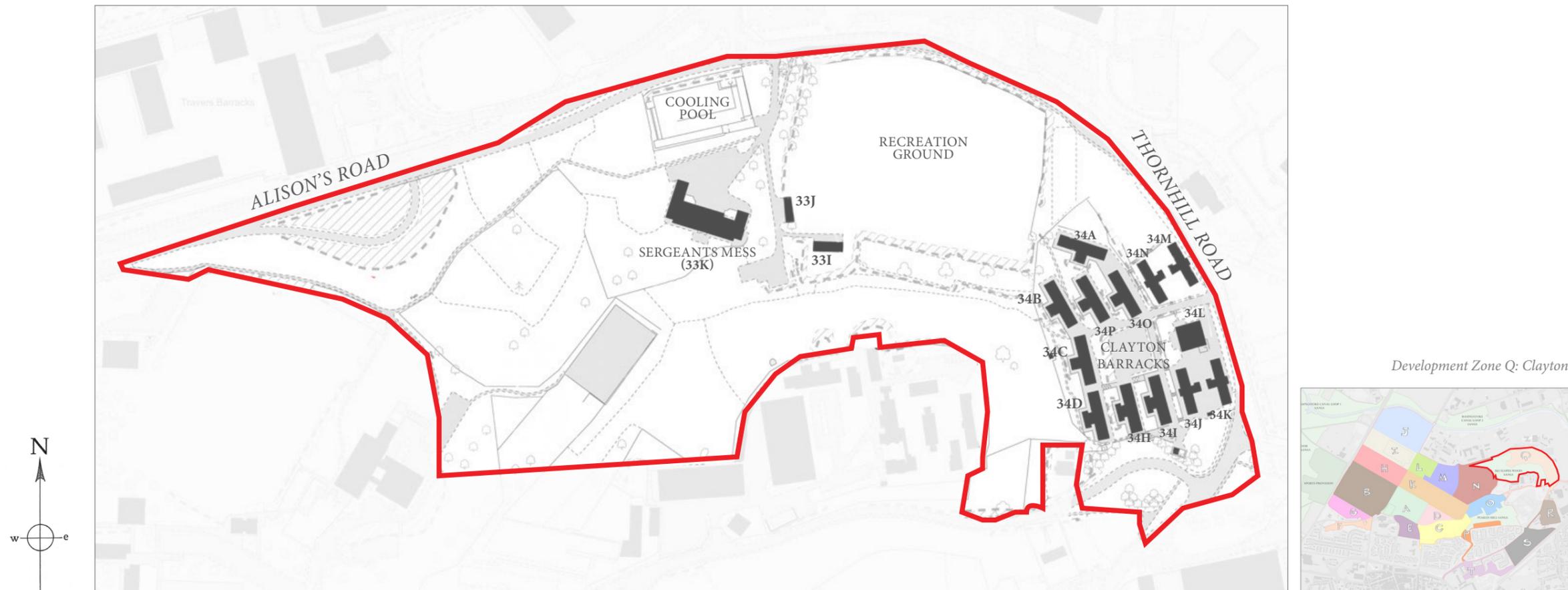
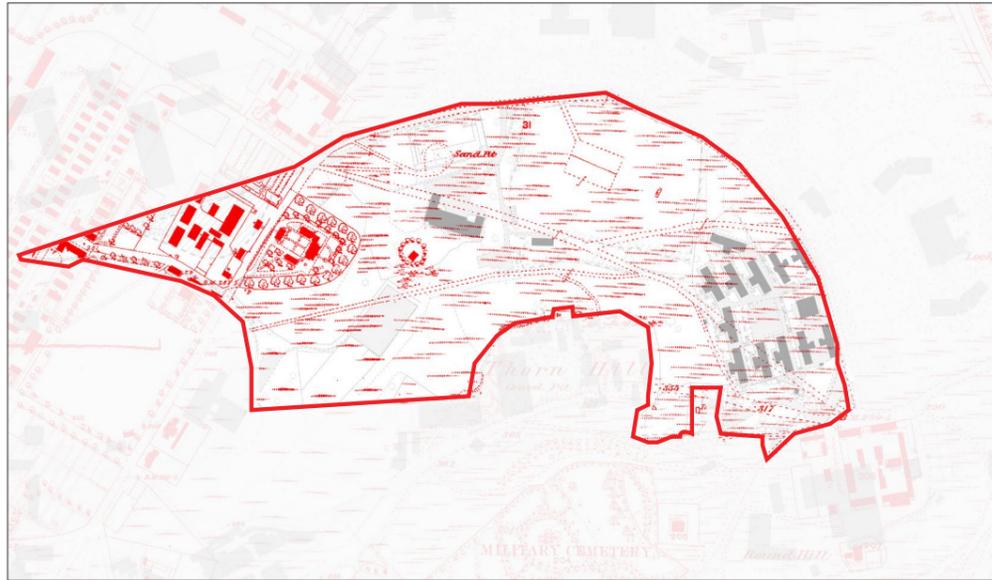


AREA H - CLAYTON BARRACKS (DEVELOPMENT ZONE Q, EIA AREAS 12 & 13)

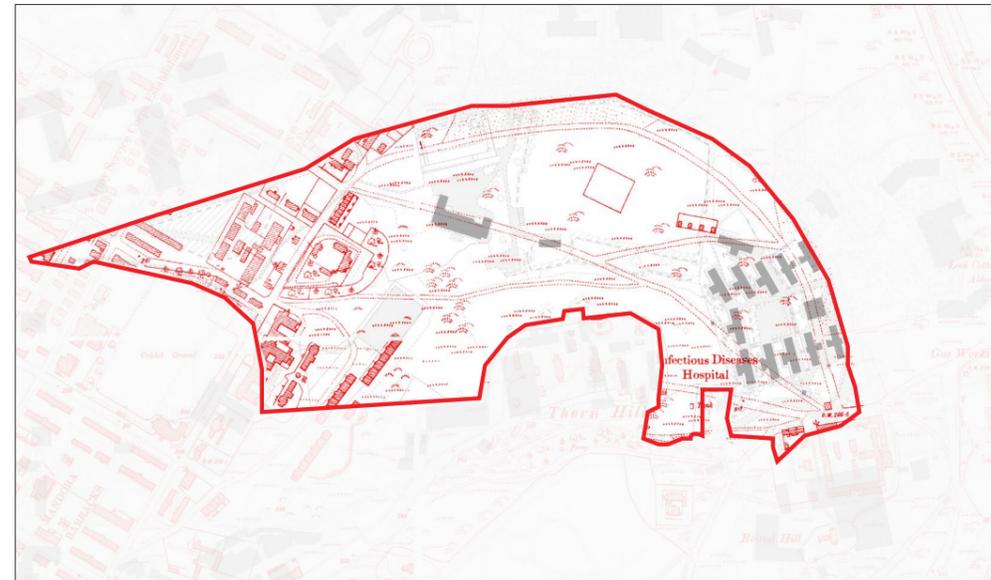
Modern Day Map - 2012



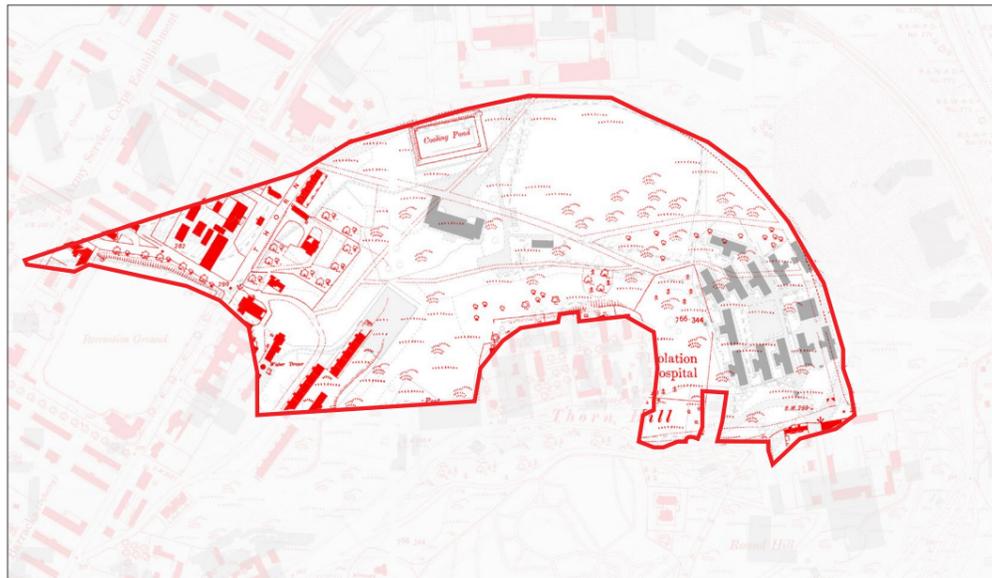
AREA H - CLAYTON BARRACKS (DEVELOPMENT ZONE Q, EIA AREAS 12 & 13)  
*Historic Map Progression*



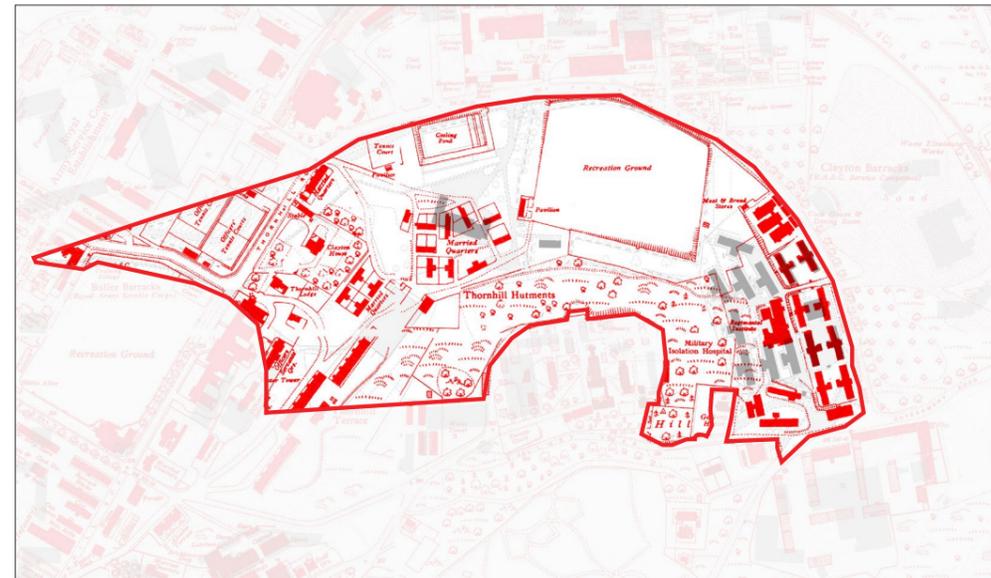
1872 Ordnance Survey Map Overlay



1879 Ordnance Survey Map Overlay



1911 Ordnance Survey Map Overlay



1931 Ordnance Survey Map Overlay

AREA H - CLAYTON BARRACKS (DEVELOPMENT ZONE Q, EIA AREAS 12 & 13)

This Area contains Development zone Q is located entirely outside the Conservation Area. The area originally contained different elements of various surrounding barracks. The eastern section of the area contains part of Clayton Barracks, built from 1926-28 onwards. The barracks consisted of a group of eight barrack blocks, a mess and ancillary buildings built next to Ordnance Road. The barracks were constructed in red brick with tile hung bay windows. The buildings mainly had small pane timber sash windows, although at the rear of the building small pane casement windows were also used. The barracks were originally named Thornhill Barracks, after the nearby Thorn Hill, close to the military cemetery. However, the barracks were re-named in 1929 after



Portrait of Lieutenant General Sir Frederick Clayton, Colonel Commandant of the Royal Army Service Corps, after whom Clayton Barracks are named.

Lieutenant General Sir Frederick Clayton, Colonel Commandant of the Royal Army Service Corps.

Clayton became an instructor at Army Service Corps School of Instruction in 1896 and was briefly Officer Commanding ASC in Aldershot during 1899. Clayton left Aldershot to serve in the South African War but returned to Aldershot in 1900. By 1902 he was promoted to the rank of Colonel and became head of the Corps. He was then posted to the War Office as Assistant Quartermaster General in order to administer the whole of the Army Service Corps, the first officer to do so. After rising through the ranks, he was appointed Colonel Commandant, Royal Army Service Corps in 1921, a position he held until his 70th birthday in 1925. Clayton died in

1933 and was buried nearby in the Aldershot Military Cemetery.

Clayton barracks were built for companies of the Royal Army Service Corps units (now part of the Royal Logistic Corps) in Aldershot, which had expanded in recent years. The buildings comprise of two storey barrack blocks, each built to accommodate 60 men and two noncommissioned officers. Some buildings in the area were added in the mid 20th century, perhaps after the second World War, as can be evidenced by comparison between the 1931 map and modern plans. This also shows that some of the original 1920s blocks were demolished in the 1960s to accommodate the new road network and other modern facilities.



Left: View of Clayton Barracks from the 1970s, Right: Modern view of one of the barrack buildings today.

Neighbouring the barracks was a large recreation ground, which still survives today. This is located adjacent to a cooling pool, built around the turn of the century.



Aerial view over the east section of the area, which contains part of Clayton Barracks. Some of these buildings date from the late 1920s but some appear to have been added post World War Two.

Also located in the area to the south and east of Thornhill road were several groups of married quarters houses and terraces. Some of these buildings were constructed as part of the 1895 development of the camp, but new buildings were added into the 1920s. Most of these buildings were demolished in the

1960s when the barracks were redesigned. Today, the western section of the area comprises little development and mainly open/wooded land, with area of hardstanding for tennis courts. A new Sergeants Mess was built on one area of the married quarters, possibly during after the Second World War, and before the major redevelopment during the 1960s.



Aerial view over the Sergeants Mess, built on the site of the married quarters. This building appears to predate the 1960s redevelopment and is likely to date from the post war period. The large cooling pool can be seen in the background.

Located outside the area, but adjoining the Clayton barracks was the Military Idolisation hospital, originally the Infectious diseases hospital – this collection of buildings was also demolished and redeveloped as the modern Thornhill Barracks and Ski centre.

SIGNIFICANCE OF INDIVIDUAL BUILDINGS

AREA H - CLAYTON BARRACKS (EIA AREAS 12/13, DEVELOPMENT ZONE Q)

These barracks were built in the interwar period to provide additional accommodation for the Royal Army Service Corps. Constructed in two phases, the first buildings were constructed between 1926-28 with the second phase constructed c.1931-39. During the 1980s a mess club building (34L) was constructed. These buildings are all located outside the Conservation Area.

Clayton Barracks Phase One - Buildings 34M, 34N, 34J & 34K

DESCRIPTION	Condition	Value Index	Group Value
Interwar barrack buildings built 1926-28 with red brick walls, plain tiled roofs and tile hanging to bay windows. In reasonable condition, but are suffering from major deterioration of roof tiles.	D	E	D
<b>SIGNIFICANCE</b>			
	<b>National</b>	<b>Regional</b>	<b>Local</b>
<b>Historic and Personal Associations</b>			
Named after Lt General Sir Frederick Clayton, Colonel Commandant of the Royal Army Service Corps.	C	C	C
Associated with the Royal Army Service Corps.	C	C	C
<b>Context and Setting</b>			
Characterised by tree cover but also surrounded by a series of hard surface areas.	C	C	C
<b>Architectural/Artistic</b>			
Limited interest as an example of a standard army barrack type. All original windows have been replaced with double glazed uPVC types.	D	D	D

Clayton Barracks Phase Two - Buildings 34A, 34B, 34C, 34D, 34H, 34I, 34O & 34P

DESCRIPTION	Condition	Value Index	Group Value
Interwar barrack buildings built pre-1931 with rendered walls and shallow pitched slated roofs. In reasonable condition, but are suffering from major deterioration of roof tiles. Buildings 34 B, C & D form the westernmost group on the highest part of the area, making them better examples of the building type for retention - this would combat potential issues such as overlooking and provision of gardens.	D	C	C
<b>SIGNIFICANCE</b>			
	<b>National</b>	<b>Regional</b>	<b>Local</b>
<b>Historic and Personal Associations</b>			
Named after Lt General Sir Frederick Clayton, Colonel Commandant of the Royal Army Service Corps.	C	C	C
Associated with the Royal Army Service Corps.	C	C	C
<b>Context and Setting</b>			
Characterised by tree cover but also surrounded by a series of hard surface areas.	C	C	C

Architectural/Artistic	Condition	Value Index	Group Value
Limited interest as an example of a standard army barrack type. All original windows have been replaced with double glazed uPVC types.	C	C	C

Clayton Barracks Mess/Club - Building 34L

DESCRIPTION	Condition	Value Index	Group Value
Mess/club building, constructed in the 1980s. Built in buff coloured brick with feature red brick banding and a slated roof.	B	E	D
<b>SIGNIFICANCE</b>			
	<b>National</b>	<b>Regional</b>	<b>Local</b>
<b>Historic and Personal Associations</b>			
Named after Lt General Sir Frederick Clayton, Colonel Commandant of the Royal Army Service Corps.	C	C	C
Associated with the Royal Army Service Corps.	C	C	C
<b>Context and Setting</b>			
Characterised by tree cover but also surrounded by a series of hard surface areas.	C	C	C
<b>Architectural/Artistic</b>			
No architectural merit.	D	D	D

CONCLUSIONS

- There are no significant buildings or monuments within this area. The buildings at Clayton Barracks do have some interest as a group of relatively well built twentieth century barracks but could be represented through the retention of a few key examples of the type within the masterplan. The group is now too disparate in external treatment to be seen as a cohesive building group.
- Buildings 34 B, C & D form the westernmost group on the highest part of the area, making them better examples of the building type for retention - this would combat potential issues such as overlooking and provision of gardens.
- This area has never been densely developed and the significance of the area primarily lies in its peripheral historic connection to Thornhill Barracks, and to Lieutenant General Sir Frederick Clayton, Colonel Commandant of the Royal Army Service Corps.
- The masterplan needs to maintain and enhance these connections by referring to historic associations in the names of new roads and buildings.
- There are no memorials located within this Heritage Area.
- This area also has a green, leafy character which should be maintained as celebrated as contrast to the gridded layout elsewhere at Wellesley.

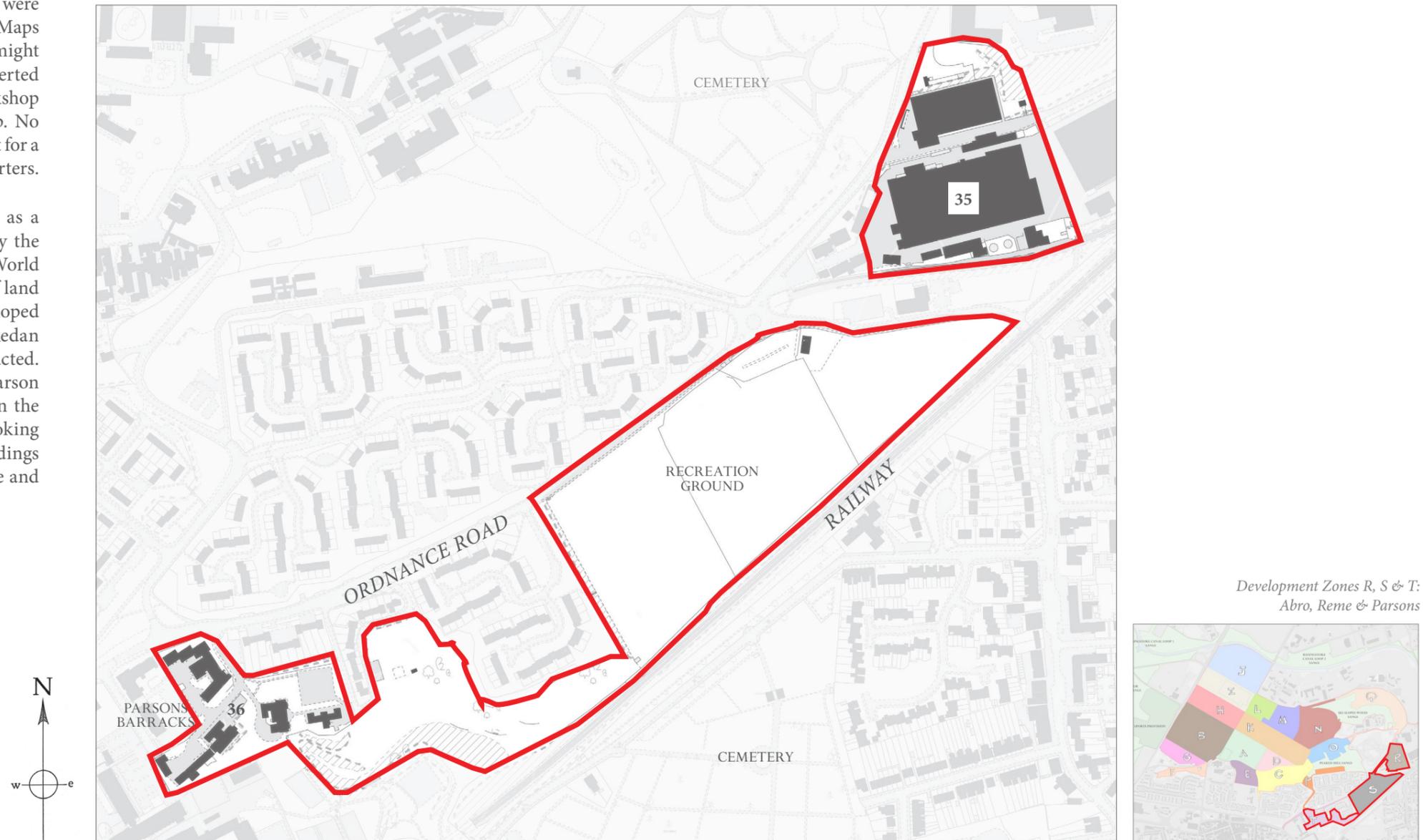
AREA I - ABRO & PARSONS BARRACKS (DEVELOPMENT ZONES R, S & T, EIA AREAS 14, 15, 16 & 17)

Modern Day Map - 2012

This area is probably the most undeveloped area of the site, but has been heavily surrounded by housing development. It is located entirely outside the Conservation Area.

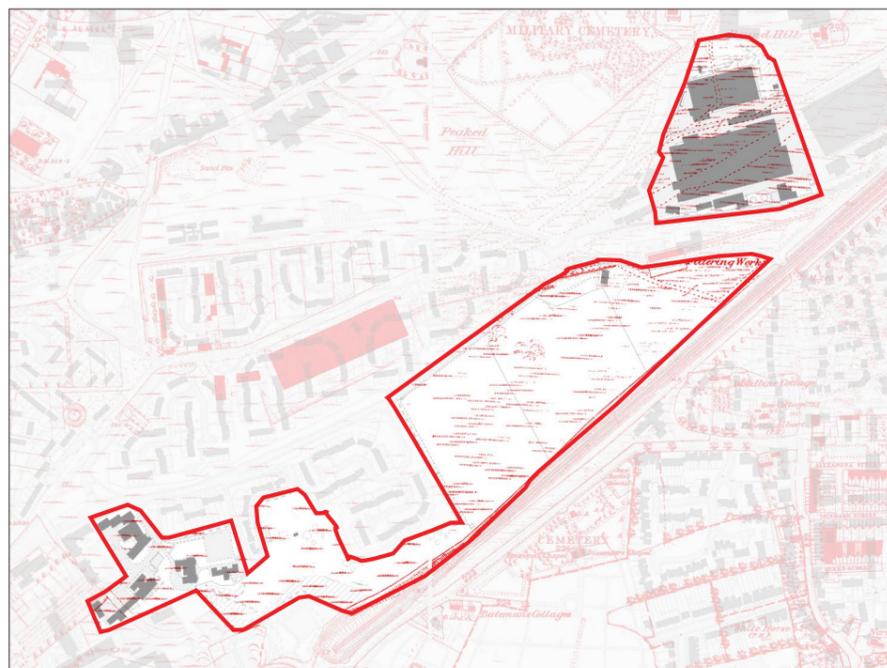
The northernmost, separate section of this area remained undeveloped until a large Royal Army Ordnance Corps Workshop and associated buildings were built by 1931, when it is shown in the OS map. The former Government sidings were located on the southern edge of this section. The early OS Maps stipple the area as sand deposits suggesting that the area might have been quarried. The workshop was subsequently inserted into the quarry. After World War Two a second large workshop building was built to the north of the original workshop. No further development has taken place on the site since except for a small hut which serves as the Air Training Corps Headquarters.

Slightly further south is a large undeveloped area, used as a recreation ground. This sports ground was established by the Royal Army Ordnance Corps sometime after the First World War. Further to the southwest, a long straggling section of land forms the edge of the area. This section remained undeveloped until circa 1911 when a store, cinema buildings and Redan hutments for the Royal Army Ordnance Corps were constructed. During the 1930s the site was redeveloped to form Parson Barracks, which includes Barrack and mess buildings. On the eastern side of the site, an officers mess was created overlooking a recreation ground. In the 1960s and 1970s further buildings were added for the army Magazine and Recruitment office and the area was steadily surrounded by modern housing.

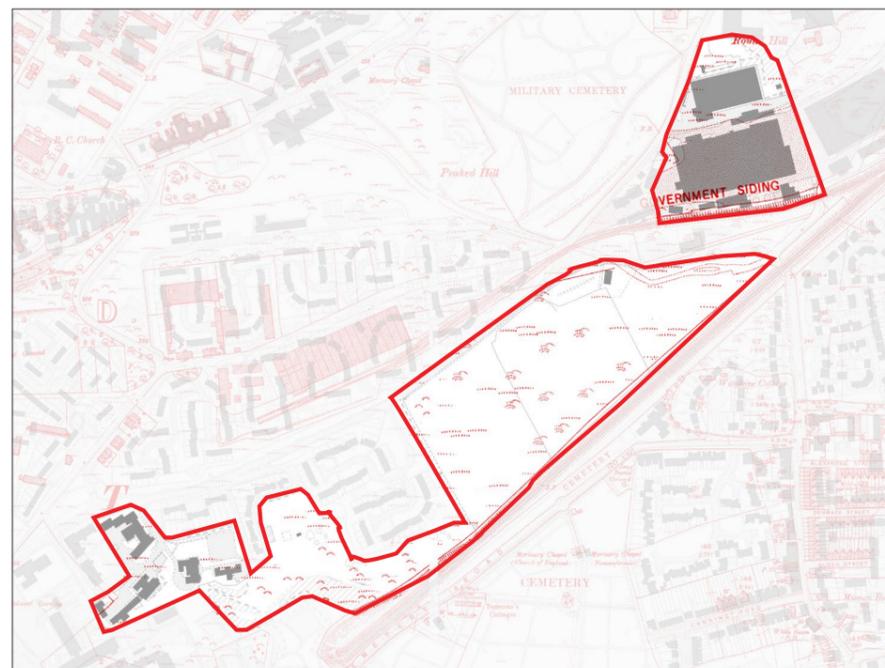


AREA I - PARSONS BARRACKS (DEVELOPMENT ZONES R, S & T, EIA AREAS 14, 15, 16 & 17)

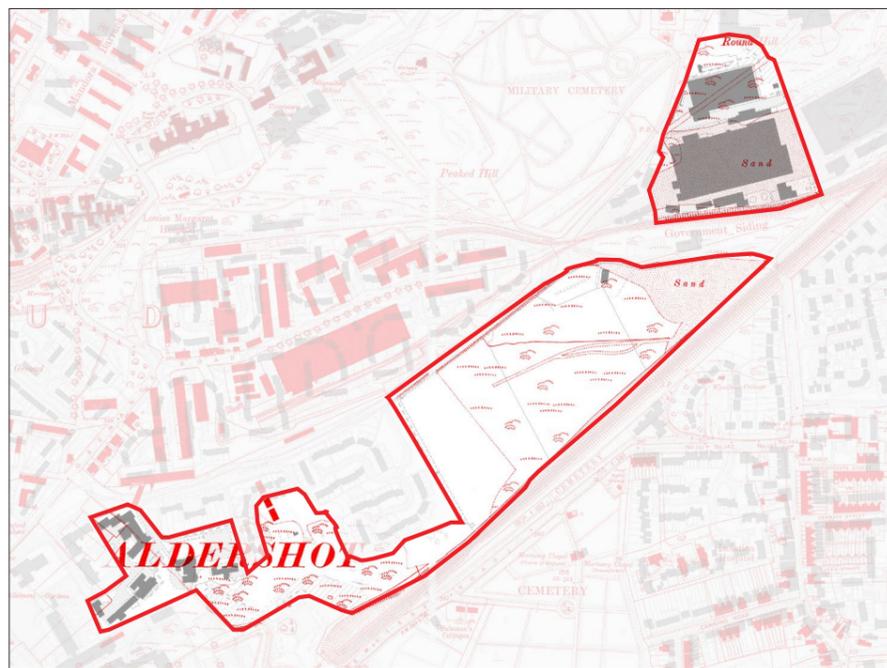
Historic Map Progression



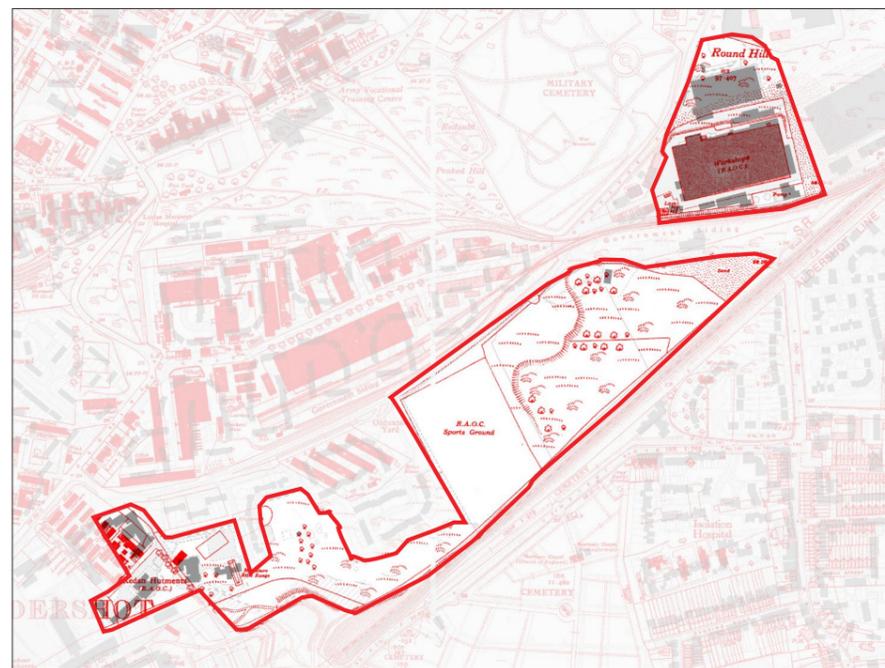
1872 Ordnance Survey Map Overlay



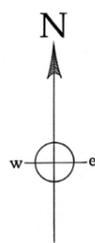
1879 Ordnance Survey Map Overlay



1911 Ordnance Survey Map Overlay



1931 Ordnance Survey Map Overlay



## SIGNIFICANCE OF INDIVIDUAL BUILDINGS

### AREA I - ABRO & PARSONS BARRACKS (DEVELOPMENT ZONES R, S & T)

Both of these areas developed during the interwar period to house the Royal Army Service Corps. The ABRO site is used to provide workshop facilities and Parsons Barracks is used to provide living and mess accommodation. These buildings are all located outside the Conservation Area.

#### Building Group 35 - ABRO Site

DESCRIPTION	Condition	Value Index	Group Value
A collection of various workshop and ancillary buildings based around the main Workshop 34D, a large framed structure with corrugated cladding. Workshop 34A is also a substantial building, constructed in brick with a flat roof. Various ancillary buildings are constructed in brick with slated pitched roofs. All buildings are utilitarian in appearance.	C	E	D
	<b>SIGNIFICANCE</b>		
	<b>National</b>	<b>Regional</b>	<b>Local</b>
<b>Historic and Personal Associations</b>			
Associated with the Royal Army Service Corps. No historic value.	C	C	C
<b>Context and Setting</b>			
This group is bounded on its western edge by Ordnance Road and the well landscaped Military Cemetery.	C	C	C
<b>Architectural/Artistic</b>			
No architectural merit.	D	D	D

#### Building Group 36 - Parsons Barracks

DESCRIPTION	Condition	Value Index	Group Value
Various barracks and mess buildings constructed in the 1930s to provide additional accommodation for the Royal Army Service Corps. Red brickwork with plain clay or slated pitched roofs. Further buildings were added during the 1980s to house the Army Magazine and Recruiting Office. There are also various other more recent prefabricated buildings.	C	E	D
	<b>SIGNIFICANCE</b>		
	<b>National</b>	<b>Regional</b>	<b>Local</b>
<b>Historic and Personal Associations</b>			
Associated to the Royal Army Service Corps. No historic value.	D	C	C
<b>Context and Setting</b>			
Largely surrounded by army housing of a domestic scale.	C	C	C
<b>Architectural/Artistic</b>			
Limited architectural value as examples of interwar military buildings.	C	C	C

### CONCLUSIONS

- There are no significant buildings or monuments within this area. The area has remained relatively undeveloped with no historic associations of any significance.
- Any new development on the site of building group 35 needs to consider views from the important Military Cemetery to the west.

## 4.3 CONCLUSIONS

### 4.3.1 SENSITIVITY AND VULNERABILITY

Section 3 of the Conservation Plan has identified that the Aldershot Military Garrison developed in three distinct phases.

The first phase consisted of a hutted encampment which developed from 1854 onwards; this was largely swept away by the second phase of construction in permanent brick buildings which occurred during the 1890s in the second phase of development. The original gridded layout was continued in the planning of the second phase. The Cambridge Military Hospital (1875-9), which is the most important historic building on the site dates from the earlier phase of construction.

Similarly, the third comprehensive redevelopment of the camp, which occurred during the 1960s and 1970s resulted in the demolition of much of the Victorian garrison. However, the complete demolition of all the buildings was not carried out as proposed and as a result, elements of both the first and second phases of development remain apparent in the current site. This is evident in the cluster of historic building which surround the Cambridge Military Hospital, Head Quarters 4<sup>th</sup> Division and individual buildings such as the Signalling School. Memorials and road names also provide an important link to the site's past.

The latest phase of redevelopment proposed by Wellesley will once again have a dramatic effect on the appearance and character of South Camp. Similarly, there is a risk that the tangible evidence of the historic evolution of the site could be lost by the demolition of key buildings, elements of the historic road layouts and other important historic features. Because so much of the tangible evidence and character of the original camp has already been lost, this places greater emphasis on the retention of heritage assets that make a positive contribution to the historic significance of the site.

The setting of the historic buildings is also an important consideration which is affected by the location, scale and massing of new buildings, road layouts, landscaping and lighting.

Many of the buildings have been disused for a number of years and have received very little maintenance. As such, they are not be viewed or visited by the public. In addition, a number of the existing buildings are in poor condition, causing the loss of historic building fabric. In the short term, temporary work has been carried to make the buildings wind and weather proof and to prevent further decay occurring. In the long term, finding permanent uses and fully conserving them will secure the future of the buildings.

The new uses for the existing buildings should be proposed to meet a genuine need to ensure they do not become empty and begin to fall into disrepair. Such new uses should be compatible with the existing buildings, avoiding unacceptable loss of the historic plan form and building fabric. However, it is likely in many cases that the removal of later poor quality additions will provide the opportunity to better reveal the historic character of the buildings.

The significance of individual buildings in Section 4 provides a guide to their historic importance.

### 4.3.2 OPPORTUNITIES

The history, buildings and monuments on the site provide the opportunity to create a sense of place and character within the new community at Wellesley. This will bring wider benefits to, and enhance the historic qualities of Aldershot Town, North Camp and the Basingstoke Canal Conservation Areas. The retention of specific historic features will aid the future understanding of the site and will add character to Wellesley.

Historic appreciation of the site will be improved by the establishment of heritage trails and interpretation boards described in Section 8. This will be of benefit both to the future occupants of Wellesley and to visitors who have an interest in, or past connection with, the former military camp.

A number of the buildings have been fenced off out of public view for many years. In many cases the poor condition of the buildings and overgrown surroundings distracts from their appearance, which is made worse by inappropriate additions and alterations. The Wellesley project is a unique opportunity to reveal historic buildings to the public and where appropriate, provide public, whilst enhancing their appearance and setting for years to come. Finding sustainable new uses for the redundant military buildings will help secure their long term future and enable them to make a valuable contribution to the new community.

Elements of the existing historic landscape, including avenues and groups of mature trees from both the Victorian era and the more recent 1960s-70s period, provide a ready-made basis to develop the landscape design of Wellesley.

Existing memorials will provide important landmarks and historic context for the new development. They also will continue act in their intended role, commemorating past events or individuals and allowing both the public and members of the armed services to honour past sacrifices. In certain cases memorials will act as a focus for formal ceremonies and the new setting of these monuments will be designed accordingly to take account of this requirement.





Historic postcard view of the Cambridge Military Hospital



# SECTION 5.0

## OVERALL SITE HERITAGE STRATEGY



Historic postcard view of the Smith Dorrien Soldier's Institute

### 5.0 OVERALL SITE HERITAGE STRATEGY

#### 5.1 INTRODUCTION

5.1.1 Key Objectives

5.1.2 Participants in the development of the strategy

#### 5.2 OBJECTIVES OF THE WELLESLEY DEVELOPMENT

5.2.1 Masterplan design Objectives

#### 5.3 OVERALL SITE HERITAGE STRATEGY

5.3.1 Maida Zone - Phase 1 - Strategy

5.3.2 The Basingstoke Canal

## 5.1 INTRODUCTION

### 5.1.1 KEY OBJECTIVES

In Part A of this document the historic development of the site and buildings was described and analysed. The character of the different areas of Wellesley was also described and assessed. This information was used to evaluate the historic significance and condition of the individual buildings and various site character areas.

Using this information, the Heritage Strategy has been developed. This has been used to develop the masterplan and proposals which form part of the Outline Planning Application for the redevelopment of Wellesley and the Maida Zone - Phase 1 Detailed Planning Application for the site to the east of Queen's Avenue, adjacent to Maida Gymnasium and the Smith Dorrien Building.

The aim of the Heritage Strategy is to achieve the objectives stated in the Rushmoor Borough Council's *Conservation Management Plan* (August 2010), which are as follows:

- Preserve and enhance the character, appearance and cultural value of the area.
- Informing the Masterplan for the site and surrounding area.
- Achieving a balance between conservation of the existing historic fabric and proposals for new development or release of land.
- Agreement on site specific advice as to what must be preserved, what can be changed and where change will be beneficial.
- Identification for further work and research.
- General agreement to the assessment of the sensitivity and significance.

The *Conservation Management Plan* also states the following aim:

*'It is therefore of paramount importance that the very important elements of the Military Town which derive its character and significance at all levels should be taken into consideration, recorded and protected or even enhanced for future generations to understand the history of both Aldershot as a Garrison Town and the development of the British Army and those serving within it. It is important that we can continue to celebrate the heritage of Aldershot through a sustainable inclusive environment, which continues to build on the areas rich and proud past.'*

To achieve these aims, Section 5.2 of this document describes the objectives of the masterplan.

In Section 6, buildings are assessed with regards to whether they have a Positive, Neutral or Negative impact on the site, based on historic significance and condition. This is used evaluate whether buildings should be potentially retained or removed.

The future proposals for the memorials is described in Section 7.

The proposals regarding heritage trails and recording are dealt with in Sections 8 and 9 respectively.

### 5.1.2 PARTICIPANTS IN THE DEVELOPMENT OF THE STRATEGY

The development of the Heritage Strategy has been undertaken in close consultation with Rushmoor Borough Council.

ADAM Urbanism has been assisted in producing Heritage Strategy by the following:

- Savills - Planning Consultants
- Wessex Archaeology - Archaeology and Cultural Heritage
- AKS Ward - Structural Engineers
- Capital Symonds - Landscape Architects
- WSP Development and Transportation - Highway Engineers

In developing the Heritage Strategy important stakeholders and other interested bodies have been consulted, including the Aldershot Military Museum/Prince Consorts Library, English Heritage, Ministry of Defence, Defence Estates and Surrey and Hampshire Canal Society.

## 5.2 OBJECTIVES OF THE WELLESLEY DEVELOPMENT

It is the goal of the project to develop Wellesley as a sustainable community, with the broader objective of contributing to the regeneration of Aldershot Town and also bringing benefit to the wider area. The aims of the Wellesley Project are listed as follows:

- A safe and healthy local environment with well designed spaces.
- Appropriate scale, density and layout for development.
- A well integrate mix of high quality homes of different types and tenure to support a mixed and balanced community.
- Buildings with the flexibility to meet different needs over time particularly in minimising the use of resources.
- Efficient public transport and infrastructure which promotes sustainable transport modes.
- Assessable and good quality local public services and amenities.
- A strong sense of place and local identity.
- Integration with existing neighbourhoods and employment areas.
- Opportunities to rejuvenate Aldershot Town Centre.

### 5.2.1 MASTERPLAN DESIGN OBJECTIVES

To achieve the objectives of Wellesley the guiding principle of the masterplan is the creation of a coherent structure, informed by the existing historic and landscape fabric of the site, providing a legible framework for the urban layout. The traditional gridded pattern of development is common to Aldershot and will ensure the urban extension is the organic growth of the existing town.

Wellesley masterplan has been developed with a set of key 'site-specific design objectives'. These are described in detail in the Design Access Statement and are listed below:

#### 1. Integration

Establish Wellesley as a organic extension to the town of Aldershot. To create a new sustainable neighbourhood for Aldershot, which contributes to the social, economic and environmental improvement of the town as a whole and integrates the military and civilian communities.

#### 2. Character and Identity

Preserve and celebrate the distinctive character of the site, creating a distinct sense of place so as to reinforce the local pattern of historic development of the Military town and wider context. To respond to

the landform and visual setting and enhance the existing landscape character.

#### 3. Connectivity

Provide a strong network of well-connected streets and spaces linking the development to Aldershot and the wider area; Promote legibility through the provision of a legible hierarchy of streets and nodes.

#### 4. Environment

Provide a high quality network of green spaces and connections to the wider green areas and the Basingstoke Canal.

#### 5. Urban Form

Establish an urban hierarchy across the site that responds to the historic setting and creates an interesting composition of different character areas, uses and spaces.

#### 6. Sustainability

Promote sustainable approach to transport, landscape, water, energy, materials and waste management.

### 5.3 OVERALL SITE HERITAGE STRATEGY

The Heritage Strategy will play an important part in achieving objectives of the Masterplan particularly with regards to Character and Identity and also Urban Form. Rushmoor Borough Council's *Aldershot Urban Extension, Supplementary Planning Document 9.0*, states the following as a key objective:

*To establish a distinctive character and sense of place, which reflects and enhances the unique landscape setting and the historical development of the Military Town.*

The Heritage Strategy has been developed taking into account the requirements of the *National Planning Policy Framework (NPPF) Clause 137* states:

*'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of an asset should be treated favourably.'*

NPPF Clause 131, states:

*'In determining planning applications, local authorities should take into account of the:*

- *desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness."*

The Heritage Strategy has the following aims:

1. Identify the existing buildings, monuments and other features which bring positive benefit to historic quality of the site
2. Secure the long term future of retained heritage assets by proposing viable and sustainable uses which respect their historic significance
3. Preserve and enhance the setting of the heritage assets by the removal of buildings and other features that detract from their historic appreciation and by the use of carefully considered new development and landscape design
4. Recognise the benefit the heritage assets can bring to the character of

the new development and wider role it can play in contributing to the regeneration of Aldershot Town Centre and surrounding area.

5. Increase the public appreciation of the historic character of the area through the use of heritage trails and interpretation boards (see Section 8).
6. Carry out an agreed program of recording historic assets and deposit the information in agreed national and local archives to allow full public access (see Section 9)

Rushmoor Borough Council's *Aldershot Urban Extension: Supplementary Planning Document 9.0* also states the following principles regarding conservation and the built heritage:

**Principle CBH1: Conservation and Built Heritage**

Preserve and enhance the cultural value of the site through the recognition of major historic places and the opportunities they offer in terms of regeneration.

**Principle CBH2: Monuments and Listed Buildings:**

Ensure the retention of military monuments, memorials and features of historic and cultural interest and value to Aldershot's rich military past.

**Principle CBH3:**

Ensure the long term beneficial use of the listed Cambridge Military Hospital and protect and enhance the setting of the buildings.

**Principle CBH4:**

Ensure the long term beneficial use of the listed Maida Gym and Smith Dorrien buildings and protect and enhance the setting of the buildings.

**Principle CBH5:**

Ensure the long term use of listed Headquarters 4<sup>th</sup> Division buildings and protect and enhance the setting of the buildings.

**Principle CBH6:**

Preserve and reuse the existing roads and streets of the military grid system as much as possible.

**Principle CBH7:**

Create a heritage trail which is representative of Aldershot's rich military history.

The Design and Access Statement addresses these principles as follows:

**a. Preserving the historic pattern of development**  
(in accordance with SPD principle CBH6)

A guiding principle of the masterplan vision (the military grid becomes the urban grid) is the preservation and reuse of the underlying grain/pattern of historic military development of the area. The existing road grid will be preserved and new roads will adapt to and reinforce this pattern. Historic road names and barrack names will also be acknowledged and retained within the masterplan. Similarly, the established wooded ridge that wraps around the southern edge of the site, will be maintained and enhanced as a contrast to the more formal historic grid.

**b. Preserve and enhance the historic value of the site through detailed assessment and recognition of the layers of military history and the opportunities they offer in terms of regeneration**  
(in accordance with SPD principle CBH1 & CBH2)

The process of understanding the historic assets of the site has involved a sequential approach to evaluate the impact of the interventions necessary to attract viable and economically sustainable uses to these assets. This has been carried out taking into account the *Aldershot Military Town Conservation Area Character Appraisal* and the *Conservation Management Plan* which states:

*'It is therefore of paramount importance that the very important elements of the Military Town which derive its character and significance at all levels should be taken into consideration, recorded and protected or even enhanced for future generations to understand the history of both Aldershot as a Garrison Town and the development of the British Army and those serving within it. It is important that we can continue to celebrate the heritage of Aldershot through a sustainable inclusive environment, which continues to build on the areas rich and proud past.'*

The flow chart the Introduction to this document summarises the approach to recognise the importance of the key assets and the impact of interventions.

**c. Ensure beneficial reuse opportunities for the retained buildings to add character and value to the development, contributing to the regeneration of Aldershot -**

(In accordance with SPD principle CBH1, CBH3, CBH4 & CBH5)

The Conservation Plan highlights the importance of the retention of the key statutory listed buildings. The locally listed buildings and other buildings of townscape significance have also been identified as equally important and will be retained subject to their significance, condition, contribution to the existing historic setting and viable uses which are beneficial to the existing and new community.

The re-use strategy highlights the importance of proposing a range of long term viable and beneficial uses for each of the retained key buildings to secure their future and making them available to the community of Aldershot. The range of uses suggested at this stage for the Cambridge Military Hospital, Maida Gym and Smith Dorrien and Headquarters 4<sup>th</sup> Division buildings have been described in detail. This would ensure flexibility for development at later stages and will protect and enhance the setting of the buildings contributing to the regeneration of Aldershot.

The proposals for re-use have not only been based on addressing the needs and response of the listed buildings and its curtilage in isolation but have considered the proposals over a wider zone of visual influence termed 'Key Areas'. This would ensure that significant views, vistas, design details, planting, materials, lighting and street furniture all help to celebrate the building and its setting in context with the wider masterplan.

- d. Ensure the retention of military monuments, memorials and other features of historic and cultural interest, that stands as memory to the layers of site history**  
(in accordance with SPD principle CBH2)

The monuments and memorials located on the site form an integral part of the historic character of the area and will be retained. These have been described in detail Part 20.0 of the Heritage Strategy. They provide the opportunity for the public, serving and retired members of army, together with their family and friends to commemorate the sacrifices of individuals and past events. They provide the opportunity for the public, serving and retired members of army, together with their family and friends to commemorate the sacrifices of individuals and past events. Such commemoration may take the form of formal ceremonies or provide a daily reminder to people working or visiting the site. Therefore the setting of these assets is also important. The monuments and memorials are either place specific and commemorate individuals and military units connected to the army camp, event specific or both.

- e. Create a heritage trail to connect all heritage assets within the site and integrate with existing heritage trails outside the site.**  
(in accordance with SPD principle CBH7)

A heritage trail within the site and beyond will make a positive contribution to bringing about awareness to Aldershot's rich military history. Creating an established route that links significant elements of the both Aldershot heritage and its natural environment, will enhance awareness of the local heritage, stimulate interest in conservation, promote Aldershot's history to visitors as well as provide a recreational and educational excursion.

The heritage trail will be coherent for both visitors and residents to enjoy. It will be legible and easily accessible, particularly for pedestrians and cyclists and will provide interpretation and explanation of the cultural heritage of the area.

### 5.3.1 MAIDA ZONE - PHASE 1 - STRATEGY

The Conservation Plan has been used to inform the design development of the Maida Zone - Phase 1, located to the east of Queens Avenue, adjacent to the Grade II listed Maida Gymnasium and Smith Dorrien House. The Phase 1 developments, comprising 228 residential units are described in detail in the Design and Access Statement.

The design and layout of the new housing has been carefully considered to respect and enhance the setting of the historically and visually important Queen's Avenue, together with the adjacent listed buildings and Gordon Oak Tree. The listed building Curtilage is also being extended to provide

As with elsewhere in the masterplan, a guiding principle of the Phase I vision is the preservation and reuse of the underlying grain/pattern of historic military development of the area. The existing road grid will be preserved and new roads will adapt to and reinforce this pattern. Historic road names and barrack names will also be acknowledged and retained within this section of the development.

### 5.3.2 THE BASINGSTOKE CANAL

It is a key aim of Wellesley to conserve and enhance the setting and appreciation of the canal. This will be achieved by the following:

1. The creation of a new Balloon Square next to the canal - to enhance the setting and encourage public use and awareness of the canal
2. Create pedestrian routes to the canal through Wellesley - to encourage public use and of the canal. This could also involve upgrading of the tow path in relevant areas.
3. Create active frontages to new buildings and a landscaped strip - to

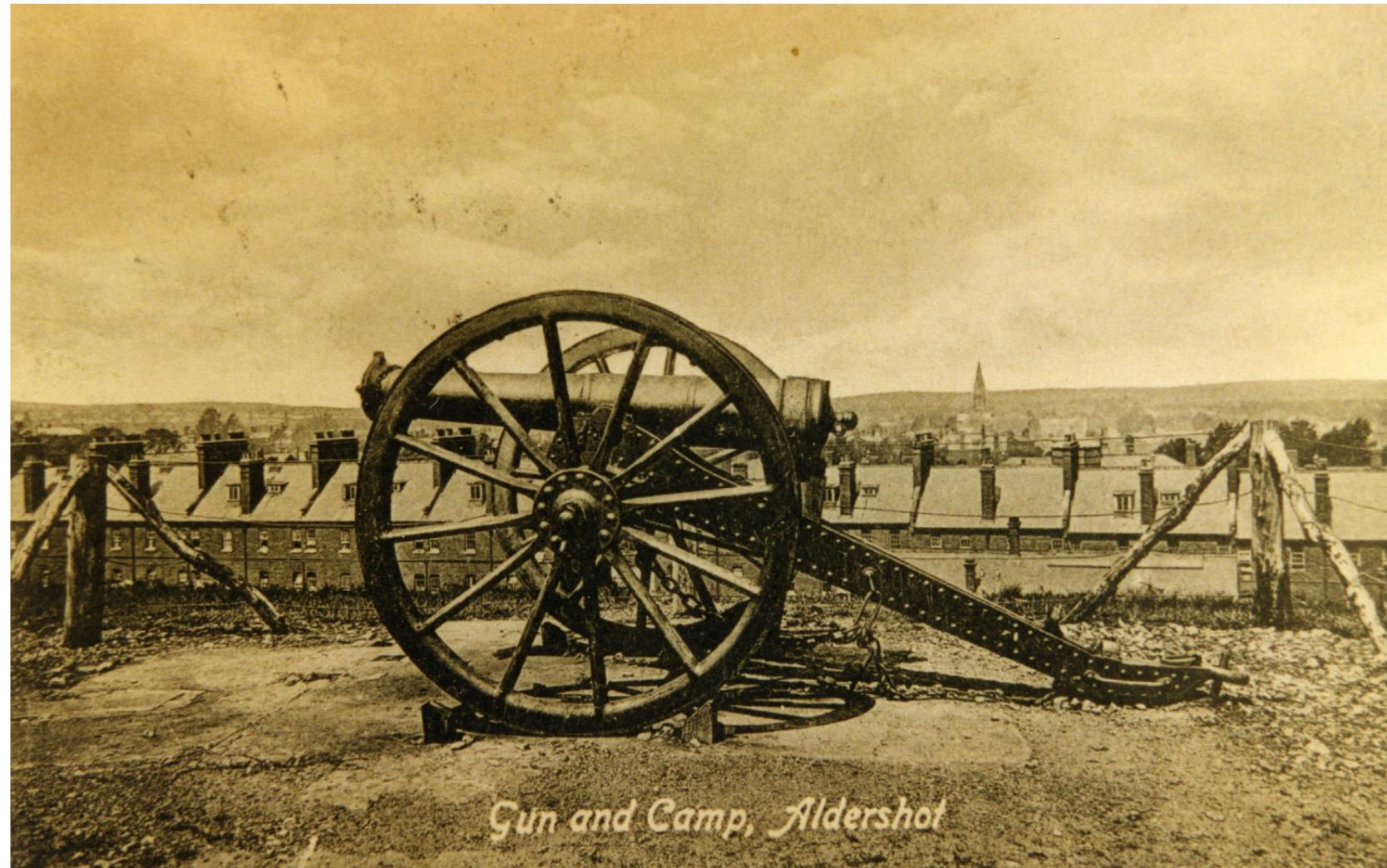
enhance the setting of the canal and increase public activity.

4. Install interpretation boards where possible - to increase public interest and appreciation of the heritage and ecology of the canal.



## SECTION 6.0

### STRATEGY FOR EXISTING BUILDINGS



Historic postcard overview of the camp at Aldershot

#### 6.0 STRATEGY FOR EXISTING BUILDINGS

##### 6.1 INDIVIDUAL BUILDINGS IMPACT ANALYSIS

- 6.1.1 Introduction
- 6.1.2 Summary Site Plan showing buildings of Positive, Neutral & Negative Impact
- 6.1.3 Impact Analysis - Cambridge Military Hospital
- 6.1.4 Impact Analysis - Louise Margaret Hospital
- 6.1.5 Impact Analysis - Buildings Surrounding Cambridge Military Hospital
- 6.1.6 Impact Analysis - Head Quarters 4<sup>th</sup> Division
- 6.1.7 Impact Analysis - Fitzwygram House & Surrounding Area

##### 6.2 SITE WIDE IMPACT ANALYSIS

- 6.2.1 Schedule of Buildings having a Positive Impact
- 6.2.2 Schedule of Buildings having a Neutral Impact
- 6.2.3 Schedule of Buildings having a Negative Impact

##### 6.3 RETENTION & DEMOLITION ANALYSIS

- 6.3.1 Cambridge Military Hospital
- 6.3.2 Louise Margaret Hospital
- 6.3.3 Head Quarters 4<sup>th</sup> Division
- 6.3.4 Buildings Surrounding the Cambridge Military Hospital
- 6.3.5 Site Wide Retention & Demolition Plan

##### 6.4 BUILDING REUSE STRATEGY

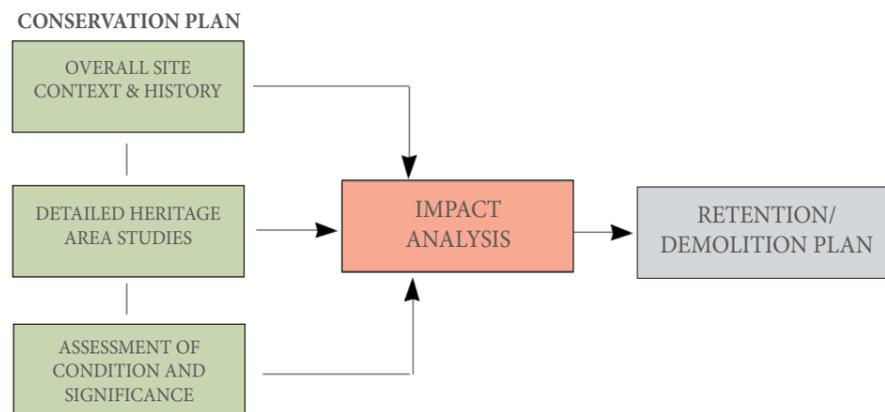
- 6.4.1 Introduction
- 6.4.2 Individual Buildings
- 6.4.3 Car Parking - Principles

## 6.1 IMPACT ANALYSIS

### 6.1.1 INTRODUCTION

The Site History in section 3 of the Conservation Plan identified that since the site began to be used for military use in 1854, it has gone through several distinct phases of development. Each of these phases has dramatically changed the character of the site, and development over many years means that some areas of the site are particularly complex, containing a range interlinked buildings. As a result, not all buildings on the site are likely to be of equal historic significance – there may be scope for the clearing of some areas around a building, and allowing greater significance to those that are suited for conversion.

The latest phase of development of the site as Wellesley involves the change from military use and the creation of a new sustainable civilian community, providing up to 3850 new homes. The buildings on the site will have a mixed use to support this community, and will include residential, public, retail and offices. Out of necessity, this will require the demolition a significant number of less historically important buildings. To evaluate whether a building should be retained, all structures have been assessed with regards to whether they make a positive, neutral, or negative impact on the site. This judgement is based on the history, significance and condition of the buildings, described in Section 4 of The Conservation Plan. The following diagram summarises the process and earlier assessments that have informed this analysis.



The following pages assess in greater detail, the impact of all buildings (or groups of buildings) on the site. The overall significance and condition of each building is summarised, drawing upon the findings of section 4, and each building is graded, with ‘A’ being of greatest significance or best condition and ‘D’ being lowest significance or worst condition. The buildings are then categorised as having a positive, neutral, or negative impact. This information is summarised in three schedules and three corresponding plans. Structures are referred to by their building numbers.

Broadly speaking, those buildings of positive impact are generally considered to be more architecturally significant structures related to the earlier phases of development at the Hospital, and which are in generally good condition. Those considered to have a neutral impact may be original structures that are in a poor condition, or which have less architectural or historic interest. Those considered to have a negative impact are generally later additions which have little architectural or historic interest, and/or are in a poor condition.

The relative positive, neutral or negative impact of the individual buildings and has been used to inform the development of the masterplan with regards to whether buildings should be retained or demolished. To summarise:

- Those buildings having a positive impact will be retained.
- Building with a neutral impact will be retained if it is beneficial to the future use and setting of buildings and site.
- Buildings with a negative impact will be removed to enhance the setting and appearance of the retained buildings.

The diagram on the following page provides a site-wide summary of the assessment, showing all buildings and whether they have a positive, negative or neutral impact. A separate section focuses in greater detail those buildings surrounding the Cambridge Military Hospital, and a brief section on the other key listed buildings.

The relative positive, neutral or negative impact of the individual buildings and has been used to inform the development of the masterplan with regards to whether buildings should be retained or demolished. A site wide retention and demolition plan outlining the conclusions of this process is included at the end of this section.

6.1.2 SUMMARY SITE PLAN SHOWING BUILDINGS OF POSITIVE, NEGATIVE AND NEUTRAL IMPACT



6.1.3 IMPACT ANALYSIS - CAMBRIDGE MILITARY HOSPITAL

Given the prominence of the Cambridge Military Hospital at Wellesley, the buildings immediately surrounding the Hospital have been considered in greater detail with regards to whether they have a positive, negative and neutral impact upon the site and the hospital. This assessment is based on consideration of their historic importance, architectural quality and how they affect the setting of The Cambridge Military Hospital. As per the site-wide impact analysis, the analysis also draws upon the assessment of each buildings' significance as defined in section 4. These conclusions will directly inform the proposed Retention and Demolition plan for the The Cambridge Military Hospital Area.

As per the site-wide assessment, those buildings of positive impact are generally considered to be more architecturally significant structures related to the earlier phases of development at the Hospital, and which are in generally good condition. Those considered to have a neutral impact may be original structures that are in a poor condition, or which have less architectural or historic interest. Those considered to have a negative impact are generally later additions which have little architectural or historic interest, and/or are in a poor condition.

An extensive external analysis and condition survey has guided this process. This analysis is summarised in the following photographic survey of positive, negative and neutral impact and the morphology studies of Cambridge Military Hospital and Louise Margaret Hospital.

The relative positive, neutral or negative impact of the individual buildings and has been used to inform the development of the masterplan with regards to whether buildings should be retained or demolished.

The impact of the buildings surrounding the Cambridge Military hospital is summarised in the following diagram and the table below. The conclusions of this process are shown in the following pages, including the proposals for retention and demolition around the Cambridge Military Hospital.

Positive Impact		Neutral Impact		Negative Impact	
L5	Cambridge Military Hospital (Historic core as outlined on diagram)	16A	Guard Room	16E	McGrigor Kitchen/Mess
16B & C	McGrigor Barracks	16D	McGrigor Barracks	16G	District Sub Station
17A & B	Cambridge House & Stables	16F	RAMC Regimental Offices	17C	Cambridge House Annex Block A
18A/B	St. Michael's House	21B	Nieve/Neville/Waterloo Lodges	17D	Cambridge House Annex Block A
19	Water Tower	21D	Gymnasium	21A	Oil Tank
20	Gunhill House	23	Mortuary	21C	Spider Buildings
26	Louise Margaret Hospital	24B	Laundry	22	Leishman Laboratory
27	Nurses' Residence			24A	Eye & Dental Clinic
				25	Leishman Laboratory



Plan showing the impact of adjacent buildings on the setting of the listed Cambridge Military Hospital

**KEY**

- INDEPENDENT STRUCTURES OF POSITIVE IMPACT
- INDEPENDENT STRUCTURES OF NEUTRAL IMPACT
- INDEPENDENT STRUCTURES OF NEGATIVE IMPACT
- PARTS OF LISTED BUILDINGS HAVING NEGATIVE IMPACT ON THE BUILDING & SETTING

6.1.3 IMPACT ANALYSIS - CAMBRIDGE MILITARY HOSPITAL (Continued...)



NEGATIVE: Later, single storey addition to the north-west corner of the hospital building.



NEGATIVE: Modern addition obscuring the original, southern side of the hospital.



NEGATIVE: Modern addition obscuring the part of the original, administration block of the hospital.



POSITIVE: Bridge House, a projecting section at the eastern end of the hospital has an attractive domestic character. The link corridor is a later addition.



POSITIVE: The interior of one of the wards retains its original open character.



POSITIVE: A small scale addition, built sympathetically between two of the original hospital wings.



NEGATIVE: The modern infill between the two projecting 'arms' of one of the wings prevents a clear reading of the original historic form.



NEGATIVE: Industrial, prefabricated hut between original hospital wings.



NEGATIVE: View of the Leishman Laboratory on, blocking views towards the original hospital wings.



NEGATIVE: Again, a section of modern infill between the two attractive projecting 'arms' of one of the wings prevents a clear reading of the original historic form.



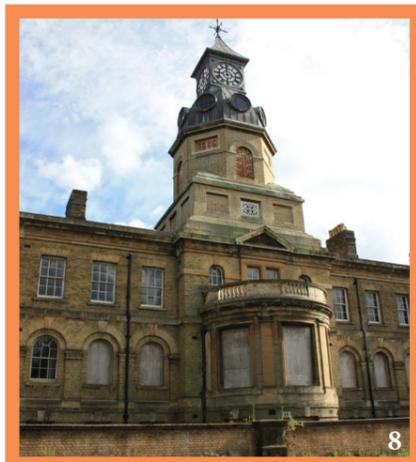
POSITIVE: Two original projecting wings with their linking 'spine' corridor intact.



POSITIVE: Whilst clearly derelict, the interior of the corner administration block of the hospital is a large, reusable space.



POSITIVE: View towards the relatively unaltered Administration block of the hospital.



POSITIVE: View towards the central clock tower of the Administration block.



POSITIVE: Whilst derelict, the curved projecting bay at the centre of the administration block is a historic attractive feature.

NEGATIVE: Whilst a large reusable space, this area at the centre of the hospital is currently filled with industrial machinery.



KEY PLAN TO VIEWS



- KEY
- ▲ EXTERNAL VIEWS
  - ▲ INTERNAL VIEWS
  - POSITIVE IMPACT
  - PARTS OF THE LISTED BUILDING HAVING A NEGATIVE IMPACT

6.1.4 IMPACT ANALYSIS - LOUISE MARGARET HOSPITAL



POSITIVE: The principal facade of the hospital retains its attractive, original, composition.



POSITIVE: An impressive tower creates a strong visual impact and remains in its original form.



POSITIVE: The side elevation of one of the principal ranges also remains in tact.



POSITIVE: The projecting tower facing south is also relatively unaltered. However, the modern addition to the east obscures a section of the adjoining original building.



NEGATIVE: A modern single storey range building between two of the original wings obliterates the original 'U' shaped layout.



NEGATIVE: The same modern, single storey range as per view 5, but viewed from the east.



NEGATIVE: A twentieth century addition, similar to that shown in view 4.



NEGATIVE: Modern utilitarian additions added on to the southern elevation and obscuring the original building.



NEGATIVE: Modern utilitarian infill buildings, located between one of the original wings and towers.



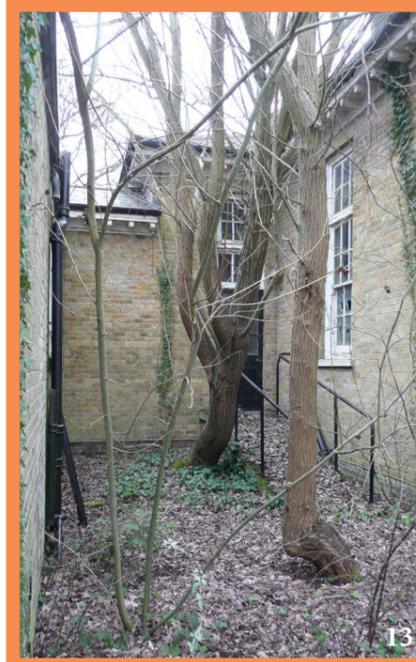
POSITIVE: Although currently dilapidated in appearance, the easternmost projecting wing of the hospital is a sturdy, well building structure.



POSITIVE: Despite some modern additions, the original core of the building is an attractive structure.



NEGATIVE: A modern flat roofed extension obscures on the original facades.



POSITIVE: The original sections of the buildings retain their attractive, deep cornices.



POSITIVE: The interior spaces retains its original proportions of high ceilings and tall windows.



POSITIVE: Internally, the original, elegant staircase remains.

KEY PLAN TO VIEWS



▲	EXTERNAL VIEWS	■	POSITIVE IMPACT
▲	INTERNAL VIEWS	■	NEGATIVE IMPACT

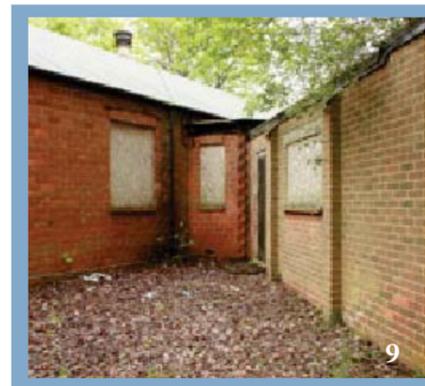
6.1.5 IMPACT ANALYSIS: BUILDINGS SURROUNDING CAMBRIDGE MILITARY HOSPITAL



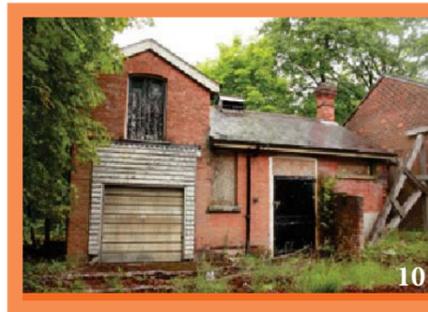
NEUTRAL: 16A, an old guard room building serving McGrigor Barracks, is an unremarkable standard building type in a deteriorating condition.



POSITIVE: 16B, one of the original McGrigor Barrack blocks is a more considered building with distinctive brickwork detailing.



NEGATIVE: Buildings 17C & 17D, detract from the setting of Cambridge House.



POSITIVE: 17B, is an attractive stable building that originally served Cambridge House.



NEUTRAL: Nieve, Neville and Waterloo Lodges (21B) have undergone substantial alterations, which have diminished its architectural importance.



NEGATIVE: The Eye and Dental Clinic (24A) is a single storey, corrugated iron building of no architectural merit.



NEUTRAL: 16D is a later addition to McGrigor Barracks and therefore has reduced historic significance.



POSITIVE: St. Michael's House (18) is similar in style to Cambridge House with an attractive domestic character.



NEUTRAL: The Gymnasium (21D) has had several additions and alteration that may tip the balance towards a negative impact.



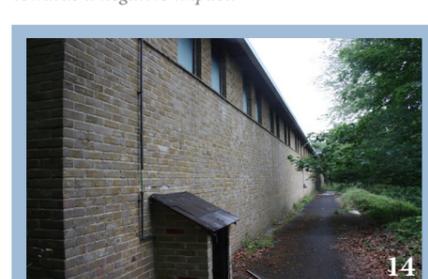
NEGATIVE: 16E comprises a range of timber clad huts that detract from the original McGrigor Barracks blocks.



NEUTRAL: 16F is a former regimental office. The structure is a standard building type with some modern extensions.



POSITIVE: Gun Hill House (20) is architecturally impressive and complements the main Hospital building.



NEGATIVE: The New Leishman Laboratory is a monolithic modern building that disrupts views towards the southern elevation of the Cambridge Military Hospital.



NEGATIVE: 16G is a modern flat roofed building that detracts from the setting of the Cambridge Military Hospital and the original McGrigor Barrack blocks.



POSITIVE: Cambridge House (17) is an attractive red brick domestic building with an unaltered facade facing towards the Cambridge Military Hospital



POSITIVE: The Water Tower (19) is an important landmark building in the area.



NEGATIVE: The Spider Buildings (21C) are a range of timber frame huts that have no architectural or historic value.

KEY PLAN TO VIEWS



KEY

	EXTERNAL VIEWS		POSITIVE IMPACT
	INTERNAL VIEWS		NEGATIVE IMPACT
			NEUTRAL IMPACT