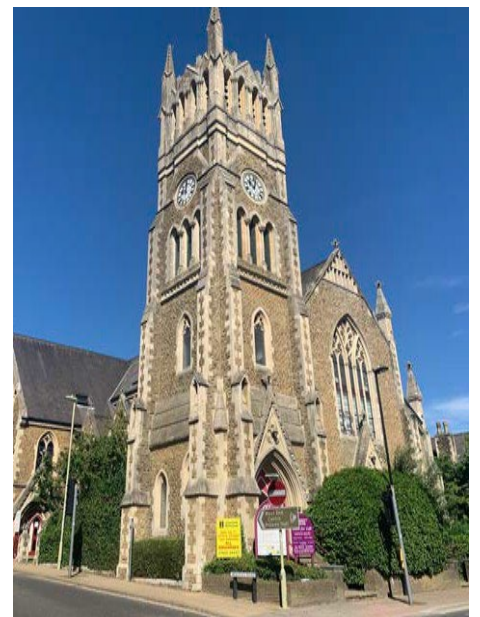




# Conservation Area appraisal and management plan



## Aldershot West



DRAFT

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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

- 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 (2021), para. 191.

<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.

### Location

- 2.2 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.

### Area Development

- 2.3 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>
- 2.4 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>
- 2.5 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

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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/>.

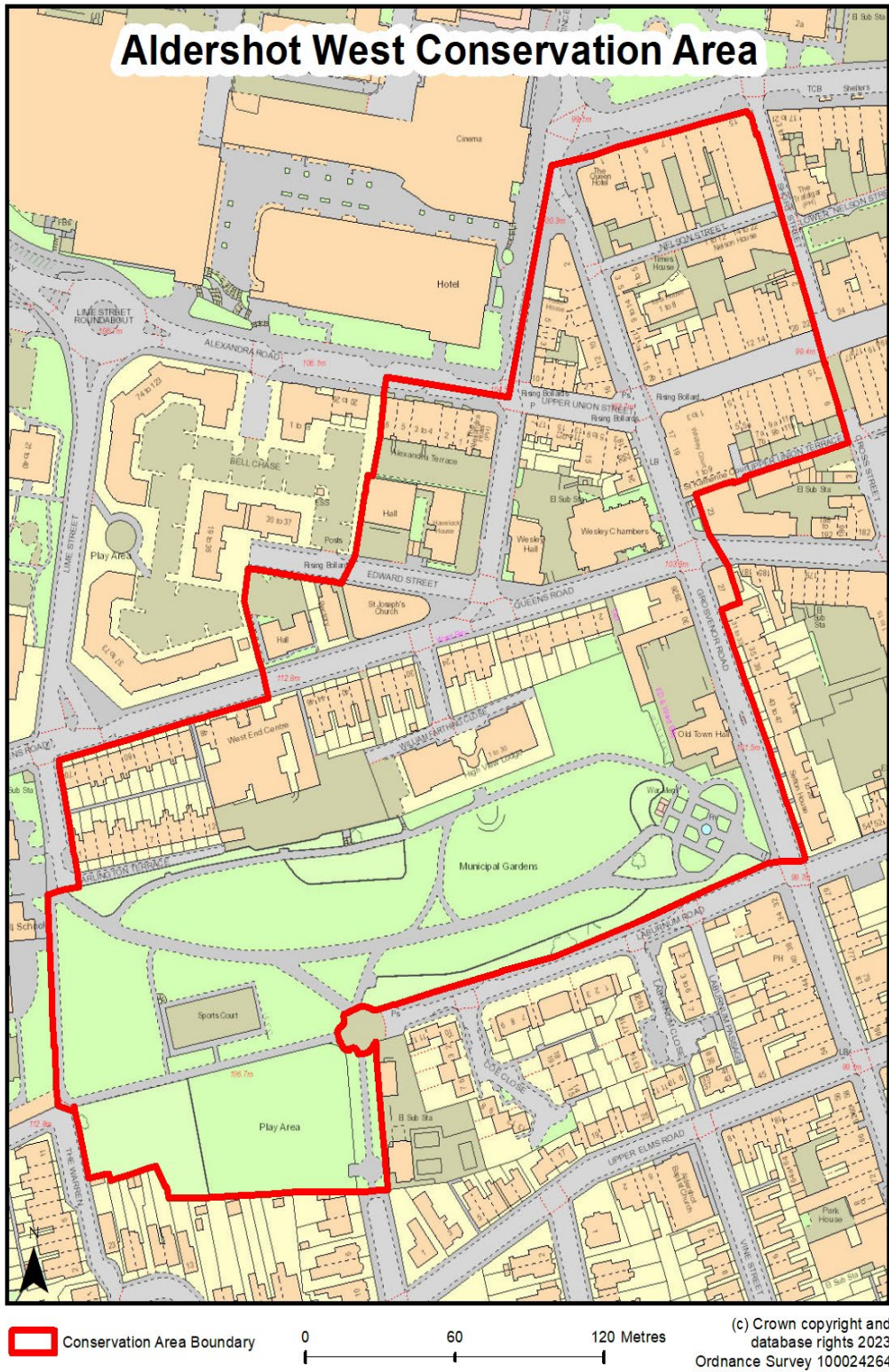
<sup>5</sup> H.N. Cole (1980) *The Story of Aldershot*, Southern Books (Aldershot) Ltd; S. Phillips and G. Picken (2000) *Aldershot Past*, Phillimore & Co. Ltd.

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



unveiled by Prince Henry, Duke of Gloucester on 18 March 1925 and dedicated by Frank Woods, the Bishop of Winchester.<sup>7</sup>

Figure 1: Map of Aldershot West Conservation Area

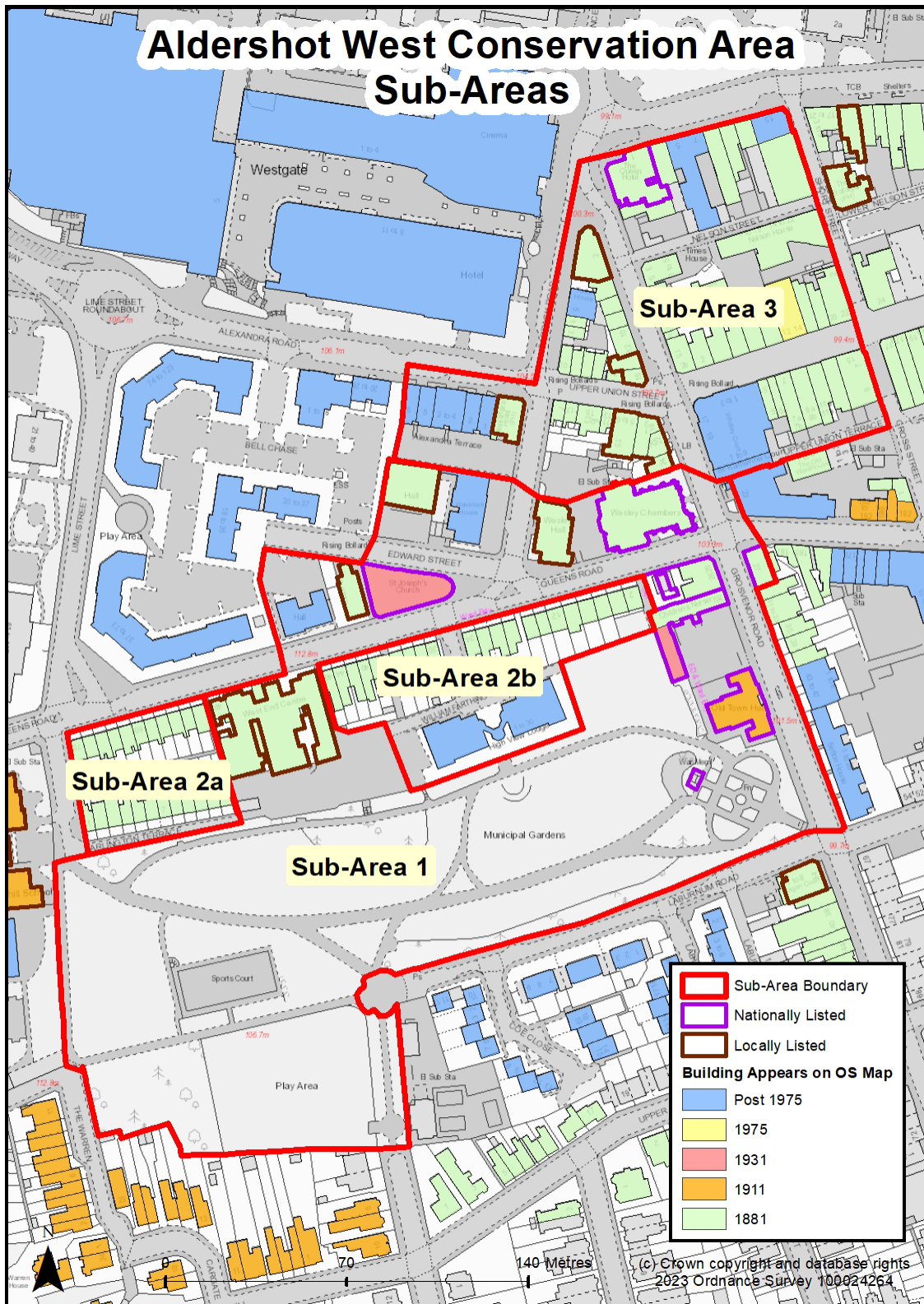


<sup>7</sup> S. Phillips and G. Picken (2000) *Aldershot Past*, Phillimore & Co. Ltd.; Historic England, 'Aldershot Cenotaph', available at <https://historicengland.org.uk/listing/the-list/list-entry/1464695?section=official-list-entry>.

## **Area Summary**

- 2.6 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. 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.
- 2.7 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 (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.
- 2.8 Owing to the area's pattern of development and the mix of land uses present, the conservation area has three areas of distinct character:
- Sub-Area 1: Civic and Municipal Quarter. This sub-area includes a cluster of municipal and commercial buildings and places of worship 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.
  - Sub-Area 2: Residential Area. This sub-area includes Victorian terraced housing situated to the west of the West End Centre on Queens Road and Arlington Terrace (Sub-Area 2a), as well as Victorian terraced housing on Queens Road to the east of the West End Centre, and Highview Lodge, sheltered housing flats at William Farthing Close built in the 1980s (Sub-Area 2b).
  - Sub-Area 3: Commercial Area. This sub-area covers the northern part of the conservation area and comprises a mix of shops, public houses and other commercial uses with housing above.

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 6). 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

- 3.1 This sub-area comprises a cluster of civic and religious buildings which date from the Victorian and Edwardian eras.

#### 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.
- 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 Located on the opposite side of Queens Road to the north east 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.
- 3.12 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 south eastern 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.
- 3.13 To the north west 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**

- 3.14 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**

- 3.15 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



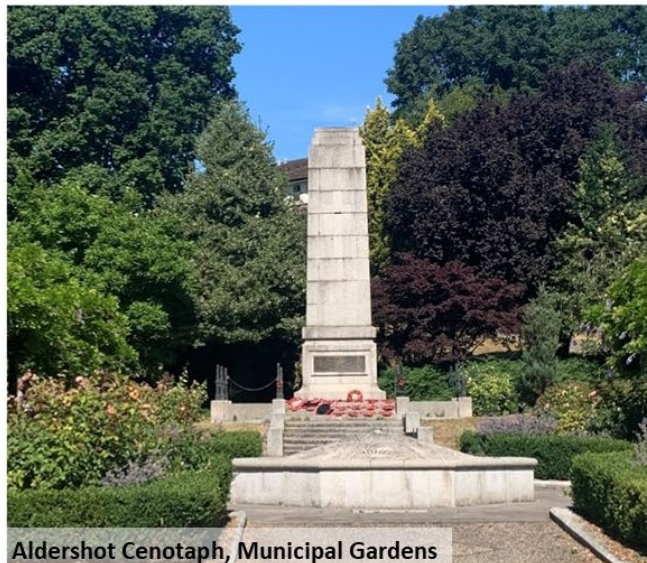
St Joseph's Roman Catholic Church, Queens Road



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



Door Frieze, St Joseph's Roman Catholic Church

## 4. Sub-Area 2: Residential Area

- 4.1 This sub-area comprises areas of housing on Arlington Terrace and Queens Road to the west of the West End Centre (Sub-Area 2a), and on William Farthing Close 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 north west, 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

- 5.1 This sub-area 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)



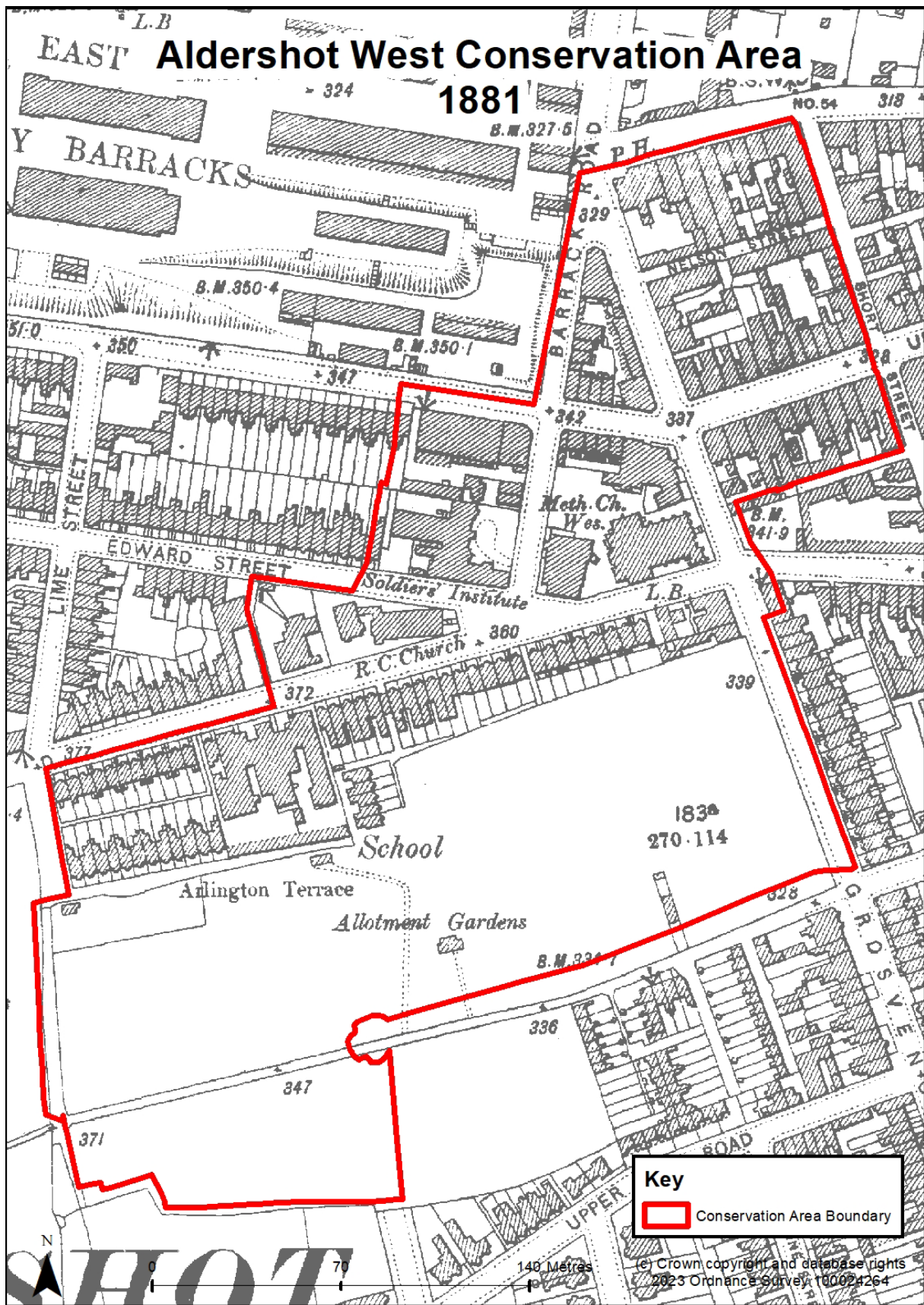
Paving on Nelson Street



Nelson Street



## 6. Historic Maps

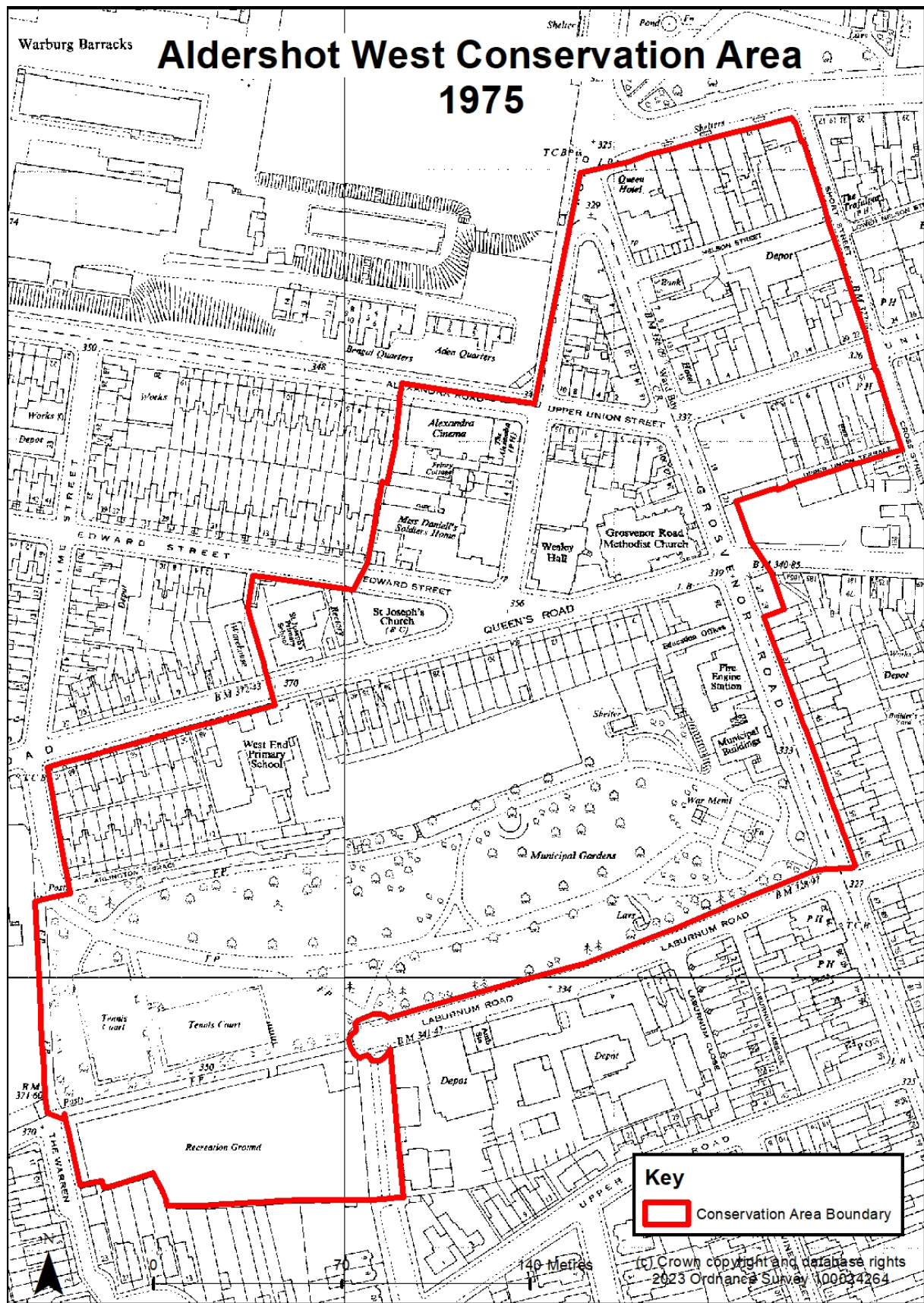














## 7. Listed Buildings and Structures

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
14, 16 and 16a Grosvenor Road	LL5182

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

## 8. Management Plan

### Introduction

- 8.1 The Management Plan outlines a positive strategy to deal with the threats and opportunities identified in the Conservation Area Appraisal.
- 8.2 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

- 8.3 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.
- 8.4 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.
- 8.5 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

- 8.6 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.

- 8.7 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>
- 8.8 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.
- 8.9 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.
- 8.10 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/>.



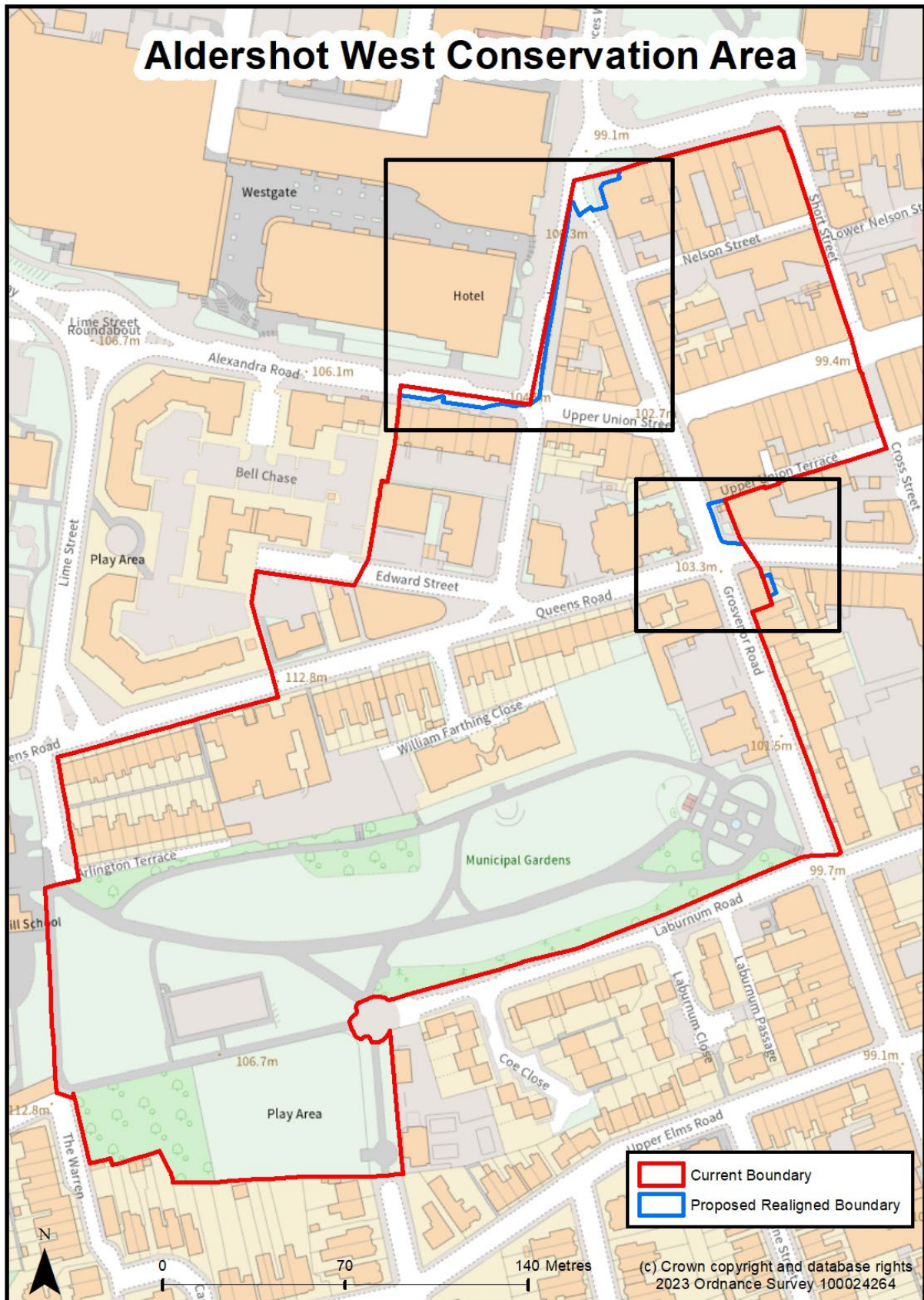
**Implementation and Monitoring**

- 8.11 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.
- 8.12 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.

## 9. Review of the Conservation Area Boundary

- 9.1 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. Whilst it is not considered necessary to extend the conservation area boundary, it is proposed that a slight adjustment be made in some places to realign the boundary with existing property and highways extents.
- 9.2 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 (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.
- 9.3 Surrounding post-war development to the north and west of the conservation area does not justify an extension to the boundary in either direction. Rowhill School, which is located to the west of Arlington Terrace, is an attractive Victorian building with later additions and is locally listed. Any application for development on this site would be covered by existing protections within the Local Plan.
- 9.4 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.
- 9.5 Cargate conservation area adjoins Aldershot West conservation area to the south and has a different, entirely residential character.

Figure 3: Map of Proposed Boundary Realignment





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