



# Conservation Area

appraisal and management plan



## Cargate



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## 1. Introduction

### Overview Document

- 1.1. This document should be read alongside the Rushmoor Conservation Area Overview document 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 Cargate 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 Area Appraisals

- 1.5. There are four areas of different character within the Cargate conservation area:
  - The Warren;
  - Cargate Hill;
  - Cargate Avenue, Cargate Grove and Lansdowne Road;
  - Winton Road and Manor Road.
- 1.6. These areas are protected based on their spatial character and architectural qualities, historical development and the contribution that they make to the conservation area.

## 2. An Overview of Cargate Conservation Area

### Designation History

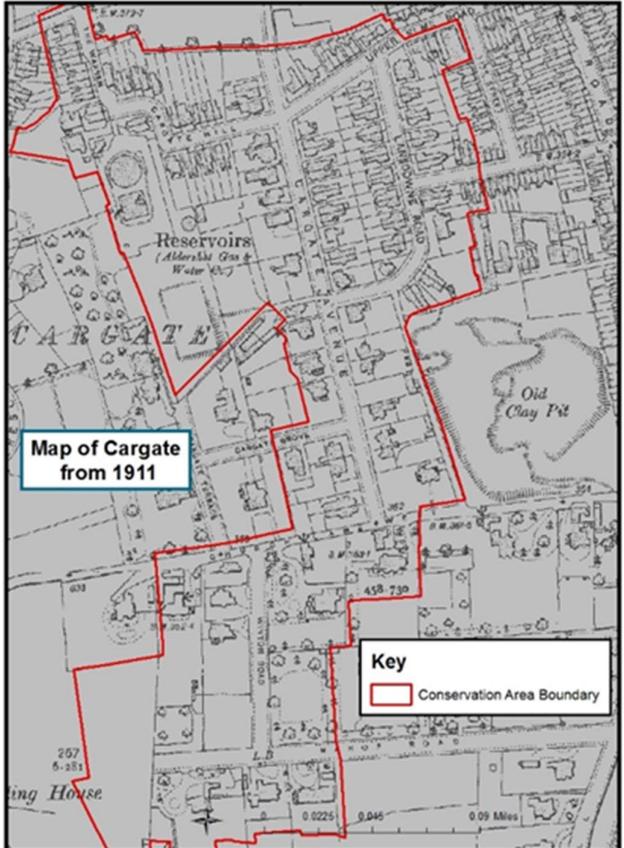
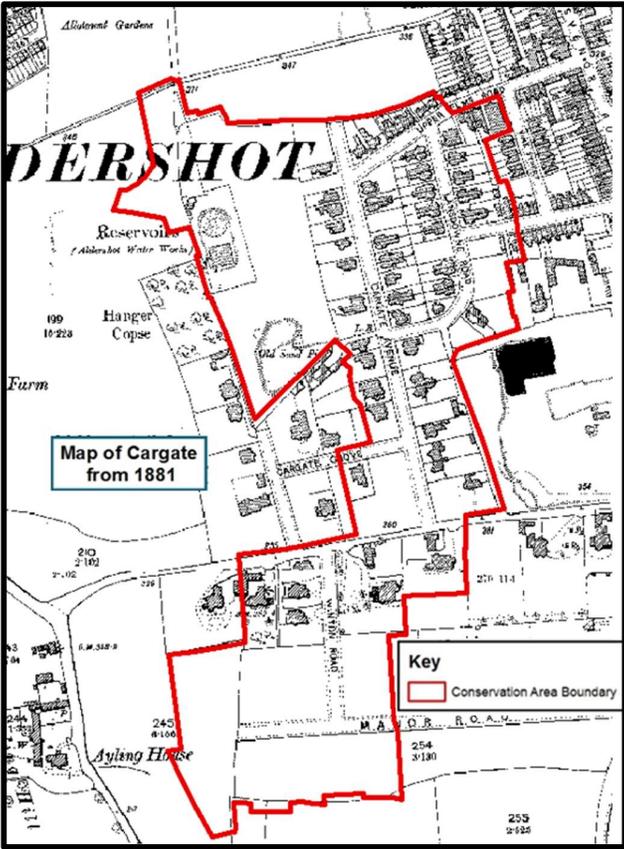
- 2.1. The Cargate conservation area was designated in 1980 and then amended in 1982 and 1989. It is one of eight conservation areas in Rushmoor Borough.

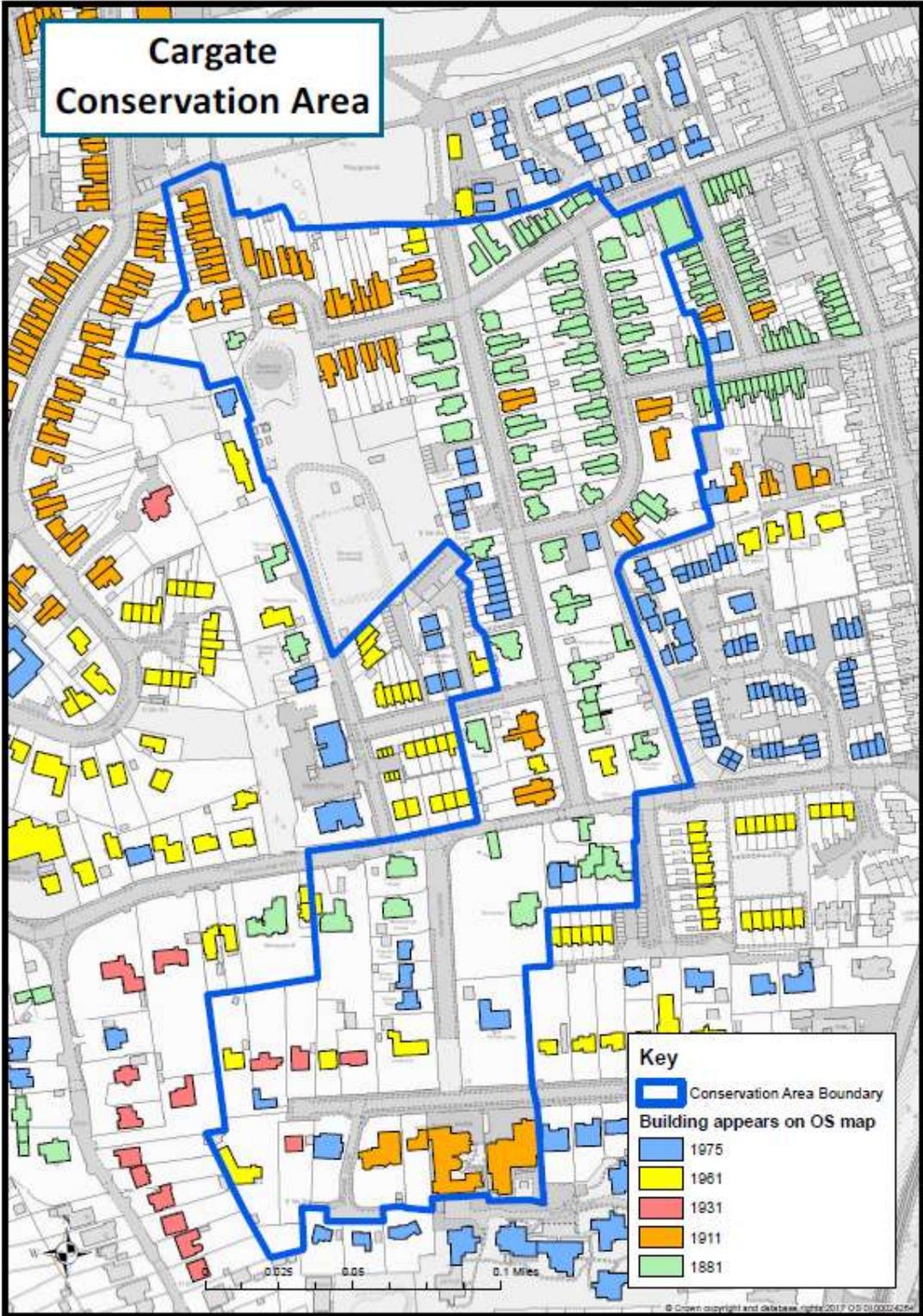
### Location

- 2.2. The Cargate conservation area is a residential area located in close proximity to the south-west of Aldershot town centre. Directly north of the conservation area are the Municipal Gardens, which sit within the Aldershot West conservation area.

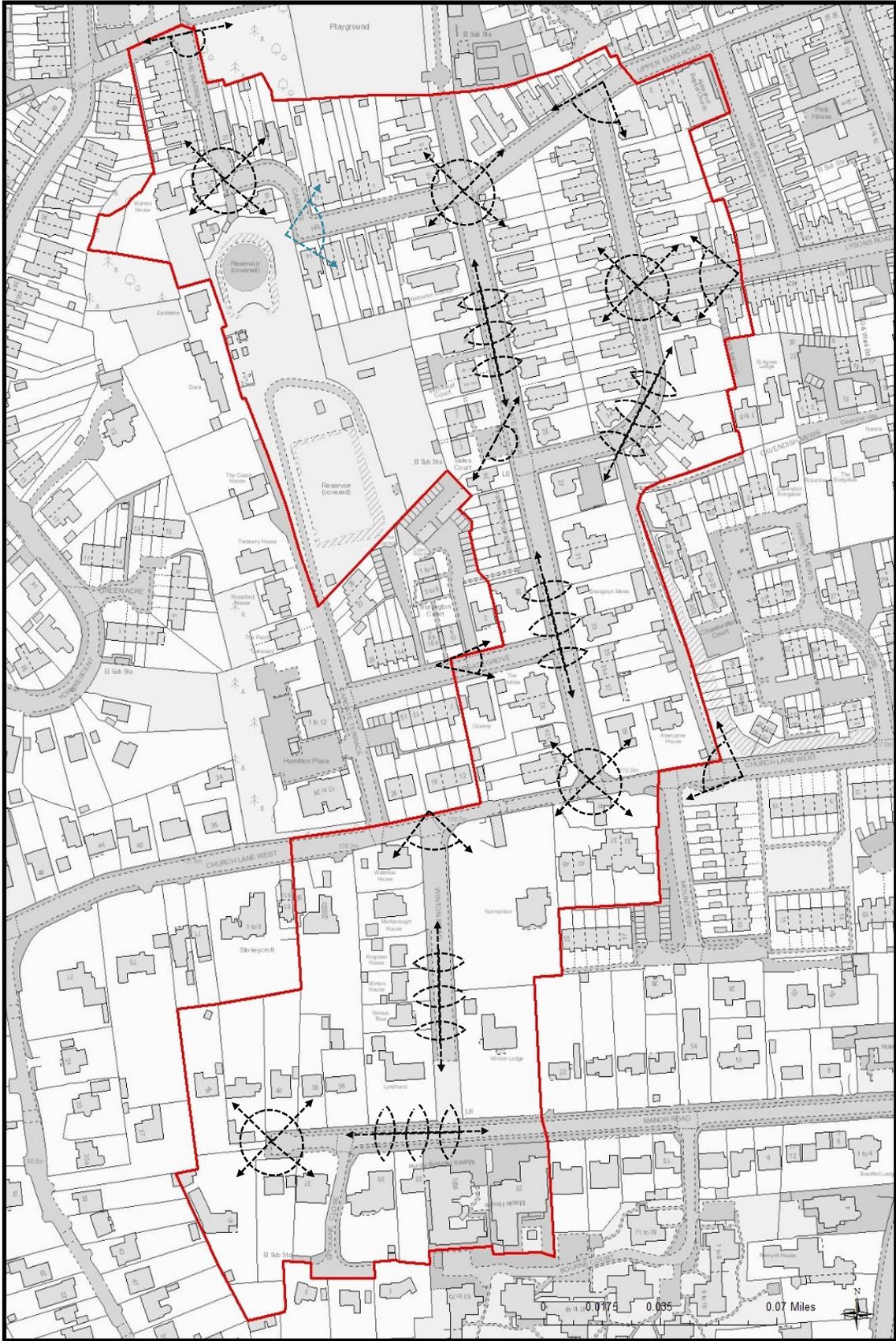
### Area Development

- 2.3. Prior to 1870, the Cargate conservation area was mainly rural in character. The road network consisted of a rough square formed by Queen's Road to the north, Bank Street (now Grosvenor Road) to the east, Sandpit Lane and Ayling Lane to the west, and Church Lane West to the south.
- 2.4. A stretch of properties lined the western side of Bank Street, with minor backland development on the patchwork of fields behind. The route down Cargate Hill was the early approach into Aldershot village from the west, running past the reservoir which is still present today.
- 2.5. In the 1870s and 1880s, the area to the east of Grosvenor Road was developed for housing to serve the military. Comprising a range of properties, the most prestigious afforded the best views from Cargate Hill and Eggar's Hill to the Surrey Highlands. Although the land on Cargate Hill was divided into plots and the architectural styles are cohesive, subtle differences between small groups of properties show the differences in developers. Contemporary maps show odd plots that were not completed at the time of the publication of the 1897 Ordnance Survey map (for example, numbers 19, 21, 24, 26, 26, 31 Lansdowne Road and numbers 7 and 9 Cargate Avenue).
- 2.6. By 1911, Upper Elms Road had been extended to meet York Road by Cargate Hill and The Warren. The land to the south of Church Lane West and east of Ayling Lane and the area known as the Old Clay Pit on Cargate Hill remained undeveloped until after the First World War. The Old Clay Pit is bounded by Frog Lane and is the remaining section of a historic track which runs between Lansdowne Road and Church Lane West.
- 2.7. As a result of this pattern of development, it is considered that the Cargate conservation area has four areas with distinct character:
  - The Warren;
  - Cargate Hill;
  - Cargate Avenue, Cargate Grove and Lansdowne Road;
  - Winton Road and Manor Road.
- 2.8. Further detail about the special characteristics of each of these areas is set out in the following sections.





Views within the Conservation Area



**Green Infrastructure within or adjoining the Conservation Area**



\*Please note that not all trees marked on the map are located within the conservation area.

### **3. Sub Area 1 - The Warren**

#### **Area Summary**

- 3.1. 3.1 The properties fronting The Warren were constructed between 1897 and 1910. On the west side of the road is the Municipal Gardens conservation area. A distinctive feature of The Warren is the step gradient away from Municipal Gardens to the south. At the top of this hill, the first terrace of Cargate Hill has its side elevation to The Warren. The long terrace of 1800s villas on the west side of the road has an imposing façade and is an important feature.

#### **Views**

- 3.2. The irregular path of The Warren may follow an earlier track or field boundary. This pattern, combined with the elevated location, results in a dramatic series of long-range views, which are revealed at the turn of each corner.

#### **Streetscape and Boundaries (Public Realm)**

- 3.3. The road and footpaths are tarmacked, and owing to on-street parking the road and footpaths appear to be narrow. There are no streetlights or street furniture in the public realm. Most of the boundaries of the properties are marked by a wall. However, three walls have been removed, and others have been changed or replaced.

#### **Open Spaces, Parks and Gardens, and Trees**

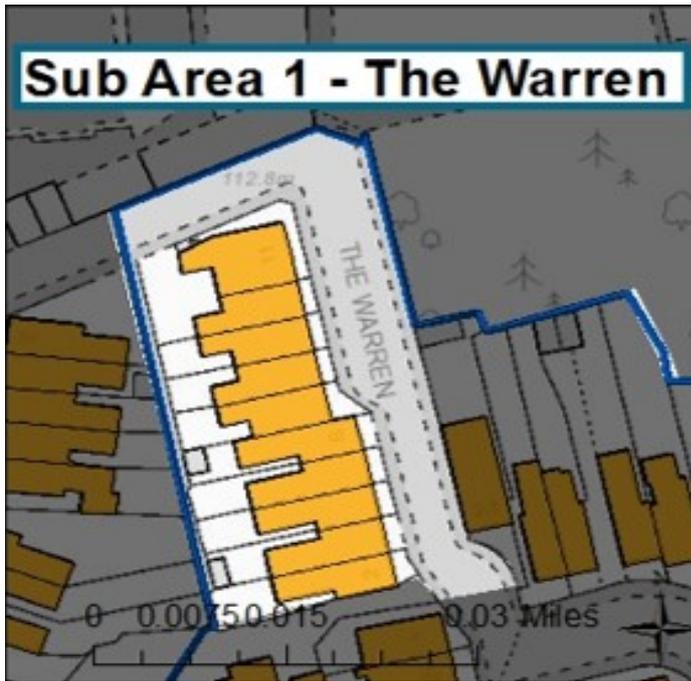
- 3.4. There are no trees or grass along this road. The houses all have small gardens, but these are devoid of planting or have been replaced with hard surfacing. However, as the road runs along the side of Municipal Gardens, the trees and hedges on the boundary and within the park provide greenery and openness to the street.

#### **Building Form and Detail (Architecture)**

- 3.5. The houses all have walls which outline a small paved area in front of the recessed arched doorways. One of the houses has a flat modern roof extension which projects towards the road and is set lower than the gable ends. The decorative chimney stacks in this section dominate the terraced housing and appear in good condition.

#### **Alterations**

- 3.6. Although none of the door openings have been altered, most properties have modern windows, with the few remaining wooden sash windows in poor condition. Several original doors remain. Replacement doors are designed in a style sympathetic to the period.
- 3.7. An advertising sign appears on one of the terraced houses, and there are also numerous satellite dishes, aerials and associated wiring which break up the façade and the roofline.
- 3.8. Three of the red-brick houses have been painted, and the decorative masonry above the windows on the lower terrace appears to be in good condition.
- 3.9. The majority of the front garden walls remain, but a few near the top of the street have been painted or lost completely to make way for parking.



**Key**

**Type**

- Locally Listed
- Nationally Listed
- Conservation Area

**Building appears on OS map**

- 1975
- 1961
- 1931
- 1911
- 1881



The Warren



Removed boundary wall on The Warren



Municipal Gardens on The Warren



The Warren



Decorative chimneys on The Warren



Unsympathetic modern windows and roof extension on The Warren

## 4. Sub Area 2 - Cargate Hill

### Area Summary

- 4.1. The road layout on the 1881 Ordnance Survey map indicates an earlier intention to continue the settlement to the top of the hill. Although the architecture along these roads continues in a similar mixed style to Upper Elms Road, the character is strongly influenced by the irregular road pattern. It takes on a less-uniform quality as it follows a series of bends over the brow of the hill and around the reservoir into The Warren. Upper Elms Road, Cargate Hill and The Warren are characterised by properties of a smaller size compared to Cargate Avenue and Lansdowne Road. The dwellings are arranged in terraces or smaller semi-detached pairs, with only an occasional larger detached villa near the junction of Upper Elms Road and Cargate Avenue. Some of the properties are Edwardian in date, making them later than those in adjacent roads.

### Views

- 4.2. 4.2 The north edge of this road slopes down to its southern junction with Cargate Avenue, which leads to some important views of the decorative, mainly detached houses. This pattern, combined with the elevated location, results in a dramatic series of long-range views, which are revealed unexpectedly around each corner. For example, the views include the extensive vista across the gardens of numbers 11 and 13 Cargate Hill, looking east over Aldershot or northwards down The Warren to the Victorian School buildings of Rowhill School. These views are a defining feature of the conservation area.

### Streetscape and Boundaries (Public Realm)

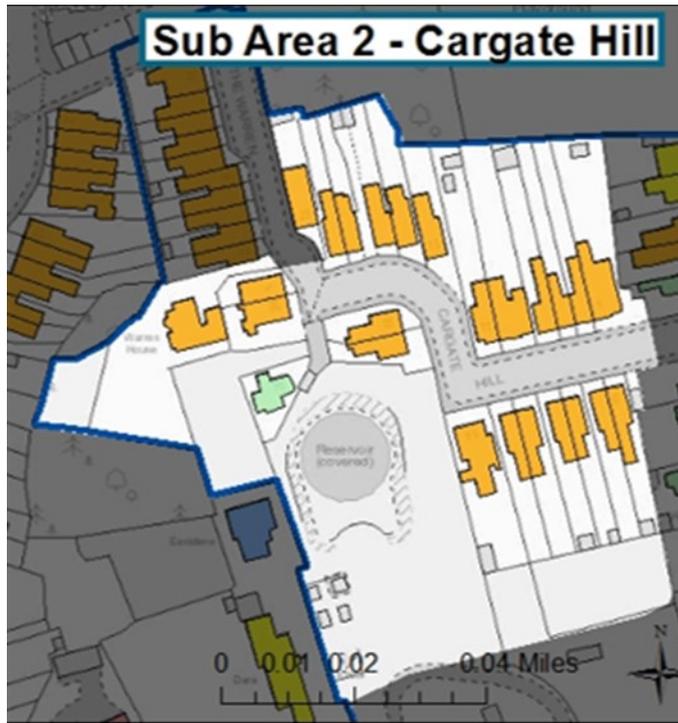
- 4.3. The road and paving are tarmacked, with some traditional lamp posts. The boundaries for these properties would originally have been brick and are now generally still outlined with brick, with some examples of hedge and railing inserts. Chimneys are an important feature of this streetscape, as they are dominant in the skyline, and the majority remain with their decorative pots. The stepped arrangement of roof slopes, with occasional gables, is notable from the lower end of Cargate Avenue by Vine Street. Number 3 is a tall gabled property of buff brickwork and grey slate roofs and disrupts the view enough to add interest without interrupting the overall street scene.

### Open Spaces, Parks and Gardens, and Trees

- 4.4. On Cargate Hill, the front gardens and houses are generally larger than those on The Warren, with the houses set back further. In front of the terraces on Cargate Hill, there are two trees in the front garden on the opposite side of the road.

### Building Form and Detail (Architecture)

- 4.5. These buildings are individual in style, with decorative features such as multiple front-facing gable ends, dog-toothing, decorative masonry and decorative towers.
- 4.6. The original gaps between buildings remain, which are varied in places and reflect the different buildings. Although the houses are different in appearance, they conform to a period style, with red brick and slate or concrete tiled roofs. There are many decorative courses, and only two of the brick-boundary walls have been painted. The mix of houses is complemented by the gentle curve of the road and its relatively steep incline.
- 4.7. There are two key groups of terraced houses halfway along Cargate Hill. It is important to retain these buildings on the street owing to their central location and their prominence in views. The houses retain many of their original features. There is only one satellite dish presented and one chimney stack without its pots.
- 4.8. Opposite this terrace are six semi-detached houses all in the same design, with decorative brick courses and ground floor bay windows. These houses also appear to be in good condition. They all have side doors, and although many windows have been replaced, the visual uniformity of this group is distinctive.



**Key**

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- 1881



### **Alterations**

- 4.9. In some cases, the front doors have been moved forward so that the porch area is removed. Although there is no evidence that any of the windows along Cargate Hill have been moved, most of the windows have been replaced with varying and sometimes insensitive veneer units.
- 4.10. Most of the houses along Cargate Hill have satellite dishes, aerials and associated wiring on their front elevations. This breaks up the façade to the detriment of the street. Where the front wall has been lost, this has further negatively affected the uniformity and setting of the buildings.
- 4.11. To the top of Cargate Hill, there are some painted houses, as well as a rendered semi-detached house. One of these painted houses also has a side extension which alters the original form of the building. These buildings are important to the street scene owing to their prominent location at the top of the hill. The painting of brick should be avoided, as it is dominant and not reflective of the original design. Unfortunately, it has a negative effect on the traditional street scene owing to the loss of original features, such as the red brickwork. These features are important to this area.

## **5. Sub Area 3 - Cargate Avenue, Cargate Grove and Lansdowne Road**

### **Area Summary**

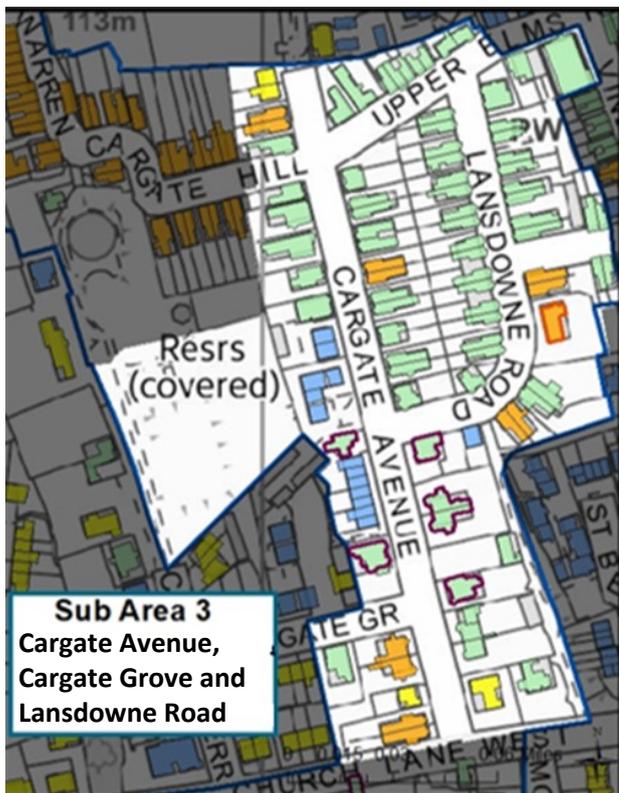
- 5.1. Cargate Avenue is a straight road which rises from Municipal Gardens and levels off about halfway along its length. It is particularly characterised by a broad street, with large detached, semi-detached or double-fronted villas on relatively large plots of land.
- 5.2. Properties along Cargate Avenue follow a similar building line, allowing for a moderate front garden behind a boundary wall with tall, capped gate piers and, in some cases, high hedges. The road has a genteel character, despite the redevelopment of several properties along the western side. Some larger properties to the south of the street have been converted into multiple occupation dwellings or divided into flats.
- 5.3. Lansdowne Road is made up of closer semi-detached properties set out in more regular plots. The properties are much closer to the pavement, creating a more constrained width to the street scene. Lansdowne Road is the lower of the two roads and has a suburban quality, with regularly spaced large semi-detached houses facing each other across a wide street.

### **Views**

- 5.4. In the public realm, there are several small trees and hedges which break up the view along the rise of Cargate Avenue. This creates an unfolding view. Properties fronting the bend on Lansdowne Road are well placed to deflect the view around and beyond. The imposing façades of the buildings create a series of interesting views along the street.

### **Streetscape and Boundaries (Public Realm)**

- 5.5. The street is tarmacked, with slabbed footpaths and some traditional street lamps. Character is enhanced by subtle variations in detail between different pairs of properties. The regular form of the villas is also softened by the gentle bend at the southern end of the road, which turns westwards to rise to meet Cargate Avenue. The houses are fronted by a brick boundary wall, and some also have railings on the boundary. The front gardens are small, and there is regular spacing between the buildings, reflecting the similarity in plot size.
- 5.6. From the junction with Lansdowne Road, the properties on Cargate Avenue become much larger and are interspersed with modern houses. The highly decorated buildings also have more trees and greenery within their plots without obscuring views of the façades.
- 5.7. This area is characterised by more unique styles of house, with imposing façades and front gardens. Some are affected by ivy, which has invasive roots and can cause damage to brick walls and decorative features.



**Key**

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- Conservation Area

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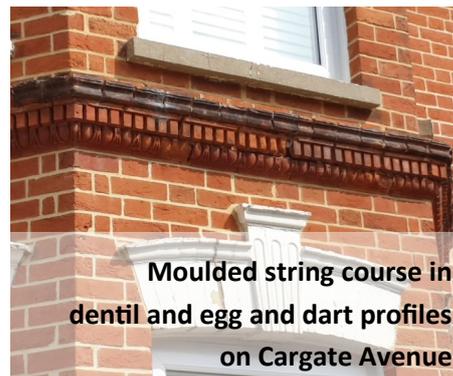
**Sub Area 3**  
**Cargate Avenue,**  
**Cargate Grove and**  
**Lansdowne Road**



Lansdowne Road



Cargate Avenue



Moulded string course in dentil and egg and dart profiles on Cargate Avenue



View from Cargate Avenue to Municipal Gardens



View along Cargate Avenue



Decorative detailing on Lansdowne Road



Decorative detailing on roof



Infill between properties on Lansdowne Road



Removed boundary wall on Cargate Avenue

### **Open Spaces, Parks and Gardens, and Trees**

- 5.8. Cargate Avenue is wide, with properties set back from the pavement behind modest gardens defined by low walls. The avenue of small trees towards the south of the road in the public domain continues to the end of the street.

### **Building Form and Detail (Architecture)**

- 5.9. The general street scenes of both roads are characterised by mainly Victorian and Edwardian housing, interspersed with late 20th-century infill development. The doors mainly retain the recessed arches above, with skylights above the door. Wooden sash windows have been replaced in places, but mainly sympathetically. All the villas have decorative features such as dog-toothing, decorative roof tiles, finials, string courses and decorative masonry, which indicates a higher quality build than houses on Cargate Hill. There are some decorative chimney pots and stacks still visible, which are an important feature of the skyline.
- 5.10. The rows are articulated by the symmetrical arrangement of two-storey properties with canted bay windows, each with large sashes on either side of the front doors. Between each pair of properties is a standardised 'gap' allowing access to the rear gardens.
- 5.11. There is a variety and exuberance of styles presented within the sub area; for example, 23 Lansdowne Road is a 'Vosey Style' house (arts and crafts) and is nationally listed.

### **Alterations**

- 5.12. There have been several alterations to properties within this area, which have had a negative effect on the character and appearance.
- 5.13. A distinctive characteristic of this area is the brick boundary wall for each property, which has unfortunately been removed in some cases to the detriment of the surviving character. In some places, the decorative masonry has been painted. The remaining examples which are not affected are worthy of protection.
- 5.14. Although some original windows and doors remain, several of the larger buildings have replacements which have generally been installed in a sympathetic style.
- 5.15. There are also some buildings which have modern single-storey garages inserted between them. The area between the properties is an important feature, and this 'linking' of houses detracts from the character envisaged by the original developer. Currently, none of the side extensions are two storeys. Such additions would create a terracing effect which would be detrimental to the character and appearance of the conservation area. Any additions between buildings should be sympathetic and subsidiary to the main building.
- 5.16. There are phone lines across the street in multiple places which affect the view of the street. There are also a few satellite dishes on front elevations which detract from the uniformity of the façades.

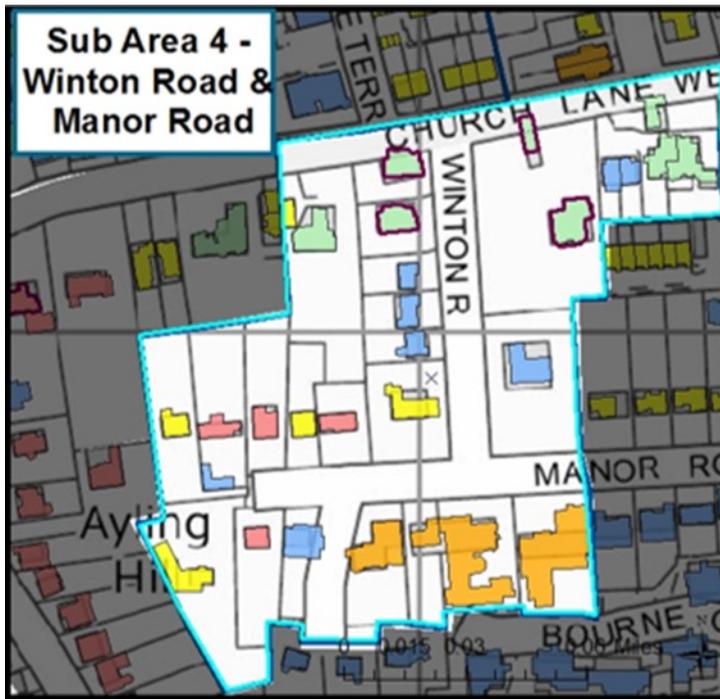
## **6. Sub Area 4 - Winton Road and Manor Road**

### **Area Summary**

- 6.1. This character area sits at the southern end of the conservation area and is a quiet residential area located further away from the town centre, with low activity and traffic. The road layout has a loose unplanned style based around a much older and irregular road pattern which gives this area a semi-rural feel. There are several well-established trees that provide a verdant character and allow for only a few glimpsed views out of the conservation area.

### **Views**

- 6.2. The undulating land within this area frames short views along the roads. Number 27 Manor Road is an important focal point when looking downhill on Winton Road. Mature trees on the west side of Winton Road screen Normanton House, giving glimpsed views to the locally listed building. Church Lane West is a narrow leafy road that rises to a point near to its junction with Cargate



Avenue and drops towards Winton Road, with long views out over the green hills to the east and west.

### **Streetscape and Boundaries (Public Realm)**

- 6.3. The mature trees, hedgerows and well-maintained grass verges make the streetscape much greener than other parts of the conservation area. Manor Road and Winton Road both have avenues of trees that are important in channelling views along the road. Where key trees have been removed and not replaced, the semi-rural streetscape is interrupted, producing a more urban appearance.
- 6.4. The surface of Winton Road is gravel hoggin. With wide, soft uncurbed grass verges, this informal road surface contributes to the out-of-town feel of the area.
- 6.5. Predominantly, the boundary style in this area is hedging or low walls which allow greenery from private gardens to contribute significantly to the streetscape. Along Church Lane West, there is an area of mature roadside planting, tall walls and overhanging trees. Where the traditional boundaries have been replaced with standard height and design fences, this has reduced the feeling of space and light.

### **Open Spaces, Parks and Gardens, and Trees**

- 6.6. Most of the properties are well set back from a linear view in generous well-planted gardens which discreetly frame glimpsed views of properties. This helps the feeling of openness and space within the character area. Large gardens with mature planting help the feeling of openness and space. It is notable that a few of the gardens have been tarmacked, and where this has happened the semi-rural setting of these buildings is diminished.

### **Building Form and Detail (Architecture)**

- 6.7. The buildings in this area are all residential, and several are in use as care homes. The buildings have a larger plot size, as well as being predominantly individual in character. The houses are generally high status and substantial in form with strong façades. There are five buildings within this sub-character area which have been identified on the Local List as having special historic interest (See Section 7).
- 6.8. Although the buildings are individual in character, there is a recurring Arts and Crafts style to these buildings, visible in the use of decorative features. In keeping with this style, the rooflines and decorative chimneys are key features. Clay hanging tiles appear, along with decorative porches and string courses, as well as stained glass and ironwork. In several cases, the chimneys have been removed and the decorative tile patterns have been interrupted, which reduces the uniqueness of the buildings.

### **Alterations**

- 6.9. Although several of the houses along Manor Road have had a series of extensions and alterations, some decorative features remain. Numbers 33, 37 and 41 Church Lane West and Normanton House survive from the late 1890s, although some of the buildings have been divided and converted. Whilst the buildings are generally maintained to a high standard, some have missing tiles and areas of peeling paint.
- 6.10. This sub-character area is mainly made up of semi-detached, detached and terraced houses. The principal building material is brick, which in some places has been painted and rendered, breaking up the uniform appearance. There are several original chimney stacks with individual ornamental pots. Where the stacks have been removed, this has had a negative impact on the skyline.

## 7. Listed Buildings within the Conservation Area

### Nationally Listed

23 Lansdowne Road    Grade II Listed    <https://historicengland.org.uk/listing/the-list/list-entry/1092602>

### Locally Listed Buildings

Reference and Link	Property Name
<a href="#">LL5011</a>	Grasmere House, 33 Cargate Avenue
<a href="#">LL5012</a>	24 Cargate Avenue
<a href="#">LL5013</a>	27 Cargate Avenue
<a href="#">LL5014</a>	29-31 Cargate Avenue
<a href="#">LL5015</a>	The Beeches, 30 Cargate Avenue
<a href="#">LL5090</a>	Coach House, Normanton, Winton Road
<a href="#">LL5091</a>	Normanton, Winton Road
<a href="#">LL5092</a>	Redroof, Winton Road
<a href="#">LL5093</a>	Waterloo House, Church Lane West

## 8. Management Plan

### Introduction

- 8.1. The management plan outlines a positive strategy to deal with the threats and opportunities identified in the conservation appraisal.
- 8.2. 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 managed automatically through the planning system and therefore requires good stewardship by residents and property owners.

### Good Stewardship

- 8.3. 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 a commitment to good conservation practice is vital for preserving and enhancing its character and appearance.
- 8.4. Living in a well-maintained conservation area often increases property values and appreciation, as well as the general desirability of the area and its community value. Conservation areas are valued for their distinctiveness, visual appeal and historic character.
- 8.5. 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

- 8.6. The following section details proposed actions to address some of the main positive and negative features which were identified as part of the character appraisal in order to ensure the continued protection and enhancement of the Cargate conservation area. There are elements within the conservation area that should be enhanced to help preserve the established character. These are set out below and help inform the proposed Article 4 Direction.
- 8.7. The conservation area appraisal identified the following positive features which are considered important to preserve the character of the area and to give it lasting value:
  - Trees and greenery in both the public and private domain;
  - Original chimneys and pots on the roofline;
  - Boundary walls at the front of properties;
  - Areas of private garden between boundary walls and properties.
  - The original decorative features of properties;
  - The large plot size of properties towards the south of the conservation area.
- 8.8. Some aspects of the conservation area are identified as being eroded by negative changes. The following points were highlighted by the analysis:
  - Satellite dishes visible from the public domain;
  - The loss of boundary walls and the hard-surfacing of front gardens;
  - Properties which have had their brick and/or masonry painted;
  - Infill of extensions or developments between properties;
  - Phone lines and related items visible from the public domain;
  - The replacement of original windows with windows not in a style in keeping with properties;
  - Advertising signs ;
  - The removal of trees.

### **Development Management and Article 4 Direction**

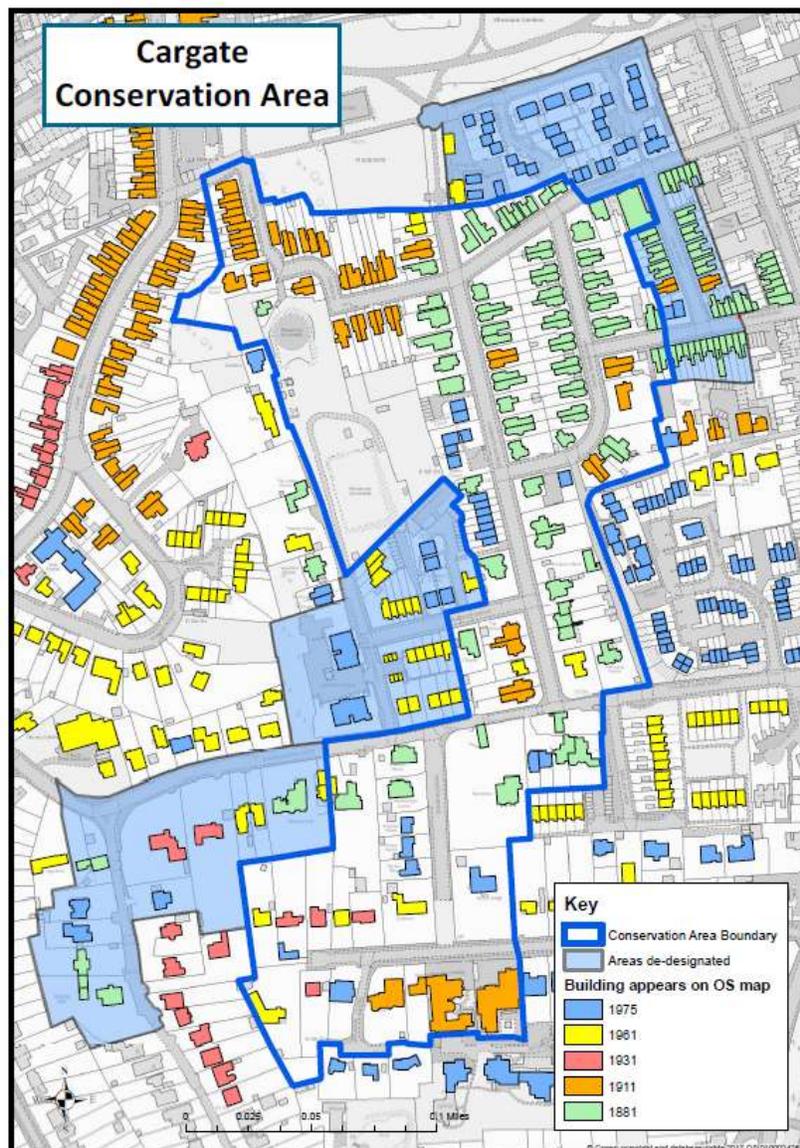
- 8.9. Conservation areas have greater planning controls over development owing to their status. These restrict changes to the external appearance of any building within the conservation area and prevent buildings within it from being demolished. Further information is available in the Conservation Areas Overview document and on our conservation area webpage. However, permitted development rights allow for certain types of alterations without the need for planning permission. Many of these alterations can have an unintended negative impact on the character and appearance of the area.
- 8.10. Further protection of the key features of the conservation area can 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 character and appearance.
- 8.11. An Article 4 direction has been introduced within the Cargate Conservation Area to enable the Council to protect the character and appearance of the conservation area by requiring property owners to make a planning application for carrying out certain works. The Article 4 direction covers the following works to dwelling houses that are visible from the public highway or public open spaces:
- The addition, replacement, improvement or other alteration of windows and doors;
  - The erection of a porch outside an external door;
  - Making, enlarging, improving or altering a hard surface within the curtilage, such as a driveway;
  - The erection, alteration or removal of a chimney or flue;
  - The installation, alteration or replacement of microwave antenna (such as TV aerials and satellite dishes);
  - The erection, construction, improvement or alteration of a gate, fence or wall;
  - The painting of the property if it will differ from the traditional surface treatment.
- 8.12. It is not the intention of the Article 4 direction to prevent new development. Instead, it puts in place a process whereby any proposal is 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.
- 8.13. In summary, any change to the conservation area should seek to:
- Preserve its historical features;
  - Enhance, where possible, its special interest;
  - Contribute positively to its established character; and
  - Be of high quality.

### **Implementation and Monitoring**

- 8.14. Progress on the implementation of the management plan, and the extent to which planning policies in the Local Plan are complied with or are effective in delivering community aspirations for conservation areas, will be monitored through the Council's Authority Monitoring Report.
- 8.15. These assessments can then be used to review and, if necessary, modify the planning policies as part of the Local Plan review process. 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 the 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 186).
- A.2 During the public consultation on the draft Conservation Area Appraisal and Management Plan that was undertaken between January and March 2020, it was proposed to remove four 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 four sub areas that were removed from the conservation area in December 2020.
- 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. A review of all trees in the areas to be de-designated from the Cargate conservation area was undertaken in Summer 2020 and Tree Preservation Orders were made where justified and necessary.
- A.4 Further detail on why each of these areas were removed is detailed overleaf.



### **Area 1 - Laburnum Road, Coe Close, Laburnum Close and Laburnum Passage**

- A.5 This area was undeveloped when the Cargate conservation area was first designated. The subsequent permission for the infill development meant that it was included within the conservation area boundary. The buildings from this section were built in the 1980s and are very different in appearance from the villas in the main section of the conservation area.
- A.6 This area is also detached from Cargate Avenue and Lansdowne Road in that there is no direct access between the areas, apart from a footpath. The houses along Laburnum Road and its tertiary roads do not have a negative effect on the views from the other sections. The lack of historic character and appearance was the main reason for the area being removed from the conservation area.



*Modern properties along Laburnum Road*

### **Area 2 - Upper Elms Road, Vine Street and Lysons Road**

- A.7 The buildings in this area are of a similar age

as those on Cargate Hill and The Warren. However, in this section, most of the buildings have been altered or modified. This includes replacement windows which have not used the original openings, bringing recessed doors forward to the level of the front elevation, as well as removing original boundary walls.

- A.8 There are also a significant number of houses along these roads which have been painted or rendered. Owing to the gradual changes which have occurred, the historic character and appearance of the area have been gradually eroded. The boundary of the conservation area was therefore amended to exclude these streets.



*Modern buildings on Upper Elms Road*



*Removed porches on Lysons Road*

### Area 3 - Cargate Grove and Cargate Terrace

A.9 Since the original designation of the conservation area, there has been substantial new development along these roads that do not add to the historic character of the area. This consists of several modern blocks of flats and modern styled houses. The boundary of the conservation area was therefore amended to exclude these streets.



*Modern flats located along Cargate Terrace*

### Area 4 – Ayling Lane and Church Lane West

A.10 Three of the properties in the middle of this area are 1950s infill and do not add to the historic character of the area. Ayling Lane is separated from the rest of Sub Area 4 and, there are no views in or out of the conservation area along this road owing to the topography.

A.11 There is a nationally listed building along Ayling Lane in addition to a locally listed lamp standard and a locally listed building (Ayling Barn) along Church Lane which provide these buildings and structure with a protected status. Conservation areas protect the historic character of an area rather than a single property. They cover a wider geographical area, focussing on places of special character, appearance and communal value. As the core historic features of this area are already protected by legislation and/or planning policy, the boundary of the conservation area was amended to exclude this area.



*Modern properties along Church Lane West*



*Modern properties along Ayling Lane*