

6.1.6 IMPACT ANALYSIS - HEAD QUARTERS 4TH DIVISION



POSITIVE: The south elevation of the main Headquarters building (L1) is an attractive formal composition.



POSITIVE: The side (east) elevation of the main Headquarters building (L1) also retains its original appearance.



NEGATIVE: Building 14D is a poor quality modern structure that blocks views towards the listed building L1.



POSITIVE: The western facade of the Headquarters Building (L1) is similarly well preserved.



NEUTRAL: The former stables (14E) are relatively attractive but could benefit from the removal of later additions along its eastern elevation.



NEUTRAL: The former Police Military Barracks (14A) is a robust building that retains most of its original character.



NEGATIVE: Later additions in the area behind the headquarters obscure views and block the courtyard.



NEGATIVE: The collection of later extensions in the courtyard detract from the listed building and obscure the northern elevation of the headquarters.



POSITIVE: The Post office (L1A) forms an attractive group alongside the main Headquarters building.



NEGATIVE: Building 14C is an ugly modern single storey building.



NEGATIVE: When seen together, the collection of later extensions in the courtyard detract from the listed building.



NEUTRAL: The rear of the headquarters building is obscured by the central projecting extension (right). This is a later addition and may warrant removal to open up the courtyard.



NEGATIVE: Building 14B is similarly unattractive and its removal would open up view to listed building L1.



POSITIVE: The southern facade of Cranbook House (13) is a particularly attractive composition.



POSITIVE: The east facade of Alison House (12) retains its original form.



NEGATIVE: Building 14D is a poor quality modern structure that blocks views towards the listed building L1.

KEY PLAN TO VIEWS



KEY

- EXTERNAL VIEWS
- POSITIVE IMPACT
- NEGATIVE IMPACT
- NEUTRAL IMPACT

6.1.7 IMPACT ANALYSIS - FITZWYGRAM HOUSE & SURROUNDING AREA



POSITIVE: The Gallwey Road elevation of Fitzwygram House (L6) retains its original character.



NEGATIVE: The rear elevation is attractive but could benefit from the removal of later, small extensions.



NEGATIVE: Modern utilitarian buildings (29E) facing onto Gallwey Road.



NEGATIVE: Modern utilitarian infill buildings (29H) to the west of Fitzwygram House.



NEUTRAL: Building 30B is similarly standard in type.



NEUTRAL: Building 30C a replacement stable block, built on the site of an earlier stable group.



POSITIVE: The interior of Fitzwygram House is relatively intact, and includes a memorial plaque.



NEGATIVE: The eastern wing of Fitzwygram House is attractive but is abutted by modern, unattractive extensions.



NEGATIVE: An unattractive industrial building (29P).



POSITIVE: The front elevation of the signalling school (29F) facing Gallwey Road is attractive.



NEUTRAL: Buildings 30E and 30C are quite standard stables buildings.



NEUTRAL: The rear (north) elevation of the Mandora officers mess (28B) has many modern alterations which detract from the listed building.



POSITIVE: The main, south elevation of the Mandora Officers Mess (28B) is an attractive composition.



POSITIVE: The side, eastern elevation of the Mandora Officers Mess (28B) is also attractive.



NEGATIVE: However, the rear section of the signalling school is poor quality and littered with modern additions.



NEGATIVE: The northern end of the Vaccine Institute building (29I) is abutted by modern additions.



NEGATIVE: The eastern and southern facades of the Vaccine Institute building (29I) are entirely surrounded by modern extensions.



NEUTRAL: Building 30A is a relatively standard building type with a curved roof.



NEGATIVE: Building 29A is a utilitarian structure with no architectural merit.

KEY PLAN TO VIEWS



KEY

- EXTERNAL VIEWS
- POSITIVE IMPACT
- NEUTRAL IMPACT
- NEGATIVE IMPACT

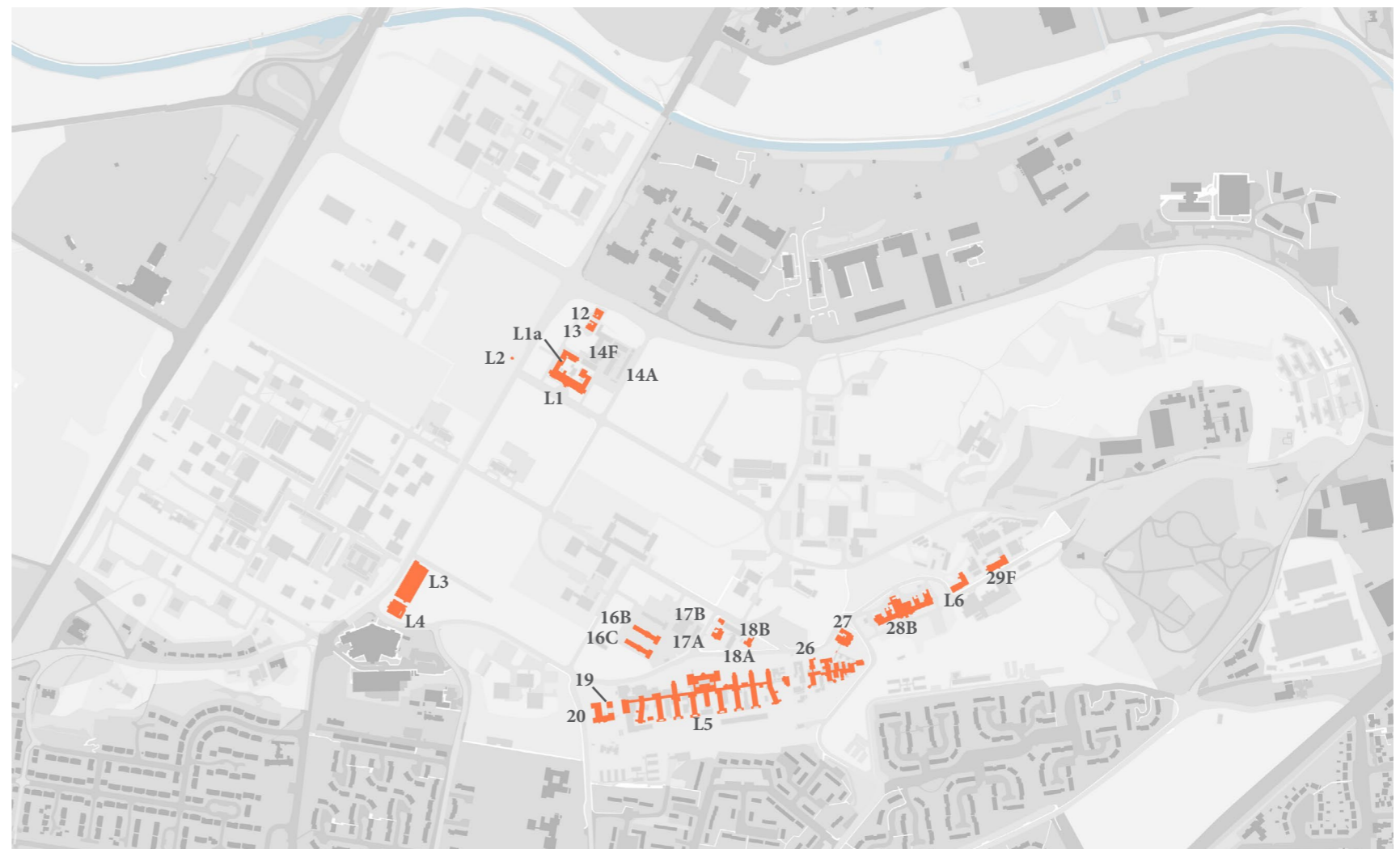
6.2 SITE WIDE IMPACT ANALYSIS

6.2.1 SCHEDULE OF BUILDINGS HAVING A POSITIVE IMPACT

Building/Group No.	Building/Group Name	Heritage Study Area	Significance/Condition	Reason
L1	Head Quarters 4 th Division (Grade II Listed)	Area E - Central Area	A/B	Good example of building type with many historic associations. Most significant building of group, important local landmark.
L1a	Headquarters Post Office (Curtilage listed as part of Head Quarters 4 th Division & locally listed)	Area E - Central Area	A/B	Good example of building type. Forms integral part of building group, important local landmark.
L2	Alexander Observatory (Grade II Listed)	Area B - Gibraltar Barracks	A/B	Good example of building type with historic associations. Important local landmark.
L3	Maida Gymnasium (Grade II Listed)	Area E - Central Area	A/B	Good example of building type with historic associations. Important local landmark.
L4	Smith Dorrien (Grade II Listed)	Area E - Central Area	A/B	Good example of building type with historic associations. Important local landmark.
L5	Cambridge Military Hospital (Grade II Listed)	Area F - Cambridge Military Hospital	A/C	Most significant historic building on Wellesley. Many historic associations. Most significant building of group, important local landmark.
L6	Fitzwygram House (Grade II Listed)	Area G - Fitzwygram House	A/B	Good example of building type with many historic associations. Most significant building of group.
12	Alison's House (Curtilage listed as part of Head Quarters 4 th Division & locally listed)	Area E - Central Area	A/B	Good example of building type. Forms integral part of building group, important local landmark.
13	Cranbrook House (Curtilage listed as part of Head Quarters 4 th Division & locally listed)	Area E - Central Area	A/B	Good example of building type. Forms integral part of building group, important local landmark.
14A	(Curtilage listed as part of Head Quarters 4 th Division & locally listed)	Area E - Central Area	A/B	Good example of building type. Forms integral part of building group.
14F	Stable Block	Area E - Central Area	A/B	Good example of building type. Forms integral part of building group.
16B & C	McGrigor Barracks	Area F - Cambridge Military Hospital	A/B	Original examples of a key building type that was once common in Aldershot.
17A/B	Cambridge House & Stables (Curtilage listed as part of Cambridge Military Hospital & locally listed)	Area F - Cambridge Military Hospital	A/B	Good example of building type. Historically linked and enhances the setting of the Cambridge Military Hospital.
18A/B	St Michaels House (Curtilage listed as part of Cambridge Military Hospital & locally listed)	Area F - Cambridge Military Hospital	A/B	Good example of building type. Enhances the setting of the Cambridge Military Hospital

19	Water Tower (Curtilage listed as part of Cambridge Military Hospital & locally listed)	Area F - Cambridge Military Hospital	A/C	Good example of building type. Forms integral part of building group, important local landmark. Historically linked to The Cambridge Military Hospital.
20	Gun Hill House (Curtilage listed as part of Cambridge Military Hospital & locally listed)	Area F - Cambridge Military Hospital	A/B	Good example of building type. Forms integral part of building group, important local landmark. Historically linked to The Cambridge Military Hospital.
26	Louise Margaret Hospital (Curtilage listed as part of Cambridge Military Hospital & locally listed)	Area F - Cambridge Military Hospital	A/C	Good example of building type. Forms integral part of building group, important local landmark. Historically linked to The Cambridge Military Hospital.

27	Nurses Residence (Curtilage listed as part of Cambridge Military Hospital & locally listed)	Area F - Cambridge Military Hospital	A/B	Good example of building type. Forms integral part of building group, important local landmark. Historically linked to The Cambridge Military Hospital.
28B	Mandora Officers Mess (locally listed)	Area G - Fitzwygram House	A/B	Good example of building type. One of only two examples in Aldershot of what was once a common building type. In good condition, historically relatively complete. May need some alterations to the north facade.
29F	Signalling School (Locally listed)	Area G - Fitzwygram House	B/B	Good example of a specialist military building type.



KEY
 INDEPENDENT STRUCTURES OF POSITIVE IMPACT

6.2 SITE WIDE IMPACT ANALYSIS

6.2.2 SCHEDULE OF BUILDINGS HAVING A NEUTRAL IMPACT

Building/Group No.	Building/Group Name	Heritage Study Area	Significance/Condition	Reason
L1	Extension to rear of Head Quarters 4 th Division	Area E - Central Area	C/C	Central, projecting later addition that detracts from the principal block of the listed building.
5B	Band Practice Room	Area C - Albuhera, Barossa & Corunna Barracks	B/C	Example of specialist military building type.
6C	Band Practice Room	Area C - Albuhera, Barossa & Corunna Barracks	B/C	Example of specialist military building type.
9A	Bradgate Office HQ	Area D - Knollys & Pennefather's Roads	B/C	Good example of specialist military building type.
9E & 9G	Officer's Messes	Area D - Knollys & Pennefather's Roads	B/C	Slightly higher quality examples of the G80 concrete system, but in a poor condition.
10	Cab Stand Parcel Office	Area D - Knollys & Pennefather's Roads	B/C	Example of specialist Victorian military building type.
11	Civil Service Club	Area D - Knollys & Pennefather's Roads	C/C	Mainly consists of a 1920/30s building with some late nineteenth century elements. Limited historic and architectural interest.
16A	Guard Room	Area F - Cambridge Military Hospital	C/C	Much altered building dating from the 1890s. Limited historic and architectural interest.
16/D	Barrack Block McGrigor Barracks (locally listed)	Area F - Cambridge Military Hospital	B/C	An example of what was once a common building type in Aldershot.
16F	RAMC Regimental Office	Area F - Cambridge Military Hospital	C/C	Much altered building dating from the 1890s. Limited historic and architectural interest.
21B	Nieve, Neville & Waterloo Lodges	Area F - Cambridge Military Hospital	B/D	Pre 1890s married quarters in very poor condition. A better example is Salamanca/Badajos Lodges in Knollys Road.
21D	Gymnasium	Area F - Cambridge Military Hospital	C/C	Much altered building dating from the 1890s. Limited historic and architectural interest.
23	Mortuary	Area F - Cambridge Military Hospital	C/C	Much altered building dating from the 1890s, in poor condition. Limited historic and architectural interest.
24B	Laundry	Area F - Cambridge Military Hospital	C/C	Much altered building dating from the 1890s, in poor condition. Limited historic and architectural interest.
29I	Vaccine Institute	Area G - Fitzwygram House	B/B	Example of a specialist military building type. Historically linked to listed Fitzwygram House.
30A/B/C	Kennel Buildings (curtilage / locally listed)	Area G - Fitzwygram House	C/B	Example of specific military building type. Historically linked to listed Fitzwygram House but much altered.
34B/C/D	Clayton Barracks	Area H - Clayton Barracks	C/C	Interwar barrack blocks with limited historic or architectural interest. Three highlighted buildings to be possibly retained as best example.



KEY
 INDEPENDENT STRUCTURES OF NEUTRAL IMPACT

6.2 SITE WIDE IMPACT ANALYSIS

6.2.3 SCHEDULE OF BUILDINGS HAVING A NEGATIVE IMPACT



KEY

- INDEPENDENT STRUCTURES OF NEGATIVE IMPACT
- PARTS OF LISTED BUILDINGS HAVING NEGATIVE IMPACT ON THE BUILDING & SETTING

Site Building/ Group No.	Building/Group Name	Heritage Study Area	Significance/ Condition	Reason
Group 1	Browning Barracks	Area A - Balloon Square	C/C	Mainly consists of typical 1960s G80 concrete system buildings that are coming towards the end of their useful life. The structures have little architectural or historic merit and do not enhance the setting of the adjacent listed churches or the Conservation Area.
Group 2	Browning Barracks	Area A - Balloon Square	C/C	Typical 1960s G80 concrete system buildings that are coming towards the end of their useful life. The structures have little architectural or historic merit and do not enhance the setting of the adjacent listed churches or the Conservation Area.
Group 3	Gibraltar Barracks	Area B - Gibraltar Barracks	D/C	1960s workshop and office buildings. The structures are coming towards the end of their useful life and have no architectural or historic merit. The buildings do not enhance the setting of the adjacent Conservation Area.
Group 4	Gibraltar Barracks	Area B - Gibraltar Barracks	D/C	1960s workshop and office buildings. The structures are coming towards the end of their useful life and have no architectural or historic merit. The buildings do not enhance the setting of the adjacent Conservation Area.
Group 5	Normandy Barracks (not building 5B)	Area C - Albuhera, Barossa & Corunna Barracks	C/D	Early examples of typical 1960s G80 concrete system buildings. The buildings are unoccupied and are in poor condition. Limited historic or architectural interest. The buildings do not enhance the setting of the adjacent Conservation Area. Band Practice Room 5B to be retained.
Group 6	Arnhem Barracks	Area C - Albuhera, Barossa & Corunna Barracks	C/D	Examples of typical 1960s G80 concrete system buildings. The buildings are unoccupied and are in poor condition. Limited historic or architectural interest. Do not enhance the setting of the Conservation Area.
Group 7	Bruneval Barracks	Area C - Albuhera, Barossa & Corunna Barracks	C/D	Examples of typical 1960s G80 concrete system buildings. The buildings are unoccupied and are in poor condition. Limited historic or architectural interest. The buildings do not enhance the setting of the adjacent Conservation Area.
Group 8	Rhine Barracks	Area C - Albuhera, Barossa & Corunna Barracks	C/D	Examples of typical 1960s G80 concrete system buildings. The buildings are unoccupied and are in poor condition, with limited historic or architectural interest. The buildings do not enhance the setting of the Conservation Area. External concrete wall sculptures to building 8A to be retained.
9B/C/D/F	Prefabricated Buildings	Area D - Knollys & Pennefather's Roads	D/C	No historic or architectural merit, detracts from the Conservation Area.

6.3 SITE WIDE IMPACT ANALYSIS

6.2.3 SCHEDULE OF BUILDINGS HAVING A NEGATIVE IMPACT (CONTINUED...)

9H	Aldous House	Area D - Knollys & Pennefather's Roads	C/B	1920/30s and 1980s office buildings of no historic or architectural merit.
14B/C	Prefab Offices - Head Quarters 4 th Division	Area D - Knollys & Pennefather's Roads	D/B	No historic or architectural merit, detracts from the Conservation Area and other historic buildings in the group.
14D	Office Building and Service/Plant Building - Head Quarters 4 th Division	Area D - Knollys & Pennefather's Roads	D/B	1930/40s office and large 1960s service building. No historic or architectural merit, detracts from the Conservation Area and other historic buildings in the group.
Group 15	Duchess of Kent Barracks	Area E - Central Area	C/B	Typical examples of later G80 concrete system buildings. Limited historic or architectural interest.
16E	Kitchen/Mess	Area F - Cambridge Military Hospital	C/D	Large 1940s hutted building. No historic and architectural merit. Detracts from the Conservation Area and other historic buildings.
16G	District Sub Station	Area F - Cambridge Military Hospital	D/C	Functional ancillary building, no historic or architectural value.
17C	Cambridge House Annex Block A	Area F - Cambridge Military Hospital	D/D	Functional storage building in poor condition. No historic value, detracts from other buildings in the group and the Conservation Area.
17D	Cambridge House Annex Block B	Area F - Cambridge Military Hospital	D/C	Functional storage building of no historic value, which detracts from other buildings in the group and the Conservation Area.
21A	Oil Tank	Area F - Cambridge Military Hospital	D/D	Functional with no historic or architectural merit. Detracts from the adjacent listed building and the Conservation Area.
21C	Spider Buildings	Area F - Cambridge Military Hospital	D/D	Functional Prefab Hospital Wards with little historic or architectural interest. Detracts from the adjacent Conservation Area.
22	Leishman Laboratory	Area F - Cambridge Military Hospital	D/A	Modern laboratory building of no historic or architectural interest. Detracts from the adjacent listed building and Conservation Area.
24A	Eye and Dental Clinic	Area F - Cambridge Military Hospital	C/C	In poor condition. Limited historic and architectural interest. Detracts from the adjacent listed building and Conservation Area.
25	Leishman Laboratory	Area F - Cambridge Military Hospital	B/C	Interwar building of 1932, limited historic and architectural interest. Detracts from the adjacent listed building and Conservation Area.
28C	Electricity Substation	Area G - Fitzwygram House	D/B	Functional ancillary building, no historic or architectural value.
28D	Mandora Ancillary Building	Area G - Fitzwygram House	D/D	Functional ancillary building in poor condition with no historic or architectural value.
28E	Spider Buildings	Area G - Fitzwygram House	D/D	Prefab Hospital Wards with little historic or architectural interest.

28F	Detached Hospital Ward	Area G - Fitzwygram House	D/C	No historic or architectural interest.
Group 29	Resettlement Centre (not buildings 29F & 29I)	Area G - Fitzwygram House	C/C	Interwar workshop and training buildings. Little historic and architectural interest.
Group 31	Buller Barracks	Area E - Central Area	C/B	Typical examples of later G80 concrete system buildings. Little historic and architectural interest.
Group 32	Buller Barracks	Area E - Central Area	C/B	Four storey block in G80 concrete system, linked to a single storey brick built wing. Limited historic and architectural interest.
Group 33	Sergeants Mess	Area H - Clayton Barracks	C/B	Interwar mess building. No historic or architectural interest.
Group 34 (Not 34B/C/D)	Clayton Barracks	Area H - Clayton Barracks	C/C	Interwar barrack blocks with limited historic or architectural interest. (Buildings B, C & D to be possibly retained as best example.)
Group 35	ABRO Site	Area I - Abro & Parsons Barracks	D/C	Interwar workshop and ancillary buildings. Little historic and architectural interest.
Group 36	Parsons Barracks	Area I - Abro & Parsons Barracks	C/C	Interwar mess and barrack buildings with later 1970/80s office buildings. Limited historic and architectural interest.

6.3 RETENTION & DEMOLITION ANALYSIS

6.3.1 CAMBRIDGE MILITARY HOSPITAL

Further to the analysis of the existing building grain, the plans here illustrate the retention and demolition strategy and proposals for potential additions to the original structure, subject to detailed Listed Building and Conservation Area consents.

- The basement is in poor condition; however there is potential for re-use.
- The dotted line on the ground floor plan shows the latter accretions which would need to be removed to reveal the historic symmetry of the building grain.
- The brown hatch on the first floor plan highlights the individual wings which are currently one storey high. In order to make the conversion of the hospital viable and ensure a sustainable long term use, there could be a potential to extend these wings by another storey, subject to detailed Listed Building and Conservation Area consents. Any new additions would need to be sensitively designed based on the character and appearance of the existing building.

The removal of poor quality later additions will restore the design integrity and improve the appearance of the building. These changes will enable the successful reuse of the hospital which will ensure the future preservation of the building.

The original 1872 design of the hospital was a symmetrical plan form and built using good quality detailing and materials. The 1893 alterations largely continued the symmetrical plan form and used materials which matched the original building. The early twentieth century additions to the west end and 1931 Leishman Laboratory, although built in matching materials, began to erode the design integrity and symmetrical plan form of the building.

Later additions and alterations, particular in the post war period, have generally been carried with little regard the design of the original building and built in poor quality, non-matching materials. These alterations detract from the appearance of the hospital and obscure the original design concept.

6.3.2 LOUISE MARGARET HOSPITAL

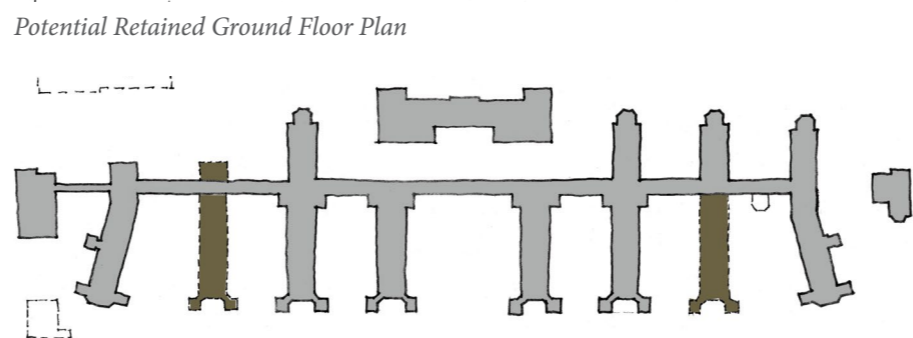
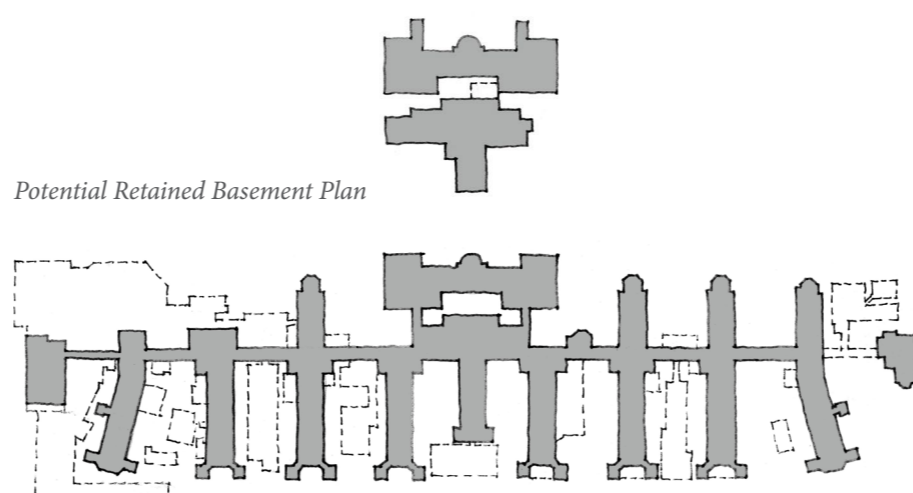
The original hospital and 1926 extensions were good quality design, and match the materials of the Cambridge Military Hospital. The 1937 single storey link corridor built to connect the hospital to the Nurses Residence has little architectural merit.

Subject to detailed Listed Building and Conservation Area consents, it is proposed that the later, poor quality, post-1926 additions to the hospital are removed. Although it will not be possible to return the hospital back to its 1926 appearance, the removal of the latter haphazard extensions will allow the original form of the hospital to be better appreciated.

6.3.3 HEAD QUARTERS 4TH DIVISION

The original Headquarters Building and post offices are good quality structures. However, the gradual accretions to the rear of the building now detract from the architecture of the listed building and their removal would be beneficial. This would create an open courtyard area to the rear of the principal listed building, and allow for greater appreciation of the original architecture. The modern buildings to the north east are particularly unsympathetic to the original 1890s buildings and are proposed for removal. This will also open up the area to the west of the Military Police Barracks and stables, and to the east of Alison House and Cranbrook House, allowing their form to be better appreciated.

RETENTION AND DEMOLITION STRATEGY PLAN - CAMBRIDGE MILITARY HOSPITAL



Potential Retained and Proposed First Floor Plan

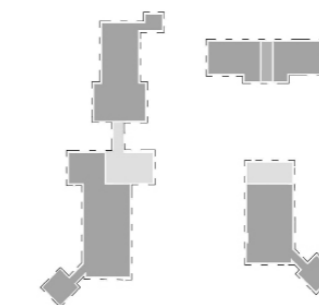
KEY TO DIAGRAMS

- TO BE RETAINED
- POTENTIAL ADDITIONS TO EXISTING STRUCTURE
- TO BE REMOVED

RETENTION AND DEMOLITION STRATEGY PLAN - LOUISE MARGARET HOSPITAL

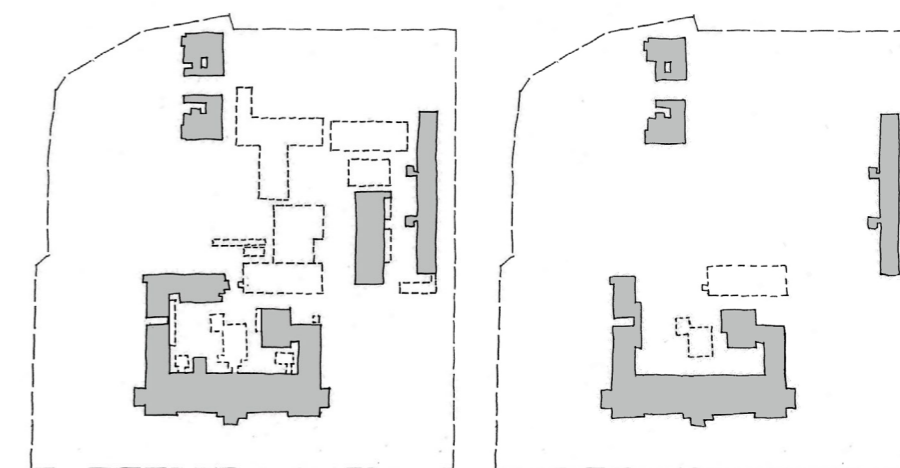


Potential Retained Ground Floor Plan



Potential Retained First Floor Plan

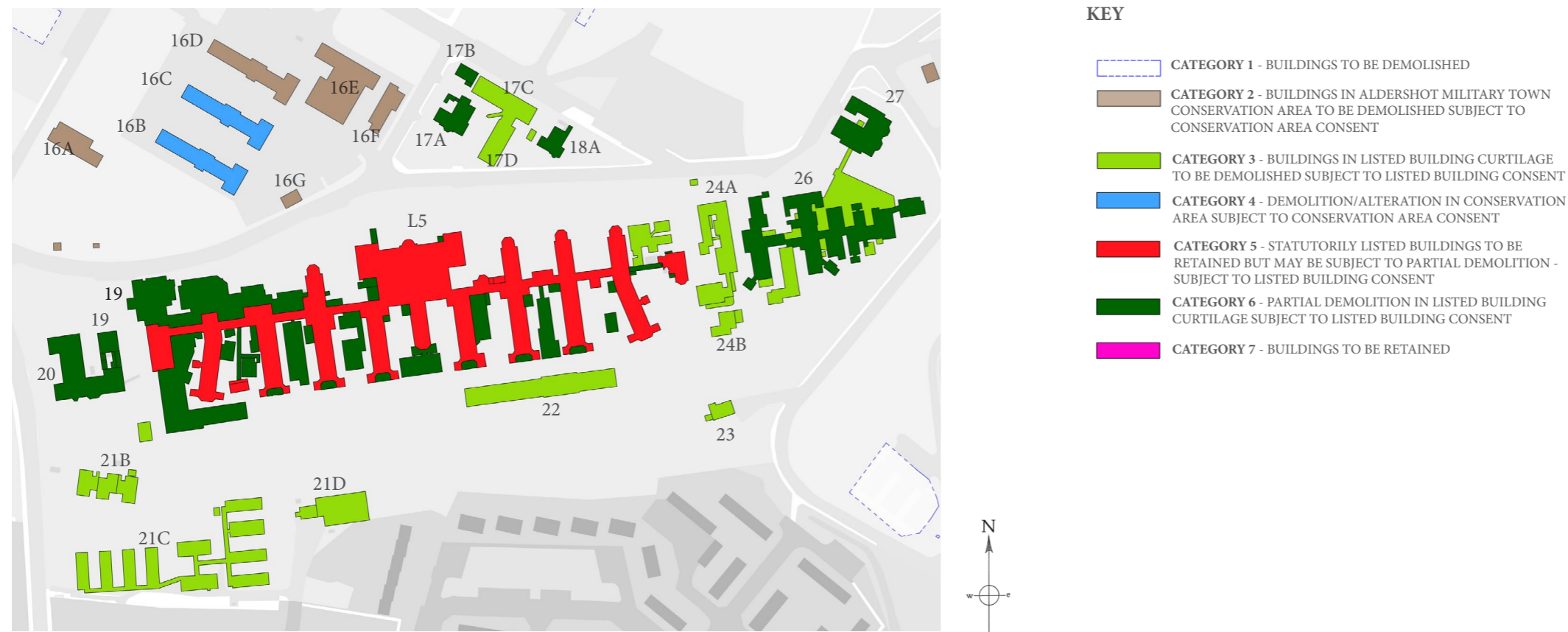
RETENTION AND DEMOLITION STRATEGY PLAN - HEAD QUARTERS 4TH DIVISION



Potential Retained Ground Floor Plan

Potential Retained First Floor Plan

6.3.4 RETENTION & DEMOLITION ANALYSIS: BUILDINGS SURROUNDING THE CAMBRIDGE MILITARY HOSPITAL



Plan showing the retention and demolition analysis of existing buildings surrounding the Cambridge Military Hospital

The other substantial buildings in the group i.e. Nurses Residence (17), Gunhill House (20) and the Water Tower (19) were built to support and serve the Cambridge Military Hospital (L5), or had a function which related to medical use initiated by the Hospital. They are located in close proximity to the Cambridge Military Hospital and are considered to both enhance the hospital's setting and by their past close association, add to its historic quality. These buildings will be retained.

McGrigor Barracks are a similar group of significant buildings. However only two of the three McGrigor Barracks will be retained to make the practical conversion of the buildings viable. It is intended that the two earlier McGrigor Barrack Blocks (16B-C) dating from 1892 will be retained and converted to terraced houses. The two blocks will enhance the setting of the Cambridge Military Hospital and add to its historic appreciation due to their good condition and original use of providing accommodation for army medical personnel.

Barrack block 16D was built later than the two other blocks (1901) and is in poorer condition. As such, it does not provide any additional visual or historic benefit to the Cambridge Military Hospital and will make the conversion of McGrigor Barrack Block 16C less successful or desirable. It is therefore proposed for removal and a detailed scheme for its demolition will be made.

Access to the new houses will be from a pedestrian route which will run between the two barrack blocks. This has the advantage of providing a direct link to the Cambridge Military Hospital and will frame views of the hospital clock tower. The other less substantial buildings in the group are the Cambridge House (17), Stables (17B) and St Michael's House (18A). These are judged to make a positive contribution to the setting of Cambridge Military Hospital and will therefore be retained. The modern link building in between (17C & 17D) detract from the appearance of these buildings.

Buildings located on the southern slope i.e. The Lodges, Gymnasium, the Laundry and the Mortuary are considered to have a neutral impact on Cambridge Military Hospital and will be retained only if practical.

Due to their position, the Guard room (16A) and Regimental office (16F) will be a constraint to new development. In addition, the size of these buildings make them less feasible for conversion. Therefore these will be removed.

The timber clad Kitchen Block (16E), Eye and dental clinic (24A), the new Leishman laboratory (22) and the Spider building (21C) are considered to have little historic value and detract from setting of the listed building. They are therefore proposed for removal and detailed schemes for their demolition will be made in the relevant development phase.

SPD objective 9.1.7 suggests that it is appropriate to develop Cambridge Military Hospital and its immediate environs as a mixed-use area, provided that the uses proposed do not have a detrimental effect on Aldershot Town Centre or detract from the character and qualities of the listed buildings. The development of the Cambridge Military Hospital is explored further in the Design and Access Statement.

6.3.5 SITE-WIDE RETENTION & DEMOLITION PLAN

The relative positive, neutral or negative impact of the individual buildings and has been used to inform the development of the masterplan with regards to whether buildings should be retained or demolished. To summarise:

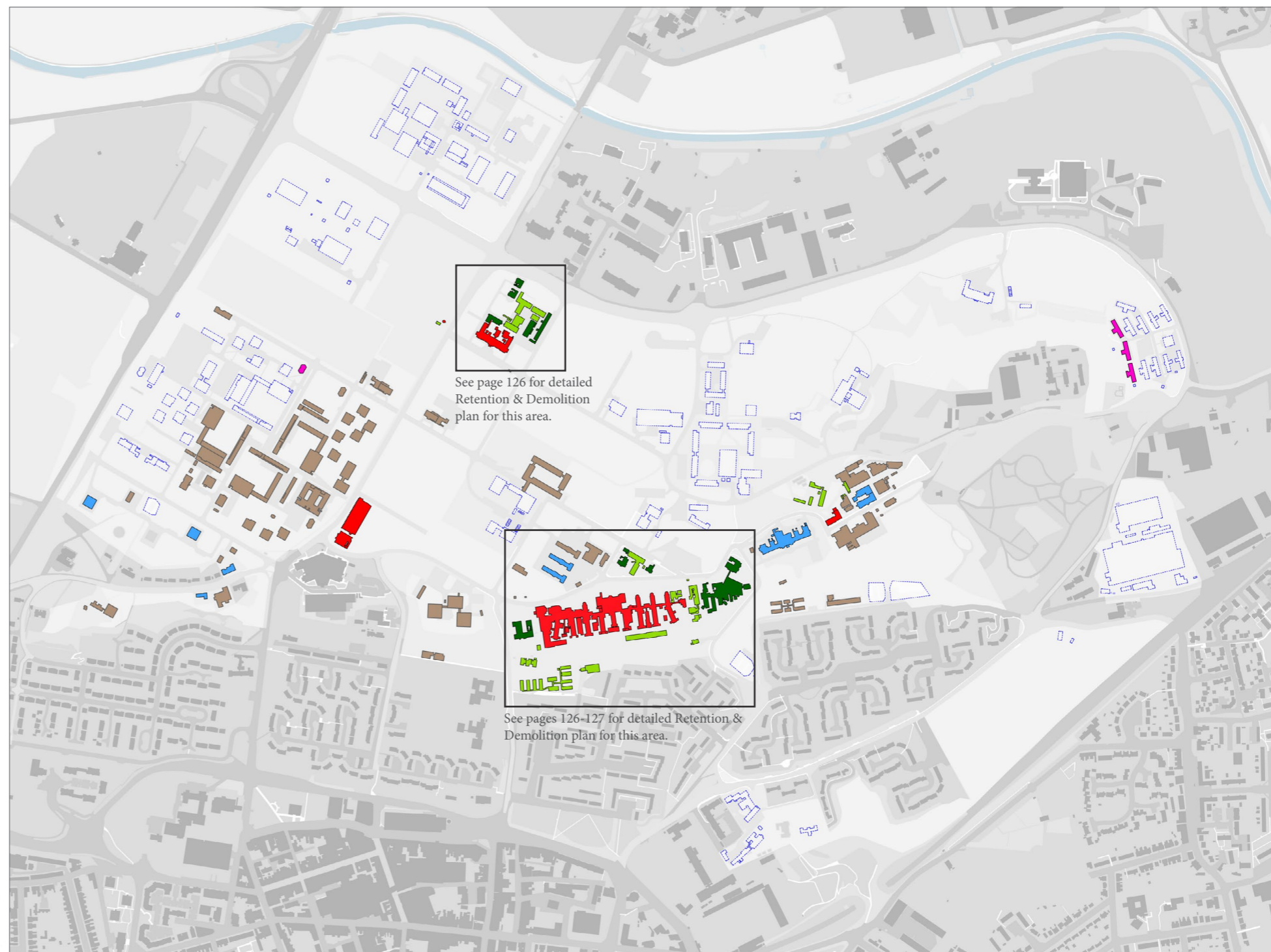
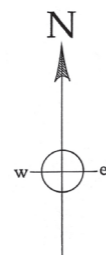
- Those buildings having a positive impact will be retained.
- Building with a neutral impact will be retained if it is beneficial to the future use and setting of buildings and site.
- Buildings with a negative impact will be removed to enhance the setting and appearance of the retained buildings.

A diagram outlining the conclusions of this process is included here, showing the site wide proposals for retention and demolition.

Note that for a detailed analysis of demolition around the Cambridge Military Hospital, please refer to page 127. Those buildings in Categories 4, 5 and 6 may be subject to some partial demolition, including later extensions and alterations that detract from the building.

KEY

- CATEGORY 1 - BUILDINGS TO BE DEMOLISHED
- CATEGORY 2 - BUILDINGS IN ALDERSHOT MILITARY TOWN CONSERVATION AREA TO BE DEMOLISHED SUBJECT TO CONSERVATION AREA CONSENT
- CATEGORY 3 - BUILDINGS IN LISTED BUILDING CURTLAGE TO BE DEMOLISHED SUBJECT TO LISTED BUILDING CONSENT
- CATEGORY 4 - DEMOLITION/ALTERATION IN CONSERVATION AREA SUBJECT TO CONSERVATION AREA CONSENT
- CATEGORY 5 - STATUTORILY LISTED BUILDINGS TO BE RETAINED BUT MAY BE SUBJECT TO PARTIAL DEMOLITION - SUBJECT TO LISTED BUILDING CONSENT
- CATEGORY 6 - PARTIAL DEMOLITION IN LISTED BUILDING CURTLAGE SUBJECT TO LISTED BUILDING CONSENT
- CATEGORY 7 - BUILDINGS TO BE RETAINED SUBJECT TO FURTHER FEASIBILITY STUDIES



6.4 BUILDING REUSE STRATEGY

6.4.1 INTRODUCTION

It is now generally considered that the best way of securing the upkeep of historic buildings and areas is to keep them in active use. The range and acceptability of possible uses must therefore usually be a major consideration when considering the future of heritage assets at Wellesley.

Indeed, historic buildings can be key elements in regeneration and many such buildings undergo repeated adaptations, proving to be durable and flexible to changing needs. In addition, many historic buildings can be a key asset to new development, providing diversity in building character, and creating attractive, unusual places where people actively choose to live, work, and spend recreation time. Such regeneration represents an opportunity for conservation and development to work together for the community. Where it is suitable, the conservation and refurbishment of durable historic buildings is also an intrinsically sustainable form of development, avoiding the use and waste of resources associated with demolition.

This section of the document draws upon the findings of the previous sections on the significance and impact of the existing buildings and makes conclusions as to the possible future use of buildings allocated for retention. Those buildings at Wellesley that have been assessed as having a positive impact, and some of those that have a neutral impact, could be successfully converted to accommodate new uses without impacting upon their conservation value.

The new uses should be proposed to meet a genuine need to ensure they do not become empty and begin to fall into disrepair. Such new uses should be compatible with the existing buildings, avoiding unacceptable loss of the historic plan form and building fabric. It is likely in many cases that the removal of later poor quality additions will provide the opportunity to better reveal the historic character of the buildings.

Also included in this section where applicable are diagrammatic feasibility studies for building reuse. These are indicative only; detailed exploration of listed building reuse forms a key part of the Design and Access statement.

6.4.2 INDIVIDUAL BUILDINGS

THE CAMBRIDGE MILITARY HOSPITAL (L5)

As noted in the section 6, the Hospital would benefit from the removal of poor quality later additions. This will restore the design integrity of the structure, largely returning the building to its original form, and improving the appearance and 'readability' of the structure of the building. These changes will enable the successful reuse of the hospital which will ensure the future preservation of the building. The core of the building was strongly built to a high quality, and underneath its run-down exterior, it has great potential to re-emerge as an attractive asset to Wellesley.



South Elevation of the Cambridge Military Hospital (L5)

The scale of the Cambridge Hospital dictates that it is likely to have many end users and as such, Hospital would be suitable for mixed use development, as outlined in SPD objective 9.1.7. However, great care must be taken in the design to ensure that the development does not have a detrimental effect upon the listed building.

The central block of the hospital has the potential to be converted in a variety of ways, ranging from full residential to a mix of residential, commercial and community use. The precise balance of residential and communal uses will be determined at detail design stage. The rear wing behind the central administration block could be converted for a community use such as a cafe.

The remainder of the hospital comprises a series of extensive narrow-span wards that spurs off a central spine corridor. These are functional and robust buildings in brick with generous floor heights and tall regularly spaced windows. As such, they are ideally suited for residential use and conversion to either houses or apartments. The spine corridor could be suitable for providing access to apartments with some opportunities for double-height spaces and mezzanine floors where applicable. The projecting sections on the southern ends of each of the wards could suit conversion into individual studio apartments, or potentially as live-work units. *See the Design and Access Statement for detailed feasibility studies for this building.*

LOUISE MARGARET HOSPITAL (26)

Louise Margaret Hospital is perhaps most suitable for conversion to residential use, given the distinctly domestic scale and appearance of the core historic buildings. However, some commercial use could be incorporated if it was sympathetically treated. If fully converted into residential, the building could adapt well to a mix of houses and flats with accommodation accessed from common entrance halls. Many of the apartments would benefit from generous ceiling heights and far reaching views. The single storey parts of the building to the east could be divided into two storey houses. These could have a mixture of individual or shared entrances, with the exception of the easternmost property which could be retained as a detached dwelling. Each of the houses could be allocated an area of private garden making them even more desirable as residences.



Left: The Louise Margaret Hospital (26)

LOUISE MARGARET HOSPITAL - INDICATIVE LAYOUT PLANS

OPTION 1 - ALL RESIDENTIAL



OPTION 2 - MIX OF RESIDENTIAL & COMMERCIAL



GUNHILL HOUSE (20)



Gunhill House (20)

Given that Gunhill House was built as nurses and officers accommodation over three floors, the building is ideal for conversion to residential use, and is perhaps most suitable for use as flats. The sturdy brick construction, cellular plan form and ample provision of staircases would also aid residential conversion and provide a variety of different unit sizes.

The main entrance on the west side of the building could potentially provide give access to a main front hall, and communal stair hall that extends across the three floors. Existing subservient stairs located at the end of each wing would easily provide the necessary fire escape provisions. Each floor could be divided up into three to five flats of appropriate commercial size. Parking provisions would therefore need to be provided for approximately 15–20 cars at ground level, but it is likely that this could be relatively easily achieved in the areas to the north or south of the building.

GUNHILL HOUSE & WATER TOWER - INDICATIVE LAYOUT PLANS



WATER TOWER (19)



The Water Tower (19)

Although its original use is no longer viable, the Water Tower is an architecturally distinctive building on the site, tall and imposing building with much character. It's retention and reuse is potentially challenging, but is extremely desirable within Wellesley and for future generations. Internally there are three floors, with tall ceilings at ground and first level and the tower could, be converted into attractive apartments.

The main challenge to the reuse of the building is the absence of windows and the building will therefore have to undergo some alteration in this respect to enable its practical use. The detailed design would therefore require a careful and sensitive approach, with cooperation from the local authority. However, precedents of such work are to be found elsewhere and the tower provides the opportunity for an imaginative conversion. Similarly, imaginative non-residential uses could be considered for the tower depending on commercial viability.

NURSES RESIDENCE (27)

Like Gunhill House, this building was specifically designed to provide residential accommodation for nurses. This, combined with its cellular plan form makes it ideal for residential conversion, providing a variety of different sized apartments. The elevations also feature generous sized sash windows which give far reaching views to the north and south.

The main entrance into the building could be from the existing entrance on the west side of the building, providing access to apartments. These would benefit from the existing, generously sized entrance hall and elegant timber staircase. Smaller apartments on the east side could be accessed from an existing entrance and staircase on this side of the building. The building is set within its own grounds, in which there is ample room for car parking.

NURSES RESIDENCE - INDICATIVE LAYOUT PLANS



North-west elevation of the Nurses Residence (27) South-east elevation of the Nurses Residence (27)

McGRIGOR BARRACK BLOCKS (16B & C)



North-west elevation of the Mcgrigor Barracks (16C)

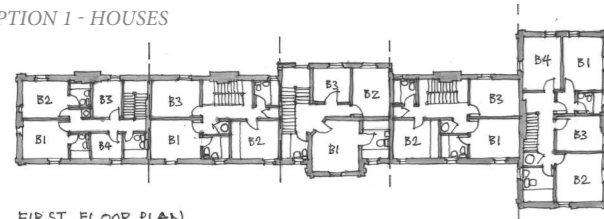
The McGrigor Barrack Blocks are two storeys high, with each floor of the divided into four open barrack areas and the Staircases and barrack bathrooms are located in the central section. Internally, the building layout creates some challenges for conversion; the staircase to the first floor is accessed directly from outside and there is currently no connection between floors.

However, these buildings have already demonstrated their adaptability as since they ceased to be as barracks, they have been used for a variety of purposes such as offices, storage/workshops and club meeting rooms. As such, the barracks could potentially suit conversion to a variety of different uses such as offices and residential. However their location within masterplan identified for housing would make the conversion to residential use the preferable choice. Given their scale and layout, the two Barrack Blocks could be particularly suitable for conversion to terraced houses.

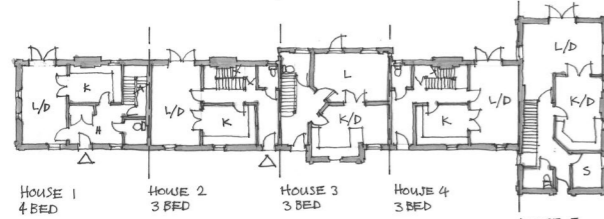
Access to the new houses could be from a central pedestrian route running between the two barrack blocks. This has the advantage providing a direct link to the Cambridge Military Hospital and framing important views of the hospital clock tower. It also forms an opportunity for attractive surface treatment and landscaping. The two converted barrack blocks will certainly enhance the setting of the Cambridge Military Hospital and add to its historic appreciation due to their original use of providing accommodation for army medical personnel.

McGRIGOR BARRACKS (16B & C) - INDICATIVE LAYOUT PLANS

OPTION 1 - HOUSES

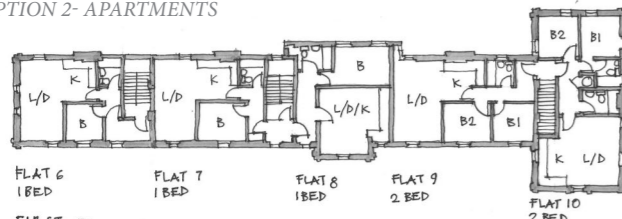


FIRST FLOOR PLAN

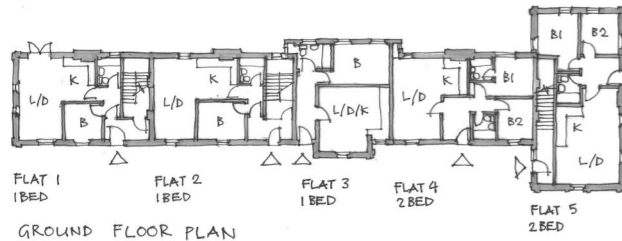


GROUND FLOOR PLAN

OPTION 2 - APARTMENTS



FIRST FLOOR PLAN



GROUND FLOOR PLAN

CAMBRIDGE HOUSE AND STABLES (17A and B)



Cambridge House (17A)

Given that Cambridge House was purpose built to provide accommodation for the Cambridge Military Hospital Medical Officer, and has a domestic appearance and scale, it seems sensible that this building should stay in its original use as a residential dwelling.

The building could either be retained as one house or could be sub-divided to provide two semi-detached dwellings. The stables could either be converted to a small detached house, or adapted to provide garage/ancillary accommodation for continuing the building's original use as a subsidiary service structure to Cambridge House.

ST MICHAELS HOUSE (18)



St Michaels House (18)

As with Cambridge House, St. Michael House was designed as a private dwelling for the chaplain of St Michaels Roman Catholic Church, which used to be located nearby. As such the house best suited to continued residential use, and it is proposed that the building will remain a single detached dwelling.

HEAD QUARTERS 4TH DIVISION (L1)



The main facade of the Head Quarters 4th Division (L1)

The reuse strategy for the buildings forming the Head Quarters 4th Division complex is particularly important given their location on the junction of Alison Road and Queens Avenue, where they are an important local landmark. Consideration also needs to be given to the impact upon the Alexander Observatory, located on the west side of Queens Avenue opposite the headquarters. The most significant building of the group is the Grade II Listed South East District Headquarters Office Building (L1).

The Aldershot Urban Extension Supplementary Planning Guidance identifies the requirement to create a 'local neighbourhood centre' to provide an accessible focal point for the community and to accommodate a range of retail, leisure, service and business space. Such a provision is intended to reduce the need to travel and to provide shopping, leisure and other services for residents and businesses. The location suggested in the SPD is close to Queen's Avenue and the 'Parade Park', in order to be highly accessible by foot, cycle and public transport and to be close to the proposed primary school, existing churches and community facilities in the Maida Gym and the Smith Dorrien.

As such, the 4th Division Headquarters complex of buildings is the natural choice for the location of the Neighbourhood Centre. These buildings have been used for a variety of purposes since their initial construction and a range of mixed uses seems suitable for buildings, provided that the design and conversion is sensitively handled and does not impact upon the principal listed building. A key consideration will be the distribution of access and parking

arrangements, to ensure a safe and successful place and high quality public realm that is sensitive to the historic buildings.

As the centrepiece of the Neighbourhood Centre, the Head Quarters 4th Division building could be adapted to a range of uses. The internal arrangement of the building makes it relatively easy to convert into residential, a hotel or office accommodation. The building could be easily converted to residential use, containing a range of studios, 1 and 2- bedroom apartments. The most suitable use, closest to its original function would be office use. The existing cellular room arrangement would suit this use without the need for major alteration and offices could be accessed from the principal entrance at the centre of the south facade.

However, there could also be an element of commercial use on the ground floor, provided the building was treated sensitively. Any modification of the south facade to facilitate shops would need to be discreet, and treatment of frontages to Queen's Avenue and Alison's Road would also need to be approached appropriately. Alternatively, retail units could be accessed from the internal corridors, which would not require significant modifications. This raises the opportunity of creating a retail 'courtyard' behind the main south facade. See the Design and Access Statement for detailed feasibility studies for this building.

POST OFFICE (L1A)



The Post Office (L1A) located nextdoor to the Head Quarters 4th Division (L1)

The Victorian buildings surrounding the Headquarters form a significant group of heritage buildings and can offer a great deal to the new neighbourhood centre. The Post Office building is ideally suited to conversion into a facility such as a cafe, restaurant or pub, in keeping with its original commercial and community led use. This could open out southwards into the courtyard formed at the rear of the Headquarters building.

ALISON HOUSE AND CRANBROOK HOUSE (12 & 13)



This mirrored pair of houses was originally built to accommodate senior officers but since been used as military offices for a substantial period. Office use is perhaps the most appropriate for these buildings, requiring minimal alterations to the historic fabric.

Left: The adjacent Alison House and Cranbrook House (12 & 13) (26)

MILITARY POLICE BARRACKS AND STABLE BLOCK (14A & 14E)



The stable block is low scale, making conversion to residential use relatively inviable. However, the Stable block has already been subdivided in recent years to form a conference room, gymnasium and store and might be best used as a community facility such as a Day Care Centre. The building's proximity to the new school site at Wellesley would make this use particularly appropriate.



Top: View of the Military Police Barracks (14A), above: the Stable Block (14E).

The Military Barracks are currently used as offices, and this would seem the best use for the building should it be retained, requiring little alteration to the building structure.

MANDORA OFFICERS MESS (28B)



The building is no longer in military use and is currently used as offices. The continued use of the building has contributed its good condition and it is intended that the building will continue to be used as offices prior to the start of the conversion.



Top: The north elevation of the Mandora Officer's Mess (18B) Above: the south elevation.

The layout and cellular arrangement of rooms, combined with its previous uses as an officers mess and offices, make the building idea for conversion to residential or office use, with some potential for community facilities.

However, due to the building's location on the proposed masterplan, it is perhaps most appropriate

that the building is converted to residential use. The building lends itself to conversion to either apartments or houses and could be divided horizontally to create generous apartments, vertically to create houses or could contain a

mixture of the two. The grounds could be retained to provide private open space for residents/users.

The front (south) elevation of Mandora Mess is the most important element of its external appearance and this should remain largely unaltered, although it may be necessary to convert several windows to doors. This building would benefit from the removal of several haphazard utilitarian service extensions at the rear of the building.

Internally, the three stone tablet memorials should be retained within a public area (see page 36 for details of this features).

MADORA OFFICERS MESS - INDICATIVE LAYOUT PLANS



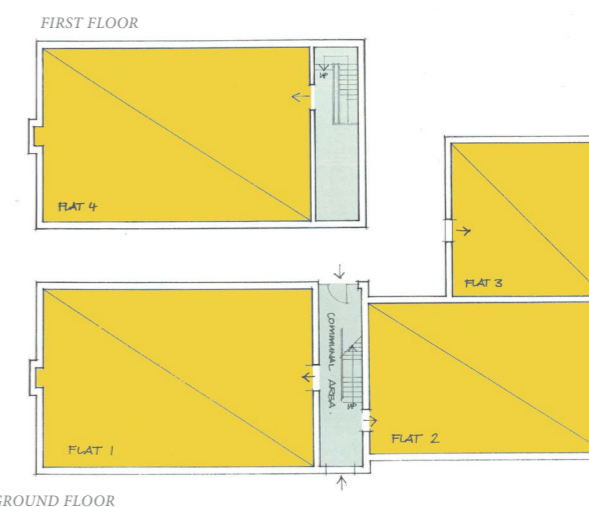
FITZWYGRAM HOUSE (L6)

The variety of room sizes within Fitzwygram House makes it suitable for a variety of uses including offices and community use. However given it's location in a predominantly residential area, conversion to housing may be the most appropriate use. The two storey section comprising the main house could be converted into two large flats, with the later office partitioning and suspended ceiling removed to expose the original open trussed rafters exposed. The single storey section to the east could be converted into two single storey attached houses and again, it would desirable to leave the open trussed rafters exposed. The appearance of Fitzwygram House should be improved by the removal of poor quality later additions and the later timber framed storage areas. The plaque and floor mosaic within Fitzwygram house should also be retained within a public area (see page 36 for details of this features).



Above left: The south elevation of Fitzwygram House (L6) facing Gallwey Road. Above right: Interior view of the mosaic flooring.

FITZWYGRAM HOUSE - INDICATIVE LAYOUT PLANS



THE SIGNALLING SCHOOL (29F)



The Gallwey Road elevation of the Signaling School (29F).

It is intended that the Army Resettlement Centre will be relocated to the nearby Thornhill Barracks group of buildings allowing the Signaling School site to be redeveloped. The original 1895 wing at the front of the Signaling School is the most significant section of the building, and this has been identified as having a neutral impact. As such, it may be retained within the Wellesley if a

viable and appropriate use can be found for it. Later poor quality additions which detract from the appearance of the building should be removed.

The building's original use as a signalling school and current use as offices/classroom/restaurant, make the building suitable for conversion to offices or a community use such as a Day Care Centre.

Due to the buildings location on the proposed masterplan it is likely that the building will be converted to residential use. The original 1895 block at the front could be sub-divided to series of single storey, attached houses. The end units would have the benefit of the original open trussed roof to create an attractive internal space.

MAIDA GYMNASIUM (L3)

Maida Gymnasium is a Grade II Listed building which has a positive impact on the site heritage and will therefore be retained. Maida Gymnasium is an attractive, well built structure dating from the 1890s, with an impressive internal space. Given that the remainder of the barracks were demolished in the 1960s, the building has taken on added importance as the sole remnant of a much larger group. The Gymnasium has since been both as a military gymnasium and also for public use such as the local badminton club. Since the building has come under the control of Grainger in 2011, it has become used as a private gymnasium and fitness centre.



Left: The eastern elevation of the Maida Gymnasium (L3).

In the future the building could be used for public or private use that will utilise open clear space of the gymnasium and allow the original architectural form to be fully appreciated. Such uses may include a hall/auditorium or fitness centre.

SMITH DORRIEN HOUSE (L4)



View towards Smith Dorrien House (L4).

Like the neighbouring Maida Gymnasium, Smith Dorrien House is a Grade II Listed building which has a positive impact on the site heritage and will therefore be retained. The building forms an important local landmark in conjunction with the adjacent Maida Gymnasium, which together, represent the

last remaining Victorian buildings in the area. The building is generally in reasonable condition, but due to the complexity of its form and construction, the roof is suffering from a number of leaks.

Currently the building is occupied by Grainger as offices and in the near future it will continue to be used by Grainger as offices, meeting rooms, an exhibition space and site sales offices. Long term, the building would suit use as an office. This use seems most sympathetic to its original use as an institute for learning and recreation, and would require the least alteration to the original structure.

BAND PRACTICE ROOM (5B)



Band Practice Room (5B)

The Band Practice Room 5B is one of four similar buildings constructed to serve each of the barracks at Montgomery Lines. The Band Practice Room is not designated as being listed or of local interest and is not located within the Aldershot Military Town Conservation Area. However, the building has been defined as having a neutral impact on the site heritage, and it is intended that it will be retained as the best example of the buildings within the 1960s Montgomery Lines barracks.

The complexity of the roofing details to the lantern on all four buildings makes them prone to water ingress and as such, 5B is currently suffering a leaking flat roof. Internally the lantern is concealed by a suspended ceiling but it is likely that it will have weathering and roofing issues which will require resolving. This building could be reused as a small community centre or ancillary building, or could be imaginatively renovated to become an unusual house.

BRADGATE HEADQUARTERS OFFICE BUILDING (9A)



Bradgate HQ Office Building (9A)

Bradgate Headquarters Office forms a building group with a series of other interwar neo classical style married quarters houses located on the north side of Knollys Road. The building can be seen from the junction with Queens Avenue and Hospital Hill so any redevelopment needs to take into account its appearance in views from this area.

Currently the building is unoccupied, but is in reasonably good condition. In the long term it is preferable that the building is converted to houses or flats, given the character of Knollys Road as a leafy, residential area. However, should it become apparent that there is a need for offices in the area, then the continuing the use of the building as offices could also be considered. The

building would be best suited to subdivision into a series of terraced houses but it may also be possible to convert the building into apartments, depending upon the suitability of communal corridors to provide access.

OFFICERS MESS, MONTGOMERY LINES (9G & 9E)



The officer's Mess buildings 9G (top) and 9E (above).

The two Offices Messes are not designated as being listed or of local interest and were constructed using the same G80 pre-cast concrete system used for much of the other 1960s Aldershot army rebuilding. However, the messes were built to a higher design standard, and as such, have been defined as having a neutral impact on the site heritage. As a result, one or both of the structures may retained depending on practicality and feasibility of adapting the concrete building system to new uses. Both messes have been unoccupied for many years and are suffering from leaking roofs and decaying timber windows, together with localised failure of the concrete surface. Detailed analysis of the condition of the concrete will

need to be carried out and the outcome of this is will likely dictate whether it is practical to retain one of both of the buildings.

Potentially the messes could be converted into apartments. The third floor could possibly be enlarged to provide one or two penthouse apartments with roof terraces. Currently the main stair case only serves the ground and first floor, the other floors being served by a small service stair. Consideration will need to be given to rearranging the staircases and in particular providing the necessary fire escape provision.

CAB STAND AND PARCELS OFFICE (10)



Cab Stand and Parcels Office (10)

The Cab Stand and Parcels Office has been defined as having a neutral impact on the site heritage, and it is intended that it might be retained. However, work to this building will require considerable skill and sensitivity to return the historic character that has been lost from the building. Inappropriate repairs and additions have caused the loss of some of the buildings historic interest.

In particular poor quality brick repointing, repairs, infilling of openings and new window openings all detract from its appearance and will be difficult to remedy. The theft of lead flashing to a roof valley at the rear of the building has caused considerable internal damage.

The buildings layout and location in a residential area suggest that the building should be converted for residential use. The original two storey part to the east could be readily adapted to back to its original use as a pair of semi-detached houses. The stable block could adapted and extended to become a uniquely designed character house/studio flat, or a live-work unit. The original stable door could be reopened to reinstate some of the original character.

CLAYTON BARRACKS (34B, C & D)

The barracks are unoccupied and are in reasonable condition, but are suffering from major deterioration of the roof tiles. It is proposed that only three barrack blocks at the highest part on the western edge of the site will be retained. The retention of the other buildings being impractical due issues such as overlooking and provision of gardens, which would be better resolved by new housing.



Clayton Barracks (34A)



Clayton Barracks (Building 34B)

Potentially it is preferable that these barracks are converted into residential units, due to the surrounding site being redeveloped for housing. Each barrack block could possibly be converted to provide houses or a mixture of houses and flats. The blocks were originally constructed on man-made terraces and as part of the demolition surrounding the retained blocks, there is potential for alteration to the ground level to make the area better suitable for development.

ALEXANDER OBSERVATORY

Given the specific nature and small scale of this building, it is intended that this structure will remain in use as an observatory.

6.4.3 CAR PARKING - PRINCIPLES

The level of parking provision in the around the Cambridge Military Hospital and the other listed buildings on the site will vary depending on the mix of uses chosen. However, in a broad sense, car parking around reused buildings should be located to respect the character and status of the surrounding buildings, and should be restricted around particularly important areas of listed buildings. In particular, parking should be carefully considered within important vistas towards historic assets, and should not detract from the fine views around the Cambridge Military Hospital. As such, shared use of car parking facilities should be encouraged adopted to minimise the overall parking requirements.

Signage and road markings should also be sympathetic to the character of the area and the surrounding buildings.

6.5 REPAIR AND MAINTENANCE STRATEGY

6.5.1 CURRENT CONDITION OF THE BUILDINGS

The majority of the buildings have not been occupied for many years and have received very little maintenance. As a result a number of the buildings, although robustly constructed, are now in very poor condition. Much of the damage has been caused by defective roof coverings, flashings and rainwater goods.

Although the buildings are located within the security fence and the site patrolled 24 hours by security guards, broken windows and insecure doors means that the buildings are subject to theft and vandalism. In several cases lead flashings have been stolen from buildings causing damage to the building due to the ingress of water. In addition, asbestos is present in many of the buildings and in particular Cambridge Military Hospital.

6.5.2 REMEDIAL WIND AND WEATHER TIGHT PROTECTION

In order to prevent further decay occurring to the buildings it is intended that remedial work to make them wind and weather tight will be carried out. In most cases, this is already in place. As a first stage a Wind and Weather Tight Survey was carried out on all the retained buildings and faults identified. This survey is being used as a basis to carry out the initial work to make the buildings wind and weather tight to prevent further damage, in advance of the main conversion works being carried out.

The security of the buildings is constantly being reviewed and improved to prevent further vandalism and theft occurring.

6.5.3 REPAIR AND MAINTENANCE

All buildings identified for retention will be fully repaired as part of the work to convert the buildings. As a first stage asbestos will be removed to create a safe working environment to carry out the main work.

Condition surveys have been carried out on all the likely retained buildings and these have highlighted various faults and defects. Repair and alteration work will be carried out using suitable materials and methods appropriate to the historic character of the buildings, in accordance with the requirements of Rushmoor Borough Councils Historic Buildings Officer.

Where appropriate, the opportunity will be taken to address inherent design faults which may affect the future condition of the buildings. Consideration will be given to improving access to allow future maintenance to be carried out easier and in greater safety.

To assist the long term maintenance it is important that the buildings remain occupied and fully used. Selecting future uses for the building that will achieve this aim will help to ensure their long term preservation (see section ?).

6.5.4 REMEDIAL WORKS CONCERNING BATS

A bat survey was carried out on the Cambridge Military Hospital, during the summer of 2011, which revealed that two brown eared bats and six common pipistrelle bats were using the roof voids for summer roosts. It was unclear whether the bats were only using the roof voids or if other parts of the building were also being used.

When works are carried out to the building, these must be done in accordance with the requirements of a bat ecologist and if a bat is discovered works must cease. No work should proceed in the roof voids or other areas where evidence of bats is discovered until a Natural England licence has been obtained. Part of this licence will include the implementation of mitigation such as the erection of bat boxes and the provision of roost opportunities within the roof void.

6.5.5 JAPANESE KNOT WEED

Japanese knot weed has also been found within the curtilage of the Cambridge Military Hospital within the last 3 years. Investigation is currently underway to confirm whether it is still present. If still found to be present, this needs to be considered in detail and a 5 year programme should be put in place for eradication.

MONUMENT AND MEMORIALS STRATEGY



Historic Postcard view showing the unveiling of the British Army 8th Division World War One Memorial in 1924.

7.0 MONUMENTS AND MEMORIALS STRATEGY

7.1 INTRODUCTION

- 7.1.1 Aims & Objectives for Incorporating Monuments & Memorials
- 7.1.2 Future Maintenance and Protection

7.2 STRATEGY FOR SPECIFIC MONUMENTS AND MEMORIALS

- 7.2.1 Key Monuments & Memorials
- 7.2.2 Other Assets
- 7.2.3 Foundation Stones & Plaques
- 7.2.4 Diagram showing strategy for Designated Monuments

7.0 MONUMENT AND MEMORIALS STRATEGY

7.1 INTRODUCTION

This section outlines the general strategy for incorporating the monuments into the masterplan. The monuments and memorials existing on the site today serve as specific reminders of the Military history of the site dating from the earliest days of the encampment up to the tragic IRA bombing of 1972. To varying degree they remain potent and emotional symbols of specific historic events or people, their bravery, their brilliance or simply their passing.

Today they are for the most part inaccessible to the public, being contained within the perimeter of the MoD Barrack sites. This makes it difficult if impossible for family or colleagues to visit and pay their respects. Many of those that are currently in public places are not overly celebrated or are in locations that are not easily accessible.

It is essential that the memorials and monuments are incorporated into the masterplan in recognition of the historical events and people that they represent within the context of the Military Town, but also because of the very personal and emotive associations they represent to both local townsfolk and Military personnel in active service or retired.

The monuments also provide and generate additional opportunities to punctuate the new masterplan with a further layer of historical significance, character and complexity that is both appropriate and in keeping, and will enhance the character of the site.

The presumption should always be in the first instance, against moving monuments. However, the Army has a tradition of relocating monuments with them when they move to new locations; the monuments are often considered as portable memorials to the Fallen, Battles or regiments that should go with a regiment when they relocate. This must be considered during discussions regarding the memorials and monuments on the site and a balanced view taken as to the possible relocation of some assets.

There is not a widely circulated level of historical interpretation of the memorials and their significance on the site. All memorials provide opportunities, through public access, as 'beacons' within the proposed heritage trail on the site and will individually provide opportunities for public education.

Where monuments are retained on site, they should be carefully integrated into the emerging heritage trails that link significant elements of heritage value within aldershot. In this way, monuments can play an important role in enhancing the cultural value of Wellesley for its future inhabitants, and contributing to the placemaking of the masterplan. Protection of monuments and memorials should be also embedded within the ongoing maintenance plan at Wellesley.

7.1.1 AIMS AND OBJECTIVES FOR INCORPORATING MONUMENTS AND MEMORIALS

Specific aims for the retention of the memorials are as follows:

- Make all memorials, so far as is possible, publicly accessible in shared spaces
- Enhance and improve their visibility and position within their settings
- Provide information and interpretation about the memorials and monuments and thereby enhance their significance
- Use the memorials to add character and historical layering to the Masterplan
- Where appropriate, use monuments and memorials in the new urban context as 'way-markers' or map points to aid visual identification within each area.

7.1.2 FUTURE MAINTENANCE AND PROTECTION

The existing memorials are contained for the most part within the south garrison camp. Many memorials are Listed and as such, owners or guardians of the structures have statutory obligations in respect of their maintenance and protection.

As Wellesley is developed, the memorials will come out of the realm of the closed military camp into the public realm. As such, a strategy for the maintenance and protection of the structures will be required to ensure their future survival.

Rushmoor Borough Council have been consulted about this matter and two options were proposed;

- 1) All monuments be handed back to Rushmoor Borough Council and a funding arrangement put in place for maintenance and protection.
- 2) All monuments retained and protected by Grainger across the site.

In the case of option 2, a holistic approach would be required for the protection of the structures prior to an outline application being made.

Through consultation and agreement Grainger have chosen to propose that Option 1 is adopted, and that Rushmoor Borough Council adopt the monuments and memorials. Responsibility for their future protection and maintenance would therefore be taken up by the council. Further details of this arrangement are to be agreed via a Section 106 Agreement related to the outline application.

7.2 STRATEGY FOR SPECIFIC MONUMENTS AND MEMORIALS

7.2.1 KEY MONUMENTS AND MEMORIALS

M1 - Balloon Square Plaque (Grade II Listed)

The importance of the Balloon School heritage needs to be recognised in a more significant manner within the masterplan other than simply the reinstatement of the recently stolen memorial plaque. It is therefore proposed that a public square is built within the masterplan on approximately the site of the original space.

It is proposed that the cast iron plaque is reinstated either on a plinth within the 'furniture' of the square or perhaps on the side of one of the new buildings to be built on the perimeter. Other references to the ballooning past of the site might be taken up in the detailed design of either the buildings or the square itself to reinforce and enhance its history.

M3 - Cammell Memorial (Grade II Listed)

The Cammell memorial is already a public monument set within its own 'square' on the west side of Queen's Avenue opposite the church. The strategy for this memorial is to retain it in-situ as part of a public space accessible from Queen's Avenue, with an improved setting. New development is proposed to the west side of the memorial; the development in this area is currently designated as a 'hot spot' within the application of Design Codes and will take account of the memorial and the architecture of the churches to the east of Queen's Avenue.

M5 - Beresford Memorial (Grade II Listed)

The Beresford Memorial is already in a publicly accessible place and is site specific, commemorating the death of Captain Beresford on or near this spot. The memorial will therefore remain in its present location and remain publicly accessible. The memorial may benefit from upgraded surroundings and new lighting.

M7 - British Army 2nd Division World War One memorial (Grade II Listed)

Located at the top of Hospital Hill, this memorial is a focal point of the junction at the 'entrance' to Wellesley and will remain in situ. This monument is also used in ceremonies and public access needs to be maintained. Recognition will be given in the Masterplan for its place on a 'hot spot' within the strategy for the application of design codes within the sensitive development of the edges of the road/junction to the north and east adjacent to Smith Dorrien. It's position and indeed that of the junction, will be enhanced.

M8- Ramsden Memorial Wall (Grade II Listed)

This wall is to be retained within a shared public space in the masterplan.

The significance of the wall is its commemoration of the commencement of the construction of the new barracks in 1962, and it's commemoration of the former Victorian buildings by using rubble from the demolition material in it's fabric. Therefore, it will serve as a reminder, of the earlier occupations of the site. With appropriate signage information explaining its background, the wall will form another tangible marker of this part of the site's history. This monument could potentially be moved somewhere within the former area of Montgomery Lines, depending upon its structural integrity. This would need to be carefully investigated before any proposal was put forward for relocation.

M9 - Royal Medical Corps Boer War Memorial (Grade II Listed)

Located at the junction of Gunhill and Hospital Roads this monument is already in a very public location, but is also sited on what is proposed to be a major intersection into the site. The memorial is annually served by a parade and it is therefore proposed that the memorial is retained in situ within the masterplan. The memorial's visibility and significance will however be enhanced by the improvement of the landscape around and to the rear of the monument, where there is a Grade A tree. The development of the street edges immediately to the north and the incorporation of a further public space on the north side of Hospital Hill will also enhance the surroundings of this memorial.

M10 - 8th Division World War One Memorial (Grade II Listed)

The memorial will be retained in situ. In urban design terms this is an important and imposing memorial located at an intersection on Queen's Avenue, and provides a significant visual and iconic reminder of the history of the site. It is also used in commemorative ceremonies, and therefore, public access is paramount. The monument already has high visibility but this will increase with the development of the neighbourhood centre immediately to the north of the and with the installation of a new school across the intersection to the north west. Given the close proximity to the school site, clear and informative interpretive panels will therefore be a particularly important factor at this location. The proposed green setting of Parade Park to the rear (south east) will further enhance the backdrop of the memorial from the road.

M11 - Royal Army Service Corps Memorial Arch

This monument has already been relocated once in 1965 and can be relocated within the Conservation Area. Currently there is no public access to the memorial and it is built close to an Army office building proposed for demolition. The proposal is to relocate the arch within the Conservation Area, possibly close to Queen's Avenue, allowing for public access and use of the monument with commemorative ceremonies. This will also allow for the creation of an immediate setting that is more sympathetic to the monument.

M12 - Pediment sculpture - (Grade II Listed)

The Pediment sculpture was taken from the earlier East Cavalry Barracks in 1855 and was moved to this location in 1969. Therefore, the memorial is a reminder of earlier barrack buildings dating to some of the earliest years of the Military encampment and therefore has some significance, but its location is not site specific. There is currently no public access. Permission has already been secured by the MoD for relocation of the monument to St Omer Barracks.

7.2.2 OTHER ASSETS

M2 - Tumulus

No development will be located close to the site and it is proposed that there will be open access to the space. An explanation of the history and perhaps the archaeology of the tumulus might be beneficial in the public appreciation of its significance.

M4 - Montgomery Memorial

Given the already public location of this monument adjacent to the prominent Stanhope Lines, the strategy is to retain this memorial on or very close to its present location in public space. This will maintain it's important connection with the Montgomery Lines. The monument would benefit from a better setting and new lighting.

M6 - IRA Bomb Victims Memorial

The IRA Bomb Victims Memorial is a sensitive site. Those that died in the bombing were, excepting an army chaplain, all civilians, and since then and until the present day, public access has not been possible except on the anniversary of the bombing. The monument is also locally listed, lending it further importance and this must be reflected in it's treatment.

It seems appropriate and very important that the site is made open and accessible to all through the masterplan. A new memorial garden and public area surrounding the monument is proposed as a fitting memorial to those who died. This shared public space would be sized to match the floor plan of the officers mess building which was destroyed and would be situated at the end of a road extending from Pennefather's Road; this would offer additional views into the garden and would also offer a processional route up to the garden on anniversaries if required.

7.2 STRATEGY FOR SPECIFIC MONUMENTS AND MEMORIALS (Continued...)

M13 - Gordon Oak

This mature tree will be preserved in its original location, and will benefit from new interpretation panels to explain its importance as a heritage asset.

M14 - Wall Sculptures

The abstract sculptures in concrete cladding located on the side of Administration blocks of Rhine Barracks are not recognised publicly but are reasonably important examples of Mr Mitchell's works and indeed of the genre of the time. While it is intended that the building to which they are attached will be demolished, it is proposed that if possible, one of the sculptures on the east and west ends of the principle block could be retained and incorporated into either a new building or into a garden/urban setting within the masterplan, close to their existing site within the same Development Zone. By doing so one of the few elements of character within the existing built environment will be preserved as a reminder of the 1960s redevelopment within the new master plan. This would also complement the Ramsden Wall memorial, also by Mitchell. As with the Ramsden Wall, moving the monument would depend upon its structural integrity. This would need to be carefully investigated before any proposal was put forward for relocation.

M15 - Marina Officers Mess Mosaic

This mosaic will be retained and relocated in a publicly accessible location within the same Development Zone.

CANAL BRIDGE

The locally listed bridge will be retained in situ. This asset will benefit from interpretation panels to explain its importance as a heritage asset.

7.2.3 FOUNDATION STONES AND PLAQUES

L1 – Head Quarters 4th Division Foundation Stone & Plaque

The foundation stone and plaque are to remain in place when the buildings (Grade II listed) are converted.

L2 – Alexander Observatory Plaque

The plaque is to remain in place within the Grade II listed Observatory.

L5 – Smith Dorrien House Foundation Stone

This foundation stone is to remain in place when the building (Grade II Listed) is converted.

L6 – Fitzwygram House Inscription & Floor Mosaic

The inscription and floor mosaic are to remain in place when the building (Grade II Listed) is converted.

15C - Duchess of Kent Barracks – Metal Plaque

These buildings are to be demolished within the masterplan. However, it is proposed that the plaque commemorating the opening of the barracks by HRH the Duchess of Kent is removed prior to demolition and relocated within public open space in the new development in Maida Zone - Phase 1, subject to further discussion and agreement.

25 – Leishman Laboratory Foundation Stone – (Curtilage Listed)

Following the demolition of the Leishman Laboratory, this stone will be incorporated into the scheme to convert the Grade II listed Cambridge Military Hospital.

26 – Louise Margaret Hospital Foundation Stones (Curtilage Listed)

These foundation stones are to remain in place when the building is converted.

28B – Mandora Officers Mess Memorials and Floor Mosaic

The Memorials and the floor mosaic are to remain in place when the building is converted.

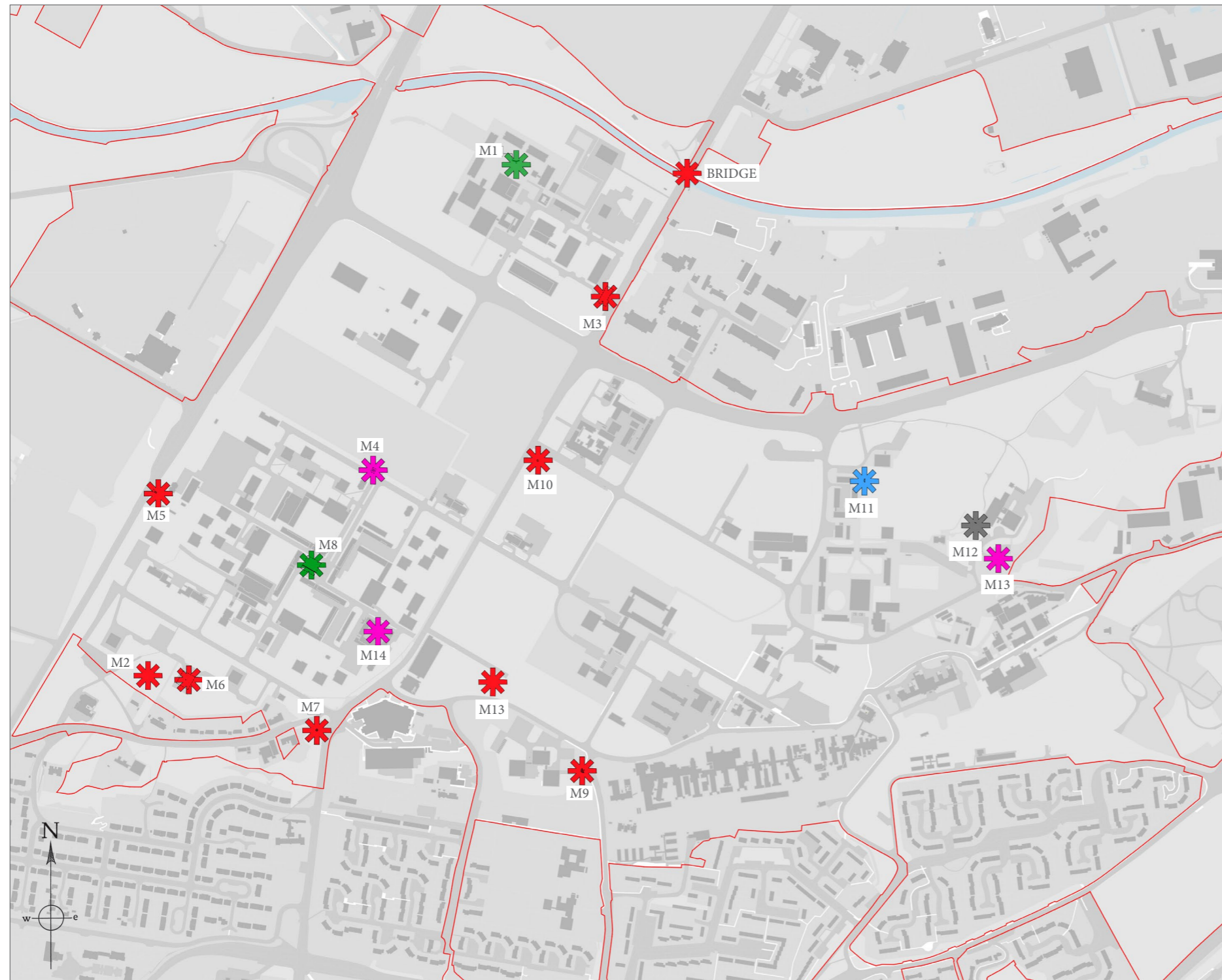
31H - Buller Barracks Plaque

These buildings are to be demolished within the masterplan. However, it is proposed that the plaque commemorating the opening of the barracks by the Duchess of Gloucester is removed prior to demolition and relocated within public open space in the new development.







As a general rule, foundation stones and plaques should remain in public areas and should be cleaned as part of the new development.

7.2 STRATEGY FOR SPECIFIC MONUMENTS AND MEMORIALS (Continued...)

7.2.4 DIAGRAM SHOWING STRATEGY FOR MONUMENTS, MEMORIAL & OTHER ASSETS



KEY

-  MONUMENTS TO BE RETAINED IN SITU
-  STATUTORILY LISTED MONUMENTS THAT MIGHT BE RELOCATED WITHIN THE SAME DEVELOPMENT ZONE SUBJECT TO CONSULTATION & LISTED BUILDING CONSENT
-  STATUTORILY LISTED MONUMENTS THAT MIGHT BE RELOCATED WITHIN THE MILITARY TOWN CONSERVATION AREA SUBJECT TO CONSULTATION & LISTED BUILDING CONSENT
-  MONUMENT TO BE RELOCATED TO ST. OMER BARRACKS
-  MONUMENT THAT MIGHT BE RELOCATED WITHIN THE SAME DEVELOPMENT ZONE SUBJECT TO CONSULTATION
-  WELLESLEY OUTLINE PLANNING APPLICATION BOUNDARY

KEY MONUMENTS

- M1 BALLOON SQUARE MEMORIAL (LISTED)
- M3 CAMMELL MEMORIAL (LISTED)
- M4 MONTGOMERY MEMORIAL
- M5 BERESFORD MEMORIAL (LISTED)
- M6 IRA BOMB VICTIMS MEMORIAL (LOCALLY LISTED)
- M7 2ND DIVISION WORLD WAR ONE MEMORIAL (LISTED)
- M8 RAMSDEN WALL MEMORIAL (LISTED)
- M9 ROYAL MEDICAL CORPS BOER WAR MEMORIAL (LISTED)
- M10 8TH DIVISION WORLD WAR ONE MEMORIAL (LISTED)
- M11 ROYAL ARMY SERVICE CORPS MEMORIAL ARCH (LISTED)
- M12 PEDIMENT SCULPTURE (LISTED)

OTHER ASSETS

- M2 TUMULUS
- M13 GORDON OAK
- M14 BILL MITCHELL SCULPTURE
- M15 MARINA OFFICER'S MESS MOSAIC

SECTION 8.0

HERITAGE TRAILS AND INTERPRETATION



Historic postcard showing the former junction outside the Church of All Saints

8.0 HERITAGE TRAILS AND INTERPRETATION

8.1 STRATEGY & THE NEW TRAIL INTRODUCTION

- 8.1.1 Links to off-site trails
- 8.1.2 Interpretation Boards & Setting
- 8.1.3 Accessibility
- 8.1.4 Relocated Monuments

8.2 EXISTING HERITAGE TRAIL 1 – NORTH CAMP TRAIL

8.3 EXISTING HERITAGE TRAIL 2 – CENTRAL EAST-WEST TRAIL

8.4 EXISTING HERITAGE TRAIL 3 – CENTRAL NORTH-SOUTH TRAIL

8.5 EXISTING HERITAGE TRAIL 4 – SOUTH CAMP

8.6 PROPOSED HERITAGE TRAIL 5 – THE WELLESLEY HERITAGE TRAIL

8.1 STRATEGY & THE NEW TRAIL - INTRODUCTION

Heritage trails will play an important part in promoting an understanding of the historic background and development of both Wellesley and the wider Aldershot area. They will be of benefit both to the future inhabitants of Wellesley and visitors wishing to discover more about the history of the site. A heritage trail is a proven way of encouraging people to discover the hidden heritage of the area and to get the best out of their visit, promoting specific sites and attractions and encouraging tourism.

Given the national and international importance of the military garrison, visitors may come from many parts of the country or from around the world, Aldershot having a particularly strong association with the Canada Army. Visitors may be ex-servicemen, family and friends of ex-servicemen, serving soldiers, civilians with a connection to the camp, or people with a general interest in military history. Historic interest may be derived from tangible heritage assets such as buildings and monument, or less tangible heritage assets such as sites of past important historic events or buildings which have been demolished.

A series of Heritage Trails have already been suggested and developed between Paul Vickers, Chairman Friends of Aldershot Museum, Rushmoor Borough Council and the Army. The trails include the current Military Town and areas previously part of the garrison which are now part of Aldershot civilian town. The four trails divide the area into sections which are manageable for a half-day walk. The trails also interconnect, so anyone who wishes to do a longer walk can do so by combining trails where they meet. These trails comprise:

- 1) The North Camp Trail
- 2) The Central, East-West Trail
- 3) The Central, North-South Trail
- 4) The South Camp

It is proposed that a new, fifth heritage trail is established for Wellesley. The proposed new Wellesley Heritage Trail will take visitors on a journey through Wellesley, stopping off at special interest points or 'nodes' that commemorate notable people, places and historic events. The trail would be based around at existing historic monuments, listed buildings and open spaces.

8.1.1 LINKS TO OFF-SITE TRAILS

It is an important aspect of the existing four trails that they provide a connection to North Camp, Aldershot Town and other heritage assets outside Wellesley. Similarly, it is proposed that the new trail will link into the already designed trails. Whilst a clear network route will be outlined within the site, visitors would be able to enter and leave the trail at any point, covering as many or as few points as they wish. This will help locate Wellesley within in the context of the wider area and link all of the major remembrance sites.

The four existing trails and the proposed trail for Wellesley only cover Aldershot military heritage. In future there could be additional trails for civilian heritage covering the towns of Aldershot and Farnborough, and these could potentially link in with the military trails to form a complete coverage of Rushmoor local history.

8.1.2 INTERPRETATION BOARDS & SETTING

All important historic assets would benefit from clear and concise interpretation to explain their history and importance. Followers on the new trail would be guided by a series of unobtrusive waymarkers and self-guided trail leaflets that explain the history of points along the trail. Visitors would then be able stop, meet and rest at key nodes, and where applicable, learn about important elements of the Wellesley's history and setting via graphically displayed information panels. Each panel would explain the history of the building or memorial, or the connection that the site has to an important event or person. There may also be the opportunity to incorporate public seating areas along the route.

This interpretation would paint an historical picture to all those who visit Aldershot and those who will live in Wellesley. It would also be a physical historical reminder of those who have served in the Army and wish to return to pay homage to their fellow comrades who served with them and before them and lost their lives. Such historic understanding will help to encourage a sense of place to the new community that will grow from Wellesley.

In addition, there may be opportunities for the use of audio or film recordings at the nearby Military Museum and for the creation of online resources and virtual internet trails.

8.1.3 ACCESSIBILITY

The heritage trail will influence the development of the masterplan, in that monuments and some specific buildings will require public access, and all will at least need to be visible from the public realm. Accordingly, the masterplan needs to closely consider public access and the design and setting of the public realm on the route of the heritage trail through the site.

Because the development of Wellesley will take place over a number of years, the areas available for public access will vary depending on the release of land and the phase of construction. The heritage trails will therefore need to be adapted at certain times to suit particular circumstances regarding public access.

Also marked are some historic sites which cannot be included as they are within areas still in use by the Army and therefore cannot be accessed or seen easily from a public road. Where some sites have restricted access but can be seen from a public road (eg: Wavell House, Duke of Connaught Hospital block, Sebastopol Bell, etc) these have been included in the trails at the appropriate point from which they can best be seen.

8.1.4 RELOCATED MONUMENTS

It is possible that several of the memorials may be relocated which may effect parts of the routes. Where the precise location of the relocated monument is as yet unconfirmed, this is indicated by dotted lines around the allocated number. All relocated monuments will however, be fully incorporated into a relevant trail as soon as a permanent location is secured.

The following pages provide a brief outline of the four existing trails and provide details of the fifth proposed trail around Wellesley that will link into these routes. The five heritage trails shown are for illustrative purposes and may be subject to change following further discussions and development of Wellesley. The trail routes will also be developed in much greater detail as Wellesley develops.

