



Conservation Area

appraisal and management plan



Aldershot military



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1. Introduction

Overview Document

- 1.1. This document should be read alongside the [Rushmoor Conservation Area Overview document](#) which sets out the context in which conservation areas in Rushmoor have been designated, including the legislative and planning policy framework as well as the geographic and historic setting of the borough. The Conservation Area Overview document also explains what you need planning permission for, if your property is within a conservation area.
- 1.2. Whilst nationally listed buildings may be included within a conservation area, it is the combination of factors such as buildings, walls, trees, hedges, open spaces, views and historic settlement patterns that create the sense of place that gives the area its special character and appearance. Less tangible senses and experiences, such as noise or smells, can also play a key part in forming the distinctive character of an area. It is this character, rather than simply individual buildings, that the conservation area designation seeks to preserve and enhance.

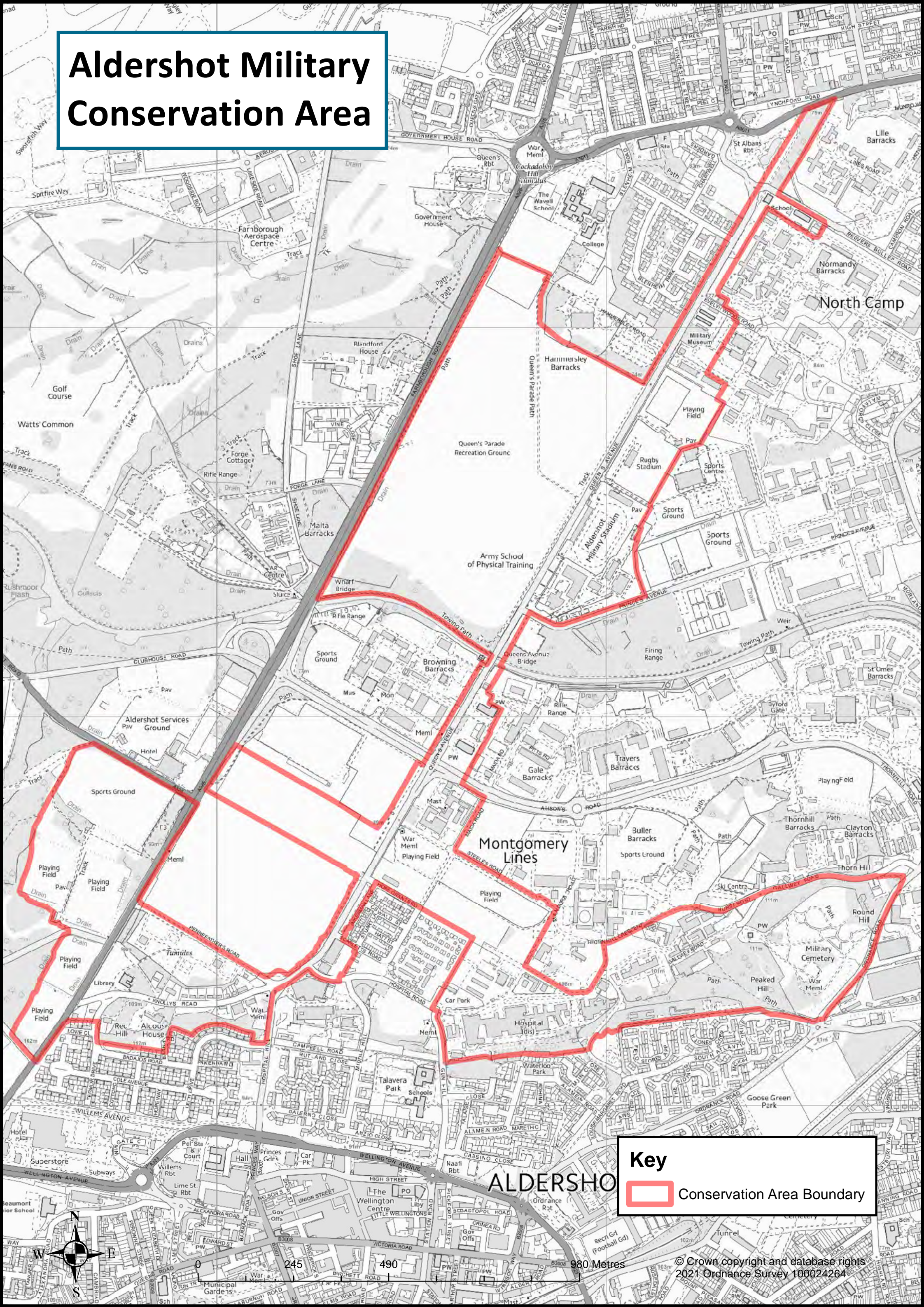
Appraisal and Management Plan

- 1.3. This appraisal document sets out the special architectural and historic interest of the Aldershot Military Town Conservation Area, which justifies its designation as a heritage asset, the character or appearance of which it is desirable to preserve or enhance. The appraisal also identifies which features of the conservation area make a positive or negative contribution to its significance and is accompanied by a management plan, which sets out ways in which homeowners, the local community and the council can manage change in a way that conserves and enhances the historic area.
- 1.4. Character appraisals and management plans provide a framework and guide to enable planning decisions to be made on a site-specific basis, within the context of national planning policy and the adopted Local Plan.


2. An Overview of Aldershot Military Conservation Area

- 2.1. Designation History The Conservation Area was first designated in October 2003 and was envisaged as a 'single conservation area linking the important elements of the North and South Camps' as it was then.
- 2.2. The reason for the initial designation was the Ministry of Defence (MoD) was developing plans in 2001 to re-model and redevelop parts of the military estate, including the then proposed Aldershot Urban Extension, under a scheme known as Project Connaught. The Aldershot Urban Extension was granted planning consent in March 2014 and development is underway with several phases completed.
- 2.3. In 2020, the Council consulted on updating the boundary and designation is to recognise, link and protect the character of the area derived from its military past and to contextualise heritage assets remaining within it in the setting of new Wellesley development.
- 2.4. The designation seeks to preserve and enhance the architectural and historic interest of listed and unlisted buildings and memorials, the architectural and historic interest of the development pattern, road network and open spaces.

Aldershot Military Conservation Area



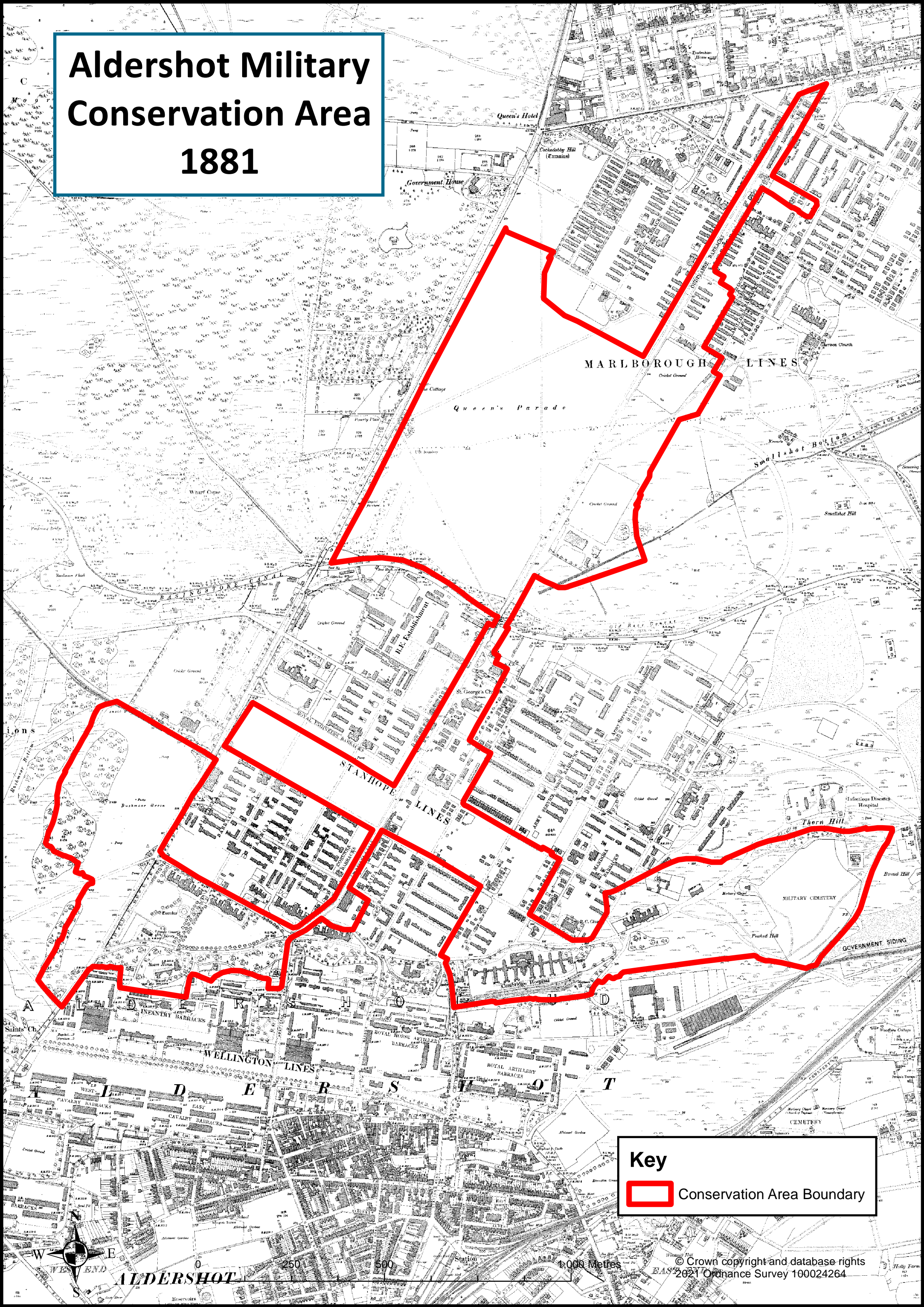
Key


 Conservation Area Boundary

Area development

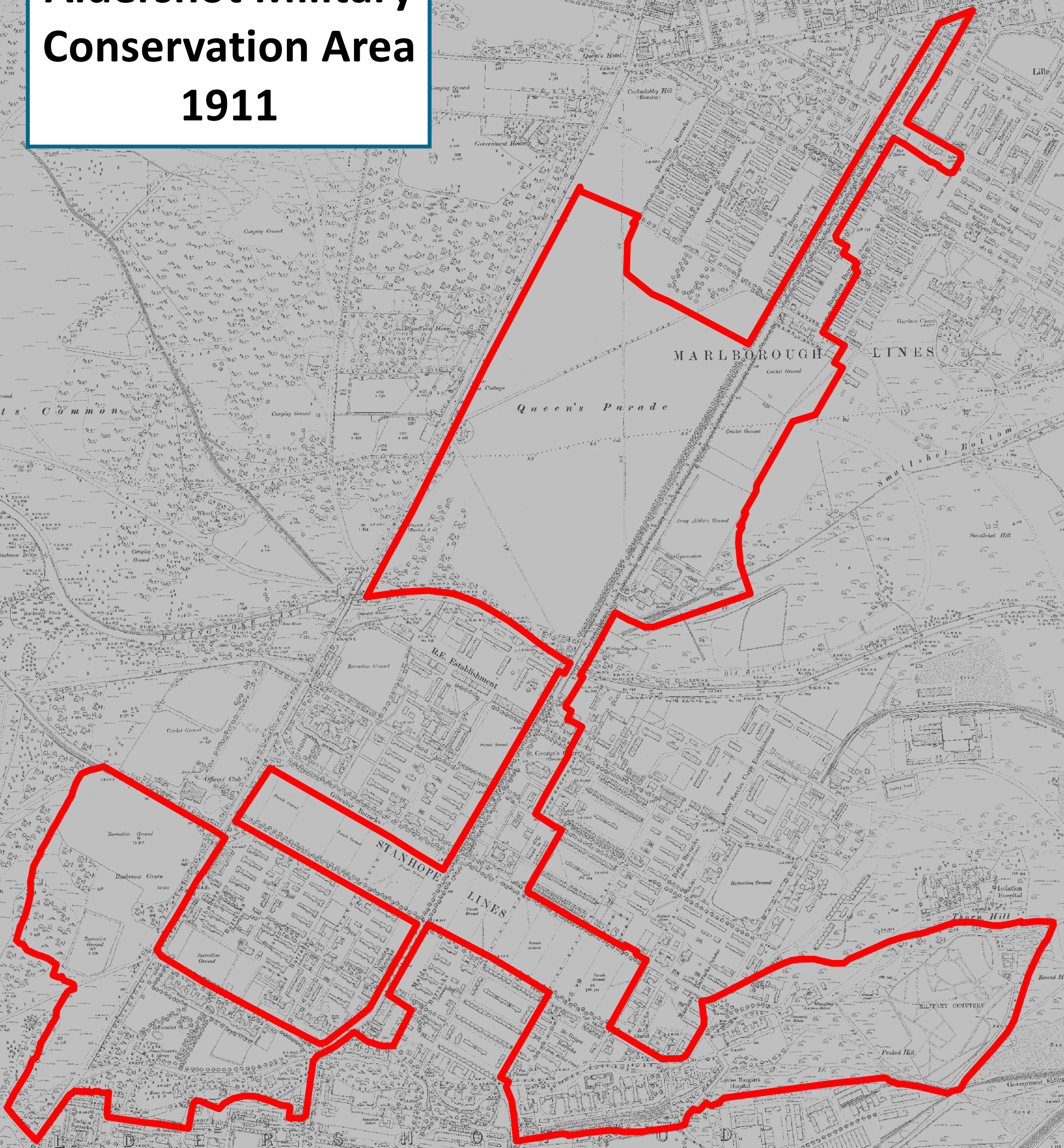
- 2.5. In 1854 the Government acquired 10,000 acres of heath land to the north of Aldershot village, for the establishment of the first permanent training camp for the British Army. Aldershot was chosen for its extensive areas of terrain, the availability of water and its strategic location between London and the coast.
- 2.6. The core of the site was the parade ground, surrounded by the dining halls, armouries, stores, workshops and married quarters. The design of this system reflected a new method of army organisation known as the 'Company System'. Some building designs had been used elsewhere, but others were unique to Aldershot. The Physical Training Group of buildings off Queens Avenue, include the gymnasium (originally 1860, replaced in circa 1890), the athletics ground and the swimming pool. The swimming pool was the earliest army pool to be built in the country.
- 2.7. The early 1900's saw a marked change in many aspects of the army, in particular to weaponry and manoeuvres, with the introduction of motorised transport and flight. Mechanisation superseded the need for horses and as a consequence, many of the ancillary buildings, that were of importance to the Victorian camp, became redundant. Many brick buildings of the North and South barrack Camps were then replaced with independent clusters of buildings. Residential areas were made separate, forming a 'crescent town' around the periphery to the camp. The majority of this housing focused along the former Wellington Lines, redefining the character and appearance of the camp and its relationship to the town of Aldershot.
- 2.8. The history of the Aldershot Military Garrison is characterised by planned phases of development and redevelopment. With each phase retaining and celebrating the past, as well as developing facilities for the future.
- 2.9. In 2013, planning permission was granted for up to 3,850 new homes, together with road improvements, schools, public open space and other facilities on the Aldershot Urban Extension site, south of the Basingstoke canal and north of Aldershot town centre. Construction of the new development, now known as Wellesley, started in 2015 and is being delivered in phases by Grainger plc.
- 2.10. Further information about the Wellesley development may be found on the [Aldershot Urban Extension](#) and [Wellesley](#) websites. Among the documents submitted as part of the planning application was a comprehensive [Conservation Plan and Heritage Strategy](#) setting out the history of the area.


Aldershot Military Conservation Area 1881



Key
 Conservation Area Boundary

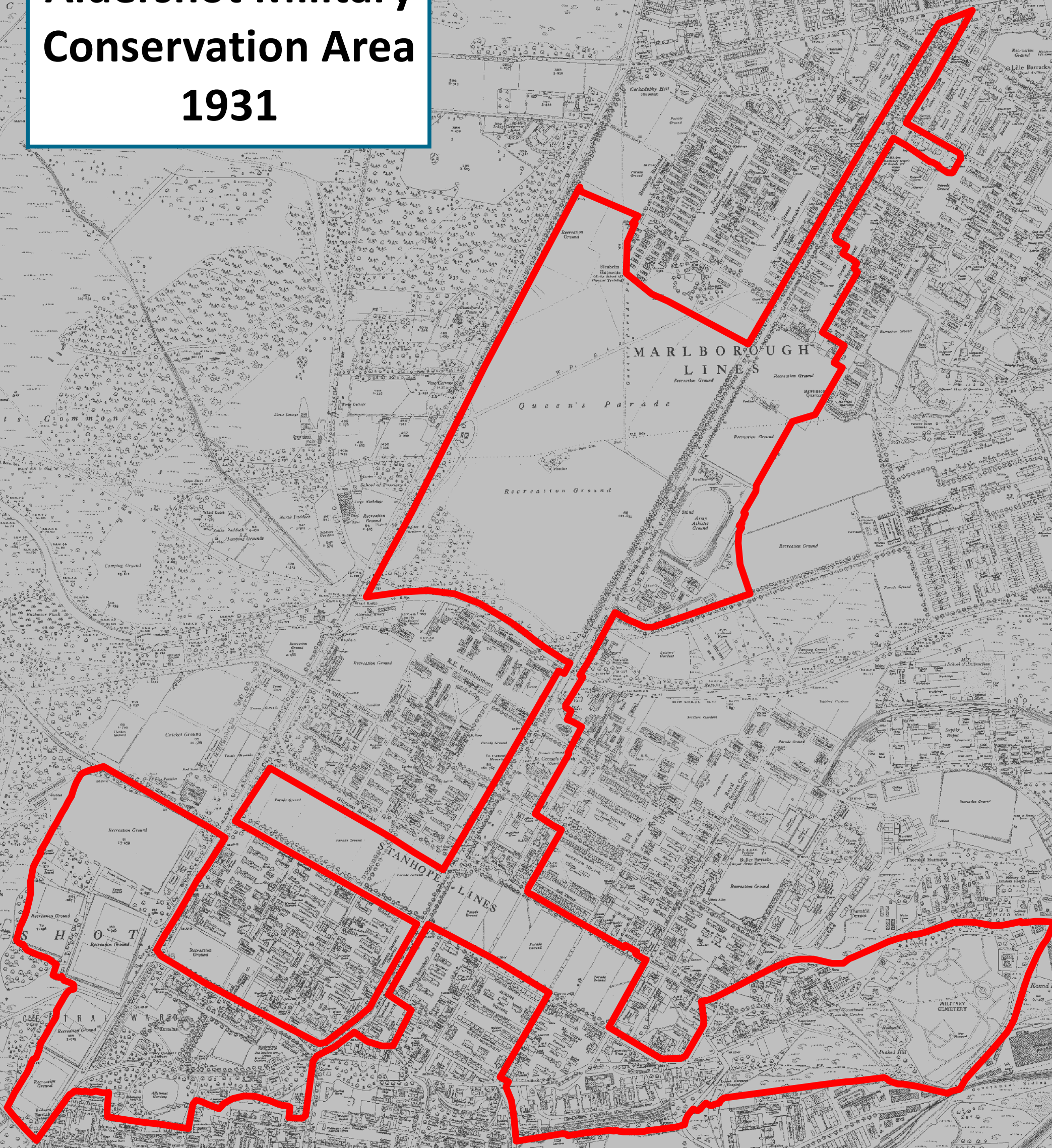
Aldershot Military Conservation Area 1911




Key
 Conservation Area Boundary



Aldershot Military Conservation Area 1931



Key

 Conservation Area Boundary



3. Character Area

Area Summary

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

Views

- 3.2. The landscape formation of plateaus and shallow slopes along with the grid iron layout make the Aldershot Garrison typical of a military development layout and street formation. The substantial areas of open spaces, the majority of which have a sport and recreation use provide a number of key vistas.

Streetscape and Boundaries

- 3.3. The overall appearance of the Conservation Area is defined by its military historic architecture and road layouts. The history is recalled by the names of roads, spaces and buildings. The original grain of the area is structured on the north-east to south-west orientation of the road grid pattern. The notable exceptions being Knollys Road, Hospital Road and Gallway Road.
- 3.4. The majority of military housing was focused along the former Wellington Lines and Stanhope and Montgomery Lines. Other key structural elements include the central spine road of Queens Avenue and the recreational and open land of Queens Parade. The redevelopment of the North and South Camps and the current Wellesley development have retained the historic street pattern.
- 3.5. Historic boundary treatments to plots are rare, due to the MOD open layout. A few hedges have historically defined spaces and some formal entrances have wrought iron gates, with brick and stone piers. Later metal fencing introduced by the MOD, some for security reasons, resulted in greater separation of the site from the public realm.

Open Spaces, Parks and Gardens and Trees

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

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

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

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

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

Aldershot Military Cemetery - a permanent military cemetery containing the graves of those who lost their lives in both the first and second world wars. Located to the East of the Conservation Area that is the property of the Ministry of Defence and individual and groups of trees contribute significantly to the character and appearance of the Conservation Area. Red and white horse chestnut trees are the main species lining the roads, with some beech and oak. The trees define the visual and physical boundaries of roads no longer used and important historical routes and buildings. The tree cover outside the Conservation Area also contributes to views into and out of the area, with wooded hills surrounding the area beyond the adjacent settlements to the north, east and west.

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

Building forms and details

- 3.7. There are a number of listed buildings that are of regional importance in relation to their military architectural design and function;
 - The Cambridge Military Hospital is associated with the pioneering work of the plastic surgeon Captain Harold Gillies, who started a unit at the hospital in 1915. 2000 patients from the Battle of the Somme were treated at the unit and the first patients from WW1, were all treated for jaw and facial injuries. The hospital was used as a local healthcare facility for Aldershot and Farnborough until 2009 when it closed.
 - The Louise Margaret Hospital was built as a maternity hospital in 1897 and dedicated to the Duchess of Connaught.
 - Fitzwygram House was established as a Veterinary School in 1888, by Captain John Shipp.
 - A number of monuments and memorials have been placed within the conservation area, which play a significant part in the development and history of the Military Town and Aldershot.
- 3.8. The principal building materials are buff bricks and red/orange bricks with grey/blue/heather slate roofs and decorated soffit and barge boards. Yellow stock brickwork is also found,

particularly for the pre-1890's buildings and as architectural features such as string courses and chimney stacks, and as the main material of some of the larger properties.

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



Queen's Avenue looking North



Queen's Parade looking North West



Queen's Avenue looking North



Queen's Avenue looking North



Wide landscaped buffer between Queen's Avenue and Inckerman Lane



Aldershot Military Cemetery



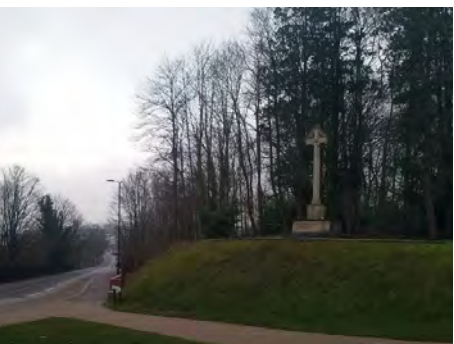
Queen's Parade looking North East across Queen's Avenue



Queen's Parade looking North West



Queen's Avenue looking South



Hospital Hill

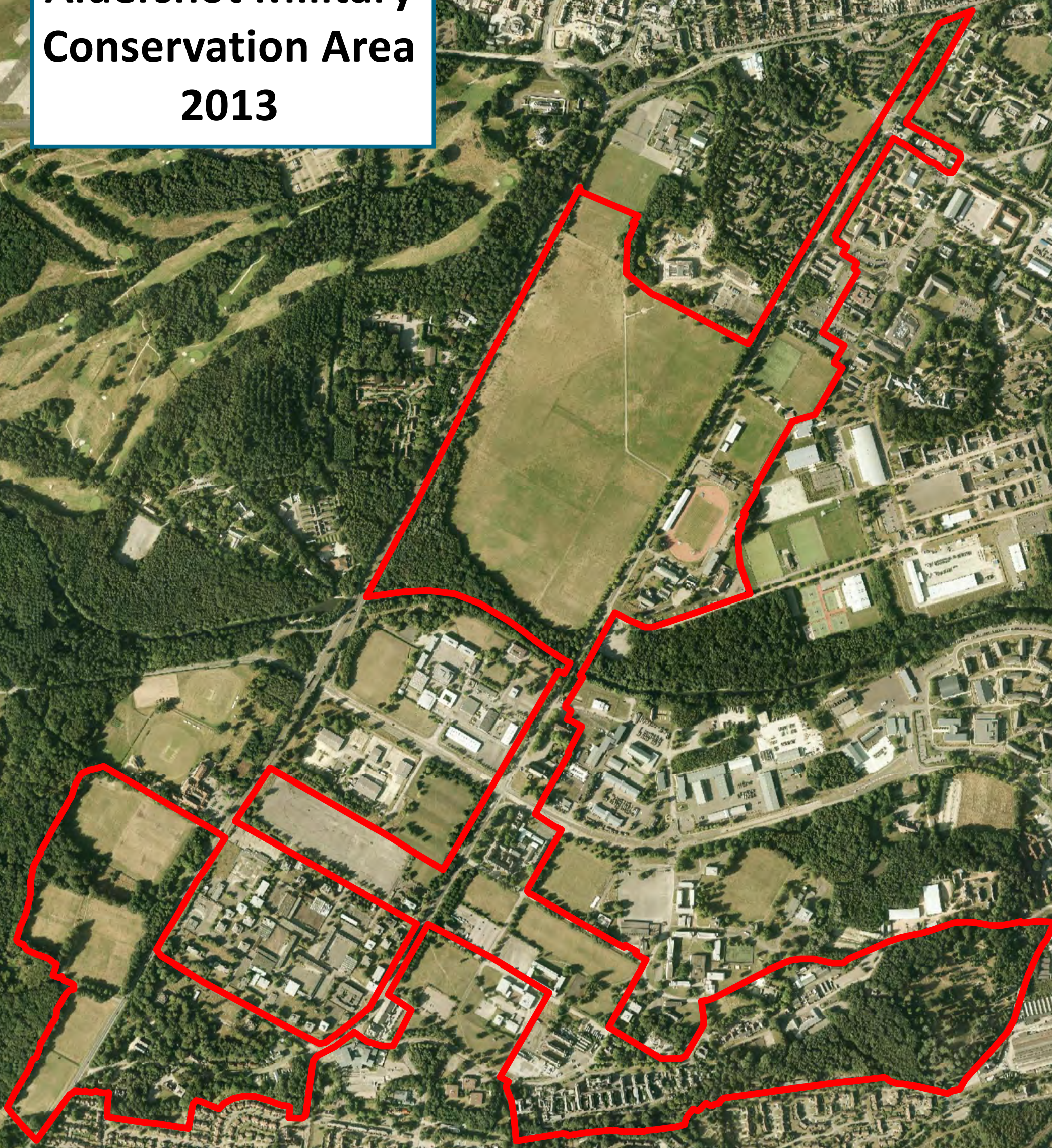


Sports pitches to the West of A235 looking North




Playing fields to the West of the A235 looking West

Aldershot Military Conservation Area 2013



Key

 Conservation Area Boundary



0 250 500 1,000 Metres



Queen's Avenue Bridge



Observatory



Aldershot Military Museum



Marlborough County
Infants School



Clocktower House



Smith Dorrien House



Building on Knollys Road



Smith Dorrien House



Cambridge Military Hospital

4. Listed buildings

Nationally Listed Buildings

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

Locally Listed Buildings

Reference Name of building or structure

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

5. Management Plan

Introduction

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

Good stewardship

- 5.3. The active management of small-scale change within the conservation area is the responsibility of the people who live and work in that area. Community led conservation involves guiding positive change and positive regular maintenance. The owners of properties situated within a conservation area are caretakers of local heritage for future generations and commitment to good conservation practice is vital for preserving and enhancing its character and appearance.
- 5.4. Living in a well-maintained conservation area often increases property value and appreciation, as well as the general desirability of the area and its community value. Conservation areas are valued for their distinctiveness, visual appeal and historic character.
- 5.5. Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings and buildings affecting conservation areas. Key points to remember when looking to carry out repair work or install replacement features are:
 - A method of repair that was suitable for one building may not be suitable for another. Repair and replacement should always be considered on a case-by-case basis;
 - Repairs using appropriate materials and techniques are always preferable over wholesale replacement;
 - Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis;
 - Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable. For example, the replacement of uPVC gutters and downpipes with lead, cast iron or coated aluminium alternatives that better reflect the traditional character of the conservation area;
 - Cement-based mortars and/or ribbon pointing are harmful to historic brickwork and masonry. Repairs to any pointing should be carried out in a Naturally Hydraulic Lime (NHL) mortar, after any cementitious mortar has been raked out. This will ensure the longevity of the historic built fabric;
 - Due consideration should be given to the sustainability of the repair or replacement.
 - Reversibility is an important consideration as better alternative may become available in the future;
 - Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture and colour of render;

size and colour of bricks used, and the bond in which they are laid; hung tiles; and chimneystacks;

- The reinstatement of historic features that have been lost is favourable;
- The repair and replacement of windows can have a notable effect on the character and special interest of the conservation area, both positively and negatively. The aim should always be to retain historic windows wherever they survive, carrying out refurbishment work where needed to make sure they remain usable. Timber frames are preferable over uPVC on the public realm elevations.

Positive & Negative Attributes

5.6. The following section details proposed actions to address some of the principal positive and negative features identified as part of the Character Appraisal process in Aldershot Military Town in order to ensure the continued protection and enhancement of the conservation area.

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

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

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

- Installation of satellite dishes visible from the public domain and existing ones no longer in use which should be removed;
- The loss of traditional boundary features; walls, railings and hedges;
- Hard surfacing of front gardens;
- The replacement of original windows in a manner not in keeping with the style and age of the property;
- The removal of trees;
- Boundary fencing in areas of the new development fronting significant heritage spaces;
- Repairs or extensions using materials that do not have a similar appearance to that of the original buildings;
- Installation of roof lights or solar panels that would protrude more than 50mm from the roof slope on elevations which front a highway;
- Wheelie bins visible from the highway rather than in concealed storage.

Development Management and Article 4 Direction

5.9. Conservation areas have greater planning controls over development due to their status. This restricts changes to the external appearance of any building within the conservation area as well as preventing buildings within a conservation area from being demolished. Further information is available in the [Rushmoor Conservation Areas Overview Document](#) and on our [conservation area](#) webpage. However, permitted development rights allow for certain types of

alterations without the need for planning permission. Many of these alterations can have an unintended negative impact on the character or appearance of the area.

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

Implementation and Monitoring

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

6. Appendix A – Areas removed from the Conservation Area

Areas de-designated

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

Aldershot Military Town Conservation Area

