

**CABINET**

**COUNCILLOR KEITH DIBBLE  
DEVELOPMENT AND ECONOMIC GROWTH  
PORTFOLIO HOLDER**

**15 October 2024**

**KEY DECISION? NO**

**REPORT NO. PG2427**

## **CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS**

### **SUMMARY AND RECOMMENDATIONS:**

This report sets out the background to the review of the Aldershot West Conservation Area and proposed amendments to the boundary as a result of public consultation. It seeks approval to consult upon and, if there are no substantive changes, adopt a revised Appraisal and Management Plan.

This report also sets out the background to the reviews of the Farnborough Street Conservation Area and South Farnborough Conservation Area and seeks approval to adopt the appraisal and management plans, which have been amended as a result of public consultation.

This report seeks Cabinet's approval to:

- a. agree to reconsult on the revised appraisal and management plan for Aldershot West Conservation Area (Appendix 1), and thereafter delegate authority to the Executive Head of Property and Growth (in consultation with the Portfolio Holder) to make any necessary final amendments to the appraisal and management plan that are not substantive in the light of consultee comments received before it is finally adopted;
- b. adopt the Farnborough Street Conservation Area appraisal and management plan (Appendix 2) and delegate authority the Executive Head of Property and Growth (in consultation with the Portfolio Holder) to make any necessary minor amendments prior to publication;
- c. adopt the South Farnborough Conservation Area appraisal and management plan (Appendix 3) and delegate authority the Executive Head of Property and Growth (in consultation with the Portfolio Holder) to make any necessary minor amendments prior to publication.

## **1. INTRODUCTION**

- 1.1. The Planning team has been reviewing the borough's conservation areas over the last few years. In previous rounds, the Cabinet has approved appraisals for Basingstoke Canal, Cargate, Farnborough Hill, Manor Park, Military Town and St Michael's Abbey. This report now seeks approval for the final tranche of

conservation area appraisals and management plans (CAAMP), namely Farnborough Street, South Farnborough and Aldershot West.

- 1.2. These three appraisals were published for public consultation in 2023. Following consultation and after seeking external heritage advice on the objections and recommended boundary changes received (Appendix 4), Officers have revised the three appraisals.
- 1.3. As revisions to the Farnborough Street CAAMP and South Farnborough CAAMP are minor (and the former has already been subject to two consultations), the recommendation is that Cabinet adopt both documents.
- 1.4. However, as the proposed boundary changes for Aldershot West includes the proposed addition of a new sub-area, the recommendation is for the Cabinet to agree to reconsult on the revised appraisal. If there are no substantive changes required following this consultation, this report delegates the adoption of the appraisal and management plan to the Executive Head of Property and Growth, in consultation with the portfolio holder. In the event of substantive objections being received, the matter will be brought back to Cabinet for consideration.

## **2. BACKGROUND**

- 2.1. A conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” which local authorities such as Rushmoor have the right to establish. There are currently eight of these in Rushmoor. By law, the council must keep these areas under review ‘from time to time’<sup>1</sup>. This means, the council can extend, alter or reduce their boundaries. The council made a commitment in the Rushmoor Local Plan 2019 (Policy HE3) to do this.
- 2.2. The National Planning Policy Framework (para 197) states that “when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”
- 2.3. The council has published a Conservation Area Overview Document that sets out the context in which conservation areas in Rushmoor have been designated. It includes the legislative and planning policy framework, as well as the geographic and historic setting of the area. The overview document should be read alongside the individual character appraisals and management plans.
- 2.4. Aldershot West Conservation Area is located within and to the west of Aldershot Town Centre. It is currently bounded by High Street, Short Street and Barrack Road to the north. It includes Alexandra Terrace, parts of Edward Street and Queens Road. It extends down to the Municipal Gardens to the south and is bounded by Grosvenor Road to the east. The Conservation Area lies to the immediate north of Cargate Conservation Area.

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

- 2.5. Farnborough Street Conservation Area is located in north-east Farnborough. It forms part of an area which was first designated as the Farnborough Hill Conservation Area in 1977. As part of the process of reviewing and appraising this conservation area, and following public consultation, the Council decided to split into two parts:
- i. a 'new' Farnborough Hill Conservation Area - centred on Farnborough Hill school and its grounds, and
  - ii. Farnborough Street Conservation Area - centred on the crossroads where Farnborough Street meets Rectory Road, Ship Lane and Highgate Lane
- 2.6. South Farnborough Conservation Area is located to the south of the town of Farnborough. The Conservation Area is bounded by Farnborough Road to the west and properties on the east side of Alexandra Road to the east, Lynchford Road to the south and Reading Road to the north. Church Circle is a separate element to the north-west.
- 2.7. In November 2022, Cabinet approved the adoption of the new Farnborough Hill CAAMP. In addition, Cabinet agreed to consult on the draft Aldershot West CAAMP and agreed to reconsult on the revised appraisal for Farnborough Street Conservation Area solely to seek views on whether it should be extended to include the Station Master's House. In August 2023, Cabinet approved the publication of the draft South Farnborough CAAMP for public consultation.
- 2.8. Following public consultation and after seeking external heritage advice on the objections and recommended boundary changes received (Appendix 4), Officers have revised the three appraisals (as set out in more detail in Section 3 of this report).

### **3. DETAILS OF THE PROPOSAL**

#### **General**

##### Aldershot West Conservation Area (Appendix 1)

- 3.1. This conservation area was designated in 1980. It has a mixed character but is distinctive overall because it retains examples of Aldershot town centre as it was in the early 20th century. In 2023, we consulted on a draft CAAMP which proposed only minor changes to the boundary.
- 3.2. Responses to the public consultation on the draft CAAMP suggested some areas for inclusion within the Conservation Area. Following consideration by officers and external heritage advice (Appendix 4), the revised appraisal proposes the inclusion of two additional areas:
- Land from Princes Gardens to Buzz Bingo (as a new sub-Area)
  - Rowhill School (as an extension to Sub-area 1)
- 3.3. The proposed additional sub-area is occupied by two large buildings which were historically cinemas, and Princes Gardens. The Empire and the Ritz (Buzz

Bingo) retain their architectural form and features, and both have landmark quality and reflect the cinema-going habits of the 1930s when it was the most popular of activities. They are both of local historic interest – they contribute to the distinctive history of the town - a town dominated by the army, where the provision of entertainment was crucial. The gardens are also considered worthy of inclusion as they form a commemorative open space uniting both the civilian and Army components of Aldershot. It has historic associations with the Royal Engineers, and positively contributes to the character of the area.

- 3.4. Rowhill School was built in 1889 by the Aldershot School Board (a few years after the development of the West End Centre, built in 1881 also as a Board School). It contributes positively to the wider conservation area, sharing a common palette of materials, style and form and sitting amongst trees on the western side of the Municipal Gardens. It is of historic interest as a school built in response to the 1870 Education Act and associated with the Aldershot School Board, and it holds some group value with the nearby West End Centre. The building meets a number of the Historic England requirements for inclusion and will positively contribute to the significance of the Conservation Area. It contributes to the quality of recognisable open space that is the Municipal Gardens, makes a positive contribution to the neighbouring heritage assets, and is still in its original use.
- 3.5. The proposed changes to the boundary are shown on Figure 3, page 34 of the draft CAAMP (Appendix 1).
- 3.6. The Planning team will consult on the revised appraisal. This consultation is expected to begin in early November and will run for six weeks. Letters and leaflets providing background information on the conservation area designation, explaining the implications of the proposed boundary change and how to respond to the consultation will be sent to those within the existing Aldershot West Conservation Area boundary. One in-person event will be held in Aldershot, where officers will be on hand to answer questions about the appraisal.
- 3.7. Delegated authority is sought to allow the Executive Head of Property and Growth (in consultation with the Portfolio Holder) to make any minor revisions following this consultation before it is finalised. In the event of substantive objections being received, the matter will be brought back to Cabinet for consideration.

#### Farnborough Street Conservation Area (Appendix 2)

- 3.8. The current Farnborough Hill Conservation Area was designated in 1977 and covers a swathe of land north of Farnborough town centre. It was last reviewed in 1989. As noted in paragraph 2.5 above, the decision was made to split the Conservation into two parts and remove parts of the existing Conservation Area.
- 3.9. Farnborough Street Conservation Area is centred on the crossroads where Farnborough Street meets Rectory Road, Ship Lane and Highgate Lane. Bounded to the south by the South West Main Line and to the east by the North



Downs Line railway lines and incorporating Farnborough Street to the east of the crossroads, Rectory Road to the south, and parts of Ship Lane and Highgate Lane to the north and west respectively, the conservation area comprises the location of the original village of Farnborough, from where the town of today developed from the mid- to late nineteenth century.

- 3.10. As part of the removal of parts of the current Farnborough Hill Conservation Area, it is proposed that the majority of Chapel Street is removed from the Conservation Area. Following responses received to the consultation and subsequent external heritage advice (Appendix 4), it is now recommended that 2-4 Chapel Street are also removed from the existing conservation area boundary. These are modern infill dwellings built in the 1950s and 1960s and are considered to have no architectural or historic merit and, therefore, do not warrant inclusion within the conservation area. The properties directly affected by this change have been notified by letter.
- 3.11. The proposed changes are set out in an appendix to the CAAMP and shown on Figure 3, page 32 (Appendix 2).

South Farnborough Conservation Area (Appendix 3)

- 3.12. The South Farnborough Conservation Area is located to the south of the town and was designated in 1987. The conservation area is bounded by Farnborough Road to the east and properties on the east side of Alexandra Road to the west, Lynchford Road to the south and Reading Road to the north. Church Circle is a separate element to the north-west. Although Church Circle is physically separate, it is designated as part of a single conservation area and is linked to the larger element by Guildford Road East.
- 3.13. During the public consultation on the draft CAAMP undertaken 2023, it was proposed to remove the following areas from the conservation area:
- Industrial and commercial buildings between the Queens Hotel, Farnborough Road, Netley Street and the rear boundaries of properties on the west side of Southampton Street.
  - Ettrick Court and the terrace between Osborne Road, Farnborough Road and Guildford Road West.
  - The telephone exchange, Neelam Court and Kashmir Court south of Reading Road.
  - Farren House and Baveno House complex north of Reading Road.
- 3.14. A number of objections to the removal of Farren House and Baveno House were received, which prompted an officer review and external heritage advice (Appendix 4). This has recommended that Farren House and Baveno House should be retained within the conservation area.
- 3.15. The proposed removal of these properties was on the basis that they have been significantly altered, and their setting was compromised by the erection of three accommodation blocks on the site, constructed in the 1970s. However, the advice received (Appendix 4) concluded that the houses contribute to the character of the area, and illustrate the development of Farnborough in a period where housing development was at its peak. They are of high architectural

quality, and this has not been eroded to a point where they are no longer recognisable or significant. Overall, they are considered to make a positive contribution to the wider Conservation Area. The properties directly affected by this change have been notified by letter.

- 3.16. The proposed changes are set out in an appendix to the CAAMP and shown on Figure 3, page 40 (Appendix 3).

#### Trees within the Conservation Areas

- 3.17. Trees in a conservation area that meet specified criteria<sup>2</sup> are protected by legislation requiring the Council to be notified of any works to a tree. Therefore, the proposed boundary changes could result in the removal of tree protection. The proposed areas to be removed from the Conservation Area have been subject to survey by the Council's Arboricultural Officer. Where justified, Tree Preservation Orders will be made to ensure that important trees remain protected. Any new Tree Preservation Orders will be made and in place before boundary changes are affected to ensure continued protection.

#### Article 4 Directions

- 3.18. Some additional planning controls over development within conservation areas restrict changes to external appearance and prevent buildings within a conservation area from being demolished without planning permission. Further information is available in the Rushmoor Conservation Area Overview document. Permitted development rights do however allow certain alterations without the need for planning permission. Many of these alterations can have an unintended negative impact on the character or appearance of an area.
- 3.19. Further protection of the key features of the conservation area can be accomplished by introducing Article 4 direction restricting the exercise of some permitted development rights. Such an order is already in place covering the Church Circle sub-area serving to prevent inappropriate replacement windows and loss of chimneys and boundary walls. There is also an Article 4 direction in place covering Cargate Conservation Area. Following the adoption of the full suite of CAAMPs, consideration will be given to extending similar Article 4 control over other parts of the Conservation Areas. This would be the subject of a separate report and consultation if it was pursued.

#### **Alternative Options**

- 3.20. An alternative option would be to adopt the CAAMPs and associated boundaries as proposed in the consultation, without further amendment. However, this would not take account of the consultation responses received and would be contrary to the heritage advice received on this matter (Appendix 4).

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

## Consultation

- 3.21. The three draft CAAMPs were subject to six weeks' public consultation between the 29th August and 10th October 2023.
- 3.22. A range of methods were used to raise awareness of the consultation. These included:
- Promotion via media release, the Council's website and using social media.
  - Letters and information leaflets delivered to properties within the existing Conservation Area boundaries.
  - Notification sent to those registered on the Rushmoor Local Plan consultation database (including local residents, businesses, statutory bodies such as Historic England and civic groups).
  - Two in-person consultation events
  - Static display boards in the reception of the Council offices.
  - Information leaflets and copies on deposit at Farnborough and Aldershot libraries.

### General Comments

- 3.23. The Council received comments from Historic England relating to all three appraisals. They made the following comments:
- welcome the appraisals and consider that they provide detailed and observant accounts of each area,
  - overall the documents are set out clearly, with helpful mapping, and are easy to navigate.
  - recommend that a short summary or statement of special interest is provided at the beginning of each appraisal (as suggested in Historic England Advice Note 1)

### Aldershot West

- 3.24. The Council received three responses to the consultation which commented specifically on the Aldershot West CAAMP. The main comments/issues raised were:
- Consider inclusion of the roundabout to the south of Municipal Gardens.
  - Question the inclusion of William Farthing Close.
  - Consider inclusion of Rowhill School, given its relationship to the West End Centre.
  - Propose the inclusion of the land from Princes Gardens to Buzz Bingo
  - Question why the flower garden in front of Queens Hotel was being removed.

### Farnborough Street

- 3.25. The Council received 6 responses to the consultation which commented on the Farnborough Street CAAMP. The main comments/issues raised were:
- Support for the inclusion of the former Station Masters House.
  - Objection to the removal of Chapel Street, in particular the inclusion of the former Methodist Chapel as a building of local significance.

- Question why the former Methodist Chapel (11a Chapel Street) is not locally listed, despite the adjoining property being added.
- Objection to the removal of areas within the existing Farnborough Hill Conservation Area and potential for this to damage the setting of the conservation area(s).
- Objections to the proposed removal of areas of significance in pottery production and associated sites of significant archaeological remains (medieval kilns/pottery manufacture).

#### South Farnborough

- 3.26. The Council received 13 responses to the consultation which commented on the South Farnborough CAAMP. The main comments/issues raised were:
- Concerns raised about impact of increased traffic, problems with on-street parking, loss of trees and green space and buildings detracting from the special character (including specific reference to the impact of cars parked within Alma Square)
  - Importance of maintaining the character of this area
  - Support for removal of the Telephone Exchange and Ettrick Court, but concern about loss of protection if the sites were to be redeveloped.
  - Objections to the removal of Farren House and Baveno House. Considered to have architectural and historic interest and make a positive contribution to the local character and appearance.
  - Need to ensure mature trees on sites proposed for removal are protected using Tree Preservation Orders.
  - Objection to proposal to remove parts of the Conservation Area, due to loss of protection if these sites come forward for re-development and loss of protection for the trees on these sites.
  - Specific objection to removal of the Telephone Exchange due to concern over potential increase in traffic and parking issues/ impact on Reading Road arising from redevelopment.
  - Note the potential for archaeological remains associated with the tumuli at Cockadobby Hill/Queen's Roundabout and Albert Road and the appraisal should acknowledge this.
- 3.27. The proposed changes to the conservation areas have been shared with the Portfolio Holder for Development and Economic Growth and considered at meeting of the Strategic Housing and Local Plan Working Group on 17<sup>th</sup> September 2024.

#### **4. IMPLICATIONS** (of proposed course of action)

##### **Risks**

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

##### **Legal Implications**

- 4.2. The council has a statutory duty to review its conservation areas under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council will be required to notify the Secretary of State and Historic England if there are changes made to the designation of conservation areas. In addition, paragraph 4.5 below, sets out the council's compliance with its public sector equality duty. That duty is a continuing duty, any actions flowing from this report will have regard to that duty and if necessary, further report will be made to the Cabinet.

### **Financial Implications**

- 4.3. None. The adoption of the three CAAMPs and consultation on the Draft Aldershot West CAAMP will be carried out from within existing staff and budget resources.

### **Resource Implications**

- 4.4. None. The adoption of the three CAAMPs and consultation on the Draft Aldershot West CAAMP will be carried out from within existing staff and budget resources.

### **Equalities Impact Implications**

- 4.5. The council's public sector equality duty applies to the designation, revocation or amendment of conservation areas. No direct implications arise from the process itself. However, the duty also applies to public consultations on conservation areas.

### **Other**

- 4.5. None.

## **5 CONCLUSIONS**

- 5.1 This report seeks approval to adopt the final conservation area reviews of the current programme, carried out in line with the council's legal duties and fulfils a commitment given in the Rushmoor Local Plan.
- 5.2 The proposed Conservation Area boundaries have been amended as a result of public consultation and external advice. The proposed changes have been reviewed, and are supported, by the Portfolio Holder for Development and Growth and the Strategic Housing and Local Plan Working Group.
- 5.3 Due to the scale of the proposed changes, the Aldershot West CAAMP will be subject to further public consultation. Delegated authority is sought to allow the Executive Head of Property and Growth to make any minor revisions following this consultation before the CAAMP is adopted. In the event of substantive objections being received, the matter will be brought back to Cabinet for consideration.

- 4.6. The adoption of the documents will help preserve and enhance the character and appearance of the three Conservation Areas, by providing a framework for determining planning applications and ensuring that development proposals are of a high quality.

**LIST OF APPENDICES/ANNEXES:**

Appendix 1 - Aldershot West Draft Conservation Area Appraisal and Management Plan

Appendix 2 - Farnborough Street Conservation Area Appraisal and Management Plan

Appendix 3 - South Farnborough Conservation Area Appraisal and Management Plan

Appendix 4 - Conservation Area Appraisal and Management Plan: Boundary Review Advice Note August 2024 (Stephen Levrant Heritage Architecture)

**BACKGROUND DOCUMENTS:**

None

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# Conservation Area

## appraisal and management plan



## Aldershot West



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## 1. Introduction

- 1.1 This document should be read alongside the Council's [Conservation Areas 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.<sup>1</sup> The Overview document also explains what requires planning permission in a conservation area.
- 1.2 A conservation area is a place of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance. Building groups, walls, trees and hedges, open spaces, views and historic settlement patterns all combine to create a sense of place. It is this character, which is required, rather than simply individual buildings, that the designation of conservation area status seeks to protect. The location of the boundary for a conservation area is a qualitative decision relating to character. It is essential for the protection of conservation areas that only areas which are heritage assets are designated so that 'the concept of conservation is not devalued'.<sup>2</sup>

### **Appraisal and Management Plan**

- 1.3 This Appraisal document sets out the special architectural and historic interest of Aldershot West conservation area, the character or appearance of which it is desirable to preserve or enhance. The Appraisal identifies the features of the conservation area that make a positive or negative contribution to its significance and is accompanied by a Management Plan which sets out how change can be managed to conserve and enhance the area.
- 1.4 Conservation area 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. This Appraisal has also been prepared having regard to [Historic England Advice Note 1 \(Second Edition\)](#).<sup>3</sup>
- 1.5 Every effort has been made to include or analyse elements that are key to the special character of the conservation area. However, where buildings, structures or features have not been specifically highlighted, it does not necessarily follow that they are of no visual or historic value.

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

<sup>2</sup> National Planning Policy Framework (2023), para. 197.

<sup>3</sup> Available to view at <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>.

## **2. Overview of Aldershot West Conservation Area**

### **Designation History**

- 2.1 Aldershot West conservation area was designated in 1980 and has since been reviewed in 1983 and 1989. There is no adopted appraisal and management plan for the area.
- 2.2 The Council consulted on a draft Conservation Area Appraisal and Management Plan in 2023 in which it was proposed to make only minor boundary realignments to the conservation area. A number of people who responded to the consultation suggested that Rowhill School and an area to the north of the conservation area comprising Princes Gardens and two 1930s former cinema buildings should be included within the conservation area. The Council considers that the school and the area to the north have historic and architectural interest and warrant inclusion within the conservation area. It therefore now proposes to include Rowhill School and the gardens and cinemas area within the conservation area and has updated this draft Conservation Area Appraisal and Management Plan accordingly.

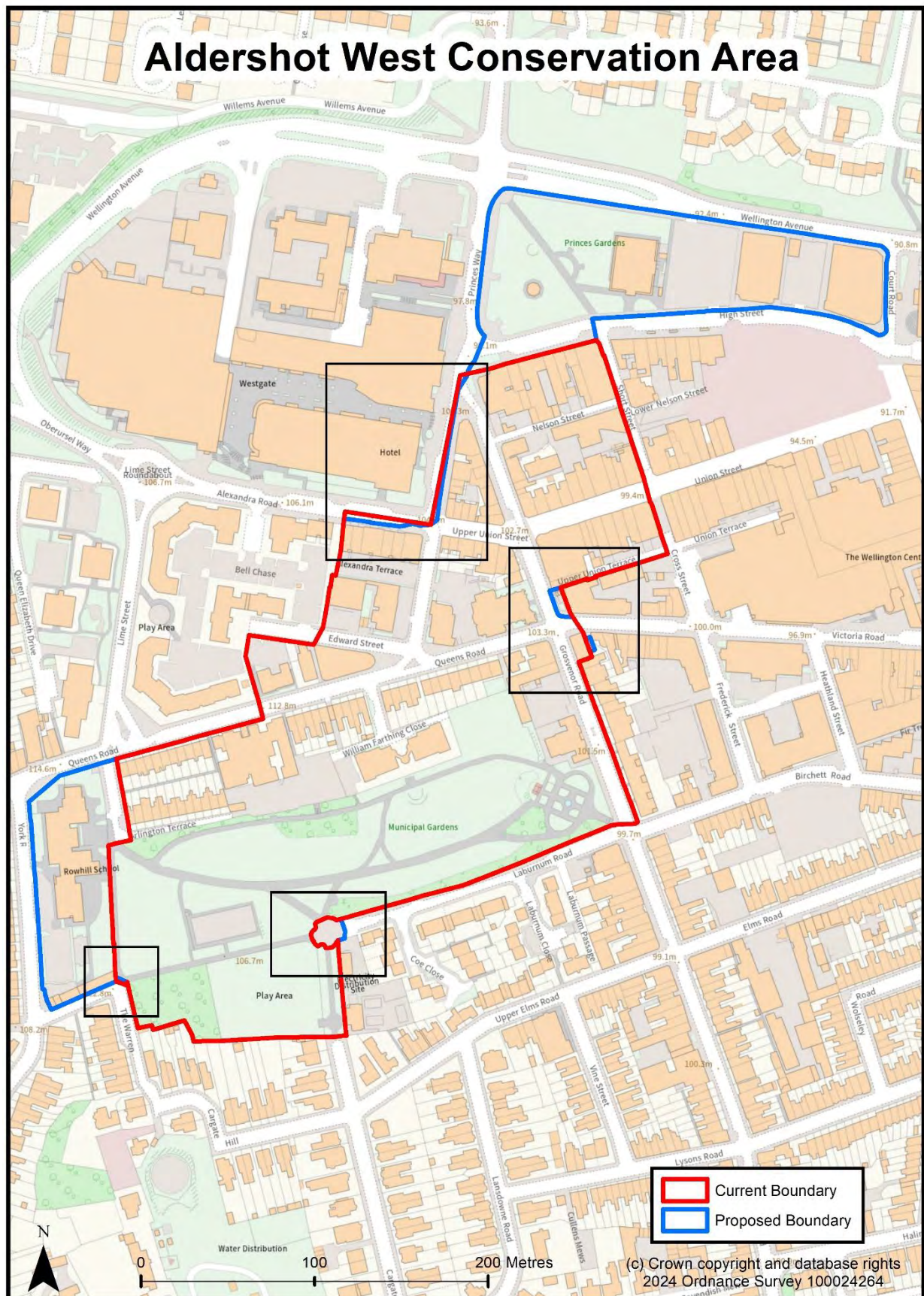
### **Location**

- 2.3 Aldershot West conservation area is located within and beyond the current Aldershot Town Centre, as designated within the [Rushmoor Local Plan](#) (adopted in February 2019),<sup>4</sup> and lies to the immediate north of Cargate conservation area.

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<sup>4</sup> Available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/>.

Figure 1: Map of Current and Proposed Boundary of Aldershot West Conservation Area



## Area Development

- 2.4 The development of Aldershot Town as a settlement started with the government's decision in 1853 to establish a permanent military garrison on heathland west of the historic Manor and village of 'Aldershott', exploiting the area's links to London and Portsmouth.<sup>5</sup>
- 2.5 The establishment of a town serving a civilian population followed from the construction of the garrison between 1854 and 1859. The civilian population of Aldershot was recorded as 685 people in 1841, rising to nearly 5,000 in 1861. The Aldershot Board of Health first met in 1857, the town was connected by rail in 1870, and a range of municipal and civic buildings, and churches to cater for the area's different religious congregations, were constructed in the 1860s and 1870s. By the 1890s, the town's population had grown to some 25,000 people, and much of the area now included in the conservation area had been built.<sup>6</sup>
- 2.6 The Aldershot Board of Health became the Aldershot Urban District Council following the passing of the Local Government Act in 1894. In 1904, Aldershot Town Hall and Fire Station were built, and the Urban District Council opened a public park, the Municipal Gardens, on former allotment land to the south. Laid out formally with distinctive geometric patterns, the Gardens consist of green open space and trees, with parterres and a fountain in the south-east corner. A tree-planting ceremony took place in the park in 1905, providing an eclectic mix of trees, some of which are still in place. The Municipal Gardens also house the town's distinctive granite war memorial, the Aldershot Cenotaph, which was unveiled by Prince Henry, Duke of Gloucester on 18 March 1925 and dedicated by Frank Woods, the Bishop of Winchester.<sup>7</sup>

## Area Summary

- 2.7 Much of the prevailing character of the area has remained largely unchanged, although there has been some infill development (for example, the sheltered housing development at Highview Lodge, William Farthing Close) and redevelopment of plots on Grosvenor Road and Barrack Road.
- 2.8 The principal external building materials are orange/red and buff brick with shallow 'natural' slate roofs, although some of the grander municipal buildings have stucco. Some of the residential frontages

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<sup>5</sup> H.N. Cole (1980) *The Story of Aldershot*, Southern Books (Aldershot) Ltd; S. Phillips and G. Picken (2000) *Aldershot Past*, Phillimore & Co. Ltd.

<sup>6</sup> S. Phillips and G. Picken (2000) *Aldershot Past*, Phillimore & Co. Ltd.

<sup>7</sup> S. Phillips and G. Picken (2000) *Aldershot Past*, Phillimore & Co. Ltd.; Historic England, 'Aldershot Cenotaph', available at <https://historicengland.org.uk/listing/the-list/list-entry/1464695?section=official-list-entry>.



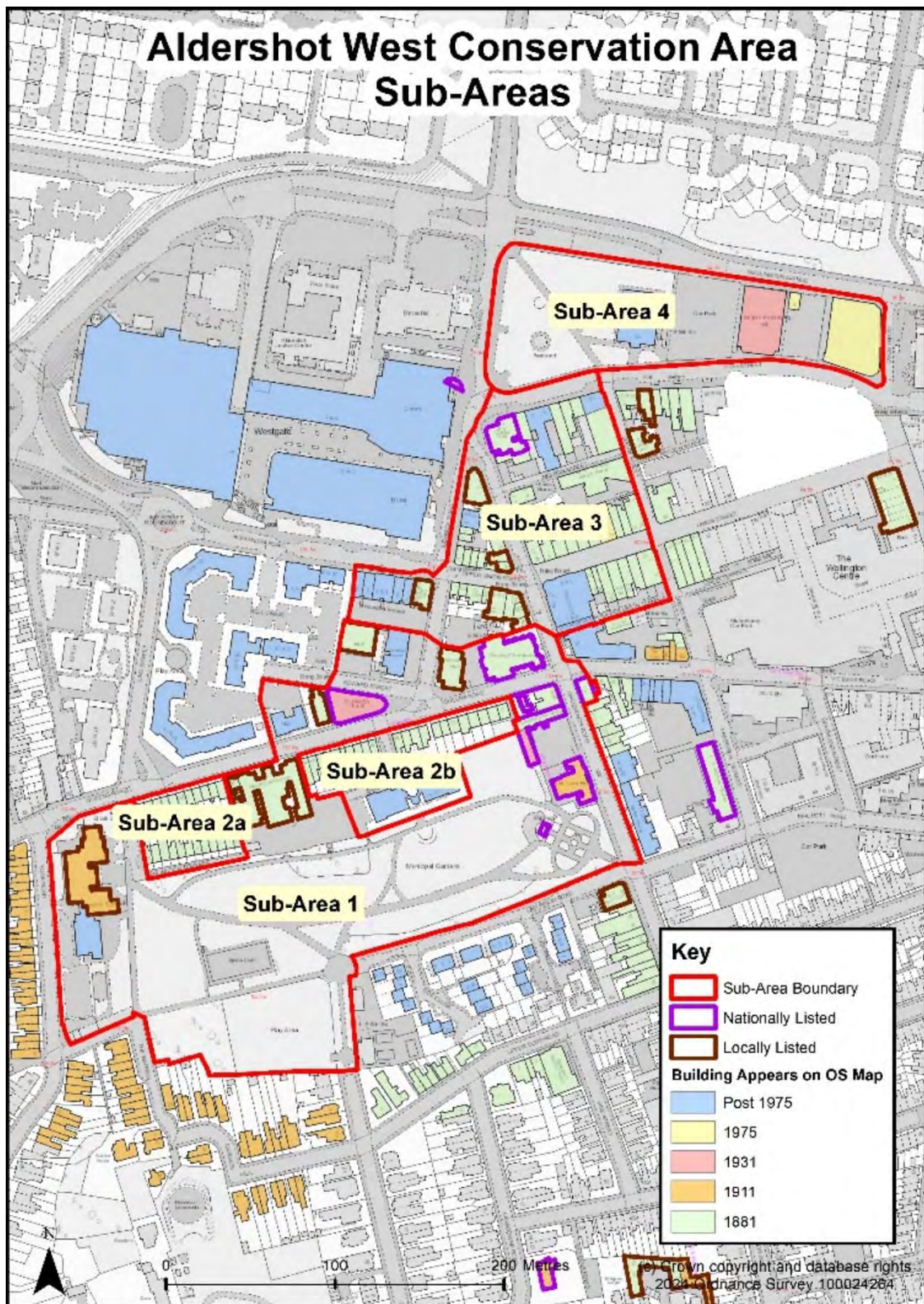
(for example, Arlington Terrace) have been rendered and painted, and there are a number of buildings of sandstone construction. The Aldershot Cenotaph war memorial is of granite construction.

2.9 The conservation area, including the proposed addition of land comprising Princes Gardens and the two former cinema buildings, has four areas of distinct character:

- Sub-Area 1: Civic and Municipal Quarter.
- Sub-Area 2: Residential Area.
- Sub-Area 3: Commercial Area.
- Sub-Area 4: Gardens and Cinemas

2.10 Whilst the character of the conservation area is varied in its form and uses, it provides a typical example of Aldershot as it was in the early twentieth century.

Figure 2: Map of Sub-Areas<sup>8</sup>



<sup>8</sup> This map depicts when buildings first appeared on the 1881, 1911, 1931 or 1975 Ordnance Survey (OS) map of the area (see Chapter 7). It does not show the definitive age of the buildings. For example, a building which first appeared on the 1931 OS map would have been built in the period between the publication of the 1911 and 1931 maps.

### **3. Sub-Area 1: Civic and Municipal Quarter**

#### **Area Summary**

- 3.1 This sub-area includes a cluster of municipal and commercial buildings and places of worship, which date from the Victorian and Edwardian eras, which front the main thoroughfares of Grosvenor Road and Queens Road, as well as properties fronting Edward Street, parts of Barrack Road and the Municipal Gardens. It is proposed that Rowhill School, which is located to the west of Arlington Terrace, is included within this sub-area.

#### **Building Form and Details**

- 3.2 This sub-area contains a number of listed buildings, the most striking of which is the former Methodist Church, a Grade II\* listed building which is now in office use located at the junction between Grosvenor Road, Queens Road and Victoria Road. Mixed Gothic in character with Early English, Decorated and Perpendicular features, and constructed from local sandstone rubble with Bath stone dressings, the Church dates from 1875 and has important townscape value, for its distinctive four-stage corner clock tower is visible from a number of vantage points within and outside the conservation area.
- 3.3 To the west of the former Methodist Church on Queens Road on a tightly wedged site at the junction with Edward Street lies the Grade II listed Roman Catholic Church of St Joseph's. Designed by George Drysdale and constructed in 1912/13, the building replaced a temporary church of corrugated iron which had been constructed on the site in 1872. It has high flank walls, a rounded east end and doorways on both street frontages. The robust external form of brindle-banded red brick work and its east-end bell turret are dominant features in Queens Road and Edward Street. The building's cliff-like quality is relieved by its colourful door friezes. east-end bell turret are dominant features in Queens Road and Edward Street. The building's cliff-like quality is relieved by its colourful door friezes.
- 3.4 Grosvenor Road passes north to south through the sub-area and is an important route through Aldershot. It provides views through and beyond the conservation area and includes a number of prominent listed buildings on a tight urban grain.
- 3.5 For example, occupying a prominent corner position at the junction between Grosvenor Road, Queens Road and Victoria Road, the Grade II listed 26 and 28 Grosvenor Road are fine examples of late-nineteenth-century classically styled shop buildings with accommodation above. Number 26 has a double frontage on Grosvenor Road and Queens Road, whilst number 28, which occupies a mid-terrace position between numbers 26 and 30, fronts on to Grosvenor Road. Both buildings have well-articulated façades and are of three storeys in height, although the second and third storeys at number

28 are recent additions constructed in 2019. Whilst the upper floors of number 28 are of white render, the corresponding storeys of number 26 are of yellow brick, although both have stucco features, including second-floor moulded bands and architraves. Both properties have extensive stuccoing on the ground floor and wide-cambered openings which provide a continuous series of windows along the street frontage.

- 3.6 Immediately to the south, and forming a terrace with numbers 26 and 28, lies 30 Grosvenor Road, which is also Grade II listed. Similarly built in the late nineteenth century and of three storeys, and previously in use as Aldershot Registry Office, the building has a richly detailed neo-classical front façade and shares common features with the adjacent 26 and 28 Grosvenor Road. The integrity in its form means that these buildings contribute to a visually rich and interesting streetscape.
- 3.7 On the opposite side of Grosvenor Road, also occupying a prominent corner position at the junction of Grosvenor Road, Queens Road and Victoria Road, lies 27 Grosvenor Road, a two-storey Grade II listed Italianate commercial building of the late nineteenth century. Its two main facades on Grosvenor Road and Victoria Road define the double aspect and prominent position of the corner site. The building's upper walling is of yellow brick, and the ground floor is in rusticated stucco. These details and the shallow-pitched slate roof with wide eaves on brackets give the building a stylistic cohesion with 26, 28 and 30 Grosvenor Road which face the building on the other side of the road.
- 3.8 To the south of 26, 28 and 30 Grosvenor Road lies Aldershot Town Hall, a Grade II listed building designed by C.E. Hutchinson and constructed in 1904. Featuring a central block of three storeys and two wings of two storeys, the building has a symmetrical façade built in a mix of brick, stone and render. The roofscape is also distinctive, with hipped slate roofs with bell-cast and wide eaves, a central slatted wooden turret and prominent rendered chimneys. Because the front façade is situated directly on to Grosvenor Road, the side elevations of the building are more prominent in views along the road. The building's carefully articulated forms and stepped quality make a positive contribution to the streetscape, particularly as the building is spatially separated by a car park to the north and the Municipal Gardens to the south.
- 3.9 In addition to the statutorily listed buildings described above, the sub-area contains several locally listed buildings associated with the civic and religious history of Aldershot, including the West End Centre on Queens Road, St Joseph's Rectory on Queens Road, Wesley Hall on Barrack Road and Queens Road, and the Masonic Hall on Edward Street.
- 3.10 Believed to have been constructed in the 1880s following the passing of the Education Act in 1870, the West End Centre on Queens Road, the former West End Junior School, is an impressive red-brick one-



and two-storey building with a clay-tile roof. Currently an arts centre, the building is distinguished by its gables that front the road and by the very large casement windows to each gable. It is an attractive building in the townscape and contributes strongly to the character of the conservation area as a local community facility.

- 3.11 Further west along Queens Road, Rowhill School is an attractive Victorian building and is locally listed. Built in 1889 by the Aldershot School Board, but with later additions, it is constructed in red brick with a steeply pitched clay-tile roof and retains its original decorative features and windows. It is a building of distinction and has a large two-storey modern extension to the south. Although it was constructed a few years later, it relates in style and materials to the nearby West End Centre. Rowhill School contributes positively to the wider conservation area, sharing a common palette of materials, style and form. It is of historic interest as a school built in response to the 1870 Education Act and is still in its original use. The building is not currently within the conservation area, but it is proposed to be included within Sub-Area 1.
- 3.12 Located on the opposite side of Queens Road to the northeast and built in 1874, St Joseph's Rectory is immediately adjacent to the Grade II listed St Joseph's Church and is a striking red-brick building with a natural slate roof. It comprises two double-height square-brick bays with chamfers to corners and parapets which face Queens Road, with brick gables above, and windows in a tripartite arrangement. The Church Hall, a relatively modern single-storey red-brick building, lies to the west.
- 3.13 Wesley Hall lies further to the east at the junction of Queens Road and Barrack Road. Built in around the 1870s, the building was formerly the hall for the Methodist Church but is now in office use. Constructed from local sandstone rubble and featuring Bath stone dressings, the building has a late-twentieth-century extension to the north and a semi-circular turret on its southeastern corner, as well as a large geometric tracery window on its south elevation. The building provides a focal point and an interesting counterpoint between the former Methodist Church to the east and St Joseph's Church to the west.
- 3.14 To the northwest of Wesley Hall and to the north of St Joseph's Church and St Joseph's Rectory lies the Masonic Hall on Edward Street. Built in 1863, the building was formerly a lecture hall for soldiers and was originally attached to a much-larger building which housed the Miss Daniell's Soldiers' Home and Institute. Constructed from rubblestone with Bath stone dressings, and with a natural slate roof with stone copings to gable, the building is a simple single-cell chapel-type building, with Y-tracery windows separated into five bays by buttresses.

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

- 3.15 Occupying much of the sub-area to the south, the Municipal Gardens has a combination of formal trees and walking routes, with an equipped play area to the south. Many of the park's well-established avenues of trees were planted when it first opened to the public in 1904. As open space, it provides important views from the public highway towards the Aldershot Cenotaph, a Grade II listed granite war memorial which was erected within the Gardens in 1925. It also provides views of the former Methodist Church to the north, as well as views of an established terrace of Victorian housing at Arlington Terrace to the north west (Sub-Area 2a). Its spear-topped railings, painted in a gilded colour, of later period, consciously contribute to the heritage value of the park. Perimeter trees soften and blur the boundaries of the Gardens and create attractive and informal glimpses of surrounding buildings.

### **Views**

- 3.16 The predominant views within the sub-area are of the former Methodist Church tower, both from the south and the north, and the distinctive St Joseph's Church, which is visible at close distance on Edward Street, Barrack Road and Queens Road, but also from further along Queens Road and Victoria Road closer to the core of the town centre.

## Sub-Area 1: Civic and Municipal Quarter



Former Methodist Church, Queens Road



Aldershot Town Hall, Grosvenor Road



St Joseph's Roman Catholic Church, Queens Road



Aldershot Masonic Centre, Edward Street



26, 28 and 30 Grosvenor Road



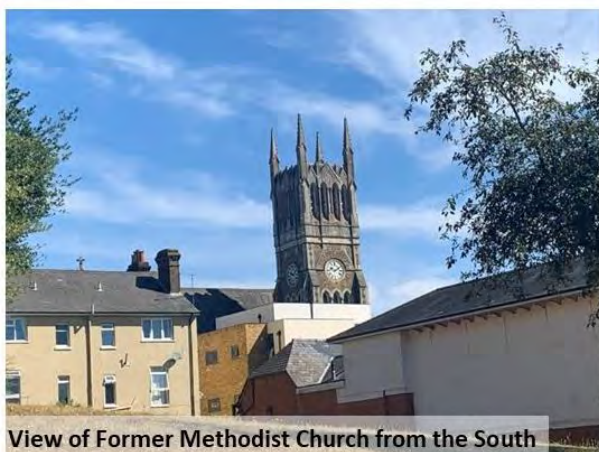
Aldershot Cenotaph, Municipal Gardens



## Sub-Area 1: Civic and Municipal Quarter



West End Centre, Queens Road



View of Former Methodist Church from the South



View of Municipal Gardens from Grosvenor Road



Rowhill School (proposed addition to conservation area)

## **4. Sub-Area 2: Residential Area**

### **Area Summary**

- 4.1 This sub-area includes Victorian terraced housing situated to the west of the West End Centre on Queens Road and Arlington Terrace and Queens Road to the west of the West End Centre (Sub-Area 2a), and on William Farthing Close (built in the 1980s) and Queens Road to the east of the West End Centre (Sub-Area 2b).

### **Building Form and Details**

- 4.2 Arlington Terrace comprises a group of Victorian two-storey terraced houses, the front elevations of which face southwards on to the Municipal Gardens. A narrow alley separates the rear gardens of the dwellings from those of a similar terrace of houses which front on to Queens Road to the north. The street has a cottage-like character derived from the unelaborated façades and informal leafy setting. It has a simple ordered rhythm created by the repeated pattern of door and bay windows at ground-floor level and paired sash windows at the first floor, with the façades linked by a continuous ridge line and eaves.
- 4.3 To the north and northwest, the Victorian housing on the southern side of Queens Road is articulated by a series of three- and four-storey buildings which form short terraces. These rows gradually step downwards towards Aldershot Town Centre, and the change in levels is accommodated by a gradual increase in storey height on the lower sections approaching the junction with Grosvenor Road and Victoria Road. Although the scale of the various rows differs, they exhibit the same ordered patterns of fenestration, strong eaves lines and dominant chimneys. Halfway up the hill slope, the projecting brick gables of the West End Centre offer a subtle interruption to the two-storey rows, although the well-proportioned massing of the building skilfully maintains the rhythm and continuity of the street frontage.
- 4.4 The front gardens of the properties on Arlington Terrace and Queens Road are generally characterised by boundary walls, rendered or otherwise, although some appear to have been demolished over time. Some of the dwellings on Queens Road have railings and piers, although a number of these have been removed.
- 4.5 Many of the original features of the terraced housing, including wooden sash windows, timber doors and slate tile roofs, have been lost over time. Whilst the original fenestration pattern has also been altered in places, the overall terrace form remains intact, as does the row of solid brick chimney stacks which are silhouetted against the sky.

- 4.6 To the south and accessed from between the dwellings at numbers 24 and 30 Queens Road, William Farthing Close comprises the three-storey Highview Lodge sheltered flat development. Constructed in the 1980s, the building respects its exposed position relative to the Municipal Gardens to the south and the Victorian housing on Queens Road to the north through its use of brickwork, banding, render and slate-style roof.

#### **Views**

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



## Sub-Area 2: Residential Area



Arlington Terrace



View of Arlington Terrace from the Municipal Gardens



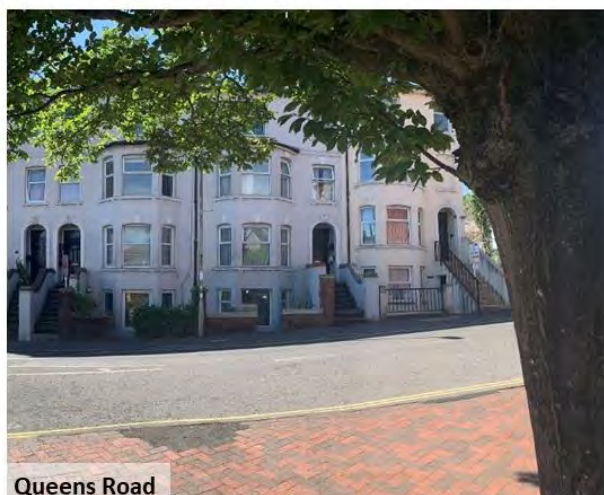
Queens Road



Queens Road



View of Highview Lodge from the Municipal Gardens



Queens Road

## **5. Sub-Area 3: Commercial Area**

### **Area Development**

- 5.1 This sub-area covers the northern part of the conservation area and comprises a number of commercial frontages, including shops, public houses, and some residential conversions/redevelopment.

### **Building Form and Details**

- 5.2 Two landmark late-Victorian public houses, The Queen Hotel and The Alexandra, are visible from the northern edges of the conservation area. Located on the western end of High Street, on the corner where the road merges into Grosvenor Road and Barrack Road, The Queen Hotel is a late-nineteenth-century Grade II listed three-storey building with a stucco finish and a hipped slate roof. The Alexandra is a locally listed building which also dates from the late nineteenth century. A three-storey corner building at the junction between Alexandra Road and Barrack Road, and adjacent to the pedestrianised Upper Union Street to the east, the building is of painted stucco with a natural slate hipped roof.
- 5.3 To the north of the sub-area, Nelson Street runs behind commercial properties on High Street, including The Queen Hotel, and connects Grosvenor Road with Short Street, which forms the eastern boundary of the conservation area. It is of visual interest because of its intimate lane quality and use of granite paving. On the southern side of the narrow street lies Nelson House, a building of two and three storeys with an imposing red-brick façade and traditional green fenestration. A fine example of an industrial building of the late nineteenth and early twentieth century, it was converted to residential use in the 1990s.
- 5.4 To the west of High Street and Nelson Street are two landmark locally listed 'corner shop' buildings on the western side of Grosvenor Road (Imperial House, 2 Grosvenor Road; and 14, 16 and 16a Grosvenor Road). Both buildings date from the mid- to late nineteenth century and feature traditional shop front details. Between the locally listed buildings on this side of the road, the shop buildings which front on to Grosvenor Road, as well as those located on the north side of Upper Union Street, retain traditional Victorian frontage features, including timber-framed shop fronts and stall risers.
- 5.5 The southern side of Upper Union Street also retains a Victorian appearance but is residential in nature. The former Wesley House, a two-storey gabled Gothic-style locally listed former soldiers' home which was built in around the 1870s, occupies a prominent corner site with frontage on Upper Union Street and the western side of Grosvenor Road. The eastern side of Grosvenor Road is also largely Victorian in appearance. Whilst some redevelopment has taken place that respects the bulk and massing of the



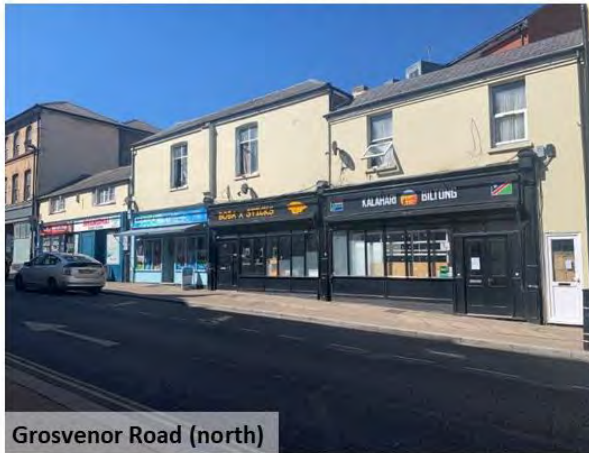
frontage on this side of the road, it has generally been less successful in its implementation in terms of the choice of brick, the use of uPVC windows and doors, and the introduction of balconies.

- 5.6 In contrast, Barrack Road to the west and the pedestrianised shopping street of Union Street to the east have largely retained their Victorian character. The main character of Barrack Road derives from the combination of buildings which, because of the topography and road arrangement, are attractively juxtaposed in views. Most notable are views across the rear courtyard of the Wesleyan buildings and, in particular, the towering, complex roofscapes and traceried windows of the Methodist Church to the south, which is probably the most revealing view of the whole mass and form of the building in all its constituent parts.
- 5.7 The eastern side of Barrack Road comprises a perimeter block of residential and commercial premises which continue along the northern side of Upper Union Street to create a perimeter frontage and a triangular block of development which encloses inner service yards. The locally listed Alexandra public house dominates the western side of Barrack Road; sited at a prominent corner location, it arrests the long views up the road. Built in the 1980s on the former site of the Alexandra Road cinema, Alexandra Terrace, which faces on to Alexandra Road and adjoins the public house, is a formal three-storey series of offices, with columned porches, small balconies and decorative ironwork. Similar to Queens Road, these buildings once formed part of the close-knit development of the town but now mark the transition between modern apartment buildings and the older commercial area.

### **Views**

- 5.8 As identified above, there are a number of prominent landmark buildings within the sub-area that underline and define its commercial character, and which relate to the core of Aldershot Town Centre located to the south and east.

## Sub-Area 3: Commercial Area



Grosvenor Road (north)



Former Wesley House, Upper Union Street



Upper Union Street



The Alexandra, Alexandra Road



The Queen Hotel (from Grosvenor Road)



Paving on Nelson Street



Nelson Street

## **6. Sub-Area 4: Gardens and Cinemas**

### **Area Development**

- 6.1 This proposed sub-area covers an area of land to the north east of the conservation area. Located adjacent to the commercial sub-area (Sub-Area 3), it comprises Princes Gardens and two large 1930s buildings, both of which were formerly in cinema use (the Ritz and the Empire) and are locally listed. The area has historically marked the meeting point of the civilian and army parts of Aldershot and was a gateway between the military and civilian population. The area represents a transitional point where army personnel and civilians would meet from the 1930s, when the cinema was a principal form of entertainment.

### **Building Form and Details**

- 6.2 A good example of 1930s picture palaces, the Empire Theatre opened its doors on 1 August 1930. Constructed for the Empire (Aldershot) Ltd, it was designed on two levels, with stalls and a horseshoe-shaped balcony, with a stage and seating for 1,599 people. The Theatre was renamed Odeon in 1964 but closed its doors in 1981. A Christian organisation took over the building and rebranded it as 'The King's Centre' until 2015, after which it was sold and is now in use as an entertainment venue. The architect, Harold S. Scott (1883-1945), was a noted architect of cinemas throughout the 1920s and 1930s. The building was locally listed in 2020.
- 6.3 A fine example of cinema architecture from the interwar years, the Ritz Cinema was built adjacent to the Empire Theatre and opened in May 1937. Also locally listed, the building was designed in an Art Deco style, with an auditorium featuring two levels, with stalls and a balcony. It closed in 1977 and was converted into a bingo hall with a triple cinema. The architects, Verity and Beverley (est. 1871), are a notable firm, most renowned for their theatres, such as the Criterion Theatre (Grade II\* listed) at Piccadilly Circus in London, and a large number of other cinema buildings across London. From 1920 to 1939, they designed primarily for Paramount and are still in business today.

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

- 6.4 Princes Gardens was created in 1930 by Aldershot Borough Council on the site of the former Royal Engineers Yard, which came into being in 1853. This is commemorated on a modest plaque in the ground. An ornamental fountain was unveiled in the gardens in 1954 to commemorate the 100th anniversary of the army in Aldershot, although this is no longer in situ. The space has continued to be used to commemorate the military and their presence in Aldershot, with a number of sculptures having been erected over the years. For example, a sculpture of a charging horse on a section of a Bailey

bridge was unveiled in 1994 to commemorate the link between Aldershot and the Royal Engineers and cavalry regiments. A statue of an airborne soldier mounted on a stone block from the Falkland Islands was unveiled in 2019 in recognition of the special relationship between Aldershot and the Parachute Regiment and Airborne Forces between 1946 and 2000, and a sculpture celebrating the bravery and tenacity of the first Gurkha Victoria Cross recipient, Kulbir Thapa, was unveiled in 2021. A refurbished cast-iron wheel on a blue-pearl granite plinth is also located in the Gardens to celebrate the 100th anniversary of the Rotary movement.

### **Views**

- 6.5 As identified above, there are two prominent landmark buildings within the sub-area that are visible from High Street and Wellington Avenue, which underline and define its character. The predominant views into the sub-area from the north west, along Wellington Avenue and from Hospital Hill, are of and through Princes Gardens.



## Sub-Area 4: Gardens and Cinemas



Princes Gardens and Bandstand



Plaque



Charging Horse Sculpture



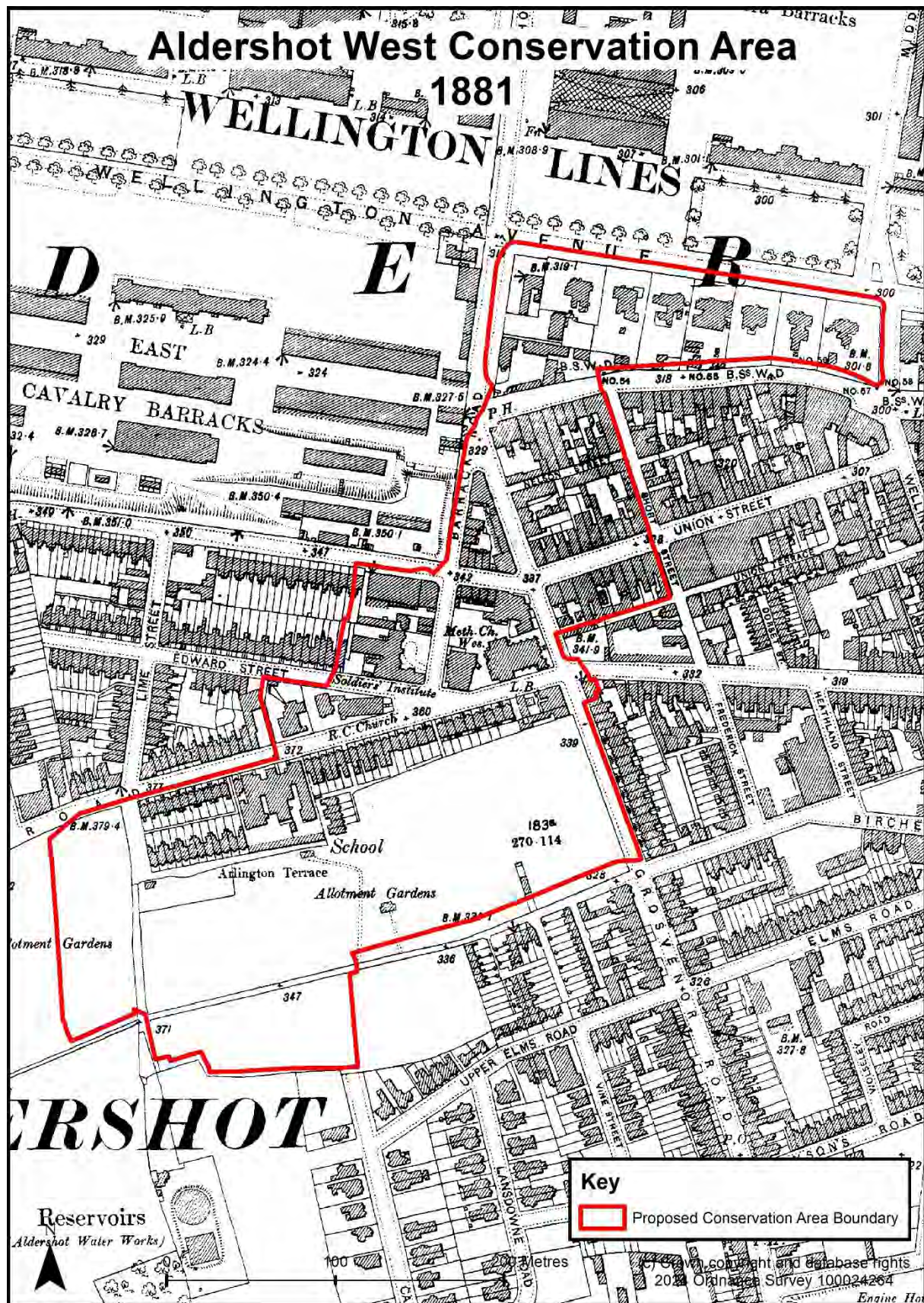
Former Empire Theatre



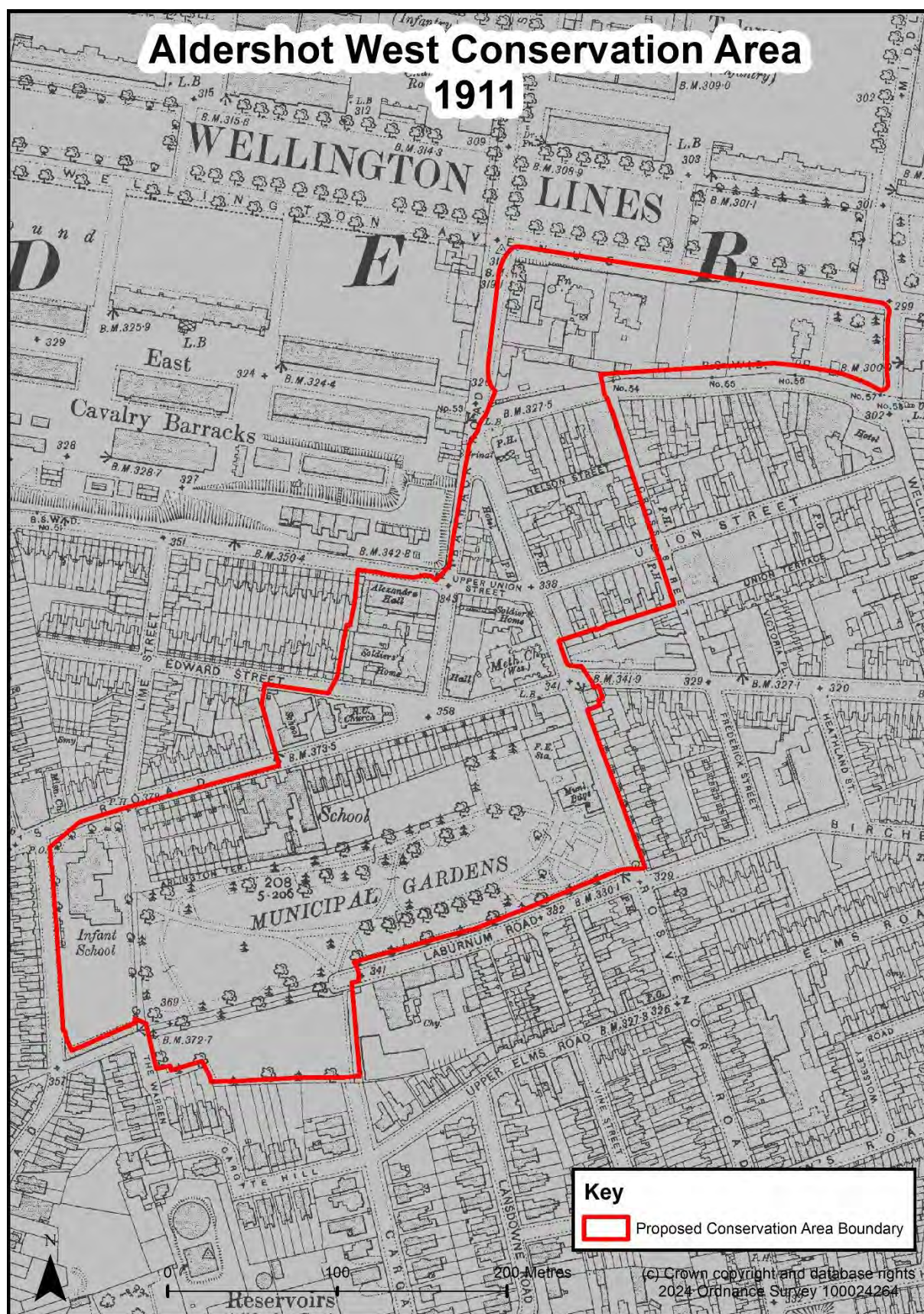
Former Ritz Cinema



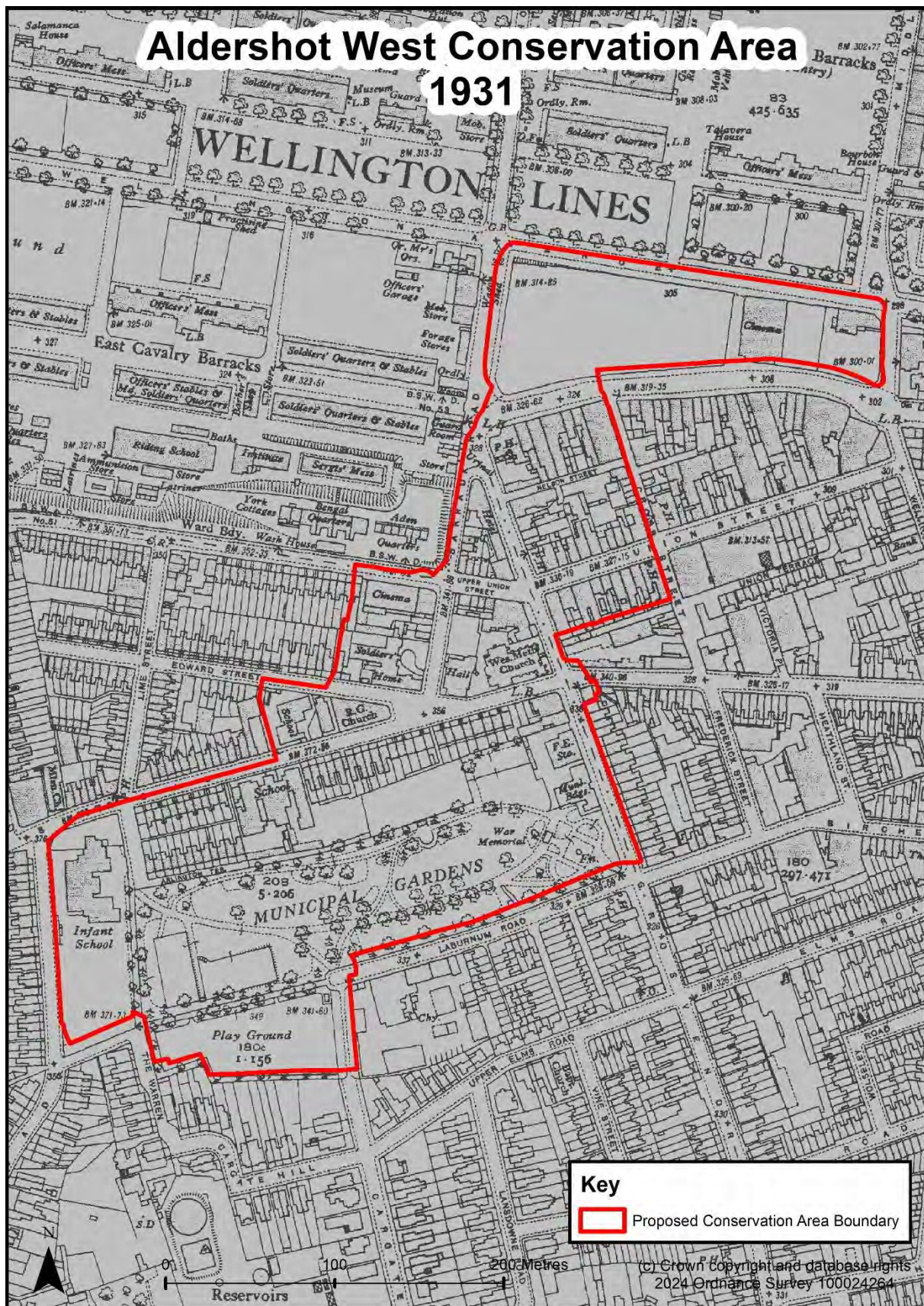
## 7. Historic Maps



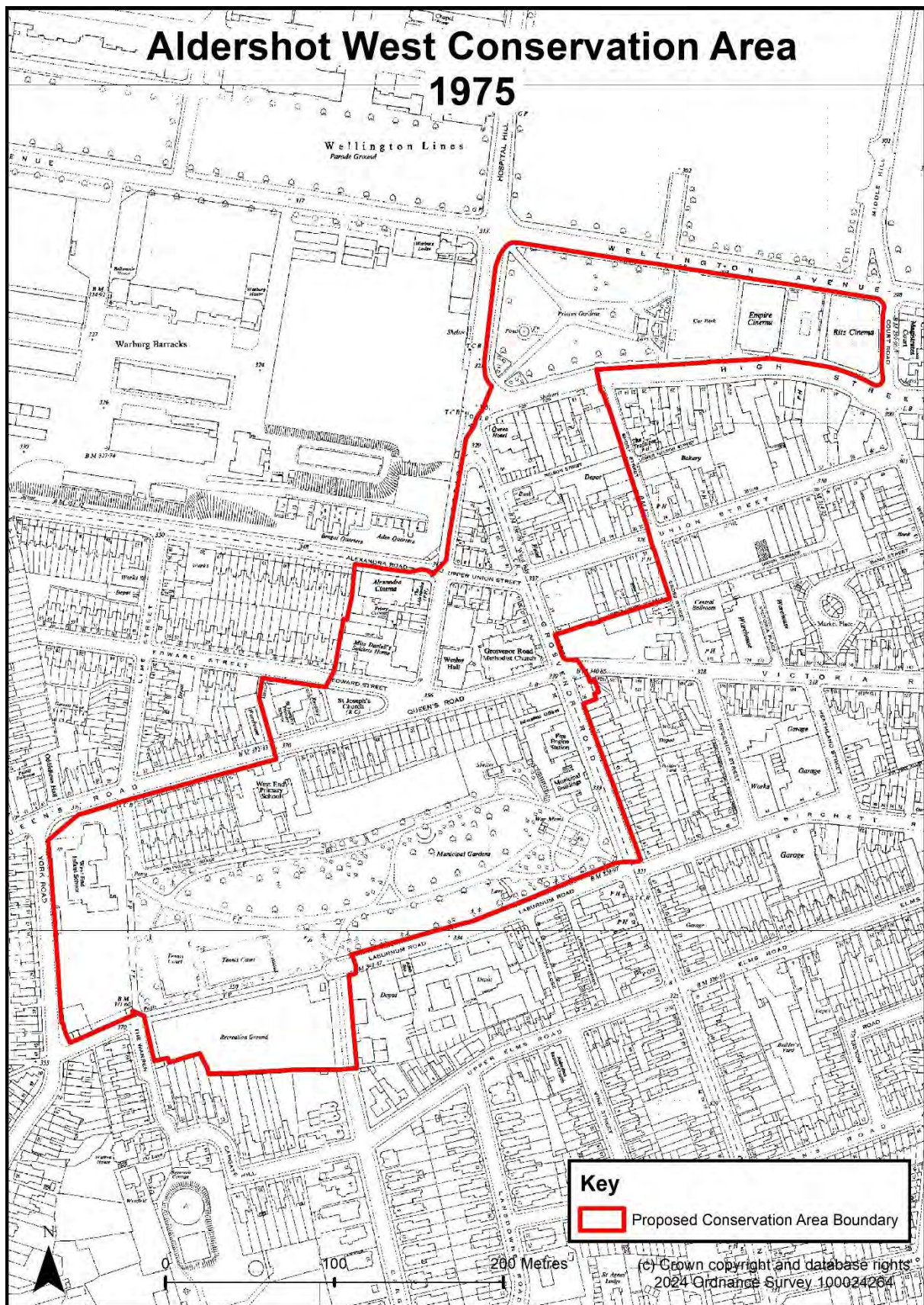












## 8. Listed Buildings and Structures

Name	Grade	Link to Historic England
Former Aldershot Methodist Church, Grosvenor Road	II*	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1155955">https://historicengland.org.uk/listing/the-list/list-entry/1155955</a>
26 and 28 Grosvenor Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092637">https://historicengland.org.uk/listing/the-list/list-entry/1092637</a>
27 Grosvenor Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092636">https://historicengland.org.uk/listing/the-list/list-entry/1092636</a>
30 Grosvenor Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1155971">https://historicengland.org.uk/listing/the-list/list-entry/1155971</a>
Aldershot Cenotaph, Municipal Gardens, Grosvenor Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1464695">https://historicengland.org.uk/listing/the-list/list-entry/1464695</a>
Aldershot Town Hall, Grosvenor Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092638">https://historicengland.org.uk/listing/the-list/list-entry/1092638</a>
Church of St Joseph's, Queens Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092607">https://historicengland.org.uk/listing/the-list/list-entry/1092607</a>
Queen Hotel Public House, 1 High Street	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1339673">https://historicengland.org.uk/listing/the-list/list-entry/1339673</a>

### Locally Listed Heritage Assets<sup>9</sup>

Name	Reference
Alexandra Public House, Barrack Road	LL5003
Imperial House, 2 Grosvenor Road	LL5008
Wesley Hall, Barrack Road	LL5009
Masonic Hall, Edward Street	LL5025
St Joseph's Rectory, Queens Road	LL5075
West End Centre, Queens Road	LL5076
Former Wesley House, Upper Union Street	LL5081
Rowhill School, York Road	LL5180

<sup>9</sup> Locally Listed Heritage Assets are available to view on the Council's website at <https://www.rushmoor.gov.uk/locallylistedbuildings>.

<b>Name</b>	<b>Reference</b>
14, 16 and 16a Grosvenor Road	LL5182
Former Empire Cinema, High Street	LL5189
Former Ritz Cinema, High Street	LL5190

## 9. Management Plan

### Introduction

- 9.1 The Management Plan outlines a positive strategy to deal with the threats and opportunities identified in the Conservation Area Appraisal.
- 9.2 The effect of incremental small-scale change within a conservation area can be cumulatively negative, particularly when involving the loss of key features such as chimneys, boundary walls, and traditional windows and doors. Incremental change is particularly difficult to manage because it is not within the usual remit of the planning system without the imposition of special controls. Proactive and positive encouragement to good stewardship by residents and property owners can play a significant part in the preservation and enhancement of local character.

### Good Stewardship

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

### Development Management

- 9.6 Some planning controls over development within conservation areas restrict changes to external appearance and prevent buildings from being demolished without planning permission. Further information is available within the Council's [Conservation Areas Overview document](#) and on the Council's conservation areas webpage.<sup>10</sup> However, some permitted development rights allow for certain types of development and alterations without the need for planning permission. Many of these alterations, including the introduction of uPVC windows and doors and alterations to front boundary

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<sup>10</sup> Available at <https://www.rushmoor.gov.uk/conservationareas>.



walls, can have an unintended impact and gradually erode the character or appearance of a conservation area through the loss of original building features. For example, the residential areas of the conservation area, particularly Queens Road, have lost a number of original building features over the years.

- 9.7 Further protection of key features within a conservation area can be accomplished by introducing Article 4 directions which restrict the exercise of permitted development rights. Directions are already in place in some of Rushmoor's other conservation areas to prevent the inappropriate replacement of windows and doors and the loss of chimneys and boundary walls, amongst other things. Consideration will be given to introducing a similar Article 4 direction within the Aldershot West conservation area if expedient.<sup>11</sup>
- 9.8 The commercial parts of the conservation area are largely unaltered, but there are some unauthorised advertisement signs and shutters in places. The Council will resist any further changes of this nature and will investigate the possibility of taking enforcement action if expedient.
- 9.9 It is not the intention of conservation area designation to prevent new development or adaptation and alteration to suit the needs of property owners. Instead, it puts in place a process whereby proposals are more-thoroughly studied to ensure that the special architectural and historic interest of the conservation area is protected and opportunities to improve its character are identified. New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. 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 appearance.
- 9.10 In summary, any development within the conservation area should seek to:
- Preserve its historic features;
  - Enhance, where possible, its special interest;
  - Contribute positively to its established character; and
  - Be of high quality.

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<sup>11</sup> Further information on the Council's Article 4 directions is available at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-permission-and-applications/article-4-directions-and-planning-permission/>.



### **Implementation and Monitoring**

- 9.11 Progress on the implementation of the Management Plan and the extent to which planning policies in the Local Plan are complied with or effective in protecting the character and appearance of the conservation area will be monitored through the Council's annual Authority Monitoring Report.
- 9.12 Such assessments can be used to review and, if necessary, modify the planning policies as part of the five-year review of the Local Plan. The assessments can also be used to review and, if necessary, modify this Conservation Area Appraisal and Management Plan.

## **10. Review of the Conservation Area Boundary**

- 10.1 Aldershot West is a coherent, if mixed, conservation area. It contains some high-quality Victorian terraced housing, together with a number of distinctive civic and public buildings. Cargate conservation area adjoins Aldershot West conservation area to the south and has a different, entirely residential character.

### **Aldershot Town Centre**

- 10.2 Located to the east of the conservation area, the retail core of Aldershot Town Centre has been altered substantially through post-war development, including the Wellington Centre indoor shopping centre and the Union Yard redevelopment. Moreover, the original features of the shop fronts on Union Street outside the conservation area have been lost. It is therefore not considered appropriate to extend the conservation area eastwards.

### **Rowhill School**

- 10.3 Located to the west of Arlington Terrace, Rowhill School is an attractive Victorian building and is locally listed. Built in 1889 by the Aldershot School Board, but with later additions, the building shares a common palette of materials, style and form with the wider conservation area and is of historic interest as a school built in response to the 1870 Education Act. The school would make a positive contribution to the conservation area, and it is therefore proposed to include it within the boundary.

### **Sub-Area 4: Gardens and Cinemas**

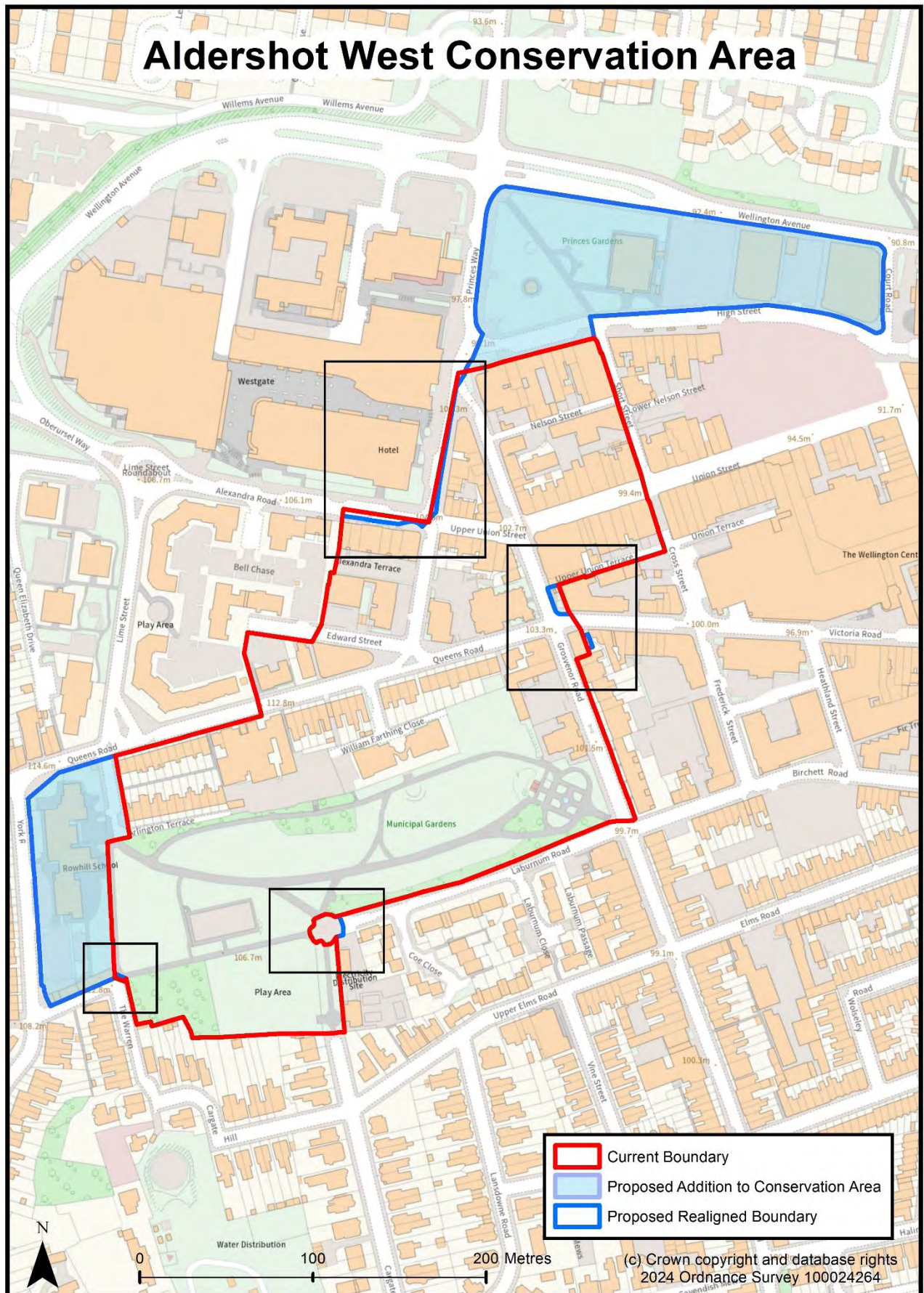
- 10.4 Located to the north of the conservation area adjacent to the existing commercial sub-area (Sub-Area 3), this proposed sub-area is occupied by Princes Gardens and two large 1930s buildings, both of which were formerly in cinema use (the Ritz and the Empire) and are locally listed.
- 10.5 Although parts of the area are a little run down and unloved, with the presence of a hand car wash, a modern GP surgery building and a surface car park, the area as a whole is of local historic interest. The gardens are worthy of inclusion within the conservation area as they form a commemorative open space which unites the civilian and army populations of Aldershot. The space has historic associations with the Royal Engineers and positively contributes to the neighbouring conservation area. The Empire and Ritz are also landmark quality buildings, both by design and by architect. Despite their run-down appearance, both buildings retain their architectural form and features and reflect the cinema-going

habits of the 1930s. It is therefore proposed to incorporate the area within the conservation area as a separate sub-area.

### **Minor Boundary Adjustments**

- 10.6 It is proposed that a slight adjustment be made in some places to realign the boundary with existing property and highways extents. A reflection of extensions to buildings which have taken place since the last review of the conservation area, the existing boundary on Grosvenor Road to the east cuts through 27 Grosvenor Road and a small part of 23 Grosvenor Road, the majority of which lies outside the conservation area. It is therefore proposed to realign the boundary to incorporate all of 27 Grosvenor Road and to remove the entirety of 23 Grosvenor Road from the conservation area. It is also proposed that a small adjustment be made to the western boundary on Barrack Road and to the north-western boundary on Alexandra Road to align the boundary with the pavement. Further boundary adjustments include small re-alignments to the pavement and paths within the Municipal Gardens (see Figure 3). These changes will ensure that the position of the conservation area boundary is more easily defined and identified on the ground and are consistent with Historic England advice on the location of conservation area boundaries.

Figure 3: Map of Proposed Boundary Changes









# Conservation Area

## appraisal and management plan



## Farnborough Street



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## 1. Introduction

- 1.1 This document should be read alongside the Council's [Conservation Areas 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.<sup>1</sup> The Overview document also explains what requires planning permission in a conservation area.
- 1.2 A conservation area is a place of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance. Building groups, walls, trees and hedges, open spaces, views and historic settlement patterns all combine to create a sense of place. It is this character, which is required, rather than simply individual buildings, that the designation of conservation area status seeks to protect. The location of the boundary for a conservation area is a qualitative decision relating to character. It is essential for the protection of conservation areas that only areas which are heritage assets are designated so that 'the concept of conservation is not devalued'.<sup>2</sup>

### Appraisal and Management Plan

- 1.3 This Appraisal document sets out the special architectural and historic interest of Farnborough Street conservation area, the character or appearance of which it is desirable to preserve or enhance. The Appraisal identifies the features of the conservation area that make a positive or negative contribution to its significance and is accompanied by a Management Plan which sets out how change can be managed to conserve and enhance the area.
- 1.4 Conservation area 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. This Appraisal has also been prepared having regard to [Historic England Advice Note 1 \(Second Edition\)](#).<sup>3</sup>

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

<sup>2</sup> National Planning Policy Framework (2023), para. 197.

<sup>3</sup> Available to view at <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>.

- 1.5 Every effort has been made to include or analyse elements that are key to the special character of the conservation area. However, where buildings, structures or features have not been specifically highlighted, it does not necessarily follow that they are of no visual or historic value.

## 2. Overview of Farnborough Street Conservation Area

### Designation History

- 2.1 Farnborough Street conservation area forms part of an area first designated as the Farnborough Hill conservation area in 1977, which was subsequently reviewed in 1989. As part of the process of reviewing and appraising the Farnborough Hill conservation area, the Council decided in 2022 that it should be split into two parts. The appraisal process had identified two areas of very different character which would no longer be joined following proposed boundary changes.
- 2.2 In 2024, following two rounds of public consultation in 2021 and 2023, the Council designated a new [Farnborough Hill conservation area](#), which is predominantly centred on Farnborough Hill school and its grounds.<sup>4</sup> It also designated the Farnborough Street conservation area, the subject of this Conservation Area Appraisal and Management Plan, and subsequently de-designated the original Farnborough Hill conservation area. The result of these changes is that several areas within the original Farnborough Hill conservation area are no longer covered by conservation area designation, as set out within the Appendix.

### Location

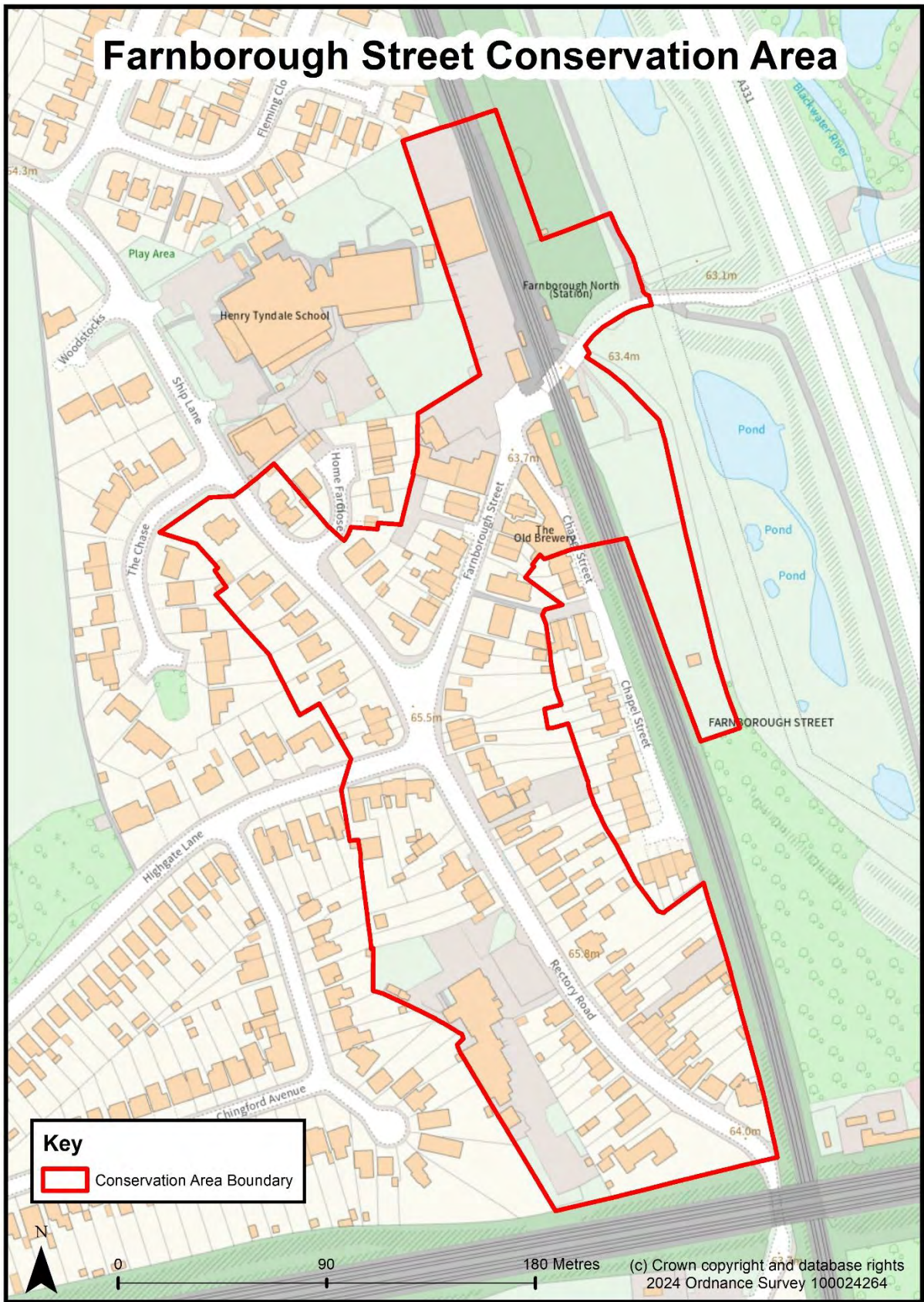
- 2.3 Located in north-east Farnborough, Farnborough Street conservation area is centred on the crossroads where Farnborough Street meets Rectory Road, Ship Lane and Highgate Lane. Bounded to the south by the South West Main Line and to the east by the North Downs Line railway lines and incorporating Farnborough Street to the east of the crossroads, Rectory Road to the south, and parts of Ship Lane and Highgate Lane to the north and west respectively, the conservation area comprises the location of the original village of Farnborough, from where the town of today developed from the mid- to late nineteenth century.

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<sup>4</sup> The Farnborough Hill Conservation Area Appraisal and Management Plan is available to view at <https://www.rushmoor.gov.uk/planning-and-building-control/conservation-and-heritage-assets/conservation-areas/farnborough-hill-conservation-area/>.



Figure 1: Map of Farnborough Street Conservation Area



## Area Development

- 2.3 The oldest part of Farnborough can be traced to the area around Farnborough Street. The original village, recorded in the Domesday Book in 1086 as *Ferneberga*, meaning ‘hill of ferns’, developed around the crossroads formed by Highgate Lane, Ship Lane, Rectory Road and Farnborough Street. Somewhat isolated in north-eastern Hampshire, and located in the midst of a large heath, the village developed very little over the centuries and was largely unaffected by outside influences until the arrival of the railway in the mid-nineteenth century. Prior to that point, the village had changed very little since the Domesday survey. The main occupation was farming, although a small pottery industry had developed in the area as early as the mid-fourteenth century. Much of the land within the village was owned by the Lord of the Manor, who lived nearby in the Manor House, now St Peter’s Junior School, at Farnborough Park or Place. The population in 1811 was 360 and was still only 477 in 1851.<sup>5</sup>
- 2.4 The main road between Reading and Guildford ran through the village at Farnborough Street and met Highgate Lane at the crossroads. Until 1917, when it was felled by the District Council, the crossroads had been home to a large, pollarded ancient elm tree, known locally as ‘the Old Pollard’ or ‘the Old Elm’. A key feature of village life for many years, the tree was a meeting place; a seat there is recorded in parish records as having been repaired in 1797. Contemporary accounts record that it was also the scene of an annual pig-killing ceremony at Christmas and that children played around its trunk and climbed its branches. Iron railings were erected around the tree by the local blacksmith in the late nineteenth century to prevent people from sleeping within its almost-hollow trunk. Its felling attracted much consternation from the local community, as it resulted in the loss of an historic link to the past when Farnborough lay within Windsor Forest.<sup>6</sup>
- 2.5 The railway arrived in Farnborough in 1838, when the main line from London, part of the London and South Western Railway, reached the village. Although the village centre was in and around Farnborough Street, a small station was constructed about a mile away to the south east near to the old London to Winchester turnpike road (Farnborough Road). With the expansion of the line to the south coast and an associated increase in station traffic, the station was soon enlarged, and

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<sup>5</sup> J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; J Gosney (2005) *Farnborough: A Pictorial History: One Hundred Years under the Flight Path*, Phillimore and Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books.

<sup>6</sup> J. Challacombe (1922) *Jottings from a Farnborough Note Book: A Story of an Old World Village*, Gale and Polden Ltd; J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books.

purpose-built royal waiting rooms were added for Queen Victoria, who became a regular user of the station. She would often travel to the station from Windsor by horse and carriage to join the train on her journey to Osborne House on the Isle of Wight, and following the government's decision in 1853 to establish a permanent military garrison in nearby Aldershot, she would disembark at the station to inspect her troops, as Aldershot did not gain a train station until 1870.<sup>7</sup>

- 2.6 The railway arrived in the village centre in 1849 with the opening of a station at Farnborough Street on a different railway line built by the South Eastern and Chatham Railway. The line followed the course of the River Blackwater and was intended to link the north and west with ports on the English Channel. The station was initially given the same 'Farnborough' name as the South Western station to the south east of the village, and there was sometimes much confusion, particularly during the Crimean War when large numbers of soldiers embarking for overseas duty often marched to the wrong station. The station was later renamed 'Farnborough North' in the 1920s.<sup>8</sup>
- 2.7 The arrival of the railway and the establishment of the military camp in Aldershot in 1854 had a profound impact on the village and rural community. Shops and businesses were established within the vicinity of the railway stations and spread towards Cove and Aldershot, and many villagers found work in the construction of the camp to the south. The camp was built as the North Camp and South Camp and divided by the Basingstoke Canal. Whilst the South Camp was located within Aldershot, the North Camp lay within the parish of Farnborough, and many businesses were established on its northern boundary to serve the military, with many large houses also built to accommodate officers. A period of rapid expansion followed, and by the late nineteenth century Farnborough was divided into North and South Farnborough. By 1922, North Farnborough was only about a third of the size of South Farnborough, with the original village dwarfed by the rapid developments.<sup>9</sup>
- 2.8 Increased prosperity and railway access also attracted wealthy people into the area from the cities in search for healthier countryside living. For example, a large house built at Windmill Hill in 1806 was purchased by the London-based publisher Thomas Longman in 1860, who demolished the building

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<sup>7</sup> J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; J Gosney (2005) *Farnborough: A Pictorial History: One Hundred Years under the Flight Path*, Phillimore and Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books.

<sup>8</sup> J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; J Gosney (2005) *Farnborough: A Pictorial History: One Hundred Years under the Flight Path*, Phillimore and Co. Ltd.

<sup>9</sup> J. Gosney (1997) *Farnborough: A Second Selection*, Sutton Publishing Ltd; J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; J Gosney (2005) *Farnborough: A Pictorial History: One Hundred Years under the Flight Path*, Phillimore and Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books.



and built a substantial new mansion on the site, which became known as Farnborough Hill. As well as providing employment for the villagers, Longman and his family were known for their generosity and benevolence; they took an active interest in village affairs and gave land to build a village school, which opened in 1868, they distributed clothes to the poor and held parties for school children, and villagers were invited up to the house at Christmas to receive gifts of food. Upon Longman's death in 1879, the property was purchased by Empress Eugénie, the widow of Napoleon III of France, and it became her home in exile from 1880 until her death in 1920. The Empress was well respected and often visited the village in her carriage; she was also very charitable and took a great interest in the welfare of the village children. Following her death, the Farnborough Hill estate was broken up in 1927, with much of the land sold for redevelopment.<sup>10</sup>

### Area Summary

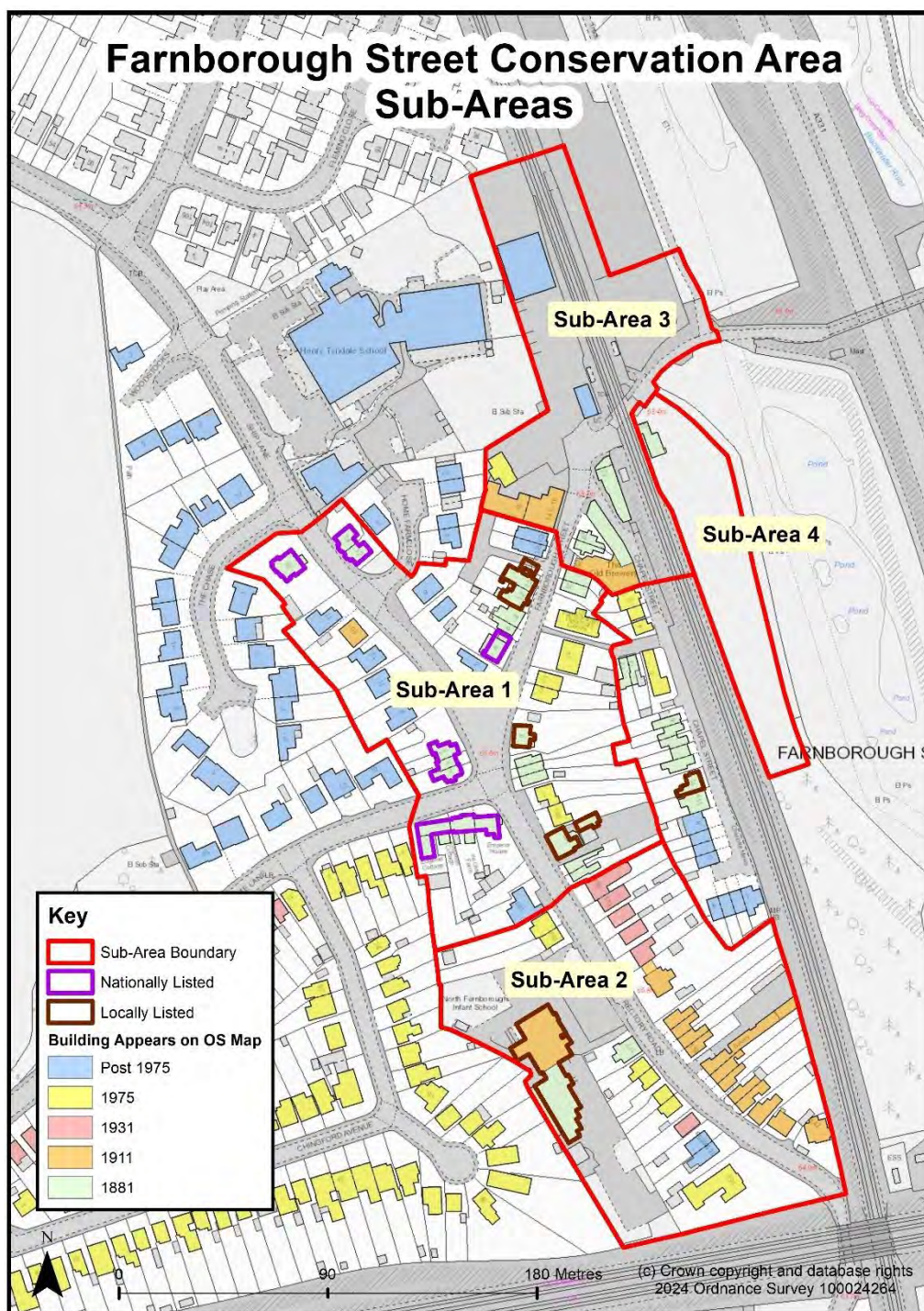
- 2.9 Today, the area which forms Farnborough Street conservation area is a compact and predominantly residential village situated within the wider conurbation of modern Farnborough, much of which was built and developed in the twentieth century on land which had formed part of the manorial estate. Centred around the crossroads at the heart of the old village, the area has an informal quality, with nineteenth- and early-twentieth-century infilling and expansion.
- 2.10 The historic form of the village is consolidated by a few notable buildings which stand out by virtue of their distinctive character, architectural quality and prominence at key points in the street scene. Some elements of the formerly mixed character of the historic village, which included shops, farms, inns and small-scale commercial premises, are still apparent in surviving buildings and their features, most noticeably along Farnborough Street.
- 2.11 The conservation area has four areas with distinct character:
- Sub-Area 1: Farnborough Street and Ship Lane;
  - Sub-Area 2: Rectory Road;
  - Sub-Area 3: Railway and Industrial Buildings; and
  - Sub-Area 4: Station Master's House and Grounds.

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<sup>10</sup> J. Challacombe (1922) *Jottings from a Farnborough Note Book: A Story of an Old World Village*, Gale and Polden Ltd; J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books.

2.12 Further detail about the special characteristics of each sub-area is set out in the following sections.

Figure 2: Map of Sub-Areas<sup>11</sup>



<sup>11</sup> This map depicts when buildings first appeared on the 1881, 1911, 1931 or 1975 Ordnance Survey (OS) map of the area (see Chapter 7). It does not show the definitive age of the buildings. For example, a building which first appeared on the 1931 OS map would have been built in the period between the publication of the 1911 and 1931 maps.

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

- 3.1 This predominantly residential area includes the crossroads between Farnborough Street, Ship Lane, Highgate Lane and Rectory Road, an historic focal point and meeting place where a large pollarded ancient elm tree once stood. A distinctive feature is the openness of the crossroads, which is framed by several substantial historic buildings, some of which are statutorily or locally listed. The sub-area retains a vernacular village aesthetic despite its urban surroundings.

#### **Building Form and Detail**

- 3.2 Most buildings have an individual historic style, owing to the organic vernacular development of the area. Materials are primarily red brick, with some houses having white render. Some, by virtue of their age, may be timber-framed internally. The majority of roofs are gabled, with material varying between clay tiles and slate, and several original chimneys are visible. There are some wooden front doors, some with half lights, but most are modern replacements. Windows are predominantly sash, some of which have been replaced.

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

- 3.3 The road and paving are tarmac, with some traditional lamp posts. Farnborough Street gives the appearance of being narrow and enclosed, creating a constrained street scene. The road widens around the crossroads, where there is a traditional fingerpost road sign as well as standard road signs. The varied gaps between the buildings illustrate how the area has developed informally over time. Early photographs of the area suggest a mix of boundary treatments, including walls, fences and hedges, which remains the case.

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

- 3.4 The majority of the dwellings along Farnborough Street have well-maintained small front gardens, with larger gardens on Ship Lane. There are a number of prominent trees within the sub-area, although several trees depicted in historic photographs are no longer present. Behind the ridge line of the street, the backdrop is very green, with trees visible in gaps between buildings.

#### **Views**

- 3.5 The area is relatively flat, and views are mainly contained within the street. The crossroads offers a focal point for views and is a defining feature of the conservation area. The view down Farnborough Street is straight, but Ship Lane curves gently, providing a gradually unfolding view to those passing along it.



### **Alterations**

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

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



Oriel Cottage, 23 Ship Lane (Grade II listed)



Emperor House; Empress Cottage; Eugenie Cottage; and Ye Olde Farm, Highgate Lane (Grade II listed)



View of Crossroads



14 Ship Lane; and Rose Cottage, 12 Ship Lane (Grade II listed)



Elm Tree House, 9 Farnborough Street (locally listed)



Yew Tree Cottage, 4 Farnborough Street (Grade II listed)



6 and 8-10 Farnborough Street



Empress Cottages, 1, 3 and 5 Ship Lane; and 2 Highgate Lane (Grade II listed)

## **4. Sub-Area 2: Rectory Road**

- 4.1 This sub-area comprises housing on Rectory Road, as well as North Farnborough Infant School, which is locally listed.

### **Building Form and Detail**

- 4.2 The general scene is characterised by mainly Victorian and Edwardian housing, with some later infill development. Buildings along the eastern side of Rectory Road are medium in scale, increasing in height towards the southern end. The terraced and semi-detached form of the dwellings creates the impression of an almost-continuous façade.
- 4.3 The building material is predominantly red brick, with canted bay windows and slate gabled roofs. Embellishments include decorative tiles, brickwork and masonry. There are some decorative chimney pots and stacks, which are an important feature of the roofline. Doors are set within recessed arches, with skylights above. In some places, traditional wooden sash windows have been replaced with modern units, with varying degrees of success and sympathy to the historic fabric and design.

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

- 4.4 The sub-area is comprised of a series of formal spaces. The street is relatively wide, flat and mainly straight, with a curve towards the southern end. Historic boundary treatments at the front of the dwellings have been hard-surfaced in places to provide off-street parking. There are also a number of modern street and traffic signs located along the road, as well as contemporary street lighting.

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

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

### **Views**

- 4.6 Focal points include several prominent trees in both the public and private realm, as well as the North Farnborough Infant School building and grounds. The views are mainly urban, with a green backdrop of vegetation along the railway line visible behind the dwellings on the east side of the



road. The imposing façades of the buildings provide interesting views along the street, particularly the red-brick dwellings on the eastern side towards the south.

### **Alterations**

- 4.7 Although windows appear to retain their original openings, many along the road have been replaced over the years with varying, and sometimes insensitive, units.
- 4.8 A distinctive characteristic of the dwellings is a brick front-boundary wall. However, many have been removed over time, to the detriment of the area's character.
- 4.9 There are also numerous satellite dishes, television aerials and associated wiring visible from the street scene which interrupt the façade of the dwellings and the rooflines.

## Sub-Area 2: Rectory Road



North Farnborough Infant School, Rectory Road (locally listed)



150 and 148 Rectory Road



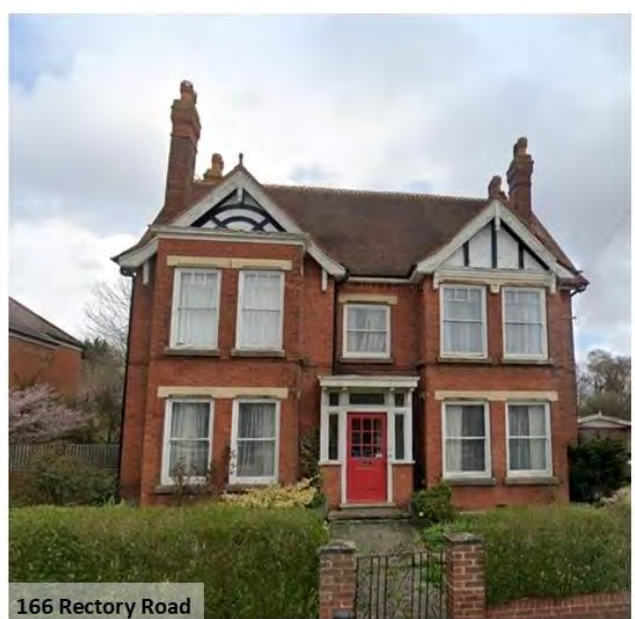
183 and 185 Rectory Road



146 Rectory Road



164, 162 and 160 Rectory Road



166 Rectory Road

## 5. Sub-Area 3: Railway and Industrial Buildings

- 5.1 This sub-area is characterised by Farnborough North railway station, the railway itself and several industrial buildings. The area became a hub of commercial activity from the mid-1800s following the development of the railway and the opening of the station.

### Building Form and Detail

- 5.2 Located adjacent to the railway, the sub-area contains three industrial buildings which date from the mid- to late nineteenth century. The buildings remain in an employment use, although one has been partially converted to residential use, and they retain form and features which reflect their industrial history. The name of one of the buildings, 'the Old Brewery', which is situated on the corner with Chapel Street and wraps around residential dwellings at numbers 27 and 29 Farnborough Street, betrays its history as a former bottling plant or warehouse for the Reading-based brewer H. & G. Simmonds Ltd, which opened its stores adjacent to the station in about 1867 to serve the nearby military camps. The building directly opposite (no. 33/33a) was also used by the brewery, with raw materials unloaded directly from the railway.<sup>12</sup>
- 5.3 Materials are primarily red brick with clay-tiled roofs, which are either gabled or hipped. The historic fabric of the workshops and storage buildings is evident in their layout and appearance. Their factory origins are reflected in wooden-slatted doors and a variety of unusually shaped sash windows.
- 5.4 Immediately adjacent to the station lies a builders' merchant, which occupies the former goods yard. The original station building has long disappeared and has been replaced by a smaller red-brick, two-storey modern building in use as a trade counter.

### Streetscape and Boundaries (Public Realm)

- 5.5 Reflecting their industrial heritage and dominating the streetscape, the buildings open directly on to the pavement, and there are no front-boundary treatments. The street furniture includes a number of signs relating to the current businesses which occupy the buildings, several traditional lamp posts and a wall-mounted post box.

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<sup>12</sup> J. Gosney (1997) *Farnborough: A Second Selection*, Sutton Publishing Ltd; J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; J. Gosney (2009) *Farnborough through Time*, Amberley Publishing.

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

- 5.6 Although there is a lack of trees and greenery within the sub-area, a number of prominent and mature tree specimens are visible on the other side of the railway line to the north and east, as well as behind the builders' merchant yard towards Henry Tyndale School to the north and the modern residential development at Home Farm Close to the west.

### **Views**

- 5.7 The area is generally flat, but interest is added by the gentle curve of the street, which reveals views towards the station and the railway crossing. The traditional white railway crossing gate with a red plate at the end of Farnborough Street is a key focal point, as is the imposing two-storey former brewery building (no. 33/33a) immediately adjacent to the railway.
- 5.8 From the station car park area, there are views across the railway to the former Station Master's house, as well as into the builders' merchant yard next to the station on the former goods yard. Views within this area are short, with glimpses of yards behind workshops, against a backdrop of greenery.

### **Alterations**

- 5.9 There are numerous street signs related to the station and current business activity.
- 5.10 The builders' merchant yard adjacent to the station on the former goods yard remains in commercial use and attracts associated goods vehicles. Whilst it has a negative impact on the character and appearance of the conservation area, its retention within the conservation area boundary will ensure that any future proposal for redevelopment or re-use can be considered against the requirement to preserve and enhance the surrounding character.



## Sub-Area 3: Railway and Industrial Buildings



33 and 33a Farnborough Street



The Old Brewery, Farnborough Street



Corner of Farnborough Street and Chapel Street



14 and 16 Farnborough Street



33 Farnborough Street



Rear of The Old Brewery on Chapel Street

## **6. Sub-Area 4: Station Master's House and Grounds**

- 6.1 This sub-area comprises the old Station Master's house and grounds adjacent to Farnborough North railway station at 37 Farnborough Street, on the east side of the railway. The house and grounds are currently in a community use.

### **Building Form and Detail**

- 6.2 A red-brick, two-storey building constructed in the mid-nineteenth-century, 37 Farnborough Street is a comparatively large dwelling which was formerly occupied by the Station Master at Farnborough North railway station. Long vacated by the Station Master and unoccupied for many years, the house and its grounds are now in a community use. The building faces Farnborough Street from the other side of the railway and fronts on to the railway line and railway crossing. It has a gabled slate roof and appears to retain traditional wooden windows; interestingly, there are no windows on the upper floor of the rear elevation. A decorative brick band between the ground and first floor adds visual detail on the front elevation, as do brick lintels above the windows and decorative brick quoins on the corner of the building.

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

- 6.3 There is limited public realm within this sub-area. Modern close-board fencing separates the Station Master's house and grounds from the public highway and the railway station located on the other side of the road.

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

- 6.4 The Station Master's house is set in extensive grounds, which are currently in use as a community garden. Open to members of the public at certain times of the day and enclosed from the outside world by modern fencing and the façade of the house, the garden is an oasis of tranquillity away from the hustle and bustle of the nearby railway station. The garden is mainly laid to lawn and contains several mature tree specimens and well-established shrubs, as well as informal seating. Beyond a picket fence lies a community allotment area comprised of raised planters.

### **Views**

- 6.5 Views within the grounds of the Station Master's house are relatively short. Focal points include several prominent trees beyond the picket fence and the Station Master's house itself. On account of the enclosed space, views out of the sub-area are fleeting, although there are views of the railway line and Chapel Street if one ventures beyond the picket fence into the heart of the garden.

## **Alterations**

- 6.6 Immediately adjacent to the Station Master's house to the north and adjoining the level crossing lies a modern single-storey modular building which was granted temporary planning permission in May 2021 in connection with the neighbouring railway use.<sup>13</sup> Whilst this building has a detrimental impact upon the character and appearance of the area, the planning permission requires its removal and the restoration of the land before May 2026.

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<sup>13</sup> Planning Reference Number: 21/00212/FULPP. Available to view at <https://publicaccess.rushmoor.gov.uk/online-applications/>.



## Sub-Area 4: Station Master's House and Grounds



Station Master's House (37 Farnborough Street)



Rear of Station Master's House



Rear of Station Master's House



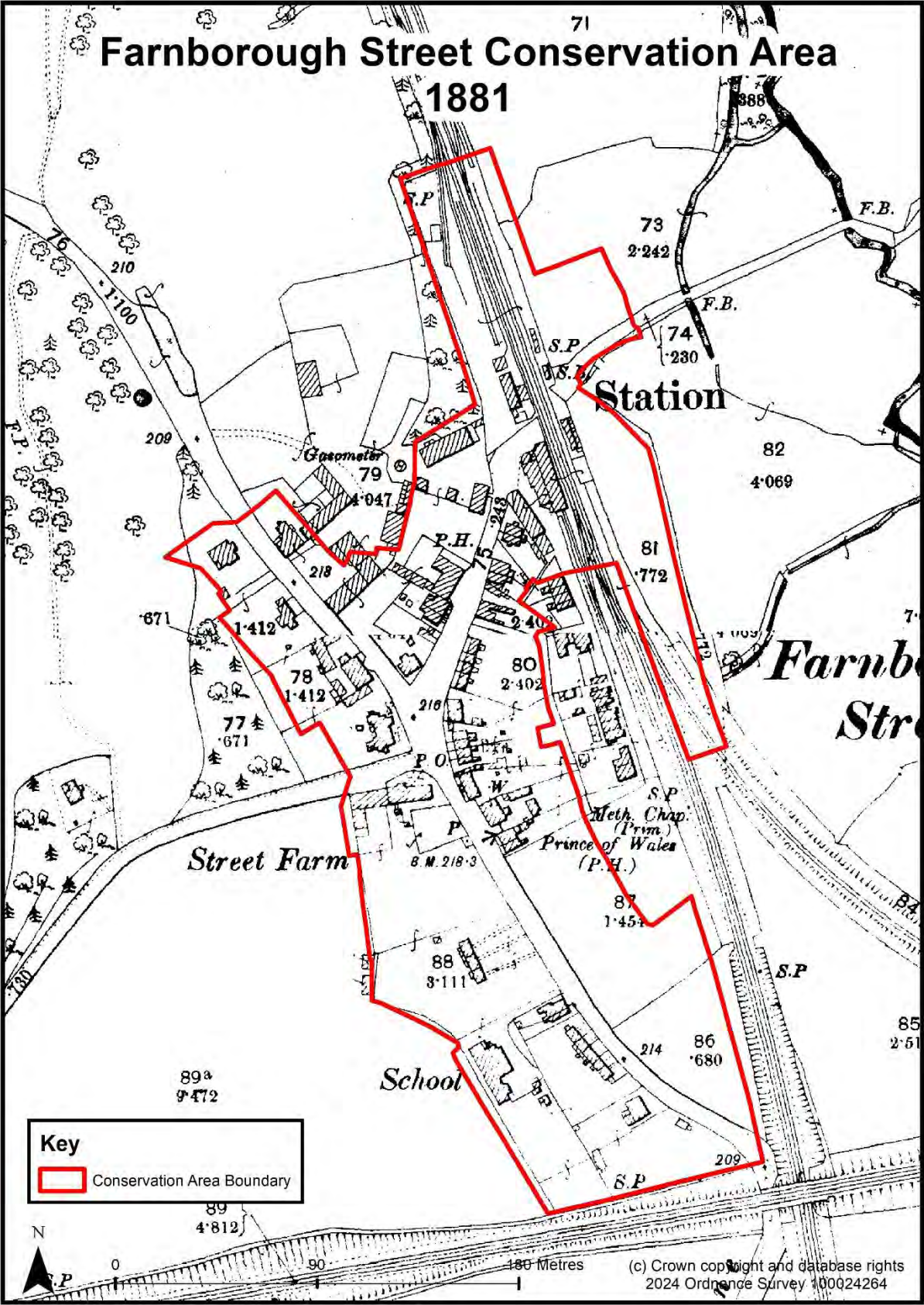
Grounds of Station Master's House



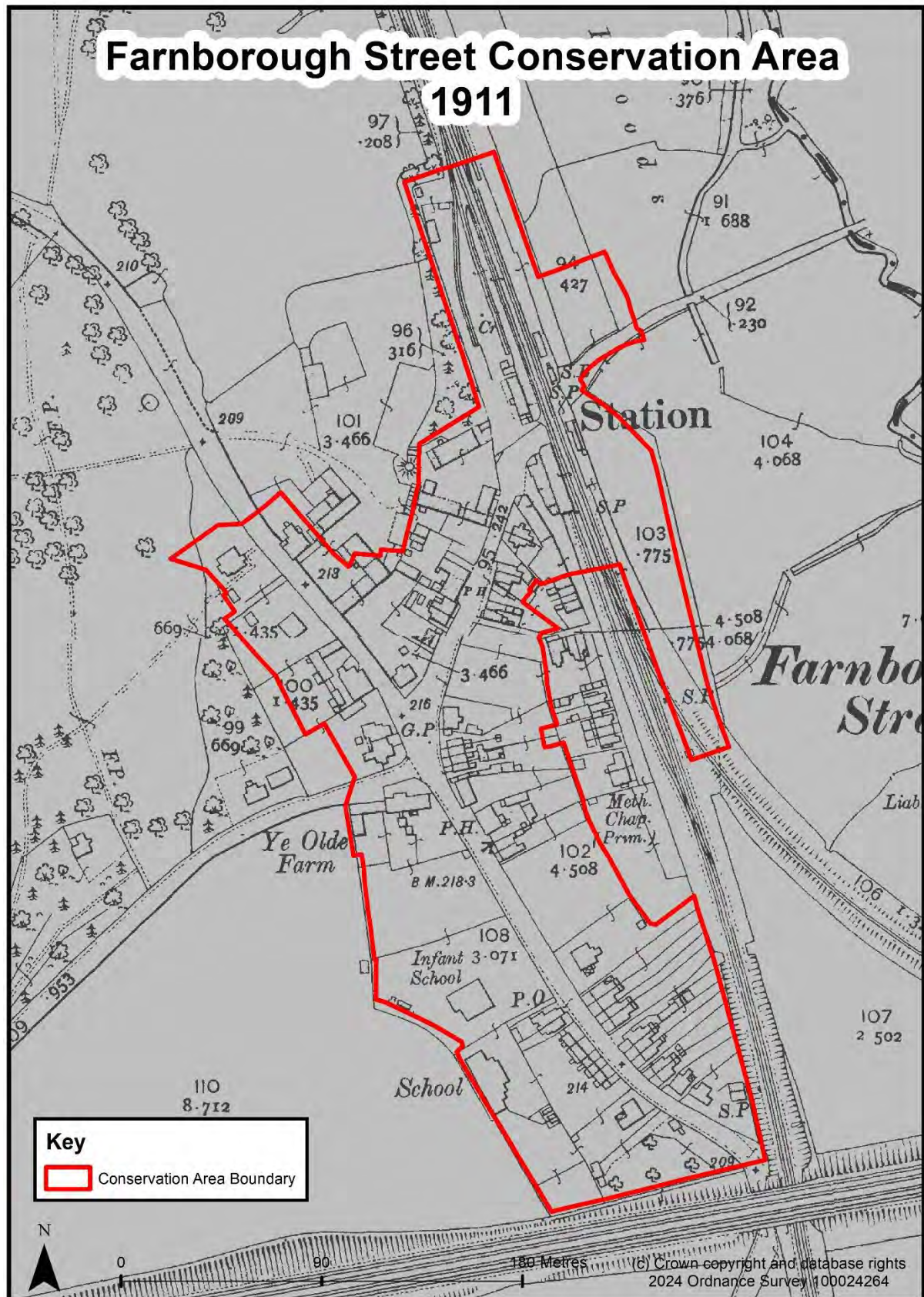
Grounds of Station Master's House



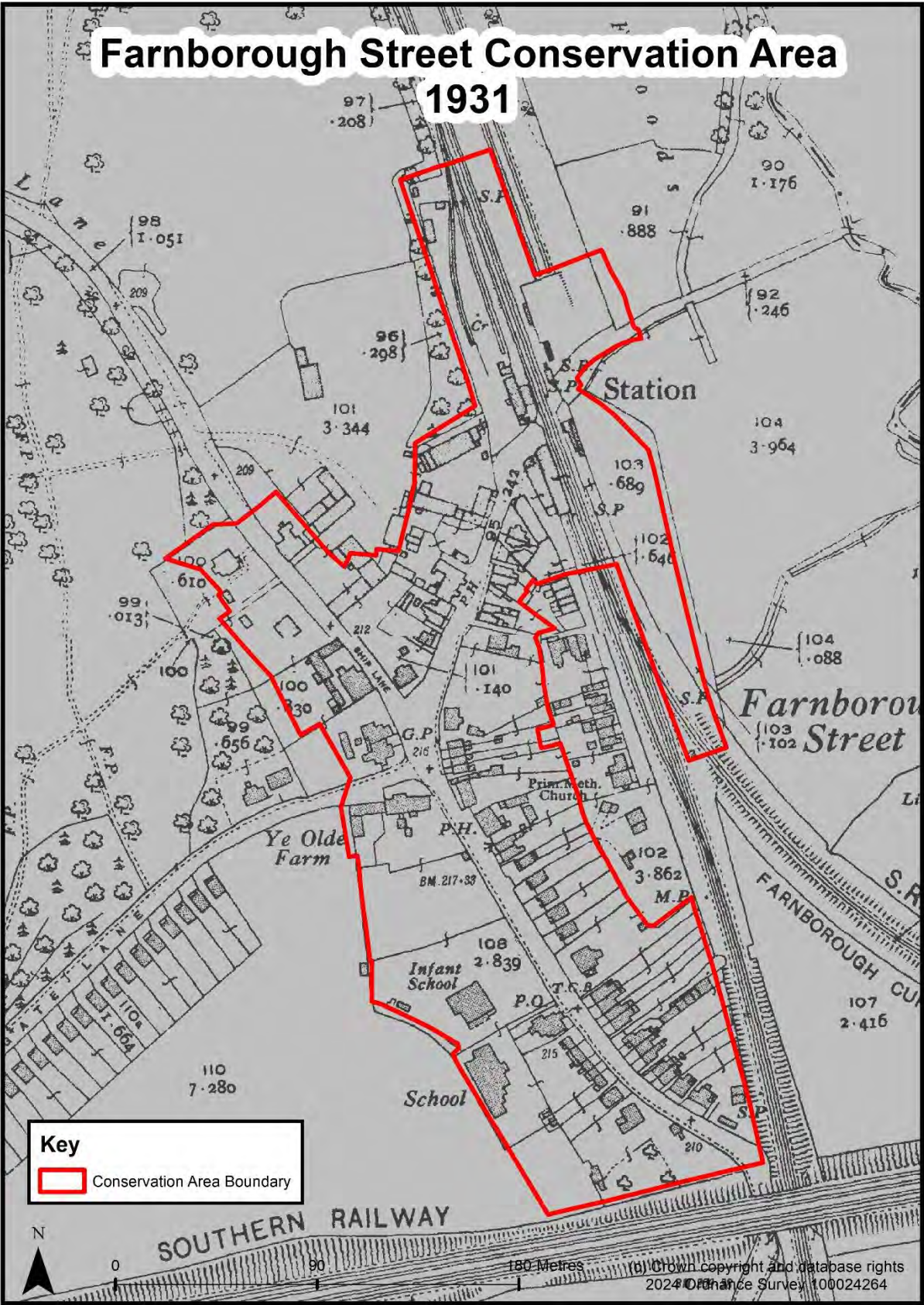
7. Historic Maps



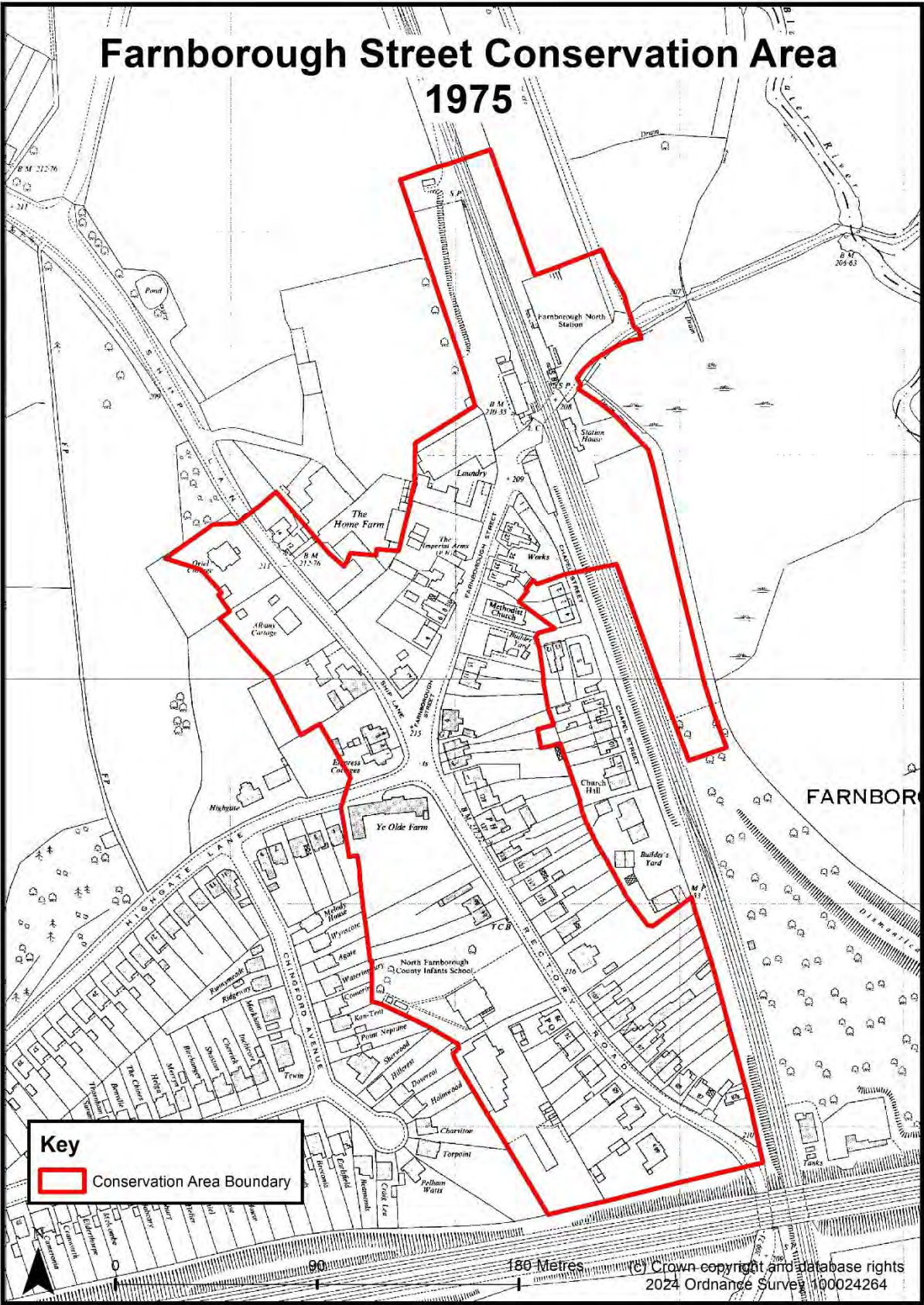














## 8. Listed Buildings and Structures

### Nationally Listed

Name	Grade	Link to Historic England Record
14 Ship Lane; and Rose Cottage, 12 Ship Lane	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1339699">https://historicengland.org.uk/listing/the-list/list-entry/1339699</a>
Emperor House; Empress Cottage; Eugenie Cottage; and Ye Olde Farm, Highgate Lane	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092639">https://historicengland.org.uk/listing/the-list/list-entry/1092639</a>
Empress Cottages, 1, 3 and 5 Ship Lane; and 2 Highgate Lane	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092609">https://historicengland.org.uk/listing/the-list/list-entry/1092609</a>
Oriel Cottage, 23 Ship Lane	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1156289">https://historicengland.org.uk/listing/the-list/list-entry/1156289</a>
Yew Tree Cottage, 4 Farnborough Street	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1092634">https://historicengland.org.uk/listing/the-list/list-entry/1092634</a>

### Locally Listed Heritage Assets<sup>14</sup>

Name	Reference
Elm Tree House, 9 Farnborough Street	LL5116
12 and 12a Farnborough Street (Former Imperial Arms)	LL5117
North Farnborough Infant School Rectory Road	LL5135
The Prince of Wales, 184 Rectory Road	LL5137
Outbuilding to the Prince of Wales, 184 Rectory Road	LL5153

<sup>14</sup> Locally Listed Heritage Assets are available to view on the Council's website at <https://www.rushmoor.gov.uk/locallylistedbuildings>.

## **9. Management Plan**

### **Introduction**

- 9.1 The Management Plan outlines a positive strategy to deal with the threats and opportunities identified in the Conservation Area Appraisal.
- 9.2 The effect of incremental small-scale change within a conservation area can be cumulative and negative, particularly when involving the loss of key features such as chimneys, boundary walls, and traditional windows and doors. Incremental change is particularly difficult to manage because it is not within the usual remit of the planning system without the imposition of special controls. Proactive and positive encouragement to good stewardship by residents and property owners can play a significant part in the preservation and enhancement of local character.

### **Good Stewardship**

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

### **Positive and Negative Attributes**

- 9.6 The Conservation Area Appraisal has identified the following positive attributes of the conservation area. To preserve the character of the conservation area and to ensure that it has lasting value, it is considered important that these features are retained:
- Trees and greenery in both the public and private domain;
  - Original chimneys and pots on the roofline;

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

9.7 The Conservation Area Appraisal has also identified that the character of the conservation area has been adversely affected by gradual and cumulative changes and negative attributes, including:

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

### **Development Management**

9.8 Some planning controls over development within conservation areas restrict changes to external appearance and prevent buildings from being demolished without planning permission. Further information is available within the Council's [Conservation Areas Overview document](#) and on the Council's conservation areas webpage.<sup>15</sup> However, some permitted development rights allow for certain types of development and alterations without the need for planning permission. Many of these alterations, including the introduction of uPVC windows and doors and alterations to front-boundary walls, can have an unintended impact and gradually erode the character or appearance of a conservation area through the loss of original building features.

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<sup>15</sup> Available at <https://www.rushmoor.gov.uk/conservationareas>.

- 9.9 Further protection of key features within a conservation area can be accomplished by introducing Article 4 directions which restrict the exercise of permitted development rights. The purpose of an Article 4 direction is to encourage the retention and good stewardship of high-quality architectural features and to preserve and enhance character and appearance. Directions are already in place in some of Rushmoor's other conservation areas to prevent the inappropriate replacement of windows and doors and the loss of chimneys and boundary walls, amongst other things. Consideration will be given to introducing a similar Article 4 direction within Farnborough Street conservation area if expedient.<sup>16</sup>
- 9.10 It is not the intention of conservation area designation to prevent new development or adaptation and alteration to suit the needs of property owners. Instead, it puts in place a process whereby proposals are more-thoroughly studied to ensure that the special architectural and historic interest of the conservation area is protected and opportunities to improve its character are identified. New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. 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 appearance.
- 9.11 In summary, any development within the conservation area should seek to:
- Preserve its historic features;
  - Enhance, where possible, its special interest;
  - Contribute positively to its established character; and
  - Be of high quality.

### **Implementation and Monitoring**

- 9.12 Progress on the implementation of the Management Plan and the extent to which planning policies in the Local Plan are complied with or are effective in protecting the character and appearance of the conservation area will be monitored through the Council's annual Authority Monitoring Report.

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<sup>16</sup> Further information on the Council's Article 4 directions is available at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-permission-and-applications/article-4-directions-and-planning-permission/>.



- 9.13 Such assessments can be used to review and, if necessary, modify planning policies as part of the five-year review of the Local Plan. The assessments can also be used to review and, if necessary, modify this Conservation Area Appraisal and Management Plan.

## **Appendix. Areas No Longer Covered by Conservation Area Designation**

- A1 Conservation areas are intended to recognise areas of historic or architectural character and to assist in their preservation and enhancement. The location of the boundary for a conservation area is a qualitative decision. National planning policy is clear that only areas which are heritage assets should be designated so that ‘the concept of conservation is not devalued’.<sup>17</sup>
- A2 Farnborough Street conservation area forms part of an area which was first designated as the Farnborough Hill conservation area in 1977. As part of the process of reviewing and appraising the conservation area, and following a public consultation which took place in November and December 2021, the Council decided in 2022 that the conservation area should be split into two parts, with two new conservation areas being designated in place of the original: one would be centred on Farnborough Hill school and its grounds and become the new Farnborough Hill conservation area, whilst the other would be centred on the crossroads where Farnborough Street meets Rectory Road, Ship Lane and Highgate Lane and become the Farnborough Street conservation area. A further round of public consultation followed between August and October 2023 on a draft Conservation Area Appraisal and Management Plan for Farnborough Street conservation area, which set out the proposed boundary for the conservation area.
- A3 It was proposed during the public consultations in 2021 and 2023 that a number of areas within the original Farnborough Hill conservation area would no longer be covered by conservation area designation. Whilst objections to the removal of the conservation area designation were received, none provided sufficient evidence to justify the retention of these areas within the new Farnborough Hill or Farnborough Street conservation areas. The areas were subsequently de-designated in 2024.
- A4 Trees in a conservation area that meet [specified criteria](#) are protected by legislation, requiring the Council to be notified of any works to a tree.<sup>18</sup> When areas are de-designated and are no longer part of a conservation area, trees are no longer afforded such protection, although existing Tree Preservation Orders (TPOs) are unaffected. A review of all trees within the areas no longer covered by conservation area designation has been undertaken, and Tree Preservation Orders have been made where necessary to ensure that trees worthy of protection continue to receive protection.

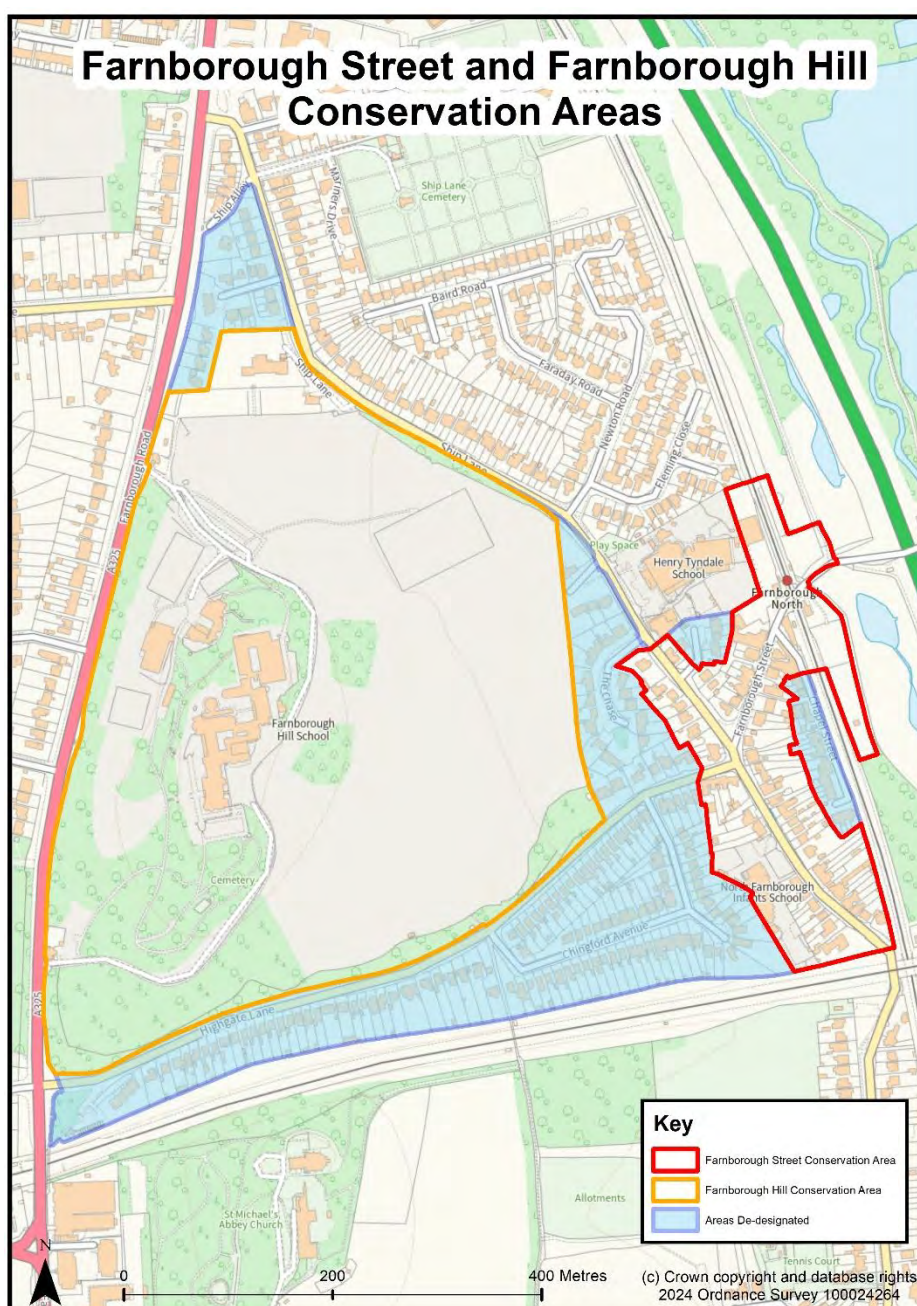
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<sup>17</sup> National Planning Policy Framework (2023), para. 197.

<sup>18</sup> Available to view at <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#Protecting-trees-in-conservation-areas>.

- A5 A review of buildings and structures within the areas no longer covered by conservation area designation has also been undertaken to determine whether any are worthy of local listing based on their architectural and historic interest.
- A6 The map below depicts the areas that previously formed part of the original Farnborough Hill conservation area which are no longer covered by conservation area designation, as well as the boundaries of Farnborough Street conservation area and the new Farnborough Hill conservation area. The following section summarises why these areas were considered inappropriate for inclusion within a conservation area.

**Figure 3: Areas No Longer Covered by Conservation Area Designation**





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

- A7 Built in the late twentieth century and early 2000s, the residential dwellings at Woodland Crescent and on Ship Lane to the north are relatively modern properties which do not warrant inclusion within a conservation area. However, an exception is 2 Woodland Crescent, which was constructed in the late nineteenth or early twentieth century; the building is locally listed and has existing protection against inappropriate development.



### **Woodstocks and The Chase**

- A8 Built in the late 1970s or early 1980s on land adjacent to the Grade II listed Oriel Cottage (23 Ship Lane), the residential cul-de-sacs at Woodstocks and The Chase are comprised of modern detached and semi-detached properties which do not warrant inclusion within a conservation area. There are no clear views or linkages to the historic core of the village, and the dwellings do not add to the historic character of Farnborough Street conservation area.



### **Home Farm Close**

- A9 Built in around the 1980s to the rear of the Grade II listed building at 14 Ship Lane and Rose Cottage, 12 Ship Lane on the site of the former Home Farm, the residential cul-de-sac of Home Farm Close is comprised of modern detached and semi-detached housing which does not warrant inclusion within the conservation area.



### Highgate Lane and Chingford Avenue

- A10 The dwellings on Highgate Lane and Chingford Avenue were built in around the 1920s and 1930s. Whilst the houses have been finished to a high standard, they have little or no intrinsic architectural or historic interest and are very different in appearance to the historic character of Farnborough Street conservation area.



### Chapel Street

- A11 Chapel Street contains a terrace and a pair of semi-detached nineteenth-century railway cottages. Whilst they have some modest local interest for their association with the railway, they have been so altered and had numerous additions and changes over the years, including extensions, rendering, porches and uPVC windows, that their architectural interest has been substantially eroded. The terrace of dwellings includes 11 Chapel Street, which appears to have retained its original brickwork and form; the building is locally listed and therefore has existing protection against inappropriate development. The attached dwelling to the south (11a Chapel Street) is believed to be a former Methodist Chapel; whilst it has some local interest, the building has been altered over the years, with the addition of modern windows, a porch, rear extensions and render to the front first floor.
- A12 There are also four modern infill dwellings along Chapel Street which were built in the 1950s or early 1960s; comprising a terrace of three dwellings and a bungalow, they have no architectural or historic merit and do not warrant inclusion within the conservation area.



### Charlotte Mews



- A13 Located to the south of Chapel Street, Charlotte Mews is a modern development of eight dwellings, comprising two terraces, which was constructed in the early 2000s. Whilst the dwellings have been finished to a high standard and are relatively attractive, they have no architectural or historic interest and do not warrant inclusion within the conservation area.





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# Conservation Area appraisal and management plan



## South Farnborough





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## 1. Introduction

- 1.1 This document should be read alongside the Council's [Conservation Areas 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.<sup>1</sup> The Overview document also explains what requires planning permission in a conservation area.
- 1.2 A conservation area is a place of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance. Building groups, walls, trees and hedges, open spaces, views and historic settlement patterns all combine to create a sense of place. It is this character, which is required, rather than simply individual buildings, that the designation of conservation area status seeks to protect. The location of the boundary for a conservation area is a qualitative decision relating to character. It is essential for the protection of conservation areas that only areas which are heritage assets are designated so that 'the concept of conservation is not devalued'.<sup>2</sup>

### Appraisal and Management Plan

- 1.3 This appraisal document sets out the recognised special architectural and historic interest of the South Farnborough conservation area, the character or appearance of which it is desirable to preserve or enhance. The Appraisal identifies the features of the conservation area that make a positive or negative contribution to its significance and is accompanied by a Management Plan which sets out how change can be managed to conserve and enhance the area.
- 1.4 Conservation area 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. This Appraisal has also been prepared having regard to [Historic England Advice Note 1 \(Second Edition\)](#).<sup>3</sup>
- 1.5 Every effort has been made to include or analyse elements that are key to the special character of the conservation area. However, where buildings, structures or features have not been specifically highlighted, it does not necessarily follow that they are of no visual or historic value.

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

<sup>2</sup> National Planning Policy Framework (2023), para. 197.

<sup>3</sup> Available to view at <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>.

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

### **Designation History**

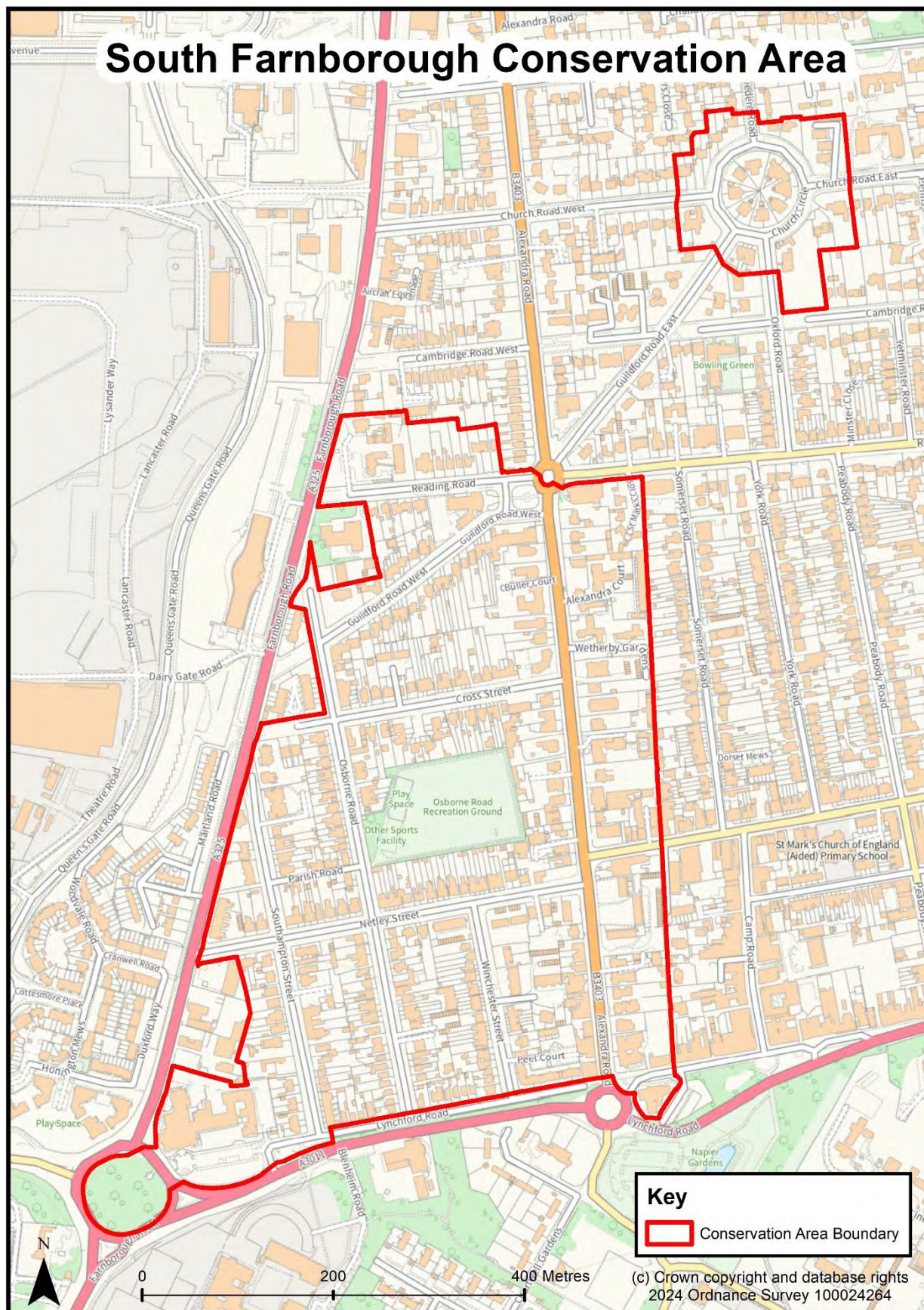
- 2.1 South Farnborough conservation area was first designated in 1987 and has since been reviewed in 2006 and 2024. Proposals to review and amend the boundaries of the conservation area in 2006 did not proceed to designation. Following the 2024 review and adoption of this document, a number of areas were removed, or de-designated, from the conservation area, as set out in the Appendix.

### **Location**

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



Figure 1: Map of South Farnborough Conservation Area



## Area Development

- 2.3 The name Farnborough is thought to derive from the old English *Ferneberg* or *Ferneberga*, or ‘hill of ferns’, and refers to areas of undulating heathland. Three prehistoric tumuli in the area of Albert Road and Cockadobby Hill (now within Queen’s Roundabout) are the first recorded evidence of human occupation in the area.
- 2.4 The Manor of Farnborough is mentioned in the Domesday Book as part of the Hundred of Crondall, in the shire of Southampton. In 1230, Stephen de Farnborough was acknowledged to be a ‘true patron of the Church’. The Church of St. Peter is believed to occupy a Saxon site.
- 2.5 The history and development of the conservation area is linked to the arrival of the army. The North Camp at the southern end of Farnborough was established in 1854 and became the first major military training establishment in the country. With the advent of the Crimean War, the Camp expanded rapidly, as did the civilian workforce and services. At that time, the land now within the conservation area formed part of an expanse of lightly wooded heath to the south of the Farnborough Park estate and the earlier village which now lies within the Farnborough Street conservation area.
- 2.6 The sale of the heathland for residential development in the 1860s opened up opportunities for speculative investors to develop housing for the influx of army officers and their families. Although the principal roads were set out by 1874, construction proceeded gradually. In 1881, a second significant phase in the development of the military camp began with the replacement of basic wooden huts with new permanent brick barracks. Civilian entrepreneurs were thereby assured of a long-term and expanding military population in the area. In 1865, there was a recorded military population of 8,965, which had increased to 14,248 by 1901.
- 2.8 Two property companies were formed to purchase land and build houses to be leased to the military: the Farnborough and Aldershot Freehold and Ground Rent Society Ltd was formed in 1862, and the Farnborough Cottage Company was established in 1863. Three shareholders in the Farnborough Cottage Company were Edward Chatfield, Henry Curry and William Knell. Jo Gosney, in her book *Farnborough Past*, attributes the planning and layout of the area to Edward Chatfield, in his capacity as agent for the company, and Henry Curry, as architect. Curry had previously worked in the coastal resort of Eastbourne, and this possibly influenced his adoption of wide tree-lined avenues as the basis for subsequent development.
- 2.9 The developers were entrepreneurs with backgrounds in other businesses. Henry Jesty Brake, an auctioneer, and William Knell, formerly involved in the cotton industry, were responsible for much of the housing in the area. Brake developed 150 acres of the settlement; he built houses primarily to let

to army officers at the southern end of Alexandra Road and in Netley Street, Southampton Street and Osborne Road.

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



entrance from Alexandra Road, survives and until recently accommodated Wings restaurant. By the 1930s, the house had been sub-divided into two properties and was surrounded by other buildings; it was also used for a period as a school. In the 1950s, it became the Tredenham House Hotel.



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





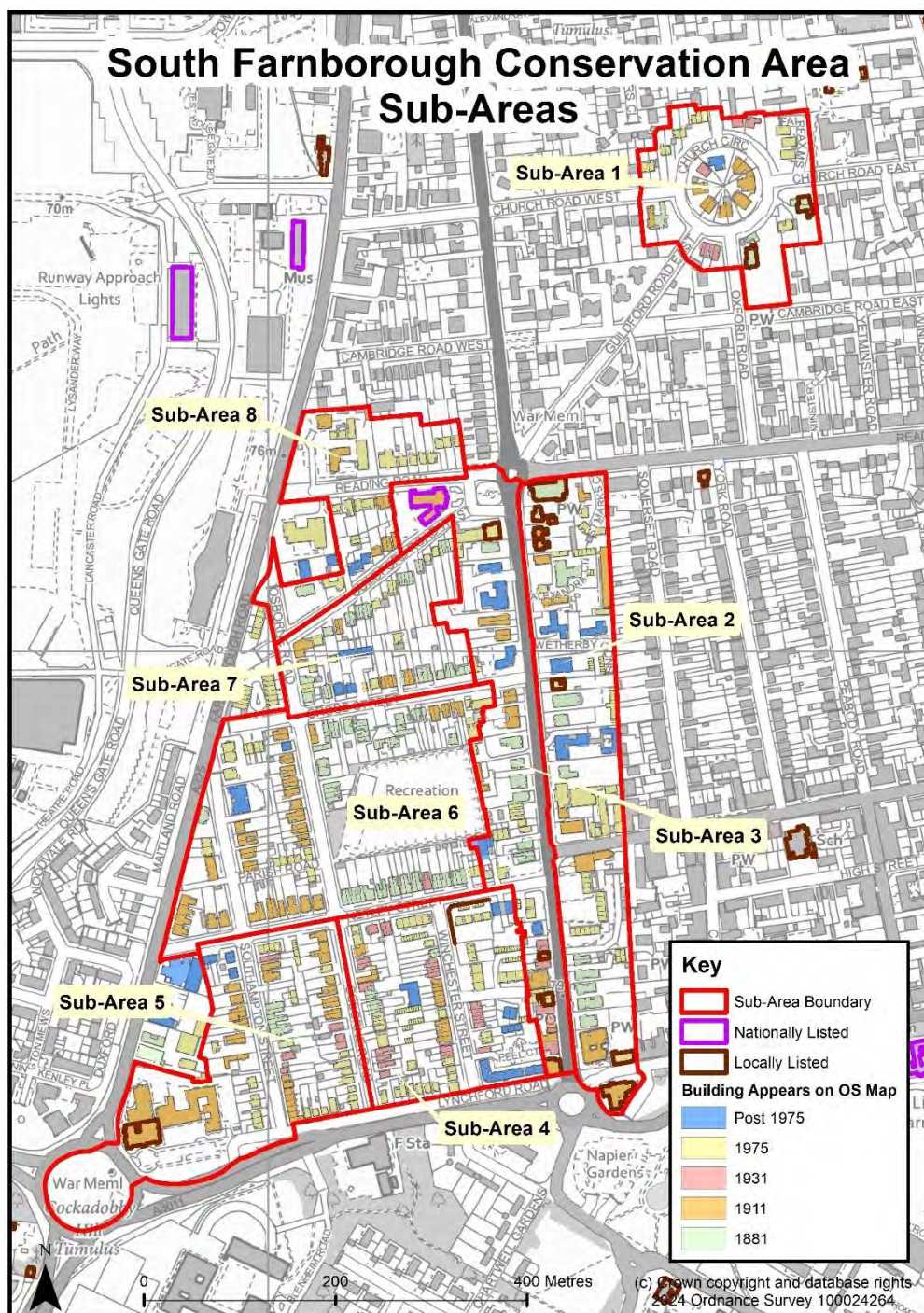
- 2.17 The 1871 Ordnance Survey shows only three detached villas in the south, outer periphery of Church Circle. By 1909, six pairs of semi-detached houses comprised a unified development of three quarters of the inner area. Between the First World War and 1930, a further detached property was added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

### **Area Summary**

- 2.19 The character of the conservation area is primarily residential and suburban. The speculative and developer-led project is a unifying theme which overlays and strongly influences the form, appearance and arrangement of buildings. The original architecture is characterised by replicated house types, features and materials. Subtle variations in detail and arrangement add variety to the streetscape. A prominent feature is the grid of wide, tree-lined streets which offer long uninterrupted views.
- 2.20 South Farnborough conservation area has eight areas with distinct character:
- Sub-Area 1: Church Circle
  - Sub-Area 2: Alexandra Road – East Side
  - Sub-Area 3: Alexandra Road – West Side
  - Sub-Area 4: Alexandra Road West to Osborne Road (South of Netley Street)
  - Sub-Area 5: Osborne Road to Farnborough Road (South of Netley Street)
  - Sub-Area 6: Alexandra Road West to Farnborough Road (Between Netley Street and Cross Street)
  - Sub-Area 7: Alexandra Road West to Farnborough Road (Between Cross Street and Guildford Road West)
  - Sub-Area 8: North of Guildford Road West/Reading Road

2.21 These sub-areas have been assessed against their identifiable character, architectural qualities and historic development and for the contribution that they make to the conservation area, providing an insight into the shifting social and cultural development of the area.

**Figure 2: Map of Sub-Areas<sup>4</sup>**



<sup>4</sup> This map depicts when buildings first appeared on the 1881, 1911, 1931 or 1975 Ordnance Survey (OS) map of the area (see Chapter 11). It does not show the definitive age of the buildings. For example, a building which first appeared on the 1931 OS map would have been built in the period between the publication of the 1911 and 1931 maps.

### **3. Sub-Area 1: Church Circle**

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



## 4. Sub-Area 2: Alexandra Road – East Side

- 4.1 Alexandra Road was named to commemorate a visit to the North Camp by Alexandra, Princess of Wales, wife of the future King Edward VII. The section between Lynchford Road and Reading Road became the civic and administrative core of the newly expanded Farnborough. At its Junction with Lynchford Road, it was flanked to the west by the impressive bank and police station buildings, and to the east by the Methodist Church. On the south side of Lynchford Road, the Church Institute building was constructed. This was expanded and now forms the Studio 40 complex.



Church Institute Building

- 4.2 At the Reading Road junction, opposite the Town Hall and postal sorting office, is St Mark's (CoE) Church. The wide, tree-lined road extends north towards the railway connections with the main railway line and the branch line at the older settlement of Farnborough.
- 4.3 The east side of Alexandra Road saw the earliest development within the estate in the form of the Wesleyan Methodist Church at the corner of Lynchford Road, its minister's house to the north and five pairs of semi-detached houses (Alpha Cottages). Four of these survive, adapted and amalgamated into single buildings in office use. The first of these bears a plaque erected by the Farnborough Society identifying it as the home of the aircraft designer and test pilot Geoffrey De Havilland between 1910 and 1913. Their regular spacing, rooflines and cream render set the tone of substantial plots on the east side. They sit opposite the main shopping parade of Alexandra Road; when viewed from the south, the road beyond them extends to a vanishing point flanked by avenues of mature street trees.

- 4.4 Immediately to the north, the 1960s/1970s redevelopment of Queen's Court is unprepossessing but is set back behind an attractive lawn.
- 4.5 To the north of Queen's Road, the pattern of some retained villas punctuated by late-twentieth century blocks of flats continues. The larger redevelopments of Wetherby Gardens and Alexandra Court occupy the site of the early-twentieth century National Childrens' Home and Orphanage. Some of the institutional buildings survive on the frontage and in Charlie Mews to the rear.
- 4.6 The sub-area ends with three retained and locally listed villas (103, 105 and 107 Alexandra Road) and St Mark's Church at the corner of Reading Road.

## 5. Sub-Area 3: Alexandra Road – West Side

- 5.1 The west side of Alexandra Road developed incrementally from the end of the nineteenth century, starting with the entrance lodge to Tredenham House, which survives as the recently closed Wings Cottage restaurant building at 32 Alexandra Road, and a run of detached and semi-detached villas between Netley Street and Reading Road. In the first decade of the twentieth century, the first two shops to the north of the bank building appeared. The Grade II listed Town Hall dates from 1897, and the adjacent postal sorting office was completed in the late 1930s.
- 5.2 As with the east side of the road, the original pattern of villas on large plots has been interrupted by infills and redevelopments dating from the 1930s to the 1990s.
- 5.3 In addition to the bank building and the postal sorting office, the west side of Alexandra Road features locally listed buildings at numbers 20-26 and 38-40. These are shops with elaborate mock Elizabethan half-timbered facades and intricate leaded windows.
- 5.4 The Grade II listed Ferneberga House, formerly the Town Hall, is the only statutory listed building within the conservation area. The foundation stone was laid in 1896, the same year as the former Parish Council officially became the Farnborough Urban and District Council. The Town Hall continued in this function after the amalgamation of Farnborough and Aldershot Councils to form Rushmoor Borough Council following local government reorganisation in 1972. The expanded Council also occupied the former National Childrens' Home and Orphanage buildings on the opposite side of Alexandra Road before the move to its current location on the site of the former Forest Lodge, south of Pinehurst Corner, close to the town centre.



## **6. Sub-Area 4: Alexandra Road West to Osbourne Road (South of Netley Street)**

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





## 7. Sub-Area 5: Osborne Road to Farnborough Road (South of Netley Street)

- 7.1 This sub-area continues the grid street pattern until it encounters the angled line of Farnborough Road. Notable building detail can be seen in the barge-boarding and porches of 76-78 Osborne Road, the lantern bay window and tile-hanging of 35 Southampton Street, and the rustic timber-framing of 17 Southampton Street.



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



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



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

## **8. Sub-Area 6: Alexandra Road West to Farnborough Road (Between Netley Street and Cross Street)**

- 8.1 The largest sub-area of the conservation area sits to the west of the Alexandra Road buildings, some of which have adapted or redeveloped structures behind them. Cross Street, Netley Street and a section of Osborne Road surround the Osborne Road recreation ground which is on the site of one of the pre-development heathland gravel pits in this area.
- 8.2 The tight grain, common ridge height and continuous building line of properties on the north side of Netley Street create a long, straight frontage of red-brick and white-rendered houses, single, paired and in terraces. This strong formal character continues beyond Osborne Road and Southampton Street to the junction with Farnborough Road. Notable terraces and buildings that contribute to the detailed character of this group include Pemberton Villas, with its decorative paired porches, wall plaque, corbelled soffits and barge-boarded dormers; numbers 40 and 42, with decorative terracotta tile-hanging and ornamental joinery features; larger villas at numbers 54-58; and the contrasting brickwork detailing, decorative shared porch awnings and ridge tiles of numbers 60-66.



Pemberton Villas



- 8.3 The east side of this section of Osborne Road, marked at the southern junction by a former shop building, contains an impressive range of street trees and the hedge boundary and entrance of the recreation ground. The terrace (numbers 37-43) to the north features well-preserved decorative barge-boarding on the end gables and perforated terracotta ridge decoration. Further to the north, the distinctive white-render, contrasting grey quoins and half-hipped gables of the pair of buildings at numbers 33-35 give way to a site at the corner of Cross Street containing a collection of buildings in light-industrial use which, in part, were formerly stables. This site has been redeveloped with new housing.



Osborne Road Recreation Ground showing buildings on Alexandra Road



Decorative barge boards at 41 Osborne Road



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



- 8.5 Further west, the south side of Cross Street displays the decorative barge-boarding of the paired houses at 30-32 Osborne Road. The west side of Osborne Road continues south, with a combination of architectural styles, including infill from the 1960s and 1980s. The street block to the west is completed by a section of Southampton Street, meeting Cross Street at the angled Farnborough Road. On its east side, it features modest paired houses, some larger villas, several of which are converted to flats, and a 1980s infill development, Commodore Court.
- 8.6 The remaining triangle of land between Southampton Street, Netley Street and Farnborough Road contains, at the southern end, the western-most houses on Netley Street and a well-preserved terrace (numbers 36-46) fronting Farnborough Road. To the north is the pedestrian Parish Road and the adjacent street block emerging opposite the entrance to Osborne Road Recreation Ground. This originally formed an access route to service, stabling and ancillary buildings and now serves a short row of cottages to the west of Osborne Road.
- 8.7 The remainder of the triangle to the north of Parish Road was originally occupied by two properties, 40 Southampton Street and Stephen Gould House. Between them is now a later pair of 1960s semi-detached properties. 40 Southampton Street is the smaller of the two properties but was nevertheless of some status. It has a small coach house to the side, now altered with a modern garage door. Stephen Gould House is a large red-brick villa with gabled slate roofs. The scale of the building is noticeable. There is a two-storey flat roofed projection topped by an ironwork balcony rail on the west elevation, and a number of mature deciduous trees surround the building. When originally

constructed, the west elevations, windows and balconies of these large villas would have commanded views across the open common, which subsequently became Farnborough Airport. They are now fenced off from the adjacent busy Farnborough Road.





## 9. Sub-Area 7: Alexandra Road West to Farnborough Road (Between Cross Street and Guildford Road West)

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



- 9.2 The north side of Cross Street features varied architectural styles from some of the older and much-altered cottages at the eastern end through modest red-brick villas, a property at number 16, with a distinctive arched carriage door, and the well-detailed modern pairs of houses to the west of the entrance to Hawthorn Court. The short section of Osborne Road which joins the two streets contains, on the east side, the development formed by the conversion of a former print works, two other houses and the corner shop building at the angle of Guildford Road West.



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

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



- 10.2 Each of the six villas had separate coach houses to the rear. Occupying the corner plot of Osborne Road and Guildford Road West is 10 Guildford Road West (Grazeley Lodge), the only one of the six villas surviving in anything like its original form. It features red brickwork, with contrasting string



courses, and decorative barge-boarded gables. The coach house to the rear has been separated and adapted to use as a veterinary practice.



- 10.3 The two northern-most villas, Farren House and Baveno House, are good examples of Edwardian Queen Anne Revival detached villas, with a number of interesting architectural features, such as hung tiles, curled pedimented gables, bay windows, little balconies and interesting roof forms. Three substantial buildings were added to the site (Farren Flats, Baveno Flats and 56A and 56B Farnborough Road) in the 1970s. As with the other plots, there are substantial mature trees screening the complex from Farnborough Road.





## 10. Architectural Detailing and Characteristic Features

### Positive Features

- Decorative barge boards; stone name plaques; stone detailing;
- Enclosed decorative and glazed porches; bay windows; street trees;
- Tile-hanging; white render; red brick with contrasting string courses;
- Decorative terracotta ridge tiles, finials and string courses;
- Arts and Crafts early-twentieth century architecture;
- Early-twentieth century half-timbering;
- Slate roofs.









### **Detrimental Changes**

- Low quality and unsympathetic architecture in redevelopments and extensions
- Poorly located and visible satellite dishes;
- Lost boundary walls and hard-surfaced parking on front gardens;
- Painting of brickwork and masonry;
- Poorly detailed and unsympathetic replacement windows and doors;
- Inappropriate advertisements, signage and street furniture;
- Loss of or inappropriate works to trees.

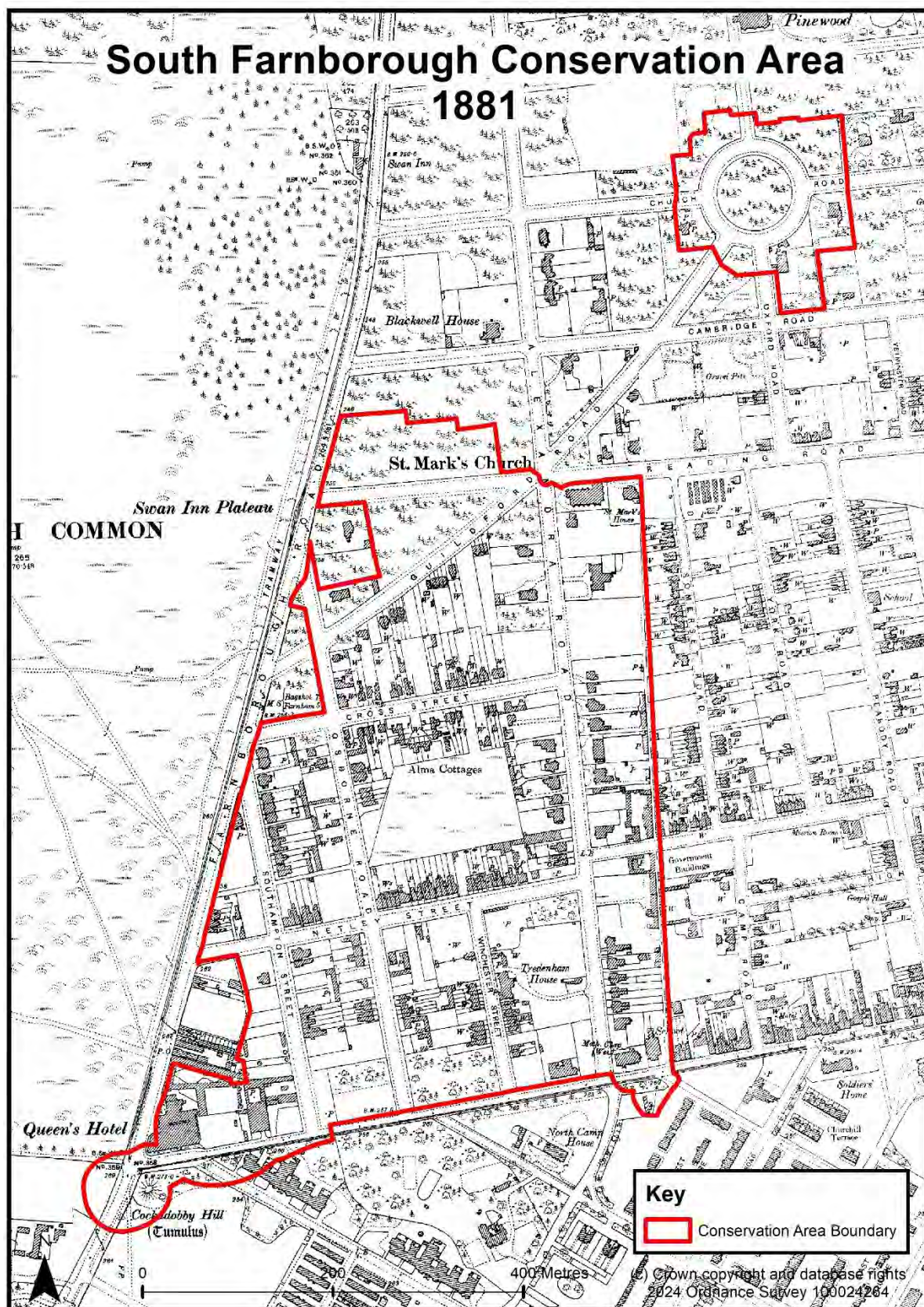
### **Building Materials**

- 10.1 The most identifiable and characteristic building materials within the conservation area are red brick, with grey/blue slate or red clay-tiled roofs. Buff brickwork is used extensively as a contrasting material in string courses and chimney stacks and as a principal wall material in some larger houses.
- 10.2 Some larger buildings, such as the former Town Hall and the bank on Alexandra Road, have Bath stone detailing. The hips and ridges of slate roofs are often picked out with contrasting terracotta ridge tiles and decorative finials. The predominant orange/red brickwork interspersed with white render and twentieth-century decorative timber and tile-hanging unifies groups of buildings in the wide and regular streets.

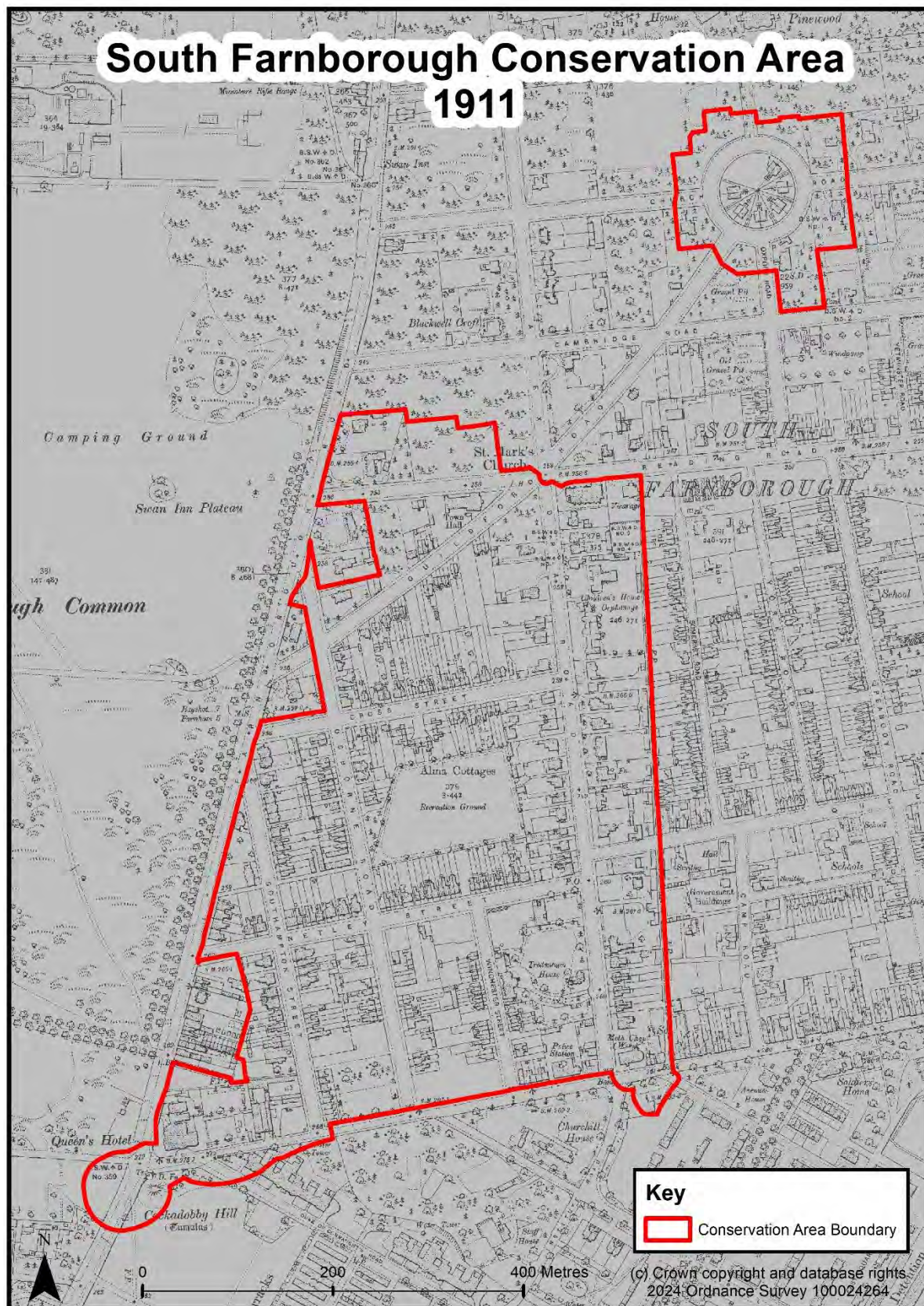
- 10.3 Some painting of brick elevations masks architectural detail and distorts the appearance of buildings in their wider context and is not reversible. The regular punctuation of the roofscape by pairs of tall, corbelled chimney stacks and the consistency of building frontages as articulated by front garden walls are important in the wider context of the streets.
- 10.4 Used as individual key features or pattern, decorative moulded brickwork and terracotta are employed extensively for architectural embellishment; their uses include string and eaves courses and prominent features, such as bay windows and doors. Most houses have double-hung timber sash windows, although some properties have more ornate Edwardian fenestration. The Domestic Revival and Queen Anne architectural styles are usually associated with casement openings often set within a mullion and transom frames. The use of vertical tile-hanging at first-floor level is similarly a feature associated with the Domestic Revival, or Arts and Crafts, influence.
- 10.5 There is a notable survival of original timber-panelled front doors and porches throughout the conservation area, and they are often elaborate and attractive.
- 10.6 Low boundary walls define the front gardens of most original properties in the area and are an important part of its character, although some have been lost to provide frontage parking.



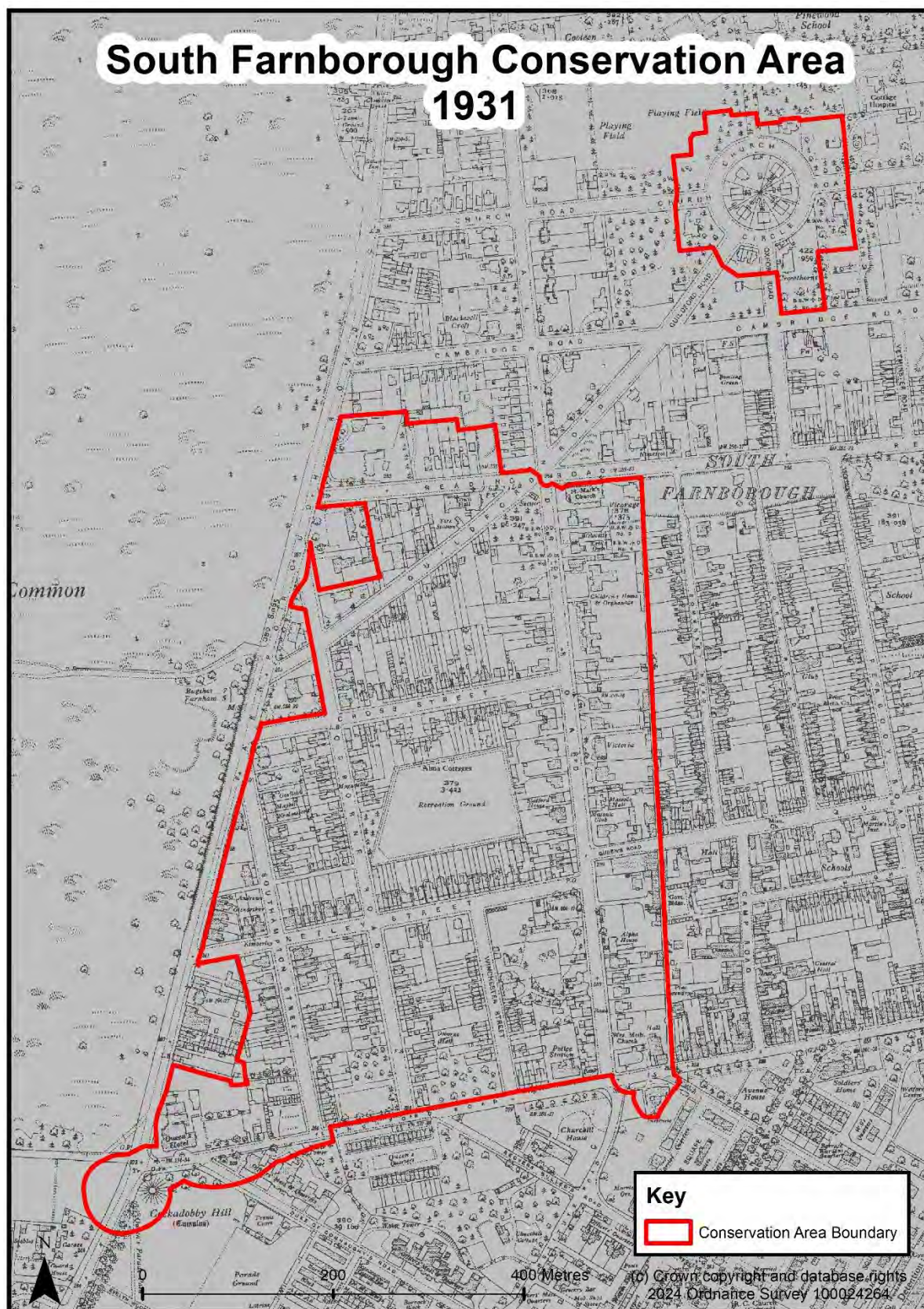
## 11. Historic Maps



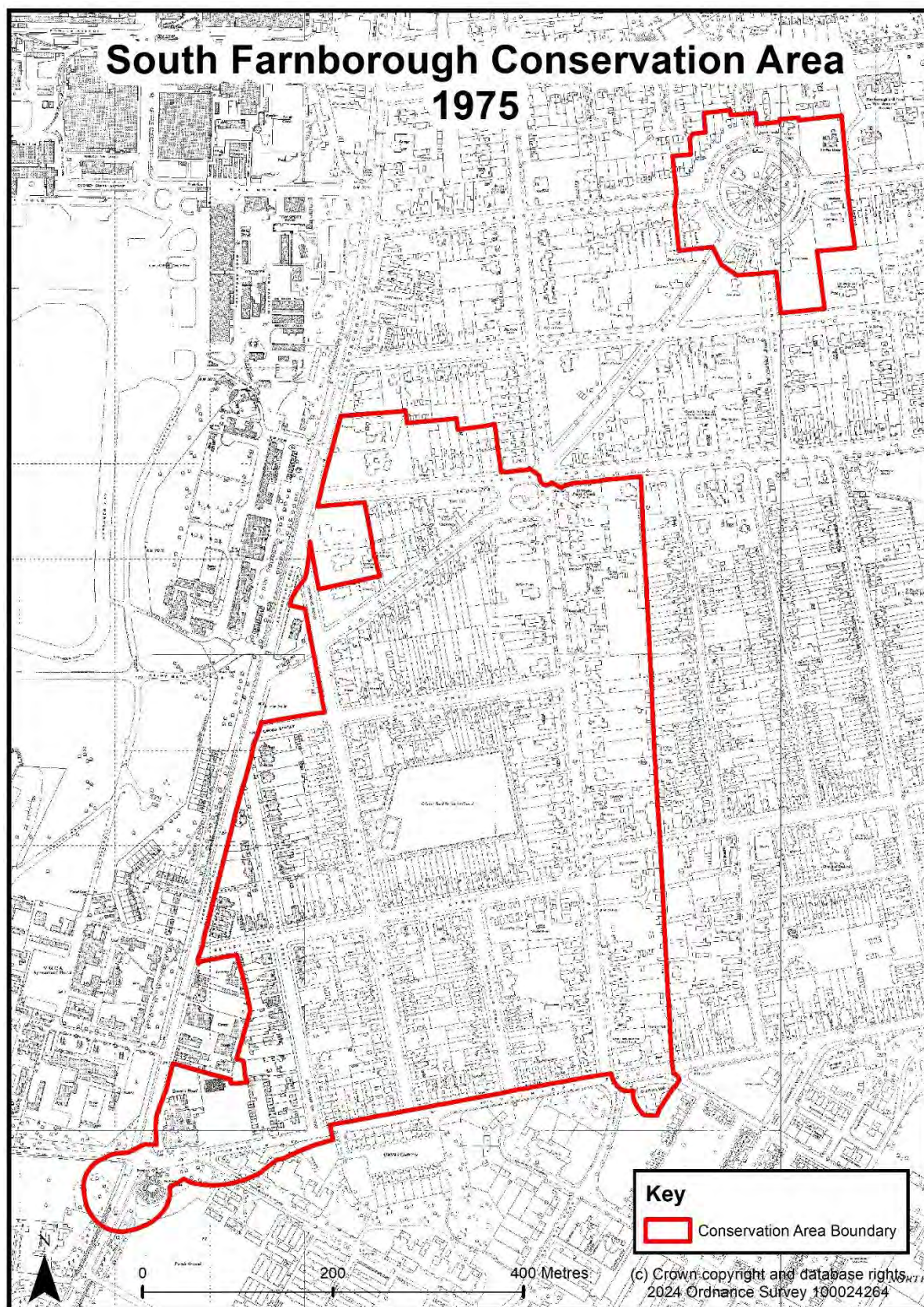












## 12. Listed Buildings and Structures, and Scheduled Monuments

### Nationally Listed

Name	Grade	Link to Historic England Record
Farnborough Town Hall, Guildford Road West	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1303102">https://historicengland.org.uk/listing/the-list/list-entry/1303102</a>

### Locally Listed Heritage Assets<sup>5</sup>

Name	Reference
Edward VII Post Box, Alexandra Road	LL5095
103-105 Alexandra Road	LL5096
2 Alexandra Road	LL5097
107 Alexandra Road	LL5098
38-40 Alexandra Road	LL5099
63 Alexandra Road	LL5100
20-26 Alexandra Road	LL5101
Post Office, 108 Alexandra Road	LL5102
St Mark's Church, Reading Road	LL5103
Durdham House, 2 Church Road East	LL5108
Holiday Inn 'Queen's Head Arms', Lynchford Road	LL5120
47-49 Lynchford Road	LL5121
Old School Studios, 40 Lynchford Road	LL5123
Crowthorne House, 25 Oxford Road	LL5187
Boundary Wall at 9 Netley Street	LL5201

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<sup>5</sup> Locally Listed Heritage Assets are available to view on the Council's website at <https://www.rushmoor.gov.uk/locallylistedbuildings>.

## Scheduled Monuments

Name	Link to Historic England Record
Bowl Barrow on the Cockadobby Hill Roundabout	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1012638?section=official-list-entry">https://historicengland.org.uk/listing/the-list/list-entry/1012638?section=official-list-entry</a>



## 13. Management Plan

### Introduction

- 13.1 The Management Plan outlines a positive strategy to deal with the threats and opportunities identified in the Conservation Area Appraisal.
- 13.2 The effect of incremental small-scale change within a conservation area can be cumulative and negative, particularly when involving the loss of key features such as chimneys, boundary walls, and traditional windows and doors. Incremental change is particularly difficult to manage because it is not within the usual remit of the planning system without the imposition of special controls. Proactive and positive encouragement to good stewardship by residents and property owners can play a significant part in the preservation and enhancement of local character.

### Good Stewardship

- 13.3 The active management of small-scale change within a conservation area is the responsibility of the people who live and work in the area. Community-led conservation involves guiding positive change and positive regular maintenance. The owners of properties within conservation areas are caretakers of local heritage for future generations, and commitment to good conservation practice is vital for preserving and enhancing the character and appearance.
- 13.4 Living in a well-maintained conservation area often increases property values and appreciation, as well as the general desirability of the area and its community value. Conservation areas are valued for their distinctiveness, visual appeal and historic character.
- 13.5 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.

### Development Management

- 13.6 Some planning controls over development within conservation areas restrict changes to external appearance and prevent buildings from being demolished without planning permission. Further information is available within the Council's [Conservation Areas Overview document](#) and on the Council's conservation areas webpage.<sup>6</sup> However, some permitted development rights allow for certain types of development and alterations without the need for planning permission. Many of

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<sup>6</sup> Available at <https://www.rushmoor.gov.uk/conservationareas>.

these alterations, including the introduction of uPVC windows and doors and alterations to front-boundary walls, can have an unintended impact and gradually erode the character or appearance of a conservation area through the loss of original building features.

- 13.7 Further protection of key features within a conservation area can be accomplished by introducing Article 4 directions which restrict the exercise of permitted development rights. Such an order is already in place within the Church Circle sub-area to prevent inappropriate replacement windows and loss of chimneys and boundary walls. Consideration will be given to extending similar Article 4 control over other parts of the South Farnborough conservation area if expedient.<sup>7</sup>
- 13.8 It is not the intention of conservation area designation to prevent new development or adaptation and alteration to suit the needs of property owners. Instead, it puts in place a process whereby proposals are more-thoroughly studied to ensure that the special architectural and historic interest of the conservation area is protected and opportunities to improve its character are identified. New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. 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 appearance.
- 13.9 In exercising its Development Management function and dealing with planning applications for redevelopment and extensions within the South Farnborough conservation area, the Council will seek the following when applying Local Plan Policy DE1 (Design in the Built Environment):
- Sympathetic and compatible use of materials and architectural detailing, using or taking inspiration from the positive features identified in Chapter 10, including where appropriate:
    - Respect for built form, building lines and patterns in the vicinity;
    - Detailing, such as barge-boarding, decorative brickwork and external porches;
    - Appropriate boundary treatments and parking arrangements;
    - Protection and enhancement of street trees and those within sites.

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<sup>7</sup> Further information on the Council's Article 4 directions is available at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-permission-and-applications/article-4-directions-and-planning-permission/>.

### **Implementation and Monitoring**

- 13.10 Progress on the implementation of the Management Plan and the extent to which planning policies in the Local Plan are complied with or are effective in protecting the character and appearance of the conservation area will be monitored through the Council's Authority Monitoring Report.
- 13.11 Such assessments can be used to review and, if necessary, modify planning policies as part of the five-year review of the Local Plan. The assessments can also be used to review and, if necessary, modify this Conservation Area Appraisal and Management Plan.



## 14. Background Papers and Further Reading

- J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd
- Planning Appeal Decision; application reference RSH04739; Land adjacent to 14 Church Circle; 15 June 1987; appeal reference: APP/P1750/A/86/054001/P5; <https://publicaccess.rushmoor.gov.uk/online-applications/>
- Enforcement Appeal Decision; enforcement reference 18/00070/CONSRV; 14 Church Circle; 30 August 2018; appeal reference: APP/P1750/C/17/3183029; <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3183029&CoID=0>
- Church Circle Article 4 Direction (December 2019); <https://www.rushmoor.gov.uk/planning-and-building-control/planning-permission-and-applications/article-4-directions-and-planning-permission/church-circle-article-4-direction/>
- Farnborough Town Hall. Guildford Road West Statutory Listing: Grade II; List Entry Number: 1303102; Date Listed: 9 October 1981; <https://historicengland.org.uk/listing/the-list/list-entry/1303102?section=official-list-entry>
- Bowl Barrow on the Cockadobby Hill Roundabout: Scheduled Monument; List Entry Number: 1012638; date first listed: 6 September 1950; <https://historicengland.org.uk/listing/the-list/list-entry/1012638?section=official-list-entry>

## **Appendix. Areas Removed from South Farnborough Conservation Area**

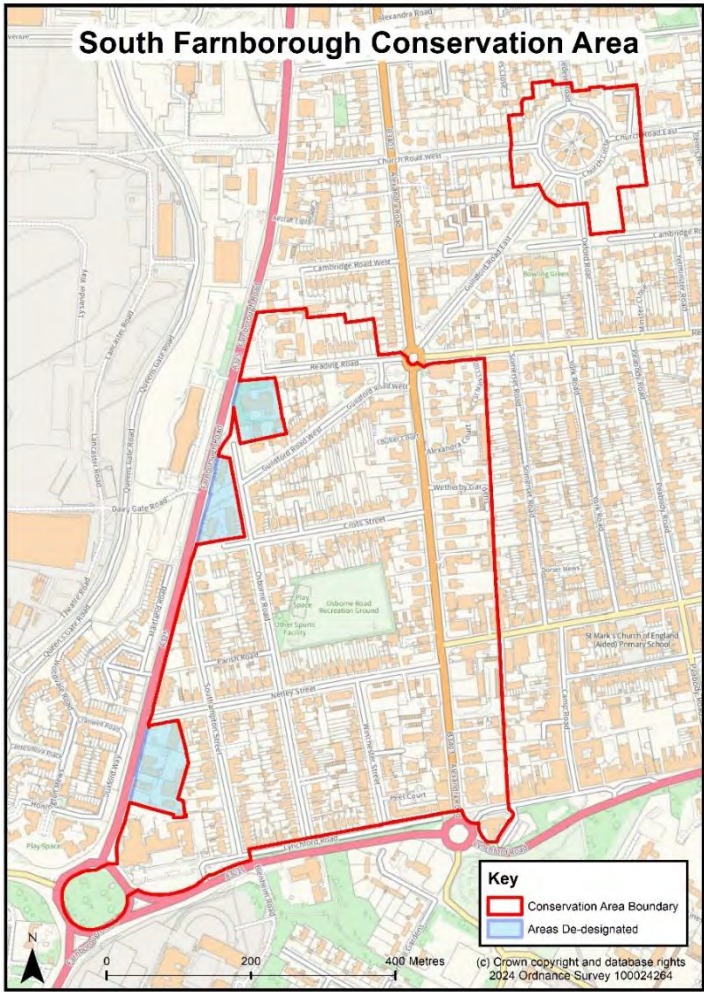
- A1 Conservation areas are intended to recognise areas of historic or architectural character and to assist in their preservation and enhancement. The location of the boundary for a conservation area is a qualitative decision. National planning policy is clear that only areas which are heritage assets should be designated so that ‘the concept of conservation is not devalued’.<sup>8</sup>
- A2 During the public consultation on the draft Conservation Area Appraisal and Management Plan undertaken in September and October 2023, it was proposed to remove the conservation area designation from three areas. Whilst objections to the removal of the conservation area designation were received, none provided sufficient evidence to justify the retention of these areas within the conservation area. The areas were subsequently removed, or de-designated, in 2024.
- A3 Trees in a conservation area that meet [specified criteria](#) are protected by legislation, requiring the Council to be notified of any works to a tree.<sup>9</sup> When areas are de-designated and are no longer part of a conservation area, trees are no longer afforded such protection, although existing Tree Preservation Orders (TPOs) are unaffected. A review of all trees within the areas no longer covered by conservation area designation has been undertaken, and Tree Preservation Orders have been made where necessary to ensure that trees worthy of protection continue to receive protection.
- A4 A review of buildings and structures within the areas no longer covered by conservation area designation has also been undertaken to determine whether any are worthy of local listing based on their architectural and historic interest.
- A5 The map below depicts the areas that are no longer covered by conservation area designation.

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<sup>8</sup> National Planning Policy Framework (2023), para. 197.

<sup>9</sup> Available to view at <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#Protecting-trees-in-conservation-areas>.

Figure 3: Areas No Longer Covered by Conservation Area Designation



Telephone Exchange, Neelam Court and Kashmir Court

- A6 The telephone exchange building is a mid-twentieth century structure of no architectural quality or historic significance. It does not reflect the age or architectural style of the South Farnborough conservation area and does not warrant inclusion within the conservation area.





- A7 Neelam Court and Kashmir Court are two blocks of late-twentieth century flats. They have no architectural quality or historic significance and do not add to the historic character of the South Farnborough conservation area.



**Ettrick Court and the Terrace between Osborne Road, Farnborough Road and Guildford Road West.**

- A8 Ettrick Court and the terrace on Osborne Road are three-storey town houses, dating from the 1970s. Typical of 1970s' residential design, they are of red/brown brick, with timber-clad spandrels, horizontal-banded windows and cement-tile roofs. The dwellings are very different in appearance to the historic character of the South Farnborough conservation area.





**Industrial and Commercial Buildings between the Queens Hotel, Farnborough Road, Netley Street and the Rear Boundaries of Properties on the West Side of Southampton Street**

- A9 This area is occupied by industrial and commercial buildings which have no architectural or historic merit, including a vehicle servicing centre and petrol filling station, and does not warrant inclusion within the conservation area.



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Conservation Area Appraisal and Management Plan: Boundary Review Advice Note

For Rushmoor Borough Council

August 2024





Rushmoor Borough Council

Boundary Review Advice Note

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# 1 Introduction

## 1.1 Aim and Contents of this Report

This document has been prepared by Heritage Architecture Ltd on behalf of Rushmoor Borough Council. Between 2020 and 2024, Rushmoor Borough Council undertook a review of the Borough’s Conservation Areas. Officers prepared draft Conservation Area Appraisals and Management Plans (CAAMPs) for each Conservation Area, with the following three being consulted on in 2023:

- [South Farnborough Conservation Area Appraisal and Management Plan \(CAAMP\)](#)
- [Aldershot West Conservation Area Appraisal and Management Plan \(CAAMP\)](#)
- [Farnborough Street \(Revised\) Conservation Area Appraisal and Management Plan \(CAAMP\)](#)

As a result of this consultation, objections and recommendations were received from the public in relation to proposed boundary changes for these Conservation Areas, these included:

- Objections to the removal of Chapel Street from the proposed Farnborough Street Conservation Area
- Suggested extension to the existing Aldershot West Conservation Area to include Rowhill School
- Suggested extension to the existing Aldershot West Conservation Area to include land from Princes Gardens to Buzz Bingo (including the Empire building and the land between them)
- Objections to the removal of the Farren and Baveno complex from the South Farnborough Conservation Area.

This advice note considers the recommendations and objections.

## 1.2 Policy

Section 69 of the 1990 Planning (Listed Building and Conservation Areas) Act states that:

### *Designation of Conservation Areas*

- (1) Every local planning authority –
  - a. Shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and
  - b. Shall designate those areas as Conservation Areas.
- (2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.
- (3) The Secretary of State may from time to time determine that any part of a local planning authority’s area which is not for the time being designated as 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; and if he so determines, he may designate that part as a Conservation Area.
- (4) The designation of any areas as a Conservation Area shall be a local land charge.

Historic England has published guidance on Conservation Areas entitled: *Conservation Area Appraisal, Designation and Management: Historic Advice Note 1 (Second Edition)*.

It summarises the duties of Local Planning Authorities in the following terms:

- Local planning authorities are to determine areas which it is desirable to preserve and enhance, and designate them as Conservation Areas (section 69 [1])
- Local planning authorities are to review their past activities in this area, including existing Conservation Areas, and to add more Conservation Areas (section 69 [2]);
- Local planning authorities are to formulate and publish proposals for the preservation and enhancement of Conservation Areas and consult the public in the area in questions, taking account of views expressed (Section 71 [1 & 2]);
- In the exercise by local planning authorities of planning functions within the Conservation Area, ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’ (Section 72 [1]).

The Guidance also states that:

*“.....set out the features of the area that contribute to its special architectural interest. ....whether as a collection of buildings representing a range of uses that document the area’s history, that represent the impact of a particular architectural vision for the area, as a townscape or with materials and features that are special because of their contribution to local distinctiveness and identity. Surviving or former uses within the area might also have influenced plan form, urban grain and building types, for example grand terraces with mews, villas set in generous gardens, workers’ back-to-back housing or industrial buildings connected with particular activities, local trades or specialised markets”.* (Paragraph 46).

Historic England has long-since devised a tool whereby it is possible to carry out an impartial assessment of a building or element’s ability to contribute positively to a Conservation Area. This tool has been in existence for over twenty years and the current version of it is now included within their guidance in the Advice Note: *Conservation Area Appraisal, Designation and Management* (2019). It comprises a checklist of questions in Figure 1 and is set out below.

The Table states that ***“A positive response to one or more of the following questions may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded”.***

<input type="checkbox"/>	Is it the work of a particular architect or designer of regional or local note?
<input type="checkbox"/>	Does it have landmark quality?
<input type="checkbox"/>	Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
<input type="checkbox"/>	Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
<input type="checkbox"/>	Does it contribute positively to the setting of adjacent designated heritage assets?
<input type="checkbox"/>	Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
<input type="checkbox"/>	Is it associated with a designed landscape, eg a significant wall, terracing or a garden building?
<input type="checkbox"/>	Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
<input type="checkbox"/>	Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
<input type="checkbox"/>	Does it have historic associations with local people or past events?
<input type="checkbox"/>	Does it reflect the traditional functional character or former uses in the area?
<input type="checkbox"/>	Does its use contribute to the character or appearance of the area?

Figure 1: Table from Historic England’s Advice Note: *Conservation Area Appraisal, Designation and Management* (2019)

## 2 Boundary Review Advice

### 2.1 Farnborough Street CAAMP: Chapel Street

Local Authority Proposal: Remove from Conservation Area

Objections:

- 11 Chapel Street dates from 1860 and was the first house to be built on the street. At this point it was an unnamed track.
- 11A Chapel Street was a Primitive Methodist Chapel. It was relocated to a larger site by 1952.
- The houses adjacent are Victorian railway workers cottages. The roofs and chimneys are of a consistent design.

The street represents the coming of the railway to the rural, agricultural community in the Victorian period.

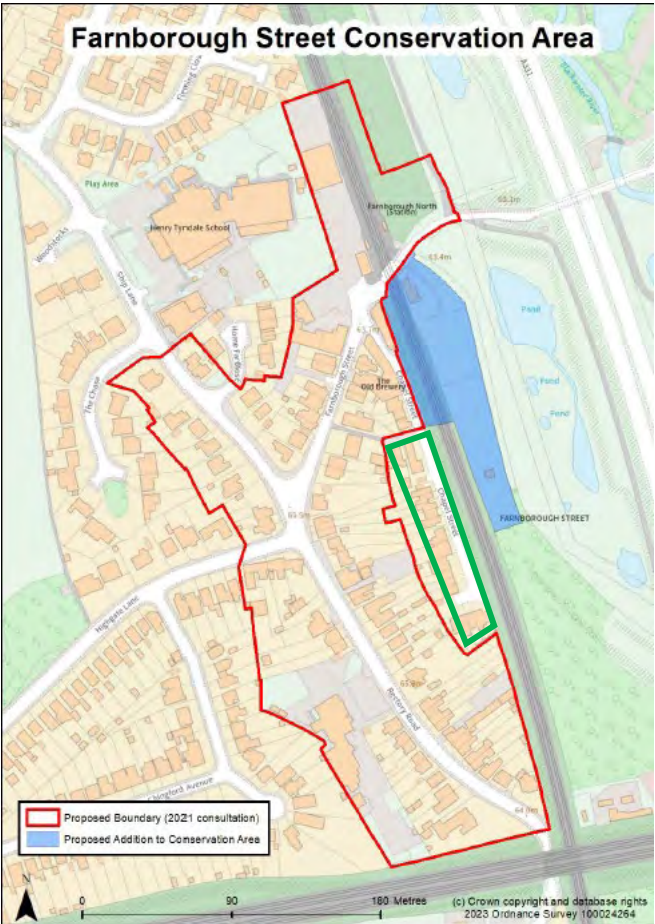


Figure 2: Farnborough Street Conservation Area in Red with Chapel Street outlined in green (Source: South Farnborough CAAMP)



**Discussion:**

Chapel Street sits adjacent to ‘Sub-Area 3: Railway and Industrial Buildings’. This area is characterised by Farnborough North railway station, the railway itself and several industrial buildings. It was a commercial hub from the mid-19<sup>th</sup> century, and the majority of buildings still remain in a commercial use. At the end of Chapel Street sits ‘the Old Brewery’, which wraps around residential dwellings on Farnborough Street. This was a former bottling plant or warehouse. Overall, the area reflects its historic use, and represents industry and the coming of the railway.

Chapel Street itself is lined with housing of little architectural quality. There is a short row of much altered 19<sup>th</sup> century railway cottages. They are of some modest local interest for their association with the railway, however they have been so altered that their architectural interest has been substantially eroded, with extensions, uPVC windows, doors and porches. 11 Chapel Street is locally listed. It is a two-storey, semi-detached, red brick house, which first appears on the 1881 Ordnance Survey map as an L shaped building with an outbuilding to the rear. The attached building (which is not part of the local listing) to the south is labelled as a Primitive Methodist Chapel. These conjoined buildings are also much altered as can be seen from an artist’s impression of the building at Figure 5 (compared to Figures 3 and 4), with modern windows, a porch and rear extensions, with the chapel element not being immediately identifiable as a chapel due to the alterations. The remainder of the street features late-20<sup>th</sup> century infill housing including bungalows and terraces, this includes Nos 2-4, which are not proposed for removal but should be considered within the wider scope of the street.



**Figure 4:** 11 and 11A Chapel Street – the Primitive Methodist Chapel and House



**Figure 3:** The much altered Primitive Methodist Chapel



**Figure 5:** An artist’s impression of the Primitive Methodist Chapel and House by local artist, David Pritchard (date unknown), completed with the aid of photographs and personal memories. (Source: *Farnborough Past* by Jo Gosney)





**Figure 6:** Views down Chapel Street.

Chapel Street suffers from a number of townscape issues, the row of houses looks on to the railway line and utilitarian boundary fencing and scrub. The road surface is patchy and uneven, with unkept edges. Telephone posts and wires make a strong feature, and visual clutter is prolific in the form of bins, parked cars and building-mounted satellites (Figure 6).

The former railway cottages make a very limited contribution to the Conservation Area – mostly through historic association, they do not reflect a substantial number of other elements in the Conservation Area. They cannot be considered to contribute positively to the setting of any adjacent heritage assets and are too much eroded to adequately reflect their traditional use. The late-20<sup>th</sup> century housing does not contribute in any way. The most significant building – the dwelling attached to the Primitive Methodist Chapel – is locally listed, acknowledging its local historic and architectural significance, although in themselves they are too much altered to warrant inclusion. Beyond this, the street overall does not contribute to the character of the rest of the Conservation Area.

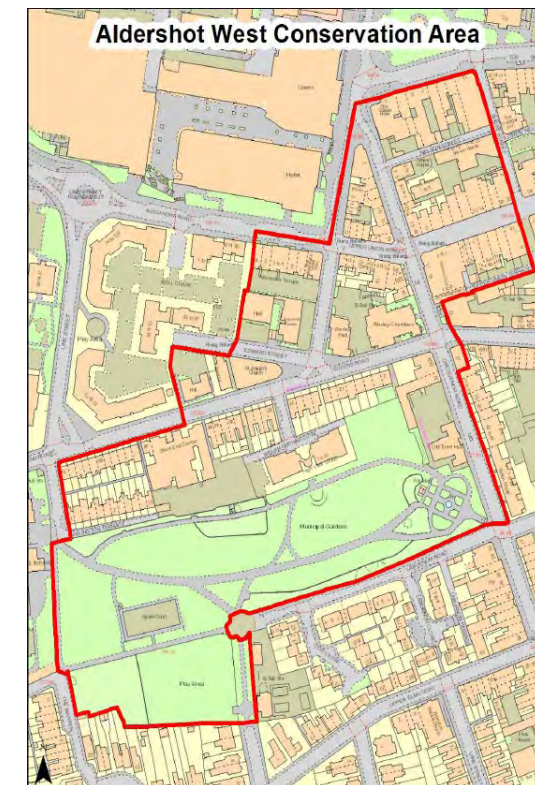
The street would not meet the criteria for a Sub-Area of its own and does not contribute positively to the setting of the adjacent designated heritage assets. While there may be some argument for keeping the street in the Conservation Area to manage future change, this is outweighed by the fact that it currently erodes the significance of the Conservation Area overall. The proximity to the Conservation Area and the impact on its setting will have to be considered for any development proposals going forward.

#### **Recommendation:**

Remove from the Farnborough Street Conservation Area, with the inclusion of Nos. 2-4.

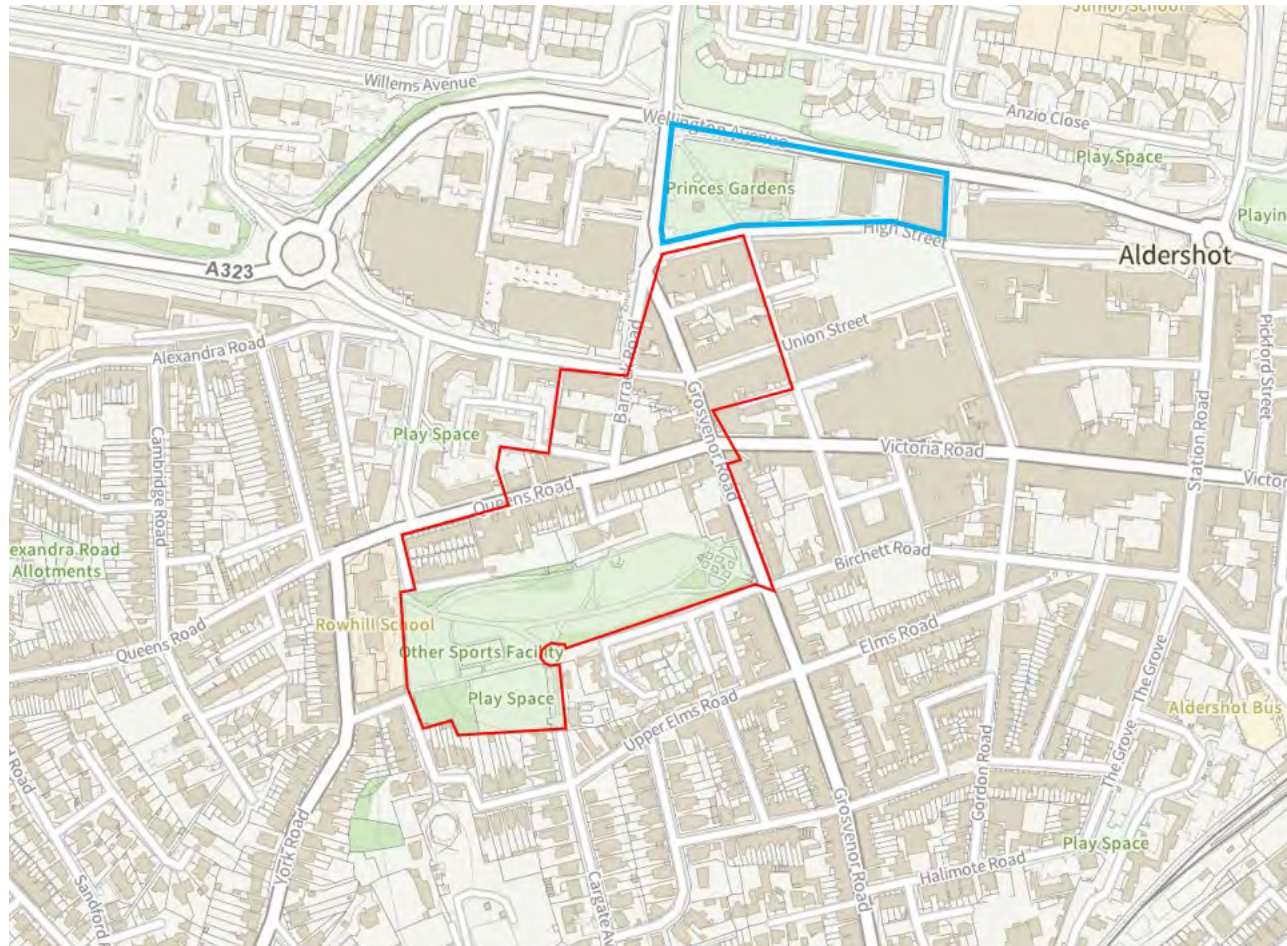
## **2.2 Aldershot West CAAMP: Land from Prince's Gardens to Buzz Bingo**

**Public Recommendation:** Inclusion of land from Prince's Gardens to Buzz Bingo in the Aldershot West Conservation Area to protect against future development.



**Figure 7:** Aldershot West Conservation Area boundary (Source: Aldershot West CAAMP)





**Figure 8:** Proposed area for inclusion marked in blue adjacent to the Conservation Area, marked in red.

### Discussion:

The area proposed for inclusion (marked in blue in Figure 8) sits beyond the northern end of the Conservation Area, adjacent to the Commercial Sub-Area, and it is within a zone which has historically marked the meeting point of the civilian and army parts of the town. There are several nearby developments which were under construction at the time of writing.

The proposed site is occupied by two large buildings which were historically cinemas, and Princes Gardens. Both the Ritz (Buzz Bingo) and the Empire are Buildings of Local Importance. The Princes Gardens is currently designated as open space under Policy DE6 of the adopted Local Plan. The surrounding area comprises of a car wash, a car park and a GP surgery.

The Empire Theatre (Figure 9), constructed for the Empire (Aldershot) Ltd, first opened its doors on the 1<sup>st</sup> August 1930, on land previously occupied by the Royal Engineers. It was designed on two levels, with stalls and a horseshoe shaped balcony, with a stage and seating for 1,599 people. The Theatre was renamed the Odeon in 1964 but closed its doors in 1981. A Christian organisation took over the building, rebranding it 'The Kings Centre', until 2015. After which it was purchased by HPS property company for use as an entertainment venue for concerts, shows and

exhibitions. The original architect, Harold S. Scott, RIBA (1883-1945) was a noted architect of cinemas throughout the 1920s and 30s.



**Figure 9:** The Empire Theatre (Source: Arthur Lloyd)

The Ritz Cinema (Figure 10) was built adjacent to the Empire Theatre, also on land also previously occupied by the Royal Engineers. It opened on the 15<sup>th</sup> May 1937. It was designed in an Art Deco style, with an auditorium featuring two levels, with stalls and a balcony. It closed in 1977 and was converted into a bingo hall with a triple cinema. Unfortunately, the interior was stripped out at this point. It has long been considered a landmark in the district.

The original architects - Verity and Beverley (est. 1871) - are a notable firm, most renowned for their theatres, such as the Criterion, Piccadilly (now Grade II\*), and a large number of other cinemas across London. From 1920 to 1939 they designed primarily for Paramount. They are still in business today.

On the site of the current Princes Hall (not considered for inclusion, but opposite Princes Gardens), was the Cavalry Theatre, which was primarily used as a Garrison Theatre between the East and West Cavalry Barracks, until its demolition in the 1950s.





**Figure 10:** The Ritz, now Buzz Bingo.

The proposed area for inclusion is run down and unloved. From a townscape perspective, it suffers from a lack of engagement at ground floor level with the street, poor street surfacing, surface mounted cabling, and the presence of a hand car wash between the two buildings, a GP surgery and a car park to one side.

They are of local architectural interest – both by design and by architect, and have landmark quality - despite their run-down appearance, both the Empire and the Ritz (Buzz Bingo) retain their architectural form and features, and both have landmark quality and reflect the cinema-going habits of the 1930s when it was the most popular of activities.

They are of local historic interest – they contribute to the distinctive history of the town - a town dominated by the army, where the provision of entertainment was crucial. This area marked the meeting point of the army personnel and civilians and from the 1930s the cinema was the principal form of entertainment for people, with many often attending twice a week. Their monumental scale and extraordinary number of seats provided in both cinemas demonstrates the huge popularity of films as entertainment during this era. In addition, they were both built by notable and prolific cinema architects, which adds to their interest.

The Princes Gardens was created in 1930 by Aldershot Borough Council on land forming part of the first military camp in Aldershot and is considered to be a gateway between the military and civilian towns. Overall, the area represents a transitional point where civilians and soldiers would interact, making use of the town's cinemas. The gardens are also on the site of the former Royal Engineers Yard, which came into being in 1853 on the arrival of a

small party of NCOs (Non-Commissioned Officers) and men of the Royal Engineers. This is commemorated on a modest plaque in the ground behind the sculpture of the Charging Horse. An ornamental fountain was unveiled in the gardens in 1954 to commemorate the 100<sup>th</sup> anniversary of the Army in Aldershot (although this is no longer in situ). More recently there has been an effort to use the space to commemorate the military and their presence in Aldershot. A number of sculptures have been erected in the last few years:

- The Airborne Soldier (unveiled 2019), on a stone base from the Falkland Islands, who stands in recognition of the association of the Parachute Regiment and Airborne Force with Aldershot from 1946 to 2000.

- A life-size bronze statue of Kulbir Thapa carrying a wounded British soldier from the Leicestershire Regiment off the battlefield during the First World War (unveiled 2021). This was commissioned by the Greater Rushmoor Nepali Community to highlight the bond between Nepal and Great Britain. Thapa won the first Victoria Cross to be awarded to a Gurkha soldier.

The inclusion of the area in the Conservation Area as its own Sub-Area would ensure these significant, landmark buildings and Princes Gardens are protected, while encouraging improvements to the public realm and further investment in the gardens themselves. While the buildings are Buildings of Local Importance, and the garden is designated as open space, their inclusion in the Conservation Area will ensure that the various planning controls and considerations used to protect the historic elements of the place are protected. Given the neighbouring development at the time of writing, the regeneration of the area will have to consider the impact on the Conservation Area and enhancement of the public space will be encouraged.

The gardens are worthy of inclusion as they form a commemorative open space uniting both the civilian and Army components of Aldershot. It has historic associations with the Royal Engineers, and positively contributes to the character of the neighbouring Conservation Area. The Empire and Buzz Bingo are landmark quality buildings, and their loss or any further erosion of their significance should be prevented. Their inclusion in the Conservation Area, creating a sub-area representing the historic transition between the Army and civilian life, is recommended.

#### **Recommendation:**

Include in the Aldershot West Conservation Area as a separate sub-area.



2.3 Aldershot West CAAMP: Rowhill School

**Public Recommendation:** To include Rowhill School in the Conservation Area on the basis that it was built together with the West End Centre as West End Infants and Junior School.



**Figure 11:** The Rowhill School site marked in blue, showing its proximity to the Aldershot West Conservation Area, marked in red, with the West End Centre marked in purple.

**Discussion:**

Rowhill School is immediately adjacent to Sub-Area 1: Civic and Municipal Quarter (Figure 11).

Rowhill School, now in the now extended West End Infants School, was built in 1889 by the Aldershot School Board. It is constructed in red brick in English Bond with a steeply pitched clay tile roof, retaining its original decorative features and windows. It has been locally listed as a good survival of a purpose-built Board school, still in its original use. The local list description describes it as ‘a very important and imposing building in townscape terms particularly with regard to the strongly defined gables. The cast iron boundary fence to the school and playground forms an important group with the school buildings’. It is clearly a building of distinction and has a large two-storey modern extension to the south. It was not constructed ‘together with the West End Centre’ as stated in the consultation response, but at a few years later, clearly in response to need. It relates both in style and materials to this building (built by 1881, also as a Board school), which is on the north side of the Municipal Gardens. Together these buildings demonstrate a burgeoning need for more classrooms as the population of Aldershot expanded.

The prevailing character of the Conservation Area is largely unchanged since the 19<sup>th</sup> century, with the primary building materials being red/orange and buff brick with natural slate roofs. Sub-Area 1: Civic and Municipal Quarter features a number of significant Victorian buildings, including the West End Centre, which is considered to positively contribute to the Conservation Area and is an attractive building.

Rowhill School contributes positively to the wider Conservation Area, sharing a common palette of materials, style and form and sitting amongst trees on the western side of the Municipal Gardens. It is of historic interest as a school built in response to the 1870 Education Act and associated with the Aldershot School Board, and it holds some group value with the nearby West End Centre.

The building meets a number of the Historic England requirements for inclusion and will positively contribute to the significance of the Conservation Area. It contributes to the quality of recognisable open space that is the Municipal Gardens, makes a positive contribution to the neighbouring heritage assets, and is still in its original use.



**Figure 12:** Rowhill School, showing the modern extension to the far right.

**Recommendation:**

Include within the Aldershot West Conservation Area.



2.4 South Farnborough CAAMP: Baveno House and Farren House

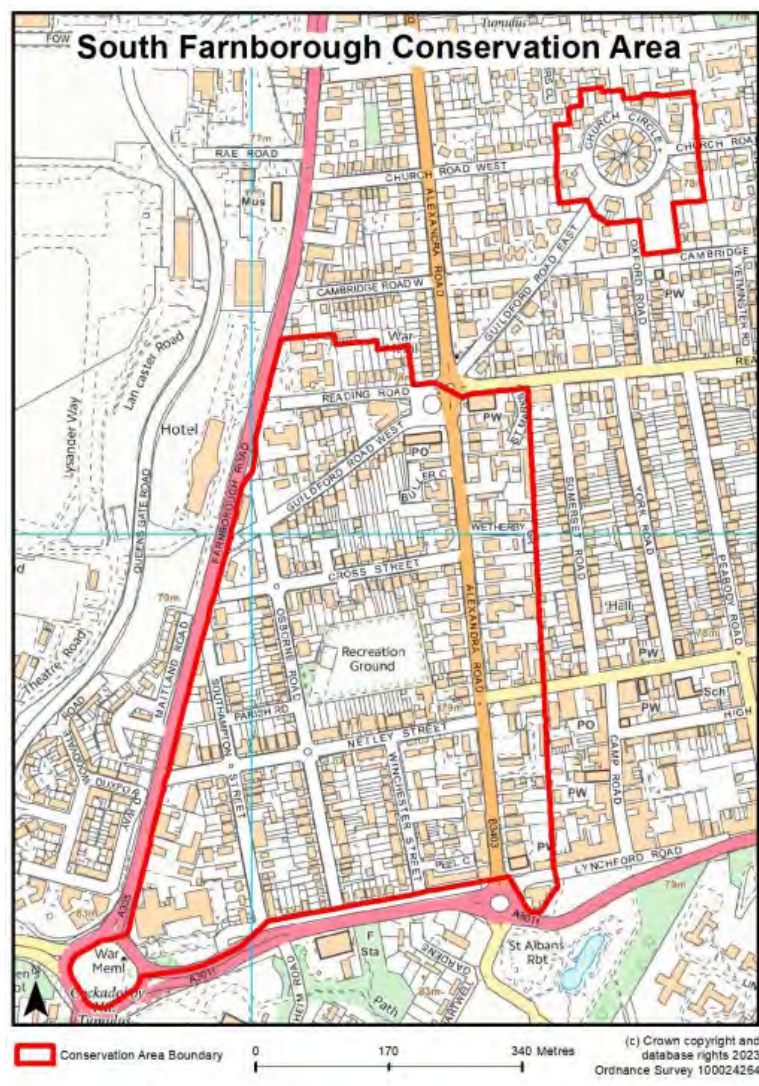


Figure 13: South Farnborough Conservation Area (Source: South Farnborough CAAMP)

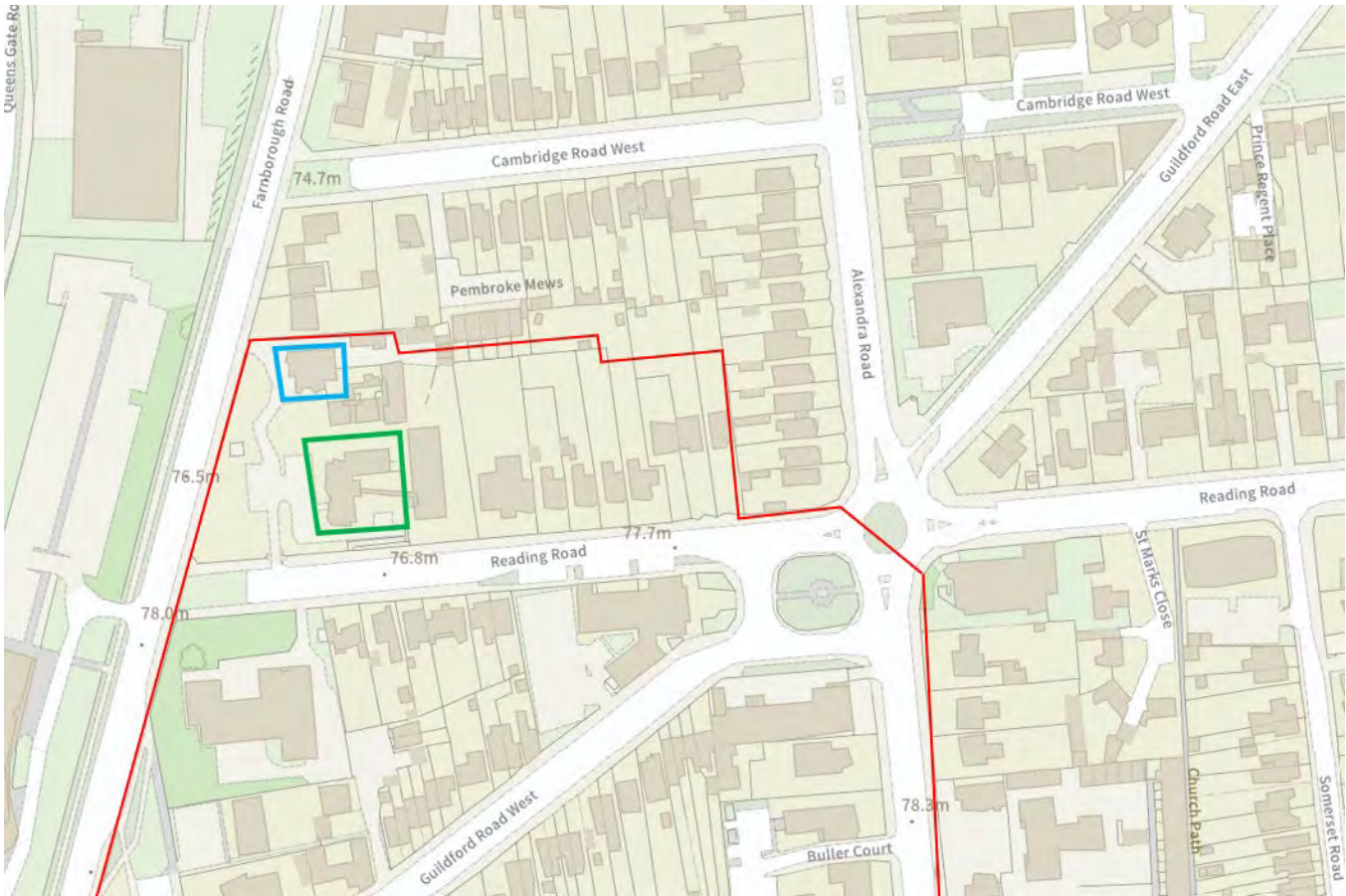


Figure 14: Baveno House shown in blue, Farren House shown in green, with the Conservation Area boundary shown in red.

Local Authority Proposal: Remove the complex from the Conservation Area.

Objections:

- Both Baveno House and Farren House should be retained within the Conservation Area to ensure that they are not redeveloped.
- They are of historic and architectural interest, despite some alteration, and sit within landscaped gardens.

Discussion:

The Draft CAAMP proposes to remove the two northernmost villas, Baveno and Farren House on the basis that they have been significantly altered, and their setting compromised by the erection of three accommodation blocks on the site, constructed in the 1970s. These 1970s buildings are of no historic or architectural interest and they sit behind the principal buildings, rather than blocking views of them. Baveno and Farren Houses have had windows altered, with poor paintwork and surface clutter – alarm boxes, wiring etc. However, as can be seen from Figures 15 and 16, they are still well presented, with a significant amount of historic design detail remaining – including barge boarding, cupola roofs, chimneys and stone/brick detail. Their architectural forms have not been altered beyond recognition, indeed they are still clearly buildings of high quality, and as a group they illustrate the development of the area.





**Figure 15:** Farren House, with an additional accommodation block seen to the left.



**Figure 16:** Baveno House

The Conservation Area is inextricably linked to the arrival of the army in 1854. In establishing the first major military training establishment in the country, a newly arrived population required housing. The land on which the Conservation Area sits was lightly wooded heathland to the south of Farnborough Village. By the 1860s this land was up for sale for army officers and their families. Two property companies were formed to purchase land and build houses to be leased to the military – the Farnborough and Aldershot Freehold and Ground Rent Society Ltd (1863), and the Farnborough Cottage Company. The principal roads were laid out in 1874, with construction then proceeding gradually. Baveno and Farren Houses are representative of this phase of Farnborough's development and have significant historic association with the late nineteenth century/early twentieth century development and road layout of the Conservation Area.

Both buildings are good examples of Edwardian Queen Anne Revival, detached villas, with a number of interesting architectural features that set them apart, such as hung tiles, curled pedimented gables, bay windows, little balconies and interesting roof forms (see Figures 15 and 16). They are rich in architectural detail which elevates



them above the more pedestrian semi-detached houses in the area, which at the same time reflecting a substantial number of other elements in the Conservation Area in age, style and materials. While it is true that their setting has been compromised by the accommodation blocks to the rear, these were already in place when the Conservation Area was designated in 1987, and as such this is not a factor for consideration. The poor alterations to the houses themselves are unfortunate, but the buildings still contribute positively to the Conservation Area and sit within their original plots.

The houses, as a group together, contribute to the character of the area, and illustrate the development of Farnborough in a period where housing development was at its peak. They are of high architectural quality, and this has not been eroded to a point where they are no longer recognisable or significant. Overall, they are considered to make a positive contribution to the wider Conservation Area.

**Recommendation:** Retain in the Conservation Area. An Article 4 Direction could limit further erosion of character of the buildings and it is recommended that this is introduced to restrict some permitted development rights.

2.5 South Farnborough CAAMP: Ettrick Court and Telephone Exchange



Figure 17: Map showing Ettrick Court marked out in green, the Telephone Exchange marked out in blue, with the Conservation Area boundary in red.

**Proposed:** Remove from Conservation Area due to lack of architectural and historic value and is not in keeping with the Conservation Area.

Objection:

- Any future redevelopment may cause harm to the Conservation Area.

Discussion:

Ettrick Court comprises two rows of three-storey terraced townhouses, dating from the 1970s, with attached front garages facing a concrete parking area (Figure 18). The development replaced a single, large villa which once would have had views across the common (now Farnborough Airport).

The development is of typical 1970s residential design – possibly by the Council or small developer - they are of red/brown brick, with timber-clad spandrels, horizontally-banded windows and cement tile-covered pitched roofs. The windows all appear to uPVC replacements. They are not associated with any known architect. The setting of the two terraces is unkempt and of low quality. Ettrick Court does not meet the requirements set out by Historic England, and while there may be justifiable concern regarding any redevelopment, the proximity to the Conservation Area and the impact on its setting will have to be considered for any development proposals going forward.



Figure 18: Ettrick Court west side.

The Telephone Exchange is a mid-20th century structure of no architectural quality or historic significance. It does not reflect the architectural age or style of the wider Conservation Area, nor does it contribute positively. While there may be some argument that its retention will enable future development to be carefully managed, the proximity to the Conservation Area and the impact on its setting will have to be considered for any development proposals going forward, as with Ettrick Court.



Figure 19: The Telephone Exchange (Source: South Farnborough CAAMP)

**Recommendation:** Remove both from the Conservation Area.