



Conservation Area

appraisal and management plan



South Farnborough



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1. Introduction

- 1.1 This document should be read alongside the Council's [Conservation Areas Overview document](#) which sets out the context in which conservation areas in Rushmoor have been designated. This includes the legislative and planning policy framework, as well as the geographic and historic setting of the Borough.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 recognised special architectural and historic interest of the South Farnborough Conservation Area, the character or appearance of which it is desirable to preserve or enhance. The Appraisal identifies the features of the conservation area that make a positive or negative contribution to its significance and is accompanied by a Management Plan which sets out how change can be managed to conserve and enhance the area.
- 1.4 Conservation area appraisals and management plans provide a framework and guide to enable planning decisions to be made on a site-specific basis, within the context of national planning policy and the adopted Local Plan. This Appraisal has also been prepared having regard to [Historic England Advice Note 1 \(Second Edition\)](#).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 South Farnborough Conservation Area

Designation History

- 2.1 South Farnborough Conservation Area was first designated in 1987 and has since been reviewed in 2006 and 2025. Proposals to review and amend the boundaries of the conservation area in 2006 did not proceed to designation. Following the 2025 review and adoption of this document, a number of areas were removed, or de-designated, from the conservation area, as set out in the Appendix.

Location

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

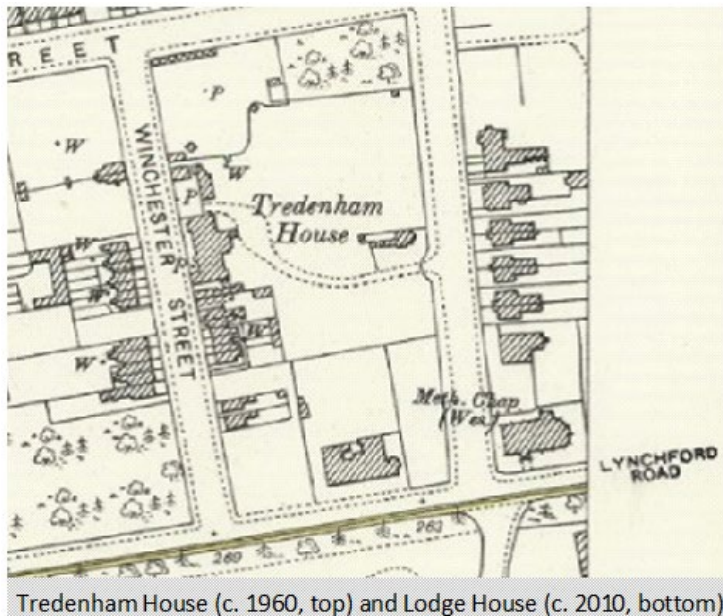
Area Development

- 2.3 The name Farnborough is thought to derive from the old English *Ferneberg* or *Ferneberga*, or ‘hill of ferns’, and refers to areas of undulating heathland. Three prehistoric tumuli in the area of Albert Road and Cockadobby Hill (now within Queen’s Roundabout) are the first recorded evidence of human occupation in the area.
- 2.4 The Manor of Farnborough was mentioned in the Domesday Book as part of the Hundred of Crondall, in the shire of Southampton. This recorded a small farming community, although the precise location of the settlement is not known.
- 2.5 The history and development of the conservation area is linked to the arrival of the army. The North Camp at the southern end of Farnborough was established in 1854 and became the first major military training establishment in the country. With the advent of the Crimean War, the Camp expanded rapidly, as did the civilian workforce and services. At that time, the land now within the conservation area formed part of an expanse of lightly wooded heath to the south of the Farnborough Park estate and the earlier village which now lies within the Farnborough Street Conservation Area.
- 2.6 The sale of the heathland for residential development in the 1860s opened up opportunities for speculative investors to develop housing for the influx of army officers and their families. Although the principal roads were set out by 1874, construction proceeded gradually. In 1881, a second significant phase in the development of the military camp began, with the replacement of basic wooden huts with new permanent brick barracks. Civilian entrepreneurs were thereby assured of a long-term and expanding military population in the area. In 1865, there was a recorded military population of 8,965, which had increased to 14,248 by 1901.
- 2.7 Two property companies were formed to purchase land and build houses to be leased to the military: the Farnborough and Aldershot Freehold and Ground Rent Society Ltd was formed in 1862, and the Farnborough Cottage Company was established in 1863. Three shareholders in the Farnborough Cottage Company were Edward Chatfield, Henry Curry and William Knell. Jo Gosney, in her book *Farnborough Past*, attributes the planning and layout of the area to Edward Chatfield, in his capacity as agent for the company, and Henry Curry, as architect. Curry had previously worked in the coastal resort of Eastbourne, and this possibly influenced his adoption of wide tree-lined avenues as the basis for subsequent development.
- 2.8 The developers were entrepreneurs with backgrounds in other businesses. Henry Jesty Brake, an auctioneer, and William Knell, formerly involved in the cotton industry, were responsible for much of the housing in the area. Brake developed 150 acres of the settlement; he built houses primarily to let

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

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

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



Tredenham House (c. 1960, top) and Lodge House (c. 2010, bottom)

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



Tredenham House Kitchen Garden Wall

2.16 An 1871 Ordnance Survey map shows only three detached villas in the south-western outer periphery of Church Circle. By 1909, six pairs of semi-detached houses comprised a unified development of

three quarters of the inner area. Between the First World War and 1930, a further detached property was added in the north-west section, whilst the northern-most area remained undeveloped until it was occupied by a block of flats following a 1987 permission.

- 2.17 By the time of conservation area designation in 1987, the wider surroundings were at a mature stage of development, and change has continued since that time. Original Victorian and Edwardian residential, institutional and public buildings have been replaced or put to different uses, and infill and replacement developments from all periods of the twentieth century are evident, as is the incursion of commercial uses in places.

Area Summary

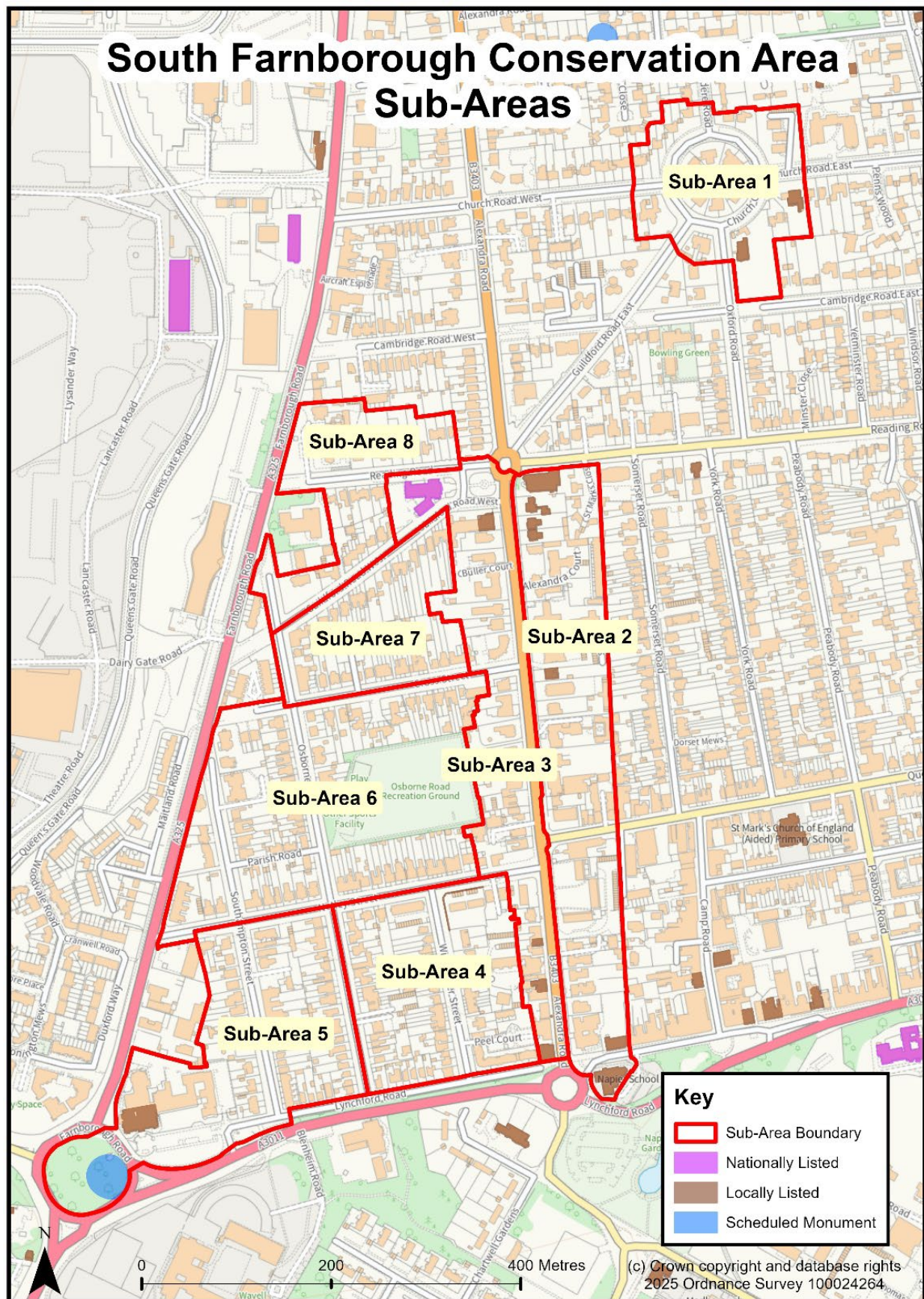
- 2.18 The character of the conservation area is primarily residential and suburban. The speculative and developer-led project is a unifying theme which overlays and strongly influences the form, appearance and arrangement of buildings. The original architecture is characterised by replicated house types, features and materials. Subtle variations in detail and arrangement add variety to the streetscape. A prominent feature is the grid of wide tree-lined streets which offer long uninterrupted views.

- 2.19 South Farnborough Conservation Area has eight areas with distinct character:

- Sub-Area 1: Church Circle
- Sub-Area 2: Alexandra Road – East Side
- Sub-Area 3: Alexandra Road – West Side
- Sub-Area 4: Alexandra Road West to Osborne Road (South of Netley Street)
- Sub-Area 5: Osborne Road to Farnborough Road (South of Netley Street)
- Sub-Area 6: Alexandra Road West to Farnborough Road (Between Netley Street and Cross Street)
- Sub-Area 7: Alexandra Road West to Farnborough Road (Between Cross Street and Guildford Road West)
- Sub-Area 8: North of Guildford Road West/Reading Road

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

Figure 2: Map of Sub-Areas



3. Sub-Area 1: Church Circle

- 3.1 The character and appearance of this smaller area is defined in large part by the group of two-storey houses that line the inner circumference of Church Circle. These buildings are of a similar design and appearance, typically featuring a central pedestrian entrance flanked by full-height bay features. There is consistency within this group of buildings in terms of the use of materials and detailing. This includes the fenestration, which comprises timber-framed sash windows in the principal elevations. Because of this consistency of form and detail, combined with their spatial relationship around the inner circumference of Church Circle, these buildings comprise a strong, distinctive and cohesive group which, both individually and collectively, make a positive contribution to the character and appearance of the conservation area.
- 3.2 Between 1897 and 1911, six pairs of semi-detached houses comprised a unified development of three quarters of the inner area. Between the First World War and 1930, a further detached property was added in the north-west section.
- 3.3 By 1894, three substantial detached villas (the Chestnuts, Crowthorne House and Durdham House) had been constructed on sites around the south side of the outer ring. Crowthorne and Durdham are included on the Local List. A terrace of four properties followed on the site between Guildford Road East and Oxford Road in the early twentieth century. Plots in the outer circle to the north of Church Road were developed, and in some cases redeveloped with infill, in the latter part of the twentieth century. The buildings, comprising houses and flats, in this area are architecturally undistinguished but retain important mature trees within their sites, which make a significant contribution to the character of the circle.



- 3.4 The final plot in the north part of the inner circle was developed with a block of six flats following the grant of planning permission on appeal in June 1987. The building attempts to make some reference to the architectural character of the surrounding properties, but its poor detailing, creation of three storeys over the same height as the two storeys of the original buildings and incongruous tilt-opening uPVC windows have a negative impact on the character and appearance of the area. The conservation area was designated shortly after the appeal decision.

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

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



- 4.2 At the Reading Road junction, opposite the Town Hall and postal sorting office, is St Mark's (CoE) Church. The wide tree-lined road extends north towards the main railway line and the branch line at the older settlement of Farnborough.
- 4.3 The east side of Alexandra Road saw the earliest development within the estate in the form of the Wesleyan Methodist Church at the corner of Lynchford Road, its minister's house to the north and five pairs of semi-detached houses (Alpha Cottages). Four of these survive, adapted and amalgamated into single buildings in office use. The first of these bears a plaque erected by the Farnborough Society identifying it as the home of the aircraft designer and test pilot Geoffrey De Havilland between 1910 and 1913. Their regular spacing, rooflines and cream render set the tone of substantial plots on the east side. They sit opposite the main shopping parade of Alexandra Road; when viewed from the south, the road beyond them extends to a vanishing point flanked by avenues of mature street trees.
- 4.4 Immediately to the north, the 1960s/1970s redevelopment of Queen's Court is unprepossessing but is set back behind an attractive lawn.

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

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

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



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

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



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

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



76 Osborne Road



35 Southampton Street

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



Queen's Hotel (c. 1925)



Queen's Hotel (2023)

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



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

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

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



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



Osborne Road Recreation Ground showing buildings on Alexandra Road



Decorative barge boards at 41 Osborne Road

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



Alma Square

- 8.5 Further west, the south side of Cross Street displays the decorative barge-boarding of the paired houses at 30-32 Osborne Road. The west side of Osborne Road continues south, with a combination of architectural styles, including infill from the 1960s and 1980s. The street block to the west is completed by a section of Southampton Street, meeting Cross Street at the angled Farnborough Road. On its east side, it features modest paired houses, some larger villas, several of which are converted to flats, and a 1980s infill development, Commodore Court.
- 8.6 The remaining triangle of land between Southampton Street, Netley Street and Farnborough Road contains, at the southern end, the western-most houses on Netley Street and a well-preserved terrace (numbers 36-46) fronting Farnborough Road. To the north is the pedestrian Parish Road and the adjacent street block emerging opposite the entrance to the Osborne Road Recreation Ground. This originally formed an access route to service, stabling and ancillary buildings and now serves a short row of cottages to the west of Osborne Road.



- 8.7 The remainder of the triangle to the north of Parish Road was originally occupied by two properties, 40 Southampton Street and Stephen Gould House. Between them is now a later pair of 1960s semi-detached properties. 40 Southampton Street is the smaller of the two properties but was nevertheless of some status. It has a small coach house to the side, now altered with a modern garage door. Stephen Gould House is a large red-brick villa with a gabled slate roof. The scale of the building is noticeable. There is a two-storey flat roofed projection topped by an ironwork balcony rail on the west elevation, and a number of mature deciduous trees surround the building. When originally constructed, the west elevations, windows and balconies of these large villas would have commanded views across the open common, which subsequently became Farnborough Airport. They are now fenced off from the adjacent busy Farnborough Road.



40 Southampton Street



Stephen Gould House

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

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



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



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

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



- 10.2 Each of the six villas had separate coach houses to the rear. Occupying the corner plot of Osborne Road and Guildford Road West is 10 Guildford Road West (Grazeley Lodge), the only one of the six villas surviving in anything like its original form. It features red brickwork, with contrasting string courses, and decorative barge-boarded gables. The coach house to the rear has been separated and adapted to use as a veterinary practice.



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





Baveno House - side



Baveno House - front

11. Architectural Detailing and Characteristic Features

Positive Features

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







Detrimental Changes

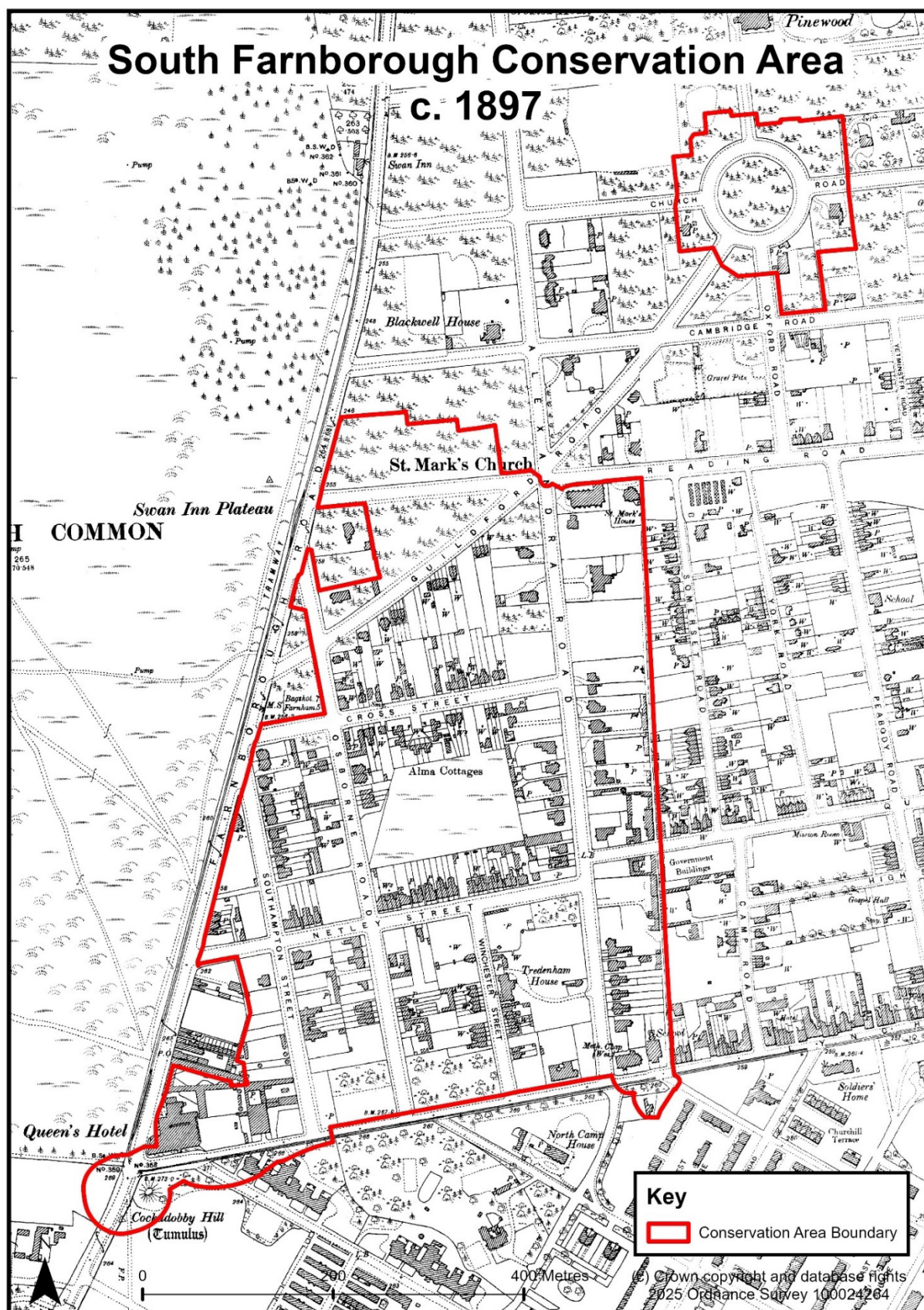
- Low-quality and unsympathetic architecture in redevelopments and extensions;
- Poorly located and visible satellite dishes;
- Lost boundary walls and hard-surfaced parking on front gardens;
- Painting of brickwork and masonry;
- Poorly detailed and unsympathetic replacement windows and doors;
- Inappropriate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

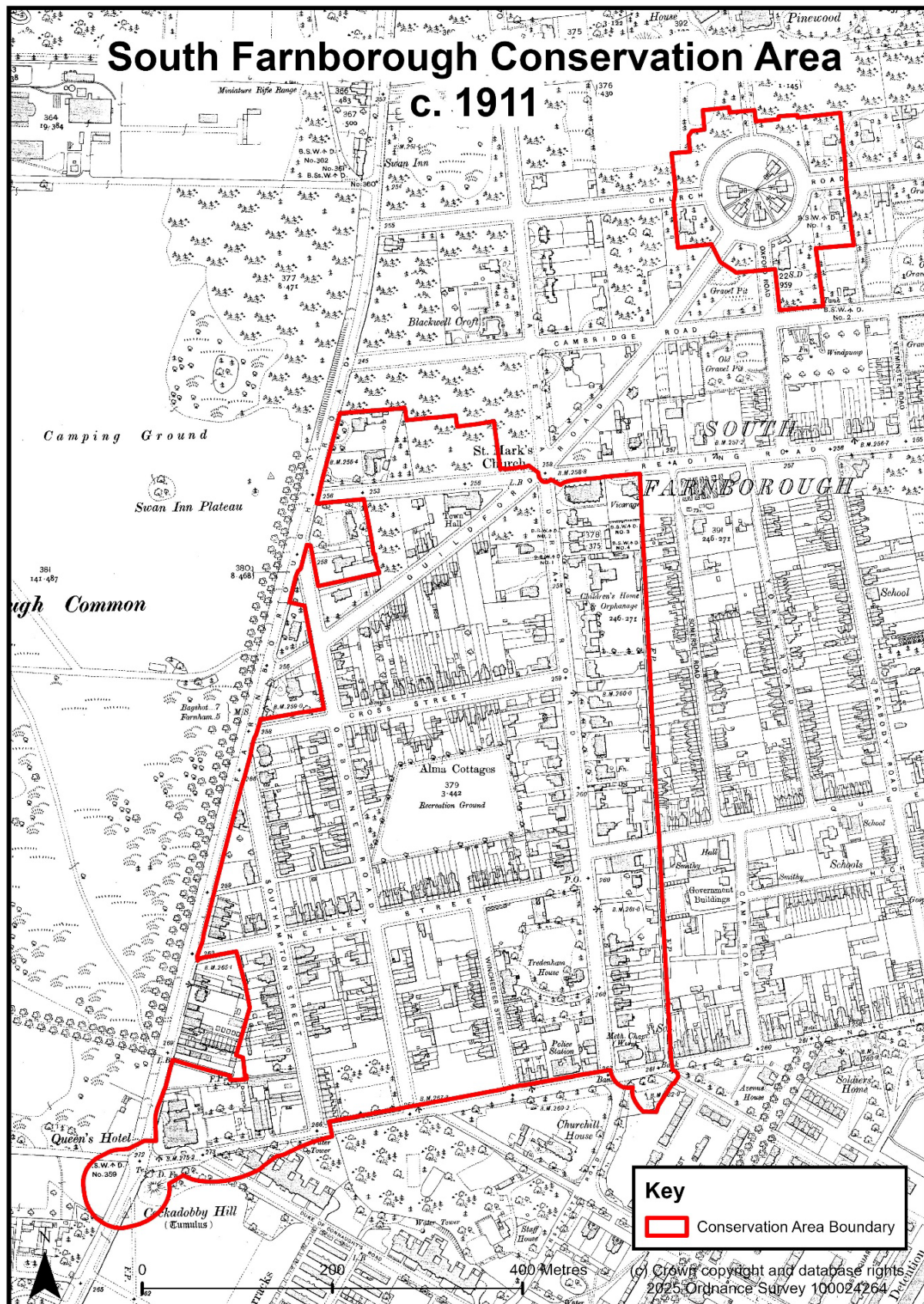
Building Materials

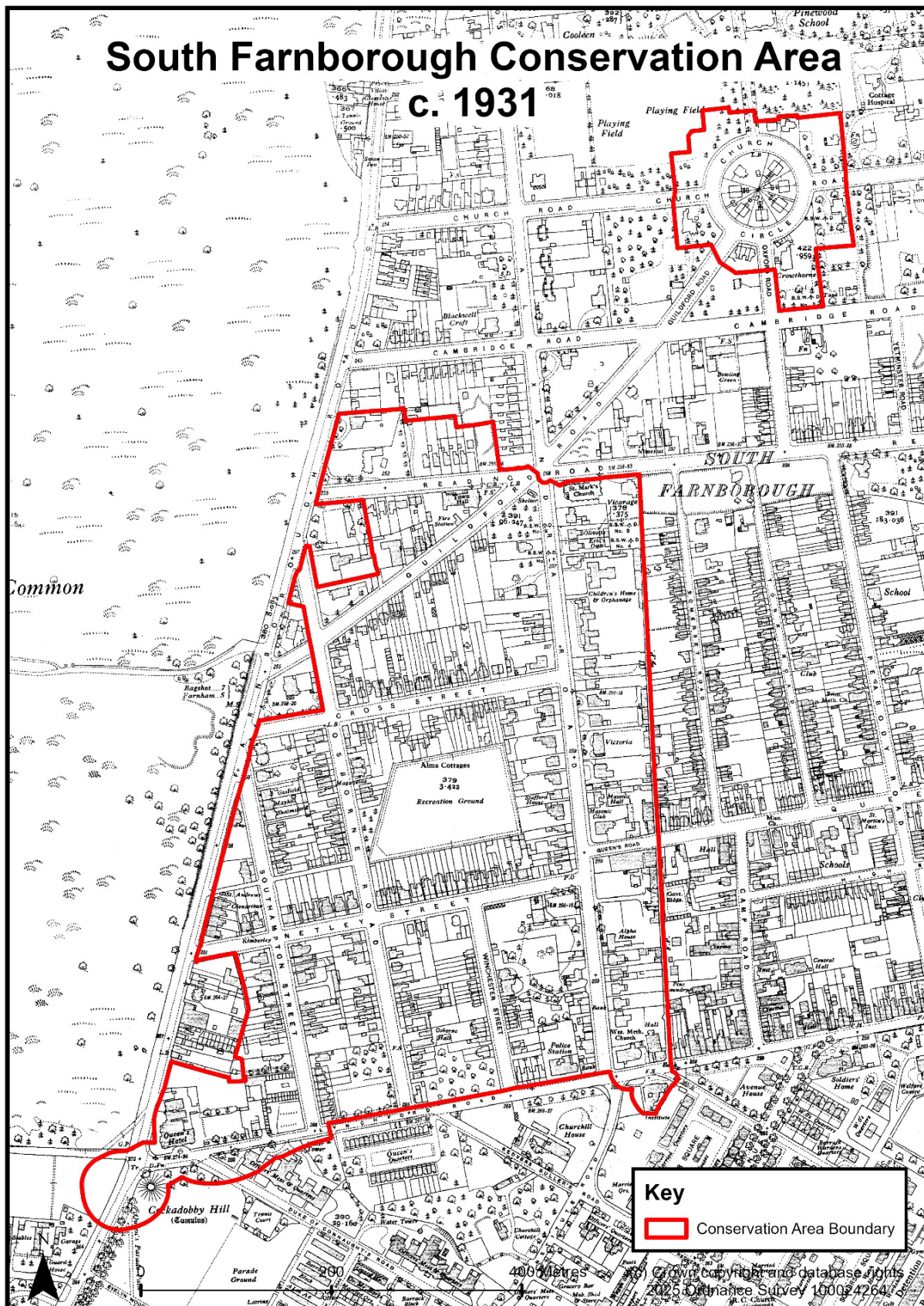
- 11.1 The most identifiable and characteristic building materials within the conservation area are red brick, with grey/blue slate or red clay-tiled roofs. Buff brickwork is used extensively as a contrasting material in string courses and chimney stacks and as a principal wall material in some larger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

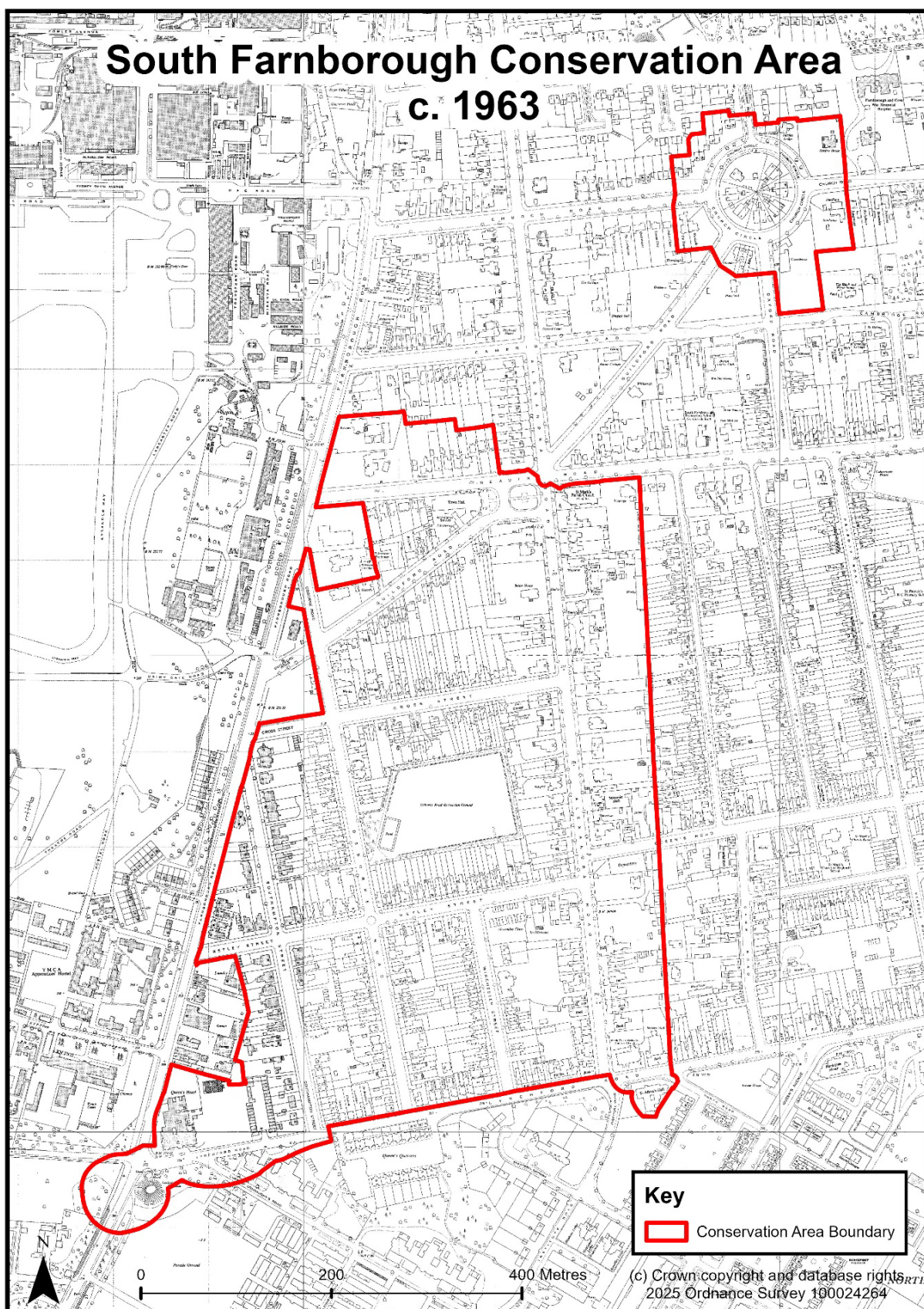
twentieth-century decorative timber and tile-hanging unifies groups of buildings in the wide and regular streets.

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









13. Listed Buildings and Structures, and Scheduled Monuments

Nationally Listed

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

Locally Listed Heritage Assets⁴

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

⁴ Locally Listed Heritage Assets are available to view on the Council's website at <https://www.rushmoor.gov.uk/locallylistedbuildings>.

Scheduled Monuments

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

14. Management Plan

Introduction

- 14.1 The Management Plan outlines a positive strategy to deal with the threats and opportunities identified in the Conservation Area Appraisal.
- 14.2 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

- 14.3 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.
- 14.4 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.
- 14.5 Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings and buildings affecting conservation areas.

Development Management

- 14.6 Some planning controls over development within conservation areas restrict changes to external appearance and prevent buildings from being demolished without planning permission. Further information is available within the Council's [Conservation Areas Overview document](#) and on the Council's conservation areas webpage.⁵ However, some permitted development rights allow for certain types of development and alterations without the need for planning permission. Many of

⁵ Available at <https://www.rushmoor.gov.uk/conservationareas>.

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

- 14.7 Further protection of key features within a conservation area can be accomplished by introducing Article 4 directions which restrict the exercise of permitted development rights. Such an order is already in place within the Church Circle sub-area to prevent inappropriate replacement windows and loss of chimneys and boundary walls. Consideration will be given to extending similar Article 4 control over other parts of the South Farnborough Conservation Area if expedient.⁶
- 14.8 It is not the intention of conservation area designation to prevent new development or adaptation and alteration to suit the needs of property owners. Instead, it puts in place a process whereby proposals are more-thoroughly studied to ensure that the special architectural and historic interest of the conservation area is protected and opportunities to improve its character are identified. New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. Development within the setting of the conservation area (within, views into and out of) should also be carefully managed, as it has the potential to detract from its character and appearance.
- 14.9 In exercising its Development Management function and dealing with planning applications for redevelopment and extensions within the South Farnborough Conservation Area, the Council will seek the following when applying Local Plan Policy DE1 (Design in the Built Environment):
- Sympathetic and compatible use of materials and architectural detailing, using or taking inspiration from the positive features identified in Chapter 11, including where appropriate:
 - Respect for built form, building lines and patterns in the vicinity;
 - Detailing, such as barge-boarding, decorative brickwork and external porches;
 - Appropriate boundary treatments and parking arrangements;
 - Protection and enhancement of street trees and those within sites.

⁶ Further information on the Council's Article 4 directions is available at <https://www.rushmoor.gov.uk/planning-and-building-control/planning-permission-and-applications/article-4-directions-and-planning-permission/>.

Implementation and Monitoring

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

15. Background Papers and Further Reading

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

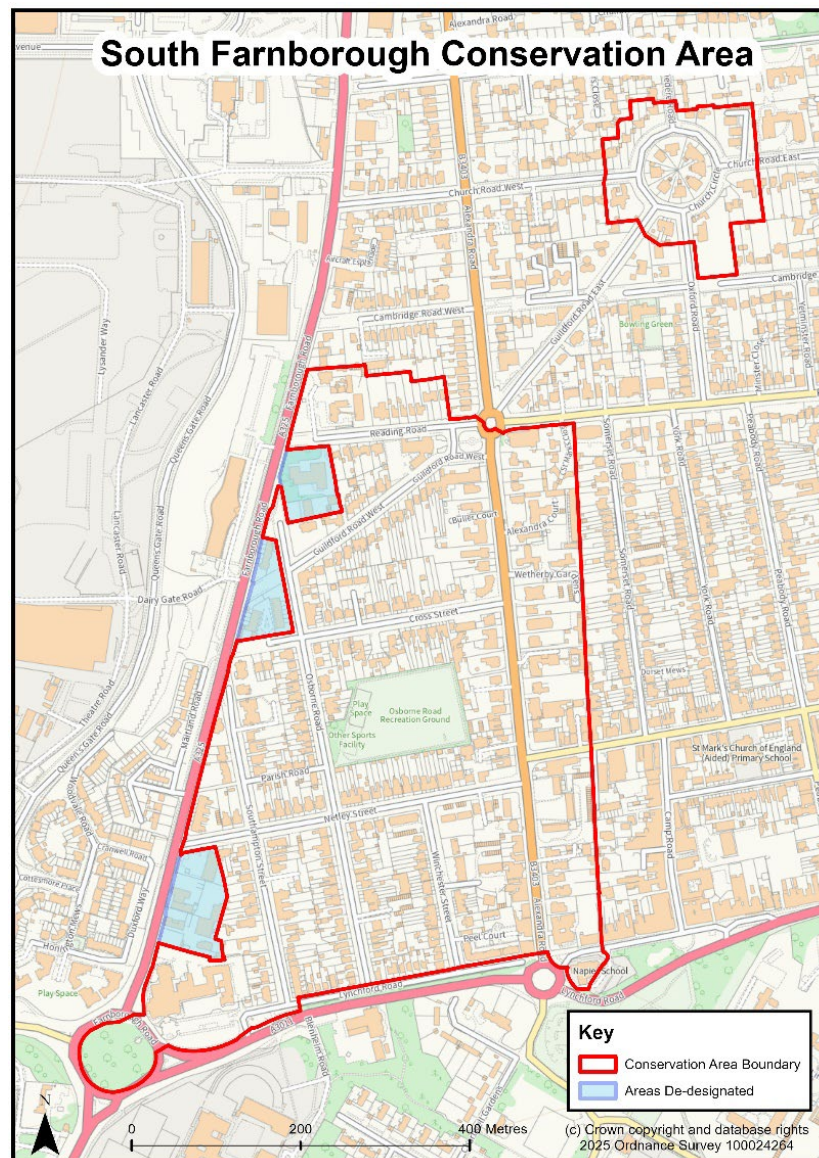
Appendix. Areas Removed from South Farnborough Conservation Area

- A1 Conservation areas are intended to recognise areas of historic or architectural 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'.⁷
- A2 During the public consultation on the draft Conservation Area Appraisal and Management Plan undertaken between August and October 2023, it was proposed to remove the conservation area designation from three areas. Whilst objections to the removal of the conservation area designation were received, none provided sufficient evidence to justify the retention of these areas within the conservation area. The areas were subsequently removed, or de-designated, in 2025.
- A3 Trees in a conservation area that meet [specified criteria](#) are protected by legislation, requiring the Council to be notified of any works to a tree.⁸ When areas are de-designated and are no longer part of a conservation area, trees are no longer afforded such protection, although existing Tree Preservation Orders (TPOs) are unaffected. A review of all trees within the areas no longer covered by conservation area designation has been undertaken, and Tree Preservation Orders have been made where necessary to ensure that trees worthy of protection continue to receive protection.
- A4 A review of buildings and structures within the areas no longer covered by conservation area designation has also been undertaken to determine whether any are worthy of local listing based on their architectural and historic interest.
- A5 The map below depicts the areas that are no longer covered by conservation area designation.

⁷ National Planning Policy Framework (2024), para. 204.

⁸ Available to view at <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#Protecting-trees-in-conservation-areas>.

Figure 3: Areas No Longer Covered by Conservation Area Designation



Telephone Exchange, Neelam Court and Kashmir Court

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



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



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

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



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

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



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