

Wellesley

ALDERSHOT

CONSERVATION PLAN & HERITAGE STRATEGY

DECEMBER 2012



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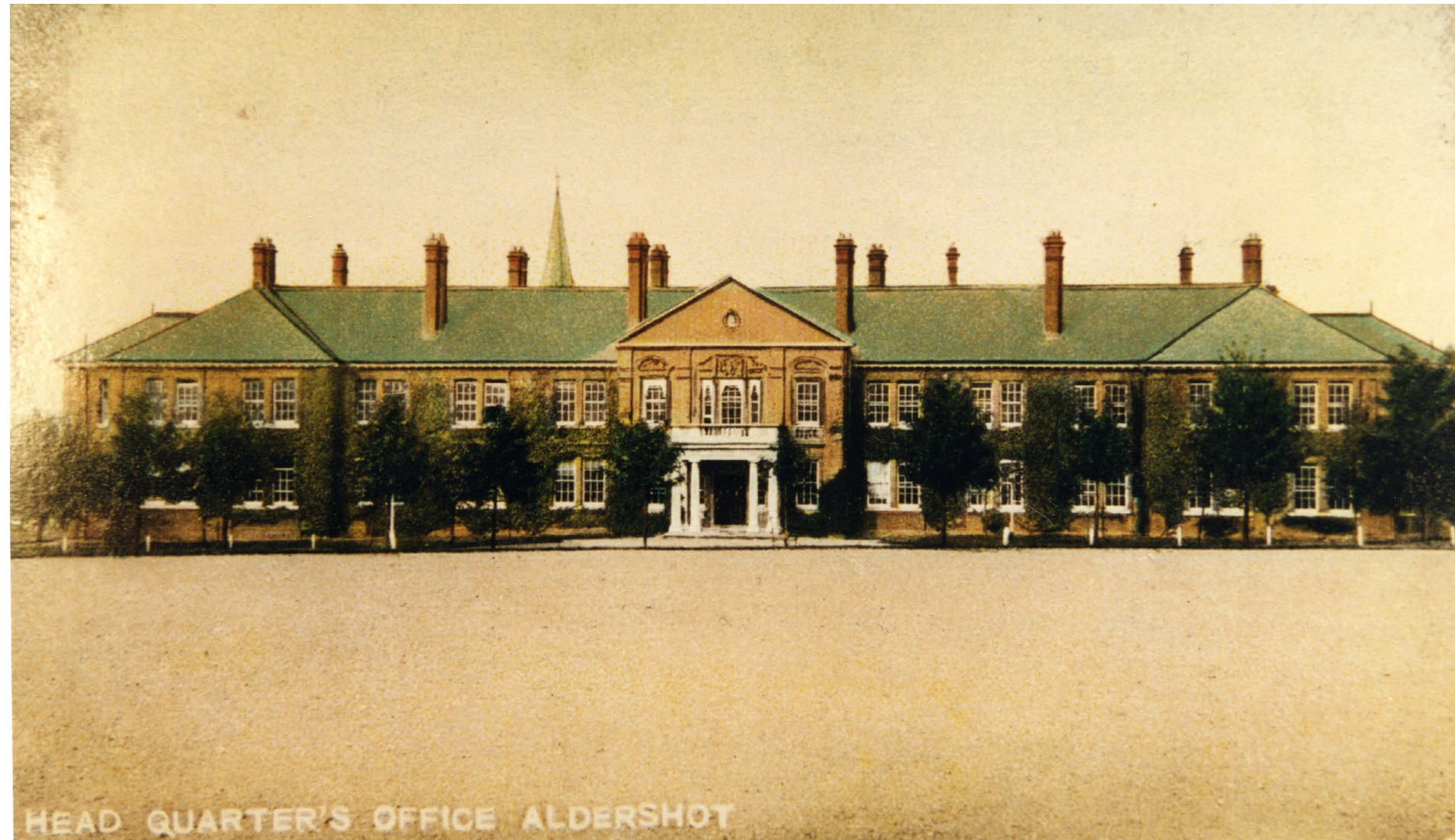
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1.0 INTRODUCTION



Historic postcard of Head Quarters 4th Division building

1.0 INTRODUCTION

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1.1 DEVELOPMENT BACKGROUND & LOCATION

Aldershot is a town in the English county of Hampshire, approximately 60 km (37 miles) southwest of London. The town is administered by Rushmoor Borough Council and Hampshire County Council. The military garrison was first established to the north of Aldershot Town Centre in 1854 and it has since become known as the first purpose built military town to be built in the British Isles since the Roman occupation.

A Strategic Defence Review, begun in 1997, resulted in a number of initiatives to modernise the existing military estate to meet current and future military requirements, together with enhancing the quality of life for both military and civilian personnel. The outcome of this rationalisation process has been to condense the land in military use onto a more efficient smaller footprint.

This has provided the opportunity to release land for civilian redevelopment. In 2001, development proposals were announced by the Ministry of Defence for the large scale redevelopment of Aldershot Military Town. 150 hectares (370 acres) of land was identified as surplus to military requirements and was made available for redevelopment.

Since this time, the South East Plan identified the land available for development as part of Rushmoor Borough Council's housing requirement which should be allocated within its development plan. Rushmoor Borough Council later produced planning guidance for the site, called the *Aldershot Urban Extension Supplementary Planning Document* (2009) (AUE SPD) which provided planning guidance to potential developers.

The land was subsequently adopted in the Rushmoor Borough Council *Core Strategy* and referred to as the Aldershot Urban Extension (AUE). The AUE site consists of approximately 255 hectares located (including 110 hectares of SANG's, or 'Suitable Alternative Natural Greenspace') to the north of Aldershot Town Centre. The western boundary is formed by the A325 Farnborough Road. The AUE is one of the largest brownfield sites within the south east of England and lies to the north of Aldershot town centre.

On the 2nd March 2011 Grainger was appointed as the Defence Estates Development and Property Managers for the delivery of the Aldershot Urban Extension. Following a consultation process, 'Wellesley', was identified as a brand name for Aldershot Urban Extension. The name Wellesley originates from the full name of the Duke of Wellington – Arthur Wellesley – who was a leading military and political figure during the nineteenth century and whose statue is situated in Aldershot. This is an 'umbrella' brand under which the development can be brought forward.

This Conservation Plan and Heritage Strategy accompanies a 'Hybrid' planning application submitted by Grainger plc (hereafter known as the 'Applicant') to Rushmoor Borough Council (RBC) for the development of 'Wellesley'. The Applicant seeks outline planning permission for residential development of up to 3,850 dwellings with associated infrastructure including access, and Maida Zone - Phase 1 detail for 228 dwellings at Wellesley (the Hybrid Application). This document should be read in conjunction with the corresponding application forms and drawings, along with the suite of documents that supports this Hybrid Application. For further details on the Hybrid Application please refer to the Planning Statement.

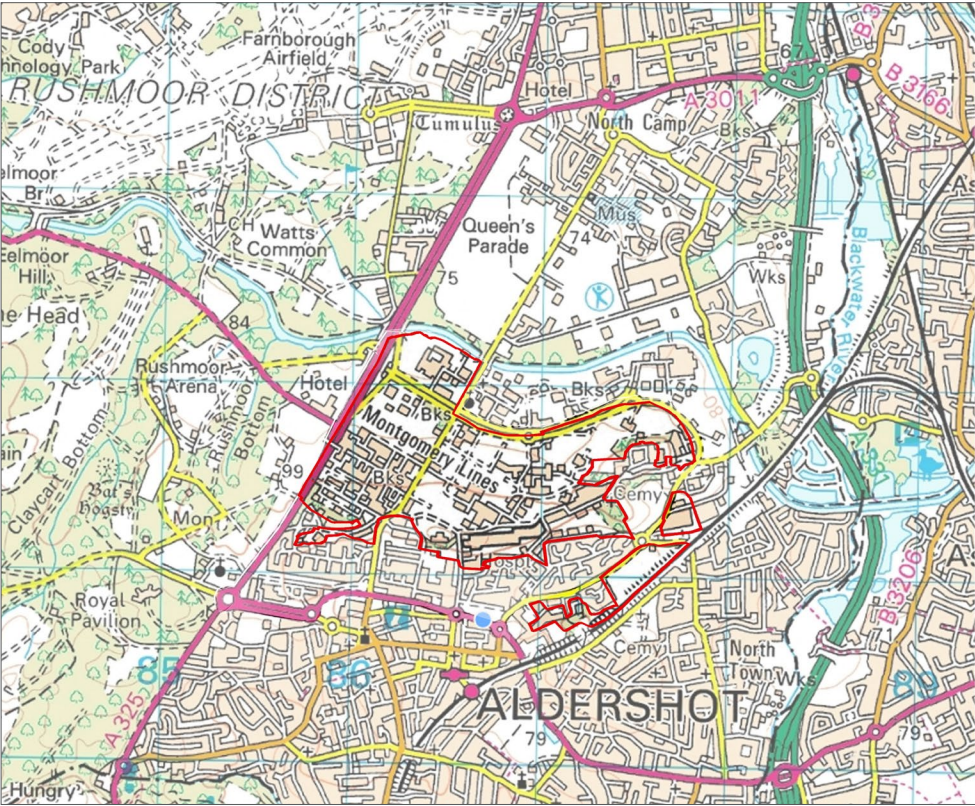
As part of the submission package some plans are for approval, whilst others are for information/illustrative purposes only. Plans that are not for approval are clearly labelled 'illustrative' or 'for information'. All other plans should be determined by the Local Planning Authority as application drawings. The illustrative masterplan is one way of interpreting the site against the opportunities and constraints identified and tested in the parameter plans. The parameter plans are for approval. Detailed proposals, following consent granted pursuant to the Hybrid Application, will be submitted to Rushmoor Borough Council in accordance with the Development Zones identified by the Applicant, as one or more Reserved Matter Application per Development Zone, which will include Listed Building Applications and Conservation Area Applications as appropriate.

The overall aim Wellesley is to produce a new sustainable community with the broader objective of contributing to the regeneration of Aldershot Town, bringing benefit to the wider area. The aim of Wellesley is to create:

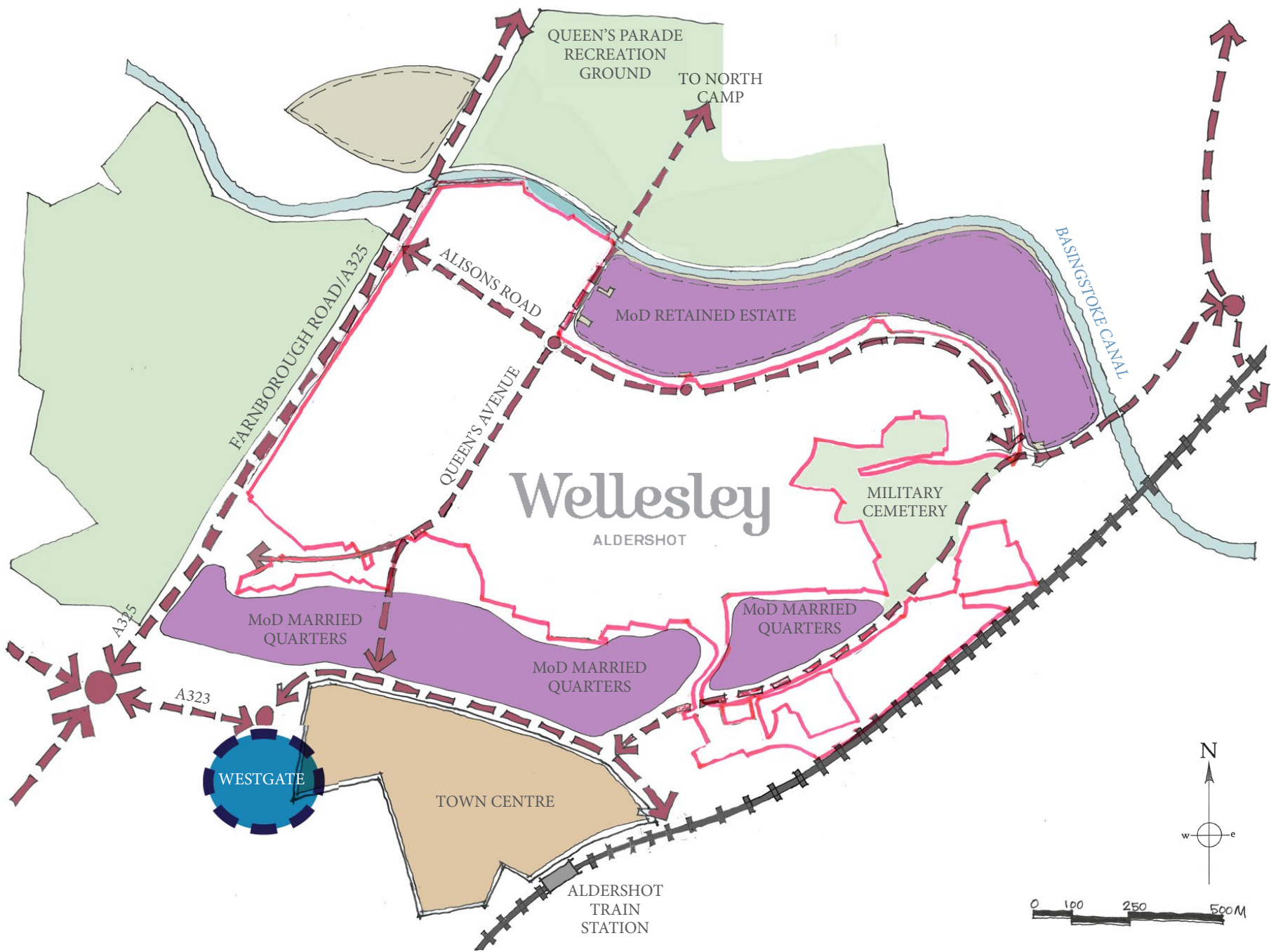
1. A safe and healthy local environment with well designed spaces and green links
2. An appropriate development scale, density and layout
3. A well integrate mix of high quality homes of different types and tenure to support a mixed and balanced community
4. Buildings with the flexibly to meet different needs over time particularly in minimising the use of resources
5. Efficient public transport and infrastructure which promotes sustainable transport modes
6. Accessible and good quality local public services and amenities
7. A strong sense of place and local identity
8. Integration with existing neighbourhoods and employment areas
9. Opportunities and incentives to rejuvenate Aldershot Town Centre

1.2 WELLESLEY'S LOCATION

WIDER LOCATION PLAN



IMMEDIATE LOCAL CONTEXT



1.3 THE SITE AS EXISTING

1.3.1 CURRENT BUILDING STOCK

Whilst the entire Wellesley site covers 255 hectares, this document focuses on the Core Development Area, within which are contained the key heritage assets.

The Core Development Area covers the largest area of the site and in order to co-ordinate delivery, Wellesley has been subdivided into 20 Development Zones as set out in the plan on page 54 of this document. The development zones parcel up the site to manageable areas and are based on the proposed road layout. Design codes will then be applied to each of these Development Zones.

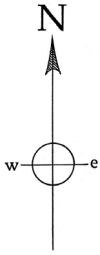
KEY



CORE DEVELOPMENT AREA
(FADED WHITE)



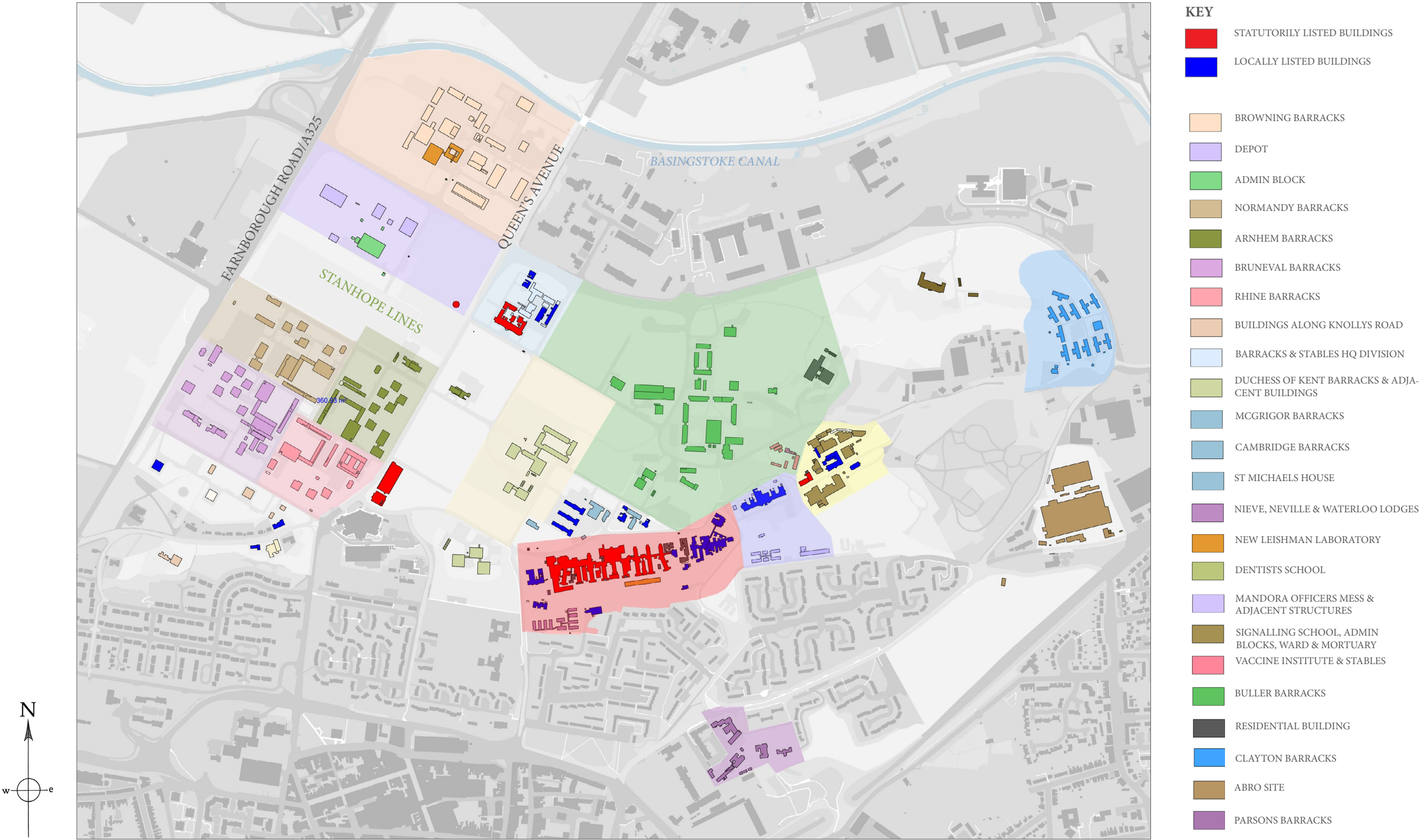
LAND OUTSIDE THE CORE
DEVELOPMENT AREA



Site plan as existing, showing current building stock

1.3 THE SITE AS EXISTING

1.3.2 PRESENT DAY BARRACK AREAS



Site plan as existing, showing Barrack areas.

1.4 THE PURPOSE OF THIS DOCUMENT

Much of the Victorian garrison at Aldershot was swept away by redevelopment in the 1960s. However, evidence of the earlier development remains in the form of a few key surviving buildings, monuments, road layouts and names, and together, they provide a record of over 150 years of continuous military development.

In recognition of the importance of the remaining military heritage in Aldershot, Rushmoor Borough Council commissioned Ingram Consultancy Ltd to carry out a review of the historic military buildings in 2001. As a result of this report a number of additional buildings were listed and the Aldershot Military Town Conservation Area was established. More recently in 2012, further buildings were designated as being Buildings of Local Interest, often referred to as ‘Locally Listed’ structures.

Wellesley therefore contains many heritage assets that relate to the long history of the area. A number of buildings and monuments are Grade II Listed, curtilage protected or are designated as being of local interest. These are set out in Section 2. A significant part of Wellesley is also located within the Aldershot Military Conservation Area. In addition, there are many historic associations to important persons or groups which render particular buildings, roads and features as being of historic, architectural or communal value.

Significance of heritage assets can be harmed by inappropriate development and because so much of the tangible evidence and character of original camp has been lost, this places greater emphasis on the retention of the heritage assets which make a positive contribution to historic significance of the site. As such, it is vital that proposals are developed to take full account of the protection of identified heritage assets and the Conservation Area.

It is also vital that these heritage assets directly inform the masterplan, allowing the creation of a place that successfully integrates heritage into new built development. This will be beneficial to the future historic understanding of the site and also add to the character of Wellesley.

The purpose of this document is therefore to deal specifically with the heritage aspects of the project, ensuring that the masterplan for Wellesley fully respects, preserves and enhances the heritage of the site and produces a vibrant and sustainable community.

To summarise, this document as a whole has:

- Informed the masterplan for the site and surrounding area, to preserve and enhance the character, appearance and cultural value of the area.
- Achieved a balance between conservation of the existing historic fabric and proposals for new development or release of land. Identify any further work and research.
- Reached conclusions as to the sensitivity and significance of the historic assets of Wellesley.

1.5 THE STRUCTURE OF THIS DOCUMENT

The document it is divided into two parts:

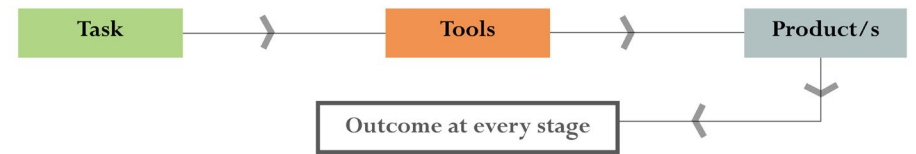
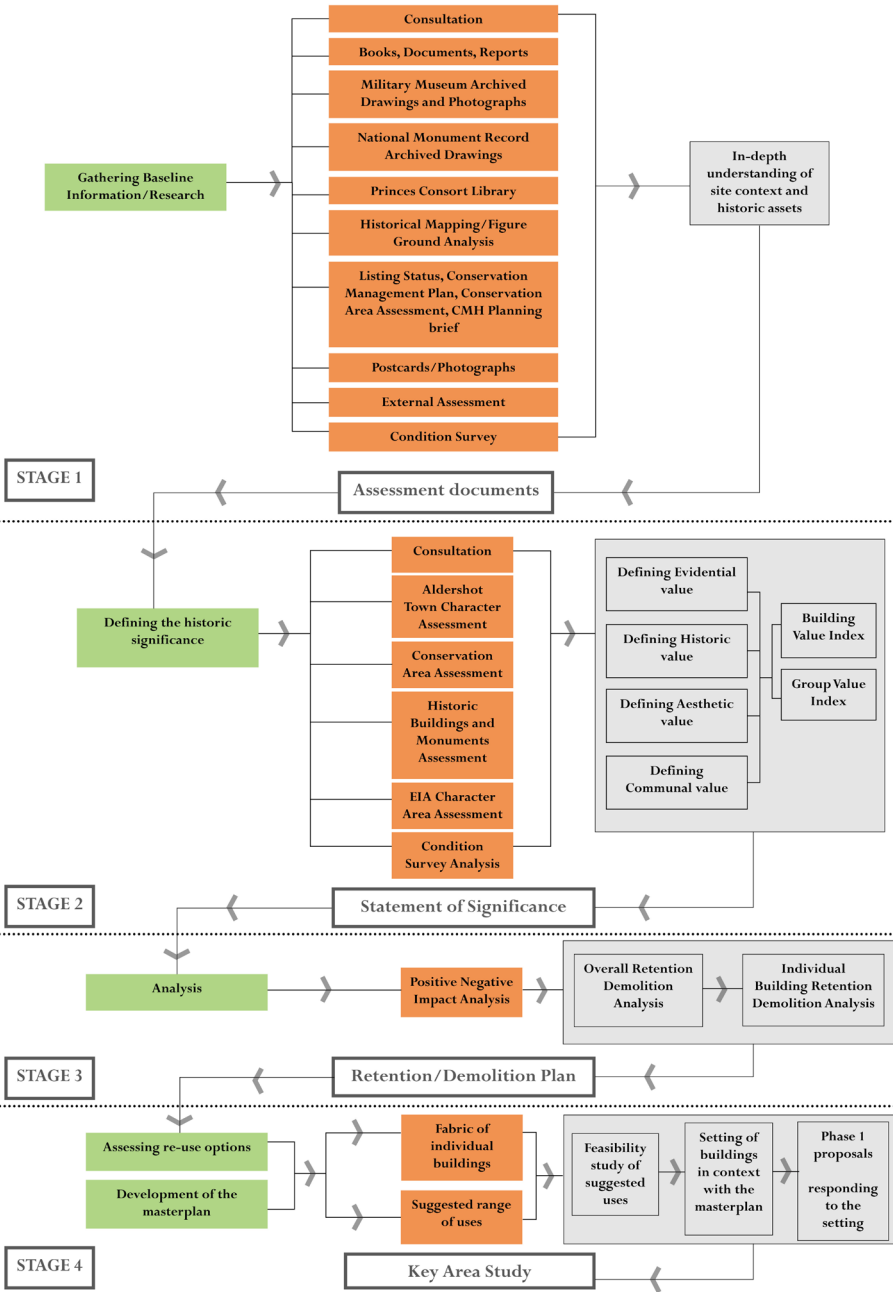
- A) *The Conservation Plan*
- B) *The Proposed Heritage Strategy*

These two sections are inherently related.

The Conservation Plan has directly informed the development of the overall Heritage Strategy for Wellesley. The Heritage Strategy draws upon the results of the Conservation Plan, and sets out the means of protecting and enhancing the historic aspects of the site so that they bring positive benefit to Wellesley.

Both the Conservation Plan and the Heritage Strategy have directly informed the development of the masterplan and the Hybrid Planning Application so that the proposals respect the historic assets and enhance their settings.

The following diagram summarises the overall approach of the Conservation Plan and Heritage Strategy Document. Together, these two elements have informed the development the masterplan and supported the other reports and drawings which form part of the Hybrid Planning Application to develop Wellesley and the Detailed Planning Application for the Development of Maida Zone - Phase 1.



1.6 OUTLINE OF THE CONSERVATION PLAN (PART A)

1.6.1 METHODOLOGY

The Conservation Plan describes the historic development of the site, identifies the existing historic assets and defines their historic significance and contribution to the overall historic character of the area. It also considers the sensitivity and vulnerability of these assets to potential change of use within Wellesley.

James Semple Kerr states in *The Conservation Plan* (1996):

‘Cultural significance is a simple concept. Its purpose is to help identify and assess the attributes which make a place of value to us and to our society. An understanding of it is therefore basic to any planning process. Once a significance of a place is understood, informed policy decisions can be made which will enable that significance to be retained, revealed or, at least, impaired as little as possible. A clear understanding of the nature and level of significance of a place will not only suggest constraints on future action, it will also introduce flexibility by identifying areas which can be adopted or developed with greater freedom.’

Further, Kate Clark in *Informed Conservation* (English Heritage 2001), defines the purpose of a Conservation Plan as follows:

‘...the research, analysis, survey and investigation necessary to understand the significance of a building and its landscape, and this inform decisions about repair alteration, use and management.’

In order to inform the decision making process of the design, the Conservation Plan followed a logical sequence of steps as follows:

STAGE 1

Research, understand, describe the site and heritage assets and their historic background, including their current condition, use and settings.

STAGE 2

Define the historic significance of the site and heritage assets with regards to the following:

- Evidential Value: value of fabric & location, past human activity
- Historical Value: connection to past, place to present
- Aesthetic Value: sensory & intellectual value
- Communal Value: people’s relationship to it, their memories/experiences

These are considered in relation to an assets national, regional and local significance.

STAGE 3

Evaluate and define the sensitivity, vulnerability and threats to the historic significance of site and individual heritage assets.

STAGE 4

Assess the potential benefits and opportunities provided by the heritage assets and how the proposed development can preserve and enhance their historic qualities, together with ensuring their long term future long security.

1.6.2 THE SCOPE OF THE PLAN

The scope of the Conservation Plan is therefore as follows:

- Research and absorb all available information relevant to the site.
- Identify the cultural use and significance of the site
- Understand the history and technology of the site in order to define its identity and plan for its conservation
- Understand and analyse the behaviour of the site as a complex system
- Diagnose causes of decay as a basis for appropriate action.
- Understand the setting of the site, its contents and surroundings in relation to other buildings and landscape.
- Inspect and make reports intelligible to non-specialist readers of the historic environment including plans and photographs.
- Make balanced judgements based on shared ethical principles accepting the long term welfare of the cultural heritage of the site.
- Recognise when advice should be sought and define areas required for extra study by different specialists.
- Provide expert advice on maintenance strategies, management policies and policy framework for the environmental protection and preservation of the site.



Historic postcard showing troops taking part in bridge building exercises at Aldershot.

1.6.3 RESEARCH & RECORDING

Research has been undertaken at the following archives and libraries:

- National Monument Record, Swindon
- The Aldershot Military Museum
- The Prince Consorts Library, Aldershot

From these sources over 260 original historic drawings have been found and scanned. These drawings date from 1870s through to the 1960s and provide a unique record of the design and development of many of the historic buildings on Wellesley. These will be deposited at the Smith Dorrien Institute for future reference. In addition over 65 historic postcards of South Camp have been sourced and scanned, which provides an important visual record of the development of the site. These will also be deposited at the Smith Dorrien Institute. Historic Ordnance Survey Maps of the site have been used to understand the sequential development of the site. On site assessment and structural review of all buildings and their condition is an ongoing part of the project.

Many publications and web based information were consulted as part as part of the historic research, of which following were an important source of information:

- Lieut-Colonel Howard N Cole OBE, *The Story of Aldershot: A History and Guide to the Town and Camp* (Gale & Polden Ltd, 1951)
- Ian Maine and Jim White, *Images of England: Aldershot* (Tempus Publishing Ltd, 2000)
- Harriet Richardson, *English Hospitals 1660-1948: A Survey of Their Architecture and Design* (RCHME, 1998)
- Trish Gibson, *Brenda Colvin, A Career in Landscape* (Francis Lincoln Ltd, 2011)
- Cement and Concrete Association 'New Military Town, System Built Throughout', in *Concrete Quarterly* 66 (July-September 1965).

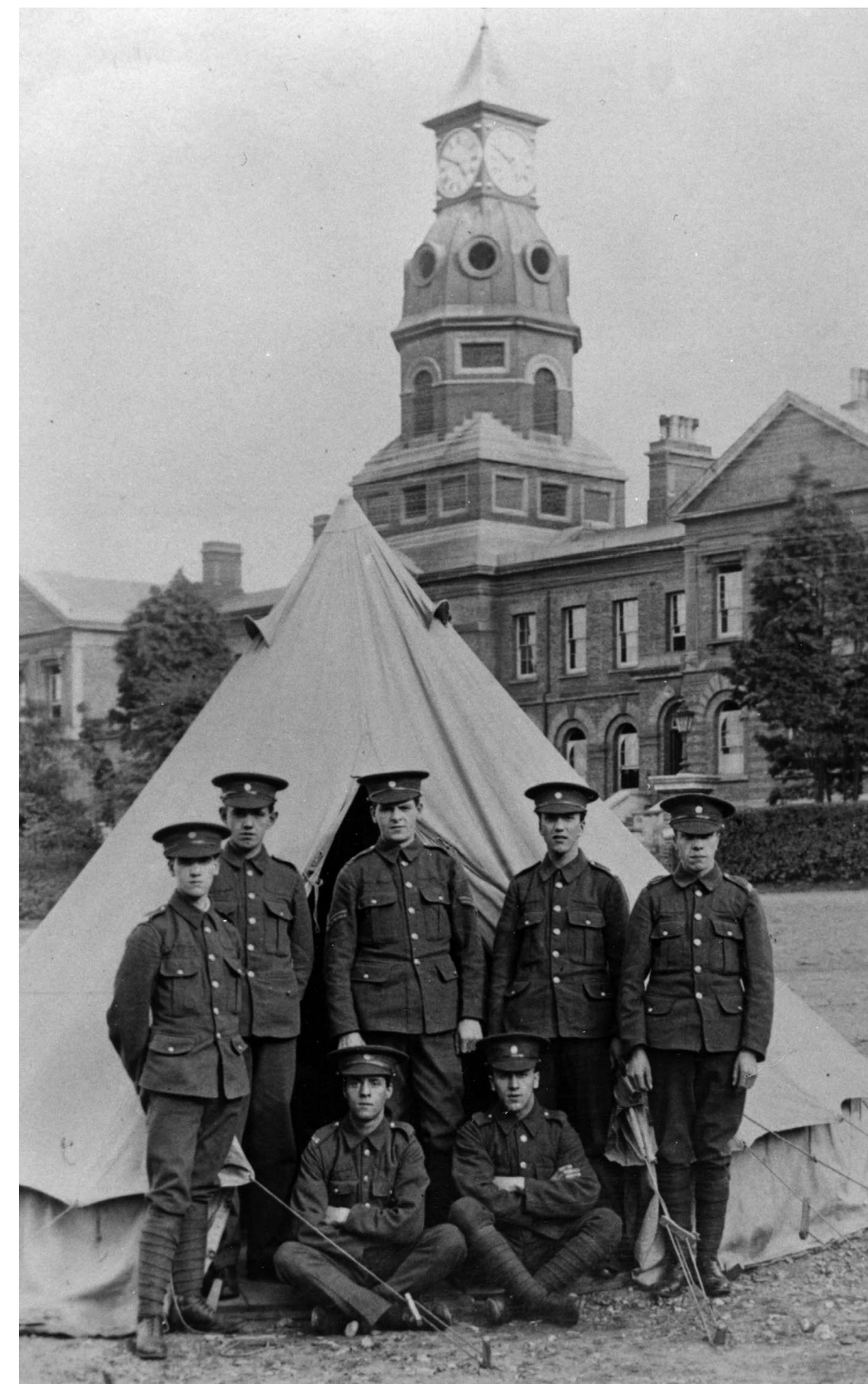
In addition the following were also reviewed:

- Ingram Consultancy Ltd., *Project Connaught, Aldershot Garrison – Historic Building Assessment*, (December 2001).
- Rushmoor Borough Council, *Aldershot Military Town: A Conservation Character Area Appraisal*, Rushmoor Borough Council (October 2003)
- Rushmoor Borough Council, *Aldershot Urban Extension: Conservation Management Plan* (August 2010)

1.6.4 STATUTORY CONTEXT

The Conservation Plan by ADAM Urbanism has been undertaken in close consultation with Rushmoor Borough Council. ADAM Urbanism has been assisted in producing the Conservation Plan by Savills, planning consultants, Wessex Archaeology and AKS Ward, structural engineers. In developing the Conservation Plan, important stakeholders and other interested bodies have been consulted, including the Aldershot Military Museum/Prince Consorts Library, English Heritage, Ministry of Defence, Defence Estates and Surrey and Hampshire Canal Society.

The Conservation Plan document and wider development proposals have been developed to take full account of the requirements of *National Planning Policy Framework 2012*, and in particular with regards to Chapter 12, 'Conserving and Enhancing the Historic Environment.'



Historic postcard of troops outside the Cambridge Military Hospital.

1.7 OUTLINE OF THE HERITAGE STRATEGY (PART B)

The Heritage Strategy developed directly from the Conservation plan, and has been used to inform the development of the masterplan and detailed design of the Maida Zone - Phase 1 development proposals. The Strategy draws upon the results of the Conservation Plan, and seeks to protect and enhance the historic aspects of the site so that they brings positive benefit to Wellesley.

To support the aims of the Wellesley Project, the Heritage Strategy has the following objectives:

1. Identify the existing buildings, monuments and other features which bring positive benefit to historic quality of the site (see Section 6).
2. Secure the long term future of retained heritage assets by proposing viable and sustainable uses which respect their historic significance.
3. Preserve and enhance the setting of the heritage assets by the removal of buildings and other features that detract from their historic appreciation and by the use of carefully considered new development and landscape design.
4. Recognise the benefit the heritage assets can bring to the character of the new development and wider role it can play in contributing to the regeneration of Aldershot Town Centre and surrounding area.
5. Increase the public appreciation of the historic character of the area through the use of heritage trails and interpretation boards (see section 10).
6. Carry out an agreed program of recording historic assets and deposit the information in agreed national and local archives to allow full public access (see section 11).

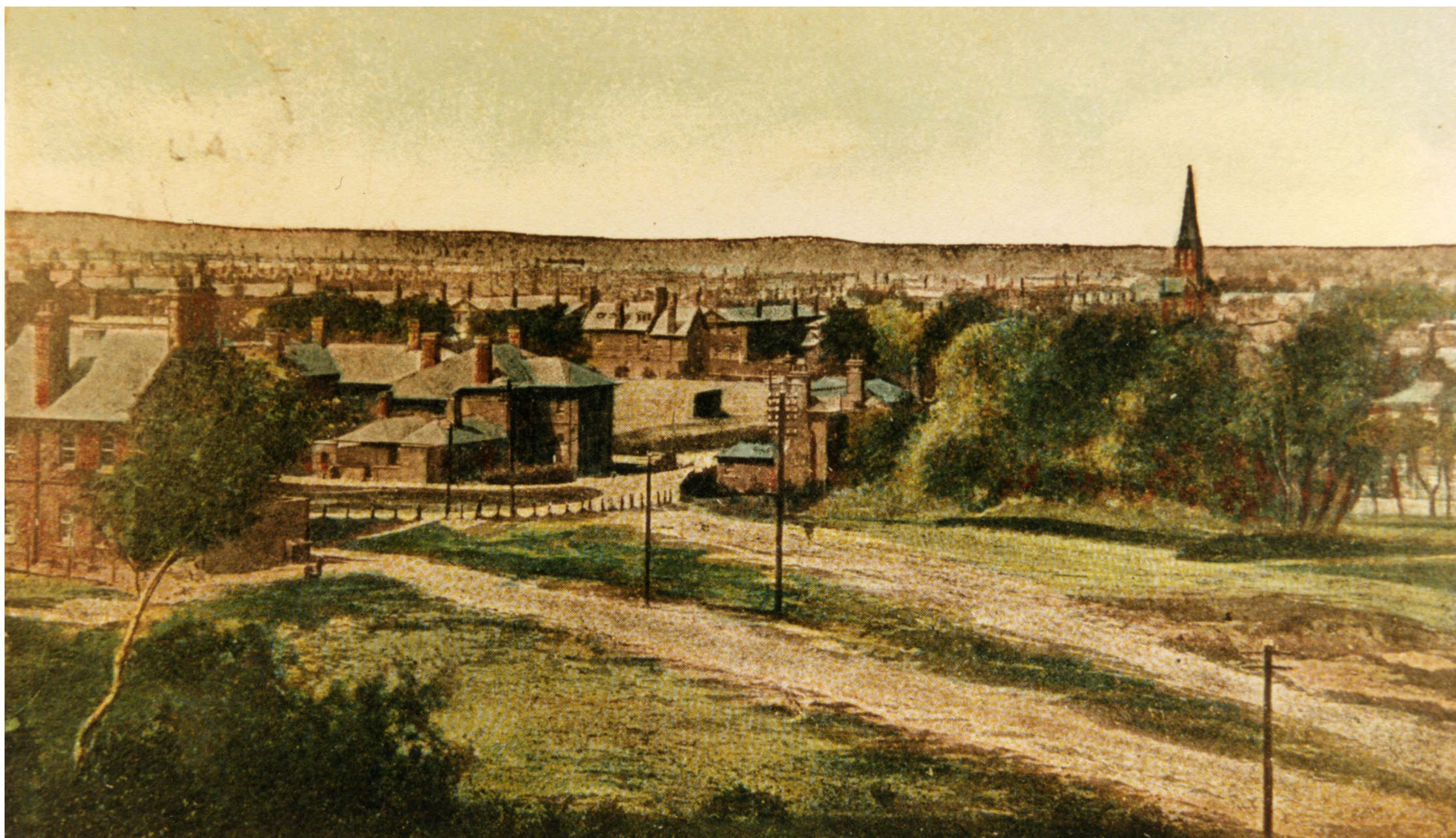
The Heritage Strategy has been used to develop the Masterplan which forms part of the Outline Planning Application for the development of Wellesley and the Detailed Planning Application for the Development of the Maida Zone - Phase 1 Site.



Historic postcard of troops at Aldershot at the outbreak of the First World War in 1914.

PART A

THE CONSERVATION PLAN



Historic postcard showing an aerial view of the camp

DESCRIPTION OF THE EXISTING HERITAGE ASSET



Historic postcard showing a bird's-eye view towards the Cambridge Military Hospital

2.0 DESCRIPTION OF THE HERITAGE ASSET

2.1 WIDER SETTING - HERITAGE ASSETS OUTSIDE WELLESLEY

- 2.1.1 Wider Setting & Topography
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2.2 IMPACT OF KEY SITE FEATURES ON THE SURROUNDING AREA

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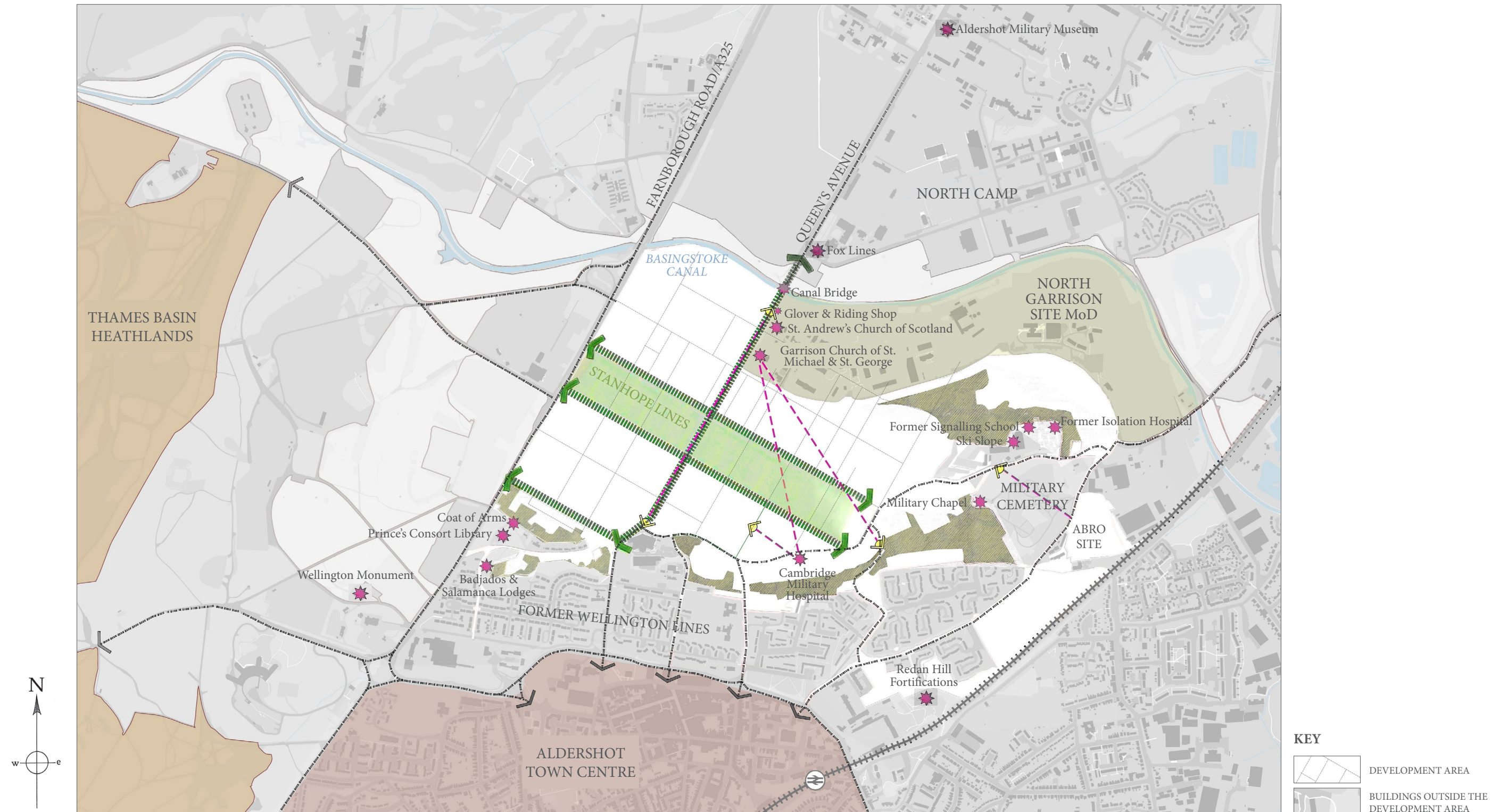
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2.7 HISTORIC NAMES AND ASSOCIATIONS

2.1 WIDER SETTING - HERITAGE ASSETS OUTSIDE WELLESLEY



Site plan showing the heritage assets located in the area surrounding Wellesley

2.1.1 WIDER SETTING & TOPOGRAPHY

The overall appearance of Wellesley is influenced by the topography of the site which gently slopes down from the crescent shaped ridge to the south, to the Basingstoke Canal to the north. The ridge provides a visual barrier to Aldershot Town. Wellesley is bounded to the north by the Basingstoke Canal and to the west by the Farnborough Road.

Both the ridge and the eastern section of site are heavily wooded containing more intimate spaces within which many of the historically important buildings are located. These areas creates backdrops to the main central area which has a very different character. This area has a more open appearance due to large areas of grass broken by orthogonally arranged tree lined roads. Buildings appear as clusters placed in a landscape, giving a very different impression to the regimented grid iron layout of the previous Victorian Barracks. The existing mature landscape will provide the opportunity to add to the identity of the Wellesley Project and will give a ready made basis for the design of the landscape.

2.1.2 HERITAGE ASSETS OUTSIDE WELLESLEY

Wellesley is surrounded by a number of heritage assets whose setting and historic character will be affected by the proposed new development. Likewise, these heritage assets and other important assets located immediately outside the site provide the opportunity to enhance the development and add to the character of Wellesley, and therefore must be taken into account. In addition, some heritage assets located adjacent to the site are Grade II Listed, and it is therefore necessary that the design of the Wellesley should take account of the historic designation of these buildings. Other buildings are also designated by Rushmoor Council as being Buildings of Local Importance (see *Rushmoor Plan: Buildings of Local Importance* - Supplementary Planning Document, March 2012). These buildings are generally referred to as being ‘Locally Listed’.

The Queen’s Avenue Area



St. Michael’s Church is an important local landmark.

Located just outside Wellesley, to the east of Queen’s Avenue, are two Grade II Listed churches. The first of these is the Roman Catholic Cathedral church of St Michael and St George, built in 1892 by the engineers by Pitt and Michie, and located on the northern side of the junction between Queen’s Avenue and Alisons Road. The scale of the building and in particular its tall spire provides an important landmark which can be seen from many parts of the site and surrounding area - indeed, the

spire is one of most prominent landmarks is the local area. The spire also helps to denote the entrance of Queen’s Avenue into the site from North Camp and marks a key road junction.

Further along Queen’s Avenue, to the north is the smaller church of St Andrews, designed by the Arts and Crafts architect Robert Lorimer and opened in 1927 as a memorial to those who lost their lives in the First World War. The church with the adjacent St Michael and St George Church forms an important group of ecclesiastical buildings.



St. Michael’s Church (left) and St Andrew’s Church (above), both on Queen’s Avenue.



Above: The Glover and Riding Shop on Queen’s Avenue.

Between St Andrews Church and the Basingstoke Canal is Glover and Riding Tailors Shop. This is a small Victorian single storey building which was possibly originally a guardhouse, before being converted into a shop. It is a good example of the smaller ancillary military buildings that were once common in the garrison. The shop is a well known local landmark and designated as Locally Listed.

The Wellesley Development provides the opportunity improve the appearance of the setting of both churches and the shop, and in turn, increase appreciation of these statutorily and locally listed buildings.

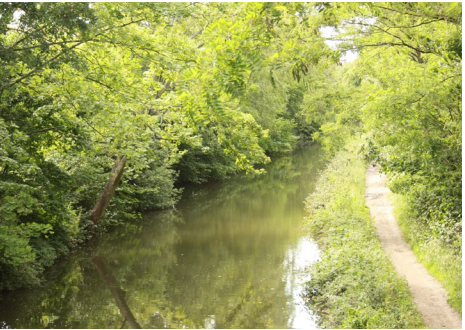
The Basingstoke Canal

The Basingstoke Canal denotes part of the northern boundary of Wellesley, adjoining the area occupied by Browning Barracks. The canal itself was built between 1788 and 1794 to transport agricultural goods but on the establishment of the military camp, it became used for military training and leisure.

The Story of Aldershot notes that:

‘The Basingstoke Canal played an important role in the recreation of the garrison. A boathouse was built on the site of the old Farnham Wharf by Wharf Bridge on the Farnborough Road, and any summer evening would find the waters alive with skiffs and punts, soldiers at the oars, and their ladies at the stern. Recognised swimming pools were established and also an angling club. In the winter skating was a popular pastime.’

In the post-Second World War period the canal gradually fell into decline. However between 1977 and 1991 it was restored to a navigable waterway. Although today the canal is not widely used for boating, the towpath is extensively used for walking, running and cycling. The area surrounding the canal supports a great variety of plants and wild life and it is designated a Site of Special Scientific Interest (SSSI). The Canal’s historic importance is denoted by it being designated as a Conservation Area in 1977.



The Basingstoke Canal was built in 1788-94 to transport agricultural goods to London. After falling into decline the canal was restored between 1977 and 1991.

Knollys Road Area



The Prince Consort Library, located just outside Wellesley.

Another significant heritage asset is the Grade II Listed Prince Consorts Library. Located at the western end of Knollys Road, outside of Wellesley, it was built in 1860 at the instigation of Prince Albert. The library is an important example of a specialist military building type and also an example of the early permanent building in the garrison. The building is largely concealed from the site by mature tree planting. North of the Prince Consorts Library is the Grade II Listed stone carving of the Royal Coat of Arms (c.1857), originally located on the pediment of the now demolished Officers Mess of the West



The Prince Consort Library (left) and the Royal Coat of Arms, both located just outside Wellesley. The grade II listed coat of arms is located to the north of the Prince Consort library.

Cavalry (Willems) Barracks. Just outside the south west boundary of Wellesley are Badajos and Salamanca Lodges, which were used as married quarters and have been designated as Buildings of Local Interest. These are very similar in design to Nieve, Nivelles and Waterloo Lodges located on Gunhill Road.

On the north side of Knollys Road are a number of married quarters houses. Built in the

interwar period, they are designed with steeply pitched clay tile roofs, in a typical neo classical style of the era. The houses are sited in generous hedge fronted gardens and give the road a 'garden city' flavour, very different to the other areas on the site.

The Military Cemetery

The Aldershot Military Cemetery is located to the east of Wellesley, on the southerly slopes of Peaked Hill, commanding distant views across Aldershot to 'The Hogs Back' part of the North Downs.

The cemetery was first enclosed in 1854 and opened as a Military Cemetery in 1865. In 1879, a Mortuary Chapel was built on high ground to the north west and is designated as a Building of Local Interest. It contains the graves of many people associated with the history of the garrison and a group of monuments



View over the Military Cemetery, an important open space and historic asset to Aldershot.



The Mortuary Chapel at the Military Cemetery, built in 1879.



The former signalling school, located off Gallwey Road.

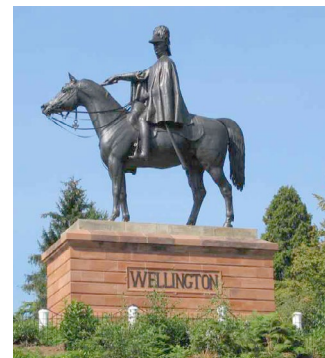
to important local people is also locally listed. The cemetery benefits from extensive mature trees and planting, making it ideal for quiet contemplation or remembrance.

In the vicinity is the remains of a redoubt, which later was later used as a Signal Station for semaphore and helio. This structure is now designated as a Building of Local Interest. In the late 1890s a purpose designed Signalling School was built to the west along Gallwey Road.

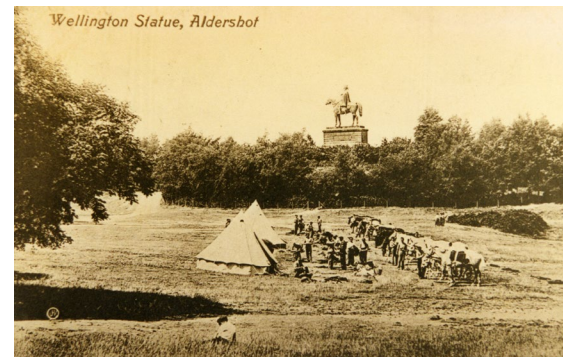
North of the cemetery, an Isolation Hospital for Infectious Diseases was established on top of Thornhill during the 1890s. Many of the original Victorian hospital buildings remain, although they have been altered over the years, and a number of large industrial style building have been built on the site. The site is surrounded by mature trees.

To the east of Thornhill is an artificial ski slope which is extensively used by the public for ski and snowboard training.

The Wellington Monument



The listed Wellington Monument



Historic postcard showing troops parading in front of the Wellington Monument.

Located upon Round Hill is the equestrian statue of the first Duke of Wellington mounted on his charger, Copenhagen. The monument was originally visible to troops marching or riding from along the Farnborough Road. The statue was brought to Aldershot in 1885, having initially been erected at Hyde Park Corner in London. Now, the monument is not immediately visible from Wellesley due

to tree coverage, but has an important historical and cultural link to the site. As such, it would benefit from being linked to Wellesley via a Heritage trail or similar linkage.

Aldershot Town Centre

One of the key advantages of the location of Wellesley is the close proximity to Aldershot town centre. Creating strong links to the town centre in the Masterplan will enhance the appreciation of the heritage at Wellesley and provide greater public access to the historic buildings and memorials that are located around the site. This needs to be a key element within the development of Wellesley.

Also close to the edge of Aldershot town are the Redan Hill Fortifications. The Hill was one of the first field forts built by the army, inspired by Russian examples that soldiers had seen in the Crimean War (1854-1856). Redan Hill was used for training until the 1860s when the railway cut through part of it. More recently, it has been restored and features a replica of a 32-pound cannon and gun carriage from 1848. The site is used both as an historic attraction and as a recreation area. Any views of Wellesley from this site need to be considered.

CONCLUSIONS

As well as taking into account the heritage assets within Wellesley, there are other assets in the immediate area that will be affected by the new development. The Masterplan takes into account the character, sensitivity and historic value of each of these assets, integrating them, where appropriate into Wellesley. Viewpoints from these key assets into the site are also considered.

2.2 IMPACT OF KEY SITE FEATURES ON THE SURROUNDING AREA

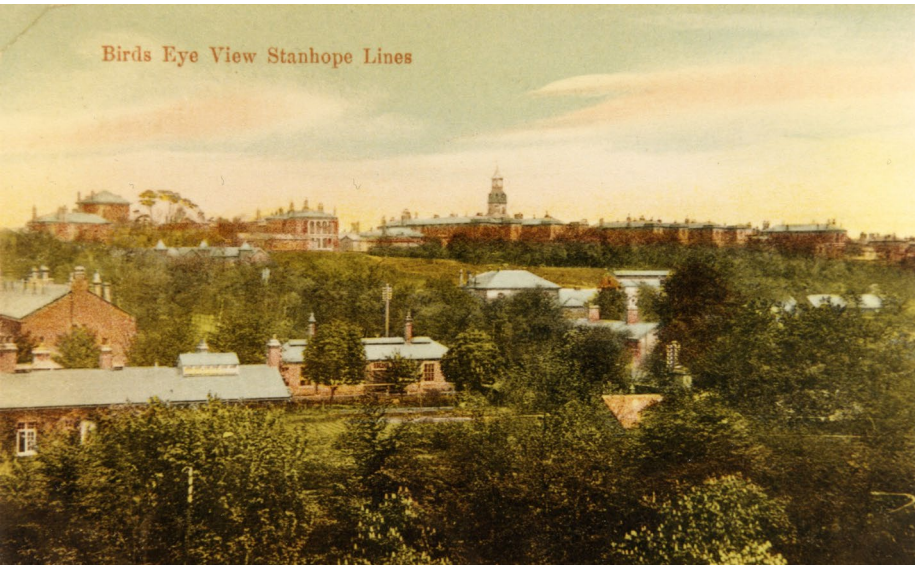
As well as considering the impact of assets outside the site, it is similarly important to consider the impact of some of the key elements of Wellesley upon the local area. Some of the dominant buildings, features and routes that currently exist within Wellesley have a wide influence on the area, and form key landmarks in wider views.

Cambridge Military Hospital

Cambridge Military Hospital is the largest and most significant historic building at Wellesley. The hospital’s historic and architectural development described in section 5, and its significance to the history of the site and the surrounding area is also assessed. To the local population, many of whom may have been treated at the hospital, it is also a building of great symbolic value.

Cambridge Military Hospital gives a strong identity to the site. In the past, the hospital silhouette on the ridge was an important landmark in views north from Aldershot town centre. Today this view from Aldershot has been diminished by subsequent tree growth. However the hospital clock tower is still an important part of the skyline. The hospital is particularly visible from the north along Alison Road.

It is therefore important that the location and scale of new buildings should be carefully considered to enhance rather than diminish views of the hospital from outside the site.



Although not as prominent today, the silhouette of the Cambridge Hospital remains a key landmark from the surrounding area. This historic view shows it’s original impact before the tree line matured.

Queen’s Avenue

In the late-nineteenth century Queen’s Avenue grew in prominence both as road linking North and South Camps, but also an important ceremonial route. Significant buildings such as the Head Quarters 4th Division, the two churches and the Smith Dorrien Building were all located along the avenue.

Historic photographs emphasize the vista provided by Queen’s Avenue when viewed from either the Clock House Playhouse Building in North Camp or Hospital Hill in South Camp. This view is still readily apparent today and remains one of the memorable features of the area. The effect is increased by the avenue of trees placed either side, which brings visual cohesion to the route. On either side of the avenue the arrangement of buildings and open playing fields provides a diverse backdrop, with the important larger buildings acting as marker points when travelling along the avenue.



Queen’s Avenue has always had a strong impact upon the area surrounding Wellesley. This historic view from North Camp emphasises its prominence as a local route, and the importance of the spire of St. Michael’s Church.

Following the demolition of much of the Victorian barracks in the 1960s, the remaining Victorian buildings along the route have assumed a greater importance as historic reference points, acting as visual reminders of the areas past.

In North Camp key historic buildings located along Queen’s Avenue include Aldershot Military Museum and the Fox Lines Complex, which contains the Royal Army Physical Training Corps Museum. Queen’s Avenue crosses into South Camp over the locally listed Canal Bridge on the Basingstoke Canal, its entrance being denoted by the tall spire of St Michael and St George

Church. Within South Camp important historic buildings located next to Queen Avenue include the Head Quarters 4th Division Complex, Alexander Observatory, Maida Gymnasium and Smith Dorrien House. Taken as a whole, these surviving buildings located along Queen’s Avenue play an important part in helping to define the historic character of the area.

Farnborough Road

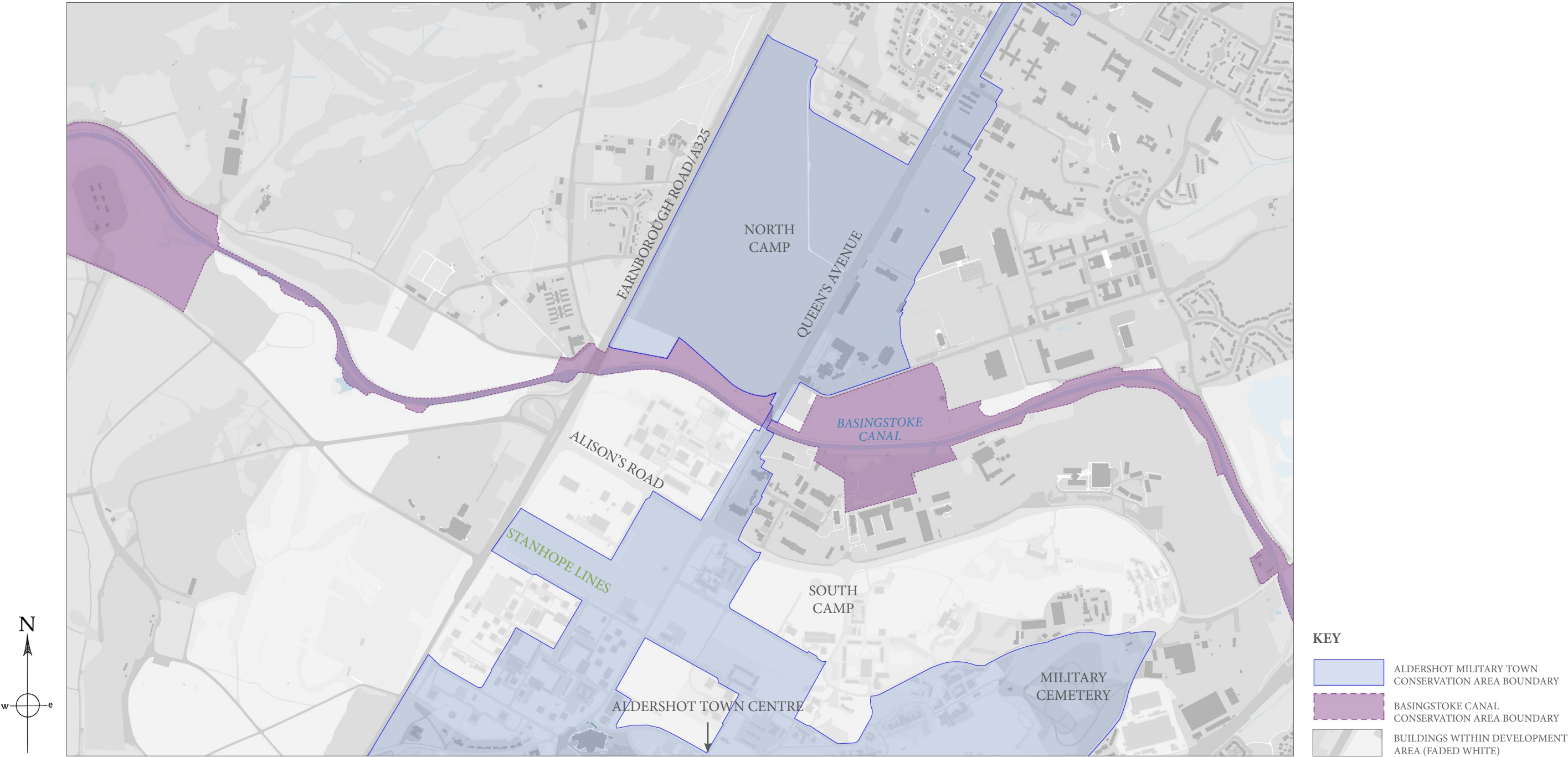
Wellesley is bounded on the west by the A325 Farnborough Road, which is the main vehicular route between Aldershot and Farnborough. Travelling along this road are many reminders of Aldershot’s military past such as the Wellington Memorial, Garrison Church and Prince Consorts Library. However due to the 1960s redevelopment, there is very little evidence of the Victorian history of Wellesley in views from the road today. Much of what can currently be seen is the disused 1960s buildings of Montgomery Lines, set in an over grown landscape.

ABRO Site

The ABRO Site was developed during the interwar period as a depot for the Royal Ordnance Corps and consists of a number of very large workshop buildings. The majority of the buildings are now unoccupied and the overall impression is of a rundown, industrial appearance.

The view of the site is very apparent from the Military Cemetery, situated on raised ground to the north. The appearance of the ABRO site distracts from the view from cemetery towards the south. Therefore, the redevelopment of the ABRO Site with carefully considered new building would greatly enhance the setting of the Military Cemetery.

2.3 THE CONSERVATION AREA



2.3 THE CONSERVATION AREA

2.3.1 INTRODUCTION & STATUTORY CONTEXT

A large part of Wellesley is located within the Aldershot Military Town Conservation Area. The Conservation Area is important in the development of Wellesley as its designation affords greater protection to certain sections of the site. Any new development within any part of the Conservation Area must have Conservation Area consent, and should not harm the character of the Area.

The growing awareness of the national and international importance of Aldershot's military heritage resulted in Rushmoor Borough Council appointing Ingram Consultancy Ltd to carry a review of the remaining historic military buildings in Aldershot in 2001. Following this, the Aldershot Military Town Conservation Area was designated in October 2003. The Conservation Area is described in Rushmoor Borough Council's *Aldershot Military Town: Conservation Character Area Appraisal* (October 2003). The appraisal comments that:

'Conservation Areas are places of special architectural or historic interest, the character and appearance of which are considered to be worthy of preservation or enhancement. Groups of buildings, walls, trees, hedges, open spaces, views and historic settlement patterns all combine to create a sense of place. The less tangible senses and experiences, such as noise and smells can also play a key part in forming the distinctive character of an area. It is this character, rather than individual buildings, which the designation of Conservation Area seeks to protect.'

Also within the Conservation Area are a number of Listed Buildings which include the Cambridge Military Hospital, Maida Gymnasium, Smith Dorrien House, Head Quarters 4th Division, the Observatory and Fitzwygram House. In addition, there are also a number of Locally Listed Buildings. It is the aim of the Conservation Area to preserve and enhance the settings of these buildings.

2.3.2 BOUNDARIES OF THE CONSERVATION AREA

The Conservation Area encompasses both North and South Camps which are linked by the Iron Bridge across the Basingstoke Canal. The Basingstoke Canal is surrounded by its own Conservation Area and is also designated as a SSSI. Queen's Avenue acts as an historical spine joining the camps both visually and historically, as well as being the main road link. The historic and visual importance of Queen Avenue is reflected in the location of Conservation Area along its length. The Conservation Area seeks to preserve and enhance the character and ceremonial quality of the tree lined avenue.

Along the length of Queen's Avenue the Conservation Area broadens out in places to include historically important buildings and landscape areas. In South Camp this includes the area of the former Stanhope Lines Parade

Ground, the Head Quarters 4th Division Complex together with Rhine and Arnhem Barracks, all of which are within Wellesley. At the southern end, the Conservation Area spreads out along the ridge extending as far as the Farnborough Road to the west and the Military Cemetery to the east, located outside of Wellesley.

2.3.3 OVERALL APPEARANCE OF THE CONSERVATION AREA

The overall appearance of the Conservation Area is influenced by the topography of the site which gently slopes down from the crescent shaped ridge to the south towards the Basingstoke Canal to the north. Both the southern ridge and the eastern of the site are heavily wooded which creates a backdrop to the main central area. The wooded areas on top of the ridge contain intimate spaces into which many of the historically important buildings are located.

The central section of the Conservation Area has a more open appearance due to large areas of grass broken by orthogonally arranged, tree lined roads. Buildings appear as clusters placed in a landscape, giving a very different impression to the regimented grid layout of the previous Victorian Barracks. This effect was very much the intention of Brenda Colvin's landscape masterplan that was partially implemented in the 1970s. As a result, the setting of the Conservation Area is now essentially modern. However, although not readily apparent, elements of the Victorian garrison continue influence the current layout. There has been a gradual integration of the residual layers of development and redevelopment, which provides a sense of the continuity of the development of the garrison up to the present day.

The clock tower to the Cambridge Military Hospital and spire of the St George and St Michael Church (located just outside the Wellesley boundary) provide important landmarks in the landscape, the church spire denoting the entrance of Queen's Avenue into the site from North Camp.

2.3.4 OVERALL BUILDING DESIGN AND MATERIALS

The rapid construction of both the 1890s and 1960s developments have resulted in easily recognisable character to the design and choice of materials of the buildings.

Buildings built before the Barrack Act of 1890 are generally built in yellow London stock brickwork, continuing the earlier phase of permanent brick building that had been carried out in Wellington Lines to the south of the site, and the Prince Consorts Library. The Cambridge Military Hospital is the most important surviving building from this phase of construction. Subsequent early additions to the hospital and the adjacent Louise Margaret Hospital were built in matching yellow stock brickwork.

Buildings constructed in the aftermath of Barrack Act, during the 1890s, were

often built of good quality red brickwork with shallow pitched slated roofs and painted sash windows. The detailing is often subtle and restrained with the use of gauged brick arches, stone sills, and limited classical details in brick or terracotta. Many of the building designs conform to standard army types, used elsewhere on the garrison or in other parts of the British Isles. However certain buildings are unique in design and appearance, such as Smith Dorrien House and Gun Hill House.

Many of the buildings constructed in the interwar period, such as those along Knollys Road, Clayton Barracks and Parsons Barracks were designed in the distinctive neo classical style of the period.

Buildings forming part of the 1960s reconstruction are very distinctive, with the light grey colour of the cladding panels contrasting to the red brickwork of the post Barrack Act Victorian buildings. The majority of the buildings are flat roofed and rectilinear with the windows consisting of holes punched into the cladding panels. Exterior decoration is minimal consisting of a vertical ribbed concrete finished cladding panels used on the earlier Montgomery Lines buildings and small mosaic tile finished cladding panels use on the later buildings. A few buildings, often those of a later construction, were traditionally built using non-industrialised methods and were finished in brown, red or dark grey brickwork. Examples of this are the Band Practice Rooms in Montgomery Lines.

When first built, these buildings gave the impression of clean, sharp edged modernity. Today, the buildings have a very dilapidated appearance, in particular the concrete finish to the Montgomery Lines buildings appears particularly weathered and discoloured. As such, they detract from the appearance of the Conservation Area.

The detailed appearance of the Conservation Area is discussed further in each of the Heritage Area Studies (section 4).

2.4 BUILDING NUMBERING SYSTEM WITHIN WELLESLEY

ADAM Urbanism have established a building numbering system to enable quick reference to all built structures at Wellesley. This consists of building groups identified by a number (eg: group 30) and individual buildings within each group identified by an additional letter suffix (eg: building 30A). These are used throughout the remainder of the document and are shown on this overview diagram.



2.5 HISTORIC BUILDINGS WITHIN WELLESLEY

2.5.1 INTRODUCTION

Although many of the original garrison buildings were demolished in the 1960s, a number of original buildings survive within Wellesley. Many of these are now Statutorily Grade II listed. The most substantial of these is Cambridge Military Hospital, a key landmark within the town which contributes to Aldershot’s identity and will be of central importance to Wellesley.

In addition, there are many other buildings designated by Rushmoor Council as being Buildings of Local Importance, commonly described as being ‘locally listed’. These buildings are identified in the Buildings of Local Importance Supplementary Planning Document, Rushmoor Plan (March 2012). There are also several other buildings that are not listed, but which contribute positively to their surroundings.

The creation of the new sustainable community at Wellesley Development will result in major change to the site. However, historic buildings can directly enhance the cultural and aesthetic value of a site. The historic buildings within Wellesley have been considered from the very outset, in order that they can be fully and successfully integrated into the masterplan and bring added historic and cultural value to Wellesley. Above all, the overall approach is to celebrate key landmarks and buildings of historic interest.

The following pages locate and identify all statutorily and locally listed buildings.