

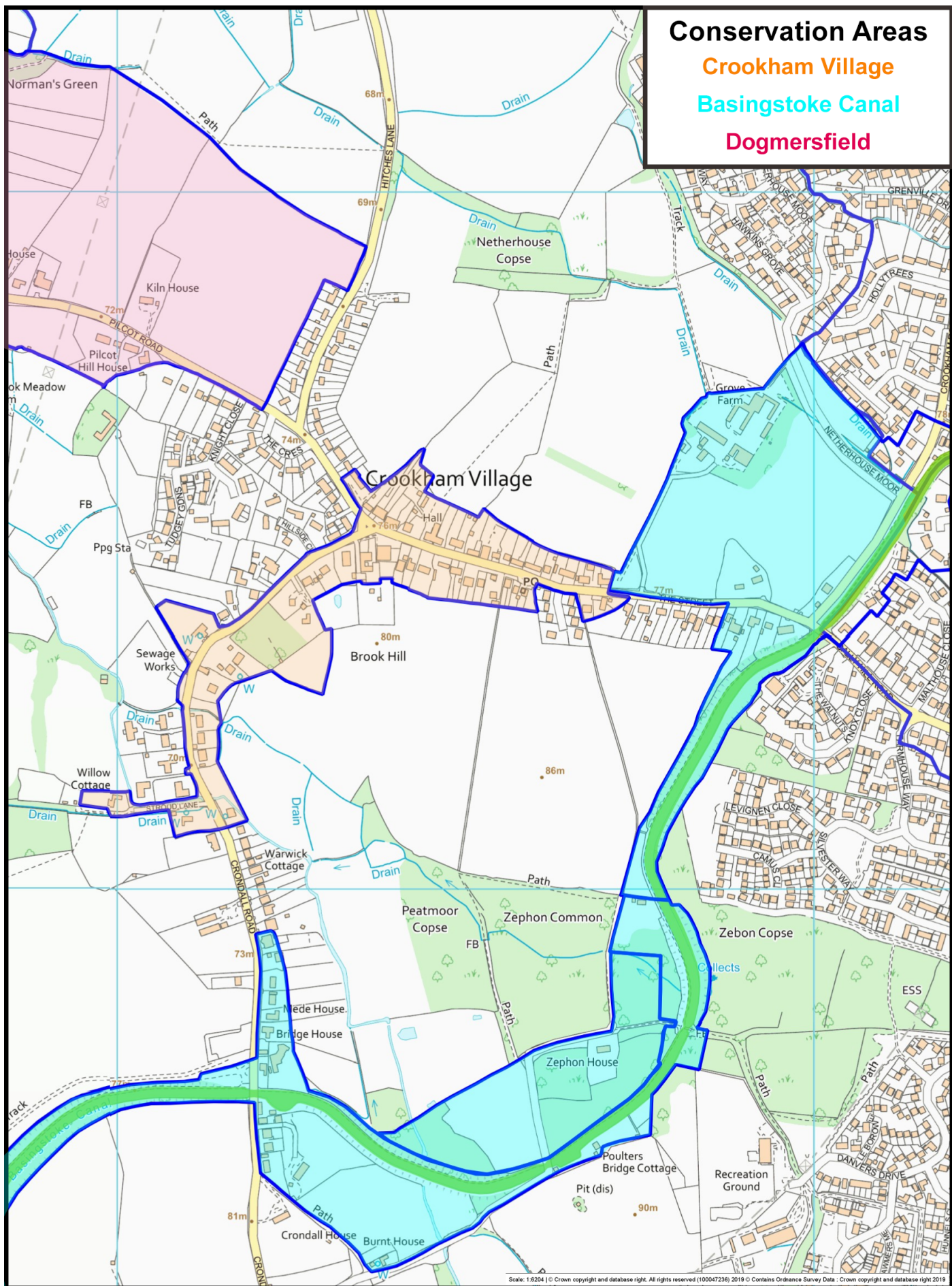
Crookham Village Conservation Area Appraisal 2023



View over the Conservation Area looking North

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The Crookham Village Conservation Area is complemented by the adjacent Basingstoke Canal and Dogmersfield Conservation Areas.

Crookham Village Conservation Area The Street section



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Key characteristics of the Crookham Village Conservation Area

- Strongly residential character although with important evidence of former historic commercial and industrial uses;
- Strong linearity along The Street (*Character Area 1*), which is appreciable from within and outside the area;
- Attractive, lower density character along Crondall Road (*Character Area 2*) to the South with green space coming right up to the boundaries;
- Predominance of traditional materials for buildings including a good survival of vernacular materials, particularly timber, brick and clay;
- Consistent scale of development, generally two storeys or lower;
- Good connections between the settlement and its immediate setting via a network of public footpaths;
- A pleasing variety of building styles.

1.0 Introduction

- 1.1 The designation and management of conservation areas is set out in national legislation in the Planning (Listed Buildings and Conservation Areas) Act 1990. Government planning policy concerning the historic environment under which conservation areas fall is explained in the National Planning Policy Framework (NPPF). Guidance to help understand how policy is implemented is contained in the National Planning Policy Guidance (NPPG) and both of these documents are available online. Further guidance on conservation areas can also be found on the Historic England Website (www.historicengland.org.uk/advice/find).
- 1.2 Conservation Area Appraisals help Hart District Council, Crookham Village Parish Council and the local community to identify, conserve and enhance the special character of the distinctive historic environment. They do this by providing a clear framework against which future development proposals in the Conservation Area can be assessed, alongside the development plan and other material considerations. A character appraisal defines the special interest of the Conservation Area that merits its designation and describes and evaluates the contribution made by the different features of its character and appearance. Its purpose is to support the effective management of the area to sustain its special character and appearance. The information within the appraisal should be used to inform development proposals to ensure the best chance of success at application.
- 1.3 Crookham Village Conservation Area was first designated by Hart District Council in 1982. That designation was reviewed in 1992 and amendments were adopted by the Council in 1994. This appraisal supersedes the earlier Conservation Area Proposal Statement for Crookham prepared in 1992 as part of the review. The scope of the appraisal is the existing boundary of the Conservation Area.
- 1.4 This Conservation Area Appraisal of Crookham Village has been produced for Crookham Village Parish Council by Barker-Mills Conservation Consultants. The survey and desk top research were undertaken in March and April 2022 and included a visit and walkabout of the Conservation Area and its setting on 6 April 2022.
- 1.5 This document should be read in conjunction with the Crookham Village Neighbourhood Plan published in 2019 which has provided useful supporting information and analysis.

2.0 Overview: Location and Context

- 2.1 **Summary** Crookham Village is a compact settlement towards the centre of Hart District which has retained a pleasing variety of buildings that have evolved over time. The existing Conservation Area is an amalgam of two distinct areas, The Street and Crondall Road, which meet at an important junction known as Crossways. The village illustrates an organic evolution over centuries and retains historic buildings dating from several periods, many of which have a traditional character.
- 2.2 **Location and Character** Crookham Village is located South of the centre of Hart district and to the West of Fleet. The approach to the village from Fleet, from the North-East along Crookham Road, is through suburban development. The approach from Dogmersfield to the West is along Pilcot Road. This has the character of a rural country lane to the West, with a short section of 20th century residential development giving a more suburban character at the East end as it enters Crookham Village. The approach along Crondall Road from the South has the character and

appearance of a narrow country lane with discrete areas of residential development staggered along either side of the lane as it approaches Crookham Village. The buildings of the village are overwhelmingly in residential use, although some, including Village Cars, the Spice Merchant, and Curious Explorers' nursery and pre-school are commercial uses that provide services for the village community and those further afield. A social club, is also important for the village.

- 2.3 **Context** Hart is generally a low-lying area of clays, sands and gravels reaching into the most westerly extension of the North [Downs](#) chalk uplands in the South. Woodlands and heath are interspersed with agricultural land throughout the district. The Landscape Assessment for Hart identifies 15 distinct character areas and Crookham Village is set in a landscape characterised at a county level as "Lowland mosaic". This comprises heathland and forest, pasture and woodland and heath associated with mixed farmland and river valleys. Crookham Village is located in Hart Landscape Character Area I - Hart Valley; although the valley form is subtle and the landscape character is mixed. The local topography influenced not only the uses to which the land was put but also the siting of the village, which lies along an historic route that skirts to the East and North of high ground. This route connected Crookham Village with Crondall and Farnham to the South and South-East, Dogmersfield to West, and Hartley Wintney to the North-West.
- 2.4 **Basingstoke Canal** The Basingstoke Canal SSSI and Conservation Area runs from the western edge of Crookham Village Parish through to the East of the old Village. There is a local gap curving North, East and South around the village which separates Crookham Village from Fleet and other nearby urban developments. Another important local gap lies to the West, separating Crookham Village from Dogmersfield and maintaining the historically important distinction between the two settlements.

Summary of Special Interests

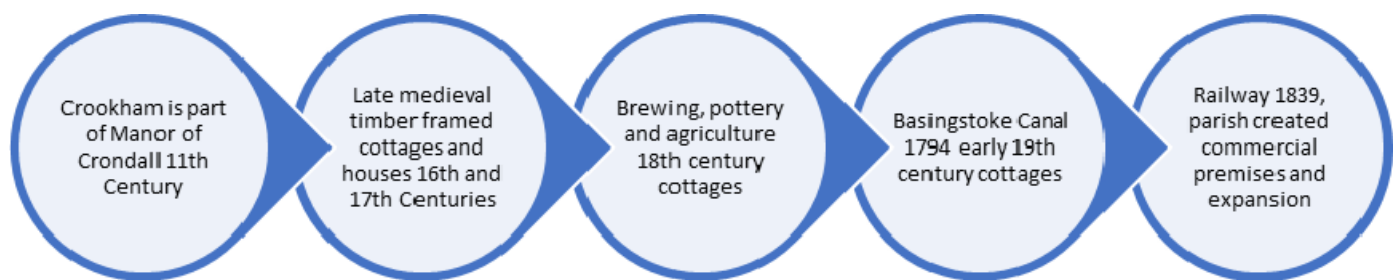
- 2.5 The Crookham Village Conservation Area is of historic interest in illustrating a rural village settlement that has evolved organically over time from its origins as a series of compact but scattered houses and cottages along historic routes. Historically, the settlement was functionally closely related to its wider landscape and agricultural production including in particular the production of hops in the later 18th and 19th centuries. The character and appearance of the immediately adjacent rural setting has changed considerably over time but continues to make a very positive contribution to the character and appearance of the settlement although the functional relationships with the settlement are now primarily recreational apart from one previously working farm.
- 2.6 The architectural interest of Crookham Village is primarily the modest scale and traditional materials that are used for the majority of buildings. The nationally designated (listed) buildings are overwhelmingly vernacular in character and had close associations with the agricultural setting of the village. The exception is Brook House which illustrates a building with architectural pretensions for a client of higher social standing and wealth that was not connected with the land. The harmonious architectural character of the village arises from the consistency of materials, the consistently traditional narrow footprints and the generally consistent height of development, at about 2 storeys.
- 2.7 **Summary of General Condition** (detailed analysis in Section 8) The general condition of the Conservation Area is good. Properties are generally clearly well maintained with no apparent issues of vacancy. The public realm within the Conservation Area is in fair condition although elements are in need of care and attention.



View towards the village from the northern end of Crondall Road illustrating the soft green informal boundaries to the road and the copse of trees to the right

3.0 History of Crookham Village

Timeline of development



- 3.1 **Overview** The historic character of Crookham Village has changed over time. In its earliest period it comprised a small number of individual cottages and houses with working outbuildings and uses related to the land. During the 18th and 19th centuries, as agricultural production changed, further cottages and industrial buildings emerged. Local production of bricks, and processing of hops gave a different, more varied character to the settlement. In the 19th century expansion of commercial activity increased supporting the greater population of the village and features such as the blacksmiths, village shop and post office and Black Horse public house indicated a thriving community. Over the course of the 20th and 21st Centuries new residential development in the form of infill and small developments at either end of the village illustrate a gradual change in character with inhabitants travelling out from the village for services, employment and recreation.

Early History

- 3.2 The Atlas of Hampshire Archaeology provides a summary account of the archaeology and the development of the landscape in the county. It demonstrates that there is evidence of human occupation in Hart District (10,000BC), with scattered finds from the period of hunter-gatherers. There is evidence of Bronze Age occupation including a settlement site to the South of Crondall and an Iron Age hill fort at Caesar's Camp on Beacon Hill. While Roman occupation in the area appears to be marginal, the remains of a settlement and a fine villa were discovered at the southern end of Crondall Parish. There are no significant finds of early occupation for Crookham itself and the village does not lie within an archaeological priority area.

Medieval Period

- 3.3 The earliest evidence for occupation at Crookham Village dates from the 9th century and recorded a transfer of ownership for the Hundred of "Crundall" (Crondall) which included the tithing of Crookham. The area of this tithing comprised what are now Church Crookham, Crookham Village and Fleet. The hamlet of Crookham from which the tithing took its name was a fairly compact scatter of cottages, located within good agricultural land off the eastern branch of the river Hart and its confluence with the western tributary towards the boundary with Odiham Hundred (Dogmersfield). To the North-East, the geological character produced heathland, subject to common rights but of little other agricultural value.
- 3.4 Crookham Village is not distinguishable from the larger area of Crondall in the records of the Domesday Survey. However, the manor of Crondall, which was owned by the Bishop of Winchester, contained a large area of arable land (enough for 50 plough teams), as well as woodland to support 80 pigs and pasture to feed 29 plough teams.

Early Modern Period

- 3.5 The manor remained in church hands for the medieval period before being acquired by the Crown at the Dissolution in the sixteenth century and was subsequently granted to the newly established Dean and Chapter of Winchester. In the 17th Century the manor was sold to Nicholas Love, one the regicides involved in the execution of Charles I and the establishment of the Commonwealth, before being returned to the Dean and Chapter following the Restoration until 1861 when the Church Commissioners became responsible for land management and transactions in Crondall and Crookham.
- 3.6 Crookham Village remained a dispersed settlement of farms and cottages and the earliest above ground fabric in the village dates from the late medieval/early modern age (16th century). The surrounding land was managed for agriculture, although some of the land was acquired by the owner of Brook House, a Gentleman's residence constructed on Crondall Road in a local interpretation of the then fashionable classical style but carried out in local vernacular materials.
- 3.7 *Eighteenth Century* The first phase of subsequent development in the 18th century in the village along The Street takes the form of the subdivision of plots and gradual infilling with a mix of detached houses and terraces. A number of the earlier timber framed buildings were also "re-fronted" in brick, which was a reflection both of changing fashion and also a way of addressing failing timber framing. Economically the village was still dependent upon agriculture, although brewing and pottery were also important industries.
- 3.8 One of the biggest developments in the area was the introduction of The Basingstoke Canal which was conceived as an economical means of transportation for the development of agriculture in central Hampshire. The first route was surveyed by William Jessop in 1769, but the eventual Act

of Parliament only passed for a revised route in 1778. Construction was delayed and the canal only completed in 1794. The main cargoes were timber, flour and chalk going to London with coal and fertiliser brought back in return. The canal was rarely a commercial success during its history but it did provide a stimulus to settlements along its route, including Crookham Village, by providing an outlet for its agricultural and industrial products.

- 3.9 Although never commercially successful, the canal's picturesque surroundings made it a notable leisure resource in the mid-19th century, a role it continues to fulfil to the present day. The course of the canal is generally West to East with two large meanders, one around the northern edge of Dogmersfield Park and a second, immediately to the East, around the southern edge of the river Hart catchment in the area of Dogmersfield and Crookham Village. The canal has been designated a Conservation Area and the boundary of the area abuts that of the village Conservation Area at the East end of The Street.

Nineteenth Century

- 3.10 The Enclosure Act of 1829, which led to the enclosure of Common Land in Crookham Village in the 1830's, changed the character and appearance of the rural setting to the village. The arrival of the railway to the very North of the historic tithing in 1836, stimulated further activity, increasing the local population and raising demands for a separate ecclesiastical parish which was established in 1840. The scattered residential development on the heathland to the East of the village was served by a church at Galley Hill, constructed in 1841 and the area became known as Church Crookham to distinguish it from Crookham Village.
- 3.11 Development close to the railway increased and within ten years another parish and church were needed. This was formed out of Crookham Parish and was called *Fleet* after the pond of that name. Crookham Village is, therefore, the remnant of the original, historic, tithing.
- 3.12 The 1866 Ordnance Survey shows Crookham Village as a cluster of buildings around Crossways, including the historic location of the Post Office, with Cross Farm outbuildings extending South into the landscape beyond. Along the South side of The Street, Forge Cottage, The Forge and The Bawn are illustrated within a rectangular plot, set within the larger field that extended to the edge of the road either side. On the northern side three groups of houses and cottages are dispersed along the road with fields between.
- 3.13 In the late 19th Century brickmaking, from local clay, was carried out near the canal between Zephon Common and Crondall Road. There was also a pottery kiln behind the farm buildings in Crookham Street, where flower-pots, bread pans and pipkins were produced. These industries stimulated further development and further infilling into the fields on the North side of The Street occurred along with expansion to the East and West.

Twentieth Century

- 3.14 The principal landowner in the village in 1935 was the Calthorpe Estate, (The Gough-Calthorpe family) owners of the nearby Elvetham Estate since the late eighteenth century and currently still significant landowners in the area. Tobacco was grown around Crookham Village on the estate of A J Brandon from 1912 until 1937. Hops were grown and processed in the parish until 1974, with two hop kilns still remaining in Crookham Village, one of which lies within the Conservation Area on Pilcot Road.
- 3.15 The years following the Second World War brought an increase in residential development within and adjacent to the old village. Many more houses were built in the surviving undeveloped plots

along the Street on both sides in the 20th century, producing the now characteristic hard boundary between developed and undeveloped land. Separate civil parish status was granted in 1952, as the parish of Crookham Street. The following year, the name was changed to Crookham Village.

- 3.16 **Economic Profile** Crookham Village Parish is a small and partially rural area located on the outskirts of Fleet. There are limited services so residents must travel further for basic needs and facilities such as shops, employment areas and schools. The village is well located to access Fleet, Farnborough and Winchfield stations, providing links to London and Basingstoke. Crookham Village is classified as a main village in the Local Plan and has a relatively-young population profile. The majority of housing is owner occupied and there are reasonably high levels of car ownership. As the Parish has very limited employment opportunities, the majority of working age inhabitants travel outside for work.

4.0 Character: Spatial analysis

- 4.1 **Settlement type** Crookham Village is a linear settlement along two historic routes. The linearity is particularly evident along The Street where the building line of development along the northern side is conspicuously consistent and the density of development is greater. The linearity is also experienced and evident from the setting to the North and South. Along the southern section of Crondall Road development is more dispersed and therefore at a lower density, although generally addressing the road.
- 4.2 **Boundaries of the Conservation Area** The boundary of the Conservation Area has been drawn tightly along the rear gardens of the buildings along both sides of The Street at the line where the character of the space changes abruptly from developed to undeveloped landscape. The boundaries to the East and West ends of the Street have been drawn at the junction of historic development with later 20th century expansion. Along Crondall Road the boundary has similarly been drawn along the junction between domestic settlement and the wider countryside, although the lower density and more open grain of development means that the domestic green space within the boundary and appreciable from the Conservation Area is greater.



The important open space of Crossways at the junction of Crondall Road, Pilcot Road and The Street which is the site of the Hampshire Parish Halo-design signpost

- 4.3 **Open spaces** Open space within the Conservation Area is limited. The most important space is at the junction of Crondall Road, Pilcot Road and The Street. This is effectively the crossways where the historic routes meet and has a small traffic island in its centre. A small area of green space immediately to the East is provided with seating. There is another very small area of green space on the South side of the Street adjacent to Curious Explorers which has further seating. There is also a green verge along the South side of the Street extending from Forge

Cottage to Studley which softens the line of development in this area. A further green verge with seating is located on the North side of Pilcot Road in front of the Kiln Workshop. Crookham Village does not have any formal play areas, but the small Women's Institute Hall is at the centre of the village. The largest open spaces within the Conservation Area are the car parks associated with the Crookham Street Social Club and WI buildings and the Spice Merchant.

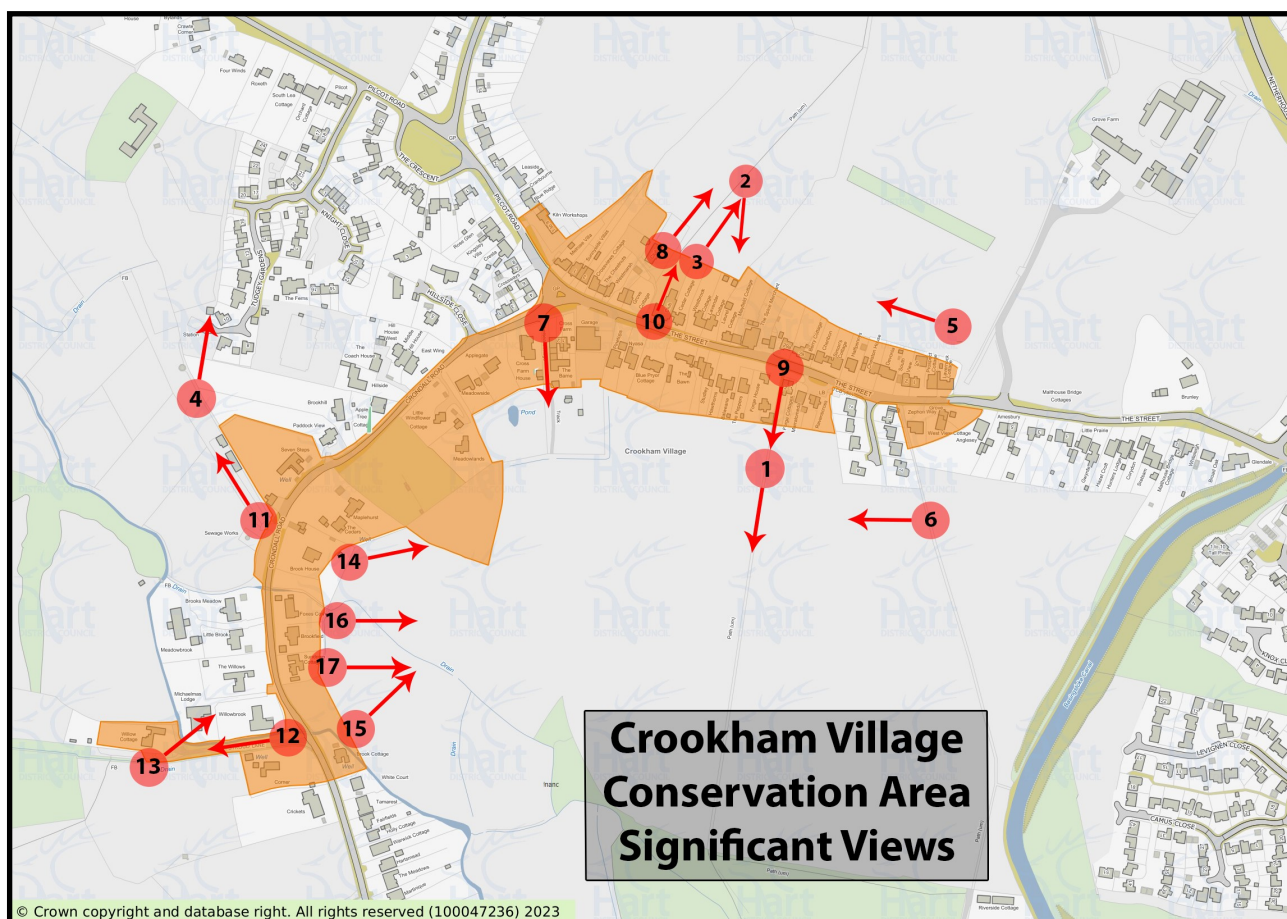


The important, formerly agricultural setting to the South of the village seen from Crondall Road illustrating the gentle, rolling topography, expansive skies and the rural character within which the settlement sits.

Setting of the Conservation Area (see map on the following page to locate numbered views)

- 4.4 There are numerous small valleys and hills in the Crookham Village area and the open and rural character of the setting of the village, particularly to the South. These provide expansive views across attractive countryside to the South and to the South East (View 1 on the map), which is particularly valued for its relative tranquillity. Experiencing the setting South of the village allows an easy appreciation of the abrupt transition between open land and historic settlement boundary (View 2). This part of the setting also contains remnants of historic field boundaries illustrating the functional links between the village and its landscape.
- 4.5 The setting also illustrates the topography that historically affected old routes and later development, as well as providing clear views of the historic buildings within the village, particularly those on the South side of the Street. To the North (View 3) the setting comprises flatter land that is slightly more open from which tree belts associated with water courses can be seen. While the character of this area of the setting is not as picturesque and obviously agricultural, the open green expanse provides an important breathing space for the village and similarly enables appreciation of the linear form of the settlement.
- 4.6 The setting of Crookham Village therefore currently provides views which allow the significance of the heritage assets to be appreciated and to understand why the village developed in the form it has. It also contains a number of Second World War anti-invasion features, some of which can be seen from Stroud Lane. These include anti-tank pimples near Willow Cottage, a spigot mortar emplacement and square pillbox adjacent to Meadow Brook Stable (View 4).
- 4.7 Detailed descriptions and pictures of important views are in Appendix B.

Views



- 4.8 The open nature of the setting both to the South, West and North, enables views of the settlement boundary to be seen and appreciated. The views into the village from the North and South are generally to the rear boundary of the properties along The Street. The various boundary treatments to domestic gardens are not coherent and domestic outbuildings can be and are very visible. The views into the village from the North and South are important in allowing appreciation of the rooflines of the buildings and appreciation of the general consistency of the building line.
- 4.9 Within the village there are a number of gaps between buildings that enable glimpsed and more expansive views of the open setting beyond. The tighter grain of The Street generally restricts views to glimpses with two exceptions:
- the more expansive views from the access road to Cross Farm (View 7);
 - linear view North from the footpath leading past the WI Hall looking over the car park to the green space beyond (View 8).
- 4.10 There are also important views from the footpaths that link the village to the surrounding landscape and in particular:
- linear view between Forge House and Forge Cottages along the footpath (CV FPI) (View 9);
 - linear view from the footpath proceeding North between the WI Hall and Nuname and Grove cottages (CV FP6) (View 10);
 - linear views along the footpath South of Seven Steps going West from Crondall Road (CV

FPI0) (View 11);

- linear views from the footpath (CV FPI 1) which runs along Stroud Lane before heading into the rural setting to the South-West of the Conservation Area (View 12).

4.11 The looser grain of development along Crondall Road at the foot of the hill as it leads out of the village enables more expansive views particularly to the East (View 13). These views are important for an appreciation of the topography of the landscape and the position of the settlement within it. The most important of these views are:

- Panorama NE from Brook House on the East side of Crondall Road (View 14);
- Panorama NE from Brook Cottage on East side of Crondall Road (View 15);
- Panorama looking East between Foxes Corner and Brookfield which enables appreciation of the rising slopes and tree copses beyond that lie to the South of The Street (View 16);
- Panorama to the South of Sundown Cottage looking East which is an extensive view of the slopes, tree belts and the unfortunately-utilitarian fencing of the public footpath (View 17).

Trees

4.12 There is a group of important trees in the green verge on the East side of the crossways, adjacent to the listed Cross Farm Cottages. The informal vegetation along either side of Stroud Lane is also important to the sense of tranquillity and enclosure of this part of the Conservation Area. There is also a significant tree South of Sundown Cottage on Crondall Road.

4.13 It should be noted that works on all trees within a conservation area are subject to constraints under planning laws, even those not specifically covered by a Tree Protection Order.

5.0 Architectural Interest and Built Form

5.1 **Overall** Throughout the Conservation Area the grain of development follows the historic routes with buildings addressing the roads. The uses are generally residential with distinct house types in the two different character areas. The materials throughout are generally traditional with extensive use of brick, clay tiles for roofs and a mix of timber and plastic for windows. Boundary treatments vary between the different character areas.

5.2 The contribution of individual buildings is described in detail in Appendix A.

Character Area 1: The Street, Pilcot Road and the northern end of Crondall Road

5.3 This area is the most strongly linear in form and has a greater density of development and variety of house types. The North side of The Street is characterised by a generally consistent building line and smaller gaps between buildings giving glimpsed views of trees lining the watercourses beyond the village. The housing dates from the 16th through to the 20th centuries and is a mix of terraces, cottages and a bungalow. The earlier houses from the 16th and 17th centuries have slightly more generous plots. Boundary treatments vary between brick and solid walling and hedging. The majority of former front gardens along this side of the street now accommodate parking with some boundaries removed to facilitate this use.

5.4 The southern side of The Street is slightly less dense and properties are set back from the road with generous gardens in front. Boundaries are generally hedges or vegetation which screen parking in front gardens, therefore making them much less visually intrusive. A section of the

South side of The Street has a green verge further softening the building line. The majority of the houses are substantial and detached, although there are some estate cottages and the former



The flatter, expansive setting to the north of the village associated with Grove Farm and the tree belts forming the horizon. The taller trees can be glimpsed in views between buildings along the north side of The Street. The open space provides uninterrupted views back towards the rear boundaries of the properties along The Street.

village shop which are distinctly different.

- 5.5 The experience of this character area is of a linear street with a pleasing variety of buildings and clearly identifiable groups of historic buildings interspersed with later development. The views from within the eastern end of the Conservation Area are out to open green space whilst to the West at Crossways is a more suburban and enclosed feel. The experience of The Street is affected by almost constant traffic with some pedestrian activity. To the South of Crossways traffic calming measures have introduced a gateway into the village at the transition point between the denser settlement and the more dispersed development to the South.



The “gateway” at the junction of the two character areas, looking South along Crondall Road which dips intriguingly out of sight. The traffic signage is unfortunate and could be rationalised.

Character Area 2: Crondall Road and Stroud Lane

- 5.6 The upper section of Crondall Road has a wooded copse to the East which stops as the road curves and dips down Brook Hill. The road continues South crossing over the River Hart and with important views to the wider landscape opening up to either side. The character is more obviously rural with intermittent footpaths and individual properties set back from the road. At the southern end of the Conservation Area, Stroud Lane, an unmade track, heads West alongside a stream and provides access to the rural landscape of woodland belts and fields to the South-West of the Conservation Area. This part of the setting of the Conservation Area is the most

agricultural in character and the sense of isolation and being in the countryside is at its strongest. The lower density of development either side of Crondall Road allows the setting and important surrounding green space to approach the boundary of the Conservation Area but to be easily appreciated from within it, which is in marked contrast to Character Area I. This easily appreciated relationship between development and the formerly agricultural green space is an important and distinctive characteristic of this part of the Conservation Area.



The important rural setting and green space with remnant hedgerows that comes to the boundary of the conservation area along the East side of Crondall Road. The expansive skies, tree belts and topography are all important, positive contributors to the character of the settlement within its setting. The electricity transformer is unfortunately less sympathetic and its replacement with more sensitive infrastructure would be a benefit.

6.0 Heritage Assets and opportunities for enhancement

6.1 **Listed buildings** The Conservation Area contains 12 buildings all listed at Grade II; details are in Appendix C. The majority are located along The Street with three on Crondall Road. All of the properties make a positive contribution to the historic interest and the special character and appearance of the Conservation Area:

The Street North side

- Laurel Cottage (LEN 1092347)
- Lavender Westbrook (LEN 1092348)
- Cedar Cottage (LEN 1339846)
- Grove Vuname (LEN 1262029)

The Street South side

- Cross Farm Cottages (LEN 1092384)
- The Bawn (LEN 1339809)
- Forge (LEN 1252965)
- Forge House (LEN 1092349)
- Grove View and West View Cottage (LEN 1252960)

Crondall Road

- Brook House (LEN 1262121)
- Brook Cottage (LEN 1339842)

Stroud Lane

- Strangers Corner (LEN 1252973)

- 6.2 The majority of the buildings listed (9) date from the early modern period (the 16th and 17th centuries) and share common construction techniques and materials. All but one is built with Oak timber frame, originally infilled with wattle and daub but now with brick infilling and some with brick underbuilding. Roofs are covered with clay tiles. Although dating from the same period, Brook House is built of brick and designed with some architectural pretension and is a local interpretation of classical architecture which includes pilaster piers and a shaped gable/pediment.
- 6.3 The remaining three listed buildings date from the later 18th and early 19th centuries and are modest cottages in local materials, mainly brick and tile. One of the listed buildings is a former industrial structure, the Forge which would have been found in most traditional settlements. All of the listed buildings, with the exception of Brook House, are therefore vernacular in character; that is, they derive much of their materials and associations from the immediate context. Brook House illustrates a building for a client of higher social standing with wealth derived not primarily from the land.
- 6.4 **Locally Important (locally listed) buildings** A list of locally important historic buildings has been compiled by the Council in the past, the last version being in 2011; details are in Appendix D. The following buildings in Crookham Village are identified on that list and are important for their historic or architectural contribution:

The Street (N side)

- Prospect Cottage; and
- Lavernock Cottage;
- 1 and 2 South View;
- Berry Cottage; and
- Karalyn 29 The Street;
- The Spice Merchant (*formerly the Black Horse*);
- Mayfield and Laurel Cottages;
- Westmarsh;
- The Chestnuts; and
- Crossviews Cottage;
- 1,2 &3 Sunnyside Villas;
- Melrose

Pilcot Road N Side

- The Kiln Workshops

Crondall Road

- Seven Steps
- Sundown Cottage
- Willow Cottage

Other Positive Contributors

- 6.5 The following buildings also make a positive contribution to the character and appearance of the Conservation Area as they share key characteristics including scale, height and materials. They also illustrate the historic evolution of the village:
- 1 and 2 Forge Cottages
 - Studley and Lesleys
 - Cross Farm House
 - Meadowside
- 6.6 A number of items of street furniture make a positive contribution to the appearance of the Conservation Area. These include several “Windsor” style heritage lampposts in the village along the Street which were installed in the late 20th Century. The traditional hanging sign to the Spice Merchant also makes a positive contribution to the appearance of the Conservation Area along with the cast iron finger-post in the Crossways triangular traffic island, which is a Hampshire Parish Halo design. The post box associated with the former village shop and post office also survives along with a traditional K6 telephone kiosk (no longer operational) and a replica milepost in the raised bed in front of the former village shop celebrating links with the twinned town of Lévignen in France is also of interest.
- 6.7 Some estate railings survive along the East side of Crondall Road adjacent to Sundown Cottage which illustrate past land management. The small streams that cross Crondall Road and run along the side of Stroud Lane are attractive features. Unfortunately, the utilitarian balustrades to the bridge over the stream on Crondall Road are less positive.

Negative buildings and spaces presenting opportunities for enhancement

- 6.8 The setting of a number of buildings within the Conservation Area has been eroded so that their current use and appearance have a negative impact. These include the former front gardens to Lavernock and Prospect Cottage which are now entirely devoted to car parking. The areas in front of the Spice Merchant and the Crookham Street Social Club also detract. The area in front of Village Cars used for extensive parking and which includes the advertising sign and lights is also detrimental.
- 6.9 A number of spaces within the Conservation Area also detract, including the expanse of car parking between the Crookham Street Social Club and the WI Hall, which includes poor boundary treatments. The car park to the Spice Merchant is also somewhat unattractive. The small seating area with the village noticeboard is not particularly inviting.
- 6.10 **Other negative features** The telegraph and power cables along The Street are a negative feature along with the elevated power transformer on the East side of Crondall Road. In addition to the loss of boundary treatments along the North side of The Street for private car parking, the northern side of the street is also used for ad-hoc parking obstructing the footpath. The public realm is tired in a number of places with redundant road signs and poor surfaces to the footpath on the eastern side of the Crossways.

7.0 Assessment of Condition

7.1 Using the assessment criteria provided by Historic England in their Heritage at risk Register the condition of the Crookham Village Conservation Area is *Good*.

8.0 Challenges and opportunities

8.1 The principal challenges to the appearance of the Conservation Area are:

- the loss of front gardens and boundaries for parking; and
- the loss of architectural features on the historic buildings. In particular the introduction of unsympathetic and unsustainable plastic materials for windows.

The surviving commercial uses reflect the more diverse economy and mix of residential and commercial uses that characterised the settlement historically. Sustaining these uses and introducing new commercial uses into the area is a challenge.

8.2 The Neighbourhood Plan also identifies traffic as the major challenge as the road network throughout the Parish is largely unchanged from the time when Crookham Village was served by horse and cart. As a result, the roads in the Parish are unsuited to the volumes of traffic currently experienced with the result that several junctions are already overloaded and act as bottlenecks to the smooth flow of traffic both through the Parish and between the various settlements within the Parish. The linear nature of Crookham Village, with historic development along the length of two main roads, results in all through-traffic having to pass through the village centre. Recent traffic surveys have confirmed that further pressure will arise from other recently permitted housing schemes (land at Watery Lane, the recent development at Knight Close and the new Hareshill estate at Grove Farm) on the outskirts of the parish. The Hart new leisure centre and expansion of the main secondary school “Calthorpe Park” to accommodate developments in adjacent parishes all add to the traffic density.

8.3 Opportunities to enhance the appearance of the Conservation Area include;

- Car park landscaping;
- Removing overhead cables;
- Improving public realm including the small sitting area on the South side of The Street;
- Traffic island/traffic management including simplification of the junction at the Crossways;
- Boundary enhancement and reinstatement of boundaries along the North side of The Street;
- Management of alterations to windows;
- Improving the public realm outside the Spice Merchant and Crookham Street Social Club;
- Improving the signage and associated lights outside Village Cars.

Sources:

- Hampshire County: Integrated Character Assessment (2010).
- Scott Wilson: Hart Landscape Assessment Hart District and Hampshire County 1997.
- Short B England's Landscape: The South East English Heritage Collins pub 2006.
- *A History of the County of Hampshire: Volume 4*, ed. William Page (London, 1911), *British History Online* <http://www.british-history.ac.uk/vch/hants/vol4> [accessed 4 May 2022].
- The Atlas of Hampshire Archaeology (PDF) Hampshire Historic Environment Record.
- Historic Milestone Society Database.
- The Defence of Britain Project for records of Second World War Anti-Tank and anti - invasion records.
- Pillbox Study Group.

Appendices:

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APPENDIX A

Contribution of individual buildings to the appearance of the Conservation Area

Property	Description	Contribution
Grove View & West View Cottage. The Street	C16th-17 th Timber framed, brick, clay tile, metal/ timber windows	Positive
Zephon Way. The Street	1960's Brick, weatherboard, plastic windows	Neutral
Curious Explorer's former village shop. The Street	Early C20 th red brick, clay tile, plastic windows	Neutral
Marralameda. TheStreet	Mid C20th Red brick, clay tile plastic windows	Neutral
1 and 2 Forge Cottages. The Street	Late C19th- Early C20th Fred brick, clay tile with timber windows	Positive
Forge House and former blacksmiths forge. The Street	C16th and C19th Timber frame, brick tile hanging and clay tile roof with timber windows	Positive
The Peppers. The Street	Mid C20th Red brick concrete tile and plastic windows	Neutral
Balwearie and Hawthorns. The Street	1960's red brick and tile hanging concrete tile roof plastic windows	Neutral
Studley and Lesleys. The Street	Late C19th Red brick slate roof plastic and timber windows	Positive
The Bawn. The Street	C16 -17 th Timber frame, brick and render clay tile roof timber windows	Positive
Blue Pryor Cottage. The Street	C20th render clay tile and timber windows	Neutral
Nyasa. The Street	Late C20th Brick and pebbledash clay tile roof plastic windows	Neutral
Pinetops. The Street	1970's bungalow red brick concrete tile roof with plastic windows	Neutral
Village Car Repairs. The Street	C20th brick with corrugated asbestos roof and timber windows	Detracts principally from sales area parking
Chelsea Cottage, 2 Cross Farm Cottage, Blossom Cottage. The Street	C16th timber framed red brick and tile hanging clay tile roof and timber windows	Positive
Kiln Workshops. Pilcot Road	C19th red brick and timber cladding slate roof and timber windows	Positive
Melrose Villa. The Street	Early C20th red brick and render with roman tile roof and timber windows	Positive
1,2 and 3 Sunnyside Villas. The Street	Early C20th red brick, render and roughcast clay tile roofs with timber and plastic windows	Positive
Crossviews Cottage, Chestnut Cottage and Westmarsh. The Street	C18th rendered brick with clay tile roof and timber and leaded casement windows	Positive
Vuname (<i>known locally as Nuname</i>) and Grove Cottage. The Street	C17th timber framed and red brick clay tile roof with timber and plastic windows	Positive
Crookham Street Social Club. The Street	1960's brick and concrete tile hanging concrete tile roof and plastic windows	Neutral- <i>setting detracts</i>
Crookham Woman's Institute. The Street	C21st brick with clay tile roof timber windows with reconstituted stone sills	Neutral - <i>setting detracts</i>

Cedar Cottage. The Street	c1740 painted brick clay tile roof with plastic windows	Positive
Lavender Cottage and Westbrook Cottage. The Street	C16-17 th timber framed with brick and clay tiled roof mixed timber (Westbrook) and plastic (Lavender) windows	Positive
Laurel Cottage and Mayfield Cottage. The Street	c1740 red brick with some flared headers clay tile roofs timber casement windows	Positive
The Spice Merchant. The Street	Mid C19 th painted render and brick with slate roofs and mixed timber and plastic windows	Positive
Spice Merchant outbuildings The Street	Mid C19 th former coach house brick with weatherboard gable to slate roof plastic glazed windows timber stable doors	Positive- <i>setting detracts</i>
29A Fairway. The Street	1960's/70's brick bungalow with concrete tile roof and plastic windows	Neutral
29 The Street and Berry Cottage. The Street	C19 th smooth and textured render over brick concrete tile roof mixed timber and plastic windows	Neutral (<i>formerly positive but now unsympathetically altered</i>)
Simon's Cottage and Cheribon. The Street	1960/70's link detached brick with concrete tiled roof and plastic windows	Neutral
Halfpennys. The Street	1960's/70's brick with concrete tile hanging, concrete tile roof plastic windows	Neutral
Devonia and Chelston. The Street	Early-mid C20 th brick with rendered dormer gables clay tile roof and plastic windows	Neutral
1 & 2 Southview. The Street	C16-17 th timber frame with brick infill and fish-scale tile hanging clay tile roof mixture of timber and plastic windows	Positive
Lavernock Cottage and Prospect Cottage. The Street	Late C19-early C20 th red brick with clay tile roof timber windows plastic in extension.	Positive- <i>setting detracts</i>
Cross Farm House. Crondall Road	Late C19 red brick with stone quoins slate roof and plastic windows	Positive
Applegate. Crondall Road	1970's red brick with tile hanging and clay tile roof, plastic windows	Neutral
Meadowside. Crondall Road	1920's render with clay tile roof and timber windows	Positive
Bleek House. Crondall Road	Early C20 th render with clay tile roof and timber windows	Neutral- <i>hidden in woodland but positive historically</i>
Maplehurst and the Cedars. Crondall Road	Late C20 th red brick with tile hanging and clay tile roofs	Neutral
Brook House. Crondall Road	C17 th brick with clay tile roof and timber windows	Positive
Brook House garage Crondall Road	C20 th brick with thatch roof	Positive
Foxes Corner. Crondall Road	C19 th altered rendered red brick with tile hanging concrete tile roof and plastic windows	Neutral
Brookfield. Crondall Road	Late C20 th red brick with clay tile roof and timber windows	Neutral
Sundown Cottage Crondall Road	C17-18 th timber framed painted brick with clay tile roof and timber windows	Positive

Brook Cottage Crondall Road	C17th timber framed rendered brick, clay tile roof and timber windows	Positive
Seven Steps Crondall Road	Early C19 core with later C19 and early C20th extensions red brick and tile hanging, clay tile roof timber windows casements and sashes	Positive
Meadow Brook, Brooks Meadow and Little Brook Crondall Road	Three Late C20th bungalows in reclaimed brick, applied timber framing and tile hanging, roman tile roofs	Neutral
Willow Brook Crondall Road	Late C20th bungalow brick and tile with roman pan tile roof	Neutral
The Willows Crondall Road	Late C20 bungalow tile and brick with roman pan tile roof	Neutral
Strangers Corner Stroud Lane	C17th timber framed rendered brick with clay tile roof and timber windows	Positive
Michaelmas Lodge Stroud Lane	Late C20th brick with pantile roof and timber windows	Neutral
Willow Cottage Stroud Lane	C19th with possible earlier core painted brick and render clay tile roofs leaded plastic windows	Positive