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### 1.0 Purpose of this Document

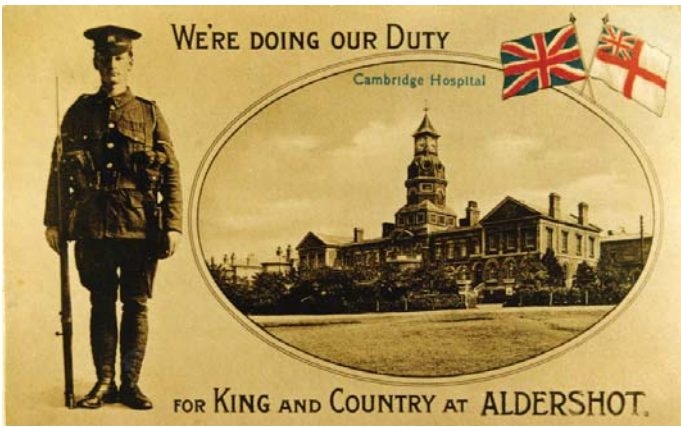
As development partner, Grainger's role is to obtain planning approval for the masterplan and facilitate the delivery of Wellesley, the Aldershot Urban Extension, over the next approx. 15 years. In taking this forward Grainger have worked closely with local stakeholders and the community on the proposals for the development. This has resulted in our submission of a Hybrid Planning Application to Rushmoor Borough Council. This comprises of an outline planning application for the whole development plus a detailed planning application for Phase 1 comprising of 228 new homes.

A key component of the development is the Cambridge Military Hospital and this document provides a summary of the more detailed assessment undertaken and documented in the Design and Access Statement as well as the Conservation and Heritage Strategy. It draws together the assessment and forms one of the Character Areas within the Wellesley development as explained in Chapter 6 of the Design and Access Statement. This document also provides further detail on the surveys and works undertaken to date as well as Grainger's proposals for the short, medium and long term management of the Cambridge Military Hospital.





Cambridge Military Hospital from the air looking North



Aldershot Military Museum postcards



2.0 Introduction

The Cambridge Military Hospital (CMH) is a very important building to the people of Aldershot as well as a significant historical asset and landmark as it sits on the highest ground in the area. The tower was, from its inception, built to act as a visual feature and can be seen for miles around. The building is a fine example of late Victorian military architecture and its use as both a military and civilian hospital has made it a key part of the heritage of the town of Aldershot. The original building has been much spoilt by later functional additions and, since its closure in 1996, has deteriorated. The new development of Wellesley will maintain and enhance the landmark and architectural significance of the building and secure its future and vitality by providing a viable new use.

As a Statutory Listed Grade II building within a conservation area, any proposals to alter and or refurbish the building will be subject to listed building and conservation area approval. Given this, there will be wide consultation with the local community and key stakeholders on the detailed proposals.



**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
15N	Garage	Hybrid Application	Gunhill
16A	Guard/Ambulance Station	Conservation Area	McGrigor
16B	Barrack Block B	Conservation Area	McGrigor
16C	Barrack Block C	Conservation Area	McGrigor
16D	Barrack Block D	Conservation Area	McGrigor
16E	Rank and File Kitchen	Conservation Area	McGrigor
16F	RAMC Regimental Office/ Clinic	Conservation Area	McGrigor
16G	Dist Sub-station	Conservation Area	McGrigor
16H	Unknown	Conservation Area	McGrigor
16I	Guard Shelter	Conservation Area	McGrigor
17A	Cambridge House	Curtilage Listed Local Importance	McGrigor
17B	Stable Block	Curtilage Listed Local Importance	McGrigor
17C	Annexe Block A	Curtilage Listed	McGrigor
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
19	Water Tower	Curtilage Listed Local Importance	CMH
20	Gunhill House	Curtilage Listed Local Importance	CMH
21A	Oil Tank	Curtilage Listed	CMH
21B	Nieve, Neville and Waterloo Lodges	Curtilage Listed	CMH
21C	Medical Distribution Centre, Spider Building	Curtilage Listed	CMH
21D	Gymnasium/store	Curtilage Listed	CMH
22	New Leisham Laboratory	Curtilage Listed	CMH
23	Mortuary	Curtilage Listed	CMH
24A	Eye and Dental Clinic	Curtilage Listed	CMH
24B	Laundry with incinerator	Curtilage Listed	CMH
25	Leishman Pathology Laboratory	Curtilage Listed	CMH
26	Louise Margaret Hospital	Curtilage Listed Local Importance	CMH
27	Nurses Residence	Curtilage Listed Local Importance	CMH



CMH - Administration block and Clock tower



CMH - Internal condition of the Administration block



Bridge House



Louise Margaret Hospital



3.0 Historical Background

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 Wellesley. 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.

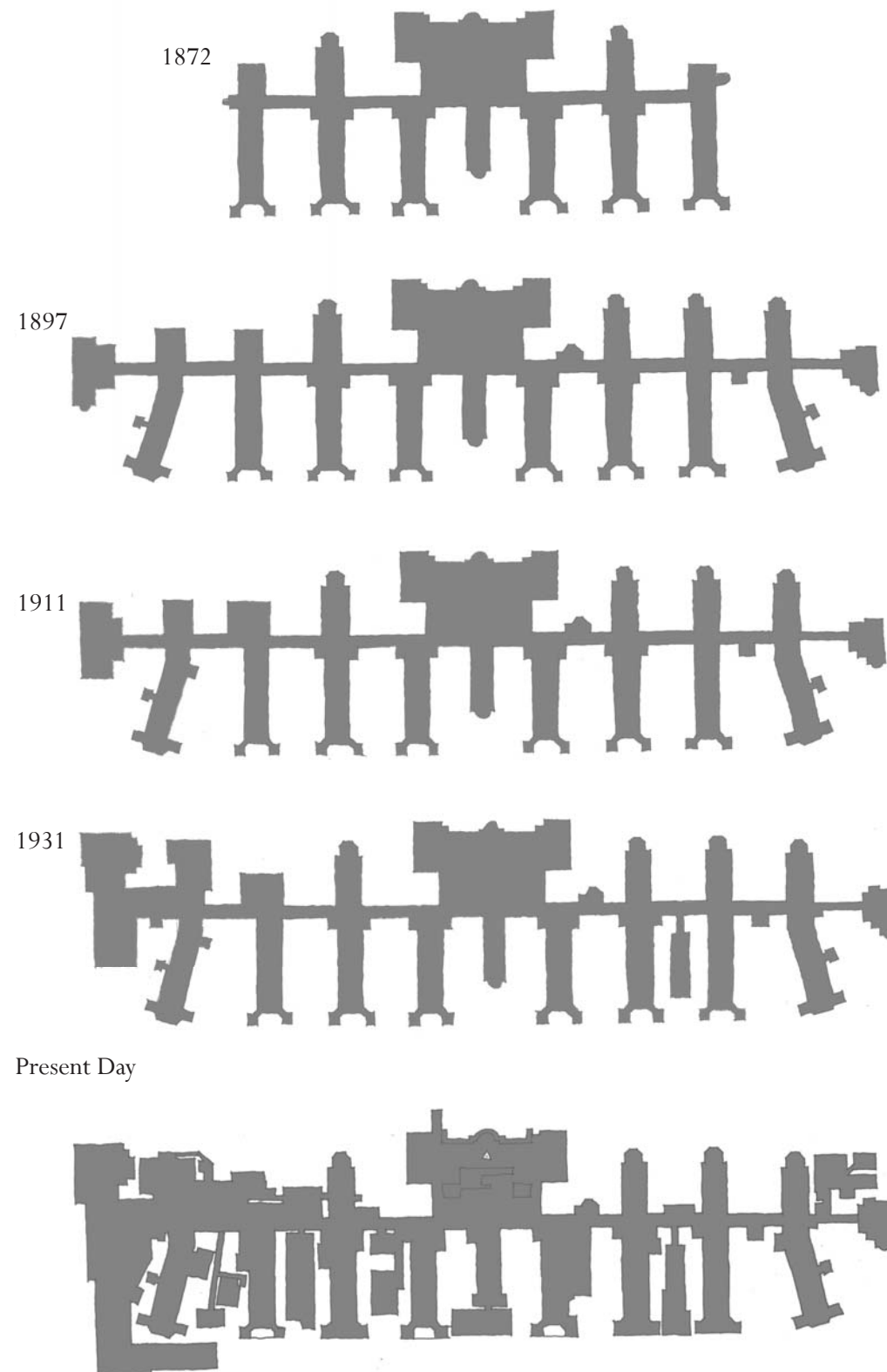
The hospital was closed in 1996 and neighbouring Louise Margaret Hospital (LMH) in 1995. With the exception of the former Guard Room (Building 16A) all the buildings are currently unoccupied.

The hospital is located within the CMH character area, which also comprises:

- 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 all the hospital buildings is contained in the Conservation Plan and Heritage Strategy document submitted with the hybrid planning application.

The chronological 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.



Evolution of the Cambridge Military Hospital from 1872 to the present day



CMH - Wards



Current state of the central rear courtyard



4.0 Development Principles

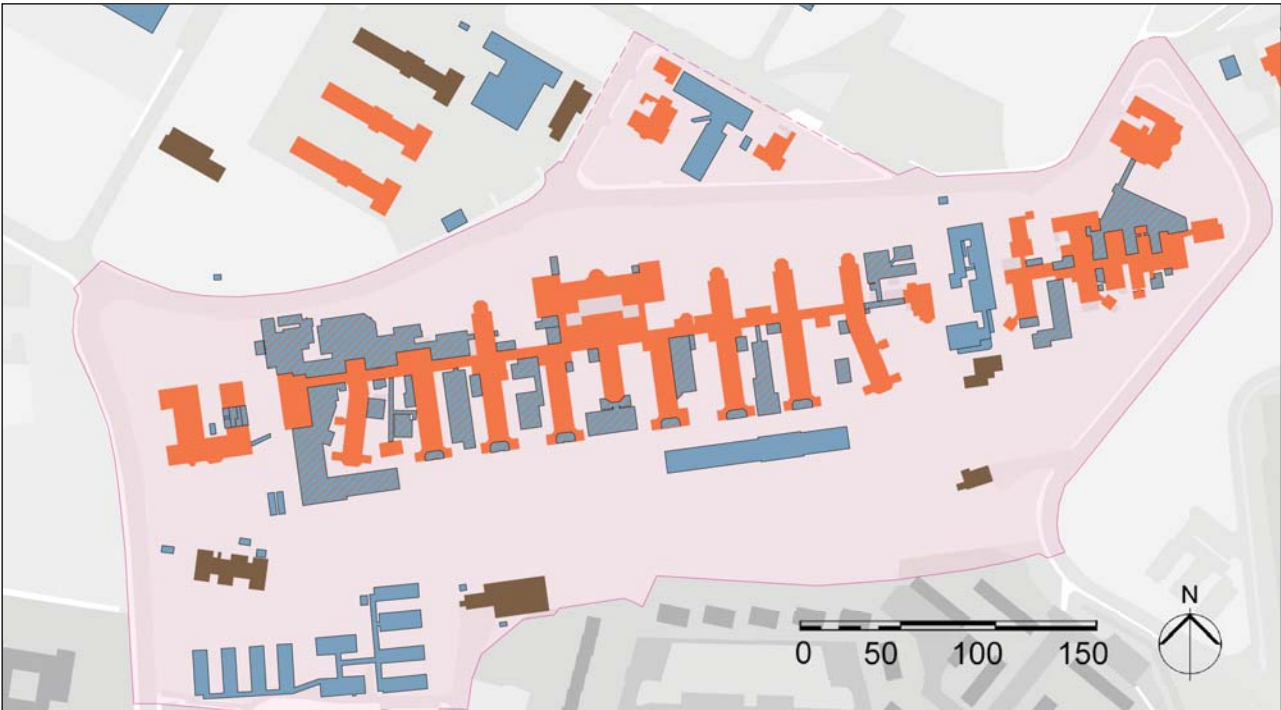
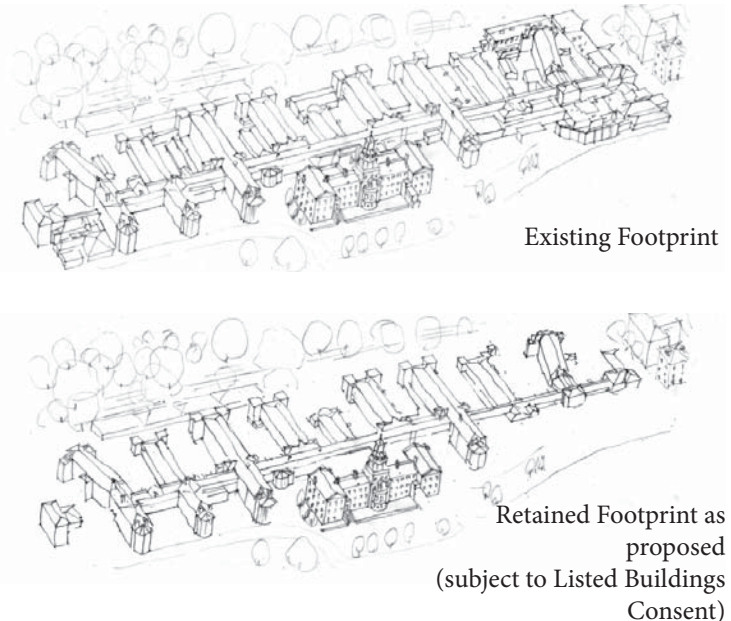
In general, the strategy for CMH adopts the following principles:

- 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.

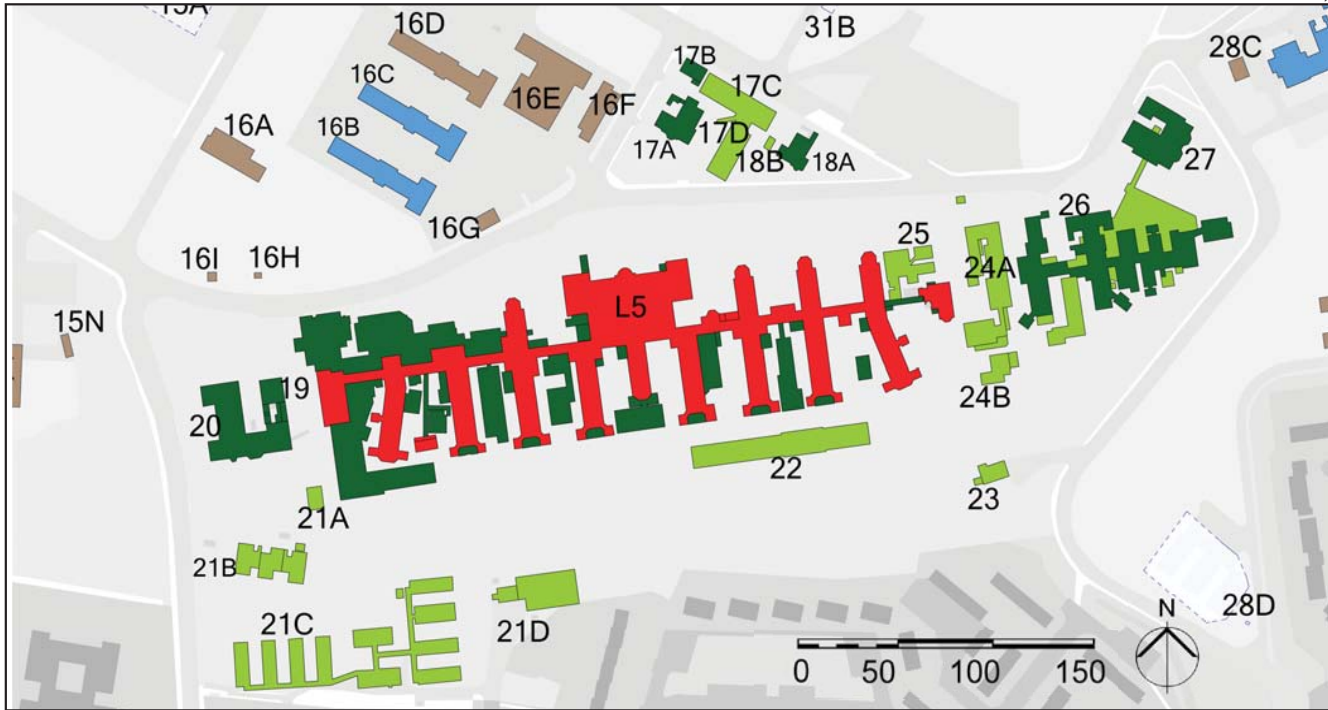
Many of the accretions which have been added to the original structures are judged to be of neutral or negative architectural impact, so the principle has been adopted of proposing removal of these to reveal the older and original parts of the complex.

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



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**
- Dotted line: 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



5.0 Analysis and Options

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.

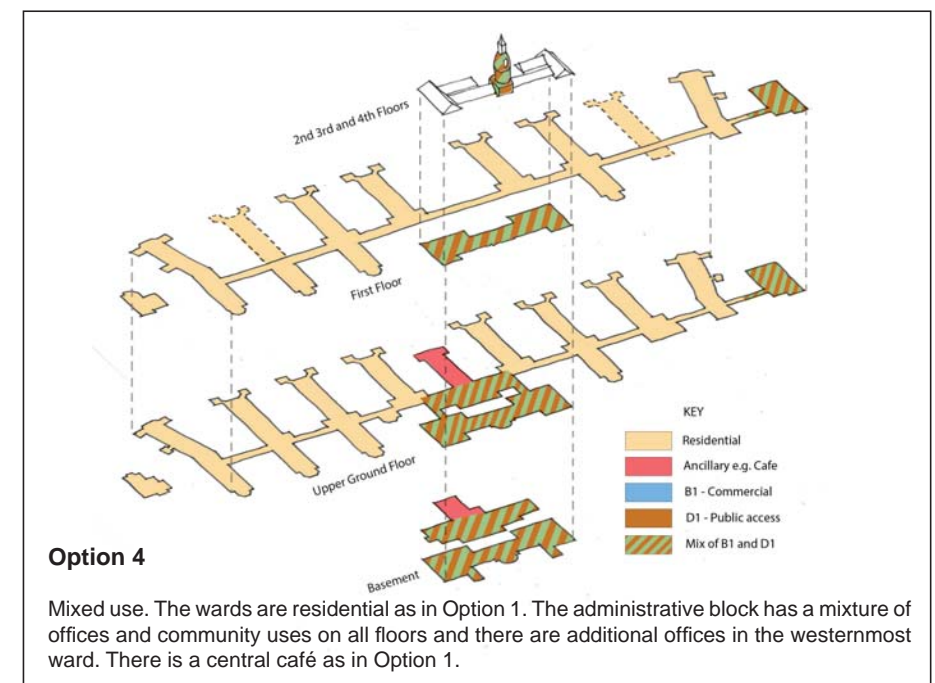
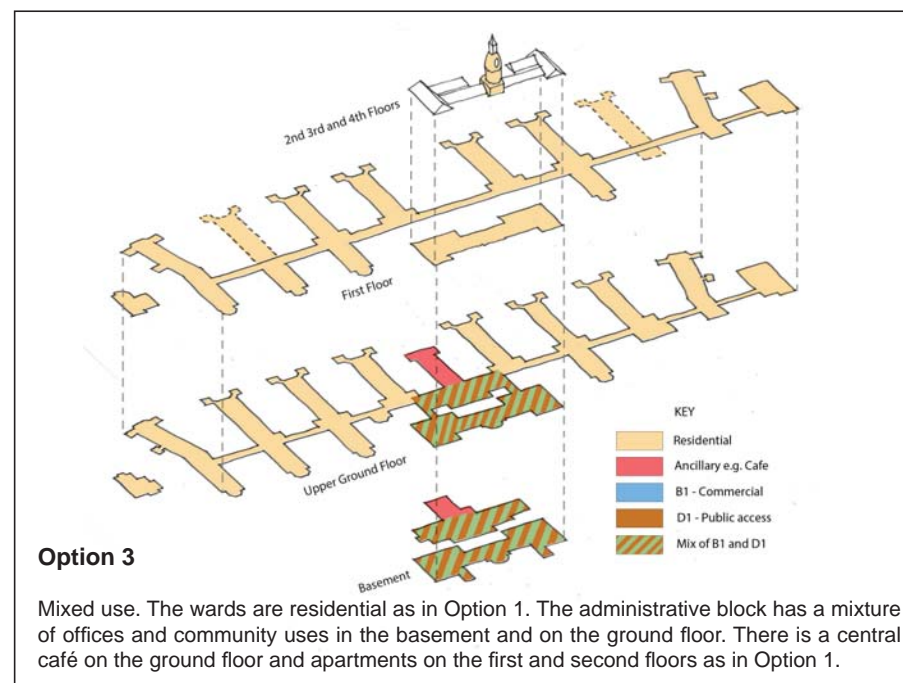
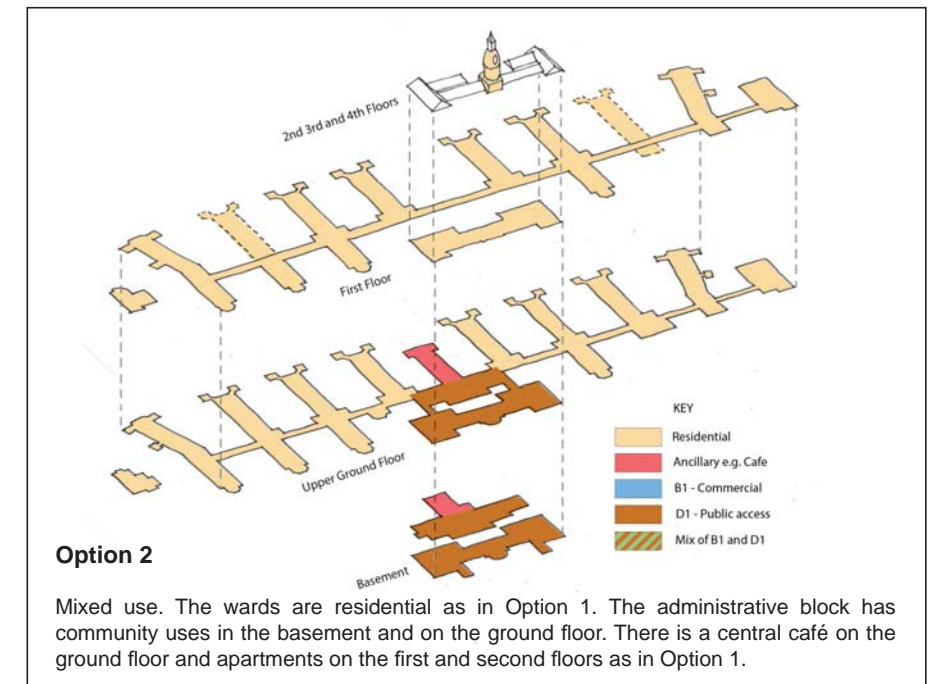
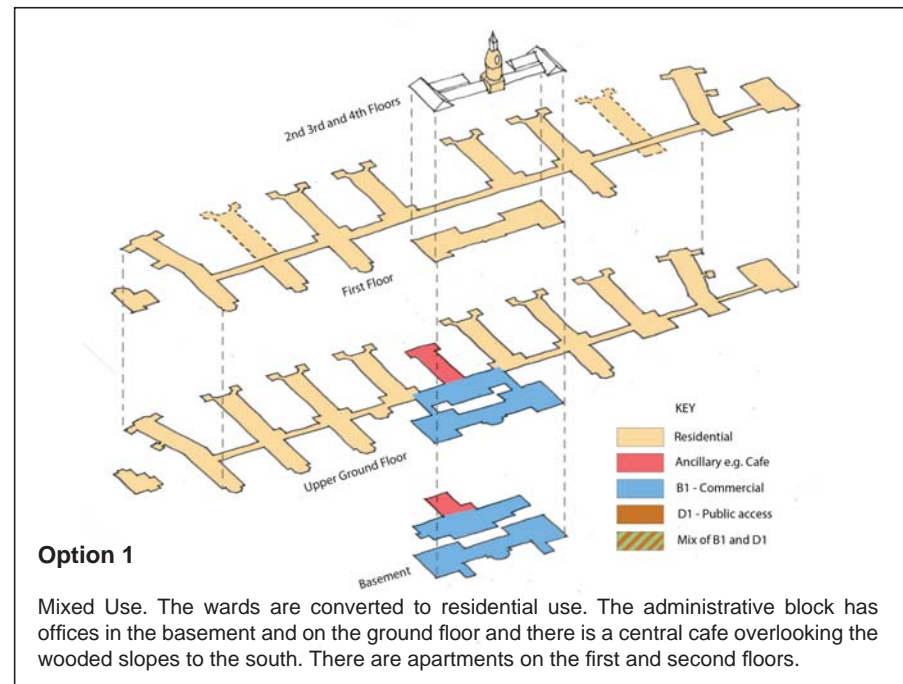
The side wings of the main CMH hospital building consist of extensive wards spurring off a central spine corridor. These are functional and robust buildings in brick with generous floor heights and tall regularly spaced windows, suitable for conversion into a range of apartments varying in size from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

The Hospital would benefit from the removal of the southern ends of each of the wards and would suit conversion into individual studio apartments.

The distinctive form of the building, with a small central administrative block and radiating wards, when freed of later accretions, offers a number of options for re-use. The spacing of the radiating wards is sufficient to allow for residential uses without sacrificing privacy and can also accommodate private areas and landscape. The Victorian construction is robust and includes fine architectural features. In preparing options for a viable re-use, the existing building fabric would be restored and retained as much as feasible, the main entrance and tower would become the focus for the new landscaped area and wider setting would be designed to complement the historic building.

Four options for converting the main hospital building into different uses have been assessed, as shown opposite.

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.



Options for conversion of the main hospital building for different uses

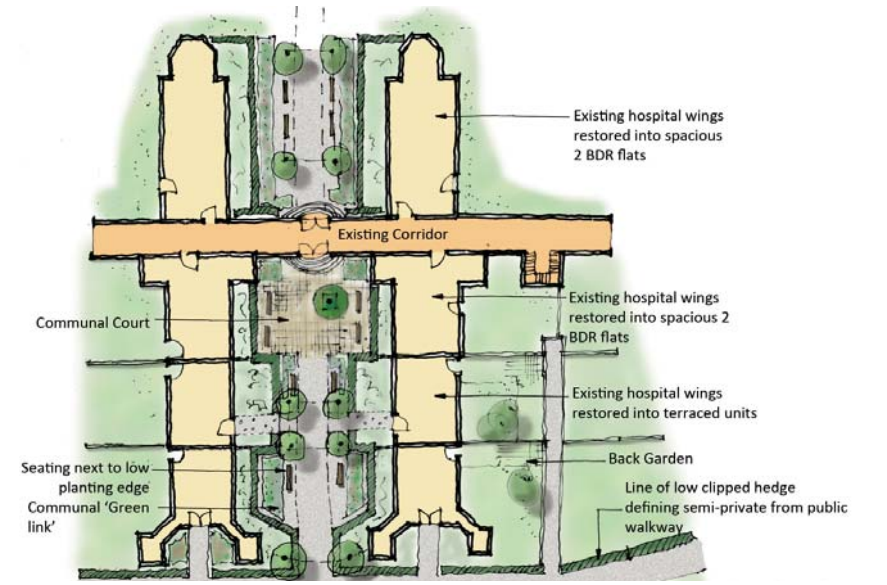


6.0 Design Strategy



Concept Plan for the CMH character area

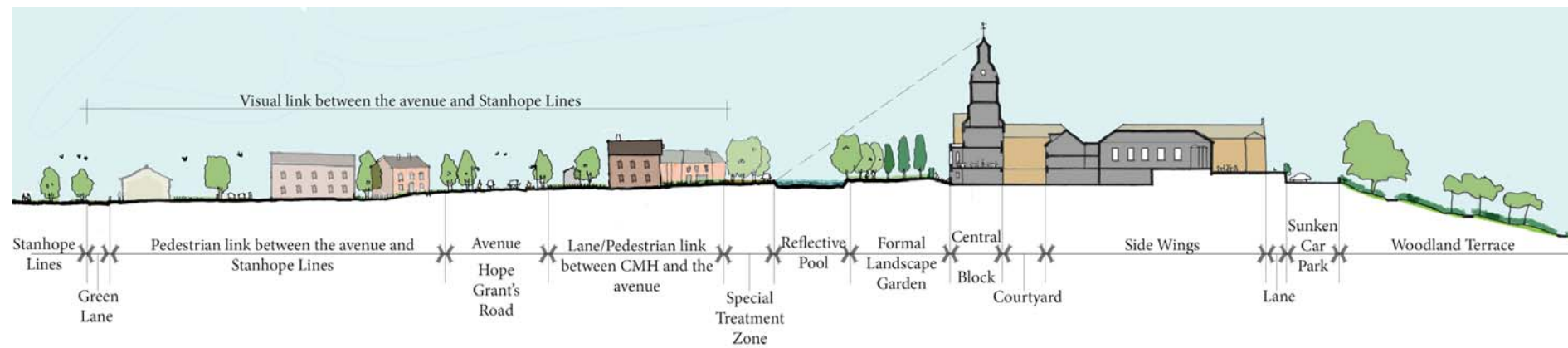
- KEY**
- KEY EXISTING BUILDINGS
  - KEY LANDMARKS
  - KEY MONUMENTS/MEMORIALS
  - SPECIAL TREATMENT ZONE \* Heritage Palette
  - HERITAGE TRAIL WITHIN SITE
  - KEY FACADE
  - NEW KEY BUILDINGS
  - KEY VEHICULAR NETWORK WITHIN SITE
  - KEY PEDESTRIAN LINKS
  - DESIGNATED WOODLANDS - SANGS
  - WOODLANDS 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
  - LARGE SETBACK/FRONT GARDEN ALONG AVENUES
  - EXISTING KEY VIEW RETAINED



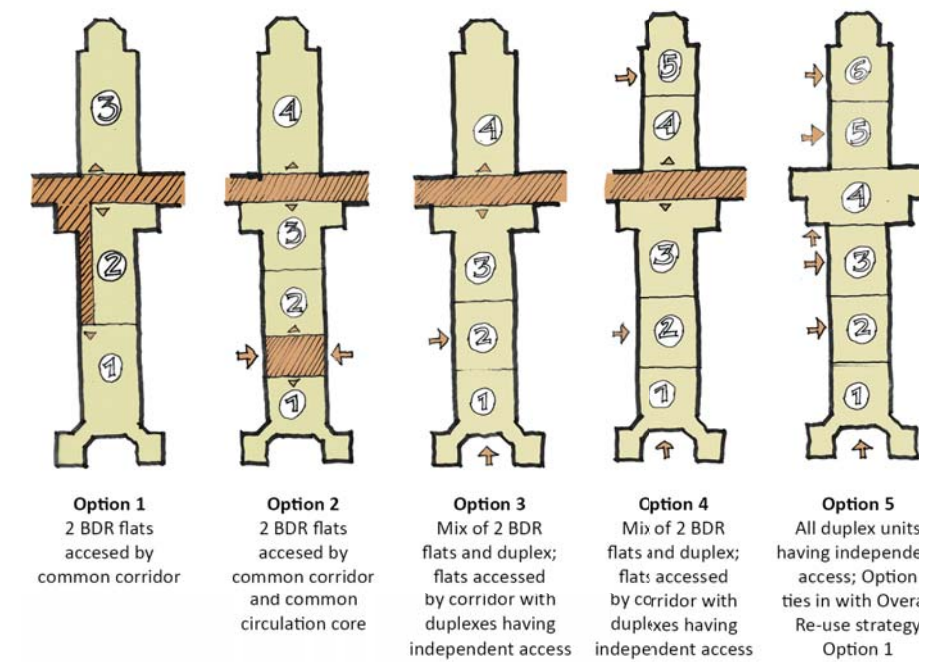
Conceptual Plan showing the potential for conversion of CMH side wings into residential units



Conceptual Section through a pair of side wings



Conceptual Section



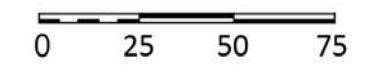
Alternative residential conversion options for a typical ward wing



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)





Artist's impression of CMH looking along Hospital Road



7.0 Parking Strategy

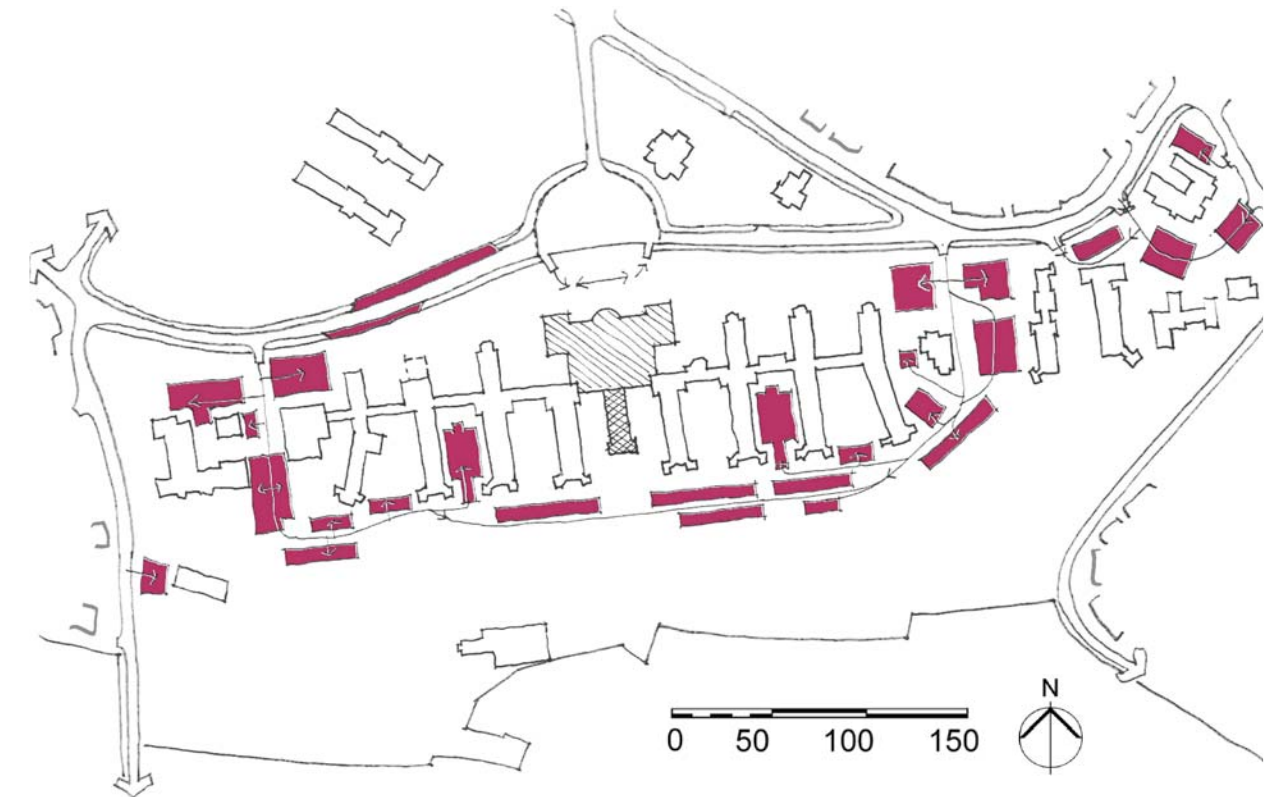
The level of parking provision in the CMH Key Area will vary depending on the final mix of uses brought forward. Based on the Rushmoor Borough Council’s parking standards, a draft parking strategy has been formulated to test the strategy of the proposals, however the following should be noted:

- 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

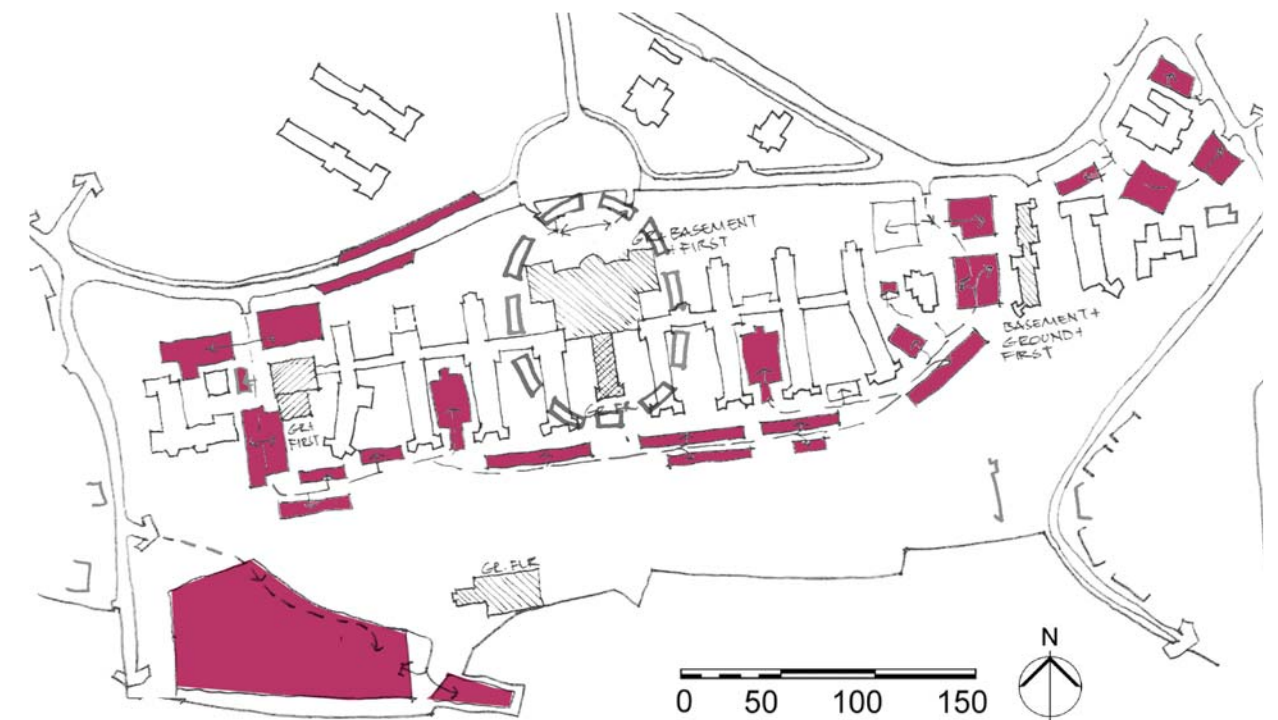
- Opportunities for shared use of car parking facilities should be encouraged to minimise overall requirements. Therefore where possible, the dual use of car parking should be investigated
- Signage and road markings should be sympathetic to the character of the area

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.

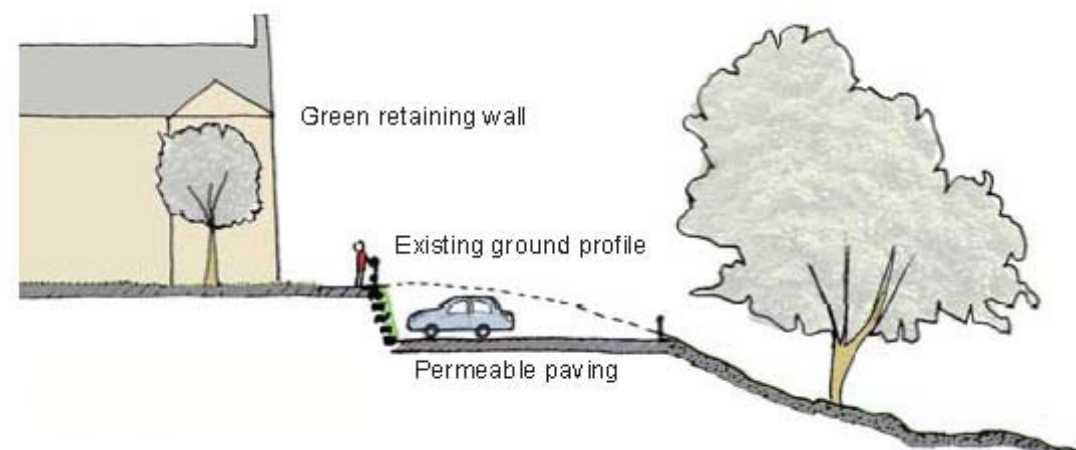
If the quantum of non-residential landuse exceeds 3000 Sq.m, this will impact on the provision of car parking facilities and put pressure on the space to the front of the building. This could be avoided by accommodating the excess parking at the back, in place of the existing Spider building, although 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



Concept for a terraced car park



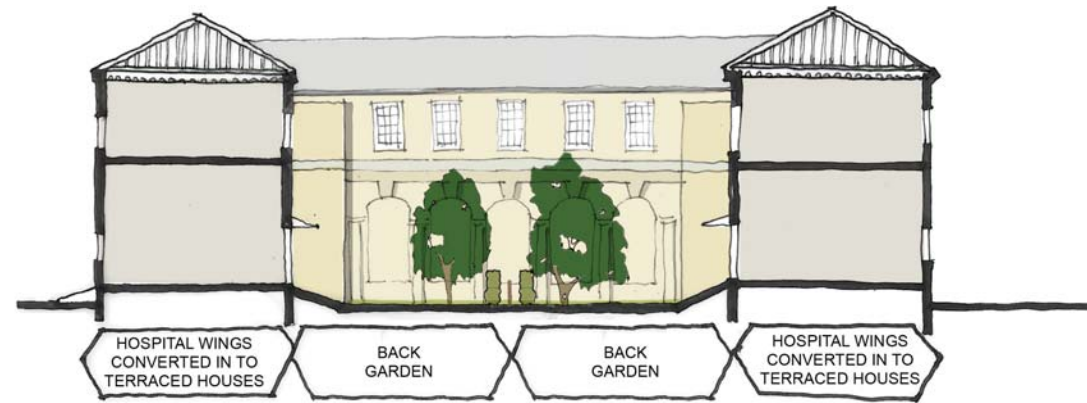
8.0 Landscape Strategy

The landscape treatment of the various spaces around the Hospital has been considered, in particular the public square and streetscape along the frontage, the courtyard spaces within the main 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.

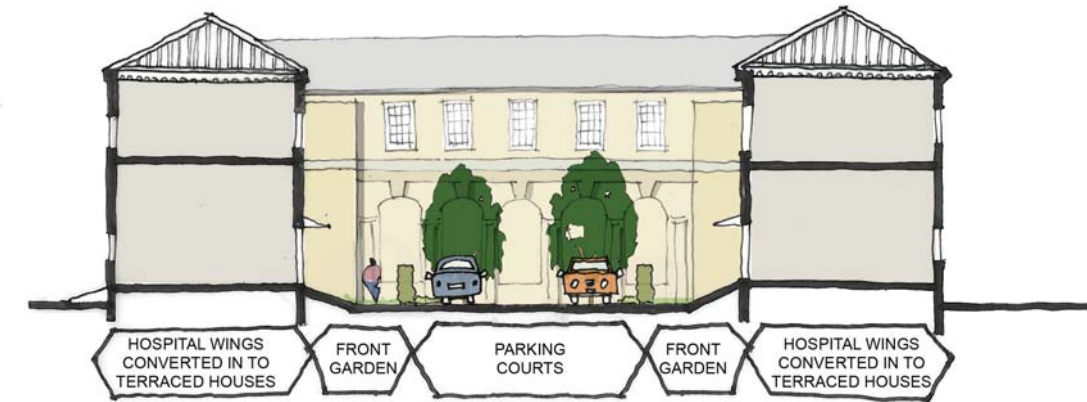
The significant space in front of the Hospital should convey a sense of arrival. It will be landscaped as a public space in keeping with the scale and grandeur of the entrance facade. This space is partially covered by a shared surface, to make it feel pedestrian-friendly. Careful selection of hardscape 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.

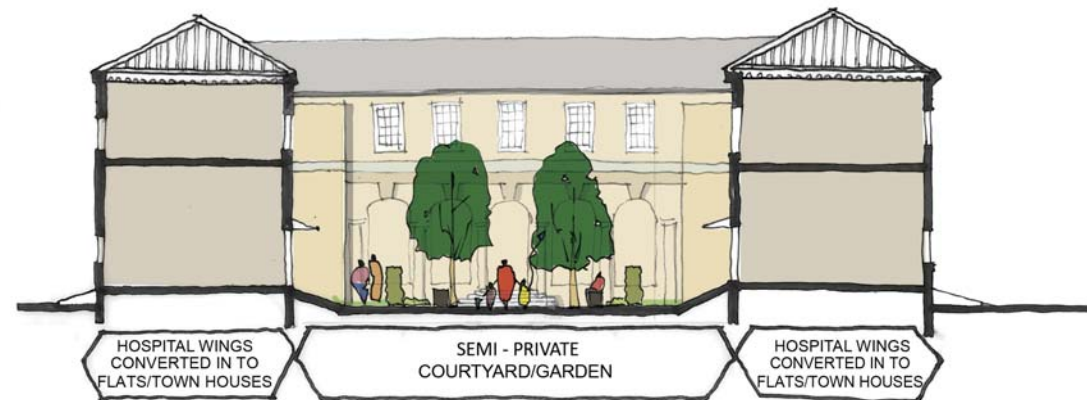
The extent of demolition of later insertions between the hospital wings will be agreed through Listed Buildings Consent. There will be great opportunities to restore the spaces in between the wings to formal landscaped gardens and /or parking courts, as illustrated in the courtyard options shown here.



Option 1 Section : Terraced Houses and formal landscaped gardens

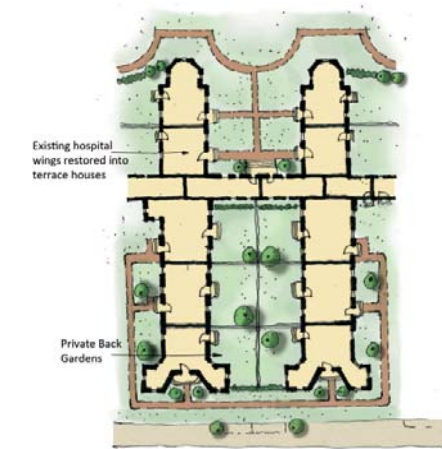


Option 2 Section : Terraced Houses and Parking Courts

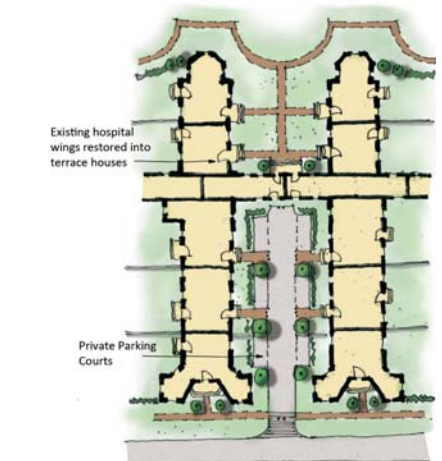


Option 3 Section : Flats/Town Houses and Courtyard/Gardens

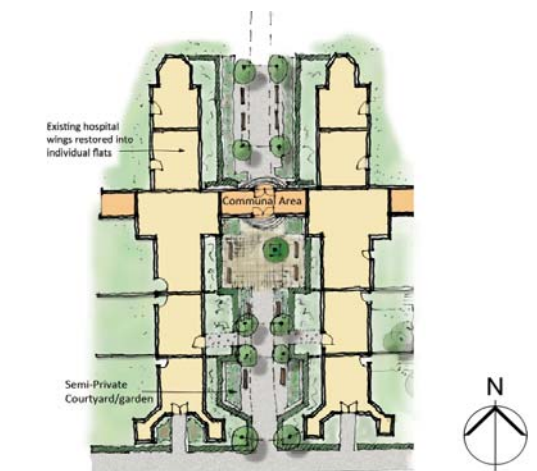
Courtyard options



Option 1

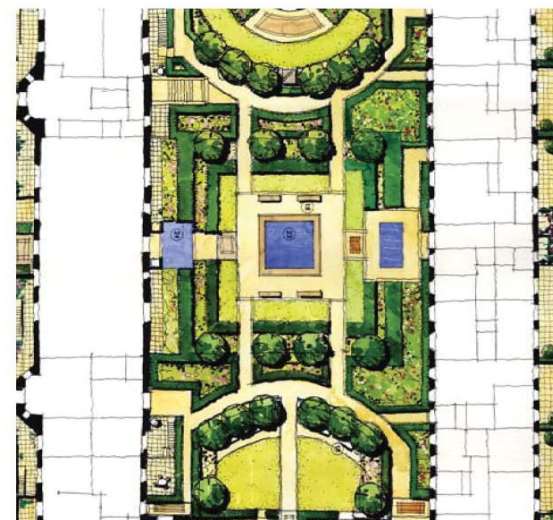


Option 2



Option 3

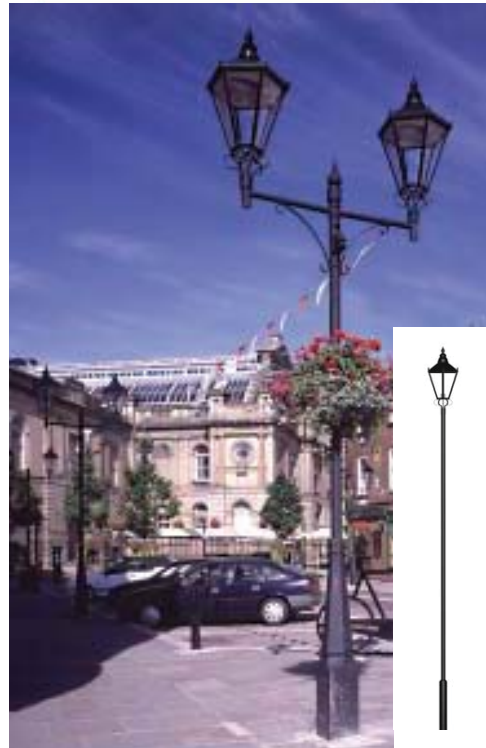




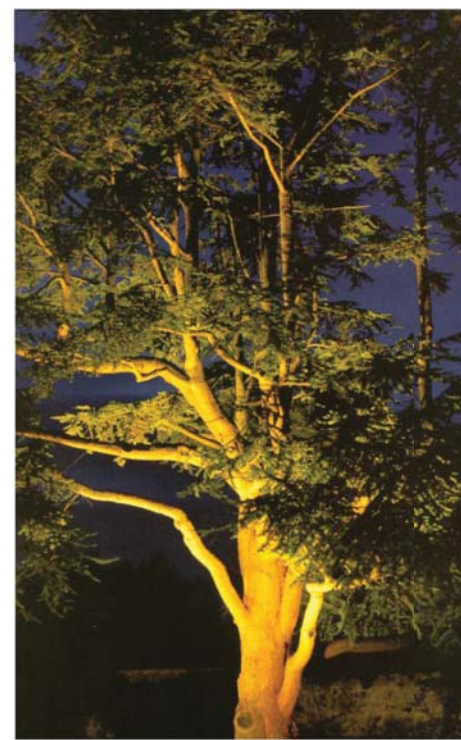
Precedent images/concepts for the landscape treatment around Cambridge Military Hospital



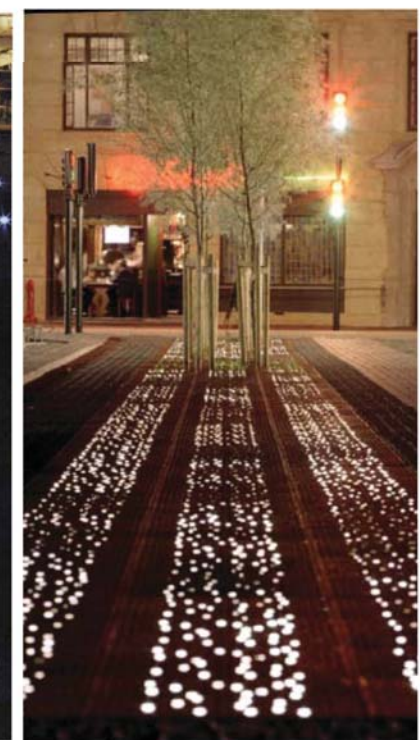
Landscape Strategy - Night Lighting



Lighting columns



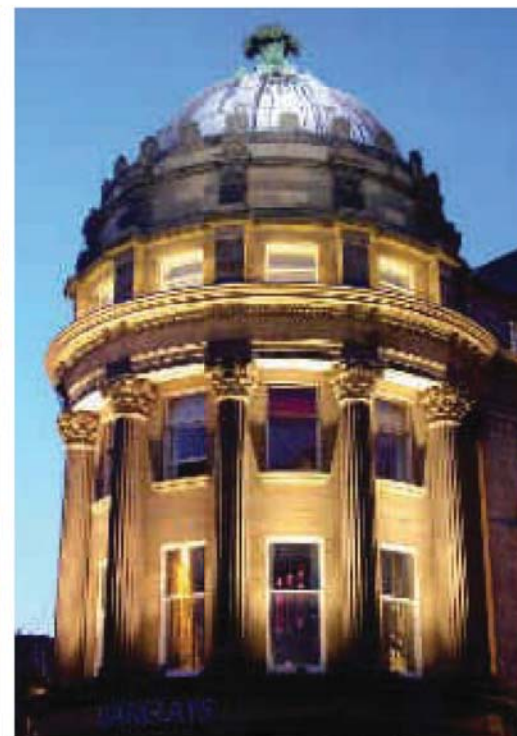
Uplighting to trees



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.

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



## 9.0 Property Management and Preservation

The protection and preservation of the hospital building is of high importance. Grainger has already carried out a number of conditions, structural and asbestos surveys of the existing buildings and are in the process of implementing a maintenance and repairs programme to ensure the building is protected and made weather and water tight. Details of the short term programme are as follows;

### August – December 2012

- Cleared the Pigeon Guano and provide a safe access route
- Obtained a Natural England bat licence to carry out roof works
- Agreed a schedule of works and methodology with RBC
- Appointed Hutton & Rostron, a nationally renowned listed building specialist, to advise on the remediation works to dry rot and stabilisation of the building
- Appointed asbestos removal contractors

### January – April 2013

- Commence and complete internal repairs
- Commence and complete roof repair and maintenance works

In addition to the above and until the buildings are redeveloped a planned maintenance programme has been formulated with specialist consultants as follows:

#### Every 1-3 months:

- surveillance by security guards
- check for graffiti or vandalism
- check perimeter fencing
- monthly walk around the perimeter of the building
- check entrances
- check windows for any damage
- mow and tidy landscaping as required
- enter building every 2 months
- check for any structural damage
- check for moisture damage
- check for evidence of pigeon/pest intrusion

#### Every 6 months (spring and autumn);

- site clean-up; pruning and trimming
- inspect rainwater goods from ground
- clean out storm drains if required

#### Every 12 months:

- check roof from high level and record any damage
- inspect condition of flat roofs
- clear our guttering and check downpipes
- termite and pest inspection/treatment
- check exterior materials
- check and update building file

## 10.0 Next Steps

As noted, the Cambridge Military Hospital is an important building in the Wellesley development and has therefore been identified for early delivery within the development programme. This allows sufficient time to undertake further detailed surveys, carry out market testing of the various options, consult with stakeholders and the community, finalise the design proposals and obtain relevant listed building consents. This process is imperative not to compromise the delivery of the final uses and marketability of the development zone.

There are areas within the development which Grainger deem to be of significant importance in the creation of a high quality place and of particular importance is the Cambridge Military Hospital. Although not a high value development site, this area will set the standard for Wellesley. Consequently given the level of importance Grainger may decide to directly develop this area. The decision as to whether to develop directly will solely be based upon the best decision for the project in terms of protection, value creation and long term quality.



# Wellesley

ALDERSHOT

Cambridge Military Hospital

Submitted By

Investing in homes since 1912  
**grainger plc**

## Design Team

Project Management - R & M Regeneration Management Limited  
Masterplanners- ADAM Urbanism  
Planning Consultants- Savills  
Landscape Architects - Capita Symonds  
Transport/Highway Engineers - WSP  
Energy/Sustainability Consultants - Capita Symonds  
Infrastructure and Waste Management Consultants - Capita Symonds  
Commercial Advisor - CBRE  
Legal Advisor - Shoosmiths



R & M



CAPITA SYMONDS

Planning | Environment | Design  
Incorporating Lowjoy and Andrew Martin Associates



shoosmiths