



Conservation Area

appraisal and management plan



Farnborough Hill



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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.¹ 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'.²

Appraisal and Management Plan

- 1.3 This Appraisal document sets out the special architectural and historic interest of the Farnborough Hill 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 \(Second Edition\)](#).³
- 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.

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

² National Planning Policy Framework (2024), para. 204.

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

2. Overview of Farnborough Hill Conservation Area

Designation History

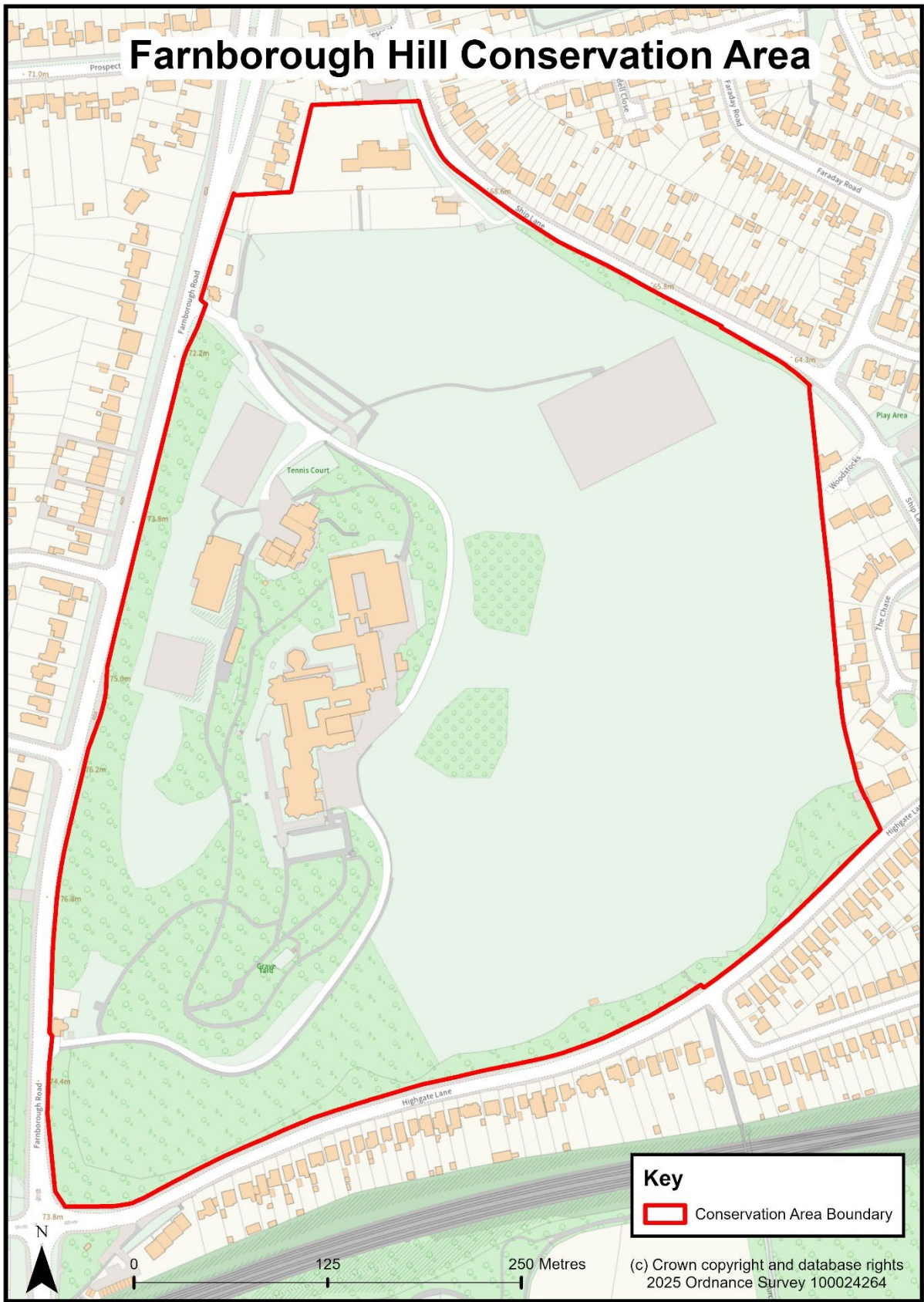
- 2.1 Farnborough Hill Conservation Area was formerly part of a larger conservation area which was first designated in 1977 and subsequently reviewed in 1989. This original conservation area, also known as Farnborough Hill Conservation Area, comprised Farnborough Hill School and its grounds, as well as areas of predominantly residential development to the north, south and east. As part of the process of reviewing and appraising the conservation area, the Council decided in 2022 that it should be split into two parts. The appraisal process had identified two areas of very different character which would no longer be joined following proposed boundary changes.
- 2.2 In 2025, following two rounds of public consultation in 2021 and 2023, the Council designated a new [Farnborough Street Conservation Area](#) which incorporates part of the original larger Farnborough Hill Conservation Area.⁴ It also designated a new Farnborough Hill Conservation Area, the subject of this Conservation Area Appraisal and Management Plan, and de-designated the original Farnborough Hill Conservation Area. The result of these changes is that several areas within the original Farnborough Hill Conservation Area are no longer covered by conservation area designation, as set out within the Appendix.

Location

- 2.3 Located in north-east Farnborough, Farnborough Hill Conservation Area covers an extensive area which is predominantly centred on Farnborough Hill School and its grounds. Bounded to the west by the A325 Farnborough Road and to the north and east by twentieth-century residential development on Ship Lane, it is separated from St Michael's Abbey Conservation Area to the south by the South West Main Line railway line and by early twentieth-century residential development on Highgate Lane. The Farnborough Street Conservation Area, which comprises the location of the original settlement of Farnborough, lies to the south east beyond twentieth-century residential development on Ship Lane and Chingford Avenue.

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

Figure 1: Map of Farnborough Hill Conservation Area



Area Development

- 2.4 The name Farnborough is thought to derive from the old English *Ferneberg* or *Ferneberga*, or ‘hill of ferns’, and refers to the extensive areas of undulating heathland that originally covered the area. Tumuli discovered in the area provide evidence of early human activity. The Manor of Farnborough is recorded in the Domesday Book as a small farming community, but a small pottery industry, which used clay from local Reading and London beds, also developed in the area from as early as the fourteenth century. A pottery site was discovered within the grounds of Farnborough Hill in the 1960s and is believed to have been active until around the late seventeenth century. Excavations have revealed that a considerable amount of pottery was made there, including a wide range of domestic utensils.⁵
- 2.5 The development of the Farnborough Hill estate can be traced to the 1770s. Located to the west of the small village of Farnborough, a separate house on the western flanks of the hill is recorded on maps of the mid-eighteenth century. It was inherited, through a legacy to his wife, by Lieutenant General Francis Grant, who lived there from 1775. The property was known as Windmill Hill, for a windmill is documented as having existed on the site between 1768 and 1774. Grant’s son, James Ludovick Grant, inherited the house in 1806 and replaced it with a more substantial property. He also expanded the estate by acquiring land on both sides of the London to Winchester turnpike road, the current Farnborough Road, including large amounts of former common land. The estate was subsequently sold in 1819 to Mary Foreman, who built a lodge, known as the Pavilion, on the opposite side of the road for her nephew, Edward Greene, so he could take care of her in her old age; the property today is located on Queen Victoria Court and divided into a number of dwellings, and is also locally listed. Greene served in the Royal Artillery and moved to Farnborough on his retirement. He took a keen interest in the welfare of children from Farnborough and Cove and founded three schools in the area: the Oaks, for boys, and the Beeches, for girls, in Green’s School Lane, named in his memory, and Greencroft, for infants, in Victoria Road.⁶
- 2.6 Following Mrs Foreman’s death in 1836, Windmill Hill, excluding the Pavilion, was inherited by her brother, Dr Chandler, Dean of Chichester. He never lived at the property but rented it, first to the Farquaharson family and then to Lady Palmer and her three daughters. Upon the Dean’s death in 1859, the estate passed to his nephew, the Reverend W. Chandler, who then almost immediately sold

⁵ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd.

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

it to Thomas Longman, the London-based publisher. With the arrival of the London and South Western Railway in 1838 followed by the South Eastern Railway in 1849, the area had become readily accessible and attractive to new investors looking for a country retreat, and Longman wanted somewhere out of town but close to London for his large family. He demolished the house built by James Ludovick Grant and erected a substantial new mansion on the present hilltop site, designed by Henry Edward Kendall, which subsequently became known as 'Farnborough Hill'. The new house was completed in 1863 and was surrounded by a series of pleasure gardens and parkland grounds leading to a woodland area of walks and carriage drives across the turnpike to the west. There were also lawn tennis and croquet lawns close to the house on the lower western slopes, and a fishing lake, boathouse and cricket ground on the western side of the turnpike. An important family in everyday Farnborough life, the Longmans were known for their generosity and benevolence to the nearby villagers. As well as providing employment, the Longmans took an active interest in village affairs; they gave land to build a village school, which opened in 1868, distributed clothes to the poor, held parties for school children and invited villagers up to the house at Christmas to receive gifts of food.⁷

2.7 Following Thomas Longman's death in 1879, the estate was purchased by Empress Eugénie, the widow of Napoleon III of France, and it became her home in exile from 1880 until her death in 1920. The Empress enlarged the house considerably, turning it into a palatial mansion by building extensions and making internal alterations, which were completed in around 1882. She also redesigned the woodland and walks to the west of Farnborough Road to resemble the grounds of her former home in France; she named the area *Compiègne*, after her former French residence, and found it a pleasant place to walk, with paths through the rhododendrons. Ordnance Survey maps of the period also show that the cricket ground was replaced by a cycle track and that an ice house was added to the north of the boat house. The Empress also built a number of houses on the estate for her staff.⁸

2.8 In addition to the Farnborough Hill estate, the Empress acquired the wooded hillside directly across the railway line to the south of the existing parkland. Here, on the summit of the opposing mount, she constructed a church-mausoleum to house the tombs of her husband and son, the Prince Imperial, which she could view from her private rooms in the house. Designed by French architect Gabriel

⁷ J. Challacombe (1922) *Jottings from a Farnborough Note Book: A Story of an Old World Village*, Gale and Polden Ltd; J. Gosney (1995) *Farnborough: Britain in Old Photographs*, Allan Sutton Publishing Ltd; J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books; Hampshire Gardens Trust, <http://research.hgt.org.uk/item/farnborough-hill-school/> (accessed 6 June 2025).

⁸ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books.

Hippolyte-Alexandre Destailleur, the church was commenced in 1883 and completed in 1887; it also included a monastery building for a permanent community of monks to serve as custodians of the tombs. On 9 January 1888, the remains of the Empress's husband and son were transferred from the Church of St Mary in Chislehurst, Kent, and laid to rest in the crypt in granite sarcophagi donated by Queen Victoria. The priory was raised to Abbey status in 1903, and the Church of St Michael was dedicated in 1908.⁹

- 2.9 Queen Victoria was a friend of the Empress and a frequent visitor to Farnborough Hill. She first visited the estate on 7 March 1884, noting in her diary that she had lunched with the Empress 'in a beautiful dining room, at the end of a fine corridor, also entirely built by her and added on'. The Queen wrote how 'one drives in at a lodge which the Empress has built, through pretty ground, up to the house, which looks imposing, with a tower'; she described the house as 'an irregular building of white brick, with wooden beams and gabled roofs, in the old English style' and recounted the interior of the house in detail from a tour that she had received from the Empress.¹⁰
- 2.10 Like her predecessors at Farnborough Hill, the Empress was well respected, and she often visited the nearby village in her carriage. She also took a great interest in the welfare of the village children and was very charitable. During the First World War, for example, she opened up a wing of the house to provide a hospital for wounded soldiers. For her services to the war effort, she was made an honorary Dame Grand Cross of the British Empire by King George V in 1919.¹¹
- 2.11 The Empress died in 1920 and was laid to rest alongside her husband and son in the mausoleum that she had built in a funeral service which was attended by the King and Queen, foreign royalty and heads of state. The estate subsequently passed to her heir, Prince Victor Napoleon, but the Napoleon family spent little time in Farnborough, visiting only occasionally. Following his death in 1926, the estate was broken up in 1927, and the land to the west of Farnborough Road was sold for redevelopment.¹² The house was sold to the nuns of Hillside Covent College, whose original site on Star Hill on Farnborough Road to the south had become too small. Established in 1889 by the Religious of Christian Education order of sisters to further girls' education, the College had grown rapidly, and with increasing numbers

⁹ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd.

¹⁰ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; L. Craven and L. Evans-Jones (2014) *From Hillside to Farnborough Hill: 125 Years of the RCE in Farnborough*, Third Millennium Publishing Ltd. Queen Victoria's diaries are available to read at <http://www.queenvictoriasjournals.org/home.do> (accessed 6 June 2025).

¹¹ J. Gosney (1995) *Farnborough: Britain in Old Photographs*, Allan Sutton Publishing Ltd; J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd.

¹² The area to the west of Farnborough Road now forms the Empress estate. The road names – Empress Avenue, Napoleon Avenue, St Michael's Road and Pierrefondes Avenue – hint at the imperial connection.

of boarders and day pupils, it had spread across multiple sites, including the Sycamores in Farnborough Park and Wymering Lodge. The purchase of the house in 1927 therefore allowed the sisters to accommodate all under one roof. Alterations were subsequently made to the house to facilitate its conversion to school use, with rooms adapted to form new dormitories, classrooms, common rooms, bathrooms and changing facilities.¹³

- 2.12 As the school continued to grow, the sisters commissioned the architect Adrian Gilbert Scott to design additional school buildings, including a new chapel, joined to the house by a refectory and dormitory wing, which was consecrated in 1932. Further buildings have been added over the years, including new classroom blocks, a sports hall and music suite, with Scott responsible for all additions until 1962, the year before his death. Boarding ceased in 1981, but the school remains as a Catholic independent day school for girls aged eleven to eighteen. In 1994, the Religious of Christian Education transferred ownership of the school to the Farnborough Hill Trust, and it is now under lay management.¹⁴

Area Summary

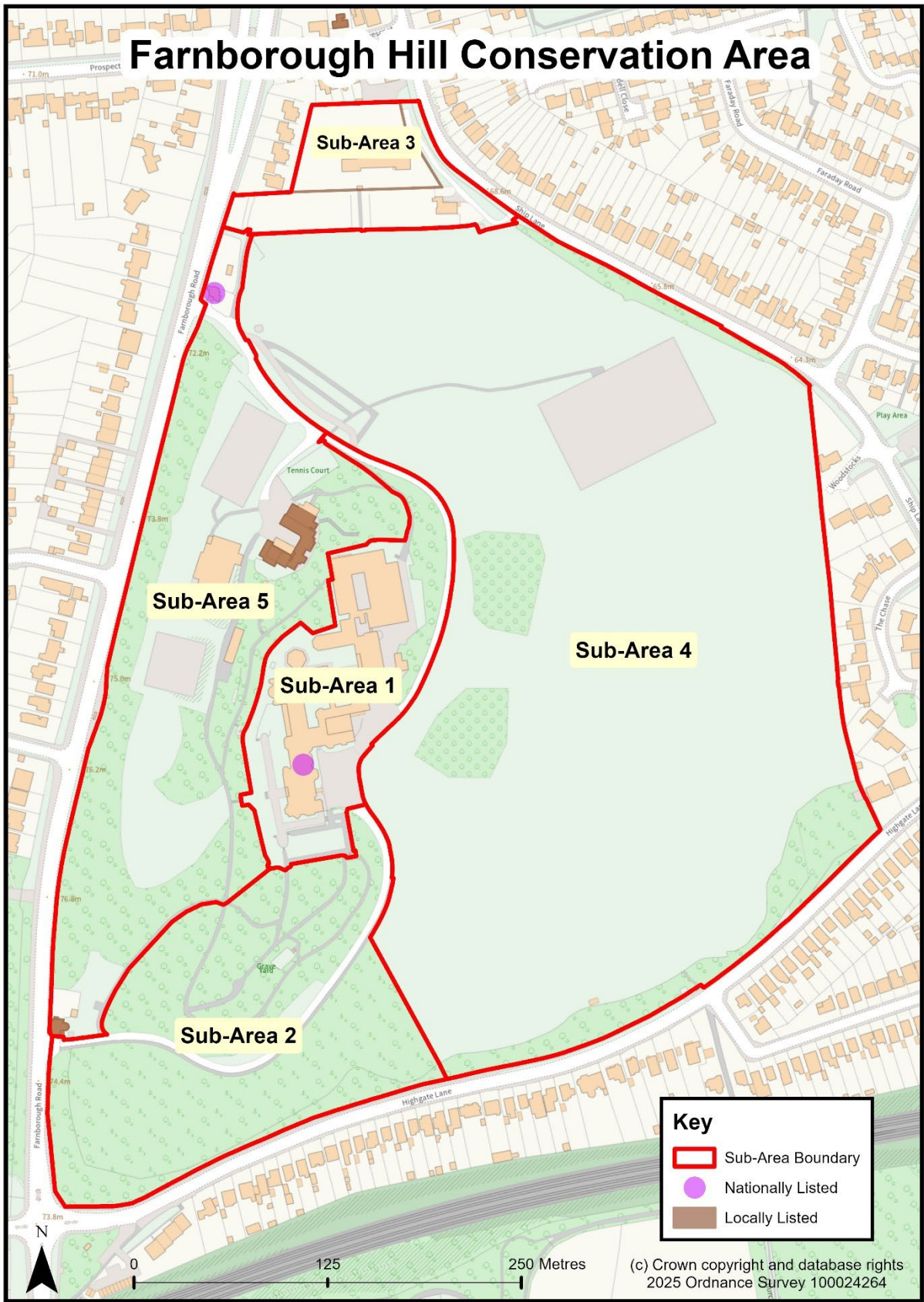
- 2.13 Today, the Farnborough Hill estate comprises land to the east of Farnborough Road. Whilst much reduced in size, it continues to retain historical and architectural significance.
- 2.14 The conservation area has five areas with distinct character:
- Sub-Area 1: School Buildings and Formal Garden;
 - Sub-Area 2: Woodland and Graveyard;
 - Sub-Area 3: Walled Garden;¹⁵
 - Sub-Area 4: Parkland; and
 - Sub-Area 5: Landscaped Parkland.
- 2.15 Further detail about the special characteristics of each sub-area is set out in the following sections.

¹³ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books; L. Craven and L. Evans-Jones (2014) *From Hillside to Farnborough Hill: 125 Years of the RCE in Farnborough*, Third Millennium Publishing Ltd.

¹⁴ J. Gosney (2001) *Farnborough Past*, Phillimore & Co. Ltd; C. Woodward (2001) *Farnborough: A Photographic History of Your Town*, Black Horse Books; L. Craven and L. Evans-Jones (2014) *From Hillside to Farnborough Hill: 125 Years of the RCE in Farnborough*, Third Millennium Publishing Ltd.

¹⁵ Please note that all parts of the wall, including structures on the external perimeter of the wall, are located within the conservation area.

Figure 2: Map of Sub-Areas



3. Sub-Area 1: School Buildings and Formal Garden

Area Summary

- 3.1 The Farnborough Hill School complex is a significant historical and architectural feature within the conservation area. The school is on elevated ground which emphasises its grand character and allows for extensive views to and from the surrounding area. The school buildings are set within a private formal garden which includes hedges and trees, as well as shaped topiary.

Building Form and Detail

- 3.2 The Grade I listed Main Building to Farnborough Hill Convent is an attractive, substantial and extensive building, both in form and external decoration. Designed by the architect Henry Edward Kendall for its first owner Thomas Longman and completed in 1863 after three years of construction before being extended and altered by Empress Eugénie in the early 1880s, the building is the third-known house on the Farnborough Hill site. An ornate building of two to three storeys and L-shaped, with a five-storey tower above the main entrance, it gives the impression of being larger owing to the dramatic height of its large sweeping, steep tiled roof, which is a dominant feature. The building has many interesting architectural details, including a pyramid octagonal lead-covered turret, mini-hips, many gables, and ornate barge boards to gables and dormers. There are also several chimneys on the ridge and end walls with decorative oversailing red-brick courses.
- 3.3 The ground floor of the building is constructed in Flemish bond red brick, with Bath stone dressing and corbels, whilst the upper floors have elaborate half-timbered framing with plaster infills and are in a late-medieval Continental style. Bands of decorative relief-carving mark the first and second floors and contain the ship and swan monogram of Thomas Longman and his publishing houses. The ground-floor windows have stone mullions and transoms, whilst those of the upper floors are timber, with a mixture of fixed, sash and casements.
- 3.4 The Main Building has been extended over time, but its historic core is still dominant. Later additions of note include the chapel to the rear of the main façade, which was consecrated in 1932 and designed by the ecclesiastical architect Adrian Gilbert Scott for the sisters of the convent school, who acquired the house in 1927.

Open Spaces, Parks and Gardens, and Trees

- 3.5 A terraced formal garden surrounds the historic building to the south and west. The garden includes manicured lawns, ornamental trees and cut topiary, with more significant trees and shrubs towards

the edge, including rhododendron. The lawn area to the south has a stepped seating area in the south-east corner, built into a red-brick garden wall which borders to the east, and a religious statue surrounded by topiary hedging is situated to the west. The statue faces a second statue located to the north of the western terrace, which is also surrounded by topiary and serves as an additional focal point. A third statue is situated on the western terrace and looks out towards the landscaped parkland to the west, which is accessed via steps below.

Views

- 3.6 The east elevation of the school is dominant from within the parkland owing to its location at the top of the slope, which helps to emphasise its grand, historic character and appearance. The boundary of the school grounds is formed by trees and shrubs in places which allow for glimpsed views of the attractive and historically significant building.
- 3.7 From the forecourt of the Main Building, there are panoramic views of the parkland, Farnborough and the hills beyond. This long view is unusual within the area and is maximised by the historic building's large windows. From the formal garden area, there are a variety of long and short views of the visually interesting historic façade of the school, which is framed by trees and hedges around the manicured lawn.

Boundaries

- 3.8 To the west is a dense green barrier. The density of greenery gradually decreases around the building, which is completely open to the east, with views across the parkland. These trees and hedges create visual screening and are an important characteristic of the conservation area.
- 3.9 A red-brick wall in Flemish bond, with a stretcher course of decorative dog-tooth and divided by pillars, borders the southern lawn area to the east. There are brick vaults in the south-west corner which derive from the second of the three houses on the site.¹⁶

Alterations

- 3.10 Several modern buildings have been added to the school complex, reflecting both the change of use of the site from a dwelling to a school and the adaptations needed to operate a viable school in historic buildings.

¹⁶ Hampshire Gardens Trust, <http://research.hgt.org.uk/item/farnborough-hill-school/> (accessed 6 June 2025).

Sub-Area 1: School Buildings and Formal Garden



Farnborough Hill School



Formal Garden



Side Elevation



School



Formal Garden



Red-Brick Garden Wall



View looking South East from School



View looking West



Chapel



Path facing North

4. Sub-Area 2: Woodland and Graveyard

Area Summary

- 4.1 The area immediately to the south of the Main Building and formal gardens is close-wooded, with extensive rhododendron growth. Paths run through the sub-area, and there are steep inclines and slopes. A gated graveyard for deceased nuns is an important feature within the woodland.

Building Form and Detail

- 4.2 One of the few built structures within the sub-area is the lychgate at the entrance to the graveyard. A simple porch-like timber construction with a gabled roof, seating on each side and a swing gate, the lychgate may be a replacement for an older historic gate; lychgates are usually made of wood and thus subject to decay. A traditional gateway to churchyards or graveyards, lychgates serve to differentiate between consecrated and unconsecrated space and were commonly used during the initial part of a burial service, where a body or coffin would rest on a movable bier.

Open Spaces, Parks and Gardens, and Trees

- 4.3 Trees and woodland are fundamental to the character of the sub-area. The dense vegetation is interrupted by paths and clearings, which are significant to the setting and appearance of the historic landscape. Glades, including the clearing which contains the graveyard, form important breaks within the vegetation.

Views

- 4.4 There are several footpaths which intersect each other. The dense foliage isolates and constrains the paths so that only short or glimpsed views are possible within the area.
- 4.5 The woodland includes steep slopes and inclines, including the highest point within the conservation area. The changing levels and dense vegetation contribute to a tranquil and secluded character.

Boundaries

- 4.6 The steep ground and dense vegetation act as natural barriers within the landscape. The woodland gradually thins towards the west of the sub-area.
- 4.7 The main tarmac entrance road to the school, bounded by a wooden fence on the southern side, runs through the centre of the sub-area. The dense foliage continues past this boundary to the north and towards the edge of the school grounds.

Alterations

- 4.8 Rhododendron (*Rhododendron ponticum*) is present within the woodland. An established non-native species, rhododendron is highly invasive and has a significant and detrimental impact on native flora and fauna.

Sub-Area 2: Woodland and Graveyard



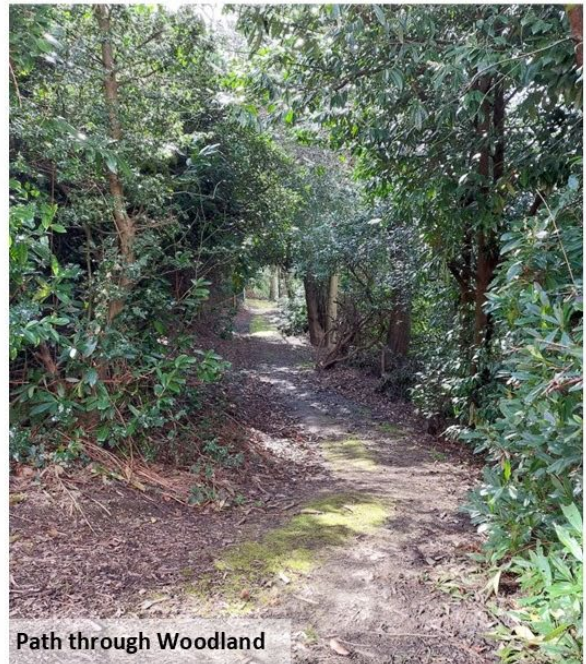
Woodland



Path looking South



Entrance to Graveyard



Path through Woodland



Path through Woodland



Path through Woodland

5. Sub-Area 3: Walled Garden

Area Summary

- 5.1 The walled garden is an important feature of the conservation area. Formerly a kitchen garden, it would have provided fruit, vegetables and herbs to the house. There are fruit trees on the outside of the wall, and it has a decorative gateway which frames a path leading to the Main Building on the hill above. Although locally listed, the wall is also a curtilage-listed building by virtue of its location within the curtilage of the Grade I listed Main Building.¹⁷

Building Form and Detail

- 5.2 The kitchen garden was enclosed by the rectangular wall which survives. The wall was used to support fruit trees and to provide plants with shelter from the wind. The height of the wall varies, but it is approximately 3.5 metres tall at its highest point. Evidence of fruit trees on the external walls is visible in places, and some historic tin name plaques are still present, indicating the type of fruit tree which was positioned along the walls. The wall is constructed in red brick with lime mortar in English bond, with clay-tile capping. Brick was the preferred material for kitchen gardens, as bricks retain heat, and the mortar provided a place for nails to support espalier fruit trees. The walls are supported by buttresses and corner piers with pyramidal capping. A grand, elaborate entrance to the garden was built to the south, specifically for when the owners of the estate would visit; the arched doorway with large decorative scrolls has a date stone of 1872.
- 5.3 Inside the walls of the kitchen garden lies La Fosse House, a part-single-storey and part-two-storey building constructed in the 1970s, which was most recently used as a care home for elderly nuns. A central path would have subdivided the garden, but its original layout has been lost to this modern development.
- 5.4 Orchard Rise, a two-storey detached dwelling built in the 1970s, is located outside the walled garden to the south.

Open Spaces, Parks and Gardens, and Trees

- 5.5 The openness within the garden walls is still present, and the unique historic character of the space remains, as La Fosse House is set back from the wall and surrounded by extensive lawns.

¹⁷ Please note that all parts of the wall, including structures on the external perimeter of the wall, are located within the conservation area.

- 5.6 Between the brick-arched southern entrance to the walled garden and the parkland to the south lies a strip of ground with a central path lined by a deciduous hedge. This formal entrance to the garden also has several shaped conifers which mark the pathway on each side. The break in the parallel hedge to the main parkland is marked by a wrought-iron gate.

Views

- 5.7 Views across the parkland towards the walled garden are punctuated by several substantial trees and interrupted by a hedge line. Passing through the iron gate opens up views of the arched entrance.

Boundaries

- 5.8 The garden wall is an historically and architecturally significant listed structure and is surrounded by modern residential development to the north and west. Ship Lane is situated to the east and follows the eastern line of the wall. The hedge to the south is an important penetrable barrier between the walled garden and the parkland.

Alterations

- 5.9 Modern residential development immediately to the outside of the wall has had a negative impact on the historic character of the kitchen garden.
- 5.10 The wall has suffered encroachment from vegetation in some places, which has removed mortar and loosened some of the bricks.
- 5.11 The future use and development of land in and around the walled garden has been the subject of considerable interest and discussion in recent years. Ensuring that the conservation area, its character and appearance, and the integrity of the structures within are preserved and enhanced will be a very important material consideration in the context of any development proposals.

Sub-Area 3: Walled Garden



South Entrance to Kitchen Garden



Kitchen Garden Wall



Entrance to School Grounds



Path looking South towards Farnborough Hill School



Hedge



Fruit Trees on South Side of Walled Garden

6. Sub-Area 4: Parkland

Area Summary

- 6.1 The wide, sloping expanse of parkland is the largest sub-area of the conservation area. It provides a rural setting for the Grade I listed school building, which is located at the pinnacle of a small natural hillock. The land slopes from west to east, with a relatively steep drop from the house before becoming more gradual.

Open Spaces, Parks and Gardens, and Trees

- 6.2 The open space within the parkland is an important feature of the conservation area. It allows for long uninterrupted views of the historically and architecturally significant main school building, whilst also creating an attractive green backdrop.
- 6.3 There are several individually significant tree specimens set within the grass isolated from other trees, as well as small groups of trees. These large well-established trees are a valuable asset and make an important contribution to the parkland setting.

Views

- 6.4 The parkland surrounds the school on three sides and allows for long sweeping views of the Main Building from multiple vantage points. There are also some fruit trees and deciduous trees within the parkland, but they do not interrupt the view, as the building sits on higher ground.
- 6.5 At its highest point, the elevation allows for distant panoramic views out of the conservation area to the north, south and east. To the south, the cupola of the Grade I listed Abbey Church of St Michael is just visible from beyond the tree line.
- 6.6 The space is well maintained and is used by the school for sport and recreational activities; playing pitches and a running track are provided on the lower slopes.

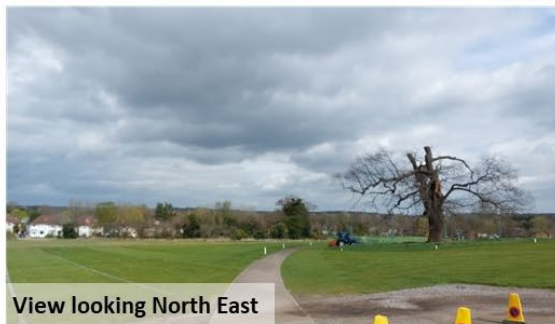
Boundaries

- 6.7 Woodland and hedgerows mark the current boundary of the Farnborough Hill estate on the southern and eastern edges of the parkland and provide some screening of the residential developments which lie beyond the conservation area on Highgate Lane and Ship Lane. A footpath also runs alongside the eastern boundary, which leads from Highgate Lane to Ship Lane, providing further separation between the conservation area and residential developments at The Chase and at Woodstocks.

Alterations

- 6.8 A chain-link fence to the east marks the boundary between the conservation area and the residential development on Ship Lane. Although a modern addition, the fence has a minimal impact on the views from the Main Building and the historic interest of the conservation area.
- 6.9 Enclosed by weldmesh fencing on all sides, an astroturf hockey pitch is located to the north east, close to the wooded boundary with Ship Lane. The pitch has six floodlights which illuminate the playing surface, with three on the north side and three on the south side, and the columns and luminaires are finished in green. Remote from the immediate setting of the Main Building and reached by a path from the north west which follows the contours of the landscape, it has a limited effect on the line of sight from the heritage asset.

Sub-Area 4: Parkland



View looking North East



View looking South West towards Coach House



View looking South East from School



View looking North



View looking West towards School



View looking East towards Parkland

7. Sub-Area 5: Landscaped Parkland

Area Summary

- 7.1 The area west of the school is open but has a more enclosed character compared to the east, owing to tall trees and hedges that surround it. There are several historically and architecturally significant buildings within the sub-area, as well as lawns, sports pitches and a modern sports hall building.

Building Form and Detail

- 7.2 Located at the current exit to the school grounds on Farnborough Road to the north, the Grade II listed North Lodge marks the original entrance to the Farnborough Hill estate. Designed by George Devey between 1868 and 1876 for Thomas Longman, the former entrance lodge is of a mock-Tudor style and reflects the character of the Grade I listed school building. Of one storey or one storey with attics, the building is L-shaped, has a tiled roof and consists of stone rubble and brickwork on the ground floor, whilst the upper floor, characterised by prominent gables facing north, south and east, is timber-framed with close-studding and plastered infill. The south gable has decorative bracing and projects on wooden piers and a wooden trellis above a brick wall to form a porch. On the west elevation, there is a dormer with ornamental vertical hanging tiles and a perpendicular brick and stone wall which rises upwards to join a large external chimney marked by decorative black-brick diapering and three tall diagonal red-brick stacks. In addition, a single red-brick stack is positioned diagonally on the ridge on the east elevation, the gable ends and western dormer have carved bargeboards with pendants, and the windows consist of three-light wooden framed casements with leaded lights.
- 7.3 To the south of North Lodge and immediately to the north east of modern buildings within the school complex are the locally listed St Anne's Buildings. Originally related to the running of the main house but now repurposed by the school, this high-quality group of buildings includes stables, a coach house, laundry and cottage arranged in a U-shape around a central courtyard, designed by H.E. Kendall for Thomas Longman and constructed in the 1860s, and a later coach house built for Empress Eugénie in the 1880s. The buildings are also curtilage-listed and today comprise classroom accommodation and a swimming pool.
- 7.4 Although the courtyard buildings were completed in the 1860s, the stable range encompasses a seventeenth-century timber-frame core. The buildings range from one to two storeys, are pebbledash rendered with a decorative geometric band design in Roman cement and have a clay-tiled roof with fish-scale bands. There are several red-brick stacks on the ridge, and a number of half dormers, with tripartite casements and lattice lights, break through the eaves of the laundry range. The coach house

range has five double entrances with original doors and ironwork, as well as a glazed lantern canopy on cast iron columns within the forecourt, whilst the two-storey double-fronted cottage has a canted bay window and decorative crested bargeboards. Adjoining the stable range, Empress Eugénie's later coach house is constructed in red brick in Flemish bond with yellow brick and ashlar dressings; its door was widened to accommodate her large carriage, but the opening has been bricked up.

- 7.5 Located on the southern periphery of the sub-area at the southern entrance to the school grounds on Farnborough Road, the locally listed South Lodge is also an historically and architecturally significant building within the sub-area. Built in the late nineteenth century as a new entrance lodge some years after the Grade II listed North Lodge by Empress Eugénie, the building stands at the foot of a long winding drive up to the main house and is also curtilage listed by virtue of its location within the curtilage of the Grade I listed Main Building. Of two storeys, the building is constructed in red brick with Flemish bond at ground-floor level, with mock timber-framing and rendered infill panels to the first floor. It has a gabled roof, with clay tiles and fish-scale pattern bands, three large and unusually grouped red-brick chimney stacks to the ridge, timber vertical-sliding sash windows in ashlar surrounds on the ground floor and single light casements on the first floor. On the east elevation, there is a ground-floor timber veranda and a large projecting bow window, with a timber balcony above.

Open Spaces, Parks and Gardens, and Trees

- 7.6 The sub-area is predominantly parkland in nature, but the pattern of clearings amongst woodland is repeated, and there are a variety of trees that contribute to its character. There are prominent trees within the lawn area which provide an important visual screen from Farnborough Road and act as a boundary to the west.
- 7.7 The open space is well tended, and there are several sports pitches, including a lawn tennis court. The land has a gentle slope from the east, and there are trimmed areas of dense hedges which add character.

Views

- 7.8 The sub-area is enclosed by trees and shrubs on almost on all sides, and buildings are mainly focused towards the north. Views are broken by hedges and prominent trees and unfold gradually. Variation in tree density divides the area into smaller, more enclosed spaces, changing the landscape and adding interest.

Boundaries

- 7.9 The tarmac exit road from the school, lined with a wooden fence on its northern side, bounds the sub-area to the north; it links to a path that travels down the east of the sub-area through the woodland towards the southern gate lodge, connecting with the southern entry road. The boundary to the west alongside Farnborough Road is a dense woodland of predominantly native trees.

Alterations

- 7.10 A two-storey modern sports hall building is located to the north and lies immediately adjacent to the locally listed St Anne's buildings to the south west. The red-brick coach house has been converted to accommodate a swimming pool and has been extended to the north to provide additional changing facilities. There are also areas of hard standing to the north and south of the sports hall, providing tennis and net ball courts and car parking.

Sub-Area 5: Landscaped Parkland



View looking West towards Landscaped Parkland



Green Barrier to the West of the Formal Garden



View South



View of Courtyard and Stables



View South



Cottage

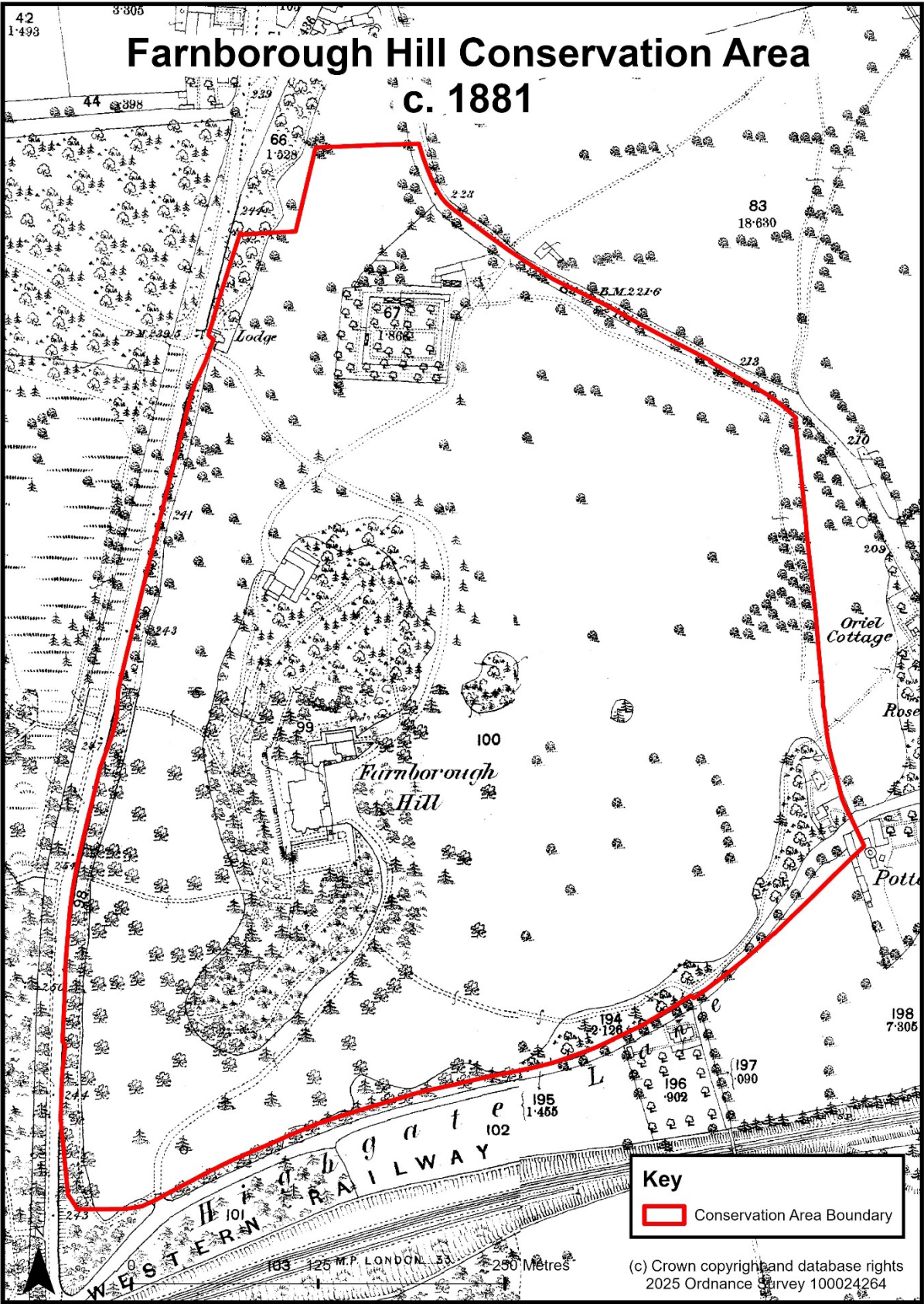


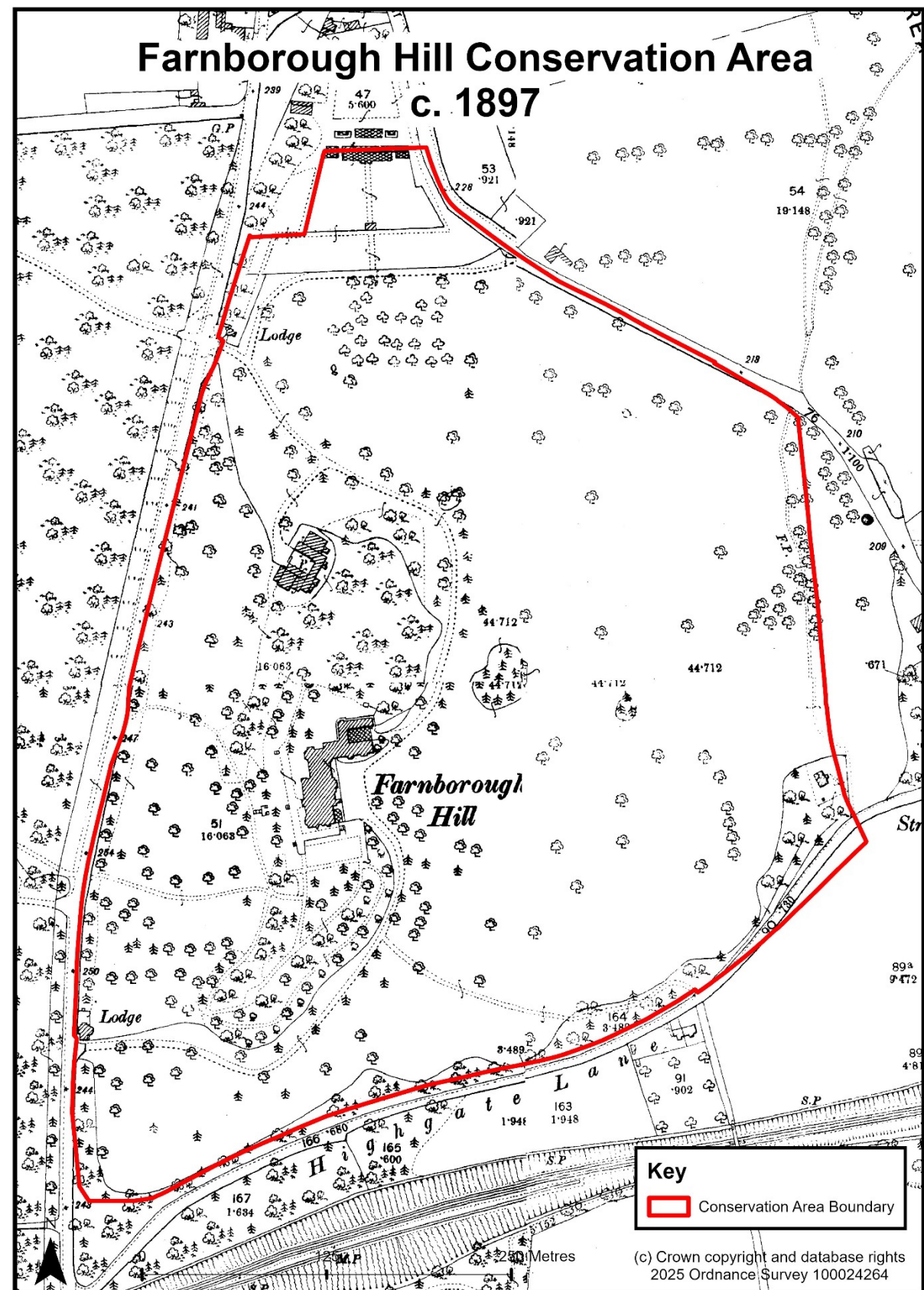
Path through Woods

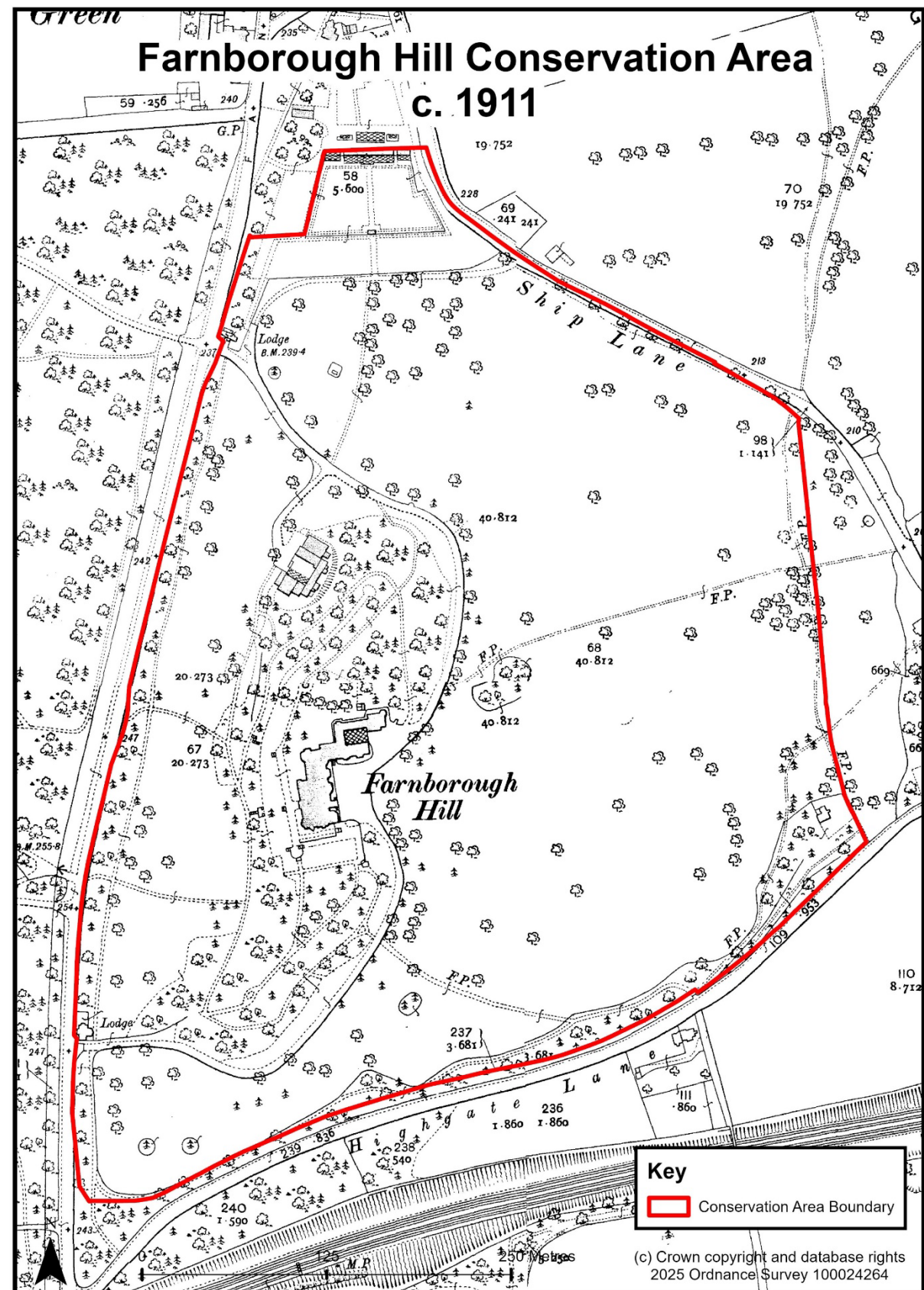


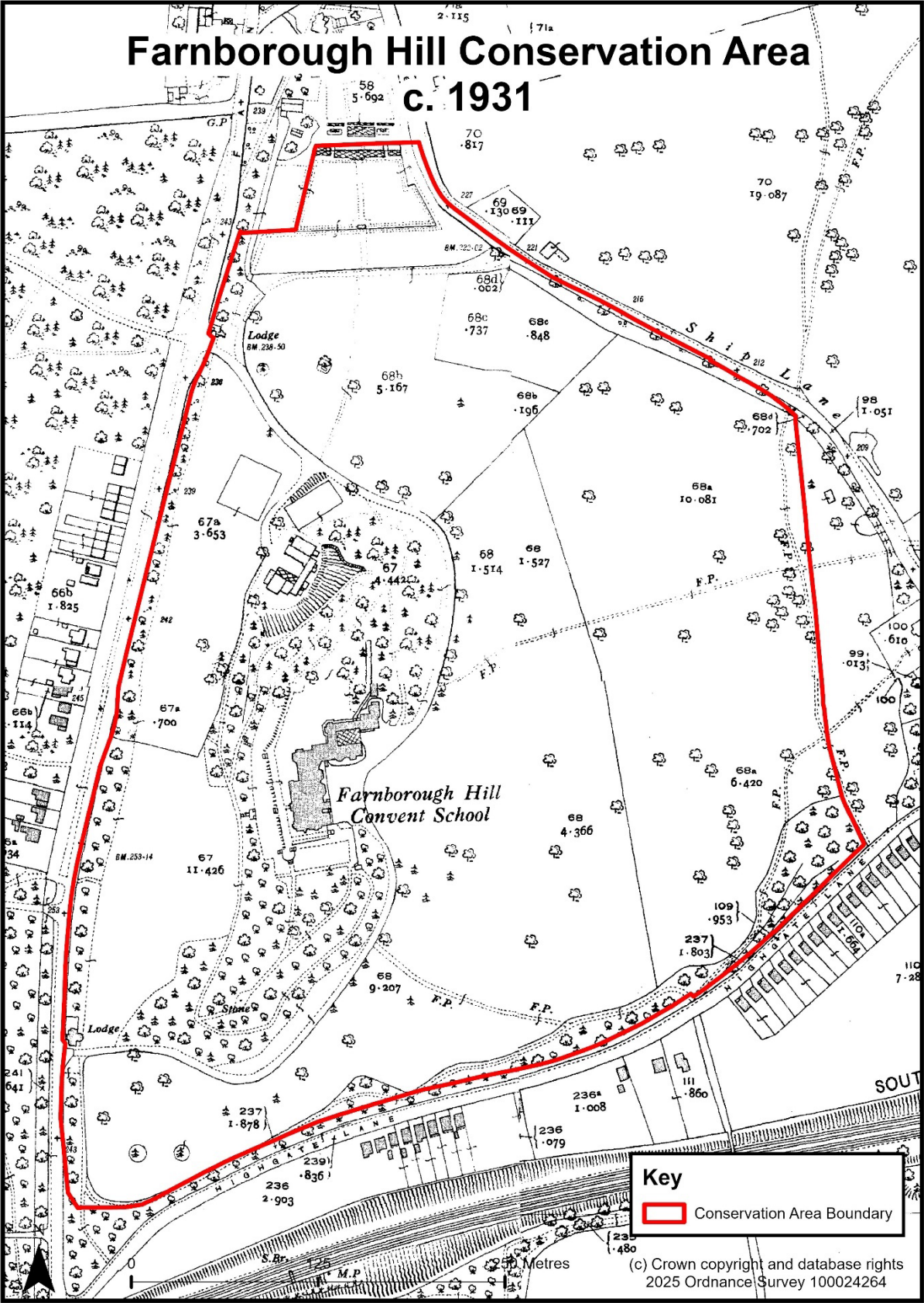
Landscaped Parkland with Prominent Tree

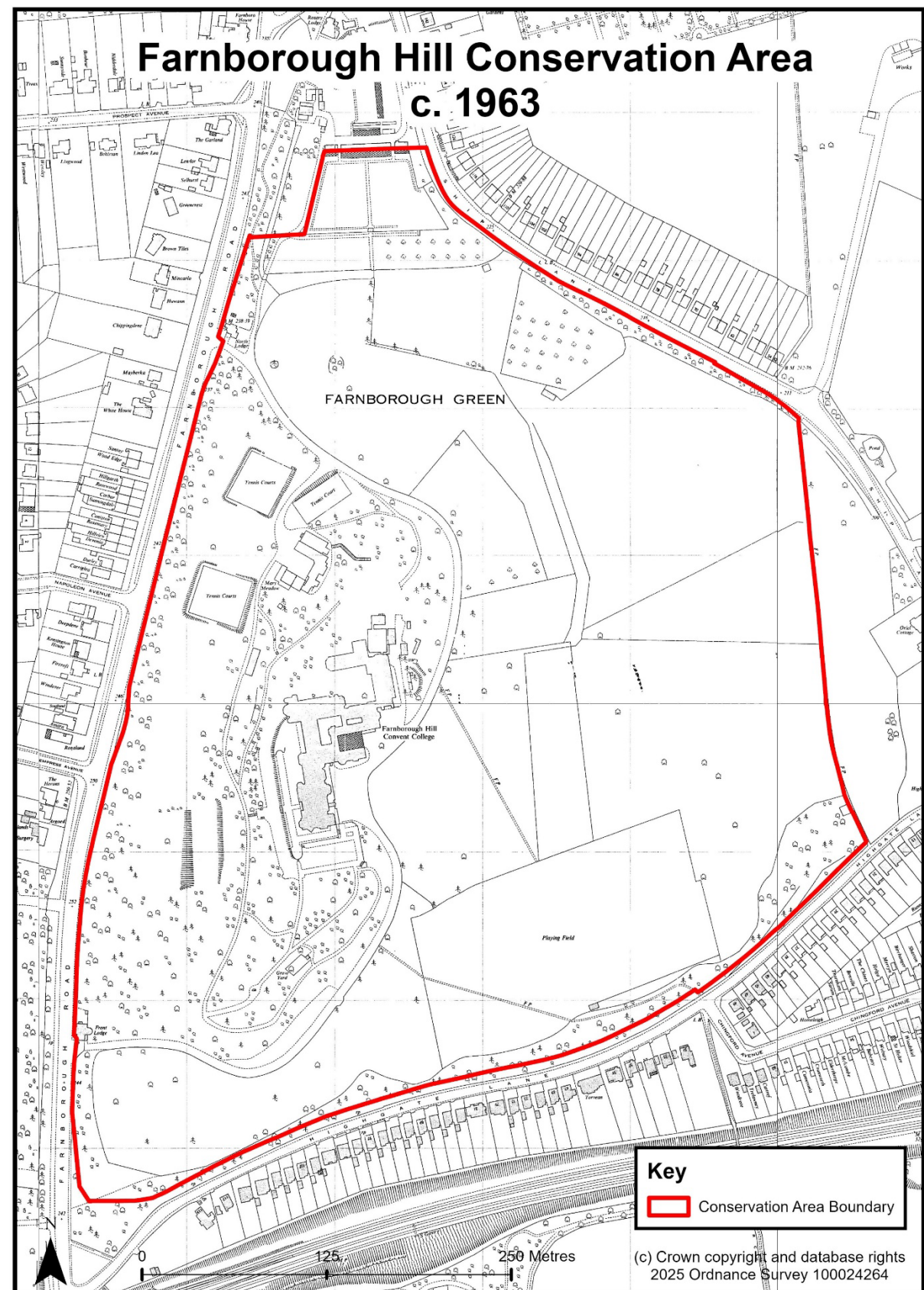
8. Historic Maps











9. Listed Buildings and Structures

Nationally Listed

Name	Grade	Link to Historic England Record
Main Building to Farnborough Hill Convent	I	https://historicengland.org.uk/listing/the-list/list-entry/1303116
North Lodge, including Attached Wall, Farnborough Hill School	II	https://historicengland.org.uk/listing/the-list/list-entry/1390603

Locally Listed Heritage Assets

- 9.1 In addition to their status as listed buildings by virtue of their location within the curtilage of the Grade I listed Farnborough Hill Convent, the following buildings and structures appear on the Council's Local List.¹⁸

Name	Reference
Boundary Wall, La Fosse House, 129 Ship Lane	LL5112
South Lodge, 314 Farnborough Road	LL5113
St Anne's Buildings, Farnborough Hill School, 312 Farnborough Road	LL5114

¹⁸ Locally Listed Heritage Assets are available to view on the Council's website at <https://www.rushmoor.gov.uk/locallylistedbuildings>.

10. Management Plan

Introduction

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

Good Stewardship

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

Positive and Negative Attributes

- 10.6 The Conservation Area Appraisal has identified the following positive attributes of the conservation area. To preserve the character of the conservation area and to ensure that it has lasting value, it is considered important that these features are retained and enhanced:
- The clear differentiation between the sub-area character areas;
 - How the structures within the conservation area reflect their traditional use;
 - The strong group value and quality of design of the historic buildings;

- The large open spaces and woodlands within the area;
- The use of landscaping to create a series of informal and formal spaces.

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

- New unsympathetic buildings and development within and around the area;
- Loss of historic trees owing to storm damage and disease;
- Invasive rhododendron within the native woodland.

Development Management

10.8 There are additional planning controls over development within conservation areas. Inappropriate changes to the external appearance of buildings can be resisted, as can inappropriately designed new development. Further information is available within the Council's [Conservation Areas Overview document](#) and on the Council's conservation areas webpage.¹⁹ However, some permitted development rights allow for certain types of development and alterations without the need for planning permission. Many of these alterations can have an unintended negative impact and gradually erode the character and appearance of a conservation area.

10.9 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.

10.10 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.

¹⁹ Available at <https://www.rushmoor.gov.uk/conservationareas>.

Implementation and Monitoring

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

Appendix. Areas No Longer Covered by Conservation Area Designation

- A1 Conservation areas are intended to recognise areas of historic or architectural interest and to assist in their preservation and enhancement. The location of the boundary for a conservation area is a qualitative decision. National planning policy is clear that only areas which are heritage assets should be designated so that ‘the concept of conservation is not devalued’.²⁰
- A2 Farnborough Hill Conservation Area was formerly part of a larger conservation area which was first designated in 1977. This original conservation area, also known as Farnborough Hill Conservation Area, comprised Farnborough Hill School and its grounds, as well as areas of predominantly residential development to the north, south and east. As part of the process of reviewing and appraising the conservation area, and following a public consultation which took place in November and December 2021, the Council decided in 2022 that the conservation area should be split into two parts, with two new conservation areas designated in place of the original: one would be centred on Farnborough Hill School and its grounds and become the new Farnborough Hill Conservation Area, whilst the other would be centred on the crossroads where Farnborough Street meets Rectory Road, Ship Lane and Highgate Lane and become the Farnborough Street Conservation Area. A further round of public consultation followed between August and October 2023 on a draft Conservation Area Appraisal and Management Plan for Farnborough Street Conservation Area, which set out the proposed boundary for that conservation area.
- A3 It was proposed during the public consultations in 2021 and 2023 that a number of areas within the original Farnborough Hill Conservation Area would no longer be covered by conservation area designation. Whilst objections to the removal of the conservation area designation were received, none provided sufficient evidence to justify the retention of these areas within the new Farnborough Hill or Farnborough Street conservation areas. The areas were subsequently de-designated in 2025.
- A4 Trees in a conservation area that meet [specified criteria](#) are protected by legislation, requiring the Council to be notified of any works to a tree.²¹ When areas are de-designated and are no longer part of a conservation area, trees are no longer afforded such protection, although existing Tree Preservation Orders (TPOs) are unaffected. A review of all trees within the areas no longer covered

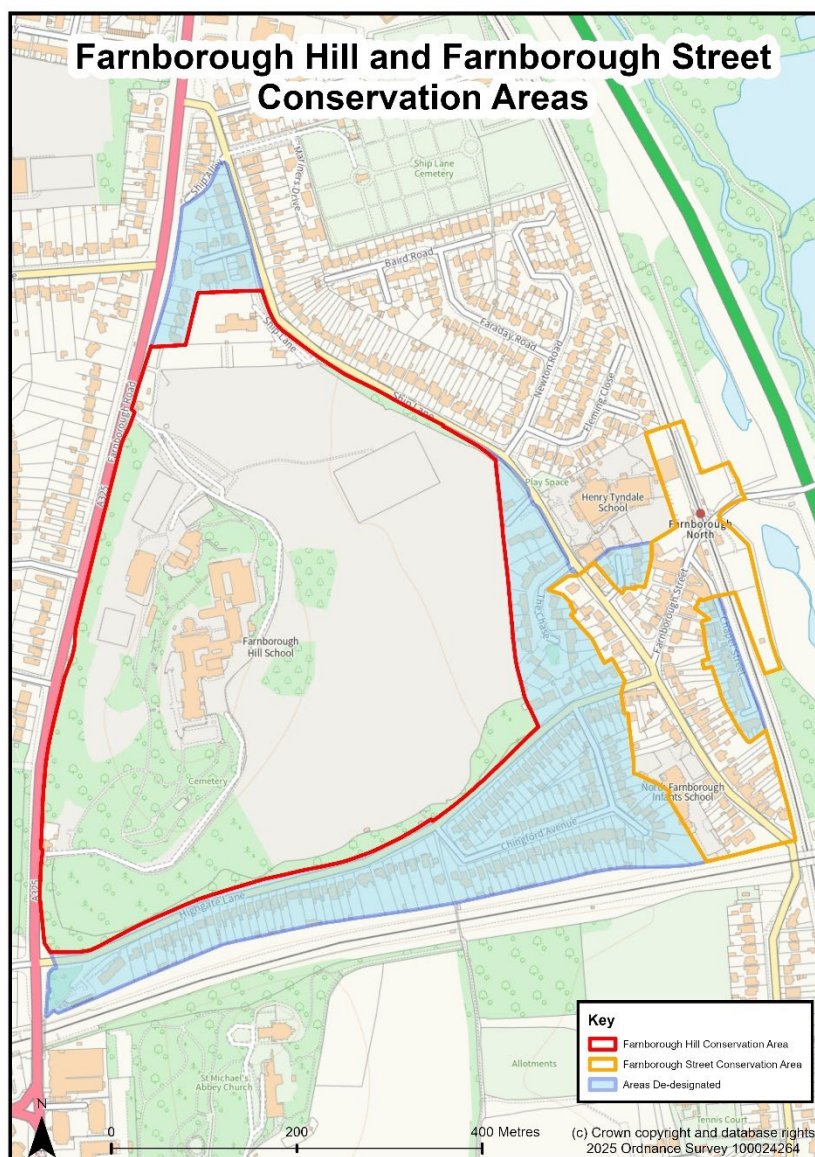
²⁰ National Planning Policy Framework (2024), para. 204.

²¹ Available to view at <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#Protecting-trees-in-conservation-areas>.

by conservation area designation has been undertaken, and Tree Preservation Orders have been made where necessary to ensure that trees worthy of protection continue to receive protection.

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

Figure 3: Areas No Longer Covered by Conservation Area Designation



Woodland Crescent and the North of Ship Lane

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



Woodstocks and The Chase

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



Home Farm Close

- A9 Built in around the 1970s to the rear of the Grade II listed building at 14 Ship Lane and Rose Cottage, 12 Ship Lane on the site of the former Home Farm, the residential cul-de-sac of Home Farm Close is comprised of modern detached and semi-detached housing which does not warrant inclusion within a conservation area.



Highgate Lane and Chingford Avenue

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



Chapel Street

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



Charlotte Mews

- A13 Located to the south of Chapel Street, Charlotte Mews is a modern development of eight dwellings, comprising two terraces, which was constructed in the early 2000s. Whilst the dwellings have been finished to a high standard and are relatively attractive, they have no architectural or historic interest.



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

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

 @rushmoorcouncil
 Rushmoor Borough Council
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