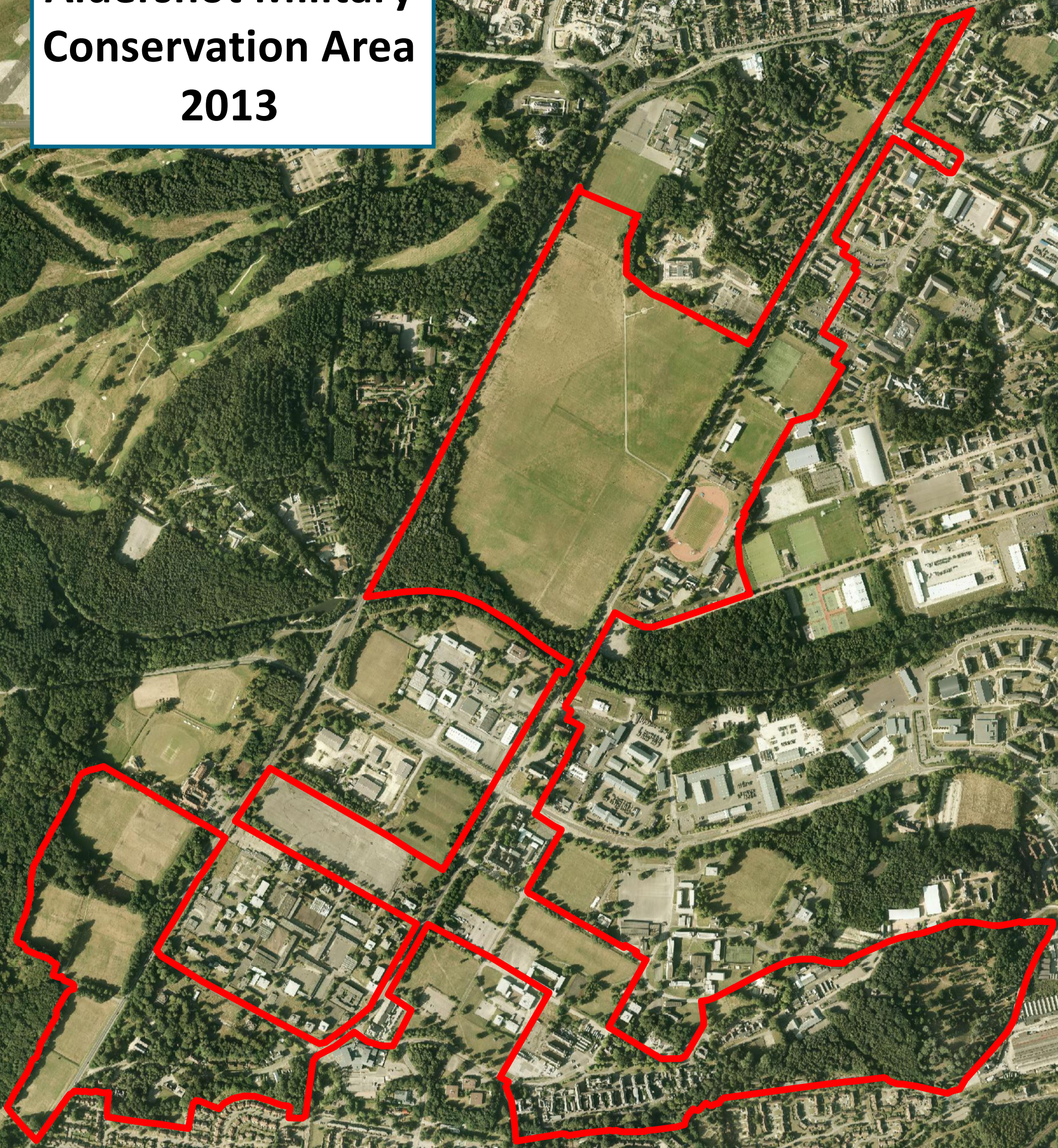



Sports pitches to the West of A235 looking North



Playing fields to the West of the A235 looking West

Aldershot Military Conservation Area 2013



Key
 Conservation Area Boundary



0 250 500 1,000 Metres



Queen's Avenue Bridge



Observatory



Aldershot Military Museum



Marlborough County Infants School



Clocktower House



Smith Dorrien House



Building on Knollys Road



Smith Dorrien House



Cambridge Military Hospital

4. Listed buildings

Nationally Listed Buildings

Name	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 Buildings

Reference Name 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

5. Management Plan

Introduction

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

Good stewardship

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

Positive & Negative Attributes

5.6. 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.

5.7. 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
- Design of new development is of good design and appropriate materials

5.8. Some aspects of the conservation area are identified as having been eroded and / or have the potential to be eroded by negative changes such as those detailed below:

- Installation of 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.

Development Management and Article 4 Direction

5.9. 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 [Rushmoor Conservation Areas Overview 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.

- 5.10. Further protection of the key features of the conservation area could be accomplished by introducing an Article 4 direction. The purpose of serving an Article 4 direction within or in areas adjacent to a conservation area is to encourage the retention and good stewardship of high-quality architectural features and to preserve and enhance its character and appearance.
- 5.11. An Article 4 direction has been introduced to cover specific phases of the Wellesley development 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 to their properties. The [Article 4 direction](#) covers the following works to dwelling houses:
- the replacement, improvement or other alteration of windows;
 - the conversion of garages to form a habitable room;
 - the provision of a hard surface to the front of a property;
 - the installation or replacement of satellite dishes or aerials;
 - the erection, maintenance or alteration of a gate, fence, wall or other boundary treatment fronting a property.
- 5.12. It is not the intention of conservation area designation to prevent new development. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified. New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the conservation area (within, views into and out of) should also be carefully managed as it has the potential to detract from its character and special interest.
- 5.13. In summary any change to the conservation area should seek to:
- Preserve its historical features;
 - Enhance, where possible, its special interest;
 - Positively contribute to its established character; and
 - Be of high quality.

Implementation and Monitoring

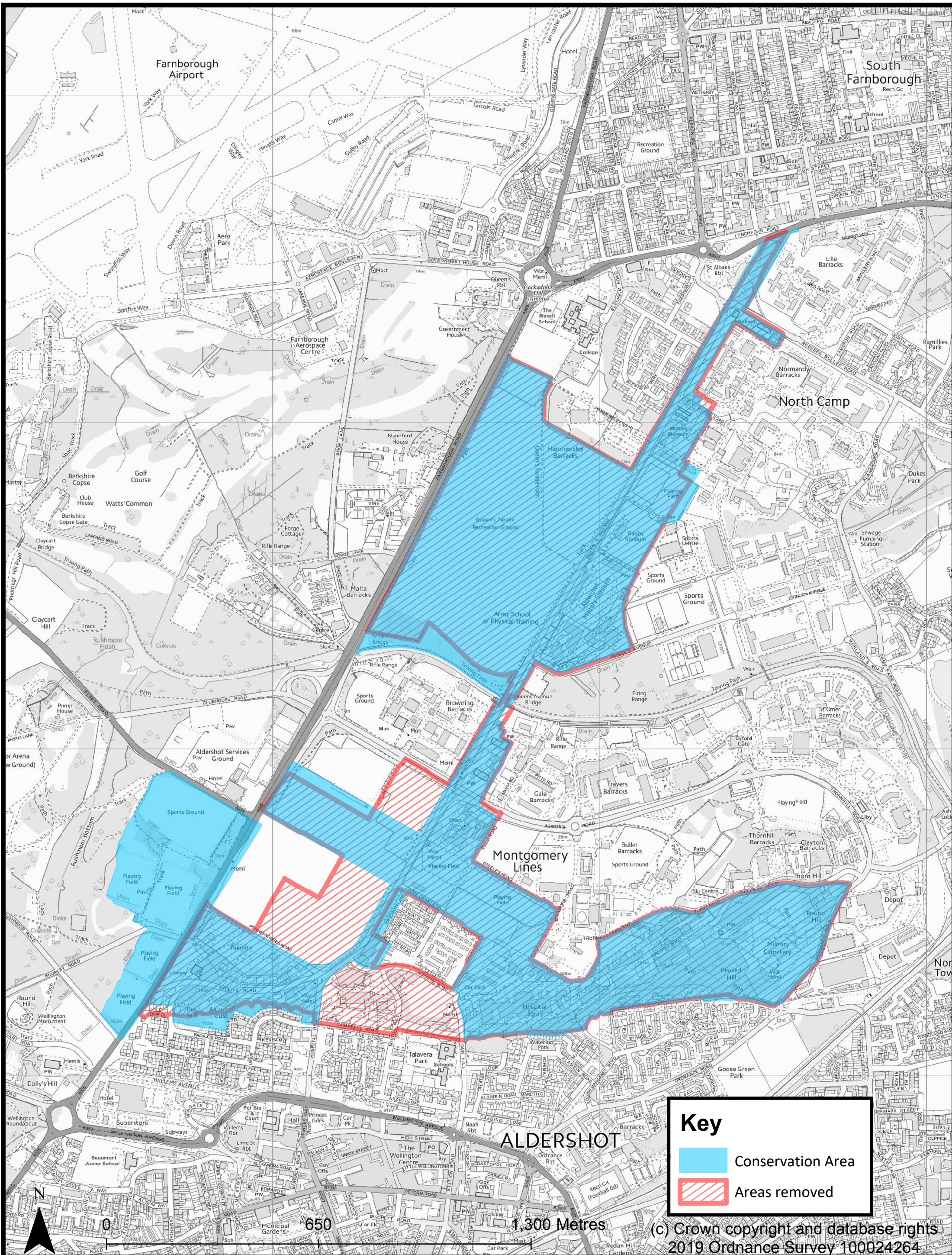
- 5.14. Progress on the implementation of the management plan and the extent to which planning policies in the Local Plan are complied with or effective in delivering community aspirations for conservation areas will be monitored through the council's authority monitoring report.
- 5.15. These assessments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

6. Appendix A – Areas removed from the Conservation Area

Areas de-designated

- A.1 Conservation areas are intended to recognise areas of historic or architectural character. The location of the boundary for a conservation area is a qualitative decision relating to character. It is essential for the protection of conservation areas that only areas which are a heritage asset are designated so that the concept of conservation is not devalued (NPPF, Paragraph 186).
- A.2 During the public consultation on the draft Conservation Area Appraisal and Management Plan that was undertaken between January and March 2020, it was proposed to amend the conservation area to remove the following:
- Former Ministry of Defence (MOD) land that has subsequently been cleared and redeveloped
 - Aldershot Centre for Health
 - Early Years Centre
 - Army Careers Centre
 - 20th Century military housing in Lowe Close.
- A.3 The map overleaf identifies the areas that were removed from the Conservation Area following the adoption of this document.

Aldershot Military Town Conservation Area



Key

- Conservation Area
- Areas removed

Aldershot Military Conservation Area Management Plan and Character Appraisal

Consultation Statement

Persons consulted as part of the Consultation

The draft Aldershot Military Conservation Area Appraisal and Management Plan was subject to six weeks' public consultation between the 31st January 2020 and the 13th March 2020. Copies of the draft document were made available to view at the following locations during opening hours:

- Rushmoor Borough Council Offices
- Aldershot Library
- Farnborough Library

The documents were promoted via a press release (Appendix 1), which two local media outlets utilised (Appendix 2). The consultation was also advertised extensively on the Council's website (Appendix 3). In addition, posters publicising the online consultation were displayed at around 40 locations in local parks and community noticeboards (Appendix 4), and leaflets were delivered to all occupied residential properties within the Wellesley development at the time of the consultation (Appendix 5).

Representations were invited via email or via post.

Consultation emails

The Council notified all those registered on the Rushmoor Local Plan consultation database. The database covers a wide range of stakeholders including local residents, businesses, statutory bodies such as Historic England and civic groups such as the Farnborough Society and Aldershot Civic Society. In total, there are approximately 155 contacts on the database, and all were contacted via email requesting their comments on the documents (see Appendix 6).

Documents available on the Council's website

Copies of the draft documents were made available to view and/or download on the Council's website at <https://www.rushmoor.gov.uk/planningpolicyconsultations>

Consultation events

Two public consultation events were carried out on the 25th and the 26th February 2020. One of these events was within the Cargate Conservation area, and the other a 5-minute walk away from Aldershot Military Conservation area (Appendix 7).

At these two events several display boards were available for the public which provided summary information on the documents which were being consulted upon. Council officers were also available to answer any questions. The public were encouraged to complete the supplied feedback form, or to

email to policy email address with any comments. The estimated attendance for these two events was 90 people.

From the 27th February the six display boards that provided a summary information of the consultation, were exhibited in the reception of Rushmoor Borough Council.

Summary of the main issues raised and officer responses

We received six responses relating to the Aldershot Military Conservation Area Appraisal and Management Plan with most of the comments received focusing on suggested additions to the conservation area. The main issues raised are summarised below:

Issue 1 – Insufficient protection as a result of Conservation Area status

There was concern from the Aldershot Civic Society and friends of Aldershot Military Museum that areas being redeveloped as part of the current Conservation area a part of the Wellesley scheme have not been adequately protected by the current Conservation Area.

Officer Response: As part of the consented planning application for Wellesley a detailed Heritage Statement was submitted which can be accessed on our website:

<https://www.rushmoor.gov.uk/article/5856/Aldershot-Urban-Extension-AUE---design-and-heritage-documents>.

Full consideration is being given to the impact of development on the existing monuments within Wellesley, whether statutorily listed or not.

Issue 2 – Extending the Conservation Area to include the playing fields to the West of the A325

Savills on behalf of Grainger Plc note that the consultation draft character appraisal identified the importance of open spaces as a key feature of the conservation area that contributes towards the area's special character. Grainger suggest the inclusion of the playing fields west of the A325 as the land, along with the setting it provides, is an important open space feature which, when considering its position within the Wellesley development area and its history, should be afforded the same levels of protection as the neighbouring land, including the army athletic ground and pitches. In addition, they consider the land serves to protect open views to the west.

Officer response: The draft character appraisal and management plan that officers presented to Cabinet in December 2019 for approval to consult included the playing fields to the west of the A325.

Officers agree that the playing fields to the West of the A325 should be included within the conservation area boundary as the area of land in question is of historic interest, the character or appearance of which it is desirable to preserve or enhance'.

Issue 3 - Extending the Conservation Area to include Hospital Hill

The Friends of Aldershot Military Museum suggest that the conservation area be extended south down Hospital Hill to prevent this area becoming over-developed.

Officers have considered this suggestion and consider that the main historic asset in this area is the Old Union Poor House which is a listed building and has recently been refurbished and converted into residential units. The setting of this building is protected by Local Plan policy HE1 and therefore the inclusion of additional land along Hospital Hill within the Conservation Area is not recommended.

We do not consider that the area for inclusion satisfies Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

In addition, the National Planning Policy Framework (2019) 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*'.

Issue 4 – Extending the Conservation Area to a wider area beside Queens Avenue

The Friends of Aldershot Military Museum suggest that the conservation area should be retained as wide as possible along the length of Queen's Avenue to ensure that the vista, which includes the road, trees, and open spaces either side before any buildings, is maintained along the whole road.

Officers have reviewed the boundary and have amended it in several locations along Queens Avenue to include additional green infrastructure beside the highway (including grass verges and trees) that make a valuable contribution to the character and appearance of the conservation area. The conservation area boundary has been amended to reflect this.

Further information on the comments received and how they have been addressed is contained in Appendix 8 of this document.

Adoption

The 16th December 2019 Cabinet decision delegated 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.

The designation of the playing fields to the West of the A325 within the Aldershot Military Conservation Area is not considered to be a 'non-substantive minor amendment' and therefore the Council's Cabinet had to formally adopt the document.

The Aldershot Military Conservation Area Character Appraisal and Management Plan was adopted by the Council's Cabinet on 16th February 2021.

Council seeks views on conservation areas and locally listed heritage assets

Local people are being asked to give their views on proposed changes to two of Aldershot's conservation areas.

Rushmoor Borough Council has started a programme to review all of its conservation areas, beginning with the Cargate and Aldershot military conservation areas.

It is proposing to make a number of changes to both conservation areas and has launched a consultation to hear what people think of the plans.

The reviews are part of the council's overall aim to protect and improve the heritage and character of Aldershot and Farnborough and build on the policies in the Rushmoor Local Plan.

To run alongside the reviews, the council is also consulting on its draft Locally Listed Heritage Assets supplementary planning document (SPD). This document sets out how the council will identify buildings and structures of local importance and the procedure for adding them to its local list. The document also identifies the relevant conservation principles which apply to these buildings and structures.

Both consultations started on Friday 31 January and will run until 5pm on Friday 13 March.

In Cargate, the council is proposing to change the boundaries of the conservation area. This would remove areas that do not reflect, or add to, the historic character of the area. Overall, the conservation area would be smaller, but more focused.

The Aldershot military conservation area takes account of the redevelopment of the military town and is aimed at looking to the future. Under the proposed changes, parts of the new Wellesley development would be included and other buildings, such as the Centre for Health, Army Careers Centre, Early Years Centre and military housing, would be removed.

In both areas, the council has also made Article 4 directions. These are aimed at protecting the character and heritage of the conservation areas. They remove some permitted development rights from properties and mean that if residents want to make certain changes to their homes, they may need to get planning permission first. The directions are effective immediately but will expire in six months unless the council decides to make them permanent. A consultation on the directions runs alongside the reviews.

The consultation on the draft Locally Listed Heritage Assets SPD asks people to consider if there are any buildings or structures they would like to see added - or removed - from the local list.

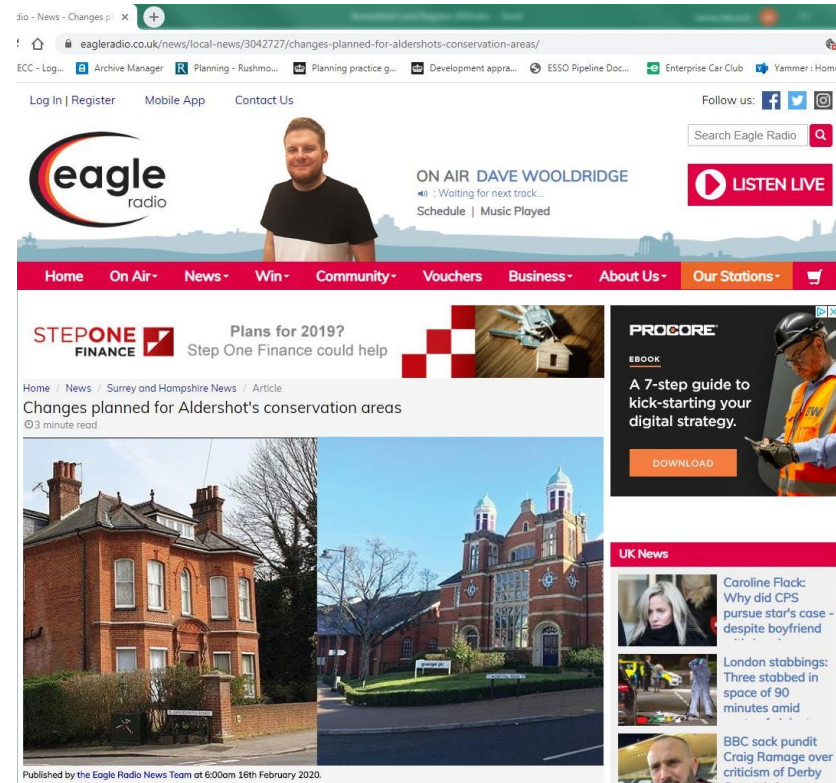
As well as finding out more and making comments on the council's website, local people will be able to give their views at two drop-in sessions. These will be:

- Cargate conservation area: Tuesday 25 February, 2.30pm to 7.30pm, at Aldershot Baptist Church, Upper Elms Road
- Aldershot military conservation area: Wednesday 26 February, 2.30pm to 7.30pm, at Princes Hall

Councillor Marina Munro, Cabinet member for Planning and Economy at Rushmoor Borough Council, said: "Our conservation areas play an important role in maintaining the heritage and character of our towns. A lot has changed since we last reviewed them and our aim is that the changes we are proposing now will continue to protect, but also improve, the nature of these areas for future generations. The draft Locally Listed Heritage Assets supplementary planning document complements this work, and we hope people will take the time to look at the proposals in the consultations and give their views."

The consultations will be available on the council's [Planning policy consultations](#) web page until Friday 13 March.

Appendix 2 – Media coverage



Left – Aldershot News and Mail front page (Wednesday 19th February)

Right – Coverage and Eagle Radio website news pages

Appendix 3 Examples of promotion on the Councils website

You are in Planning
Planning policies
The Rushmoor Local Plan
Supplementary planning documents and advice notes
Get involved in developing our planning policies
Statement of Community Involvement
Planning policy consultations
Community Infrastructure Levy and planning obligations
National, regional and county planning policy documents
Neighbourhood planning
Former local plans and policies

Planning policy consultations

We are consulting on the draft home improvements and extensions supplementary planning document (SPD).

Current consultations

Draft home improvements and extensions supplementary planning document (SPD)

The home improvements and extensions SPD provides further guidance to householders on how to deal with design and amenity issues when making home improvements such as extensions, loft conversions, building a new outbuilding or erecting a new boundary.

It is intended to help people seeking planning permission for home improvements but it also provides useful information on design and amenity where planning permission is not needed.

By 'amenity', we mean daylight, privacy, peace and quiet as well as useful features such as bin and cycle storage.

The SPD supports the implementation of [Local Plan](#) Policy DE1: Design in the Built Environment.

You can read the draft home improvements and extensions SPD and supporting documents below.

You can find where to view hard copies of the documents in the statement of matters and availability.

- [Draft home improvements and extensions SPD \(446kb\)](#)
- [Statement of matters and availability \(116kb\)](#)
- [Strategic environmental assessment \(SEA\) / habitats regulations assessment \(HRA\) screening assessment \(271kb\)](#)

Have your say

Online survey

Our [online survey about our draft home improvements and extensions SPD](#) will only take a few minutes and includes questions about how useful and clear you find the SPD.

You can also send us your comments in any of the following ways.

By email

planningpolicy@rushmoor.gov.uk

By post

Planning Policy
Rushmoor Borough Council
Council Offices
Farnborough Road
Farnborough
Hants
GU14 7JU

Closing date for comments

The closing date for comments is 5pm on Friday 6 December.

Related documents

- [Draft home improvements and extensions SPD \(446kb\)](#)
- [Reg 12 Statement of matters and availability \(116kb\)](#)
- [Home Improvements and extensions SPD - SEA HRA screening final \(271kb\)](#)

▶ [Help with PDF documents](#)

Related links

▶ [Do I need planning permission?](#)

Contacts

Planning policy
planningpolicy@rushmoor.gov.uk
Tel: 01252 398735
▶ [View full details](#)

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- [LinkedIn](#)
- [Reddit](#)
- [Tumblr](#)

Conservation area reviews

We'd like your views on the Cargate and Aldershot military conservation areas.

▶ Read more about Conservation area reviews



Conservation area reviews

Our vacancies

Southwood Country Park

Aldershot and Farnborough

Latest news

Payment problems

We are having problems with our payment system today ...

Council seeks views on conservation areas and locally listed heritage assets

Local people are being asked to give their views on ...

▶ See all news stories

In my area

Please enter your details below to find information about your area

Enter house number

Enter postcode

Search

▶ Don't know your postcode?



Do it online

Pay for it

Apply for it

Report it



Council tax



Parking fine



Planning fees



Garden waste recycling



Business rates



Invoices

▶ See all online services

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Top tasks

- ▶ Bin collections
- ▶ Planning
- ▶ Looking for a home
- ▶ Council tax
- ▶ Leisure facilities
- ▶ Registering to vote
- ▶ Jobs
- ▶ नेपालीमा जानकारी

Contact us

Appendix 4 – Poster



**Protecting and improving
our local heritage**
We want your views



- Tell us what you think about our proposed changes to Aldershot's Cargate and military conservation areas
- Put forward a building to be added to our list of local heritage assets

Visit our public drop-in sessions:

- **Cargate conservation area**
Aldershot Baptist Church, Upper Elms Road - Tuesday 25 February, 2.30pm to 7.30pm
- **Aldershot military conservation area**
Princes Hall - Wednesday 26 February, 2.30pm to 7.30pm

Find out more at: www.rushmoor.gov.uk/planningpolicyconsultations

Closing date for comments: Friday 13 March, 5pm

RUSHMOOR
BOROUGH COUNCIL

Appendix 5 – Leaflet



**Protecting and improving
our local heritage**
We want your views



We're reviewing the Cargate and Aldershot military conservation areas and we'd like your thoughts

Under our proposals:

- The **Cargate conservation area** would be smaller than at present, taking out parts of it that don't reflect its historic character
- The **Aldershot military conservation area** looks to the future and so would include parts of the new Wellesley development
- Both areas would be covered by an **Article 4** direction. This means you may need planning permission to carry out certain work on your home.

RUSHMOOR
BOROUGH COUNCIL



We're also updating our list of local heritage assets

These are buildings and structures that we will seek to protect.

You can ask us to add a building, including your home, to the list if you think it's of local importance. You can also ask us to remove buildings from the list.

Give your views

We'd like to invite you to visit our public drop-in sessions:

- **Cargate conservation area**
Aldershot Baptist Church, Upper Elms Road
Tuesday 25 February, 2.30pm to 7.30pm
- **Aldershot military conservation area**
Princes Hall - Wednesday 26 February, 2.30pm to 7.30pm

You can also find out more and give your views on our website:
www.rushmoor.gov.uk/planningpolicyconsultations

Closing date for comments: Friday 13 March, 5pm

Council Offices,
Farnborough Road,
Farnborough,
Hants, GU14 7JU

www.rushmoor.gov.uk
01252 398 399
customerservices@rushmoor.gov.uk

[@rushmoorcouncil](https://twitter.com/rushmoorcouncil)
[Rushmoor Borough Council](https://www.facebook.com/RushmoorBoroughCouncil)
February 2020

Appendix 6 - Email to Consultees

Rushmoor: Planning Policy and Heritage Consultations (Statutory)



Rushmoor Council Planning Policy

To

Bcc

[Redacted recipient information]

Reply Reply All Forward ...

Fri 31/01/2020 15:30

Reg 12 Statement of Matters and availability.pdf
119 KB

Dear Sir / Madam,

We are contacting you as you have previously asked to be notified of planning policy consultations undertaken by Rushmoor Borough Council.

The Council is currently consulting on the following planning policy and conservation documents for a period of six weeks:

- Locally Listed Heritage Assets SPD
- Conservation Area Overview Document
- Cargate and Aldershot Military Conservation Area Appraisals and Management Plans
- Draft Article 4 Directions for the above two Conservation Areas

You can view the documents and find more information online at <https://www.rushmoor.gov.uk/planningpolicyconsultations>. Hard copies are available at Aldershot and Farnborough libraries as well as the council offices, during opening hours.

The closing date for receipt of comments is **5pm on Friday 13 March 2020**.

Please respond via email planningpolicy@rushmoor.gov.uk or write to us at the following address:

Planning Policy and Conservation
Rushmoor Borough Council
Council Offices
Farnborough Road
Farnborough
Hampshire
GU14 7JU

Yours faithfully,

The Planning Policy and Conservation Team

Planning Policy | Rushmoor Borough Council | Council Offices | Farnborough Road | Farnborough | Hampshire | GU14 7JU

DDI: 01252 398735 | e: bethany.griffin@rushmoor.gov.uk | w: www.rushmoor.gov.uk

Please consider the environment - do you really need to print this email?

Appendix 7 - Consultation Event Photos



Top left: Cargate Consultation Event at the Baptist Church

Top right: static display at Rushmoor Borough Council offices

Bottom left: Banners set up at Princes Hall, Aldershot.

Appendix 8– Summary of Comments on the Aldershot Military Conservation Area Character Appraisal and Management Plan and the Councils response

Respondent	Summary of comments	Officer Response
Alex Crawford	As part of the consultation the Board of the Wellesley Residents Trust, appointed by Rushmoor Borough Council, should have been consulted. Especially due to the fundamental changes such as removing Cambridge Military Hospital from the conservation area.	<p>The Wellesley Residents Trust have not requested to be notified of planning policy consultations, all statutory consultees and consultees who have requested to be notified were emailed notification of the start of the consultation period. Grainger Plc were kept informed of the proposal to amend the conservation area boundary and extensive consultation with Borough Councillors occurred prior to the launch of the consultation.</p> <p>The Cambridge Military Hospital will remain within the conservation area. The Aldershot Centre for Health building has been removed from the conservation area.</p>
Aldershot Civic Society	<p>Taking a pragmatic view, we accept that the values protected by the existing conservation areas have been eroded, leading RBC to propose removing certain parts of the conservation areas, and in the main agree with the proposed removals for this reason.</p> <p>Fully support the detailed submission made by the Friends of Aldershot Military Museum (detailed below).</p>	<p>General support for reviewing the Conservation Area noted.</p> <p>Response to Friends of Aldershot Military Museum detailed below.</p>
Friends of Aldershot Military Museum	The areas being removed from the conservation area have been developed by Granger and have lost their historic character, and have therefore not been successfully protected by the designation.	Unfortunately, we are unable to change development which has already taken place.

Respondent	Summary of comments	Officer Response
	<p>Society believe that the conservation area should be wider along Queens Avenue to prevent development encroaching on the important view down the road.</p> <p>The Ramsden Wall Memorial, plaque for the opening of Montgomery lines and the IRA bomb victims memorial are important to retain within the conservation to protect their setting. Although the area south of Hospital Road has been completely developed, there is still the RAMC South African War memorial and the Gordon Oak which need their setting protected.</p> <p>Support additions to the conservation area North of Basingstoke canal.</p> <p>Suggest that conservation area is extended south down hospital hill to prevent this area becoming over-developed.</p>	<p>Having reviewed the boundary we agree that the conservation area boundary could be amended in a number of locations along Queens Avenue to include additional green infrastructure beside the highway (including grass verges and trees) that make a valuable contribution to the character and appearance of the conservation area. The conservation area boundary has been amended to reflect this.</p> <p>As part of the consented planning application for Wellesley a detailed Heritage Statement was submitted which can be accessed on our website: https://www.rushmoor.gov.uk/article/5856/Aldershot-Urban-Extension-AUE---design-and-heritage-documents.</p> <p>Full consideration is being given to the impact of development on the existing monuments within Wellesley, whether statutorily listed or not.</p> <p>Support Noted.</p> <p>Having reviewed the suggested inclusion, the main historic asset is the Old Union Poor House that is locally listed and has recently been refurbished and converted. The setting of this building is protected by Local Plan policy HE1. We do not consider that the area suggested for inclusion satisfy Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, "an area of special architectural or</p>

Respondent	Summary of comments	Officer Response
		historic interest, the character or appearance of which it is desirable to preserve or enhance”.
Hart District Council	No Comments	Noted
Savills on behalf of Grainger Plc	<p>Savills on behalf of Grainger Plc responded that in principle agree to the alterations to the boundaries, however it is suggested that the boundary is extended to include the sports pitches west to the A325 as the consultation draft character appraisal identified the importance of open spaces as a key feature of the conservation area that contributes towards the area’s special character.</p> <p>Consider that the playing fields west of the A325 should be included within the conservation area as the land, along with the setting it provides, is an important open space feature which, when considering its position within the Wellesey development area and its history, should be afforded the same levels of protection as the neighbouring land, including the army athletic ground and pitches. In addition, they consider the land serves to protect open views to the west.</p> <p>This area has to be retained as sports pitches as per the parameter submitted in support of outline application 12/00958/OUT.</p>	<p>Support for the appraisal is noted.</p> <p>The draft character appraisal and management plan that officers presented to Cabinet in December 2019 for approval to consult included the playing fields to the west of the A325.</p> <p>Officers agree that the playing fields to the West of the A325 should be included within the conservation area boundary as the area of land in question is of historic interest, the character or appearance of which it is desirable to preserve or enhance’.</p>
Tony Jarett	The army careers office is quite an historic building. Before the army took it over it was a military tailors and had been there for years. Please consider placing it in the conservation area.	The building in isolation does not warrant the retention of the wider area within the Conservation Area. However, the building will be considered for inclusion on the Local List of Heritage Assets.



13 March 2020

Planning Policy
Rushmoor Borough Council
Council Offices
Farnborough Road
Farnborough
Hampshire
GU14 7JU

BY EMAIL ONLY

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savills.com

Dear Sir/Madam

ALDERSHOT MILITARY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN CONSULTATION

I write on behalf of Grainger Plc in relation to the current Aldershot Military Conservation Area Appraisal and Management Plan.

In principle, Grainger Plc support the proposed alterations to the Conservation Area boundary and fully agree with the importance of ensuring the long term protection of the area's current character and historical significance.

That said, having reviewed the consultation documents, it is suggested that the boundary is extended to include the sports pitches west of Farnborough Road, located between Fleet Road and Rushmoor Road. This land includes the sports pitches currently used by the Rushmoor Saints.

Paragraph 1.2 of the revised conservation area appraisal states *'it is the combination of factors such as buildings, walls, trees, hedges, open spaces, views and historic settlement patterns that create a sense of place that give the area its special character'*

Further to this, paragraph 4.8 notes the importance of open spaces as a key feature of a conservation area, and emphasises the importance of the army athletic ground and pitches forming a significant area of open space within the proposed conservation area boundary, which provide key viewpoints across to the Basingstoke Canal.

The land use parameters plans submitted in support of outline application 12/00958/OUT identifies the retention of the sports pitches west of Farnborough Road for formal open spaces, play and sports provision. The use of the land, along with the setting it provides to the adjacent conservation area, is an important open space feature which, when considering its position within the Wellesey development area and its history, should be afforded the same levels of protection as the neighbouring land, including the the army athletic ground and pitches. In addition, it serves to protect open views to the west.

It is therefore requested that the conservation area boundary as proposed is extended to include the recreation ground/sports pitches located between Fleet Road and Rushmoor Road.



If you require any further information please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink that reads "Bryony Stala". The signature is written in a cursive, flowing style.

Bryony Stala
Savills Planning