



Chapter 6 Character Areas

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Cambridge Military Hospital (CMH)



Neighbourhood Centre



Queen's Avenue



Alison's Road



Stanhope Lines



The Ridge



Canalside



Farnborough Road



Southern Edge

Character Areas as existing

6.1 Character Areas

Wellesley has been divided into Character Areas in order to provide a good blend of variety and consistency in architectural style, landscape treatment and public realm design. The Character Areas are independent of the Development Zones, in that a single Development Zone may encompass areas which require a different character - see diagram opposite.

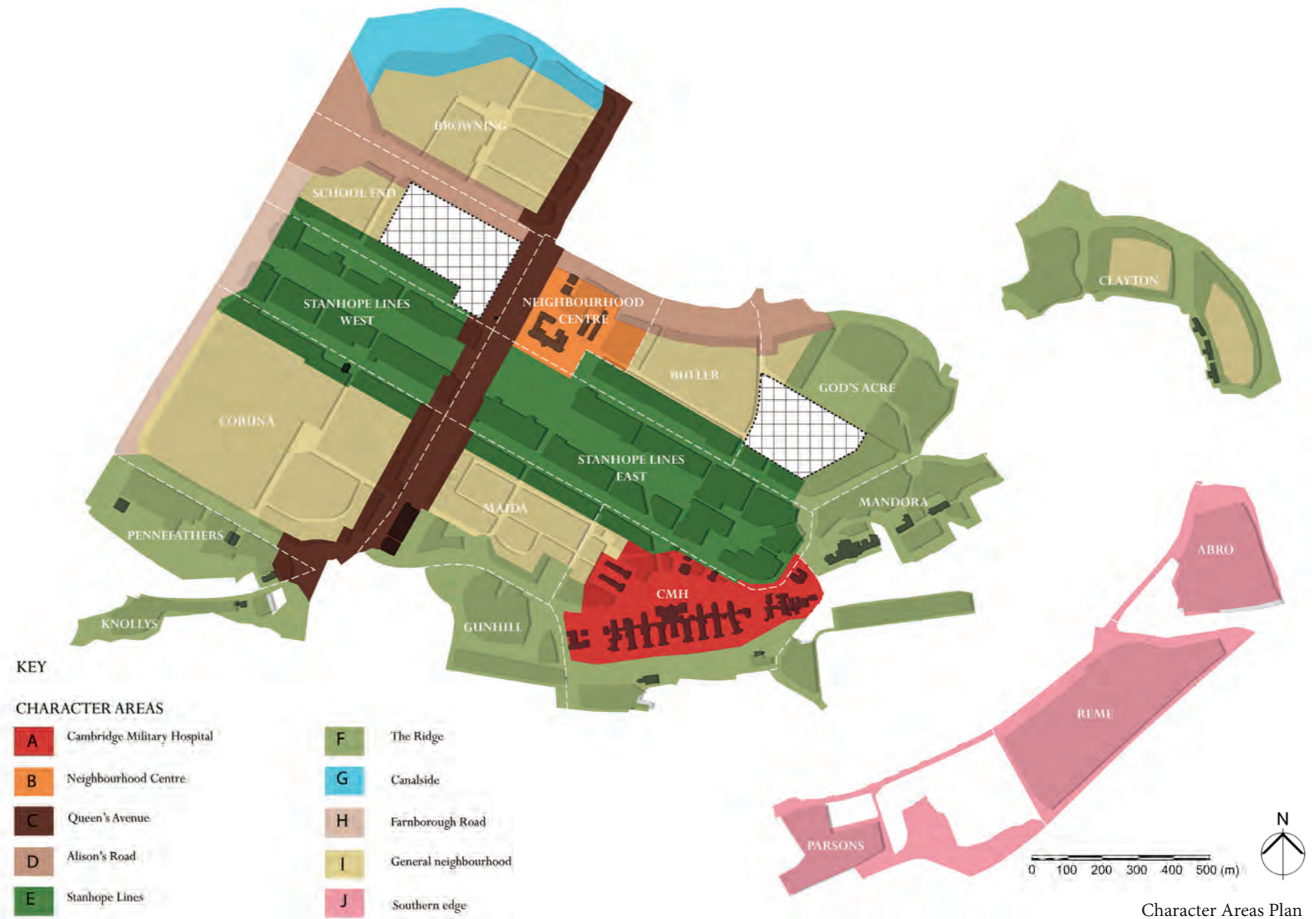
During the development of the Illustrative Masterplan, certain areas containing the most significant heritage assets were subject to more detailed design studies, becoming the first 3 Character Areas:

- Cambridge Military Hospital: as the most prominent and prestigious landmark within the AUE area, treatment of the hospital buildings, their curtilages and their urban setting will set the keynote for the whole development.
- Neighbourhood Centre: the chosen location for certain community facilities is the intersection between Queen’s Avenue and Alison’s Road, centred around the collection of buildings including the former South East Area Headquarters.
- Queen’s Avenue: this magnificent tree-lined avenue was created to form the principal thoroughfare and processional route running through the barracks. It is ideally suited to becoming the main spine road for the new development.

The other Character Areas are:

- Alison’s Road: this wide tree-lined road is laid out in a sweeping curve parallel to the Basingstoke Canal. It forms one of the principal entrances into the site and also, for the foreseeable future, its eastern arm acts as the interface between the remaining military establishments and the new residential community.
- Stanhope Lines: a broad band of green open space runs east-west through the centre of the Illustrative Masterplan, replicating the parade grounds in the original barracks. The Avenues form an inner loop of access streets through the development.
- The Ridge
- Canalside
- Farnborough Road
- General Neighbourhood
- Southern Edge

The attributes of the Character Areas are set out in the Design Codes Document



6.2 Cambridge Military Hospital Character Area



Aldershot Military Museum postcards



Cambridge Military Hospital, which comprises the Grade II -Listed CMH, Louise Margaret Hospital, McGrigor Barracks and various other buildings



CMH - Administration block and Clock tower



CMH - Internal condition of the Administration block



CMH - Wards



Bridge House



Louise Margaret Hospital



KEY Extent of Conservation Area and Curtilage

- Aldershot Military Town conservation area
- Areas within Conservation Area and Listed Building Curtilage
- Areas within Listed Building Curtilage only

Ref No	Name of Building	Statutory Consents	Development Zone	Ref No	Name of Building	Statutory Consents	Development Zone
15N	Garage	Hybrid Application	Gunhill	19	Water Tower	Curtilage Listed Local Importance	CMH
16A	Guard/Ambulance Station	Conservation Area	McGrigor	20	Gunhill House	Curtilage Listed Local Importance	CMH
16B	Barrack Block B	Conservation Area	McGrigor	21A	Oil Tank	Curtilage Listed	CMH
16C	Barrack Block C	Conservation Area	McGrigor	21B	Nieve, Neville and Waterloo Lodges	Curtilage Listed	CMH
16D	Barrack Block D	Conservation Area	McGrigor	21C	Medical Distribution Centre, Spider Building	Curtilage Listed	CMH
16E	Rank and File Kitchen	Conservation Area	McGrigor	21D	Gymnasium/store	Curtilage Listed	CMH
16F	RAMC Regimental Office/ Clinic	Conservation Area	McGrigor	22	New Leisham Laboratory	Curtilage Listed	CMH
16G	Dist Sub-station	Conservation Area	McGrigor	23	Mortuary	Curtilage Listed	CMH
16H	Unknown	Conservation Area	McGrigor	24A	Eye and Dental Clinic	Curtilage Listed	CMH
16I	Guard Shelter	Conservation Area	McGrigor	24B	Laundry with incinerator	Curtilage Listed	CMH
17A	Cambridge House	Curtilage Listed Local Importance	McGrigor	25	Leishman Pathology Laboratory	Curtilage Listed	CMH
17B	Stable Block	Curtilage Listed Local Importance	McGrigor	26	Louise Margaret Hospital	Curtilage Listed Local Importance	CMH
17C	Annexe Block A	Curtilage Listed	McGrigor	27	Nurses Residence	Curtilage Listed Local Importance	CMH
17D	Annexe Block B	Curtilage Listed	McGrigor				
18A	St.Michael's House	Curtilage Listed Local Importance	McGrigor				
18B	St.Michael's House Annexe	Curtilage Listed	McGrigor				

The Cambridge Military Hospital (CMH) and surrounding buildings are located in the southern part of Wellesley. The hospital occupies a prominent position on a ridge, and its clock tower is visible from miles around. It is the most substantial heritage asset within the AUE site. To the South, the land falls steeply towards Aldershot Town Centre, whilst to the North, a more gradual slope towards Basingstoke Canal forms the setting for the former barracks and future new development.

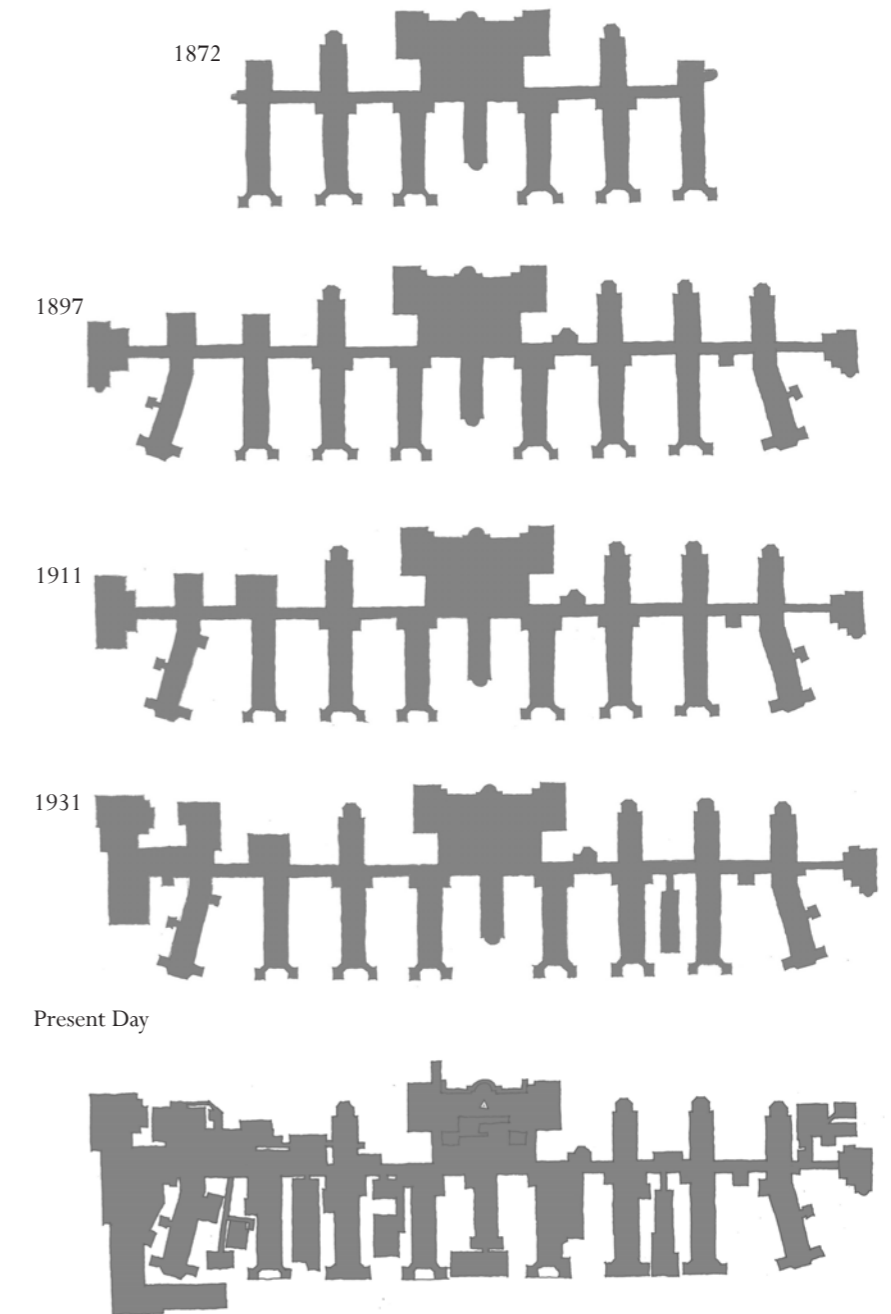
The hospital was closed in 1996 and neighbouring Louise Margaret Hospital (LMH) in 1995. With the exception of the former Guard Room (Building 16A) all the buildings are currently unoccupied.

For the purposes of this document the CMH Character Area includes not only the main CMH buildings, but also:

- Other buildings within within the curtilage, notably the smaller Louise Margaret Hospital (1897) to the east, built to treat wives and children of soldiers, which is also Locally Listed
- Existing buildings identified as to be retained in front CMH, such as the McGrigor Barracks, Cambridge House and St Michaels House

A full assessment of the hospital buildings is contained in the Conservation Plan and Heritage Strategy document.

The sequence of footprint plans shown here illustrates how the Cambridge Military Hospital has evolved over time from 1872 to the present day. The original plan features an arrangement of ward blocks linked by a single storey corridor. In the centre is the two storey administration block, crowned by a distinctive clock tower, with the kitchen and library behind. By 1893 the hospital had been extended with new angled pavilion wards to the east and west ends. In 1911 the West day room and ward block was altered to provide operating room facilities. Since 1931 many additions and alterations have occurred to the building. The first of these was the Leishman Laboratory added in 1932. In the post-war period extensive further additions have been added on the west side of the building to provide additional accident and emergency, operating, ward and administration facilities.



Historic Mapping showing evolution of the Cambridge Military Hospital from 1872 to the present day

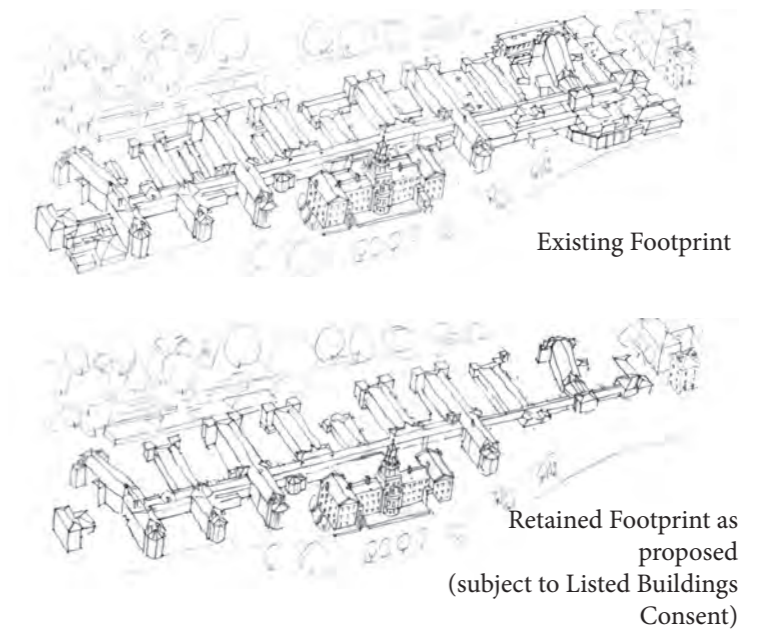
In general, the strategy for CMH adopts the following principles:

- The buildings having a positive impact should be retained.
- Buildings with a neutral impact will be retained if they are beneficial to the future use and setting of buildings with a positive impact.
- Subject to Listed Buildings Consent, buildings with a negative impact should be removed to enhance the setting and appearance of the retained buildings.

The buildings in the CMH character area have been considered in terms of their positive, negative and neutral impact. This assessment takes into account their historic importance, architectural quality, how they affect the setting of CMH and how suitable they are for conversion to a range of uses, including residential, cafe/restaurant, office, health, leisure, conference and museum.

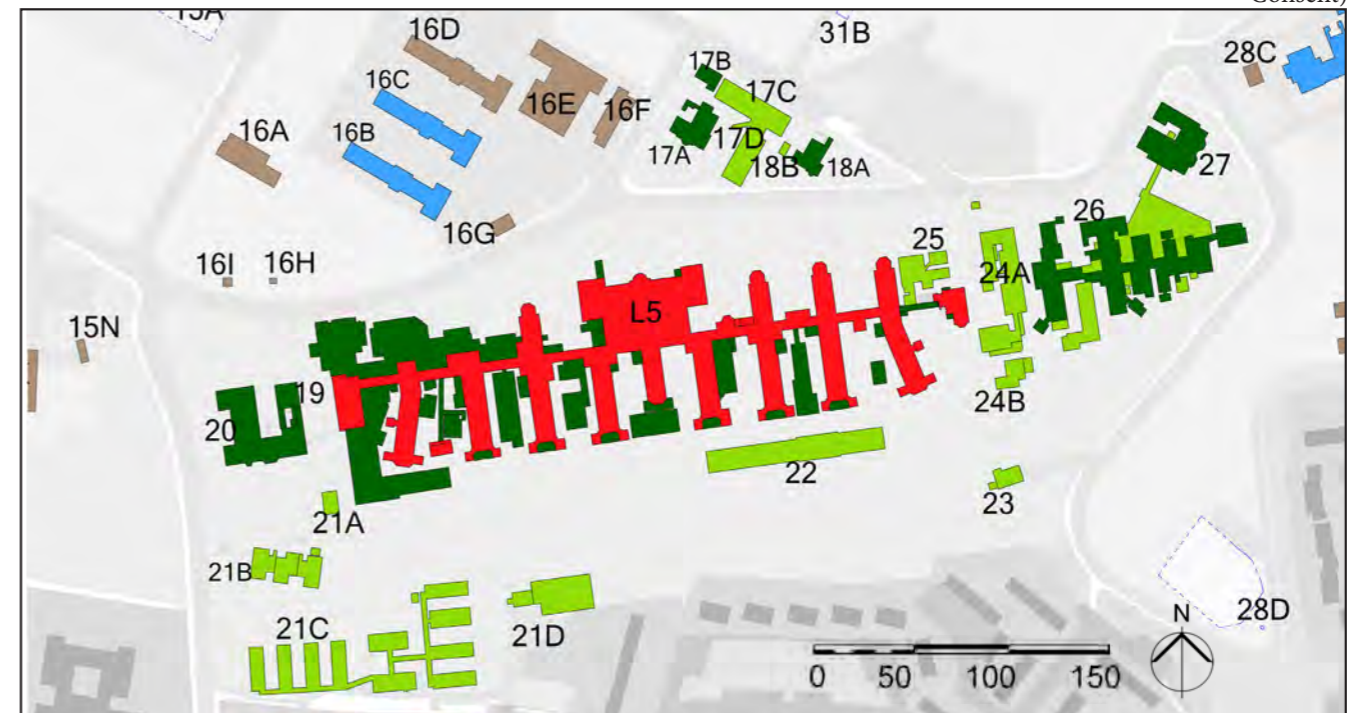
Many of the accretions which have been added to the original structures are judged to be of neutral or negative architectural impact, so the principle has been adopted of proposing removal of these to reveal the older and original parts of the complex.

The sketches to the right show the retention and demolition analysis of CMH. Similar studies have been done for key buildings within this character area and are shown in Section 6 of the Heritage Strategy document.



Plan showing the impact of individual component buildings on the overall setting

- KEY**
- Orange square: Independent Structures of positive Impact
 - Brown square: Independent Structures of neutral Impact
 - Blue square: Independent Structures of negative Impact
 - Blue square with diagonal lines: Parts of listed buildings having a negative impact on the building and setting



Plan showing the broad recommendations for retention and demolition of existing buildings.

- KEY**
- Pink square: CATEGORY 1 - Buildings to be demolished
 - Brown square: CATEGORY 2 - Buildings in Aldershot Military Town Conservation Area to be demolished subject to Conservation Area Consent
 - Green square: CATEGORY 3 - Buildings in the Listed Building Curtilage to be demolished subject to Listed Building Consent
 - Blue square: CATEGORY 4 - Demolish /Alteration in Conservation Area subject to Conservation Area Consent
 - Red square: CATEGORY 5 - Statutory Listed Buildings to be retained but may be subject to partial demolition - subject to Listed Building Consent
 - Dark green square: CATEGORY 6 - Demolish /Alteration in Listed Building curtilage subject to Listed Building Consent
 - Pink square: CATEGORY 7 - Buildings to be retained



Concept Plan of the CMH character area

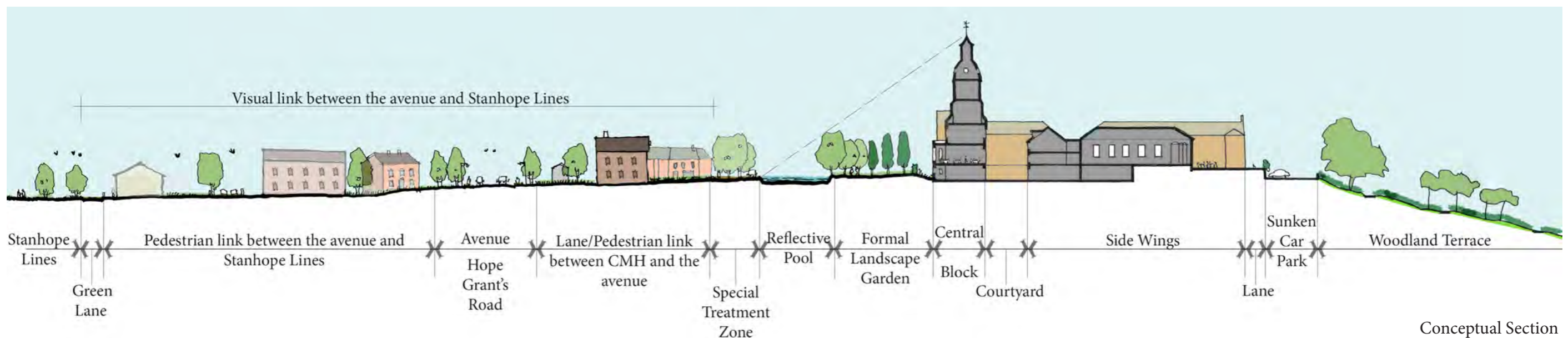
- KEY EXISTING BUILDINGS
 - KEY LANDMARKS
 - KEY MONUMENTS/MEMORIALS
 - SPECIAL TREATMENT ZONE
* Heritage Palette
 - HERITAGE TRAIL WITHIN SITE
 - KEY FACADE
 - NEW KEY BUILDINGS
 - KEY VEHICULAR NETWORK WITHIN SITE
 - KEY PEDESTRIAN LINKS
 - DESIGNATED WOODLANDS - SANGS
 - WOODLANDS ON SITE
 - PROPOSED GREEN CORRIDORS LINKING WOODLANDS
 - PROPOSE NATIVE PLANTING TO ENHANCE WOODLAND BELT
 - EXISTING FORMAL AVENUES RETAINED AND ENHANCED
 - KEY PUBLIC OPEN SPACE
 - IMPORTANT TREES / TREE GROUPS
 - TERRACE BEHIND CMH
 - LARGE SETBACK/FRONT GARDEN ALONG AVENUES
 - EXISTING KEY VIEW RETAINED
- KEY

SPD objective 9.1.7 suggests that Cambridge Military Hospital and its immediate environs should be developed as a mixed-use area, provided that the uses proposed do not have a detrimental effect on Aldershot Town Centre or detract from the character and qualities of the listed buildings. Accordingly, alternative uses have been explored for converting the hospital buildings. Besides residential, various commercial and communal uses have been considered, including a cafe, health club/gym, a business hub/conference facilities, a small museum/gallery, space for continuing education, visitors' centre and clinic. The precise balance of residential and communal uses will be determined at detailed design stage.

The side wings of the main CMH hospital building consist of extensive wards spurring off a central spine corridor. These are functional and robust buildings in brick with generous floor heights and tall regularly spaced windows, suitable for conversion into a range of apartments varying in size from 80 to 150 square meters, with some opportunities for double-height spaces and mezzanine floors.

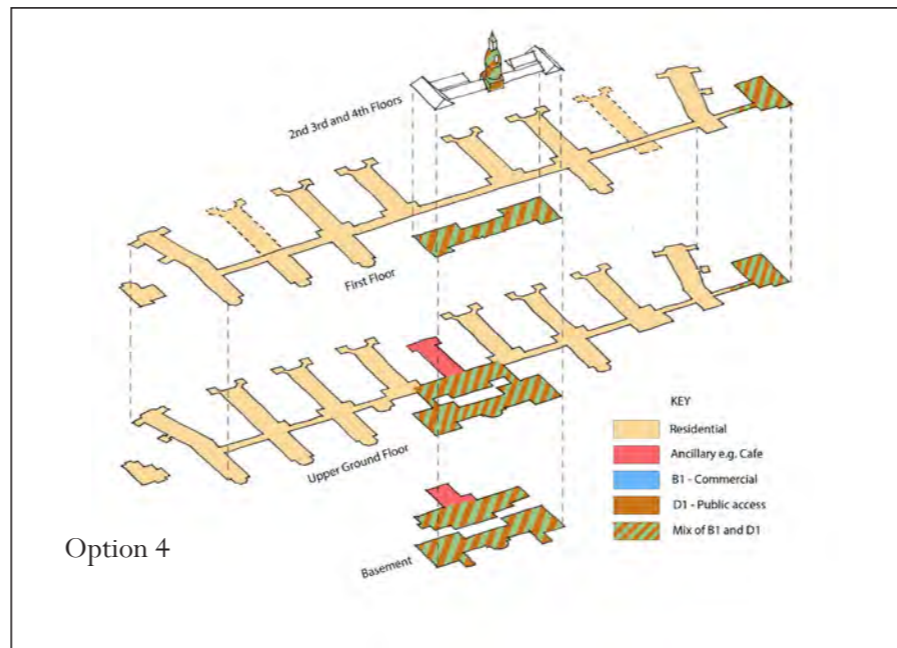
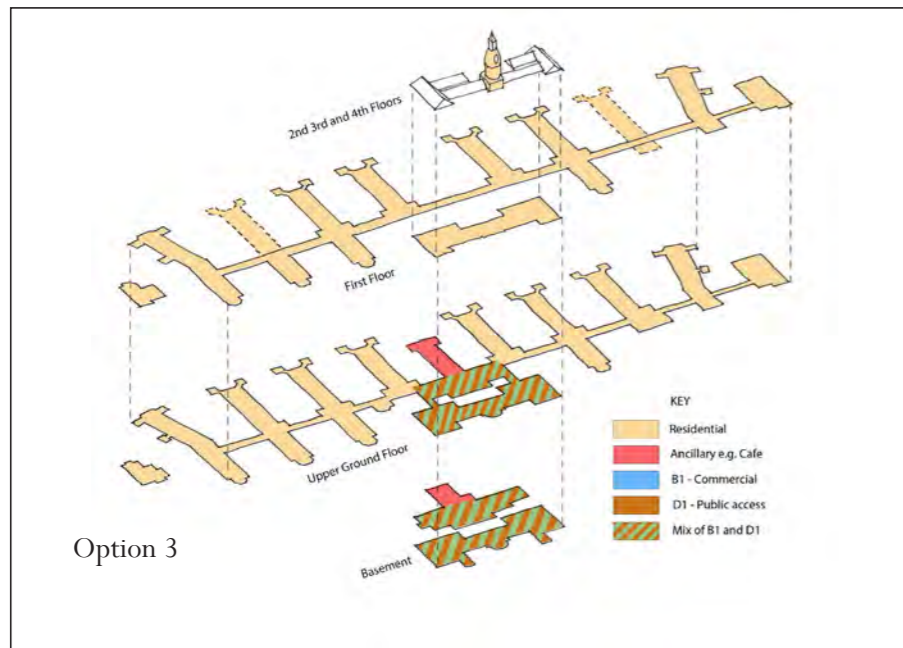
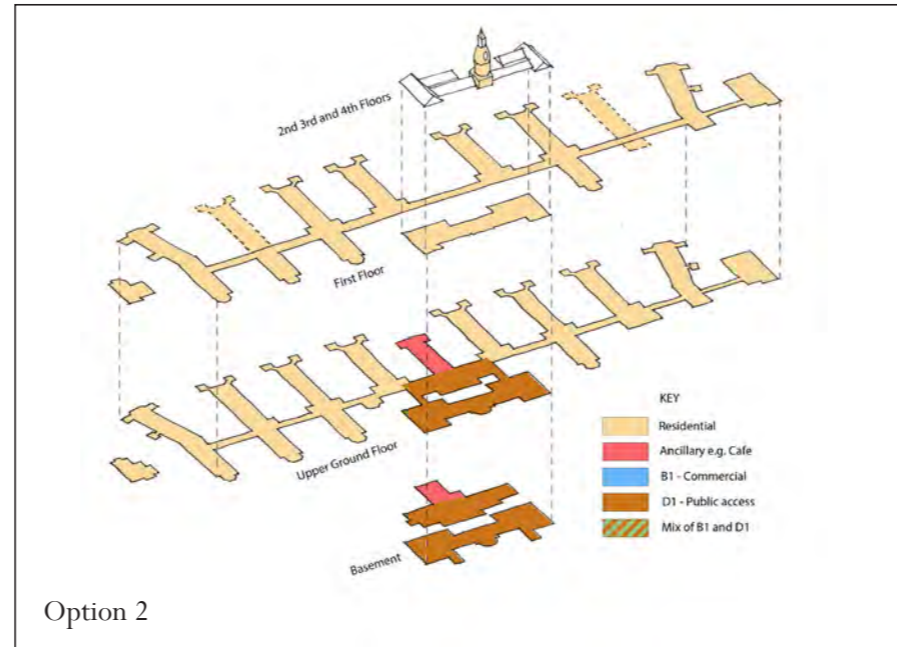
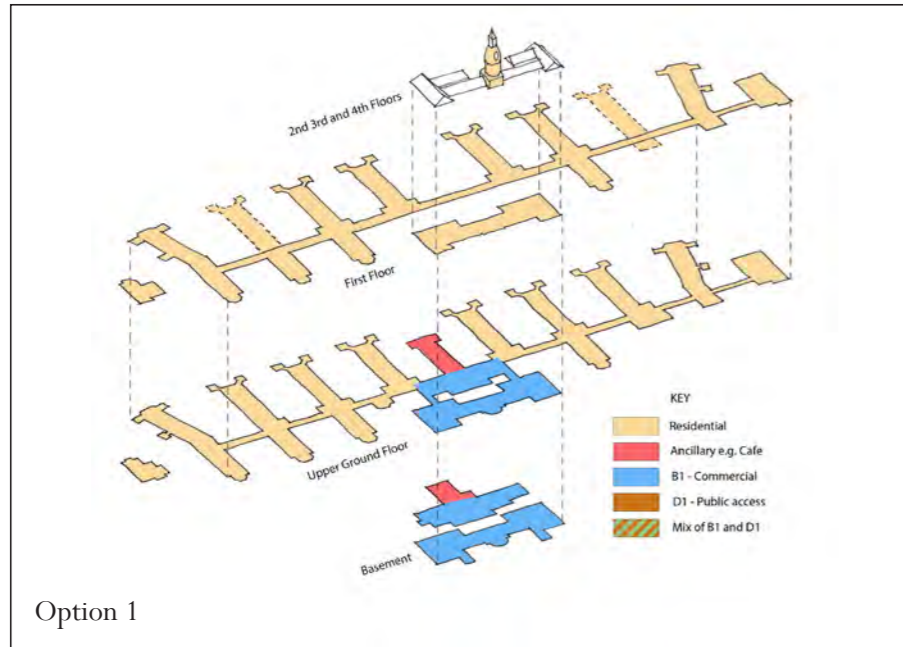
Louise Margaret Hospital, Gunhill House, the Water Tower, the Nurses' Residence, Cambridge House, the Stables, St Michael's House, the Gymnasium, Nive and Waterloo Lodges and the McGrigor Blocks are likely to be suitable for residential, although a small component of non-residential uses is also possible.

The Hospital would benefit from the removal of the southern ends of each of the wards and would suit conversion into individual studio apartments, or potentially as live-work units.

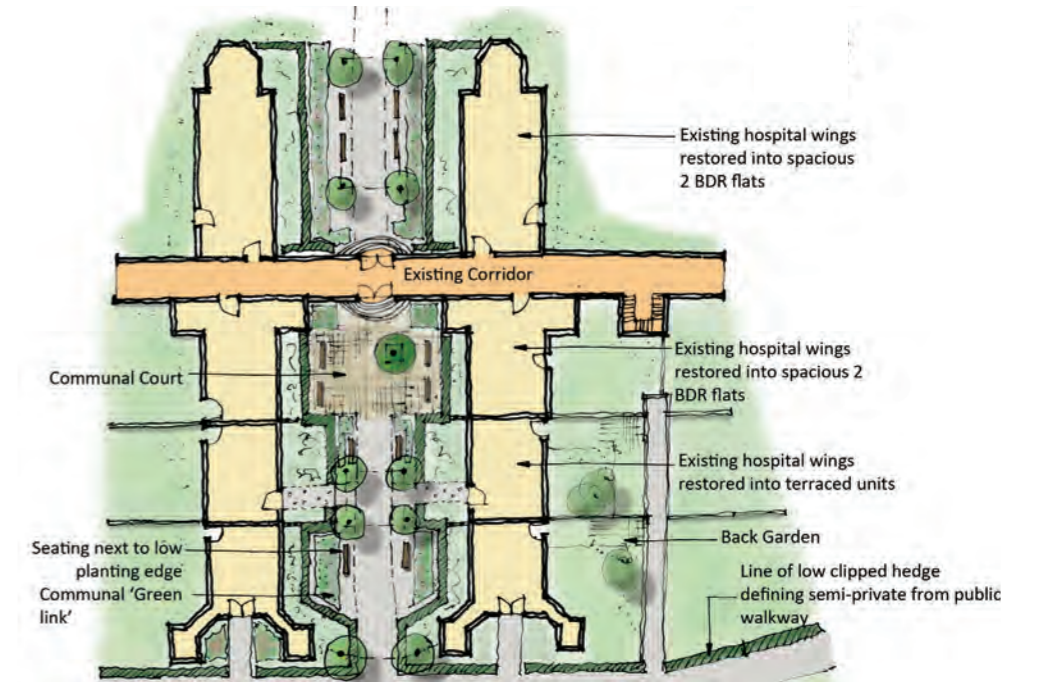


Conceptual Section

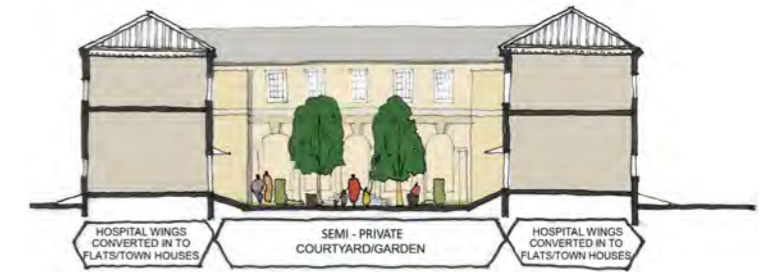
Four options for converting the main hospital building into different uses



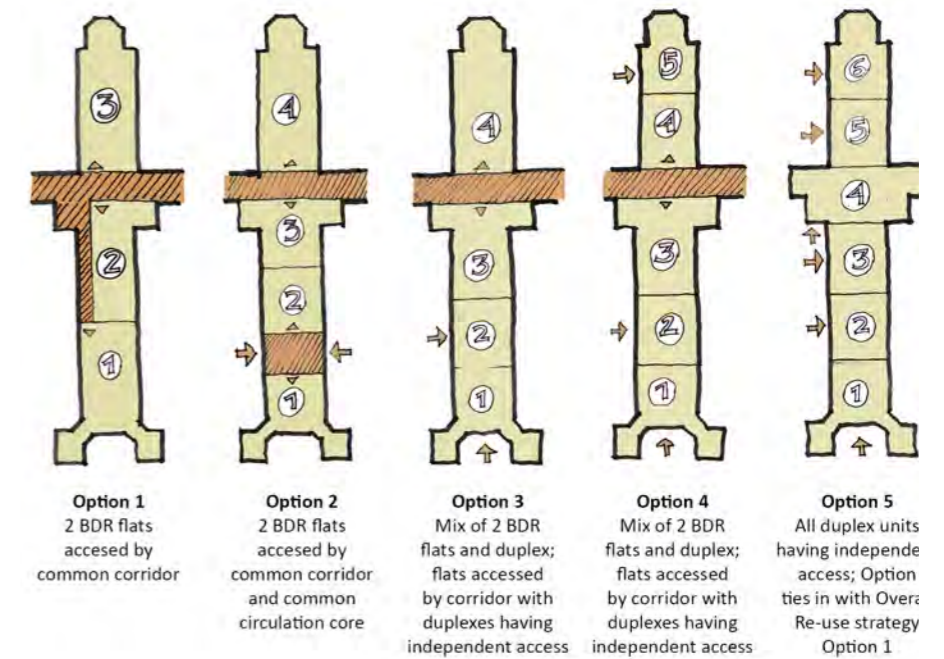
Options for conversion of the wards into different types of residential units - a mix of flats and houses



Conceptual Plan showing the potential for conversion of CMH side wings into residential units



Conceptual Section through a pair of side wings



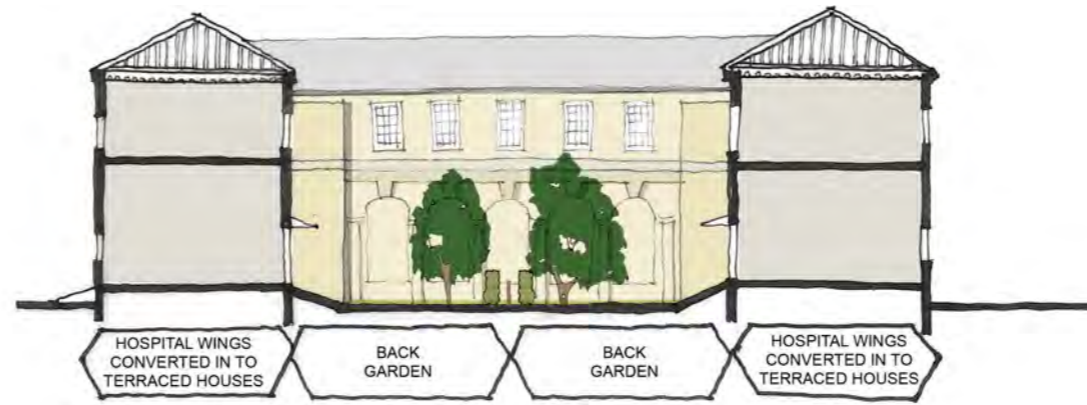
Landscape Strategy and Concepts

Landscape treatment of the various spaces around the Hospital has been considered, in particular the public square and streetscape at the front, the courtyard spaces within the complex and the wooded grounds to the rear. The elevated position of the Cambridge Military Hospital and its mature landscape setting make it ideally suited to act as the centrepiece for the whole development.

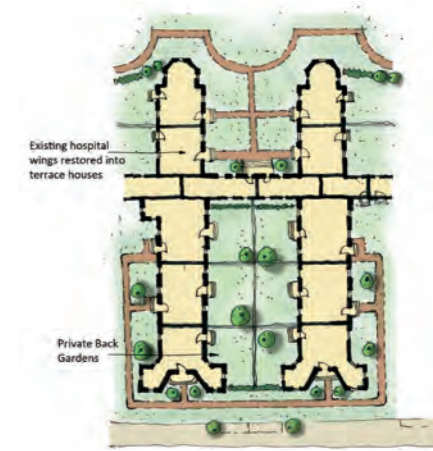
The space in front of the Hospital should convey a sense of arrival. It will be landscaped as a public space in keeping with the scale and grandeur of the entrance facade. This space is conceived as a special treatment zone, partially covered by a shared surface, to make it feel pedestrian-friendly. Careful selection of hardscape materials and planting species will add to the quality of the space. A 'reflective pool' is also suggested in front of the central part of the main building.

The scarp at the southern edge of the site and at the back of the hospital could be arranged as wooded, terraced gardens, whilst ensuring that views to the north and to the south are preserved.

If the extent of demolition of later insertions between the hospital wings is agreed through Listed Buildings Consent, the spaces in between the wings can be restored to formal landscaped gardens and /or parking courts, as illustrated in the courtyard options shown here.



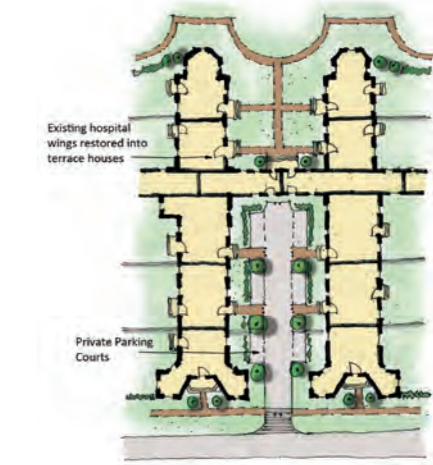
Option 1 Section : Terraced Houses and formal landscaped gardens



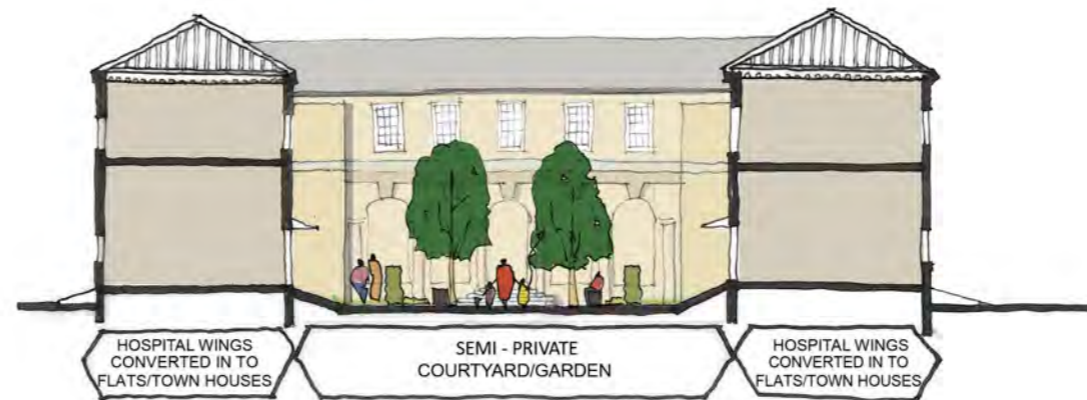
Option 1



Option 2 Section : Terraced Houses and Parking Courts

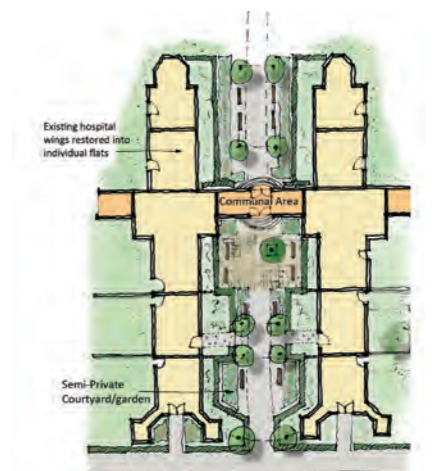


Option 2

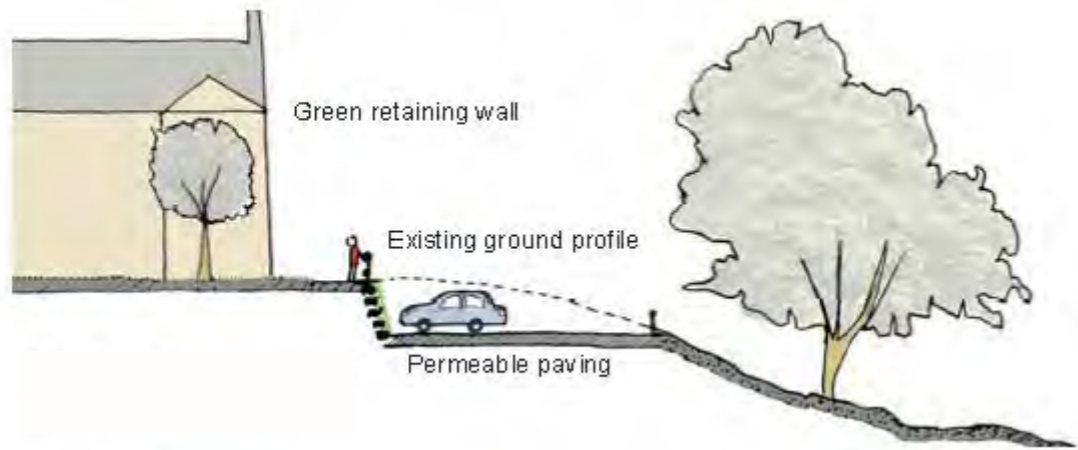


Option 3 Section : Flats/Town Houses and Courtyard/Gardens

Courtyard options



Option 3



Concept for a terraced car park

The level of parking provision in the CMH Key Area will vary depending on the mix of uses chosen. Based on the Rushmoor Borough Council’s requirements, a draft parking strategy has been formulated to test the strategy of the proposals, however the following should be noted:

The location of car parking should respect the character and status of the buildings; The allocation of parking along the central facade of the north of the building should be avoided and if necessary be kept to a minimal.

Parking should not detract from the fine views from this part of the site, both northwards and southwards.

Accessibility considerations will require careful design in view of the hilly topography and sectional configuration of the existing setting of the buildings.

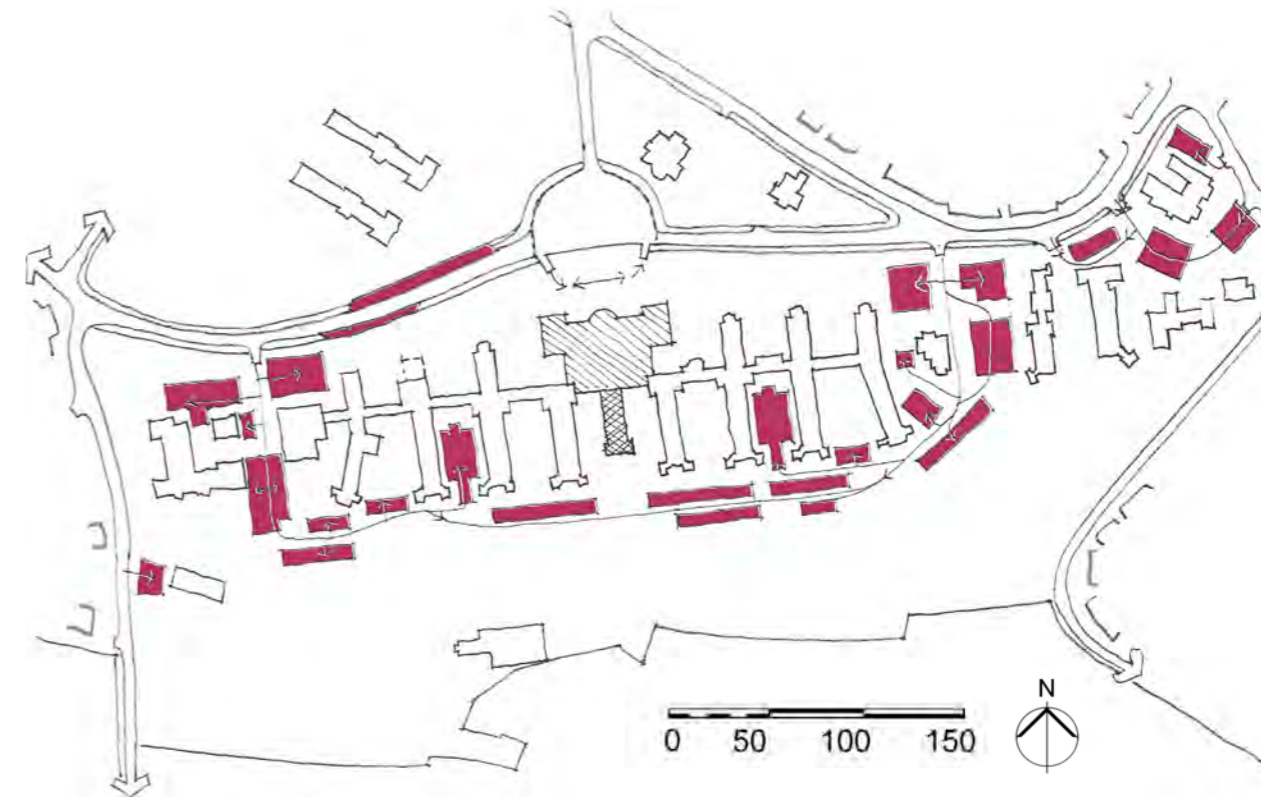
A combination of parking formats can be deployed: on-street parking along Hospital Road; parking courts; decked parking on the south-facing slope of the escarpment

Opportunities for shared use of car parking facilities should be encouraged to minimise overall requirements. Therefore where possible, the dual use of car parking should be investigated.

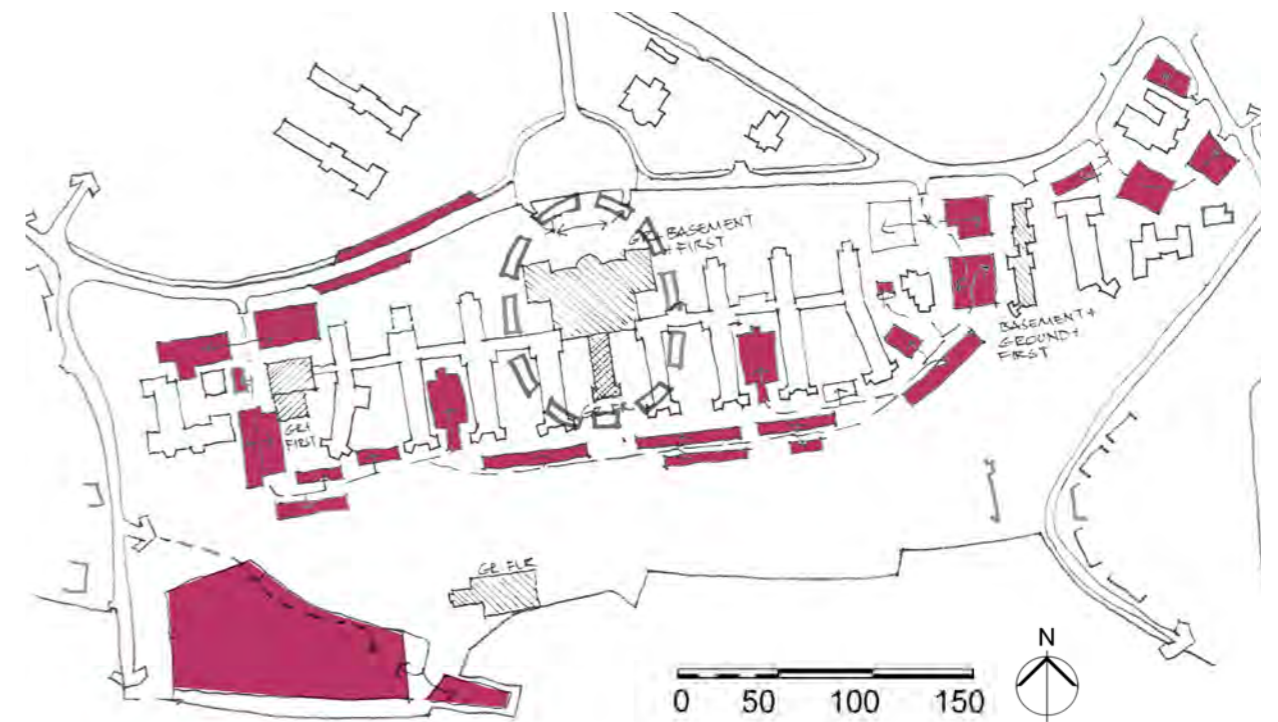
Signage and road markings should be sympathetic to the character of the area.

- The sketch on the top right shows sufficient parking provision for 3000 Sq.m of non-residential use with appropriate amount of housing. As illustrated this provision can be accommodated following the above principles.

- If the quantum of non-residential landuse exceeds 3000 Sq.m, this will impact on the provision of car parking facilities and put pressure on the space to the front of the building. This could be avoided by accommodating the excess parking at the back, in place of the existing Spider building, although this would be subject to detailed Listed Building Consent. The only access point to this land parcel is through the Married Quarters. As this is outside the alienated boundary, alternative access would need to be provided.



Parking Allocation Strategy based on Landuse Options 1, 2 and 3 for CMH development parcel

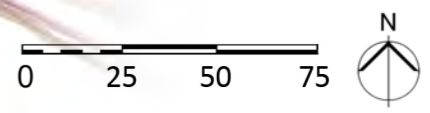


Parking Allocation Strategy based on Landuse Option 4 for CMH development parcel

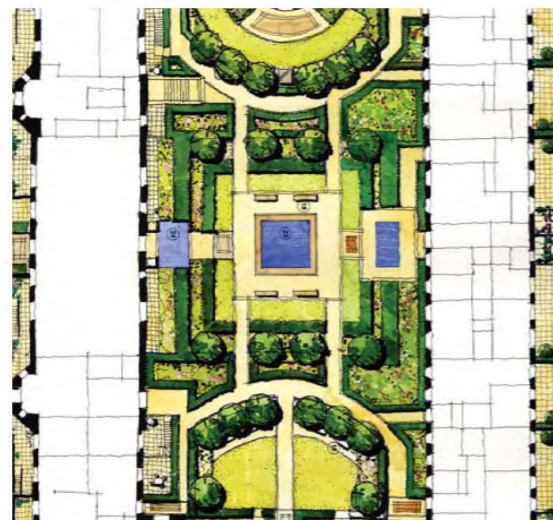
Options for development of rear land parcel -
 1. Residential, additional access road required.
 2. Car parking - If 6000 Sq.m of non-residential use is proposed within CMH development zone, access road would be required.



- KEY
- Existing buildings
 - Open Space
 - Hard Surface/Parking
 - Existing trees
 - Proposed trees
 - Hospital Road - Highways resin bonded system
 - Hospital Road footpath - Reconstituted stone
 - Special Treatment zone - Reconstituted stone/ Yorkstone setts
 - Footpaths around buildings - Yorkstone pavers
 - Rear roads, Parking/ courts - Resin bound gravel
 - Sunken Car Park - Resin bound gravel and planted retaining wall
 - Sunken Car Park - Low knee rail
 - Special Treatment zone - Reflective pool



Conceptual Strategy
 (subject to Listed Buildings Consent)

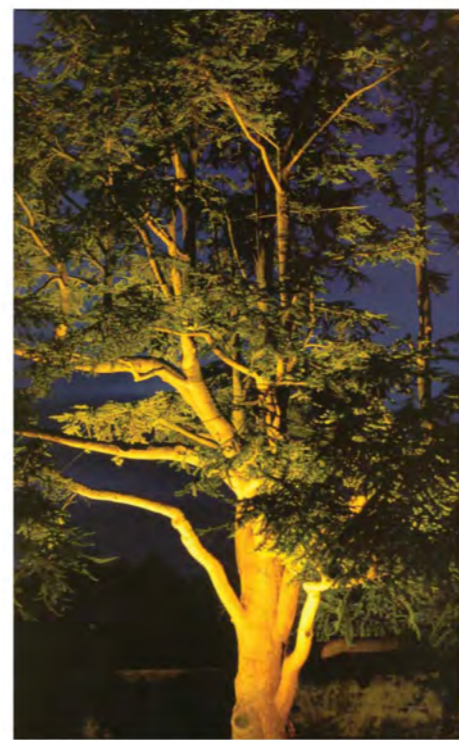


Landscape Strategy : Precedent images/concepts for the landscape treatment around Cambridge Military Hospital

Landscape Strategy - Night Lighting



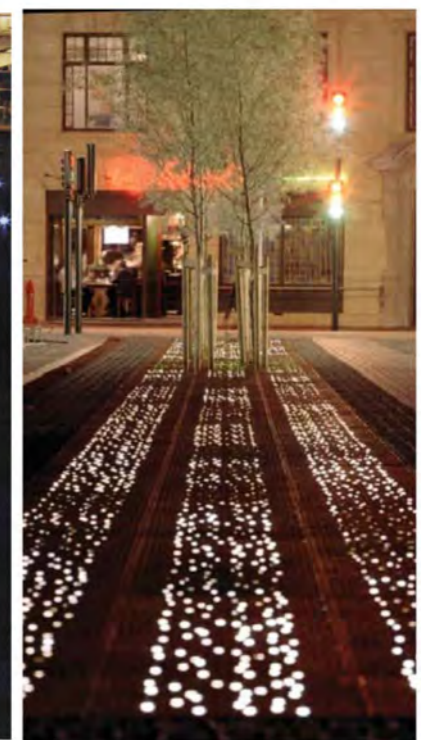
Lighting columns



Uplighting to trees



In-ground lighting



Courtyard Lighting



Architectural Lighting connecting with surrounding landscape



A carefully considered and well designed lighting strategy is essential to enhance the appreciation of the Hospital and its surroundings at night. Lighting proposals will preserve and enhance the formal frontage to the north and the connections to the landscaped slopes to the south. The clock tower of the CMH would need to given special consideration with subdued lighting. Choice and position of the luminaires would be a very important element in the lighting strategy. These should be respectful of the historic fabric of the building and should be concealed.

Protection Programme and Implementation of CMH works

Grainger have set out their strategy for short-, medium- and long-term works for CMH in the Delivery Strategy and undertaken to carry out the works early in the overall programme.

Landscape Strategy : Precedent images/concepts for the landscape treatment around Cambridge Military Hospital



6.3 Neighbourhood Centre Character Area

At the heart of Wellesley a 'local neighbourhood centre' is proposed, containing a number of non-residential functions, such as retail, leisure, service and business space, to support and service the community and act as a focal point. This provision is an important component of the Sustainability Strategy, intended to reduce the need to travel within the Wellesley Area and to provide shopping, leisure and other services for residents and businesses. The scale of the facilities is such that the Neighbourhood Centre complements, rather than competes with, the shopping and other facilities within Aldershot Town Centre and North Camp village centre.

The group of historic buildings centred on the former 4th Division Headquarters has been identified for the location of the Neighbourhood Centre. Just as the buildings were originally sited there to be central to the grid of barrack blocks, and strategically adjacent to both Queen's Avenue and the Parade Park, the location is correspondingly suitable for the future new community's needs, provided that certain design constraints and sensitivities can be appropriately handled, particularly with respect to:

- Preserving and enhancing the character of the Conservation Area
- The frontages presented to Queen's Avenue, Alison's Road and the new Parade Park and Stanhope Lines
- The setting, scale and massing of the listed buildings
- The uses appropriate for the internal arrangement of the existing buildings
- Facade treatment of both existing and proposed buildings
- The incorporation of historic and ceremonial features associated with the existing buildings

This design study is intended to show how, through careful urban design, historical and conservation objectives can be aligned with civic and townscape objectives to breathe new life into these distinguished buildings in their fine setting.



The 8th Division Memorial in front of the 4th Division Headquarters Building



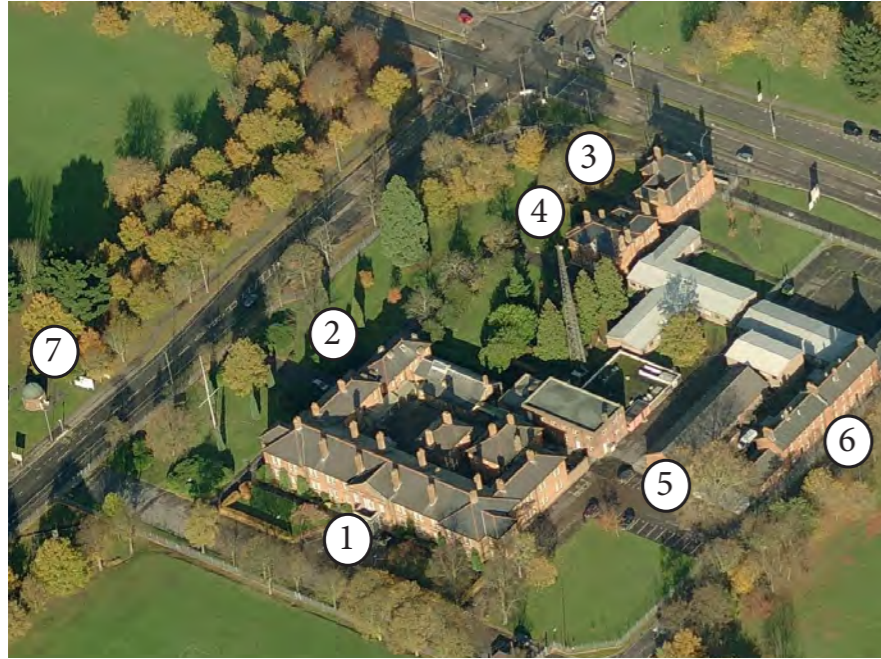
4th Division Headquarters frontage with 8th Division Memorial, Cenotaph and St Michael and St George RC Garrison Church beyond



The complex viewed from Queen's Avenue



The Old Post Office fronting onto Queen's Avenue



Neighbourhood Centre buildings from the air, as existing



1. Former 4th Division Headquarters building. Purpose-built as a headquarters building in 1894. Grade II Listed. Brickwork detailing and main internal staircase are particularly fine. The plan form is U-shaped, enclosing several outbuildings in a rear courtyard. Internally the building is arranged on two floors as cellular offices with corridor access throughout.



2. Former Post Office building. Purpose-built as a Post Office in 1896. Curtilage and locally listed. The part fronting onto Queen's Avenue is 2-storey, with a double workshop space to the rear, which is currently used as a print workshop and mail distribution.



3. Alison's House (4. Cranbrook House similar) Pair of houses built to accommodate senior officers. Currently used as military offices. Curtilage and locally listed.



5. Stable Block. Built in the 1890's as military stables. Subdivided in recent years to form a conference room, gymnasium and store.



6. Military Police Barracks. Built in 1898 as Military Police Barracks and stables. Currently used as offices for the Royal Logistics Corps. Curtilage and locally listed.



7. Alexander Observatory.

Market assessment of potential uses

This location for the Local Neighbourhood Centre (LNC) is proposed for the following reasons:

- At the intersection of and Queen’s Avenue and Alison’s Road, this is the best connected and most accessible part of the site
- There is a natural flow of activity to this area because it is on the main bus route and next to other community uses, i.e the school and Parade Park
- This is the historic centre of the former Military Town
- This location will also obviate the need for service vehicles to penetrate further into the site, thus reducing congestion
- These factors will all help the retail elements to be much more commercially viable as a result, than if they were located in a quieter portion of the site. The naturally heavy footfall will reassure occupiers, particularly in the early stages of development, while a sense of place is still being created.

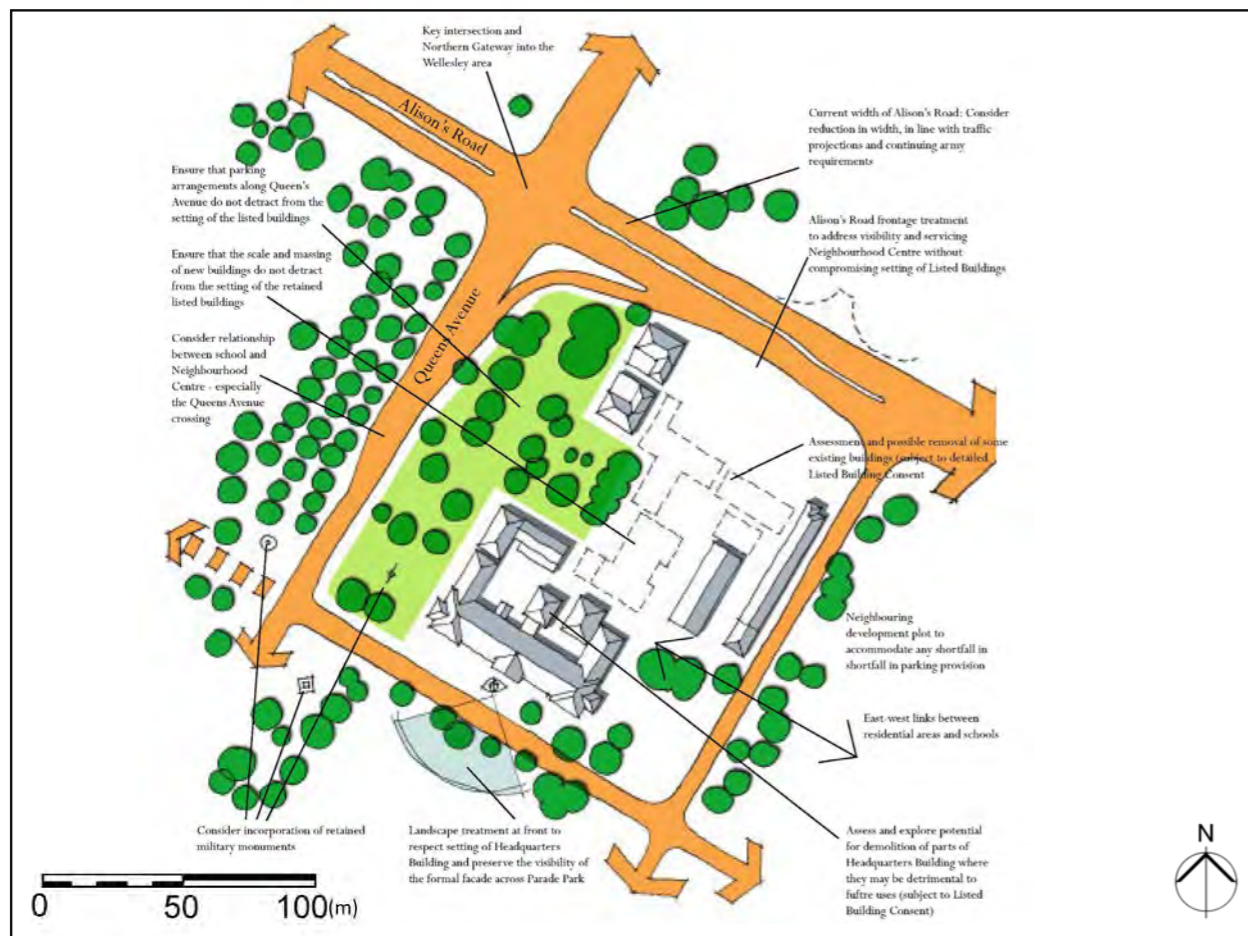
The multi-use of the space also works well in other ways, for example, the car parking can be used by those looking to shop, or those looking to pick up their children from school, or both, and so on.

CBRE recommended that a retail provision at the Neighbourhood Centre comprising a new build convenience store of approximately 1400 m2 and additional general retail provision of 1500 m2 would be sustainable. This provision would provide the local facilities required whilst not competing directly with Aldershot Town Centre.

Alternative uses have also been assessed. A new neighbourhood of this scale will sustain a number of local facilities such as a public house/restaurant, but these will rely on an operator coming forward once the neighbourhood is established. One use not considered viable and therefore discounted is hotel use. This is primarily due to the number and proximity of existing hotels and the lack of demand.

The Retail Impact Assessment undertaken by the applicant assesses any potential impact of the proposed retail provision in the LNC at Wellesley on Aldershot Town Centre and North Camp District Centre. The findings of the RIA demonstrates that there is strong comparison and convenience retailer representation in both Aldershot Town Centre and North Camp District Centre whilst there is good diversity of uses and core retail is highly accessible. The convenience floorspace proposed for the LNC will provide day-to-day needs for the local population and will not be of a scale that will have a significant adverse impact on provision in the two identified existing

centres. The proposed comparison offer is likely to be convenient in its nature with relatively small turnover and therefore is unlikely to undermine the future of any of the centres assessed in RIA. Furthermore, the balance of retail convenience and comparison floorspace in the proposed LNC has significant sustainability merits for the emerging neighbourhood in ensuring a local retail offer. The RIA also concludes that the timing of the provision is key to ensuring minimal impact on the town centre.



Issues and constraints



Sketch showing the principal pedestrian routes and desire lines around the Neighbourhood Centre

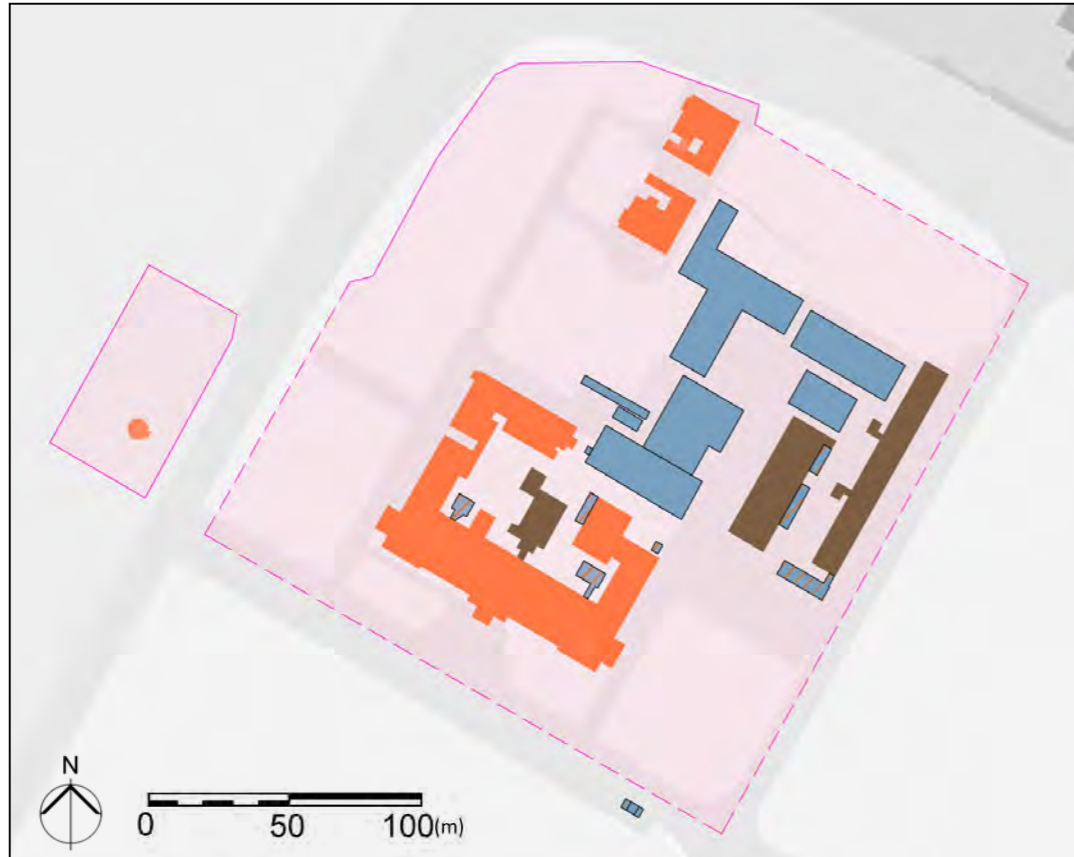
Historic Buildings Assessment

The group of buildings has been subject to an assessment for historical character and each building has been analysed in respect of its appropriateness for different uses. In terms of the views of the group from the Alison's Road intersection and Queen's Avenue, retention of Alison and Cranbrook Houses and the Post Office is considered important to safeguard the setting of 4th Division Headquarters. The Stable Block and the Military Police Barracks are

considered to have a neutral impact, as is the annex building located within the courtyard of the 4th Div HQ. This annex, which has previously been used as accommodation and for various administrative purposes, is considered of little architectural merit. Its removal could potentially make a more open and pleasant space suitable for a range of public or private amenity uses.

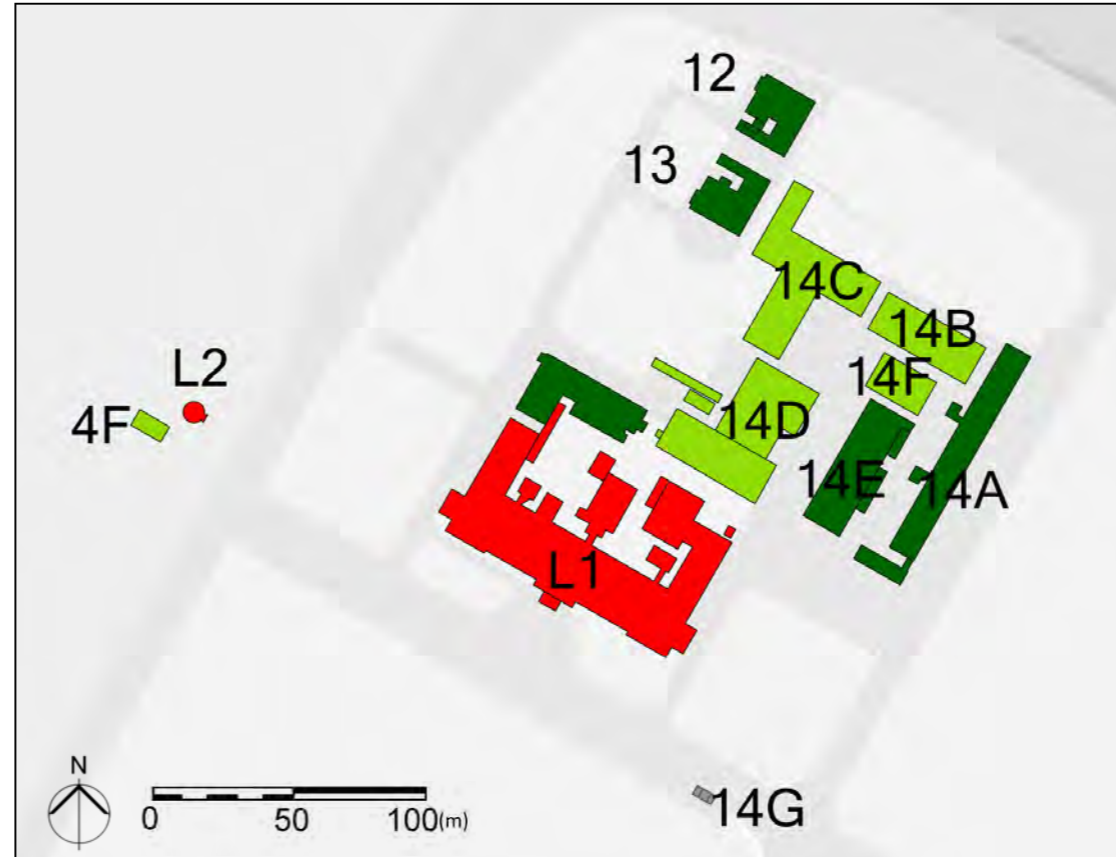
The internal arrangement of the 4th Div Headquarters building makes it relatively easy to convert into residential or office accommodation. However,

retail use poses more of a challenge, as the alterations necessary to open up the southern principal entrance facade for successful retail use would seriously compromise the historic significance of the listed building and its setting. Shown opposite is a range of conversion options considered.



Historic character and value assessment

- KEY
- Independent Structures of Positive Impact
 - Independent Structures of Neutral Impact
 - Independent Structures of Negative Impact
 - Parts of Listed Buildings having a negative impact on the building and its setting

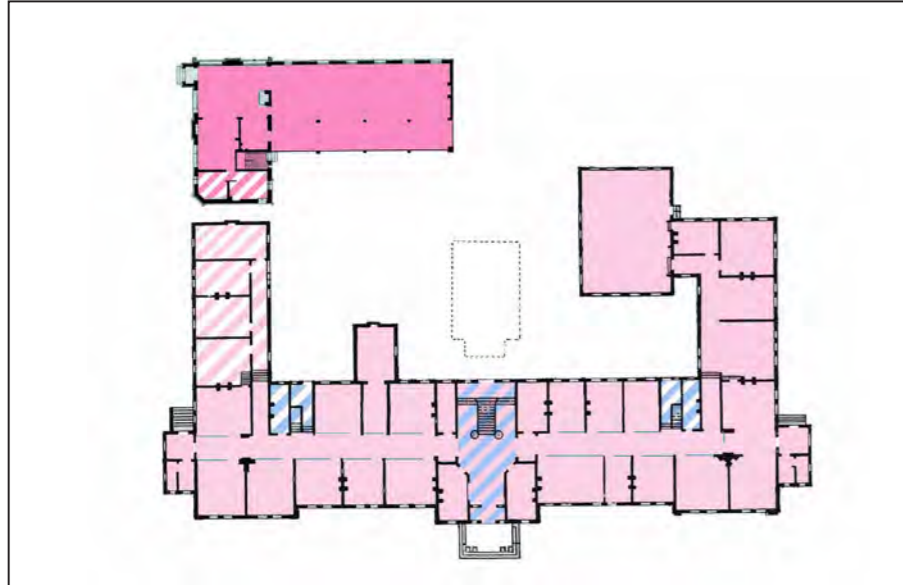


Retention and demolition strategy

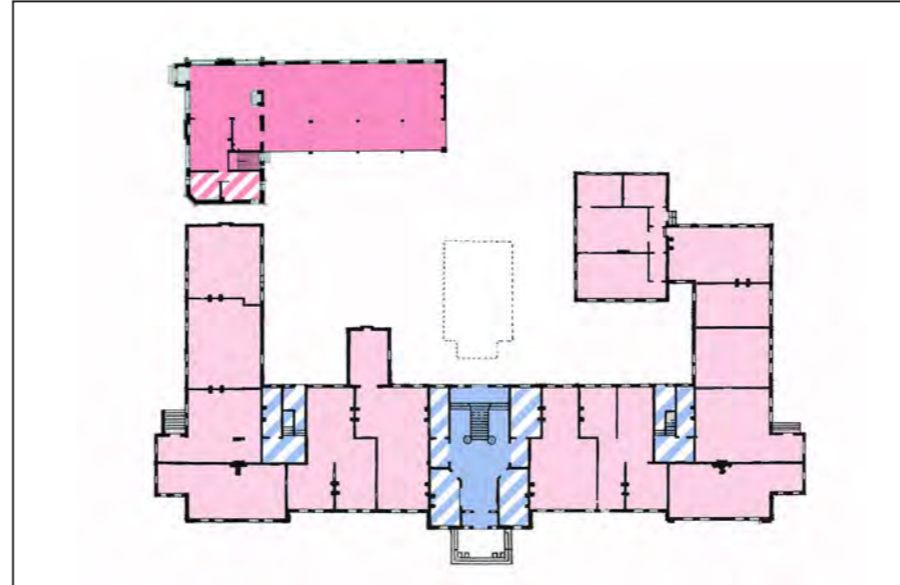
- KEY
- CATEGORY 3 - Buildings in the Listed Building Curtilage to be demolished subject to Listed Building Consent
 - CATEGORY 4 - Demolition/Alteration in Conservation Area subject to Conservation Area Consent
 - CATEGORY 5 - Statutory Listed Buildings to be retained but may be subject to partial demolition - subject to Listed Building Consent
 - CATEGORY 6 - Partial demolition in Listed Building curtilage subject to Listed Building Consent
 - CATEGORY 7 - Buildings to be retained

KEY

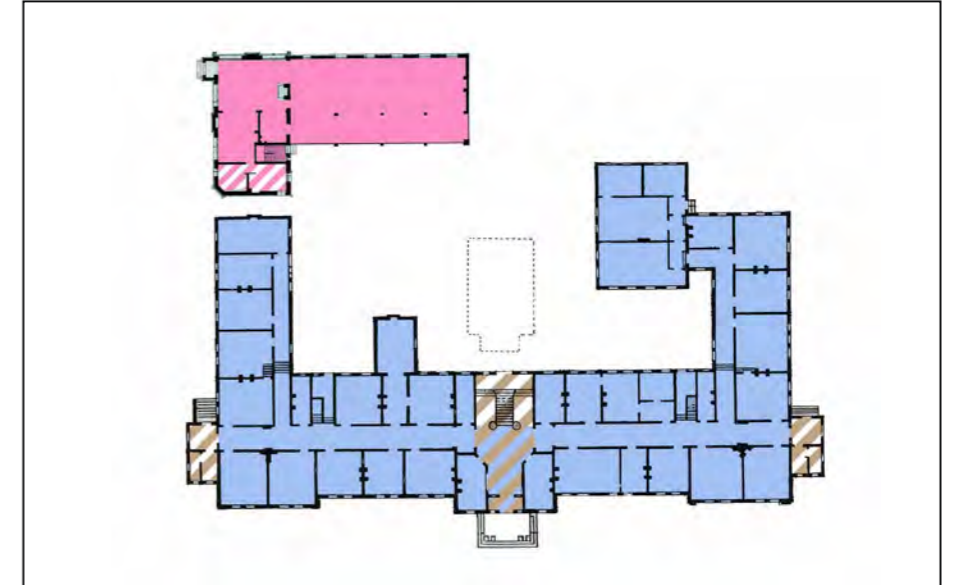
- L1 4th Division Headquarters
- L2 Alexander Observatory
- 4F Substation
- 12 Alison's House
- 13 Cranbrook House
- 14A Military Police Barracks
- 14B/C/D/F Other buildings
- 14E Stable Block



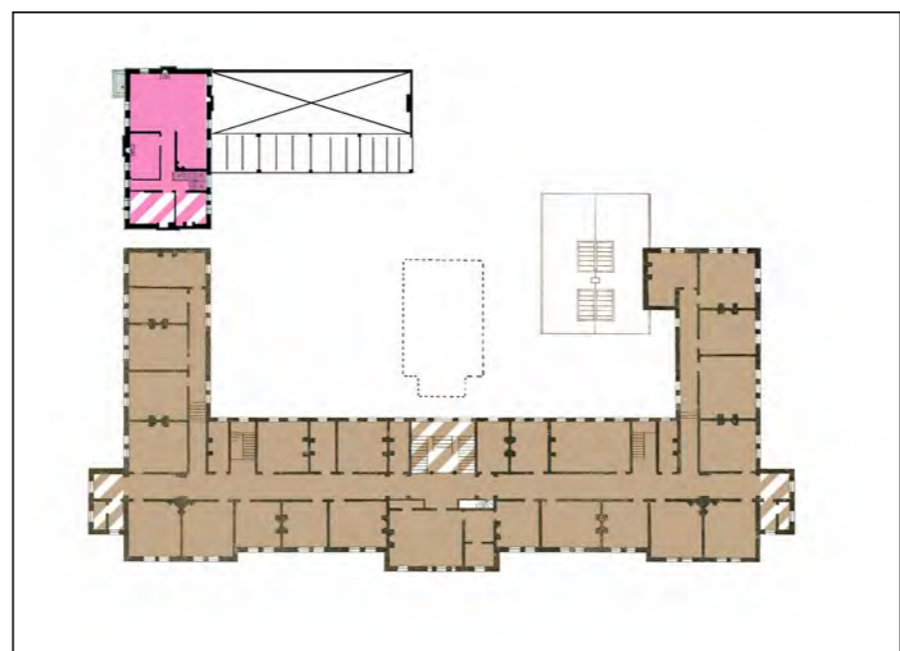
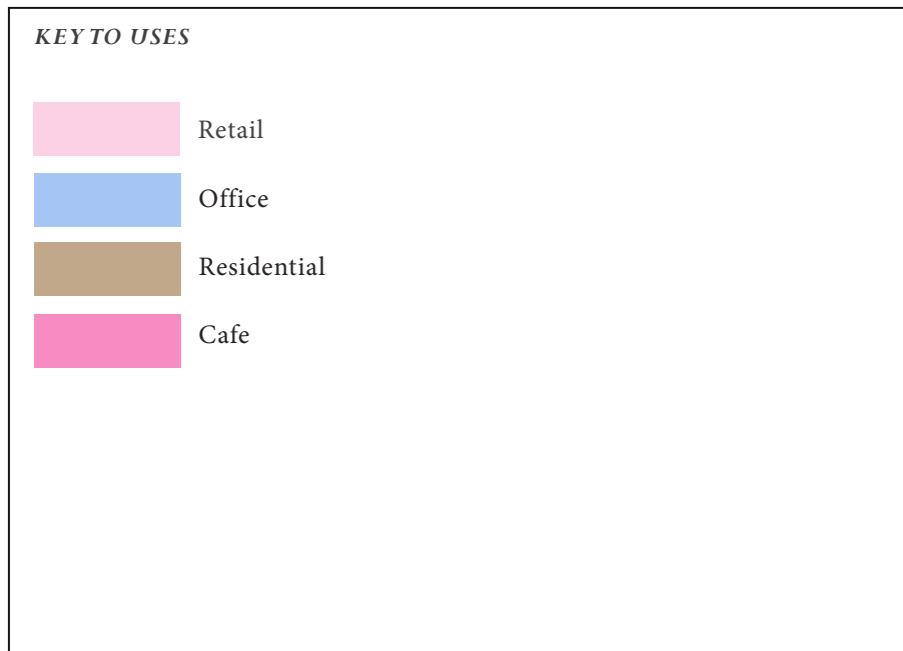
4th Division Headquarters Ground Floor as retail Option 1 - retail units would be accessed from the internal corridors. This solution would not require significant modifications to the main south facade. The opportunity to create a retail courtyard was explored, and it was recognised that this would provide a good link to the supermarket. The offices above would be accessed from the principal entrance at the centre of the south facade.



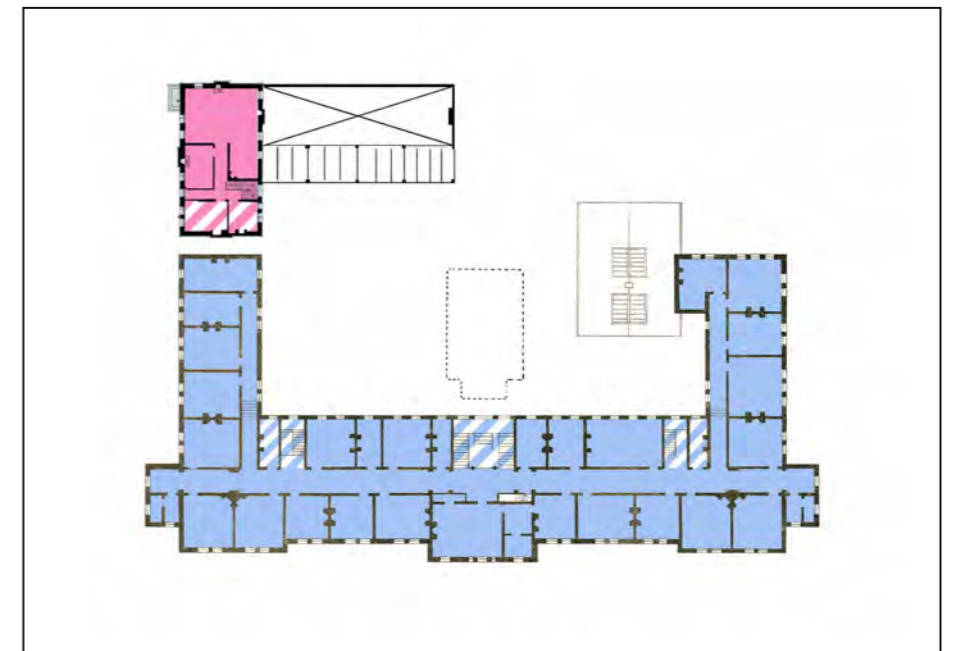
Ground Floor as retail Option 2 - A more radical solution whereby individual retail units could be formed with their own separate entrances from the south facade. The rear courtyard would then become a more conventional service yard. This solution would require significant modifications to the south facade. Circulation for the shops and offices would be kept separate.



Ground Floor Option 3 - Offices. This option is the least challenging as it is most similar to the function for which the building was originally built.



First floor converted to residential. A range of studios, 1- and 2- bedroom apartment could be created with corridor access.



First Floor conversion into offices - the existing cellular room arrangement suits this use without major alterations.

Strategy and recommendations for the Neighbourhood Centre

The location chosen for the Neighbourhood Centre is a prime site on the main thoroughfare, which is a public transport corridor, with a pedestrian link to the school opposite.

Illustrated here are design studies for the 4th Division Headquarters Building and its immediate environs. As the centrepiece of the Neighbourhood Centre, this building can be adapted to a range of uses, office, residential and retail. Although it will be unacceptable to modify the exterior of this building, there is more scope for significant intervention at the rear, especially with the removal of the central rear annex. The other retained buildings can also be adapted to a range of different uses. The Post Office is ideally suited to become a cafe/restaurant.

Whichever combination of new buildings and retained buildings is eventually chosen, certain considerations are paramount:

- The setting of the Listed Buildings and retained monuments
- The relationship of the 4th Division Headquarters frontage to Parade Park and the safeguarding of the visual link between the front of the 4th Division Headquarters and the cupola of the Cambridge Military Hospital
- Safe and easy access between the Neighbourhood Centre and the school located immediately opposite on the other side of Queens Avenue.



Option 1 - the supermarket is located with a frontage and service yard on Alison's Road, so as to create a public space between it and the Headquarters building.



Option 2 - the supermarket is located with a frontage and service yard on Alison's Road, with a wing projecting south to form a link with the Headquarters building.



Sketch to explore the possibility of creating shop-fronts on the south facade of the Headquarters building - the window openings would have their cills lowered to the ground, or they would be enlarged, or even fitted with awnings and signage to advertise their use as retail units.



Option 3 - the supermarket is brought closer to the Headquarters building, creating a tighter and more defined public space between them.

KEY

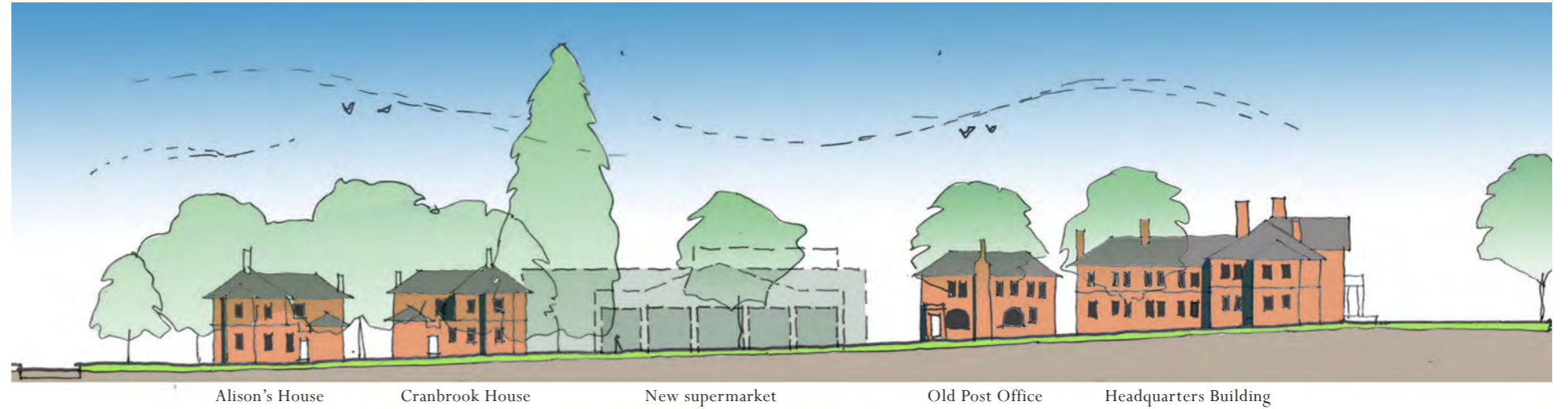
- Retail
- Office
- Day nursery / creche
- Cafe
- Residential



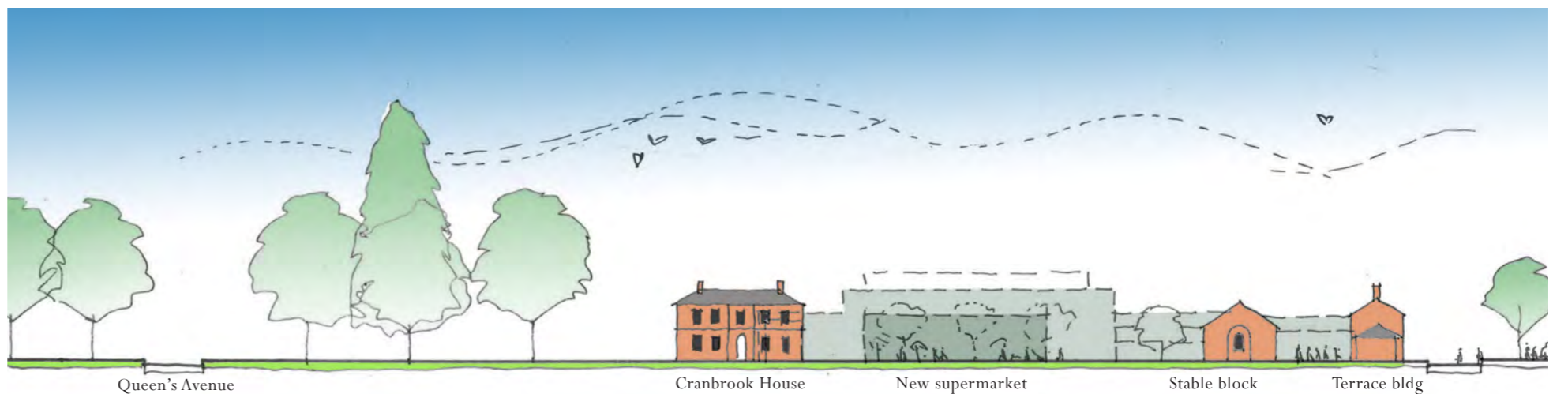
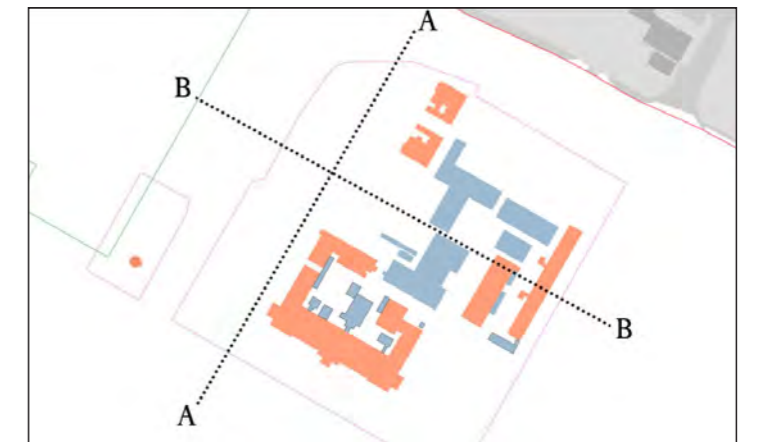
Option 4 - The supermarket is located fronting onto Maida Road, away from the SE Headquarters Building. Two small blocks of flats face the school and the pedestrian route.



Option 5 - the supermarket is located on Alison's Road, outside the curtilage of the Listed Building. A tight block of shops, offices and flats is formed to complement the retained 4th Div complex, the two Victorian houses, the stable block and the terrace building. This option gives the flexibility of a newbuild store outside the curtilage of the Listed Building, should the design of the store be considered detrimental to its setting.



Section A-A (Options 1-4) Elevation of Historic Buildings from Queen's Avenue

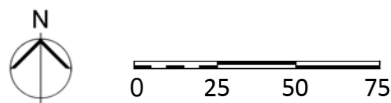


B-B Section / elevation (Options 1-4)



KEY

-  Existing buildings within site
-  Key buildings outside site
-  Open Space
-  Footpaths/cycleways
-  Shared Surface
-  Neighbourhood centre square
-  Existing trees
-  Proposed trees
-  Shared or low kerb surface - Block pavers
-  Steele's Road south of 4th Div. HQ, Monument setting & neighbourhood centre square - Reconstituted stone
-  Entrance to 4th Div HQ - Yorkstone setts
-  Footpaths through public open space and over Root Protection Areas e.g. Queen's Avenue, Stanhope Lines, Parade park - Permeable Resin Bound Gravel
-  Footpaths to Steele's Road - Plank paving



Neighbourhood Centre Strategy
(subject to Listed Building Consent)

Existing healthy and mature trees to be retained
Formal Planting
Vehicular link to be carefully designed to make it more pedestrian friendly

As part of the design options considered for The Neighbourhood Centre, options were also considered for landscape treatment and palette of materials. The footpath and shared surface directly links the School to the Neighbourhood Centre on an east-west axis. Existing Mature trees will be retained wherever possible.

SPECIAL TREATMENT ZONE



GREEN SQUARE



SHARED SURFACE



PROPOSED PLANTING STRATEGY FORMAL PLANTING





Early twentieth century postcards showing Queen's Avenue (or 'Queen's Parade'), which was used for a variety of ceremonial and processional events.

6.4 Queen's Avenue

Queen's Avenue is the main spine road running through North Camp and South Camp, and so quite naturally it forms the main North-South artery running through the heart of Wellesley. It is a straight avenue approximately one and a half miles long from the brow of Hospital Hill to the southern edge of Farnborough, lined for most of its length on both sides with single, double and even treble rows of trees. During the heyday of the Military Town, Queen's Avenue was used for processions and parades and it still is to this day. There are several landmarks and monuments lining the street:

- The southern end is marked by the Aldershot Health Centre and the imposing buildings of the Smith Dorrien Institute and the Maida Gymnasium
- Near the intersection with Alison's Road are the 4th Division Headquarters Building and other buildings; the 8th Division War Memorial (Lion Monument) and Observatory are also found in this location

Design Concept

In considering the best design approach for Queen's Avenue, it was decided in Design Workshops to treat the street as a sequence of linked spaces, each with certain design principles, as follows (beginning at the southern end):

Area 1 - From Hospital Hill to the Maida Gymnasium:

Key Design Principles

- Tree planting will have a looser, more informal woodland feel around the brow of Hospital Hill
- Buildings will not dominate the space
- The visual impact of the Aldershot Health Centre will be softened by tree planting
- The prominence of the 2nd Division World War 1 Memorial will be maintained.
- In front of the Smith Dorrien and Maida Gymnasium, there is a transitional space, and the northern end of the Gymnasium marks the beginning of the formal avenue
- The frontage of Smith Dorrien and the Maida Gymnasium is fairly narrow and restricted, so any landscape treatment should aim to improve their setting
- A key building should be located opposite Smith Dorrien, mirroring its height and setback, to create a gateway to Wellesley



Area 2 - Between Maida Gym and Stanhope Lines

- The strong formal landscape structure of the avenue should be maintained, or reinstated where necessary
- Buildings should provide a constant frontage set back behind trees
- Buildings should be predominantly (80%) 3 storeys with some 4 storeys
- The overall width of Queen's Avenue should still enable ceremonial functions to continue. The line of the street should be maintained but the carriageway width reduced to achieve traffic calming, possibly by adding parallel parking one side or the other
- Pedestrian and cycle paths should be located between the lines of trees..
- There is the opportunity to have buildings up to 5 storeys in this location

Area 3 - Parade Park

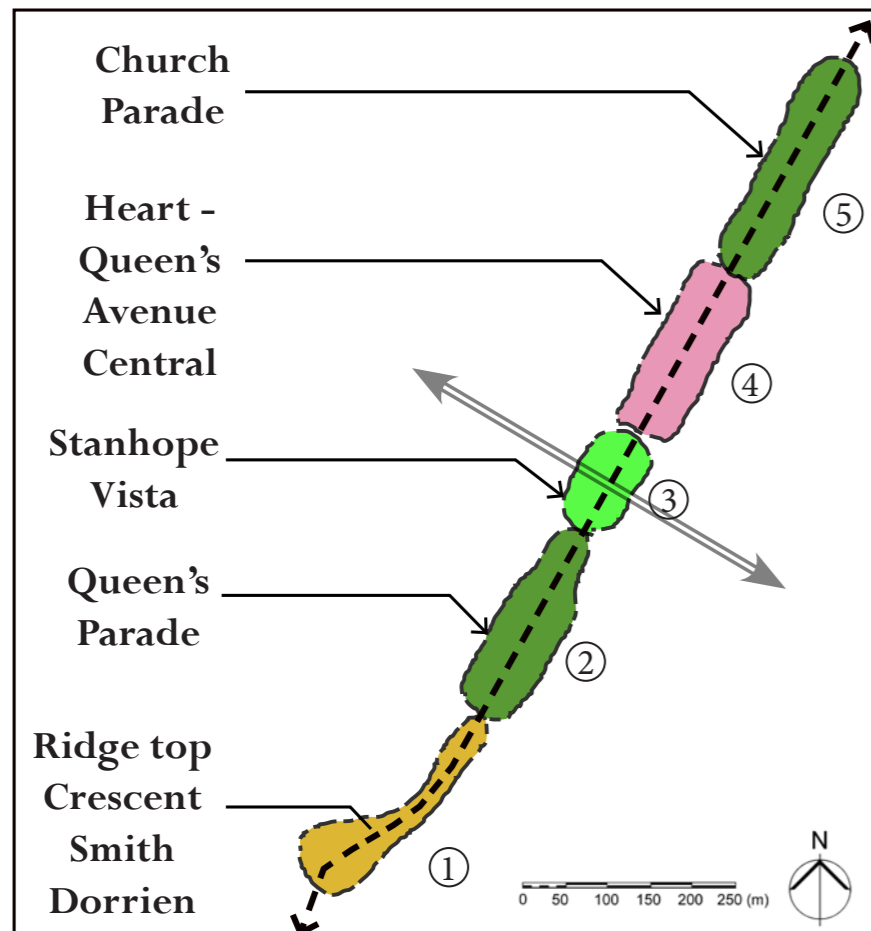
- At this point it should be possible to see east and west along the recreated Stanhope Lines. To the east the area in front of 4th Division HQ is widened and renamed 'Parade Park'. There should be a clear view from Queen's Avenue beneath the tree canopies to the front of 4th Division HQ.

Area 4 - Neighbourhood Centre

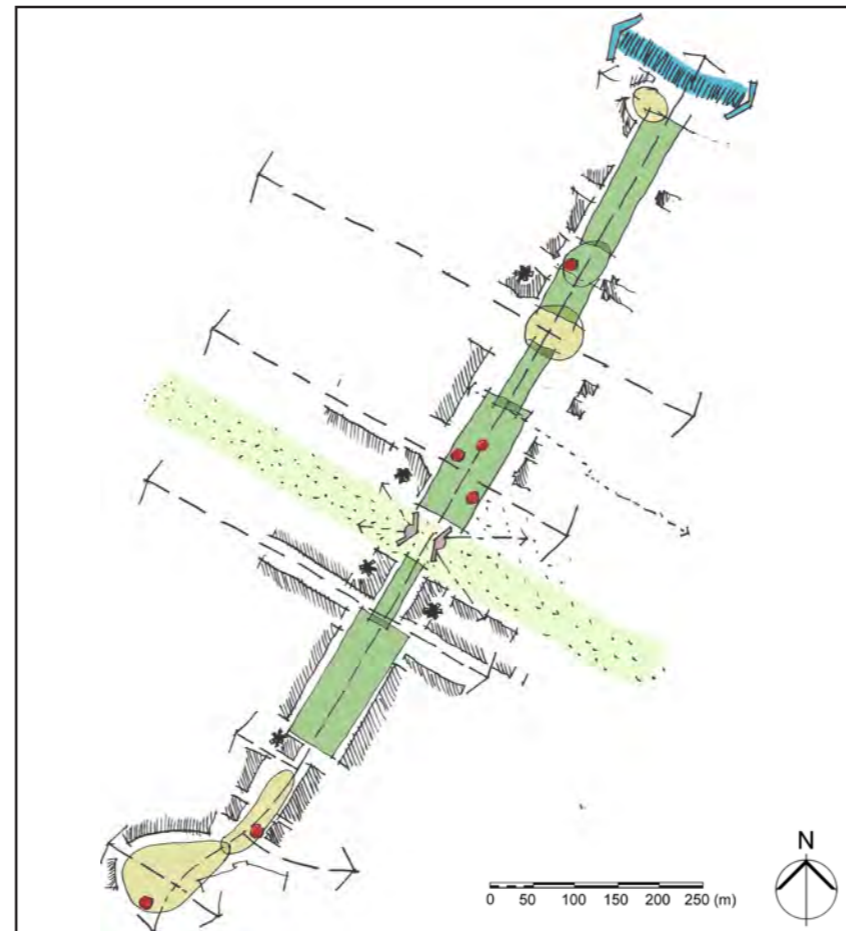
- This central location at the junction of Queen's Avenue and Alison's Road is proposed as the location for the Neighbourhood Centre and Western Primary School.
- The design of the street and junction should enhance the setting of the Listed Buildings and monuments and create a safe crossing between the school and the Neighbourhood Centre
- The special status of this area should be emphasised by a change of surface treatment, which will also help to provide traffic calming at this important crossing and bus interchange.

Area 5 - From Alison's Road to Basingstoke Canal

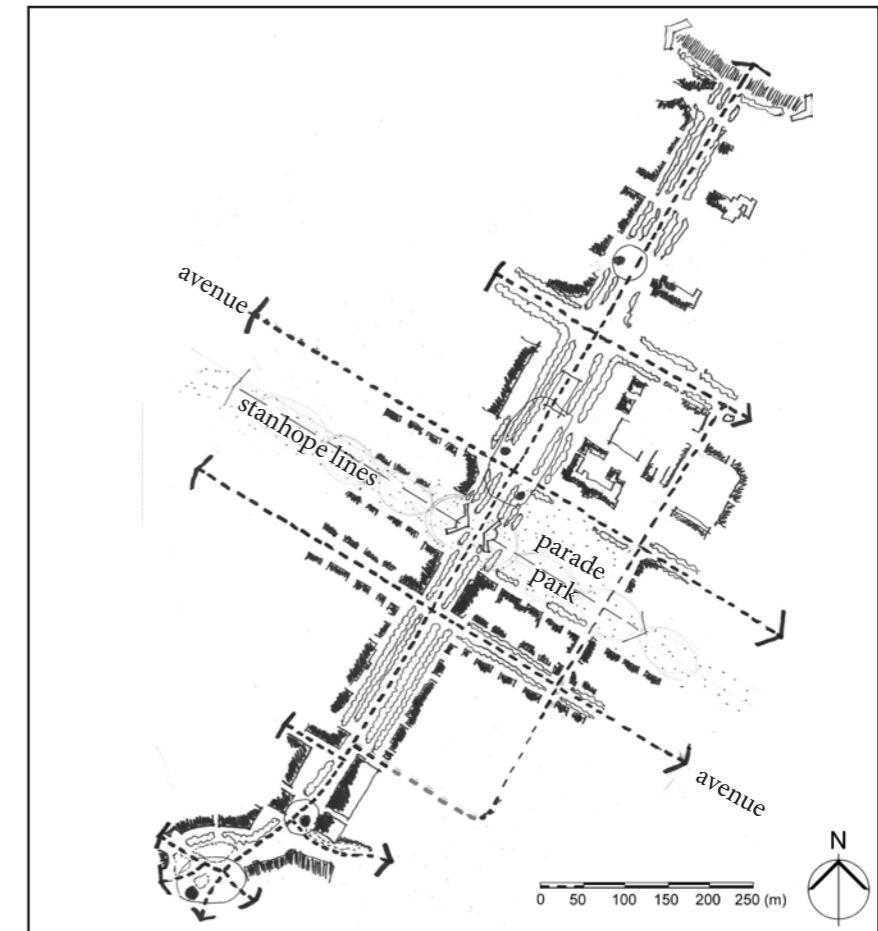
- The avenues of trees are discontinued through this section, which has the effect of making the churches on the east side more visible.
- The tree avenues could be reinstated on the western side and discussions with the MoD/relevant stakeholder should take place to see if the eastern side can benefit from the same treatment. This would effectively complete the avenue as originally intended.
- Buildings on the eastern side should be predominantly (80%) 3 storeys, rising occasionally to 4, and form a continuous frontage set back behind the trees.
- Ground floors in some cases should be taller and provide the flexibility for conversion to employment uses should there be demand in the future
- Access to the Basingstoke Canal should be enhanced



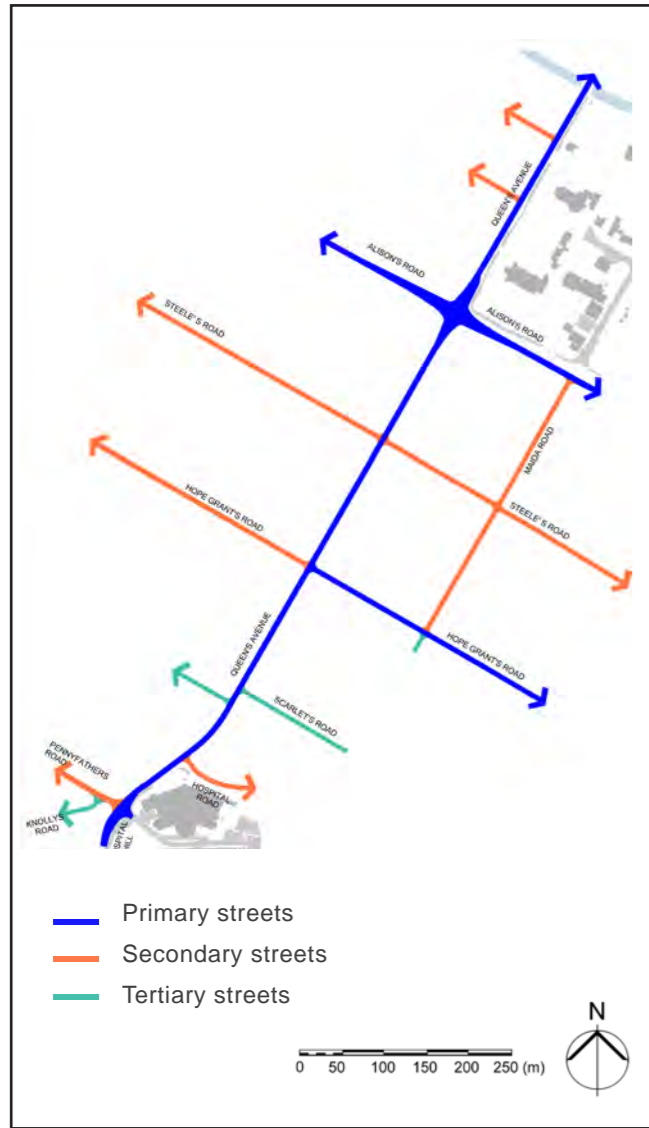
Schematic diagram of spatial sequence along Queen's Avenue



Sequence of visual experiences



Conceptual urban framework



Queen's Avenue Conclusion

As the main thoroughfare running through the heart of Wellesley, Queen's Avenue is also one of its most characteristic structural landscape features. The straight avenues of mature trees lining the street and stretching northward from the brow of Hospital Hill to the horizon set the scene for the orthogonal grid structure of much of the Masterplan and form a link with the past of the area through associations with military parades and the presence of military memorials along the route.

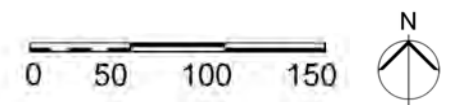
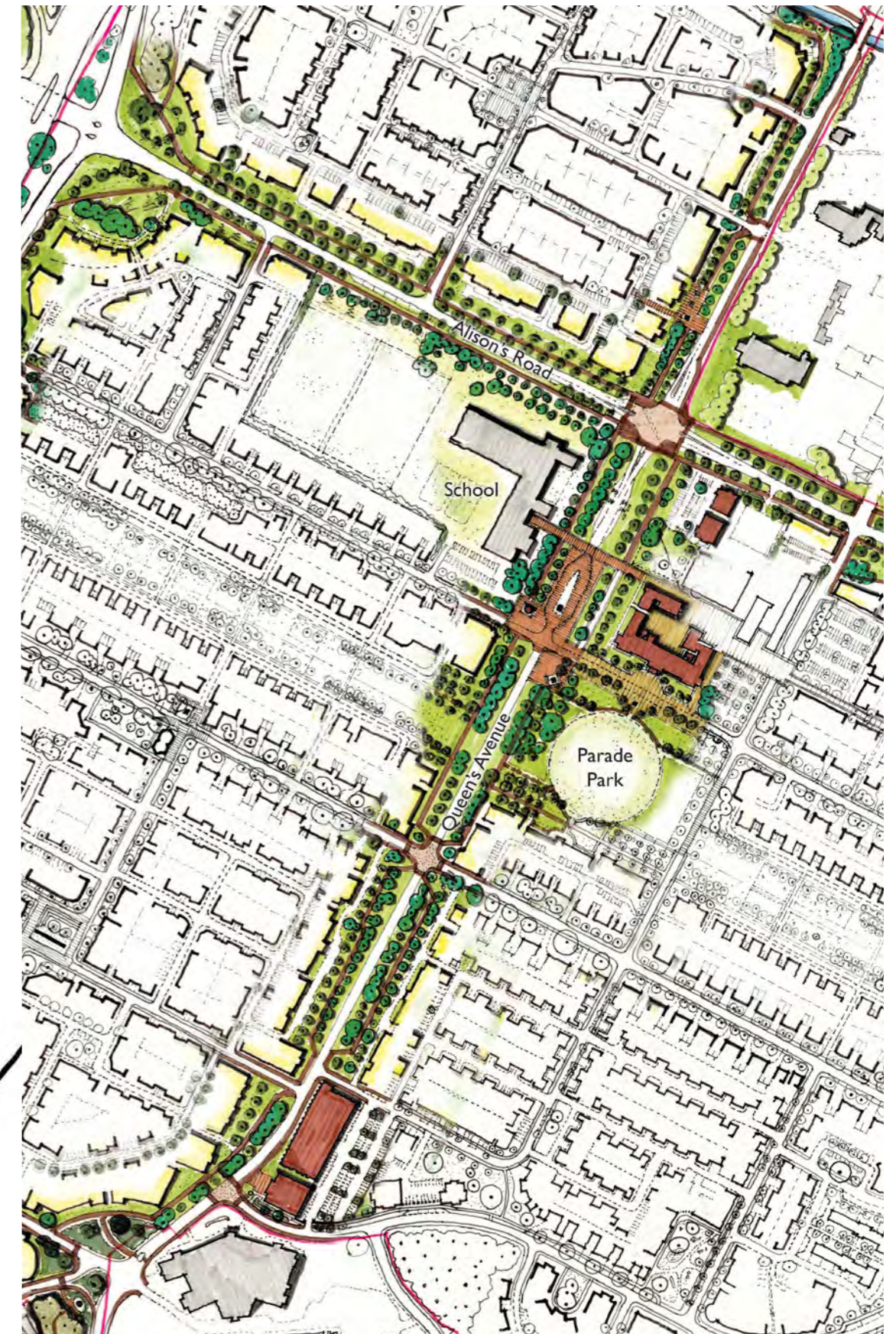
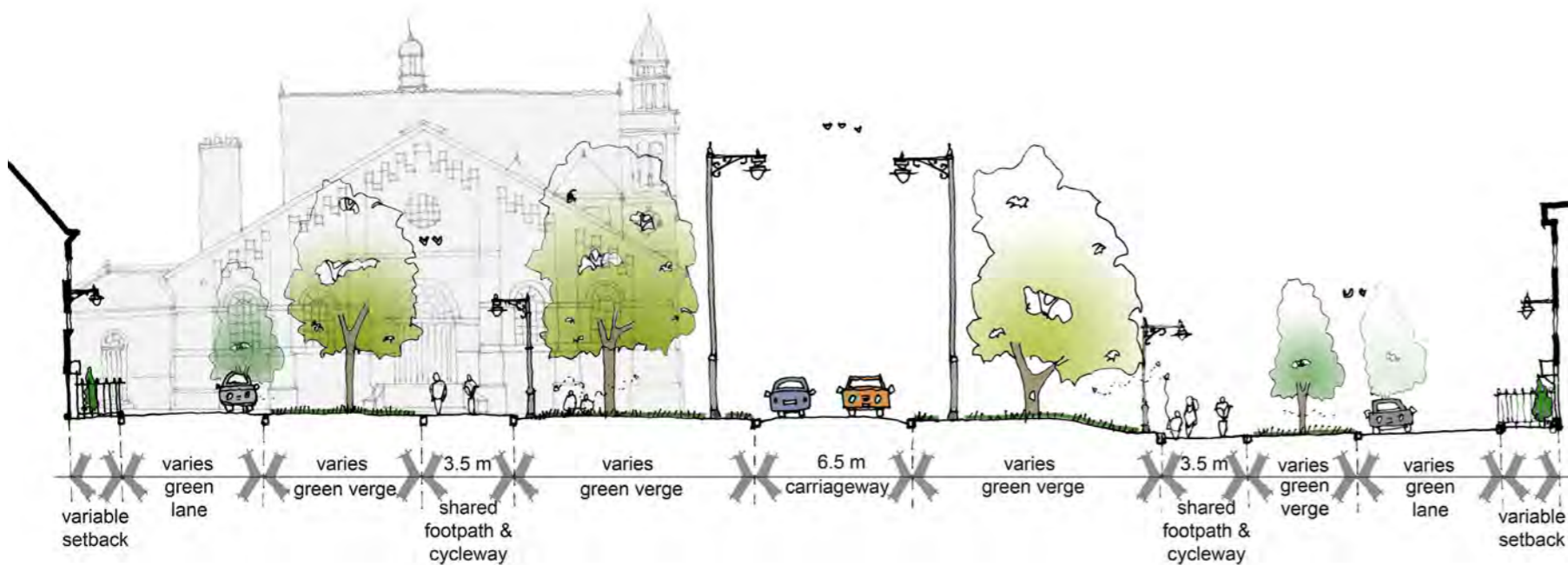
The landscape treatment should seek to unify and enhance the quality of the street through careful tree planting, removal and sympathetic streetscape design.

Integrated landscape design and architectural design along the avenues should be subtly modulated to create variety and a sequence of different experiences along the street.

Careful highways design will ensure that these aims are realised and that traffic calming and road safety are achieved, particularly in the central section of the street, adjacent to the Neighbourhood Centre and Western Primary School.

Left: Proposed road hierarchy

Below: Cross-section through Queen's Avenue as proposed, showing the reduced width of the carriageway, the positioning of the footpath/cyclepath and the street-lighting



6.5 Alison's Road Character Area

Alison's Road forms one of the principal entrances into the Wellesley area from the north and west.

At present Alison's Road presents a bleak and unwelcoming environment, with over-sized roads suitable for military traffic and a mixture of disused or still used army facilities screened off by security fencing fronting the street. The intersection with Queen's Avenue, next to the proposed Neighbourhood Centre, divides Alison's Road into two distinct characters: the first, western section is straight, whilst the eastern section beyond Queen's avenue forms a sinuous curve parallel to Basingstoke Canal. Land to the north is still occupied by Gale Barracks and St. Omer Barracks, whereas the south side of the street is mostly edged with mature existing greenery.

Design considerations for Alison's Road are:

- To create a favourable arrival point to Wellesley
- Optimise the needs of pedestrians and cars, if possible reducing the areas of vehicle carriageway and creating a more pedestrian-friendly environment
- Take advantage of the existing tree-planting and supplement it or adapt it as necessary
- Access, parking and security requirements for the Western Primary School and future housing on the north side
- Maintain access and functionality for the military facilities still in use - particularly on the eastern side of Queen's Avenue



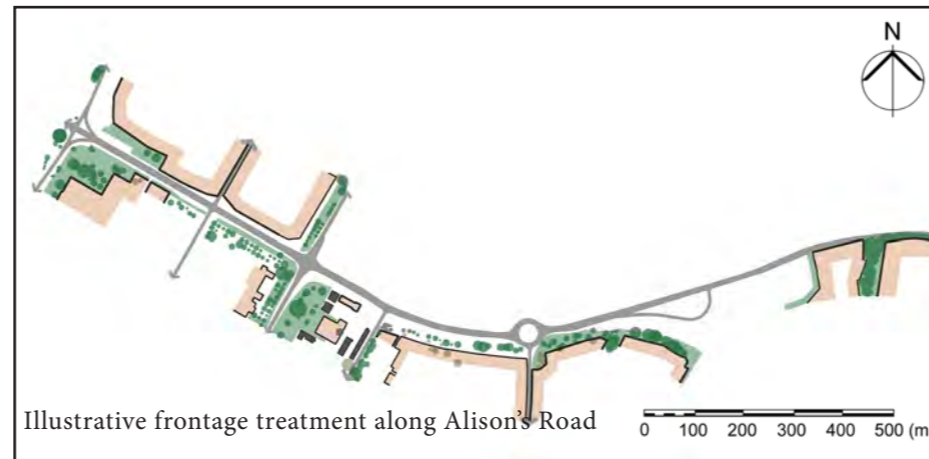
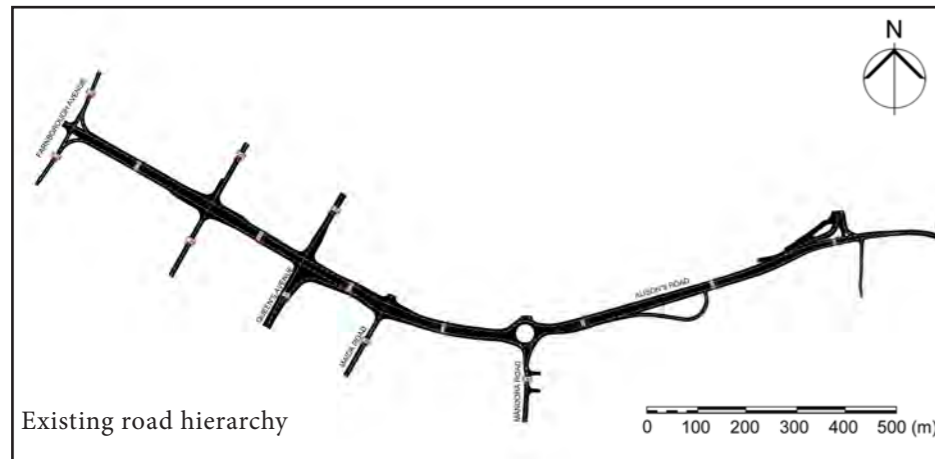
Below left: Looking west along Alison's Road from the Queen's Avenue junction towards Farnborough Road. The present design of the road is hostile to pedestrians and does not promote traffic calming.

Below centre: The eastern section of Alison's Road with the SANGS on the left.

Below right: Grid pattern of street tree planting on the corner of the Western Primary School site.



Alison's Road Analysis



Alison's Road Conclusion

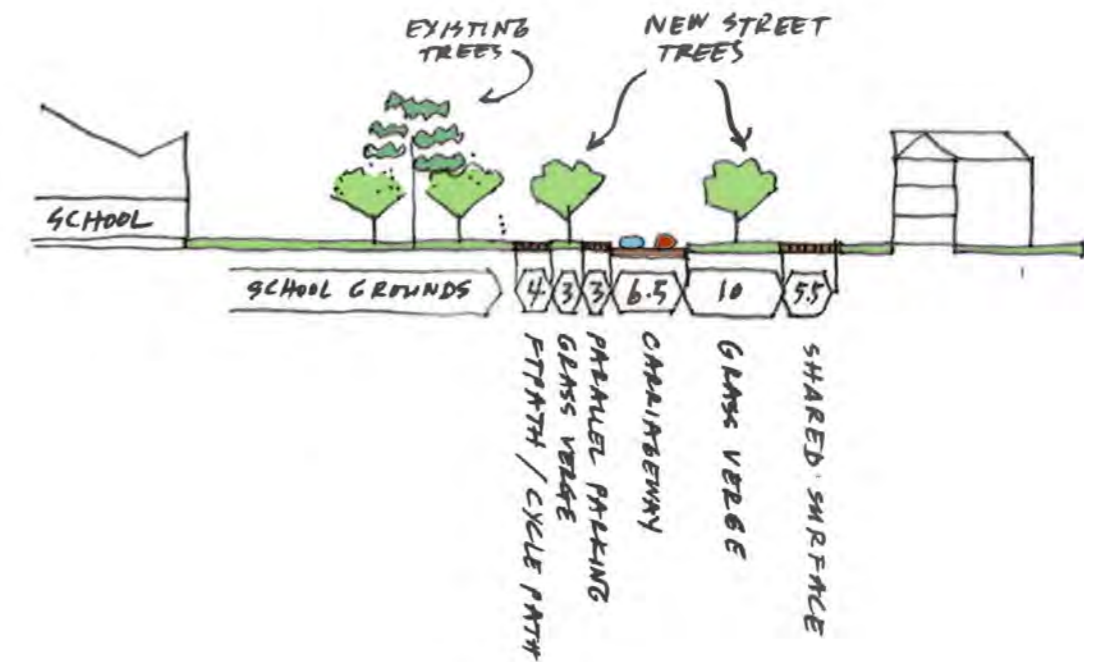
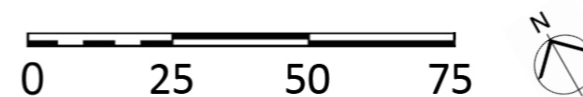
In the proposed strategy, the Alison's Road should present a greener, more welcoming quality than its present tarmac-dominated character. This will be achieved by reduction to a single vehicle carriageway where possible, subject to ongoing discussions with the military authorities.

At the Farnborough Road junction there is the opportunity to create a gateway feature, such as the mirrored crescents shown on the Illustrative Masterplan.

On the northern side of Alison's Road West there is the opportunity to create an avenue of trees to mirror those on the south side.



Concept plan for Alison's Road



Schematic cross-section through Alison's Road



View into the Stanhope Lines from Queen's Avenue



Above: Figure ground diagrams showing how the Stanhope Lines grounds were affected by the different arrangements of military barracks from 1870 to the present day.

6.6 Stanhope Lines Character Area

Stanhope Lines was the name for the rectilinear green space which ran perpendicular to Queen's Avenue through the middle of the South Camp. From the 1870's onwards there were a succession of long, straight parade and training grounds on this space, but during the 1880's the Lines became formalised approximately in their present day east-west orientation and named after Edward Stanhope, Secretary of State for War from 1886 to 92. The existing streets and avenues of trees here form an integral part of the Wellesley landscape infrastructure and contribute significantly to the townscape and landscape character of the whole site.

Analysis and Design Objectives

The Supplementary Planning Document contained the proposition that a central rectangular park serving the whole community should be established, roughly on the location of the former major parade ground of Stanhope Lines, to provide a valuable open space for residents of all ages. This concept has been endorsed by the Grainger Design Team, and further refined using a set of design objectives including the following:

- The new park should retain the rectilinear form of the former parade grounds
- The existing trees and tree lines should be used to reinforce the historic landscape structure
- A network of high quality and easily accessible green and open spaces should meet the recreational needs of all age groups, and unite the communities to the north and south as well as east and west
- The park should have attractive properties fronting onto it. The central section is wider and renamed as 'Parade Park', which helps to enhance the setting of the 4th Division Headquarters Building
- There should be a clear uninterrupted view from Farnborough Road to the east end of the park
- The park should perform an ecological role, aiding biodiversity through the middle of Wellesley



Precedent images for the Stanhope Lines Key Area

Stanhope Lines Conceptual Strategy

The main proposition is that a continuous rectilinear green space is laid out across almost the entire width of Wellesley, to reinstate the historic Stanhope Lines parade ground. This will be achieved by stripping out much of the 1960's redevelopment of the barracks, which has destroyed the formal shape of the parade ground and reduced the visual impact and historic significance of the original space.

The proposed reduction in the width of the original Lines is mitigated by two factors: the creation of a continuous green space affording vistas from end to end; and the widening out of the space in front of 4th Division HQ into 'Parade Park' and to create a significant urban space at the heart of the community.

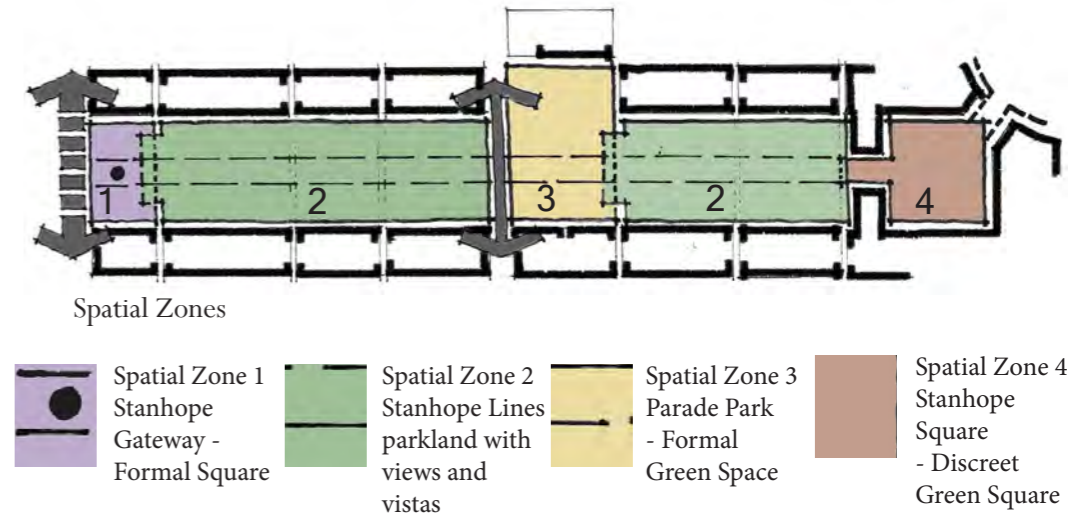
Tree planting along the entire length should maintain a clear 20 metre zone to ensure that this vista remains uninterrupted.

There will be a number of opportunities for public art within the Stanhope Lines, for example tall structural marker elements at the end of the lines.

The Tree Lined Avenues

Steele's Road and Hope Grant's Road are two existing roads that are an integral part of the grid system. The main body of the new Stanhope Lines Park is placed centrally between the two roads, creating two rows of back-to-back houses to the north and south. This arrangement ensures that properties always face into the park front-on rather than back-on, and also it creates a loop of residential avenue streets. These roads should have the existing tree avenues reinstated where they have become discontinuous.

The width of the park is constant along its length, except for the central section, which is widened out into a special 'Parade Park' in front of 4th Division Headquarters, in order to lend added prestige to the setting of the Listed Building



Differential mowing and meadow planting beneath trees



Resin bound paths through Stanhope Lines



Parade Park; Box headed Tilia Europaea



Parade Park; Formal Planting & Hedging provide the setting for the listed Head Quarters Building and form the backdrop to the village green.



Stanhope Lines: Grand views down the Lines framed by groups of trees terminated by formal squares at either end of the park.



A stand of Wellingtonia trees at either end of the Lines within a formal planting square act as site landmarks termination points.



Stanhope Lines: Grand views down the Lines framed by groups of trees.

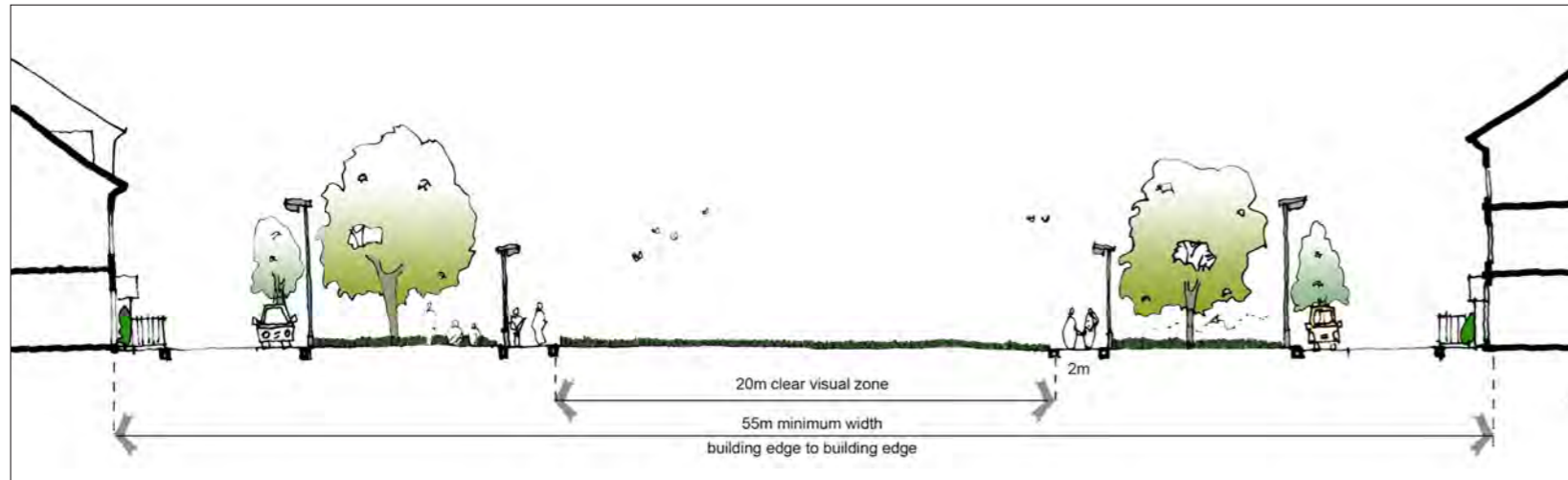


Parade Park: A Village Green scene that provides an opportunity for community gatherings village fetes, fairs and Marquees.

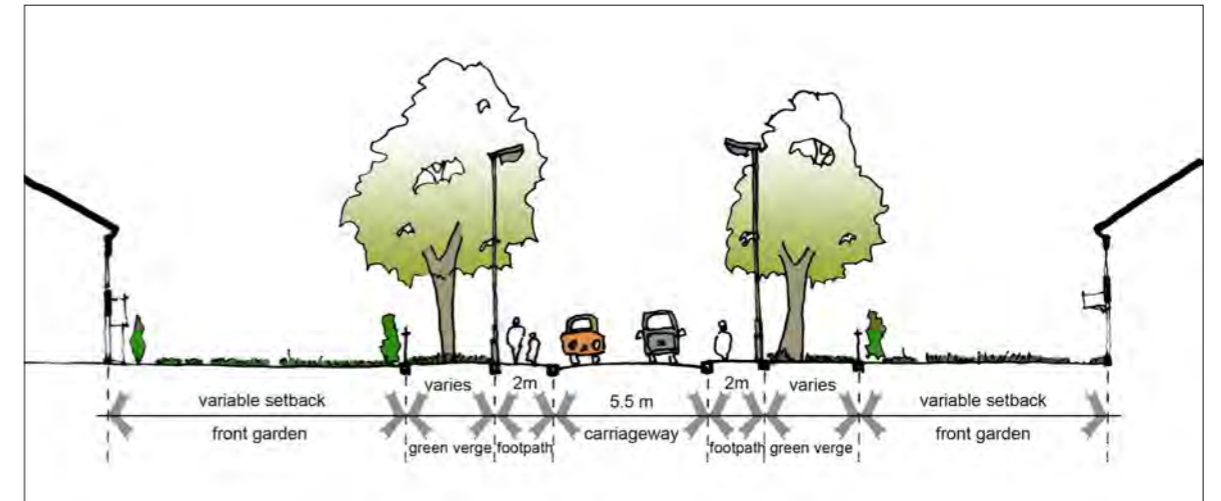


Stanhope Lines: Grand views down the Lines framed by groups of trees.

Precedent Images for Stanhope Lines landscaping



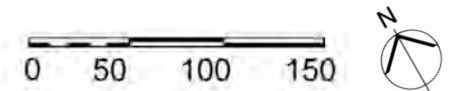
Typical Section A-A through Stanhope Lines



Typical Section B-B through The Avenues



Stanhope Lines Strategy



6.7 The Ridge Character Area

The Ridge is currently a meandering route with varied topography, running east-west along the existing ridgeline with significant areas of existing woodland and a variety of smaller areas of green open space. There are several existing heritage buildings, monuments and landscapes within this area.

Hospital Road is a particularly special street leading to the Cambridge Military Hospital, offering long views north over Farnborough to the horizon at various points.

The Mandora Officers Mess is an important existing building with opportunity for adaptation to residential and possibly some commercial/community uses.

At the western end of this Character Area, God's Acre Green is an existing large formal green square with existing lines of trees on the west and east sides.

The Strategy for the Ridge Character Area is to:

- Create a real heritage and scenic experience along the Ridge, exploiting the existing buildings, woodland character and memorials
- Respect the setting of the Cambridge Military Hospital, Louise Margaret Hospital and Mandora Officers Mess through sensitive landscape design
- Develop pockets of sensitive residential development in amongst the woodlands, enhanced with landscaping appropriate to the woodland setting



Mandora Officers Mess

6.8 Canalside

The northern edge of the site fronts onto Basingstoke Canal. This area is part of the Basingstoke Canal Conservation Area and also a Site of Special Scientific Interest (SSSI).

Here there is the opportunity to create a residential area with a unique quality, utilising the special character of its canalside location. It will become a new urban edge facing northwards over the canal and the playing fields towards Farnborough. As such it is important that the buildings should front onto the canal and that the landscaping should be high quality, incorporating pedestrian routes down to the canal.

Between the canal and Alison's Road, at the centre of this Character Area, it is proposed to introduce a new public space, designated 'Balloon Square' to commemorate the area's association with the Parachute and Airborne Forces.

Two options have been explored for this area: Option 1 does not alter the alignment of the canal; Option 2 includes the proposal for a new canal loop which would allow for free flow of water, new moorings away from the SSSI and new surface water outfalls into this channel rather than directly into the SSSI.

The canal loop would therefore protect the SSSI and treble the water frontage potential of the site. It would be approximately 5-6 m wide, and wider at mooring points. Access to the island created by the loop would be via pedestrian bridges.

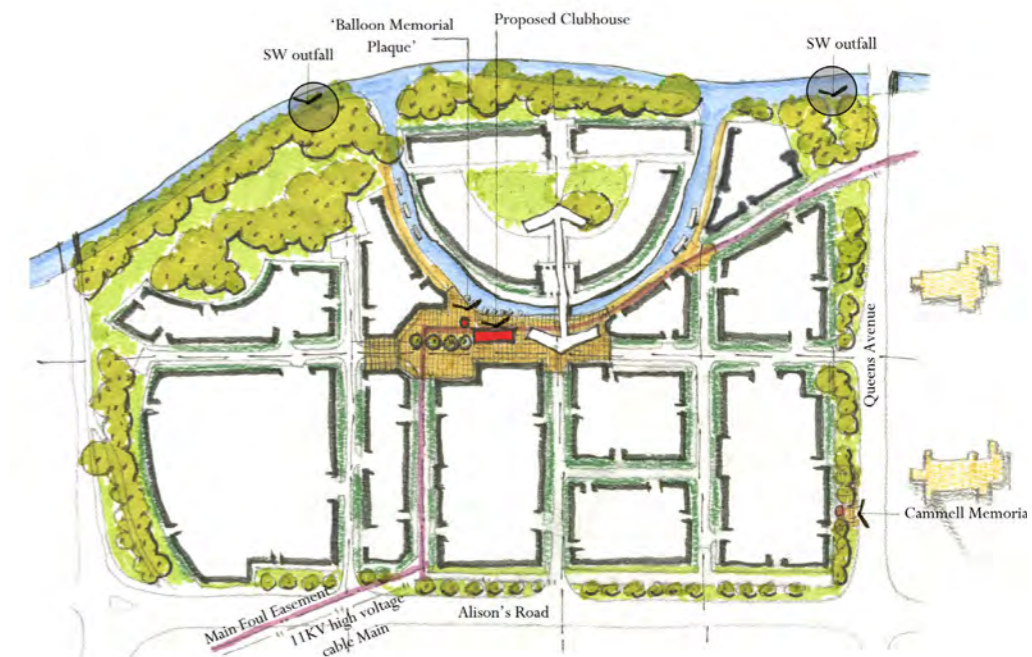


Precedent image of frontage along Basingstoke Canal - Little Venice, London



Two Options for treatment of Basingstoke Canal frontage:

Option 1 (above), the canal is unaltered. Option 2 (below) a new loop is created into Wellesley, increasing the canal frontage.



6.9 Farnborough Road Character Area

The western edge of the site bordering Farnborough Road, with views across playing fields and areas of woodland.

Medium scale buildings are proposed, forming a continuous urban edge with a high degree of frontage enclosure, set back behind a linear green strip with a mix of large trees, forming a buffer zone to Farnborough Road.

6.10 General Neighbourhood Character Area

The General Neighbourhood Character Areas are the areas away from the primary public routes and most important heritage assets. The intention of this Character Area is to achieve a high quality residential environment by ensuring the compatibility of elements of hardscape and landscape, whilst allowing for more variety and freedom in architectural treatment.

6.11 Southern Edge Character Area

A sequence of residential and mixed-use sites around the southwestern fringe of Wellesley. Proximity to the railway and close access to the station enable higher densities to be considered.

6.12 Conclusion

The Character Areas are intended to identify the predominant characteristics of the various parts of Wellesley, arising from the most important heritage assets, road hierarchy, historic and natural landscape features and topography.

The Character Areas also form the basis for the Design Codes. Design guidance for each Character Area is given in Document 1 of the Design Codes. This is presented as general design guidance for the whole Character Area, as well as detailed guidance for each individual part of the Character Area, including the significant natural and historic features to be incorporated.

