

CRONDALL CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS.

Adopted 1 December 2016

Replaces 2010 Proposals document
which was written by The Conservation Studio,

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1 INTRODUCTION

1.1 The Crondall Conservation Area

The previous Crondall Conservation Area Character Appraisal and Management Proposals, issued 1st July 2010, called for the Parish Council to establish a Crondall Conservation Area Monitoring Group to update the document after five years. This group was created in August 2015, consisting of representatives from; the Parish Council, the Crondall Society, the District Council and the Crondall Conservation Area Group. This 2016 update shows the changing circumstances of the village, how it has evolved and how it could change in the future. It reflects current updated policy.

Crondall is an attractive rural settlement in the southern part of Hart District. The village is located in a natural bowl to the south of the A287 Farnham to Hook road. This road forms a clear distinction between the Fleet suburbs to the north and the rural landscape in which Crondall nestles, to the south. The larger village of Odiham lies approximately 5 miles to the west and the Georgian town of Farnham lies approximately 3.5 miles to the south east.

Of note are the views out of the village over gently rolling chalk downland, with the eastern horizon being defined by the large areas of woodland which surround the village of Ewshot. The diminutive River Hart rises in a natural spring, within the village but just outside the Conservation Area boundary on the east side of Pankridge Street.

The Conservation Area encompasses the historic village centre around The Borough, and stretches out along Pankridge Street to the north and Dippenhall Street to the south east. To the south the designated area surrounds the important medieval church of All Saints, and a large village sports field called Hook Meadow. The church, the village hall, the church rooms and the old gym provide the community with important facilities, supplemented by two public houses and a village shop.

Historically, the economy of the area was originally based on agriculture. Many of the buildings within the village were once farm buildings or in some sort of agricultural use. The area around Crondall was also important in the past for its silk mills, pottery and brewing industry. Since the 1960s the village has expanded with new housing which is mainly found on the west side of Pankridge Street and in a block between All Saints' Church and Dippenhall Street.



Figure 1 View from Doras Green Lane towards Crondall, showing rural village located in a bowl

The Crondall Conservation Area was designated by Hart District Council in 1977 and at that time covered land and buildings along the main approach roads into the village and also, as a separate

Conservation Area, a group of historic buildings along Pankridge Street. In 1988 the Conservation Area was extended to include fields on the East side of Dippenhall Street, Hook Meadow, and houses on the corner of Pankridge Street and Redlands Lane, linking the two sections of the original Conservation Area together. The last review in 2010 resulted

in the inclusion of the Primary School and its adjoining field into the Conservation Area. This update shows the changing circumstances of the village and how it has evolved, with potential ways the Conservation Area can be managed in the future to reflect current updated policies.

1.2 Summary of key characteristics and recommendations

This **Character Appraisal** concludes that the key *positive* characteristics of the Crandall Conservation Area are:

- Well preserved historic rural village located between Odiham and Farnham in North Hampshire;
- Attractive landscape setting of gently rolling chalk hills with long vistas out of the village in almost every direction;
- Survival of the medieval street plan in the centre of the village with the narrow streets (principally The Borough and Church Street) lined with mainly listed buildings dating to the 16th Century or later;
- The many mature trees (mainly beech) and a number of important open green spaces within the conservation area, such as The Old Parsonage Meadow¹, all help to reinforce the rural qualities of the Conservation Area;
- Pankridge Street and Dippenhall Street both retain a mixture of listed buildings with a certain amount of 20th Century development, the latter largely set back from the road and relatively unobtrusive;
- All Saints' Church, Grade I, is the principal listed building, and sits in a large churchyard which is notable for its many trees;
- The village also contains a number of impressive houses as well as more vernacular cottages;
- The use of timber frame, red brick, and steeply pitched clay tiled roofs, usually with substantial red brick chimney stacks are prevalent.

The **Management Proposals** make the following Recommendations (summary):

- Preserve and enhance Crandall and its rural landscape setting;
- Protect and enhance the views within, into and out of the village;
- Care for the pond in Well Road and the River Hart watercourse;
- Preserve and enhance important trees in the Conservation Area – and encourage conservation of trees;
- Future development should consider impact to traffic flows and review enhancements with Hampshire County Council Highways; particularly limiting traffic speed, vehicle size and parking impact to the village centre
- Parish Council to monitor quantity and speed of vehicles through the village and to make information available;
- Parish Council to monitor car parking in the village;
- Encourage high quality new development in the Crandall Conservation Area which maintains its character and appearance and where possible promotes enhancement of the area's character and appearance;
- Protect existing open spaces including private gardens from inappropriate new development which harms the character of the Conservation Area;
- Support development only where the rural character of the village is maintained
- Prepare a Neighbourhood Plan;
- Support Article 4 Direction (refreshed) and its appropriate implementation.

¹ "Old Parsonage Meadow" is a modern term for this open space, which was earlier known in the 19th Century as "The Glebe".

- Produce advice for property owners about the Conservation area and Article 4 Direction and its impact on their properties;
- Keep an updated record of Listed, local listed and positive buildings;
- Promote undergrounding overhead wires where possible and encourage superfast broadband in an environmentally sympathetic manner;
- Encourage enhancements to:
 - Old Parsonage Meadow
 - Brambles, Church Street
- Householders are advised to view General Planning Development Order guidance on use and positioning of TV aerials, satellite dishes and sources of alternative energy on the Planning Portal web site
https://www.planningportal.co.uk/info/200125/do_you_need_permission

1.3 The Planning Policy Context

Conservation Areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A Conservation Area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these Conservation Areas. Section 72 also specifies that, in making a decision on an application for development within a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Crandall Conservation Area and identifies opportunities for enhancement. It is in conformity with Historic England guidance as set out in “Conservation Area Designation, Appraisal and Management” issued in February 2016. Additional government guidance regarding the management of historic buildings and Conservation Areas is set out within The National Planning Policy Framework (NPPF)

This document therefore seeks to:

- Define the special interest of the Crandall Conservation Area and identify the issues which threaten the special qualities of the Conservation Area (in the form of the “Character Appraisal”)
- Provide guidelines to prevent harm and achieve enhancement (in the form of the “Management Proposals”)

1.4 The Local Policy Framework

These documents provide a firm basis on which applications for development within the Crandall Conservation Area can be assessed. The omission of any feature in either the appraisal or the management proposals does not imply that it is of no interest, and because both will be subject to regular review, it will be possible to amend any future documents accordingly.

This document should be read in conjunction with the wider development plan policy framework. For Hart, this comprises:

- Saved Policy NRM6 Thames Basin Heaths Special Protection Area SPA in the South East Plan
- Saved policies in the Hart Local Plan 1996 – 2006

- Hampshire Minerals and Waste Plan 2013

A range of saved policies in the Local Plan are relevant to the consideration of development proposals both within the defined settlement boundary of Crondall and in the countryside around it. These include: General Policies for Development Control, Conservation policies, Rural Economy and Countryside policies and Transport policies. The saved Local Plan can be viewed at

http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan%20-%20Saved_Policies.pdf.

The Council is preparing a new Local Plan which once completed will replace policies in the Local Plan 1996 - 2006. Further information on progress on the new Local Plan can be found on the Council's website at: www.hart.gov.uk.

1.5 Article 4 Directions

Some unlisted buildings within Conservation Areas have been considered important enough for the application of a direction under Article 4(2) of the Town and Country Planning General Permitted Development Order. If a building has been included under such a direction, the owner will find it necessary to apply for planning permission for most external alterations. This is because many small scale alterations to windows, doors, roofs, boundary walls etc do not require permission. Individually many of these changes are fairly minor but added together they begin to have a marked effect on the appearance of conservation areas. This resulted in a national problem where the character and appearance of many conservation areas was being compromised by the cumulative effect of a series of small changes.

An Article 4 Direction was served by Hart District Council in January 1998 It only applies to **houses and not to flats, or other commercial properties..** It in general applies to elevations fronting a highway or an open space. Work to rear elevations do not necessarily require permission but you should check before you carry out any works. Following a change in the interpretation of the law relating to demolition, work to boundary walls are included in the Article 4 Direction..

1.6 Community Involvement

In order to update the document from the 2010 version, discussions on local problems and issues took place with representatives from the Crondall Society, Parish Council, local historians, the Conservation Area Monitoring Group as well as informal local engagement. This led to a draft revision being prepared which was made available for public comment.

A period of public consultation took place in August 2016. Formal consultations were held on two dates in August 2016, in the Church Rooms, Croft Lane. Village residents had been notified beforehand; via email, on the Parish Council website, Hart DC website, on PC notice boards and by flyers posted in all major roads in the village. Attendees were encouraged to view the document and respond to Hart DC using a questionnaire designed for the purpose.

1.7 Current Draft and Revisions

The 2016 revision began in autumn 2015 with a similarly constituted Conservation Area Monitoring Group, with the addition of a Hart Councillor, reporting to the Parish Council. Amendments have been reviewed and agreed by the Parish Council at its meeting in July 2016 and the document was submitted to Hart District Council for comment before going to public consultation. This period of public consultation took place throughout August 2016.

As a result of the public input via the questionnaire, a further revision to the document was made. All responses were analysed by Hart and their consultants, J.P. Heritage. This resulted in a number of changes to the document.

Thereafter a final version was produced.

2 LOCATION AND LANDSCAPE SETTING

2.1 Location and Activities

Crandall is a small village situated in North Hampshire on the gently rolling hills of the North Downs between Farnham and Odiham. The River Hart rises in a succession of springs in the village from where it flows northwards, eventually joining the River Whitewater beyond Hazeley. The A287, which connects Farnham to the M3 and Hook, lies about one kilometre to the north. The larger settlements of Fleet, Farnborough and Aldershot are also not far away.



Figure 2 The Borough street scene

Church in The Borough. Whilst the original school founded in 1818 in Croft Lane is now used as the Church Rooms, a much larger purpose-built building dating to 1878 still functions further along the road as the village primary school.

Located next to Amberley House, in Pankridge Street, a single storey building forms the premises of a prestigious car showroom (Phantom Motors), formerly the village garage. It appears an odd feature in the village.

The Conservation Area boundary encompasses most of the village buildings apart from areas of mainly post-war development to the west of Pankridge Street and the south west of Dippenhall Street. The uses are mainly residential, although the community is also served by two public houses (The Plume of Feathers and The Hampshire Arms) and a useful village shop, the Crandall Stores and Post Office, in the centre of the village. The modern Village Hall, next to Hook Meadow, is a well-used facility, as is the Old Gym and the Church Rooms. Spiritual support is provided by All Saints' Church and the New Life Evangelical



Figure 3 Village shop front

Oak Park Golf Course, opened in 1984, lies next to the eastern boundary of the Conservation Area. Hook Meadow, in the centre of the village, provides a range of sporting facilities including a cricket pitch, tennis courts, sports wall and a bowling green. It also provides a well-used children's' playground. Outside Crandall, Clare Park House is now a retirement home with a private hospital adjacent in part of its former grounds. The close proximity of Odiham Airfield means that residents are often aware of Chinook helicopters flying over the village.

The census of 2011 records that at that time, 1,770 people lived in Crandall Parish.

2.2 Topography and Geology

Crondall lies in a natural bowl between the valley of the River Hart, which stretches away to the north, and open chalk downland, which almost surrounds the village on the east, south and west sides. The 100 metre contour wraps around the village, the land rising to about 220 metres to the south before dropping steeply to the line of the A31 and the River Wey valley.

The village itself is mainly flat with slight gradients in places. These are most noticeable in Hook Meadow, where there are particularly notable views over the undulating downland. This provides an underlying geology of chalk and flint, which constitutes the principal feature of the southern part of Hart District. However Crondall lies on the junction of the chalk with other deposits (see below) which is why there are many natural springs in and around the village. Most notably, there are several pockets of clay in the surrounding fields which in the past have been exploited for brick and pottery-making. Also common are areas of heavy fertile loam, suitable for arable farming.

The Landscape Character Assessment of this part of Hart defines Crondall as lying within two Character Areas:

- *Character Area 14: Redlands* (which lies to the north and east of Crondall)
- *Character Area 15: Hart Downs* (which lies to the west and south of Crondall)

The key characteristics of these two areas are:

2.3 Character Area 14: Redlands

- Complex geology at the junction of the chalk, London Clay and Bracklesham/Bagshot Beds which is reflected in varied landform (from the complex of hills and valleys around Dora's Green to the more gentle landform around the River Hart valley);
- A mixed and fragmented character reflecting the underlying physical conditions and also a comparatively complex network of roads and settlements;
- An essentially rural, farmed character but with localised suburbanising influences, including the golf course at Crondall, residential development and 'fringe' land uses around Redlands and Warren Corner, and the influence of the A287 corridor;
- A well-wooded character which contains views and reduces the visual intrusion of built development, overhead power lines and roads.

2.4 Character Area 15: Hart Downs

- Typical chalk scenery, with strongly rolling landforms, smoothly rounded hilltops and dry valleys;
- A dominance of intensive arable cultivation and weak hedgerow structure on the flatter hilltops, and shallower slopes at the edge of the chalk, which creates a large-scale, predominantly open landscape with extensive views and a sense of exposure;
- Scattered blocks of woodland and a stronger hedgerow structure in the central and southern part of the downs, particularly on the steeper slopes and the valleys, which provide some shelter and contain longer-distance views;
- A network of minor roads crossing the downs, with an unspoilt and rural character;
- A dispersed pattern of small villages and hamlets (such as Long Sutton, Well and South Warnborough) with the larger settlements of Odiham and Crondall located on the edge of the chalklands, typically with a nucleated form and attractive streetscapes of vernacular buildings.

2.5 Relationship of the Conservation Area to its surroundings

The most significant feature of Crondall's location is its interface with both open downland and the farmed and wooded areas to the north and north east. The Conservation Area lies within a bowl of downland which wraps around the western, southern and part of the eastern boundaries of the village. This setting provides long views out of the village over large fields, small areas of woodland, and (less attractively) marching electricity pylons. To the south east of Crondall, Clare Park, a substantial 18th Century house, is surrounded by parkland which is on Hart District Council's Local List of Historic Parks and Gardens. On the other eastern fringes, the land also rises slightly but is heavily wooded, forming a backdrop to the golf course which is itself heavily wooded with chalk tolerant species, principally beech. To the north the land drops very gently towards the A287, which is also heavily wooded with small arable fields. Open fields and countryside are visible from most places in the village enhancing the rural feel.



Figure 4. Rural view of village in the downland bowl.

There are no major roads within the immediate vicinity of Crondall village although Pankridge Street and Dippenhall Street are increasingly used by traffic as a short-cut linking Farnham from the A31 to the A287, bypassing the town and Hale, which means that at certain peak times the village is blighted by the high number of vehicles passing through the narrow village centre.

Although lorries above 7.5T (tonne) are banned (except for access), several attempt the passage through Crondall each month often getting stuck in the narrowest areas and on occasions causing damage to ancient buildings. The impact of high and heavy traffic loads on ancient foundations is also of great concern.

Within and around Crondall is an extensive network of public footpaths and bridleways which are described and mapped in Bryan Day's and Geoff Margason's booklet *The Public Footpaths and Bridleways of Crondall and Ewshot*. This also details the varied plants and some of the wildlife which can be found in the area (see below). These footpaths are well used, particularly by dog walkers and horse riders.

2.6 Biodiversity

There are no special designations for the natural environment in the Crondall Conservation Area, although the Hart Landscape Assessment points out more could be done to encourage biodiversity. Further away, there is an Special Protection Area(SPA) for wild birds to the north of the A287 close to Caesar's Camp and Crondall lies within the 4km boundary of that SPA.

3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

3.1 Archaeology

One of the oldest roads in the country, the Harroway, lies along the North Downs to the south of Crondall, and settlement seems to have occurred in the area from at least the Iron Age onwards (6th Century BC to 1st Century AD), with a large hillfort of this period identified at Caesar's Camp to the north east of Ewshot. This is now a scheduled monument. Heath Brow round barrows, also scheduled and dating to the Bronze Age, are also located close by, mainly just outside Ewshot. To the south of Crondall are two further scheduled monuments, Powderham Castle, a small possibly Norman ring-motte, and Barley Pound, described as a complex of medieval features.

Roman settlement in the area has also been confirmed by the finding in 1817 of a tessellated pavement near Barley Pound (the site has since been destroyed), and other finds, such as a Roman tile, discovered near Caesar's Camp.

Hampshire County Council's *Archaeology and Historic Buildings Register* records 32 entries for Crondall Parish. These include Mesolithic, Palaeolithic, and Neolithic weapons or tools and various minor Roman features. It also notes the location of postmediaeval brickworks, mainly to the north east of Crondall. There are the remains of what appears to be medieval ridge and furrow in Withy Copse. Of note is the extensive survival of World War II features, including pillboxes, gun emplacements, defensive earthworks, anti-tank ditches and fence lines forming part of the "General Headquarters Line".

3.2 Historic Development

The name 'Crandall' is derived from the Old English *crundel*, meaning chalk pit or quarry. Many of these can be found around the village, the chalk being used by farmers to marl the arable fields. The development of a village may have started as early as the third century AD as coins dating to this period were found in 1869. Seventh Century coins (the 'Crandall Hoard') were found in 1828 and are now in the Ashmolean Museum in Oxford. Settlement was no doubt helped by the naturally occurring springs, which provided clean water, and the good farming land. A Saxon settlement called 'Crundellan' was recorded by the sixth Century, and at about this time a small Saxon church may have been built on the same site as All Saints' Church, overlooking the meadows and downland to the west.

In 885 AD King Alfred bequeathed the Hundred of Crondall to his nephew Ethelm. It was next recorded in the wills of Bishop Aelfsige, and later Aelfheah, with reversion to the Monastery; by 976 it was in King Edgar's hands, who gifted it to the "Old Monastery", drew up a new charter and defined the boundaries.

The Bishops of Winchester held the Hundred of Crondall for the benefit of the Priors of St Swithuns. This continued, not without argument, until the Dissolution in 1539, when it was transferred to the King, and two years later the Dean and Chapter of Winchester, until in 1861 when an Order in Council vested possession in the Ecclesiastical Commissioners, who have it still.

The Saxon legal and administrative system of tithings, hundreds, and shires continued until the 19th Century. The Hundred of Crondall was divided into the tithings of Crondall, Ewshot, Dippenhall, Swanthorpe, Crookham, Hawley, Yateley, Long Sutton, Sutton Warblington and Aldershot. The Hundred was also a landed estate, or Manor, comprising the subsidiary manors of Crondall, Itchel (Ewshot), Dippenhall, Clare (Badley), Eastbridge, Swanthorpe, Crookham, Cove and Farnborough. The Manor House, now The Court, adjoining the church, was last rebuilt in about 1680, a much smaller house than the original.

Before the Conquest the Hundred was formed into an Ecclesiastical District, and placed entirely under the supervision of the Rector of Crondall, with the exception of the parish of Farnborough, which was formed into a separate parish, retaining its own tithes. The remainder was, in time, provided with chapels, later to become parishes. These were, apart from the “mother church” of Crondall, Yateley, Aldershot and Long Sutton. All Saints Church was extended and largely rebuilt in the 12th Century and has, because of its size been called the “Cathedral of North Hampshire” A Norman font can be seen in the nave, which is also notable for its chancel arch and the imposing arcades and foliate capitals. The Church has an impressive mid-17th Century brick tower and has been restored twice – once in 1847 by the architect Benjamin Ferrey, and secondly in 1871 by George Gilbert Scott. Two other religious buildings can also be found in Crondall, the former Congregational Chapel of 1798 located in The Borough (now the New Life Evangelical Church) and a mid-19th Century chapel now converted into a house (Chapel House) in Pankridge Street.

Crondall tithing comprised the more substantial houses of The Borough and Pankridge Street along the stream, the lower, northern part of Church Street and the farmed lands of the south and west up to Dippenhall Street and the Harroway. The home farm house (now called Old Parsonage) and the Steward’s house (now known as Greensleeves) on the corner of the then track, now known as Croft Lane, are thought to have been the only houses on the farm.

The village developed around the manor farm, leaving the south-west of Dippenhall Street undeveloped until the 20th Century, with the exception of the 17th Century property The Close, next to Greensleeves. The tenanted farms were on the north-east side of Dippenhall Street, in Dippenhall tithing. After the wars, recessions and plagues of the Plantagenet period, the Tudor period from the last quarter of the 15th Century saw increased prosperity and the amalgamation of the small farms into larger units of about 100 acres or more (and the building of new farmhouses), which lasted until the 20th Century. The houses remaining are Byrons, Chaundlers and, around the former in Pankridge Street, Garretts, all of which stem from this period except for the original Chaundlers Farmhouse, now called Lime Trees, which is 14th Century and cruck-framed. The present Chaundlers farmhouse was built in the late 17th Century using bricks from the old Tudor Manor House, which was rebuilt at this time. On the north side of The Borough and Pankridge Street in Itchel and Ewshot tithings, Hannams and Greens Farmhouse remain, these dating from the 16th and 17th Centuries.



Figure 5 Manor House, Dippenhall Street

In all about 23 houses of the 15th Century survive including The Plume of Feathers, Jasmine Cottage, Dormers in Church Street, The Oast / Old Cottage, Yew Tree Cottage, 1 and 2 Townsend Cottages in Dippenhall Street, Amberley House and Chilloway Cottage in Pankridge Street, and Kings Head House in Itchel Lane. Nearly all of these are now brick-fronted, as are about the same number of 16th Century oak-framed houses. By the 17th Century brick and tile replaced wattle-and-daub and thatch. Much of the 16th Century building took place after the 'Customary' of 1567 when all tenancies were renewed by the creation of new, secure leaseholds. New or extended building of this period include the home farmhouse (Old Parsonage), Malt House, Thorns, South Dean in Dippenhall Street, Hannams Farmhouse and Dovas in Well Road, and The Brambles in The Borough. The manor houses of Crondall and Itchel were rebuilt at about this time.

The 17th and 18th centuries, a time of prosperity, saw much building activity, infilling the village framework with houses, extensions and farm and trade buildings. Among new houses of the period are The Close, The Deans, The Cedars, in Dippenhall Street, The Old Vicarage, Old House and Bathurst Cottage in Church Street, Hart Cottage, The Limes, Meadow Cottage, Vine Cottage and Chilloway Cottages in Pankridge Street.

By contrast, the 19th Century was a period of decline, so 6 pairs of semi-detached villas, a terrace of 6 cottages, one of 3, and one detached house were all that were built up to the First World War, plus the Methodist Chapel in Pankridge Street. In 1878 the village school took on part of the Croft. After the Great War, in the 1920's Croft Lane was formed out of a farm track and some houses were built, followed in 1926 by Glebe Road with 9 pairs of houses built by the Council. After the Second World War the remainder of the Croft was built upon by the Council and some private houses were built on the Dippenhall Street frontage. The Greensprings estate off Pankridge Street was also built at this time

Historic maps have been reviewed which illustrate this including the 1846 Tithe map, the 1873 Ordinance Survey map and the 1909 Ordinance Survey map. See appendix 7.

Agriculture was always the main occupation, with hop growing developing after the 16th Century along with a local brewing industry. Much of the surrounding woodland was also managed in a sustainable way, such as hazel coppicing, the wood being used to produce baskets and other products, including balloon baskets for the Royal Engineers at Farnborough. Watercress was also extensively grown in the clear, clean water of local springs.

During the 19th Century, an important brick and tile industry developed with several sites around Crondall, the most significant of which was Chaundlers Brick and Tile Works. This was built in 1857 on a site to the east of Crondall which lay over the junction of the Reading Beds and the London Clay, providing the raw materials for the brick and tile making. Various changes to the village in the 19th Century include the provision, in 1818, of a new school in Croft Lane, which lasted until the new Board School was built in 1878. The old school building is now used as the Church Rooms. In 1948 Hook Meadow was first made available for public use. The Village Hall was built there in the 1970s.

Modestly sized developments of new houses were added to Crondall mainly from the 1960s onwards, but these are not obtrusive and they have not isolated the historic core of the village from the surrounding countryside. Chaundlers Brick and Tile Works were not closed until 1957.

Today, Crondall retains some 80 statutory listed buildings, many of them houses or cottages dating to the 15th, 16th or 17th centuries, within a central core of medieval streets. The mature trees and green open spaces, both in and around the Conservation Area, also make a major contribution to its special interest.

4 SPATIAL ANALYSIS

4.1 Layout and Street Pattern



Figure 6 Example of original narrow streets with no pavements, Dippenhall Street

Crondall is a relatively dispersed settlement located in a rural setting, which in places retains a very 'green' character, despite the high concentration of buildings in the village centre. The existing layout of Crondall is medieval in origin, with the core of the village positioned slightly separate from the church and the former manor house. The map of 1846 confirms that at this time, there were few buildings apart from the Parsonage at the southern end of Church Street, with fields separating the two parts of the village. To the south was All Saints' Church, Court Farm (with extensive barns and outbuildings, now mostly gone), and the old school. To the north was a concentration of houses and cottages along the streets forming the central core of the village, with dispersed buildings following the stream along Pankridge Street and the north east side of Dippenhall Street. This land was in the Dippenhall tithing, whilst the land to the south west of Dippenhall Street was all farmed by the Manor Farm and thus contained only the buildings required to serve the Manor and its farm.

The principal spatial feature of the Crondall Conservation Area is provided by the U-shape of medieval streets (Church Street, The Borough, and Dippenhall Street) which create the village centre. Historic maps confirm that these were, and to a degree still are, narrow country lanes with many of the buildings butting up close to the edge of the road without any pavements. Within the core of the village, namely along The Borough and the immediately adjoining streets, there are therefore no public open spaces and the tightly-knit buildings are either on the back of the narrow pavement or have small front gardens.



Figure 7 The Borough with small front gardens

4.2 Open spaces, trees and landscape



Figure 8 Hook Meadow and its distinctive row of poplar trees, with views to the countryside beyond

Crondall has no informal open spaces apart from, perhaps, All Saints' Churchyard, from where there are long views over Hook Meadow to the downland beyond. Hook Meadow is a very important open green space and provides popular sports and recreational facilities. Tall Lombardy poplar trees, planted in the late 1940s, are a special feature along one of the boundaries. Close by, The Old Parsonage Meadow, though private, is also important in that it provides a visible green and

rural open space in the centre of the village, and is also particularly notable for the many mature trees which lie within the field and also mark its boundaries. Trees are also important in the churchyard and around its boundary, as well as an avenue of limes which connects the church to Croft Lane.

The attractive rural landscape setting to Crondall can be appreciated from almost everywhere within the village although sometimes it is merely glimpsed between breaks in the buildings. The spacious gardens in Pankridge Street and Dippenhall Street add to the rural character of the Conservation Area, where they merge with the adjoining countryside.



Figure 9 View across Old Parsonage Meadow from Croft Lane

4.3 Focal points, focal buildings, views and vistas

4.3.1 Focal points

Because of the rural character of the village, and the rather complicated historic street layout, there are no 'planned' focal points, particularly in the area round The Borough, which is simply lined with historic buildings. However, away from this central core, the area around All Saints' Church does provide some focus to the village owing to the attractive church and churchyard and the adjoining village facilities – Crondall Primary School, the Church Rooms, Hook Meadow sports field and the Village Hall. The pond in Well Road is another feature which gives the village some focus, despite currently requiring maintenance to enhance its appearance.



Figure 10 All Saints Church

4.3.2 Focal buildings

The most important focal point in Crondall is provided by the tall brick tower of All Saints' Church (the only Grade 1 listed building). This can be seen from many points around the village, particularly as the church is located on a rise which gives it additional prominence. Other historic buildings in the village in prominent positions are; The Plume of Feathers Public House, because of its location on the corner of The Borough and Church Street, and some of the larger houses in Dippenhall Street, such as Greensleeves. Crondall Primary School is also visually important to the views along Croft Lane.

4.3.3 Views and vistas

Crondall is surrounded by attractive countryside which is most visually accessible in views from the village to the west, south and east of the village. Views from Hook Meadow are perhaps the most important in the village, and take in the line of poplars with the downland beyond. To the east, and forming part of the backdrop to the golf course, are wooded slopes which rise up to form the horizon. These views are best seen from Pankridge Street, opposite Chilloway Terrace and from Itchel Lane. Views across The Old Parsonage Meadow from Croft Lane and Church Lych gate are also important, terminating in the mature trees which add so much to the sylvan character of the Conservation Area, and adding to the village's rural character. Another particularly notable view is from All Saints' Churchyard across Croft Lane to Hook Meadow and beyond. Many of the views within and outside the village terminate on the tower of All Saints' Church.



Figure 4 Rural view out of Pankridge Street across Acre Field

The most important views are noted on the Townscape Appraisal Map. However if a view is not specifically mentioned in the appraisal this does not mean that these views have no merit of significance.

4.4 Boundaries

There are a great variety of boundary details, as the materials used (brick, stone, flint, timber and planting) are themselves so varied. No one material predominates although, historically, brick would have been the most common. The great variety of soft boundaries, using hedging of various species and heights (both trimmed and informal), is of note, and these are most evident on the edges of the Conservation Area and in Croft Lane. The variety of materials for the walls reflects the geology of the area with bricks being made from



Figure 12 Example of soft hedging at Greensleeves

local clay and chalk and flints being available from quarries cut into the adjoining downland. In places, front boundaries have been removed to allow car parking, a detrimental step which is discussed in greater

detail in the Management Proposals. Additionally, some walls have been over-extended in height thereby hiding the attractive buildings behind them. Future development needs to avoid creating a series of “brick corridors”, despite residents’ security concerns.



Figure 13 Example of brick walls in Dippenhall Street

There are good examples of brick walls in most parts of the village, varying in height between half a metre and three metres. The lower walls are often backed by a dense evergreen hedge – the best examples are probably in Dippenhall Street. Sometimes, as outside The Plume of Feathers in Church Street, the brick wall is made more decorative by the use of grey headers alternating with courses of red brick laid in stretcher bond. Further along the same street, outside The Old House, a brown brick wall, about one metre high, is topped by a triangular coping in matching brick. The most noticeable brick wall is around The Cedars and faces The Borough and Dippenhall Street, this has been damaged by the increase of large vehicles passing through the village (resulting in a sympathetic re-build).

In several locations, but most notably outside Old Cottage (also in

Dippenhall Street), the brick front boundary wall has eroded very badly, probably due to damage from road salt. The barn to The Old Parsonage, which faces Church Street, retains an interesting side elevation, formerly part of the Norman Manor Farm buildings, which is a mix of clunch (chalk block) with flints and soft red brick.



Figure 14 The Cedars, Dippenhall Street; front wall required rebuilding due to vehicular damage

Timber fencing varies but is most appropriate when kept simple, like the vertical boarded timber fence outside Barley Pound House, facing Farm Lane. In Itchel Lane, wicker panels

have been added to a brick wall to provide greater privacy. Along Pankridge Street there are also many examples of traditional timber palisade fencing, about one metre high, either painted or left natural, such as outside Nos. 1 and 2 Clynton Villas; all of which blend happily with the streetscape. Perhaps not surprisingly, given the rural location and character of Crondall, there are no obvious examples of the use of cast or wrought iron railings or gates apart from some modern metal railings in The Borough.

Towards the edge of the village, along Well Road, Pankridge Street and Dippenhall Street, the boundaries become more natural with hedging or timber boundaries more dominant. Some simple post-and-rail timber fencing is also evident, such as that outside Nos. 1 and 2 Handcroft Cottages in Pankridge Street; these are almost the last houses in the Conservation Area.

4.5 Public realm

For most of the streets and lanes in Crondall, the public realm is simple and very low key with pavements covered in tarmacadam and concrete or with occasional granite kerbs. Rather worn stone kerbs, about 600 mm long and 150 mm wide, can be seen in Dippenhall Street. An area of York stone paving in front of the garage to Kings Head House in Well Road is clearly a modern addition. In places, there are no pavements at all, which suits the rural character of the Conservation Area.

Street lighting is mainly provided by modern 'heritage' lamps, painted black, the positive outcome of a partnership between the Parish Council and Hampshire County Council. These are usually attached to timber telegraph poles, which themselves are an unwelcome addition to the street scene in many places, as their trailing wires are particularly obtrusive. In Pankridge Street a tall black reproduction gas lantern has been installed, rather incongruously, opposite Chilloway Cottages.

Simple timber park seats have been placed in Hook Meadow, where there is also a large map of Crondall Parish showing the route of local footpaths. Simple timber signposts for these paths are located all over the village. Two village notice boards are located next to the Crondall Stores in Pankridge Street, adjacent to a traditional black and white finger post – an attractive feature. Another finger post can be seen in Dippenhall Street, at the junction with Heath Lane.

Street names are provided by simple aluminium plates, with black letters on white plates, usually set on short black poles – these are found throughout Hart District. Plain black 'Crondall' village signs welcome road users to the village in Pankridge Street and Dippenhall Street. There are a number of plastic litter bins throughout the village such as outside Crondall Stores. A bright red cast iron post box and bright red cast iron telephone box can both be seen (in separate locations) in Pankridge Street.



Figure 15 Heritage Lamp on telegraph pole. Note unsightly wires

5 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Building types

The Crandall Conservation Area is notable for its many historic buildings, both listed, locally listed, and 'positive', which can be found throughout the Conservation Area. These buildings, which include several 15th Century former hall houses tend to be vernacular in terms of their layout, built form and the selection of materials used. These provide Crandall with a pleasing streetscape of mainly two storey cottages and houses. There are also a number of more substantial houses, some previously used as farmhouses, also dating from the 15th Century. All Saints' Church is the largest and most impressive of all of the buildings, and displays the use of a very wide variety of materials. Nearly all of the buildings were built for residential use although there are also a number of former barns or outbuildings which relate to agriculture, such as the buildings next to Chaundlers Farmhouse, Priors House next to The Court, and Hannams Farm Barn, in Itchel Lane. The former Village Stores, in Dippenhall Street, has residential accommodation at one end, with the other end of the building retaining features such as the first floor loading door, which suggest agricultural or even industrial use. Some of the buildings, such as Kings Head House in Well Road, were once used as public houses.

5.2 Listed buildings



Figure 16 End of Amberley House showing the original timbers

late 17th Century with three matching gables facing the street. The earliest property is likely to be the Lime Trees, dating from the 14th Century.

There are approximately 80 listed buildings or structures in the Conservation Area, all listed grade II apart from All Saints' Church, which is listed grade I. They are set out in Appendix 3. They include a number of very early (late 15th Century) properties, such as Yew Tree Cottage in Dippenhall Street, and Amberley House in Pankridge Street, an almost complete two storey wing of a timber framed hall house of circa 1500. Another very early building, Garrett's Farmhouse in Pankridge Street, dates to the 15th Century, although it has a Queen Anne brick front dating to the

The smaller scale of these earlier buildings contrasts with the more generous elevations of some of the larger houses dating to the 17th Century or later, such as Chaundlers Farmhouse and The Cedars, both in Dippenhall Street. There are also a large number of more modest 18th and early 19th Century houses and cottages, such as Chilloway Terrace in Pankridge Street. Most of these buildings are either detached or arranged in short terraces in a very informal way – there are no planned developments as might be found in a more urban location, the development is more organic. Of note is the high concentration of listed buildings in the centre of the village and along the northern part of Dippenhall Street.

5.3 Locally Listed buildings

The District Council has produced a short list of locally significant buildings within Crandall Parish of which 13 lie within the Conservation Area. They are set out in Appendix 3 and all marked on the Townscape Analysis Map. Locally Listed buildings are mainly 19th or early 20th Century structures which provide well detailed facades. They are Locally Listed and appear on the District Council's 'Local List'. Whilst they receive no additional statutory protection by way of this designation, the National Planning Policy Framework (NPPF) 2012 and adopted Local Plan policy provides the policy structure which enables the Local Planning Authority to more carefully consider and thus control the impact of development on these non-designated heritage assets. Policies for their preservation are included in the Hart Local Plan, adopted in December 2002. Further information about the control of Locally Listed buildings is provided in the *Management Proposals*.

5.4 Positive buildings

In addition to the Listed and Locally Listed buildings, a further number of unlisted buildings have been identified in Appendix 3 and on the Townscape Appraisal Map as being *positive* buildings of townscape merit. Buildings identified as being *positive* will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the Conservation Area. Where a building has been heavily altered, and restoration would be impractical, they are excluded.



Figure 17 Entrance into Crandall and the Conservation Area from the north

The National Planning Policy Framework (the NPPF) 2012 advises that Local Plans should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. In addition, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.



Figure 18 1-8 Pankridge Street

5.5 Building styles, materials and colours

The overall character of the historic buildings in Crandall is domestic and vernacular, so most of the buildings are modestly sized (one, one and a half, or two storeys high) with steeply pitched roofs of a single room width, often with substantial brick stacks. Each building is different apart from the more modest terraced cottages, such as The Jollies in Pankridge Street. The roofs come in a variety of shapes – gabled, hipped, double pitched and catslide. A notable example is The Close in Dippenhall Street, which has four almost matching gables facing the street, similar to the three gables on Garrett's Farmhouse in Pankridge Street.



Figure 19 The Close, Dippenhall Street



Figure 20 Examples of tiles and windows

These vernacular buildings are notable for the use of timber framing, brick (red and blue) and orangey-brown handmade clay peg tiles. Tile hanging on elevations is also used, often to conceal older timber framing. These can all be seen on many of the historic buildings.



Figure 21 Pilgrim's Cottage

Most of the bricks and tiles would have been supplied by local works, including the later Crandall Brick and Tile Works to the east of the village. The timber would have been felled in adjoining forests and dictated the scale of the buildings, which largely follow a bay size of four to five metres square – the optimum length of a piece of timber. A well preserved example is Pilgrim's Cottage in Croft Lane, a typical 17th Century four bay timber frame house with a later re-facing of brick and clay tiles. After the late 17th Century, the use of timber became less prevalent as tastes changed and improvements in manufacturing techniques meant that bricks became more affordable.



Figure 22 The Plume of Feathers, Timber Framed



Figure 23 Yew Tree Cottage Timber Framed



Figure 24 The Brambles, Timber Framed



Figure 25 Chilloway Cottages, brick & stone

The most important listed building, All Saints' Church, dates to the 12th Century, and provides an impressive variety of materials and details. Despite its rather haphazard outside appearance, including massive sloping buttresses, it retains an impressive interior with many features of this period. These include a nave with round arches decorated with zigzag and dog-tooth ornamentation, and a tall clerestory which is dramatically lit by lancets. The chancel is Early English in style, with quadripartite vaulting. The original tower was demolished in 1657 and rebuilt two years later in brick on the North West corner of the chancel. A Norman 'barrel' font, possibly reused from the previous building on the site, is a notable feature. Of further note are the large variety of materials used in the church's construction, including clunch, flint, stone of varying kinds, and brick, although much of the building is also covered by (recent) lime-wash or a rough lime render.



Figure 26 The Court, now divided into apartments

Of the larger houses, The Court is possibly the most impressive although it has been sub-divided into five apartments and much altered. This 18th Century building replaced the medieval manor house after it was demolished in the 1680s, and was extended in the 19th and again in the 20th Century. The design is stripped-down Georgian and is rather severe in comparison to the more ebullient vernacular buildings in the village, perhaps done deliberately to denote higher status.

The other main farmhouse in the village, Chaundlers Farmhouse in Dippenhall Street, is said to have been built with the bricks from Crandall Manor after it was demolished. The farmhouse has a symmetrically arranged very late 17th or early 18th Century façade of pleasing red brick decorated with alternate blue headers in a chequer pattern. The tripartite sash windows must be replacements of the multi-paned sashes which would have been installed when the house was built. The heavy modillion eaves cornice and the elegant Georgian fanlight over the front door are notable features.

Crandall Lodge is an interesting unlisted house with an extension dated 1891. The house is shown on the 1846 map as 'Church Hill House' and retains keystones and other features which suggest an 18th Century date, and it may simply have been remodelled the late 19th Century. Like many of the houses in the Conservation Area, more investigation would be helpful.

Whilst a deep orange or red is the most prevalent colour in the Conservation Area due to the bricks which are used for both buildings and boundary walls, there are some examples of painted brickwork or render, such as The Old House in Church Street. Exposed timber framing, usually infilled with red brick rather than plastered and painted, is also quite common, for example, South Dean in Dippenhall Street, or The Mead in Pankridge Street. Nos. 1-3 Chilloway Terrace in Pankridge Street is mainly built from red brick but one bay, probably added in the 19th Century, has a flint ground floor wall. There are no thatched roofs, although these were more common in the past, and only limited use of natural slate – Crandall Lodge and The Tann House in Pankridge Street being examples of this, along with some of the unlisted mid-19th Century cottages along Pankridge Street.

6 CHARACTER AREAS

Crandall divides into five Character Areas according to historical development; street pattern and layout; built form; and uses and activities. These are:

- Pankridge Street
- The Borough
- Well Road
- Church Street, All Saints' Church and Croft Lane
- Dippenhall Street

6.1 Character Area 1: Pankridge Street



Figure 27 Road over the River Hart, next to Green's Farmhouse

This residential Character Area comprises the principal route northwards out of the village, following the line of the River Hart. The 1846 map records a scattering of buildings including two farmhouses (Green's and Garrett's), the Hampshire Arms, also a Hop Kiln and a Bible Christian Chapel, both since demolished. Today, historic buildings lie to the south west and north east sides, with modern development in between, excluded from the Conservation Area. The mainly detached or semi-detached buildings sit back from the street and whilst the listed buildings can date back as far as the 15th Century, the unlisted 'positive' buildings are mostly 19th Century. The street has a rural character, reinforced by the views across the open countryside to the west and the golf course to the east. The use of traditional timber palisade fencing, painted or natural, is common in this part of Crandall. The Ashley Head Spring, one of the springs which feed the River Hart, is located just to the east of The Meade on the east side of Pankridge Street. The Crandall Village Stores, the

car showroom, and The Hampshire Arms Public House are the only commercial uses, and although technically in Pankridge Street, they really relate to the village centre in The Borough.

Eighteen buildings are listed of which Amberley House, with its late 15th Century timber frame, is one of the earliest. Almost opposite, Garrett's Farmhouse retains a 15th Century section to the rear but was altered in the late 17th Century, which is the date of the front section. Frampton Cottage is 17th Century and timber framed but was refaced and re-fenestrated in c1900 in the Arts and Crafts style. Chilloway Cottage is another 15th Century timber frame cottage notable for its massive brick chimney breast on the front elevation. This is currently being extended to the north. The Old Inn, a mid 19th Century polychromatic brick two bay house, is one of the many old inns in the village and has a recently added side extension.



Figure 28 Chilloway Cottage and The Old Inn have both recently (2015-16) had side extensions

Pankridge Street also retains a large number of unlisted buildings which are assessed as being 'positive' within the streetscape. Their appearance and/or character having merit and thus contribute in a positive way to the character and appearance of the conservation area.

These positive buildings appear to largely date from the mid to late 19th Century, although several, such as Willow Mead and The White Cottage, are probably 18th Century. These earlier buildings are not currently listed as they may have been altered and may not meet the strict criteria applied to additions to the statutory list. Of special merit is the group, Nos. 1-8 (consecutive.) Pankridge Street which mark the entrance to the village from the north. These are particularly interesting for their use of polychrome brickwork, using red and yellow bricks, and for their shallow pitched slated roofs. Some of these cottages are better preserved than others, and many have been extended. Recently Rose Cottage has been rebuilt in a way which has brought improvements in its visual appearance..

Negative features include:

- Busy traffic at certain times of the day, not always keeping to the 30 mph speed limit. On street parking can create blind corners and congestion, but generally provides speed-reduction features;
- The line of the River Hart has been improved in places, reducing opportunities for wildlife. It dries up during the late summer and conversely is known locally to rise and flood especially during the spring season;
- Modern development has somewhat diminished the special interest of this part of the Conservation Area, although the boundary has been carefully drawn around it;
- Some of the unlisted houses, which are covered by the Article 4 Direction, have modern windows and /or doors;
- A great variety of front boundaries, some poor quality;
- Overhead cables and telegraph poles are dominant in parts of the street;



Figure 29 Poor on-street parking

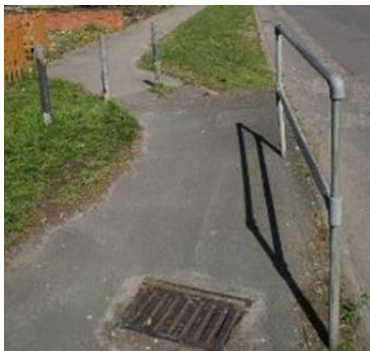


Figure 30 Poor quality street furniture and pavements



Figure 31 Overhead cables blighting the street scene

6.2 Character Area 2: The Borough



Figure 32 The Borough

The Borough is the centre of the village and apart from The Plume of Feathers Public House, and the Baptist Chapel is all in residential use (although the Village Stores in Pankridge Street is immediately adjacent). Along the north west side of the street is a pleasing row of mainly 17th and 18th Century listed cottages, built from red brick with a variety of steeply pitched peg tiled roofs with some very substantial red brick chimney stacks. Together, these create one of the most picturesque groups of historic buildings in the Conservation

Area. Small front gardens, defined by low brick or flint walls, add to the area's attractions. Some of these properties are timber framed and the 15th Century frame has been left exposed at No. 26. No 12 was extended in 2015 in a manner which is in keeping with its character and appearance and this addition has preserved the appearance of the street scene. The former Congregational Chapel (now the Baptist Chapel), with its single storey brick extension, creates an unfortunate break in the historical frontage which is reinforced by the car parking area in front of the buildings.

On the opposite side of the road, The Plume of Feathers Public House is an important corner building. It has exposed timber framing, including a jettied front bay on the right. Nos. 17 to 21 are an attractive one and a half storey row of unlisted framed 16th Century cottages, which are notable for their eaves dormers, steeply pitched tiled roofs, and paired front porches. Almost next door, No. 11 is 17th and 19th Century and is painted, but retains at least two leaded light windows which appear to be



Figure 33 The Plume of Feathers

original. The Cedars, a substantial grade II listed 18th Century house, with its listed brick boundary wall (restored and partially rebuilt in 2015), takes up the whole of the following block of land until reaching the junction with Dippenhall Street.

Flooding has been a problem in The Borough. Recent flood alleviation measures have included, the creation of a ditch along Well Road; increasing the capacity of the culvert along Well Road and into the pond; improving the drainage capacity at the junction with Dippenhall Street and further improvements to help control of the flood waters on Horsedown Common (outside the Crondall Conservation Area). However flooding remains a major issue in Dippenhall Street as the street drains cannot cope with heavy downpours. The Borough and Pankridge Street are on an aquifer that fills in wet weather and creates a high flooding risk, which is extremely noticeable in cellars, but on occasions can affect ground floors rooms. The Crondall Flood Action Group CFAG are working with Thames Water and the Environment Agency, but progress has been slow and investment is urgently needed.

Negative features include:

- The very open car park to the New Life Church, which creates a break in the continuity of the historic frontages, although it does provide much needed parking in the village;
- Dominant overhead cables and telegraph poles;
- Back-land; although excluded from the Conservation Area, any development of this back-land would have a detrimental impact upon the Conservation Area.
- There is a need to encourage the maintenance of the existing trees and other soft landscaping elements and to recognise the importance of new planting;



Figure 34 New Life Church and Car park

6.3 Character Area 3: Well Road & Itchel Lane

Well Road is the continuation of The Borough and leads out into the open downland to the south and west of Crondall. Historically it also connected, via Itchel Lane, to the Manor of Itchel, passing by Hannams Farm. There are ten listed buildings, including the sensitively converted Hannams Farm Barn. The most substantial of these is Potters Hatch House, a symmetrical red brick house which appears to date to c.1800. On the other side of the road, Briary House is also 18th Century, but much earlier is Kings Head House, which retains a chimney dated 1640, though the property apparently dates originally to the 15th Century. This building provides a pleasing mixture of tiled roofs, some painted and some bright red brickwork, and a variety of casement windows.

Overall, the buildings are well spread out and despite some modern infilling, the street remains rural in character. The village pond is also located here. It is noted that part of the retaining wall has fallen down. In 2014 the Environment Agency (EA) advised that they did not have sufficient resources to carry out essential maintenance of the pond. In 2015 local residents obtained a licence from the EA to do the necessary dredging and clearance. This was financed by a grant from the Parish Council matched by contributions from local residents. Good views towards Hook Meadow and the downland beyond are of note.



Negative features include:

Figure 35 The Pond. Note damage to rear retaining wall

- Some 'urbanisation', such as
- the York stone threshold and security post to the garages to Kings Head House, and the high timber fencing to the garden of Briary House;
- Wooden railing opposite Itchel Lane;
- The poor condition of the pond's retaining walls and its immediate setting;
- Concrete hardstanding in front of Bramble Bungalows;

6.4 Character Area 4: Church Street, All Saints' Church and Croft Lane

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This part of the village has a more rural character due to the important green open spaces, namely The Old Parsonage Meadow, the churchyard, Hook Meadow and the gardens to The Court, all of which contain a large number of mature trees.

This Character Area also provides some of the best views in Crandall (and was chosen to feature in the “Foyle’s War” TV series). This series of positive open spaces reinforce the transition from the close knit pattern of development at the centre of the village to the rural margins to the south-west. There are glimpsed views



Figure 36 All Saints Church

across Hook Meadow and into The Old Parsonage Meadow from the junction between Croft Lane and Church Street. The views westwards along Croft Lane are framed by a short, irregular row of historic buildings to the north and the treed boundary of All Saints Church to the south. This area is also the focus of community facilities, with the church, Church Rooms, Village Hall and sports facilities all within it. Crandall Primary School, a relatively unaltered late 19th Century school, also makes an important contribution. It is now included in the Conservation Area.

Church Street connects the church and the core of the village around The Borough. Most of the buildings along the northern part of the lane are listed, the oldest being Jasmine Cottage and The Dormers. The Dormers is a recently listed late 15th Century timber frame hall house which was floored over and converted into a lobby entry house in the late 16th or early 17th Century – a common enhancement of the older-style layout. The Old Vicarage, a five bay mid-18th Century house, is the highest status building in the street, and is also listed grade II.



Figure 37 Barn to The Old Parsonage

Towards the church, the buildings are more mixed, with a long terrace of ‘positive’ unlisted 19th Century cottages (Nos. 1-6 Church Hill Terrace) facing a small and relatively low key modern development 1982 (Orchard Court). The Old Parsonage sits back from the road in a large garden and backs onto The Old Parsonage Meadow. The barn which forms part of its boundary is of particular importance in the way it frames views along the street towards the church. It was built in the 12th Century, in Norman times, at the same time and with the same materials as All Saints Church.

Similarly, the reverse views across The Old Parsonage Meadow from Croft Lane and the Church Lych Gate support and reinforce the appreciation of the rural nature of the village.



Figure 38 View from the Lych Gate across Old Parsonage Meadow



Figure 349 Lych Gate to the Church

Beyond the church, The Court sits back from the road with a very large garden. Beyond The Court, sit a small group of historic buildings, of which Pilgrims Cottage is the most prominent. This is listed grade II and is a 17th and 18th Century mainly timber framed building, with a pleasingly almost symmetrical façade with very substantial end stacks.

It was noted during the review survey work that the church has recently been repaired and its overall condition appears sound. Considerable contributions have recently been raised to improve and maintain the church and to give the tower a new roof; work which is currently being undertaken. The Village Hall has also been extended to provide improved facilities and a more attractive elevation to Hook Meadow. There are proposals for its further improvement.

A new development of three houses to replace Kiln House has fitted in well with the street scene, but is rather cramped and there is insufficient space for parking. The single storey Old Dairy has been retained and redecorated. There is a planning application in to revert The Brambles from 3 separate “flats” into a substantive single dwelling.

Negative features include:

- There is a need to maintain the open green spaces and the contribution they make to the rural character of the area. The Old Parsonage Meadow would benefit greatly from improved land management such as; tree surgery for dead and overgrown trees, more regular cutting of the meadow and restoration and maintenance of the Croft Lane hedge to it's previous state. The Parish Council have been unable to elicit a suitable improvement to the appearance. An influencing factor may be that a further planning application for 14 houses was made earlier in 2016, which has been refused;
- The very large dominant communications aerial on The Old Hundred, allowed on appeal;
- Visually dominant overhead cables and telegraph poles;
- The poor condition of The Brambles, however recently acquired and subject to planning consent;



Figure 40 Croft Lane neglected hedgerow

6.5 Character Area 5: Dippenhall Street

Dippenhall Street leads out of the centre of the village towards Farnham, and historically, was the location of Crandall's second largest farm after Court Farm, namely Chaundlers Farm. The 1846 map confirms that development was focused on the north east side of the street apart from nearer to the village centre, where it was located on both sides. This arrangement is reflected in the boundary of the modern Conservation Area. Despite modern development along a substantial proportion of the west side of the road, it has little impact being largely low rise and hidden behind a thick hedge and a bank.



Figure 41 Entrance into Village via Dippenhall Street

Dippenhall Street retains 24 listed buildings ranging in age from the late 14th Century to the 19th Century. Chaundlers Farmhouse is probably the largest and possibly the most prestigious of these, similar in size to The Cedars, though this is not so ebulliently detailed. Limetrees, The Close and Greensleeves are located close to Chaundlers Farmhouse and the earliest of these, Limetrees, dates to the 14th Century with a 17th Century wing. The Close is later, 17th Century but is notable for its four gables which face the street.

This area also contains several Locally Listed buildings, and a number of unlisted but 'positive' buildings, providing a high concentration of architectural quality. The high brick walls, thick hedging, and narrowness of the street gives the



Figure 42 Historic narrow roads with no pavement

northern part of the street a rather enclosed character which is not enhanced by the busy traffic at certain times of the day.



Figure 43 Townsend Cottages

Towards the southern end of the Conservation Area, the two listed groups, Townsend House / Hilliers and Nos. 1 and 2 Townsend Cottages, are extremely important in the way they define the junction between the village and the surrounding countryside. This is very visible in many places, sometimes glimpsed through gaps in the buildings like the attractive view eastwards past the gable end walls of Chaundlers Farmhouse. Recent additions to the village Nos. 3 and 4 Townsend Cottages have been carefully designed to complement the setting and appearance of the adjoining listed buildings so the new group blends without detriment to the streetscape. The views south-west from Townsend Cottages are important.

Negative features include:

- Lack of pavements in parts of the street, and busy traffic, making pedestrian movement difficult;
- Flooding is an issue in Dippenhall Street as the surface/street drains cannot cope in heavy downpours, this is made worse in severe circumstances by water flowing from Heath Lane;
- Some of the red brick walls need repairs due to salt damage from the road;
- Some dominant overhead cables and telegraph poles, particularly at the northern end, where they are very numerous;
- The Old Village Stores, a Locally Listed building, being directly on the road, suffers from dust and dirt from traffic;
- There has been some loss of front boundaries to create car parking areas, such as outside Gables;



Figure 44 Surface water flooding in Dippenhall Street

7 ISSUES

7.1 Summary of Issues

Based on the Negative Features summarised in Chapter 6, and to be based on comments made during the initial public consultation / walkabout, the following are considered to be the most important Issues for the Crandall Conservation Area at this point in time:

Maintaining and enhancing Crandall and its landscape setting

- The protection of the setting of Crandall Conservation Area
- Long and short views – these need to be maintained and where possible enhanced, particularly across Hook Meadow, The Old Parsonage Meadow, 4 Acre Field and the churchyard
- Care of the pond in Well Road and the River Hart watercourse
- The care of The Old Parsonage Meadow
- A Tree Management Plan is required

Traffic, pedestrian movement and parking

- Busy and fast moving traffic along Pankridge Street and Dippenhall Street at certain times of the day
- Lack of safe pedestrian access in Dippenhall Street
- A general lack of car parking spaces in the village centre at peak times, leading to congestion
- Pressure for off-street parking in front gardens

The control of new development

- Pressure for new development, particularly the development of back or side gardens leading to intensification of development
- Pressure for development of The Old Parsonage Meadow which would remove an historically important open space
- Design guidance

Buildings

- The continued protection of the high quality townscape
- Article 4 Directions – a thorough review is needed
- The control of unlisted positive buildings
- Review Local List and possibly Statutory List entries

Possible enhancements:

- Undergrounding of overhead wires
- Site specific improvements

Conservation Area Boundary Review

- One change was previously suggested – the addition of Crandall Primary School, which has been added in the 2010 adopted appraisal and management plan.

8 THE MANAGEMENT PROPOSALS

8.1 Format of the Management Proposals

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Crondall Conservation Area which make the Conservation Area unique. Part 2 of this document, the *Management Proposals*, builds upon the negative features which have also been identified, to provide a series of Issues and Recommendations for improvement and change. Most, but not all, will be the responsibility of the Hart District Council, Crondall Parish Council or Hampshire County Council.

The structure and scope of this document is based on the suggested framework published by Historic England in *Conservation Area Designation, Appraisal and Management (2016)*. Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in Chapter 10.

9 ISSUES AND RECOMMENDATIONS

9.1 Preserve and enhance the Crandall Conservation Area and protect its rural landscape setting

9.1.1 Protect the rural setting of Crandall

The landscape around and within the Crandall Conservation Area is notable for its attractive downland, fields, woodland and the line of the River Hart. In the Local Plan the land beyond the Settlement Boundary is already protected by a number of policies, as set out in section 1.4 *The local policy framework*, and the land within the boundary is similarly protected by Local Plan policies and the constraints imposed on the historic environment by guidance contained within The National Planning Policy Framework and the National Planning Practice Guidance. However there may be potential threats arising from inappropriate new development within or on the edges of the Conservation Area, or from changes to buildings or sites which lie within the Conservation Area, for example, due to the redevelopment of an existing building.

Recommendation:

- The District Council will continue to protect the rural setting of Crandall through the strict enforcement of policies contained within the Local Plan and will resist applications for change which would have a detrimental effect on the land within or on the edges of the Conservation Area.

9.1.2 Protecting and enhancing views within Crandall, or into or out of the village from the landscape setting

There are many important views within Crandall, out of the village over the surrounding countryside, or into the village from the surrounding fields and downland. These need to be protected by the careful control of proposed development, which must seek to preserve the rural character of the village.

Recommendation:

- The District Council will continue to protect the views in and around Crandall, particularly across Hook Meadow, 4 Acre Field and The Old Parsonage Meadow, through the strict enforcement of policies contained within the Local Plan and will resist proposals for new development which would impinge on these views.

9.1.3 Care of the pond in Well Road and the River Hart watercourse

The pond in Well Road is an important feature of the village being part of the River Hart. Ownership of the pond is not known, and the primary responsibility for its maintenance from where the water course passes under the road below Jonathan's Kilns and its ongoing course through the village rests with the Environment Agency (EA). They have declared it to be a "Main Water Course".

Maintenance of the pond and the upstream section is essential to prevent any re-occurrence of flooding to residents on Well Road and the Borough, and to ensure there is sufficient growth left on the banks of the pond to support local flora and wildlife.

Recommendation

- The Parish Council should appoint a Flooding Prevention Lead Councillor (FLC).
- For the pond and its upstream section, the Councillor would liaise with local residents to promote a basis for them to report to the FLC on unmet maintenance requirements. The FLC would request any necessary action was taken either by the EA or the Flood Risk Infrastructure Engineer of Hart District Council.
- The Parish Council should seek to arrange the repair of the part of the retaining wall which has fallen down.

The River Hart flows through the village to the north from the pond in Well Road but is principally fed by springs at Ashley Head off Pankridge Street. In places its course has been 'improved' by the Environment Agency, which is also responsible for periodically clearing it out to prevent flooding. The Crandall Flood Action Group has been formed linking villagers with the responsible agencies.

Recommendation

- The Parish Council should continue to support the Crandall Flood Action Group and, with any help available from the EA to ensure regular maintenance of the watercourse.
- The Parish Council should encourage residents adjoining the river to keep it free from debris, again with help from the EA.

9.1.4 Tree Management Plan

Trees make a very important contribution to the special character of the Crandall Conservation Area, particularly the mature trees in The Old Parsonage Meadow, around Hook Meadow and in the churchyard. Some are already specifically protected by Tree Preservation Orders (TPOs). Most of these trees are in the ownership of private individuals, the Parish Council, or the ecclesiastical authorities.



Figure 45 Poplar trees along end of Hook Meadow

The preparation of a Tree Management Plan for the Conservation Area could be prepared as a partnership between the Parish Council, local groups and the District Council. This should include the identification of important groups of trees as well as individuals. Recommendations for further tree planting could also be made.

Recommendation:

- Prepare a Tree Management Plan for the Crandall Conservation Area as detailed above
- Prepare a good management guide for trees, hedges and hedgerows within the Conservation and wider area for local information

9.2 Traffic, pedestrian movement and parking

9.2.1 Manage and monitor busy and fast moving traffic along Pankridge Street and Dippenhall Street

It has been noted that these two streets serve not only local residents but other road users who are cutting through Crandall to access Farnham, other local villages or the A287. The junction of Dippenhall Street and Pankridge Street, immediately outside the Crandall Village Stores, is a particular bottleneck due to its restricted width and plethora of parked cars. This has resulted in damage to a number of historic properties. Some low key traffic calming designed especially to reduce the speed of traffic and the size of vehicles entering Dippenhall Street from Farnham, if sensitively designed, might help to alleviate this problem.



Figure 46 Vehicular damage to The Cedars wall which required rebuilding

Recommendation:

- The Parish and County Councils to review-the existing traffic signage in and around the village, and where necessary, implement changes to discourage large vehicles from entering the village.
- To review the use of the Parish Council's Speed Indication Device (SID), particularly along Dippenhall Street and Pankridge Street and consider a more active Traffic Watch scheme.

9.2.2 Monitor car parking in the village

In several locations, informal (and sometimes illegal) car parking on the sides of the road or on pavements is detrimental to the character and appearance of the Crandall Conservation Area. The District Council, possibly in partnership with the County and the Parish Councils, needs to undertake a survey to assess the full impact of this parking and to draw up measures to prevent it becoming even more of a problem than it already is. However, it is recognised that on-street parking is in fact an effective (and free) traffic calming measure in itself, and that measures to limit it (e.g. double yellow lines) and enforce such limitations would themselves be harmful to the character and appearance of the Crandall Conservation Area.

Because of the pressure for parking space, in parts of Crandall the historic front boundaries have been removed to allow the creation of new parking areas. This results in the loss of front gardens and has a detrimental impact on the adjoining streetscape. The existing Article 4 Direction, served in 1998, brings the demolition of front boundaries to dwellings under the District Council's control, as planning permission is needed to carry out this change. However, the Council could consider expanding the existing Article 4 Direction to control the creation of hard-standings in front gardens. Further information to local residents (see 9.4.1 below) about the constraints of the existing (and the proposed) Article 4 Directions would be helpful.

There are a number of village facilities grouped in Croft Lane including All Saints Church, Crondall Primary School, the Church Rooms, the Village Hall and the Old Gym. When a number of activities or events take place simultaneously car parking is strained leading to illegal and irresponsible parking.

Recommendation:

- The County, District and Parish Councils should assess the impact of this car parking and with the help of local residents and business owners agree where parking might be allowed to continue, or where it should be stopped;
 - The District Council will continue to enforce the Article 4 Direction;
 - The District Council will consider expanding the existing Article 4 Direction to control the creation of car parking in front gardens of family houses in the conservation area;
 - The District Council will consider the provision of new guidance in relation to any changes to the Article 4 Direction.
-
- Consider additional rural and informal car parking along Croft Lane adjacent to Hook Meadow to facilitate the car parking requirements of all village facilities.

9.3 The control of new development

9.3.1 Ensure new development preserves and/or enhances the rural and historic character and appearance of the village

There is pressure for development within and around the existing settlements in Hart, including Crondall. However, this demand for new housing land needs to be balanced against the requirement to preserve or enhance the character and appearance of the conservation area.

Crandall is notable for the very high quality of its streetscape and for the high concentration of listed buildings, Locally Listed and 'positive' buildings in the Conservation Area. Its attractive setting, green open spaces, and mature trees also make a very important contribution to its special interest, which is of benefit to and is appreciated by the District as a whole.



Figure 47 Rural street scene of Croft Lane

Since the original Conservation Area appraisal was written in 1988, pressure for new development in and around Crondall has continued, particularly for new housing on The Old Parsonage Meadow, for which there have been a number of applications. All have been refused, two at appeal. In the last Inspector's report on an appeal in 2004, he referred to The Old Parsonage Meadow as a 'rural haven in the heart of the village' and development there would be detrimental to the Conservation Area.

Crandall was focused in a “U” shape around Church Street, The Borough and Dippenhall Street, with what is now Parsonage Meadow roughly in the middle. Whilst there are already policies in the Local Plan to protect all Conservation Areas and listed buildings in the District, constant vigilance is needed to ensure that where new development does occur, whether major or minor, that it does not adversely affect the special interest of the area.

Recommendation:

- The Parish Council to consider the preparation of a Neighbourhood Plan which reviews suitable development sites across the whole Parish. Any positively promoted site should respect the historic Conservation Area and rural character of the village

The District Council will only accept development of the highest quality in the Crandall Conservation Area. They will protect existing open spaces, including private gardens, from inappropriate new development and resist any new development on open areas with important views, short or long, that contribute to the rural character of the village. The details of which may be included in a Neighbourhood Plan

9.3.2 Design guidance

General design advice is included in the Hart Local Plan and in the National Planning Policy Framework. The summary below provides some guidance on ‘good practice’ for new development in or on the edges of the Conservation Area. If appropriate this should be reviewed and included within a Neighbourhood Plan.

Recommendations:

- New development in or on the edges of the Conservation Area should respect existing plot boundaries, plot ratios, and historic layouts and forms of development;
- Where back-land sites are developed, the existing open character of private gardens should be maintained and the density of new development should reflect the density of the surrounding historic development;
- Development should reduce in scale from the main streets, following historic precedent;
- New development should preserve or enhance the historic grain of development established by plot boundaries and existing historic buildings, particularly in relation to development in back gardens;
- New development should not impinge on views within, into or out of the village, and should be carefully sited to minimise any visual impact;
- Existing open green space, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and area;
- Innovative modern design can be appropriate in certain cases, these should be subject to the highest design quality requirements.
- Boundaries should reference the established character in terms of scale form and materials. Boundaries can be made more secure by the use of defensive planting,

which will contribute to the rural qualities of the Conservation Area, rather than by the construction of high walls, gates or fences.

- Property owners should be encouraged to minimise external lighting in the interests of sustainability by reducing light pollution as well as reducing any adverse impact on neighbours.
- Applications to demolish existing buildings will be carefully monitored and assessed. Only replacement buildings of the highest quality that preserve and/or enhance the character and appearance of the Conservation Area should be allowed.
- Development which helps to reinforce local distinctiveness and enhance the character and appearance of the conservation area will be encouraged.

9.4 Buildings

9.4.1 Article 4 Direction

The existing Article 4 Direction in Crondall was served in January 1998 and has done much to help preserve the architectural and historic details of the unlisted dwellings in the Conservation Area. However, this has now become outdated and the creation of parking in front gardens is not covered by the existing Article 4 Direction. A further expansion of the removal of permitted development rights is needed to control this and other aspects of development.

Recommendation:

- The District Council will continue to exercise control of alterations to unlisted houses in the Conservation Area through the serving of a refreshed Article 4 Direction and will consider the following:
 - Provision of a photographic survey of all of the affected properties to aid enforcement action;
 - The serving and enforcing of Enforcement notices where it can be proved that unauthorised work has taken place;
 - The production and adoption of detailed Design Guidance, to help property owners' repair and alter their buildings in a sympathetic way.

9.4.2 The control of unlisted positive buildings (including Locally Listed buildings)

As part of the appraisal process, a number of 'positive' buildings have been identified and are marked on the Townscape Appraisal map for Crondall. Generally, these are individual or groups of buildings which retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the Conservation Area. Most of them date to the mid to late 19th Century. Where they have been too heavily altered, and restoration is not easily achievable, they are excluded. It is assumed that all Locally Listed buildings are 'positive'.

As with listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of a positive building will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building. The owner should be encouraged to demonstrate that they have made positive efforts to market the building, or to find a suitable new use, before an application can be determined.

Recommendation:

- The District Council will consider applications for both physical change and change of use to non-designated heritage assets such as Locally Listed or 'positive' buildings extremely carefully and will resist any which adversely affect their architectural or historic interest.
- Applications to demolish buildings on the 'local list' and 'positive' buildings will generally be resisted
- The list of Positive Buildings is in Appendix 3.

9.4.3 Local List and Statutory List

There are 13 Locally Listed buildings in the Conservation Area but no review has been carried out in recent years. Additions may include some of the 'positive' buildings identified as part of the appraisal process. Some of these buildings may be eligible for statutory listing.

See Appendix for list of Listed Buildings, Locally Listed Buildings and Positive Buildings

Recommendation:

- Subject to resources, the Local and the Statutory List for Crondall should be reviewed, ideally in partnership with the Parish Council and The Crondall Society with its local historians.

9.5 Possible enhancements

9.5.1 Undergrounding overhead wires

As identified in the previous Conservation Area Appraisal of 1991 and 2010, it has been noted that in some locations, the plethora of telegraph poles and overhead wires is visually distracting. Undergrounding these wires should be a long term aim of the District Council, to enhance the appearance of the Conservation Area.

Recommendation:

- The District Council could consider opening discussions with British Telecom and SEB to see if a plan could be drawn up to remove telegraph poles and underground telephone and other wires, perhaps on an incremental and coordinated programme, to enhance the Conservation Area. This may require the excavation of pavements, street surfaces and front gardens.

9.5.2 Enhancement sites

A number of sites or buildings in the Conservation Area have been identified where improvements are needed. Most of these are the responsibility of private owners, but the Parish Council and the District Council may wish to take a proactive role in encouraging owners to carry out the work. The most significant ones are:

Old Parsonage Meadow

- Since previous appeals have been dismissed, and subsequent application submitted, the owners have left this field unmanaged and the vegetation and trees are in need of weed control and tree management.

The Brambles, Church Street

- Improvement to its appearance and condition is needed

The Village Pond

- Repair to the retaining brick wall is required

9.6 Conservation Area boundary review

A thorough review of the existing Conservation Area boundary was carried out as part of the appraisal process, and no change is suggested.

10 MONITORING AND REVIEW

10.1 Historic England Recommendation

As recommended by Historic England, this document should be reviewed every five years from the date of its formal adoption by Hart District Council. It will need to be assessed in the light of the emerging Local Plan and government policy generally. A review should include the following:

- A survey of the Conservation Area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, require further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising;

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the District Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

10.2 Crandall Conservation Area Monitoring Group

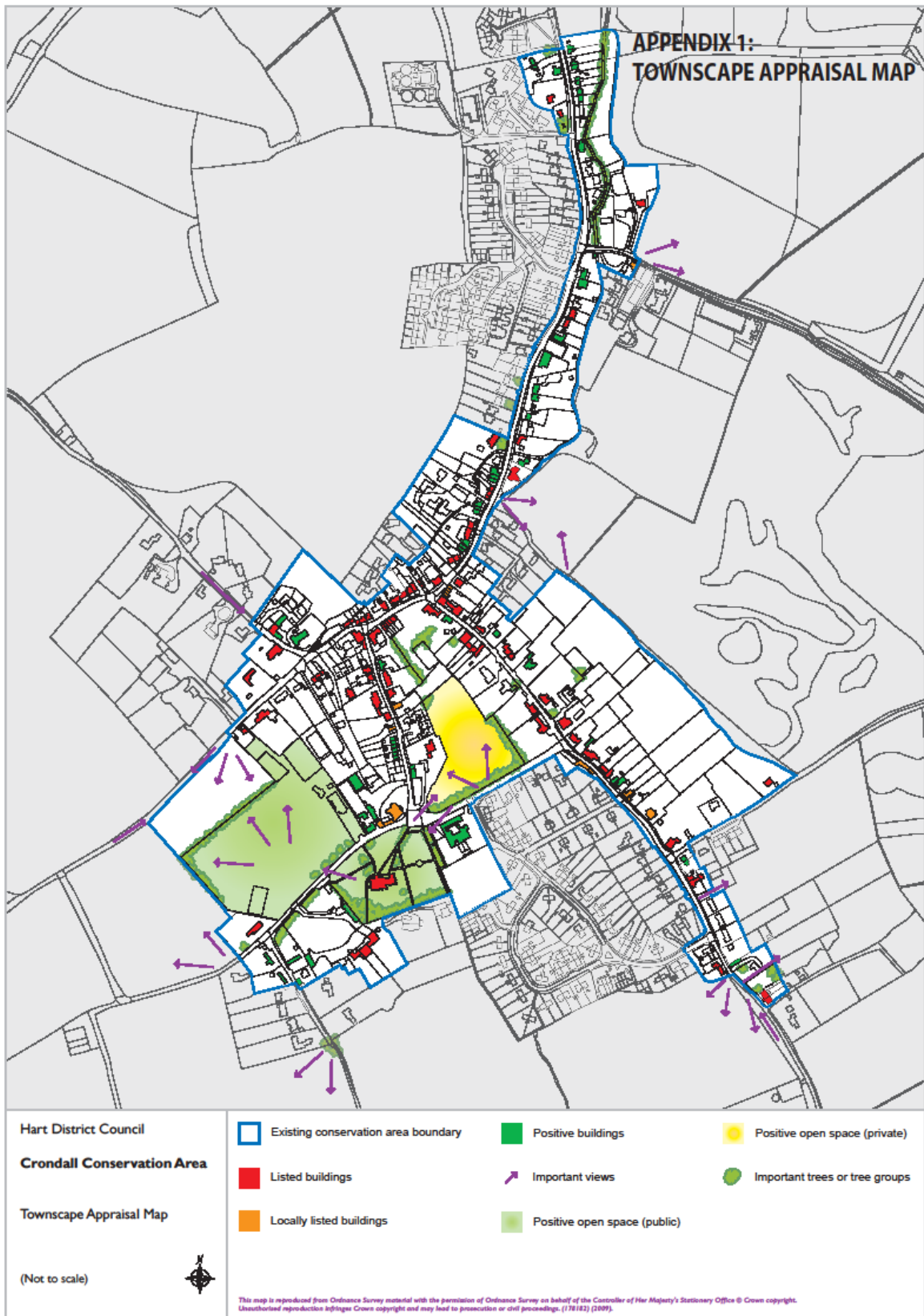
The Parish Council (in collaboration with the Crandall Society and District Council) should establish a Crandall Conservation Area Monitoring Group consisting of a District Councillor (who represents the local Ward), a Crandall Parish Councillor and a representative from the Crandall Society. This informal forum will discuss the implementation of the strategy; establish the priority of the environmental improvement schemes and details of finance, labour and materials.

APPENDICES

Appendix 1	Townscape Appraisal map
Appendix 2	Character Areas map
Appendix 3	Names of Listed, locally listed and positive buildings
Appendix 4	Bibliography
Appendix 5	Contact details
Appendix 6	Historic Maps

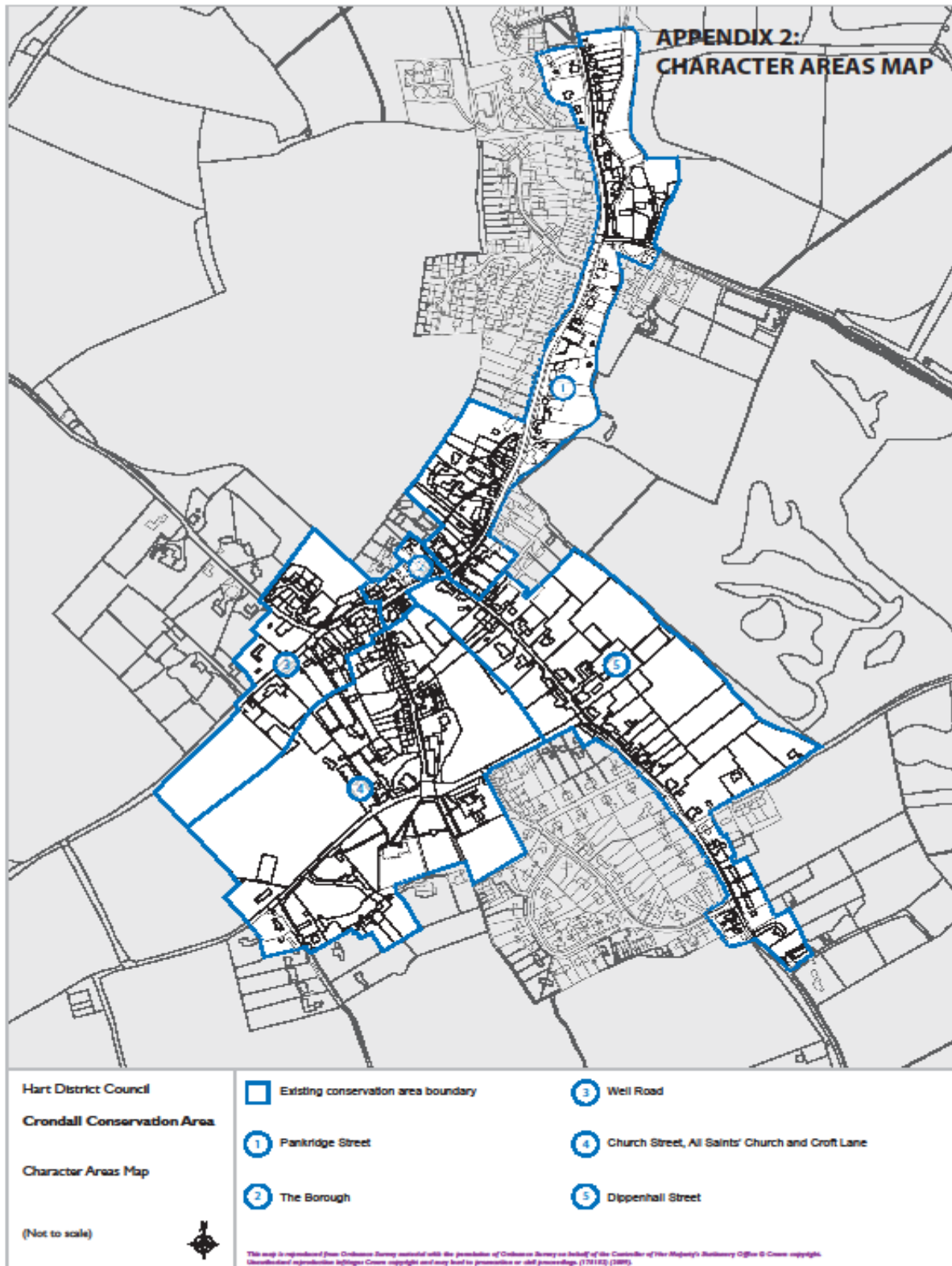
Note: A Photographic Register of Listed Buildings has been prepared as a separate annex. This shows photographs of Listed and Locally Listed Buildings in the Conservation Area, including their unique registration reference numbers. A repository of higher resolution photographs is available via the CPC clerk.

APPENDIX 1: Townscape Appraisal Map



APPENDIX 2: Character Areas Map

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APPENDIX 3: Names of Listed, Locally Listed and Positive Buildings

LISTED BUILDINGS	LIST UID ENTRY	LOCALLY LISTED	POSITIVE BUILDINGS
CHURCH STREET, CROFT LANE & FARM LANE			
Pilgrims Cottage	1251731		Barley Pound House
All Saints Church Grade 1	1091946		The Old Hundred
The Court	1091958		Ronars Cottage
The Old Parsonage	1251709		Court Cottage
Holly Cottage	1091957	Crandall Lodge	Court Barn
The Dormers	1391132	Church Rooms	Crandall Lodge Extension
The Old Vicarage	1262661		The Castle
The Old House	1340033		Crandall Primary School
Bathurst House	1262649		The Old Parsonage Barn
Bathurst Cottage	1091956	Imley Cottage	Church Hill Terrace, Nos 1- 6
Giffard House	1091955	Jasmine Cottage	
The Brambles	1251629		
DIPPENHALL STREET			
Townsend Cottages	1244760		
Townsend House	1251859		
Byrons Farm Cottages 1 - 4	1339819		Corner & Yonder Cottages
The Malt House	1092369	The Cricketers	
Manor House	1339818	Wickets	
Rambler Cottage	1092368	Outfield	
The Gables	1092367	The Old Village Stores	
Thorns	1339817		
Chaundlers Farm	1092366		
Greensleeves	1262543		The Neuk
The Close	1092372		
Limetrees	1339816		
The Old Cottage	1092365		
The Oast	1092364		
Yew Tree Cottage	1339815		
Glebe Lodge	1251918		
Dean Cottage	1092371		
Deans Court, The Deans	1339820		
Laun Cottage	1262562		
The Cedars	1092370		
Garden Wall to the Cedars	1262553		
HEATH LANE			
Doules Mead	1262521		

*Crondall Conservation Area Character Appraisal
and Management Proposals*

LISTED BUILDINGS		LOCALLY LISTED	POSITIVE BUILDINGS
THE BOROUGH			
2	1091949		
6	1251535		
8	1091950		
10	1262713		
12,14 (Former Post Office)	1091951		
The Chapel	1262686		
26,28.30	1091952		
11,15	1251619		
17,19,21	1091953		
The Plume of Feathers	1262664		
WELL ROAD & ITCHEL LANE			
Kings Head House	1092375		
The Royal Barn (Hannams Farm Barn)	1262524		
Briary House (The Briary)	1339825		
The Old Meeting House	1252718		
Chapel Cottage	1092383		
Dovas Cottages, Poplelewyte, Warey's.	1252710		
Potters Hatch	1252716		
Hook Cottage	1092382		
PANKRIDGE STREET			1 & 2 Clynton Villas
1/2 The Jollies (Pankridge Street)	1339821	3/4/5 The Jollies	1&2 Elm Cottage
Amberley House	1092380		Bloomsbury Cottage
Garretts Farmhouse	1262371		Hedgehog House (1&2 Chilloway Cottages)
Rowan Cottage and Dumbledore (Robinson's Cottage Stendens)	1262139		3 Chilloway Cottages
Frampton Cottage (Meadow Cottage)	1092378		Runnimeade
The Meade	1252227		Tann House
Varndells	1339822		The White Cottage
River Mead (Was The Vicarage)	1252231		Willowmead
Hart Cottage	1092381		The Hampshire Arms
The Limes & Butchers Cottage	1252703		Little Brook
Greens Farmhouse	1252411		North Riding
1 – 3 Chilloway Terrace (Spring, Well & Lea Cottages)	1339824		Rose Cottage
Vine Cottage	1339823		1– 8 Pankridge Street (inc Bracken, Mistletoe, Flint,& Yew Tree Cottages)
Chilloway Cottage	1262138		The Old Inn
			1&2 Handcroft Cottages

*Crandall Conservation Area Character Appraisal
and Management Proposals*

REDLANDS LANE			
Whitebridge	1390662		
OTHER LISTED BUILDINGS IN THE PARISH (not in CA)			
Corner Cottage Mill Lane			
Erlands House Bowling Alley	1091954		
Eastbridge House (Georgian Ho.)	1092379		
Clare Park			
The Pit			
Itchel Home Farmhouse			
Farm Building to West of Itchel Home Farmhouse			
Dares Farm House other side of 287			
Montgomery's Farm Barn on Hole Lane towards Bentley			
Travers Farm Barn on road to Well			
Triggs Farmhouse on Crondall Lane towards Crookham Village			
Verneys to left of Montgomery's Farm			

APPENDIX 4 Bibliography

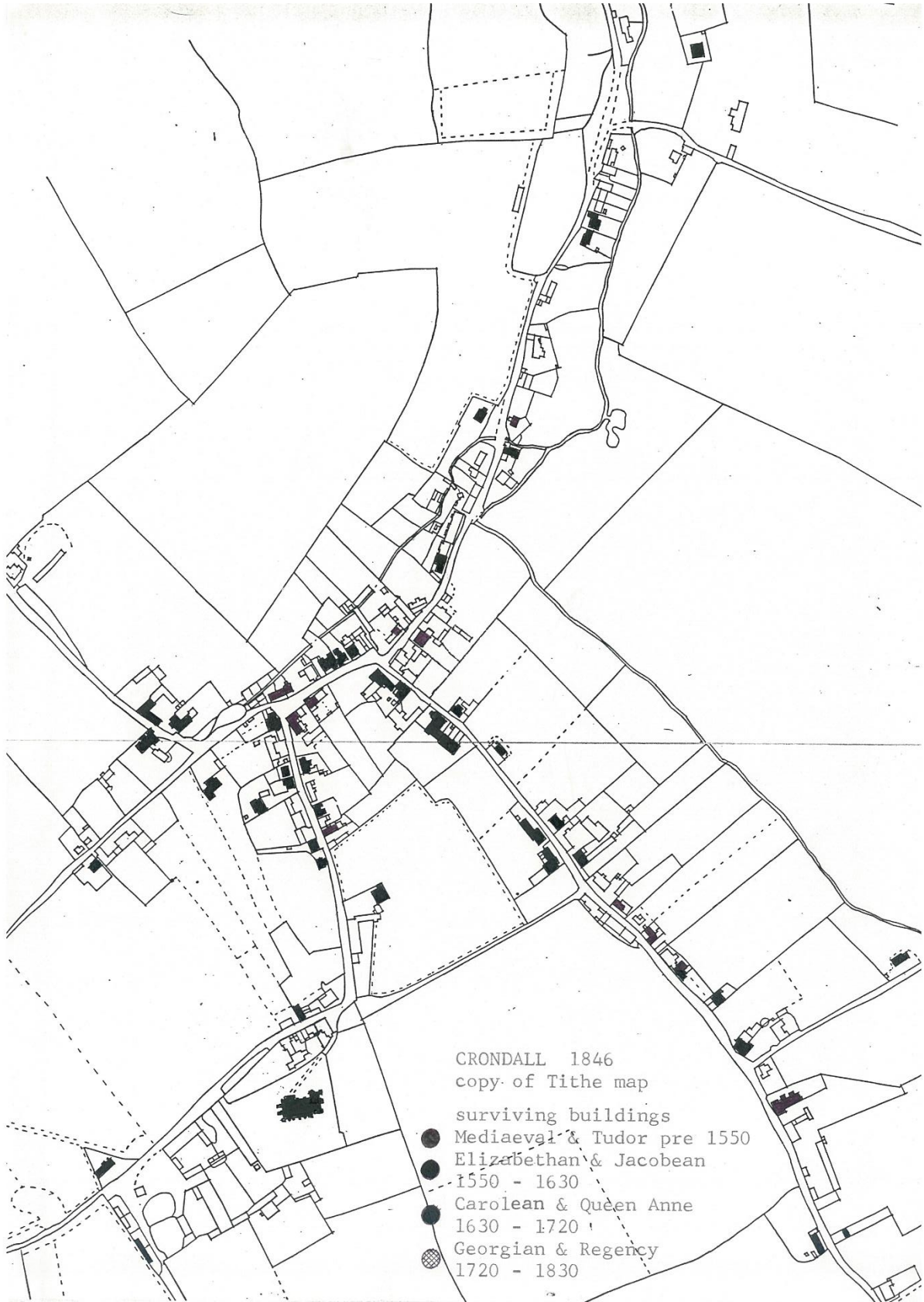
The Public Footpaths and Bridleways of Crondall and Ewshot Bryan Day and Geoff Margason

APPENDIX 5 Contact Details

For further information, please contact the following:

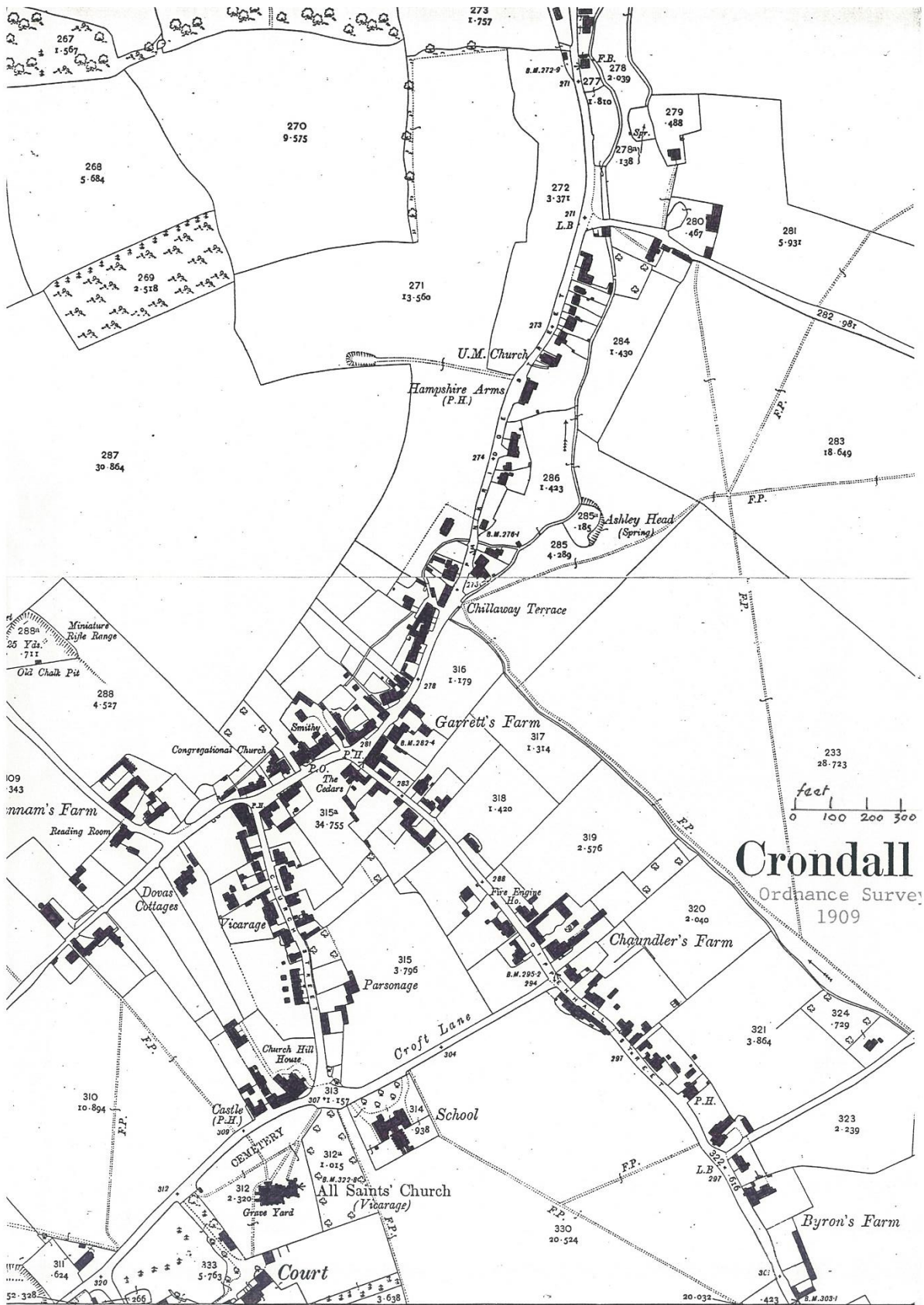
Conservation Hart District Council, Harlington Way, Fleet, Hampshire GU51 4AE Tel: 01252 622122

APPENDIX 7 Historic Maps



1846 Tithe Map

*Crondall Conservation Area Character Appraisal
and Management Proposals*



1909 Ordnance Survey Map