



Conservation Area

appraisal and management plan



Manor Park



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1. Introduction

Overview Document

- 1.1 This document should be read alongside the [Rushmoor Conservation Area Overview document¹](#) which sets out the context in which conservation areas in Rushmoor have been designated. This includes the legislative and planning policy framework as well as the geographic and historic setting of the borough. The Overview document also explains what you need planning permission for, if your property is within a conservation area.
- 1.2 Whilst nationally listed buildings may be included within a conservation area, it is the combination of factors such as buildings, walls, trees, hedges, open spaces, views and historic settlement patterns that create the sense of place that gives the area its special character and appearance. Less tangible senses and experiences, such as noise or smells, can also play a key part in forming the distinctive character of an area. It is this character, rather than simply individual buildings, that the conservation area designation seeks to preserve and enhance.

Appraisal and Management Plan

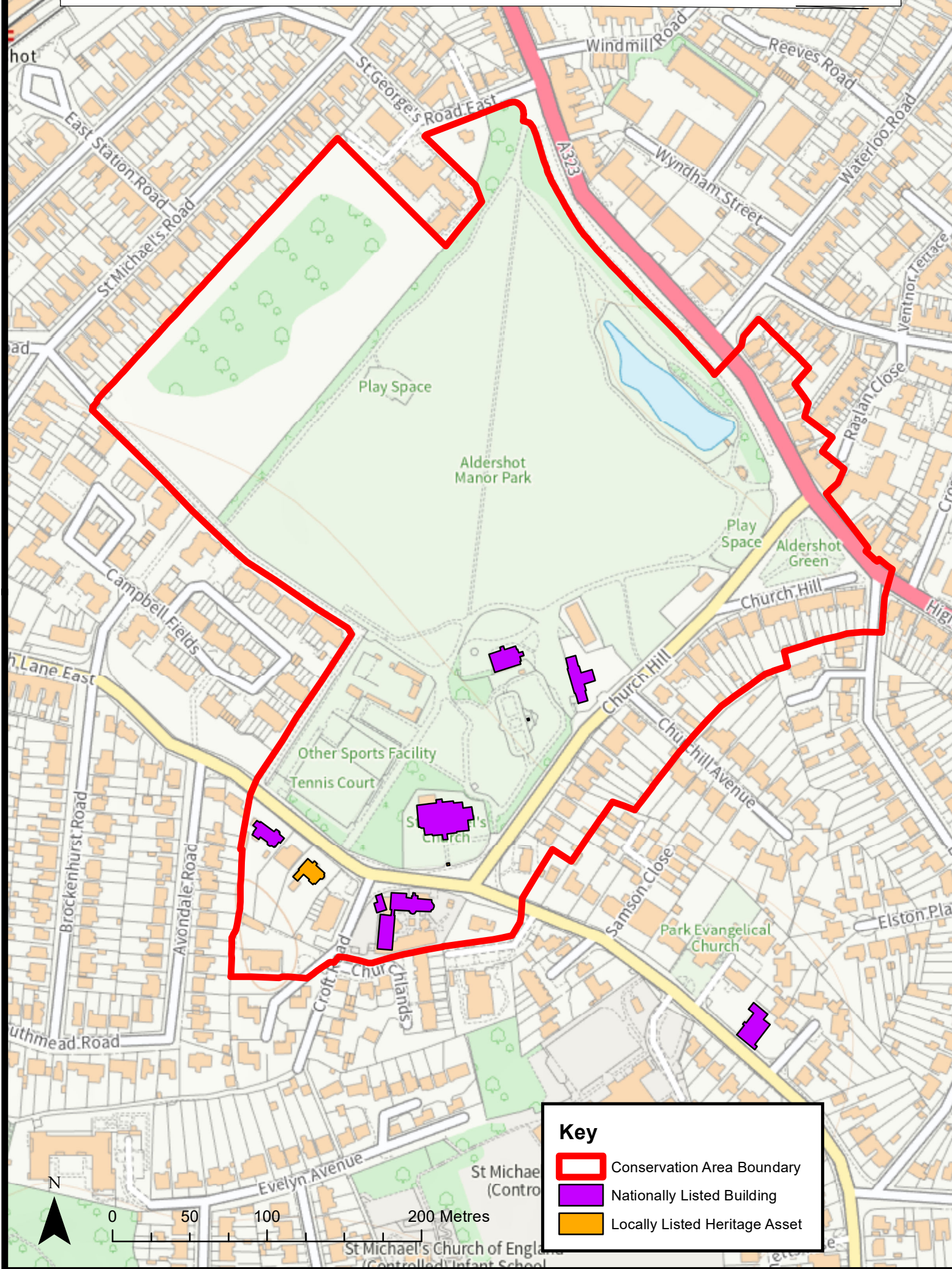
- 1.3 This appraisal document sets out the special architectural and historic interest of the Manor Park Conservation Area, which justifies its designation as a heritage asset, the character or appearance of which it is desirable to preserve or enhance. The appraisal also identifies which features of the conservation area make a positive or negative contribution to its significance and is accompanied by a management plan which sets out ways in which homeowners, the local community and the council can manage change in a way that conserves and enhances the historic area.
- 1.4 Character appraisals and management plans provide a framework and guide to enable planning decisions to be made on a site-specific basis, within the context of national planning policy and the adopted Local Plan.

Sub-character appraisals

- 1.5 There are two different character within the Manor Park Conservation Area:
 - Manor Park and Church Lane East
 - Church Hill, Village Green and High Street
- 1.6 These areas are protected based on their spatial character and architectural qualities, historical development and the contribution they make to the conservation area.

¹ Document available to view at: <https://www.rushmoor.gov.uk/conservationareas>

Manor Park Conservation Area



2. An Overview of Manor Park Conservation Area

Designation History

- 2.1 The Manor Park Conservation Area was first designated in 1980, and then reviewed in 1989 and 2022.

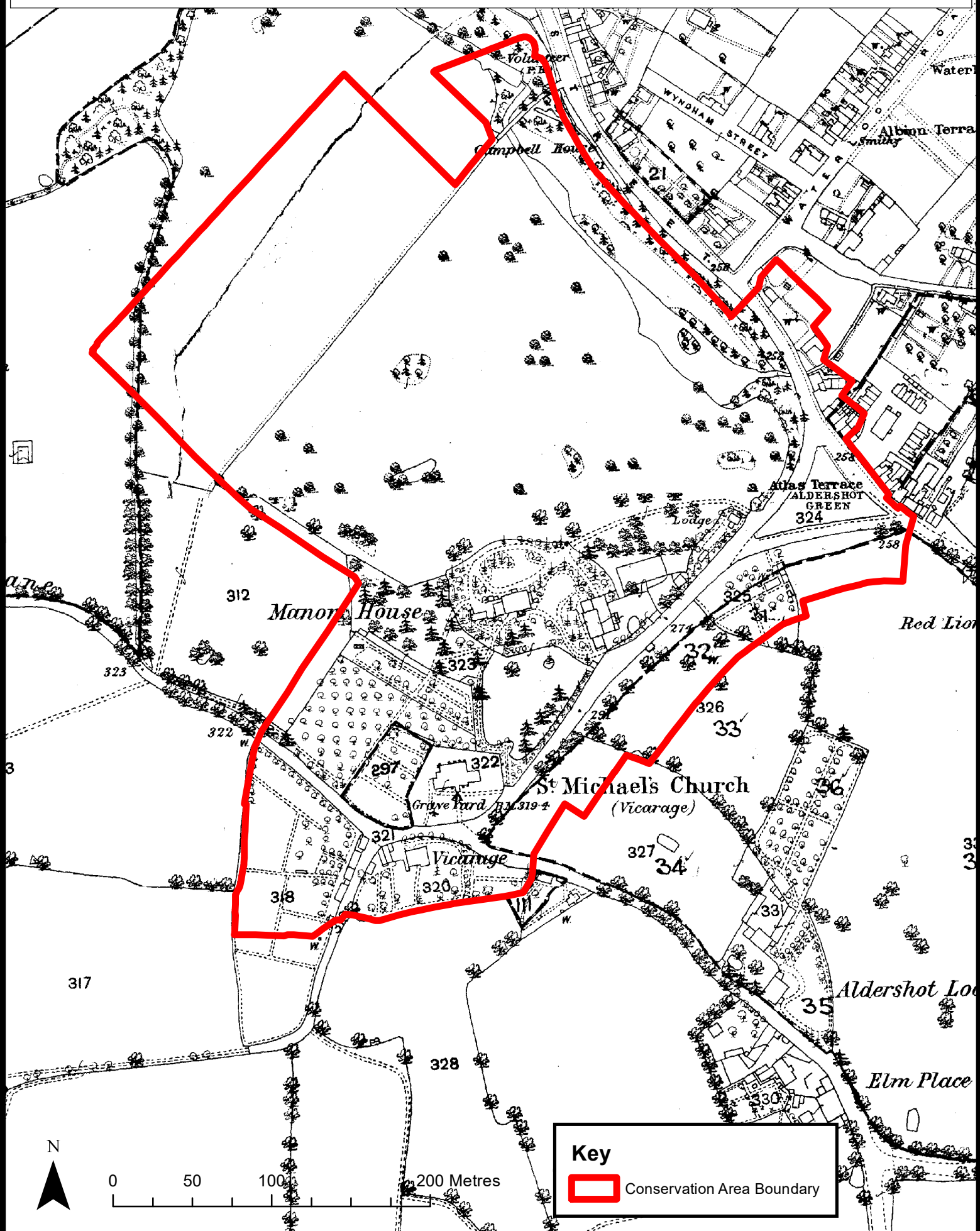
Location

- 2.2 Manor Park Conservation Area is located to the South East of Aldershot Town Centre.

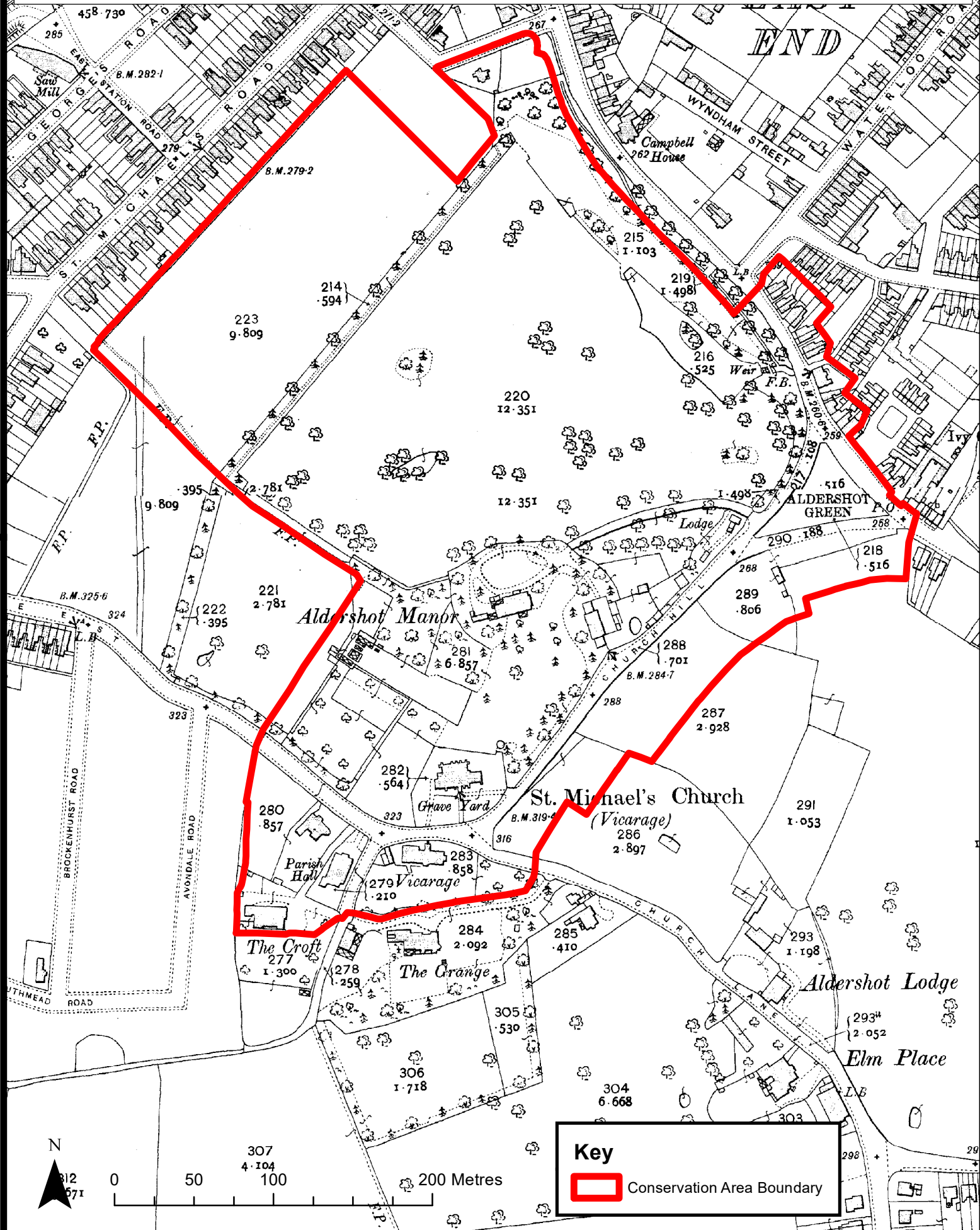
Area Development

- 2.3 The original settlement of Aldershot, developed in the Manor Park area. It is thought that the land in front of the Manor House, that extends down the hill to the High Street and pond, is the site of the original medieval village. This part of the Park is an area of significant archaeological value. The conurbation of Aldershot remained centred around the Manor Park area until the 1850s, when the arrival of the army and the construction of the railway resulted in a period of substantial growth, forming the present-day location of Aldershot's town centre.
- 2.4 The 63 acre park has changed little since the 1800's. The old village of Aldershot dates back to Anglo-Saxon times, located close to the pond and the origins of the village green. The buildings fronting the green are already located in the conservation area, dating from 1880's and which form part of the historic village location. The buildings along Church Hill are circa 1930's and some 1960's properties. The park was sold to the Council from its last owner Major Newcome in 1919.
- 2.5 The current Manor House was built in 1670, by the Tichbourne family. Prior to this there was an older Manor House. The 1895 maps show the current Manor House and a more tree detailed landscape.
- 2.6 There is a long path that runs across the park, known as Major's Walk, this can be seen on 1881 OS map. This was planted by order of the last owner in residence; Major Newcome.
- 2.7 As a result of this pattern of development, it is considered that within Manor Park Conservation Area there are two areas with distinct character. These are:
- Sub Area 1 – Manor Park and Church Lane East
 - Sub Area 2 – Church Hill, Village Green and High Street
- 2.8 Further detail about the special characteristics of each of these areas is set out in the following sections.

1881 OS Map showing Manor Park Conservation Area



1911 OS Map showing Manor Park Conservation Area



Map of Aldershot, Surrey, showing the Conservation Area Boundary.

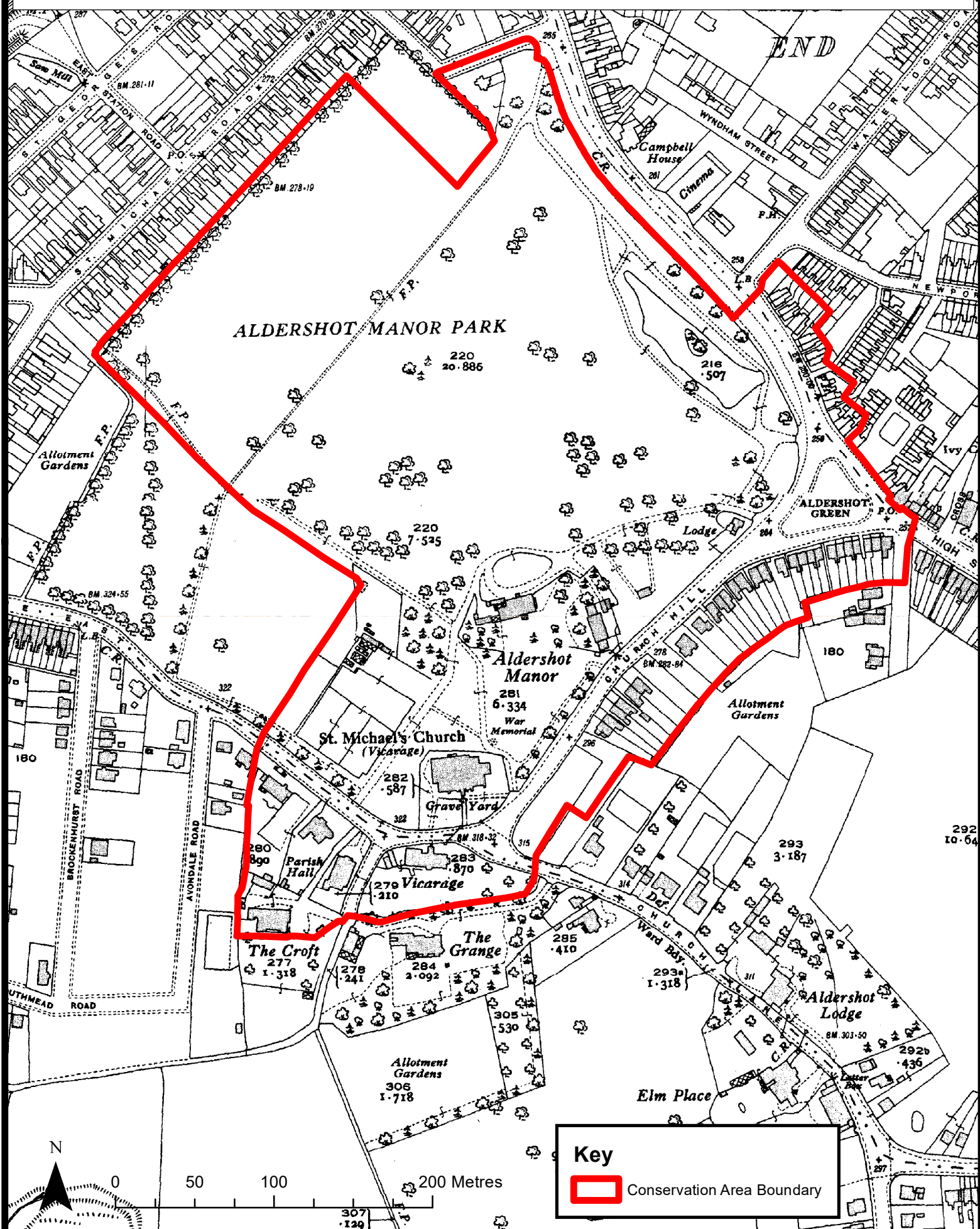
Key: Conservation Area Boundary (indicated by a red line).

Map Features:

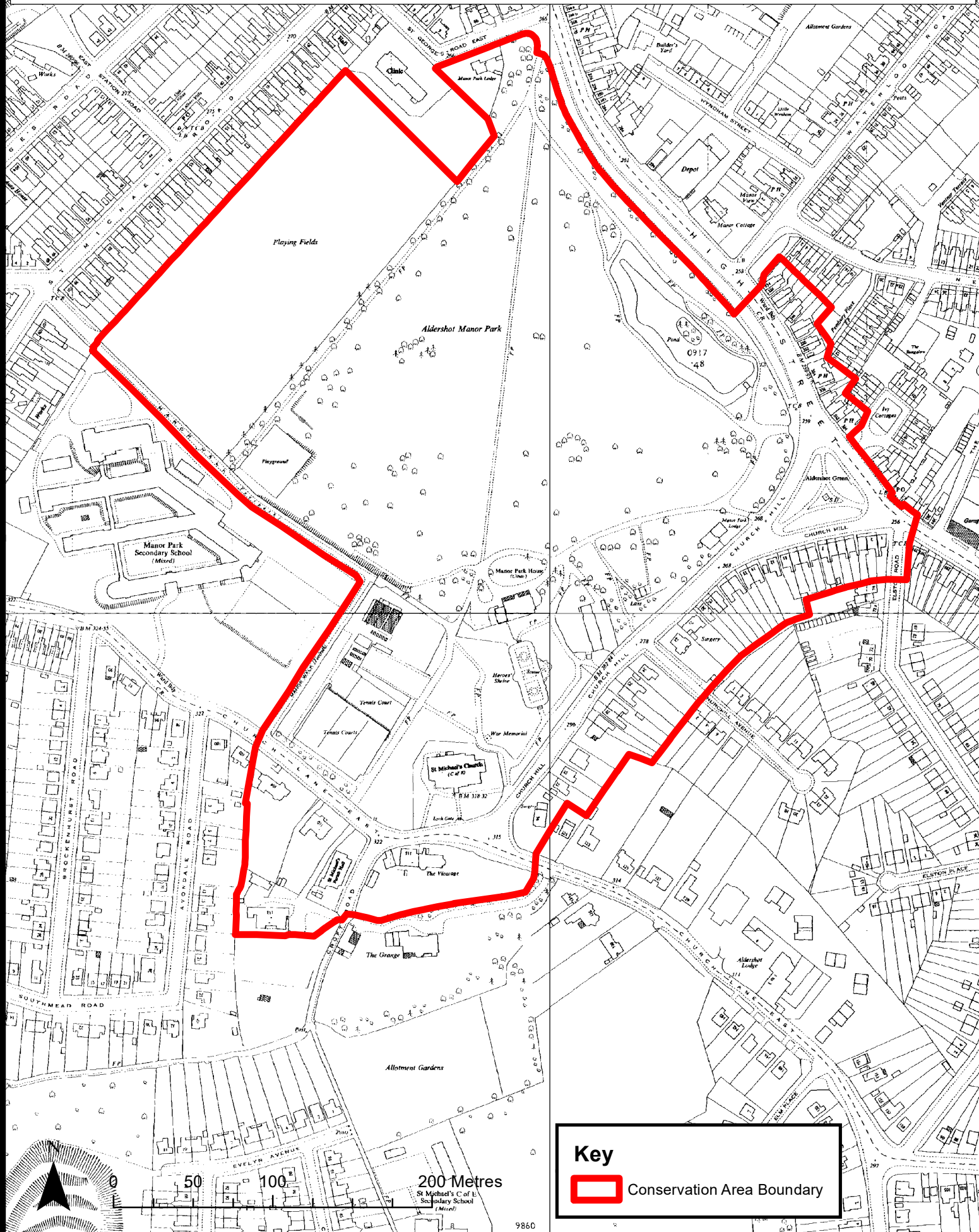
- Conservation Area Boundary:** A red line outlining the area of interest.
- Streets:** Brockenhurst Road, Avondale Road, Elm Place, High Street, Wyndham Street, Church Road, and others.
- Buildings and Landmarks:** Aldershot Manor, St. Michael's Church (Vicarage), The Croft, The Grange, Aldershot Lodge, Campbell House, Cinema, Lodge, and others.
- Parks and Gardens:** Aldershot Manor Park, Allotment Gardens, Aldershot Green.
- Other Features:** Grave Yard, War Memorial, and various allotment gardens.

Scale: 0 to 200 Metres.

North Arrow: Indicated by an arrow pointing North.



1961 OS Map showing Manor Park Conservation Area



3. Sub Area 1 – Manor Park and Church Lane East

Area Summary

- 3.1 This area includes; Manor Park itself and the buildings included along Church Lane East; War memorial, Heroes' Shrine, Manor Park House (17th Century), Manor Park Lodge, St Michael's Church (12th Century), Manor Place Nursing Home (The Old Vicarage).

Streetscape and boundaries

- 3.2 This part of the Conservation Area is formed by the junction of the southern end of Church Hill with Church Lane East, continuing for a short way to the west along the southern boundary of Manor Park and then including the park itself. The buildings of St. Michael's Parish Church and Manor Place Nursing Home characterise this area.
- 3.3 The other buildings in the area are generally large, detached properties, from around the turn of the 20th century, situated in reasonable sized plots, with boundary walls and hedges. There is a mixed pallet of materials, with the traditional orange brick and clay plain tile as the original style, from local clay pits. Other materials such as slate and traditional renders are introduced later, when transport links made them more accessible.
- 3.4 The majority of properties have surviving front boundary walls, with either small paved frontage areas behind, or larger front gardens. Fortunately, very few garden walls and front garden areas have been lost to the modern requirements of 'off-street' parking.
- 3.5 The northern edge of the parkland provides an important historic boundary, although the original railings have been replaced, along with the northern and eastern gates, to formalise the boundary of Manor Park. Earlier park railings exist along some of the southern boundaries and to the west side of Manor Walk.
- 3.6 The historic walls to Manor Place and the Church are also particularly important, within the focal point and street scene at the junction of Church Lane East and Church Hill.
- 3.7 The use of unsympathetic paving materials (notably tarmac) within the Park but also along sections of Church Lane East contrasts with the appropriate pavement detailing such as that located outside of St Michaels Church.

Open Spaces, Parks, Gardens and Trees

- 3.8 The most important public open space within the Conservation Area is Manor Park itself. This is a mature, well maintained parkland, with a variety of public facilities, such as a playground, a skate boarding park, tennis and netball courts. Long distance views are afforded throughout the parkland area and the elevated position of the southern end of the area also allows more far reaching views across Aldershot to the west and north.
- 3.9 Individual trees, groups of trees and hedgerows form an important part of the character of the sub area. The parkland area contains the most mature groups and individual tree specimens, including the Major's Walk, which is a fine avenue of trees running from the footpath Manor Walk to the High Street gateway of the Park. Outside the park, there are some important individual tree specimens, which are protected by Tree Preservation Orders, such as the large oak near the converted St. Michael's Church Hall.
- 3.10 All boundary planting to the park is important and together with that within the front gardens of the surrounding housing, sometimes growing above the original boundary walls, helps to retain the verdant nature of the conservation area.

Building form and detail (Architecture)

- 3.11 The church of St Michael's, although much restored, originates from the 12th century. The tower, of coursed ironstone and brick, the chancel and the Lady Chapel all date from around 1380. The church was extended in the 14th century and enlarged again in 1859 with the coming of the army camp and in 1912 a new nave, chancel and north arcade were added. The Church has a ring of eight bells including one of the oldest bells in Hampshire, bearing a lion's face and foliate stamp and is dated 1380. The two soldiers' bells commemorate those who died in the Great War.
- 3.12 Manor Park itself is a large area of open parkland stretching from the High Street in the north to Church Lane East in the south, from Church Hill in the east to the playing fields in the west. Manor Park House stands to the east of this open area, to the north of the Parish Church of St. Michael's and with the associated Coach House to the east. The present Manor House was built in the 17th century by Sir Walter Tichbourne and was acquired by Aldershot Borough Council in 1919, along with the surrounding parkland. It is constructed of red brick with occasional blue headers and has traditional vertical sliding sash windows. The Coach House originally serving the Manor House has been converted into offices but retains the character of its origins as a service building to the main house.
- 3.13 The use of different building materials within the sub area is characterised by the ages of the buildings. The more historic buildings along Church Lane East or those relating to

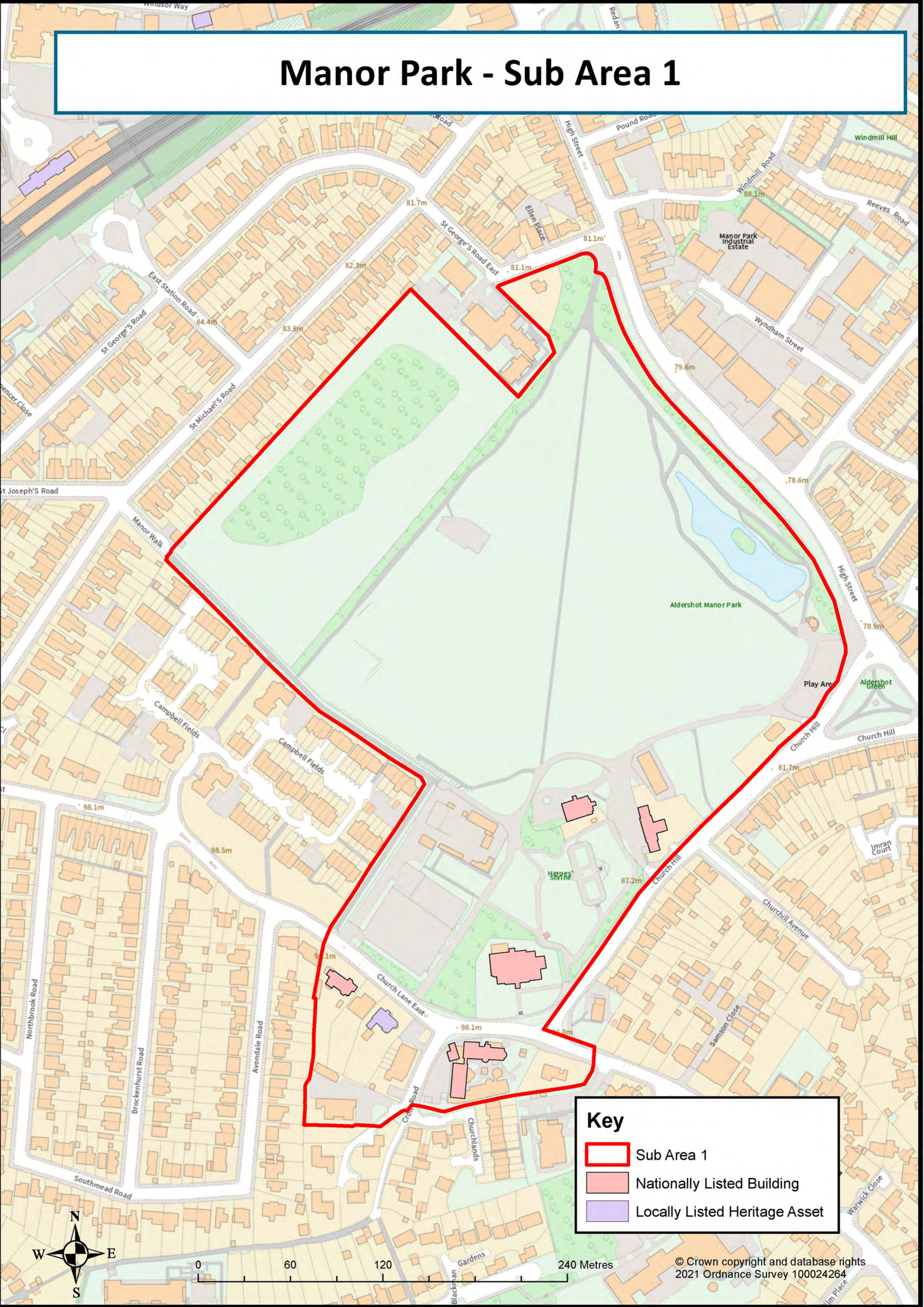
the Park are of red brick, with red clay roofing tiles, with some instances of hanging tiles and some with traditional slate roofs. Manor Park Cottage (a former lodge house) within the grounds of the park has a nice example of scalloped hanging tiles and makes an important contribution towards the character and appearance of the conservation area. Manor Park Cottage and Manor Park Lodge have a historic connection to the park as demonstrated by the 1881 OS map and may be worthy of designation as locally listed heritage assets.

- 3.14 Land along the Manor Park Conservation Areas northwest boundary, which is today, included into the park, was once the playing fields to Aldershot Manor Girls Secondary School. The playing fields are located to the west of the main area of Manor Park and are separated from the parkland by a mature avenue of large specimen trees. The land is a higher level than the parkland. The western boundary is bordered by the rear gardens of Edwardian terraced and semi-detached properties, the south and north by areas of modern development. The playing fields are a relatively open area of grassland, with no facilities.

Alterations

- 3.15 Modern buildings and structures have been introduced into the park reflecting its role as an important recreational space, including a children's playground, tennis courts and skate park. Other structures such as the depot for the parks department and public conveniences are less enhancing built forms.

Manor Park - Sub Area 1



Sub Area 1—Manor Park and Church Lane East



**Image 1—View North West
from pedestrian entrance on
Church**



Image 2- Manor Park House



Image 3—St Michael's Church

Sub Area 1—Manor Park and Church Lane East



**Image 4—Glebe House,
Church Lane East**



Image 5—Manor Park Lodge



Image 6—Council Depot

4. Sub Area 2 – Church Hill, Village Green and High Street

Area Summary

- 4.1 The buildings along Church Hill, are mainly 1930's buildings, with a few 1960's structures, these are two storey, set back off the road, by small front gardens. The buildings along the High Street are earlier in build, ranging from 1881 to 1911 and front directly onto the road.

Streetscape and boundaries

- 4.2 The street frontages of these roads are characterised by predominantly Edwardian and 20th century inter-war housing development, interspersed with late 20th century buildings. There are short terraces, semi-detached and detached properties on Church Hill, which rises to the south, with a general forward building line, long linear rear gardens and small front gardens with most boundary walls surviving.
- 4.3 Most of the properties along Church Hill and Ash Road also retain original garden walls, or sympathetic replacements, which contain the domestic curtilage, creating and retaining an important linear character to the street scene. The walls are generally around half a metre in height, thereby not obscuring the properties.

Open Spaces, Parks, Gardens and Trees

- 4.4 The small green is an important focal point within the conservation area, being at the junction of High Street, Church Hill and Ash Road. This open space compliments the eastern entrance to Manor Park opposite, with significant views north along Church Hill, towards the Green and east along the High Street.
- 4.5 The Church Hill and Church Lane East junction also forms a focal point within the conservation area being in an elevated position, with Church Hill falling away to the north and affords views into the residential areas to the north, east and west.
- 4.6 There are some important individual trees within the pavement area bordering High Street which almost form an externalised formal walk to the internal parkland and make a valuable contribution to the setting of Manor Park.

Building form and detail (Architecture)

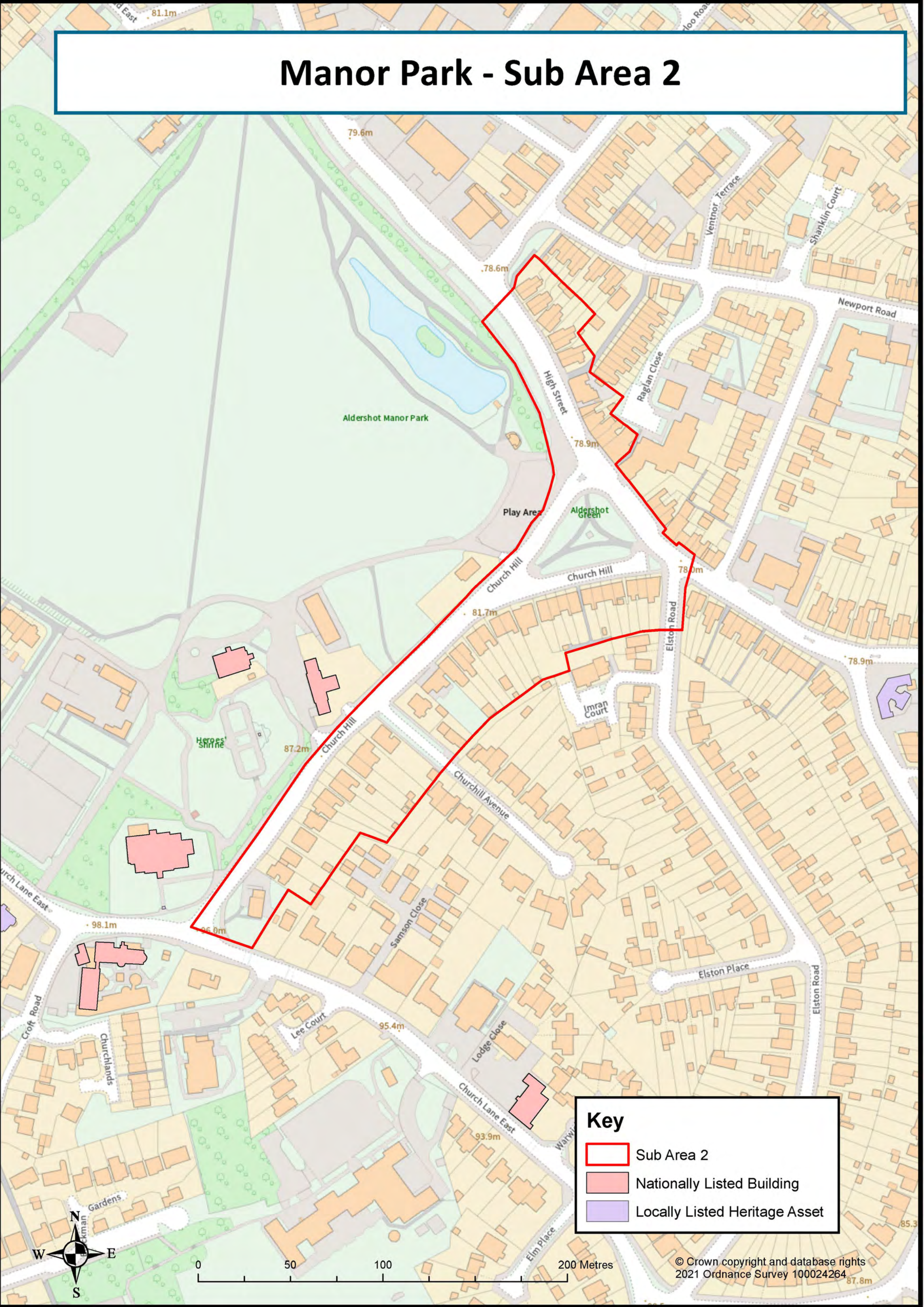
- 4.7 Within the sub area the Victorian, Edwardian and inter-war housing is generally either red brick with detailing such as stringcourses; windows and corner details picked out in a buff brick, or alternatively are rendered and painted, with windows, stringcourses and corner details picked out in a red brick.

- 4.8 The principal roofing material is slate, and a significant proportion of the buildings retain the original slate, with fortunately, very few instances of replacement with ‘fake slate’ or concrete roof tiles. Many of these buildings have overhanging eaves, and some of the Victorian / Edwardian period buildings have decorative barge boarding. Most of the buildings retain their original chimneystacks and pots.
- 4.9 The character of Church Hill properties partly comes from the exterior painted colour scheme and rhythm of the houses, with each house painted an alternative pastel colour. A good percentage of original features also survive, such as windows, doors, porches and garden walls, including original slate roofs and chimneystacks.
- 4.10 The High Street comprises mainly semi-detached properties, some with business premises on the ground floor with accommodation above. The buildings facades have altered, however the roofs and chimneys stacks remain.




Alterations

- 4.11 Within the sub area there is a loss of original window detailing and replacement, generally, with heavier detailed and unconventional opening PVCu windows. Where the original window detailing survives, or more appropriate modern window detailing has been inserted, this leads to a much more balanced façade. This is also true of replacement of the original front doors to buildings, however, many of the original porches to the houses survive, some being of quite fine and decorative timberwork.
- 4.12 Along the High Street, PVCu windows and doors, with varying non-traditional designs, imbalanced openings, lack of dummy frames, visible trickle vents, has led to the loss of the traditional fenestration and doors in a number of properties in the area and this incremental change is detrimental to the overall Victorian and Edwardian character.
- 4.13 Particularly harmful to the special character and appearance of the sub area is the painting of some or all of the brickwork facades of the buildings, or the inappropriate replacement of roof materials and the removal of chimney stacks, or the removal of boundary walls. There are few cases of entire coverage of paint to facades along the high Street and instances of unsuitable replacement of the original red clay tiles or slates and chimney removals, but where this has occurred, there has been an introduction of modern ‘fake slate’ and heavy inappropriately detailed concrete tiles and the loss of a feature in the chimney stack.
- 4.14 No historic shop fronts remain on the High Street within the sub area. Traditional shopfronts have been replaced by modern shop fronts with large areas of plate glass and deep oversized fascia’s. This, in conjunction with large projecting signs and advertisement lettering, which erodes the historic character of the conservation area.

Manor Park - Sub Area 2



Key

-  Sub Area 2
-  Nationally Listed Building
-  Locally Listed Heritage Asset

Sub Area 2 — Church Hill and Village Green



Image 7—View North East
down Church Hill



Image 8—Historic Image of
the Village Green
Source: Historic England



Image 9—View of village green
with historic terraces beyond.

Sub Area 2 — High Street



Image 10—An example of rendered and original brick detailing

5. Listed Buildings or Structures

Name	Grade	Link to Historic England
104, Church lane East	II	https://historicengland.org.uk/listing/the-list/list-entry/1339708
Stables to South West of No116 (the Vicarage)	II	https://historicengland.org.uk/listing/the-list/list-entry/1155572
The Vicarage (Manor Place Nursing Home)	II	https://historicengland.org.uk/listing/the-list/list-entry/1092628
Church of St Michael the Archangel	II	https://historicengland.org.uk/listing/the-list/list-entry/1339670
Aldershot Manor House	II	https://historicengland.org.uk/listing/the-list/list-entry/1339707
Stable Block to South of Aldershot Manor House	II	https://historicengland.org.uk/listing/the-list/list-entry/1092627

Locally Listed Buildings or Structures

Reference Name

- [LL5019](#) Glebe House, 110 Church Lane East
[LL5020](#) Lych gate to St Michaels Church
[LL5063](#) Statue of Christ calming the storm

6. Management Plan

Introduction

- 6.1 The management plan outlines a positive strategy to deal with the threats and opportunities identified in the conservation appraisal.
- 6.2 The effect of incremental, small-scale change within a conservation area can be cumulative and negative, particularly when involving the loss of key architectural features such as chimneys, boundary walls or traditional windows and doors. Incremental change is particularly difficult to manage as it is not automatically managed through the planning system and therefore requires good stewardship by the residents and property owners.

Good Stewardship

- 6.3 The active management of small-scale change within the conservation area is the responsibility of the people who live and work in that area. Community led conservation involves guiding positive change and positive regular maintenance. The owners of properties situated within a conservation area are caretakers of local heritage for future generations and commitment to good conservation practice is vital for preserving and enhancing its character and appearance.
- 6.4 Historic England, the Society for the Protection of Ancient Buildings (SPAB) and other heritage bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings and buildings affecting conservation areas.

Positive and Negative Attributes

- 6.5 The following section details proposed actions to address some of the principal positive and negative features which were identified as part of the character appraisal of Manor Park in order to ensure the continued protection and enhancement of the conservation area.
- 6.6 The conservation area analysis identified the following positive features which are important to preserve the character of the area and give it lasting value:
- Many of the trees in the park are of historic importance, to the character and to the routes through the setting.
 - Settings of Nationally and Locally Listed Buildings.
 - Traditional windows and doors generally retained.
 - Trees and greenery in both the public and private domain.
 - Original chimneys and pots on the roofline.
 - The boundary wall at the front of the property.

- Private gardens of varying sizes.
- The original decorative features of the property.

6.7 Some aspects of the conservation area are identified as being eroded by negative changes. The following points were highlighted by the analysis:

- Satellite dishes on front elevations;
- properties where inappropriate renders have been applied and / or inappropriate painting of exterior walls;
- The replacement of original windows with windows not in a style in keeping with the property;
- The replacement of original doors with doors not in a style not in keeping with the property
- No historic shop fronts remain on the High Street within the conservation area. Modern shop fronts with large areas of plate glass and deep oversized fascia's;
- Use of tarmac on some pavements within the conservation area;
- Unsympathetic additions within the grounds of Manor Park, including the works depot.

Development Management and potential Article 4 direction

6.8 Conservation areas have greater planning controls over development due to their status. This restricts changes to the external appearance of any building within the conservation area as well as preventing buildings within a conservation area from being demolished. Further information is available in the Overarching Document and on our conservation area website. However, permitted development rights allow for certain types of alterations without the need for planning permission. Some of these alterations can have an unintended negative impact on the character or appearance of the area.

6.9 Further protection of the key features of the conservation area could be accomplished by introducing an Article 4 direction. The purpose of serving an Article 4 direction within or in areas adjacent to a conservation area is to encourage the retention and good stewardship of high-quality architectural features and to preserve and enhance its character and appearance.

6.10 An Article 4 direction would enable the Council to protect the character of the conservation area by requiring property owners to make a planning application for carrying out certain works. In this Conservation Area, this could cover the following works to residential properties:

- the replacement, improvement or other alteration of windows or doors;
- the external painting of a house;
- the provision of a hard surface to the front of a property;

- the erection, alteration or removal of a chimney;
- the alteration or change of roofing material;
- the erection, maintenance or alteration of a gate, fence, wall or other boundary treatment fronting a property.

6.11 It is not the intention of conservation area designation to prevent new development. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified. New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the conservation area (within, views into and out of) should also be carefully managed as it has the potential to detract from its character and special interest.

6.12 In summary, any change to the conservation area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be of high quality.

Implementation and Monitoring

6.13 Progress on the implementation of the management plan and the extent to which planning policies in the Local Plan are complied with or effective in delivering community aspirations for conservation areas will be monitored through the council's authority monitoring report.

6.14 These assessments can then be used to review and, if necessary, modify the planning policies as part of the 5-year review of the local plan. They can also be used to review and, if necessary, modify this character appraisal and management plan as part of the ongoing review of the Borough's conservation areas.

Appendix A – Areas removed from Conservation Area

- A.1 Conservation areas are intended to recognise areas of historic or architectural character. The location of the boundary for a conservation area is a qualitative decision relating to character. It is essential for the protection of conservation areas that only areas which are a heritage asset are designated so that the concept of conservation is not devalued (NPPF, Paragraph 191).
- A.2 During the public consultation on the draft Conservation Area Appraisal and Management Plan that was undertaken between November 2021 and December 2021, it was proposed to remove two areas from the conservation area, as shown on the map below. Whilst some objections to the removal of these areas were received, none provided enough evidence to justify the retention of these areas within the conservation area. The map below shows the two areas of modern development that were removed from the conservation area following the adoption of this Character Appraisal and Management Plan.
- A.3 Trees in a conservation area are protected by legislation, so the planning authority should be notified of any works to a tree. Once areas are removed from a conservation area, they no longer benefit from this protection.

Campbell Fields

- A4. Campbell Fields is a modern housing development, constructed in the 2000's on a site that was previously occupied by the Manor Park Girls School. The development borders Church Lane East, with the playing fields to the north and the tennis and netball courts to the west.
- A5. As a modern development, Campbell Fields is of good design, the buildings are not heritage assets and therefore were removed from the Conservation Area. A tree preservation order is in place within Campbell Fields providing protection for trees clustered on the land adjoining Church Lane East.

Eggars Court and Cherry Lodge

- A6. Eggars Court and Cherry Lodge are modern developments, located to the immediate north of the playing fields section of land in the park and to the south of Manor Park Cottage. The site is bounded by hedging and some substantial trees on the Eastern boundary. The buildings are modern and of circa mid 1970's architecture.
- A7. As a modern development, the buildings are not heritage assets and the design does not enhance or preserve the character or appearance of the conservation area and therefore were removed from the conservation area. Five trees within the grounds benefit from a Tree Preservation Order.

Campbell Field, Eggars Court & Cherry Lodge



**Image A1 —Campbell
Fields Development**



**Image A2— Tree buffer
between Church Lane East and
properties within Campbell
Fields**



Image A3—Cherry Lodge

Manor Park Conservation Area

