

APPRAISAL MAP

- Conservation Area Boundary
- Listed Building
- ☆ Building of Local Interest
- Right of Way (footpath)
- ↻ Important View

CROOKHAM VILLAGE

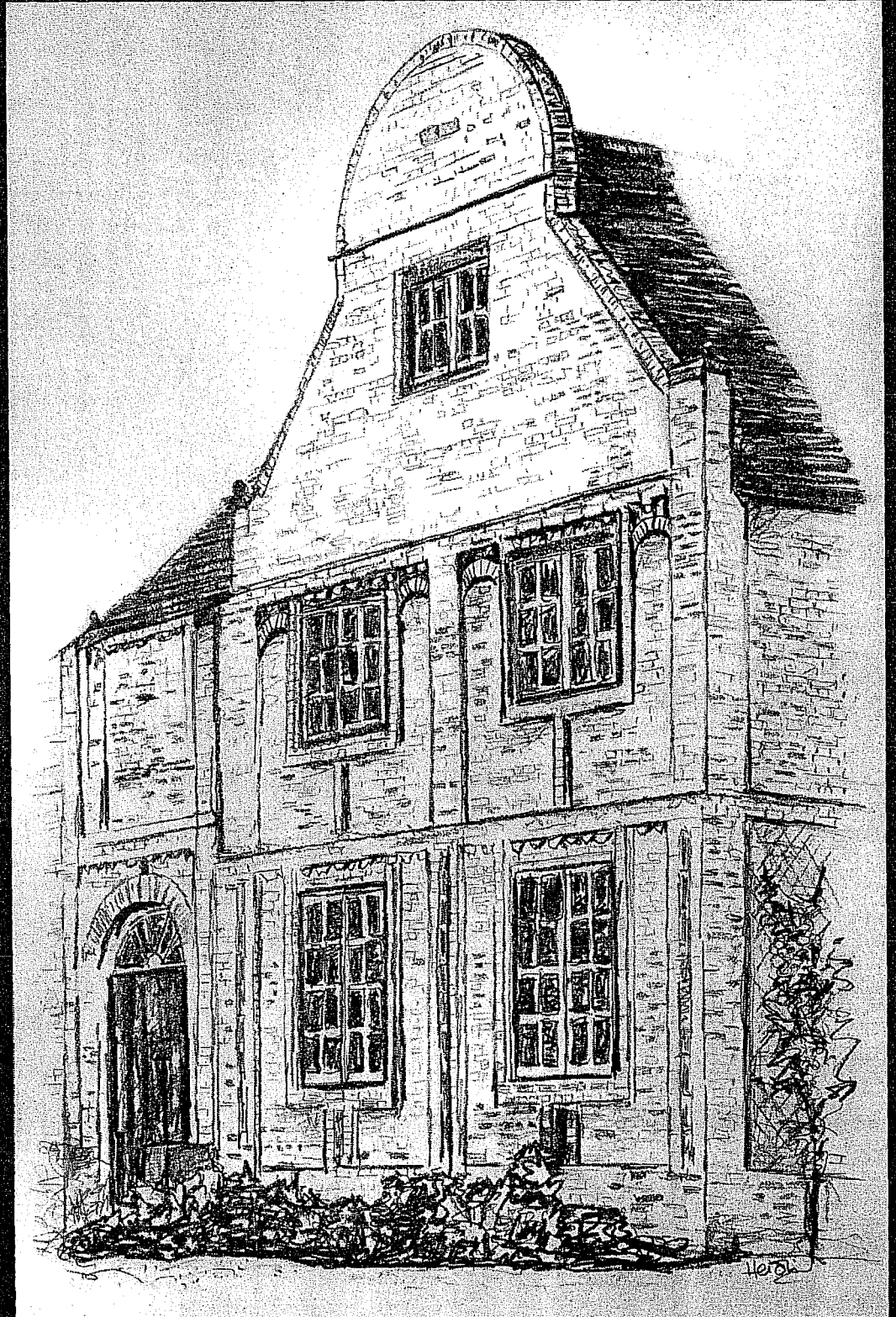
Conservation Area
Proposal Statement



Hart District Council

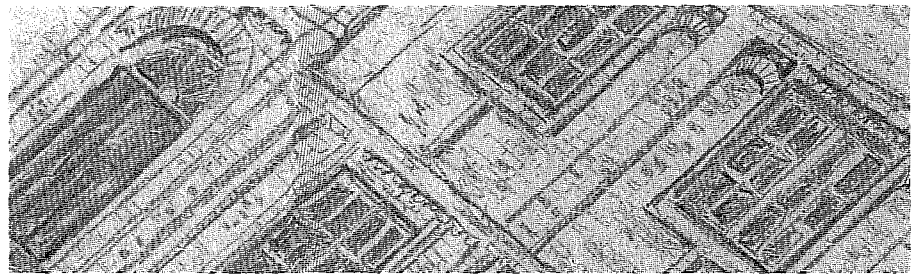
CROOKHAM VILLAGE

Conservation Area Proposal Statement



Hart District Council

CROOKHAM VILLAGE Conservation Area Proposal Statement



Hart District Council

PREFACE

Hart District Council has agreed to adopt a comprehensive strategy for the conservation of its towns, villages and buildings which will harness the various powers, organisations and resources available as well as positively promote conservation to the benefit of the District.



To meet these aims, Hart has prepared this document, approved by the Planning and Infrastructure Committee on 24 September 1992, which contains proposals applying to Crookham Village Conservation Area as designated in January 1982, and subsequently amended, 1994.

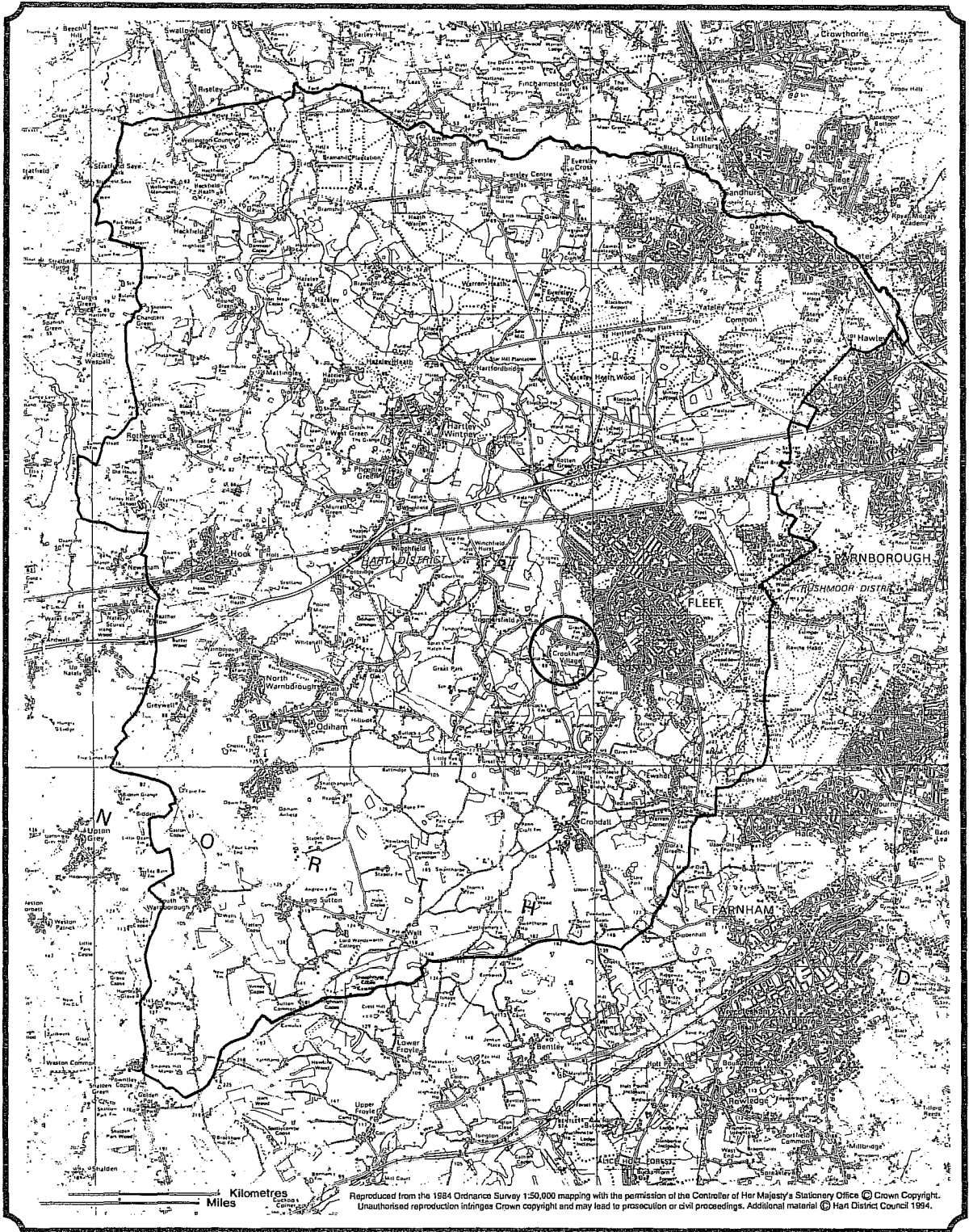
Hart District Council wishes to express its thanks to Mr Stan Knight of Crookham Village Parish Council, for providing considerable historical information, included in the Appraisal section of this Statement.



HART
DISTRICT COUNCIL

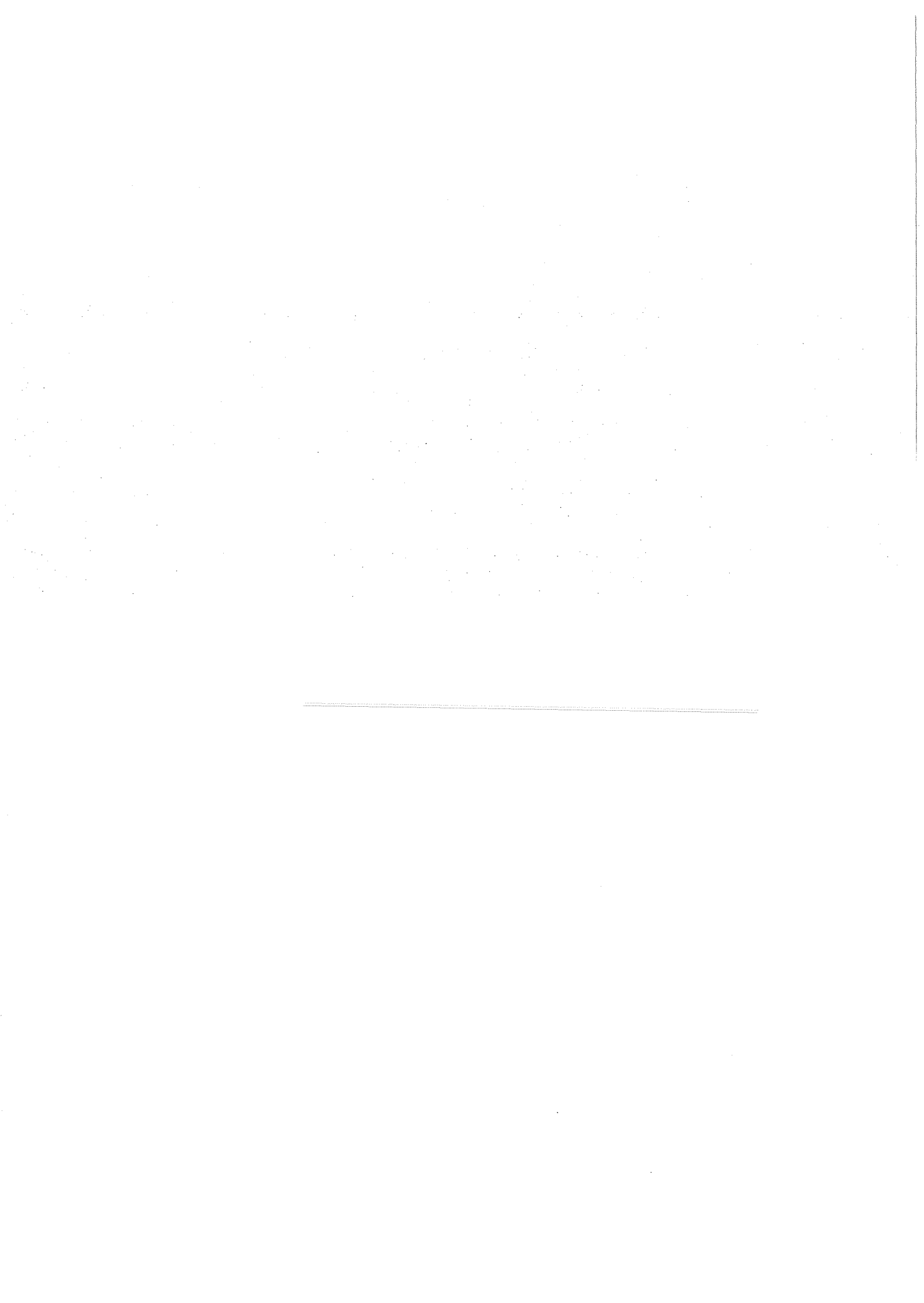
Head of Strategy, Civic Offices, Harlington Way, Fleet, Hampshire GU13 8AE Tel: 0252 622122

LOCATION MAP



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1. INTRODUCTION

1.1 Context

Under Section 71 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, a duty is placed on the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of its conservation areas. In January 1985 Hart District Council's Planning and Infrastructure Committee resolved to adopt a comprehensive strategy for the conservation of its towns, villages and historic buildings which has resulted in the adoption of District-wide conservation policies in the *Hart District Local Plan*.

In addition, the Council has designated 32 conservation areas which require the preparation of individual Conservation Area Proposal Statements. This is the context within which this Proposal Statement has been prepared for Crookham Village.

1.2 Objective of Statement

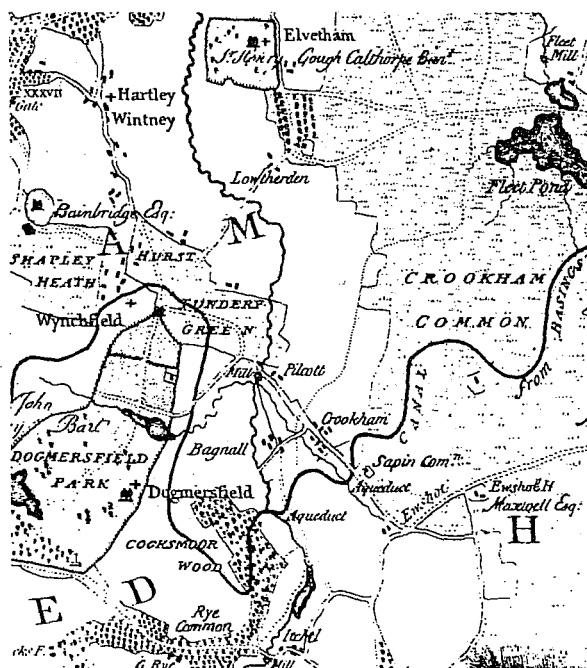
This Proposal Statement is the first to specifically apply to Crookham Village. Previously, only general Local Plan conservation policies applied.

The Statement aims to provide a framework to control and guide future change by maintaining and enhancing the character of the conservation area, protecting it from unsympathetic treatment and development, as well as providing suggestions for future environmental improvements.

1.3 Definition of the Area

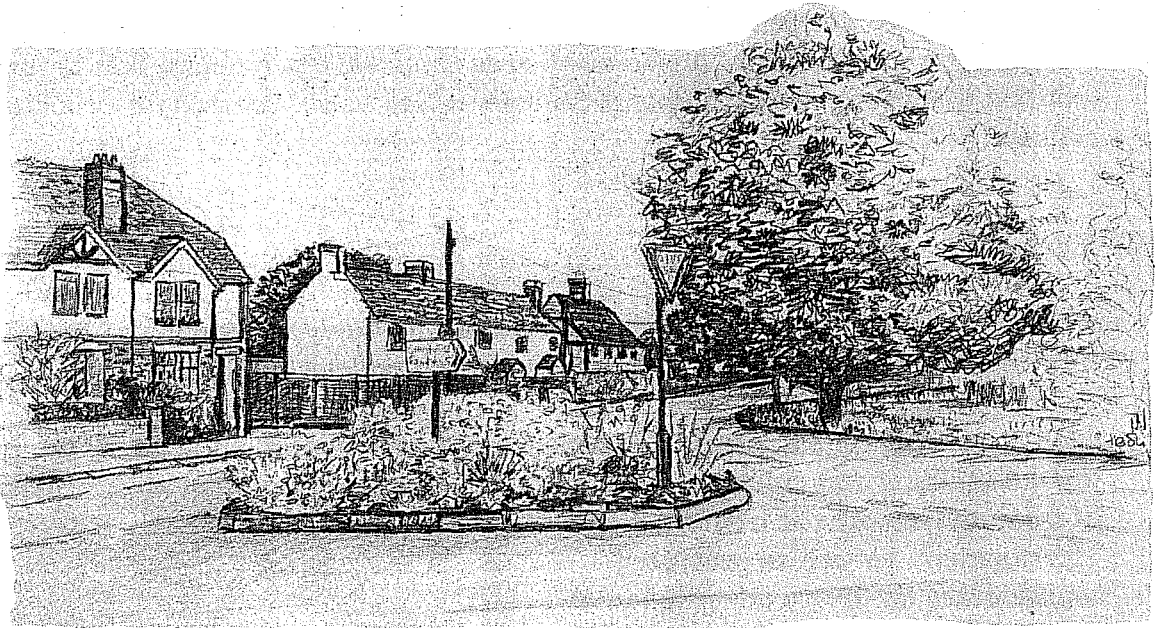
Crookham Village lies directly to the west of Fleet, immediately adjacent to an Important Gap, as defined in the Hart District Local Plan, which separates Fleet from Crookham Village and further north, Fleet from Dogmersfield.

The village lies just to the north and west of the Basingstoke Canal Conservation Area and benefits from surrounding high grade countryside, particularly to the west. The Area of Particular Landscape Importance which extends from the south and west of the village, provides a pleasant landscape setting for the conservation area.



The conservation area forms two separate sections: a section which encompasses most of The Street and part of Pilcot Road, and a section which includes part of Crondall Road. The two sections of the conservation area are in some respects quite different in terms of their built form, largely due to differences in massing and density. In both sections, development has emerged in a linear fashion along the roads and this is a key feature of Crookham Village.

The traffic island, in the centre of Crookham and known locally as Crossways, has subsequently become an identifiable focal point of the village. There is a small area of public open space adjacent to the traffic island, next to Cross Farm Cottages.



The special character of Crookham Village Conservation Area is due largely to the number of buildings of special architectural or historic interest, their variety of character, and their relationship to each other, together with the strong linear form of the two sections of the settlement.

The village has a number of important properties, in terms of their contribution to the street scene and their general architectural and historic value. There are seventeen which are Listed Grade II, and which lie within the conservation area.

1.4 Past Policy

The Crookham Village Conservation Area was designated in February 1982. The boundary, as defined in 1982 and including the two sections already described, has been re-examined in 1994 and extended along Crondall Road bringing together the two sections previously described.

2. APPRAISAL

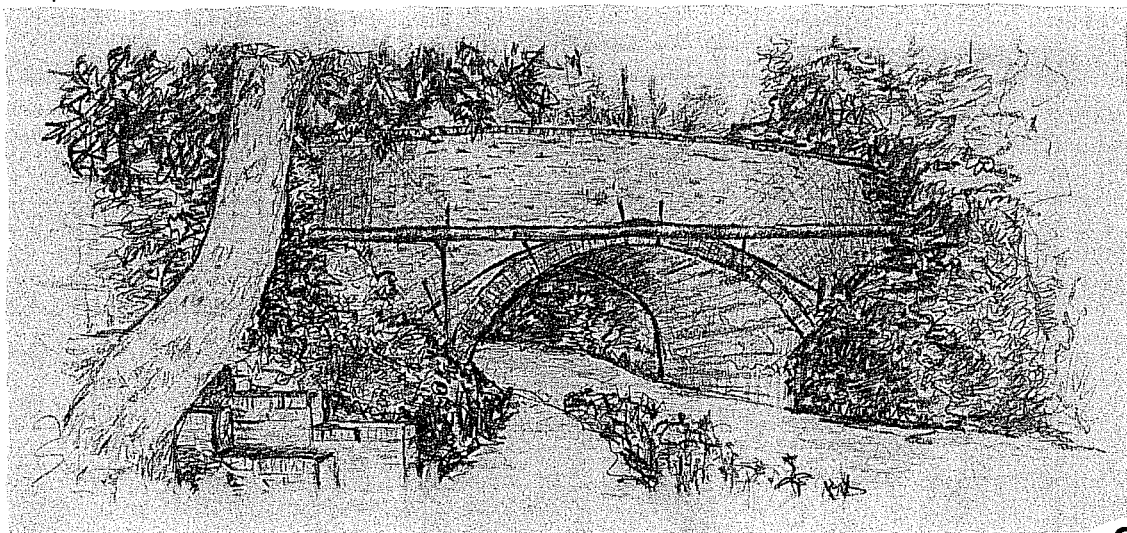
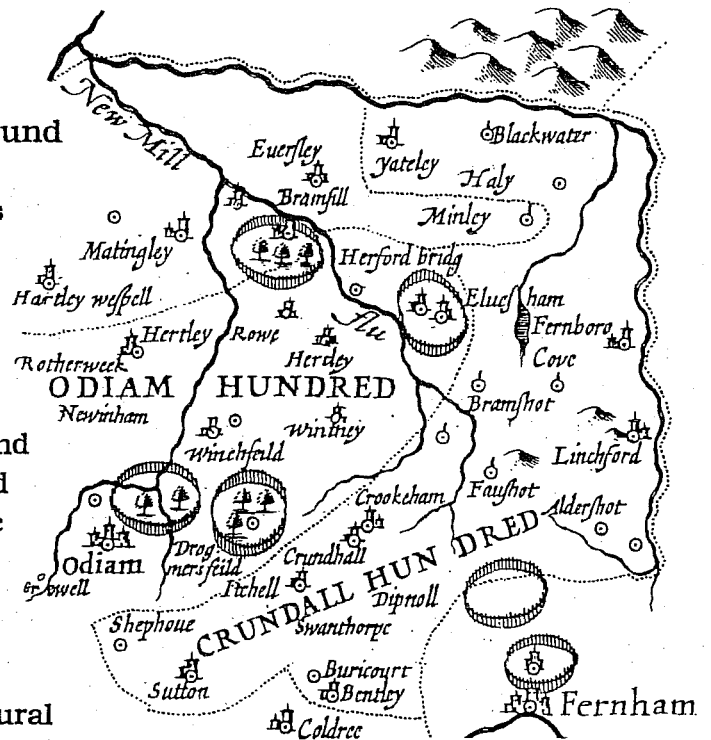
Reference should be made to the APPRAISAL MAP upon which the main issues discussed in this section are annotated.

2.1 Historical and Architectural Background

In 880 AD, the Hundred of Crondall was bequeathed to Aethelm, the nephew of King Alfred the Great, and included the areas of Fleet and Crookham. Within the Hundred, the tithing of Crookham consisted of all that area now known as Crookham Village, Church Crookham and Fleet. The tithing of Crookham remained a part of the parish of Crondall until the 19th Century.

The hamlet from which the tithing took its name was a fairly compact scatter of cottages, located within good agricultural land off the eastern branch of the River Hart and its confluence with the western tributary towards the boundary with Odiham Hundred (Dogmersfield). To the north-east, the geological character produced heathland, subject to common rights but of no agricultural value.

The Basingstoke Canal to the east and south of the village, which was constructed during the late 1700s and opened in 1794, had provided a transport route serving the predominantly rural area. To the east of the Conservation Area, the Basingstoke Canal is crossed by The Street at Malthouse Bridge (built 1792). To the south, Crondall Road crosses the canal at Chequers Bridge, a more modern bridge, but with some of its original 18th Century brickwork remaining. More recently, the car park, located adjacent to Chequers Bridge, has been provided for visitors to the canal.



The close proximity of the Basingstoke Canal is an important consideration in terms of the setting of both the Crookham Village and Basingstoke Canal Conservation Areas. Both bridges over the Basingstoke Canal lie outside the Crookham Village Conservation Area boundary, but are within the Basingstoke Canal Conservation Area. The Malthouse Bridge is Grade II Listed, and the Chequers Bridge is listed as a Feature of Local Interest.

Due to the Enclosure Act 1829, the coming of the railway to the very north of the tithing in 1836, and to a lesser degree, the opening of the Basingstoke Canal in 1794, scattered residential development occurred on the heathland.

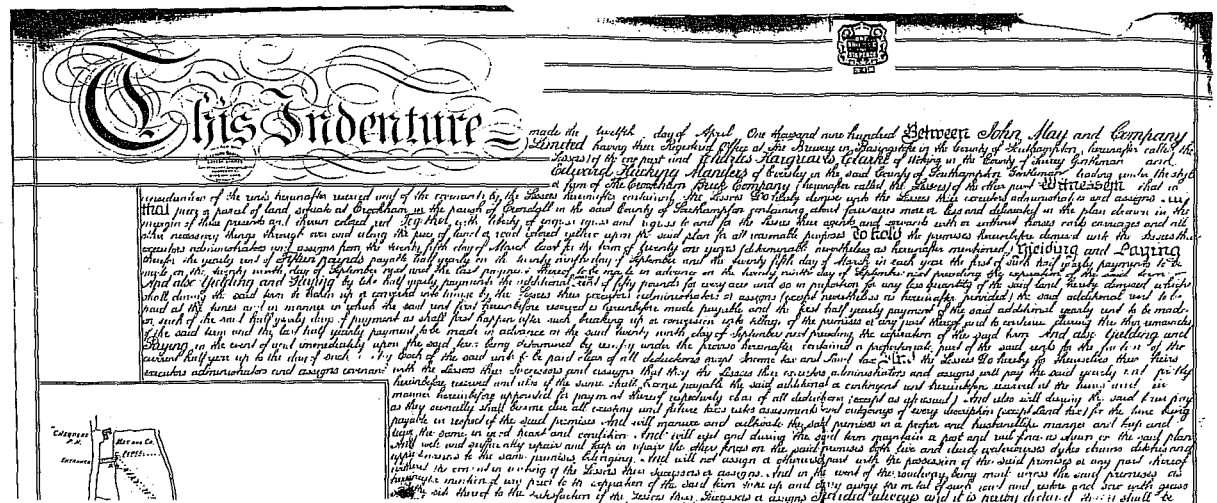
Because of the corresponding increase in population, the need for a separate ecclesiastical parish was expressed and accordingly, the new parish of Crookham was established in 1840, following exactly the boundaries of the ancient tithing. A church at Gally Hill was consecrated in 1841, and the heathland area became known as Church Crookham.

Development close to the railway increased, and within ten years, another parish and church was needed. This was formed out of Crookham, and was called Fleet after the pond of that name.

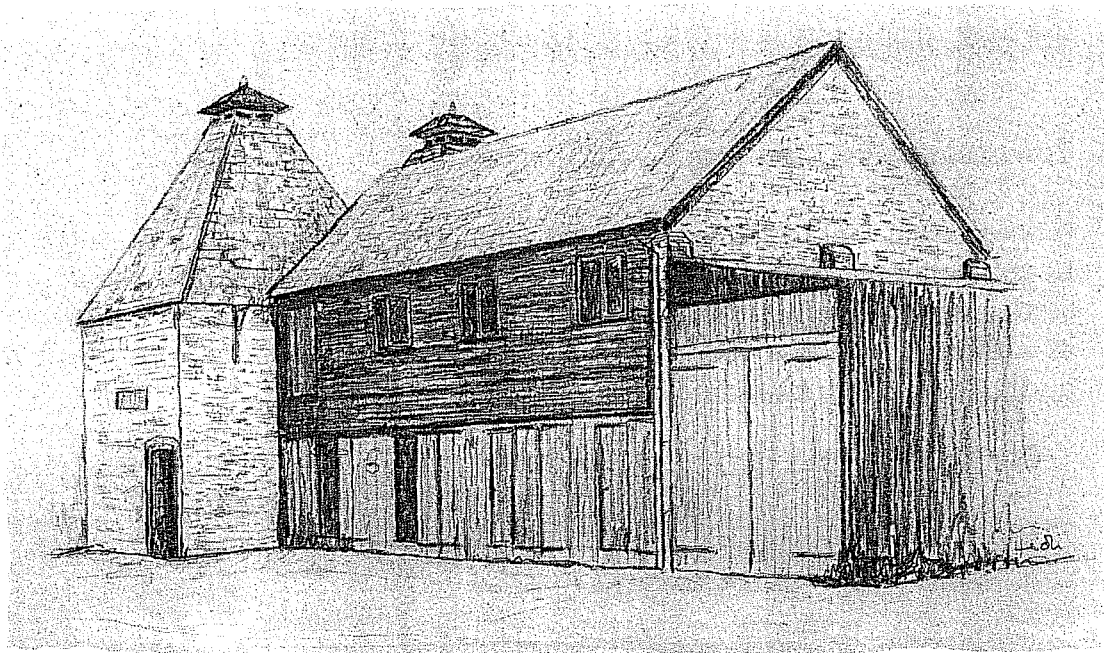
Under the terms of the Local Government Act 1894, civil parishes were established for both Fleet and Crookham, each with its own parish council. Growth continued, most significantly in Fleet, which was granted Urban District status in 1904.

With the re-organisation of 1932, it was proposed that Crookham should be absorbed by Fleet Urban District. This was only partly approved and only Church Crookham, which contained most of the residential development, was attached. The remainder of Crookham, consisting of the old village centre and surrounding agricultural land, was allocated to the civil parish of Crondall, as the ward of Crookham Street.

In the late 19th Century brickmaking, from local clay, was carried out near the canal between Zephon Common and Crondall Road. There was also a pottery kiln behind the farm buildings in Crookham Street, where flower-pots, bread-pans and pipkins were produced.



The principal landowner in 1935 was the Calthorpe Estate. Tobacco was grown in the area, on the estate of A J Brandon from 1912 until 1937. Hops were grown and processed in the parish until 1974, with two hop kilns still remaining in Crookham, one of which lies within the conservation area on Pilcot Road and is now known as the *Kiln Workshops*, the other outside the conservation area, also on Pilcot Road towards Dogmersfield. Both are included in the List of Buildings and Features of Local Interest.



The years following the Second World War brought an increase in residential development within and adjacent to the old village. Separate civil parish status was granted in 1952, as the parish of Crookham Street. The following year, the name was changed to Crookham Village.

The parish was included in Hartley Wintney Rural District. The Local Government Re-organisation of 1974, which removed the distinction between rural and urban boundaries, created Hart District within which the parish now lies.

The manner in which Crookham Village has developed has led to a townscape of varying design and age. There are several properties within the conservation area which are Grade II Listed, and there are others of great value, many of which are listed as Buildings of Local Interest, providing a variety of architectural style.

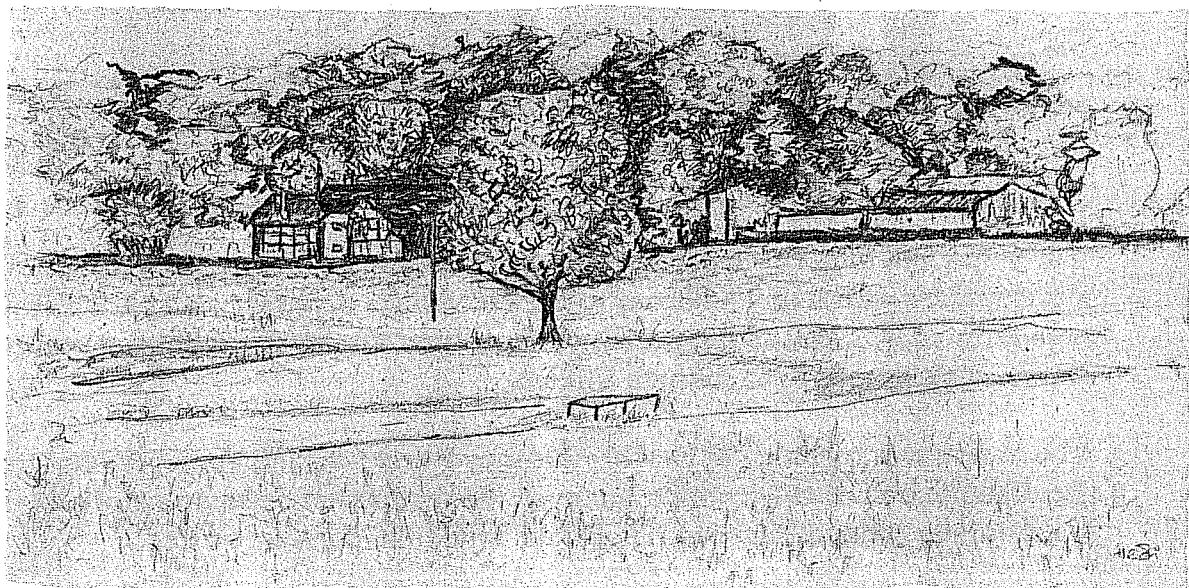
Notable Grade II listed buildings within the conservation area include Cross Farm Cottages which are 17th Century, two storey properties, with exposed timber frames on the upper floors. Further good examples of 17th Century architecture, again with exposed timber frames to the upper walls and red brick infilling to the lower walls, are Westbrook and Lavender Cottage. Brook House, an imposing listed building on Crondall Road, has an 18th Century northern section and, at the southern end, there is a Dutch gable, dated 1664.

Properties included in the *List of Buildings and Features of Local Interest* include The Black Horse Public House, an 18th Century building, which is also a *Hampshire Treasure*, and Cross View, The Chestnuts and West Marsh which are late 18th Century properties. The Chestnuts was formerly the Jolly Waterman Public House, also a *Hampshire Treasure*.

Today, aside from the local public houses and a couple of village shops, the Crookham Village Social Club and the Crookham Village Women's Institute are the only community facilities that remain within the old village.

2.2 Townscape and Landscape Analysis

It is essential that Crookham Village's largely unchanged character, represented by the buildings and their setting, is conserved and managed so that the settlement can continue to evolve sympathetically and tackle the many pressures of modern life. To this end, there are a number of aspects which require attention and these are set out in the following paragraphs.



The conservation area boundary has, for the most part, been drawn tightly around the curtilages of properties within the conservation area. Outside the boundary are expanses of high grade countryside. Whilst these tracts of open countryside are important in terms of the setting of the conservation area, views to and from the settlement are limited by the lie of the land and a considerable amount of tree cover. It is essential, however, that important views to and from the settlement are maintained. The areas of open countryside, lying outside the settlement boundary as defined in the *Hart District Local Plan*, are afforded protection in any event, against inappropriate development, by way of strict Local Plan policies. For example, there are policies included in the Local Plan aimed at protecting the Important Gap to maintain the setting of the settlements of Fleet and Crookham Village.

There are further general policies aimed at maintaining valuable countryside and important heritage features included in the Environment and Conservation Proposals contained in the Local Plan.

It is important to maintain the existing setting of both the Crookham Village Conservation Area and the Basingstoke Canal Conservation Area, for their own sake and because of their relationship to one another.

Some agricultural land is included within the conservation area boundary, adjacent to Sundown Cottage, off Crondall Road. The form of the southern section of the conservation area, bordering Crondall Road, with larger houses in larger plots, is more open in aspect than the northern section. It is considered appropriate to conserve this open aspect of the southern section by retaining the open land within the conservation area boundary. The section along The Street is characterised by generally smaller, more closely-built properties, with smaller gardens.

Within the conservation area, development has occurred in a linear form along The Street and Crondall Road. This feature is an important facet of the overall character of Crookham Village and should be conserved. Consequently, just as it is necessary to maintain the setting of the village by protecting open countryside adjacent to the settlement, it is equally important to retain this land to avoid *backland* development behind the existing properties which could detrimentally affect the form of the conservation area.

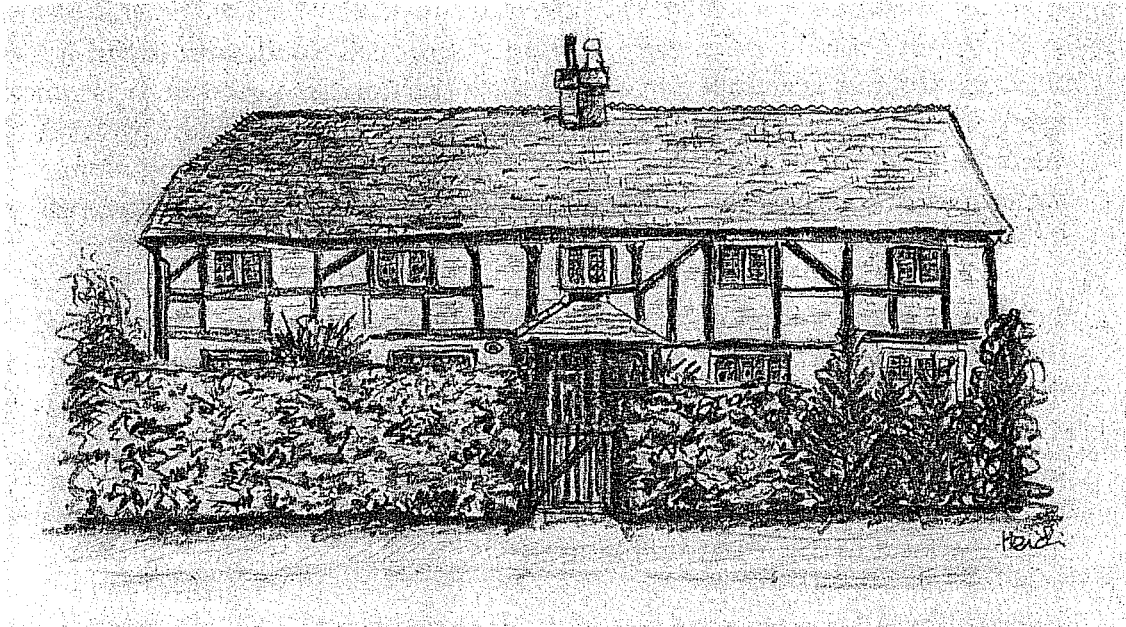
Regard should be paid to the role of the junction/traffic island known as Crossways, with suitable maintenance and boundary treatment, to retain its position as an identifiable visual focal point in the village.

The quality of the buildings within the conservation area, whether of special architectural, historical or local interest, contributes greatly to the environment. For this to remain the case, it is essential that any future building proposals reflect the character of the existing buildings of note (shown on the Appraisal Map), and represent a positive contribution to the conservation area.

The nature of local boundary treatment is mainly comprised of small to medium height hedges and low walls. Some properties have small trees and shrubs framing their entrance; for example, The Forge House. The Council will continue to campaign for, and encourage, the suitable treatment of new boundaries by advocating good design, the use of appropriate materials, and compatibility with surrounding boundaries.

In order to improve the appearance of the conservation area, consideration should be given to dealing with overhead power and communication lines. It is important that encouragement be given to the appropriate authorities to tackle this problem, with for example, underground cabling where appropriate and feasible.

It is important to ensure that the maintenance of footpaths and road verges is of a high quality as befits a conservation area. There are several public footpaths extending from the conservation area, and of particular note is the one which starts adjacent to the property Seven Steps and heads towards Dogmersfield. An initial survey of the paths indicates that they are in good condition but it may be considered appropriate to carry out a more detailed study, to identify any necessary improvements. There may be scope, in some instances, to improve the sign-posting of the public footpaths, as some are not immediately apparent.



It is suggested that the entrances to the conservation area be sign-posted.

Suggested locations are:

- * on the eastern side near the entrance to Grove Farm;
- * at the north-western side by the hop kiln, known as the Kiln Workshops, and;
- * at the southern side, perhaps by Brook Cottage.

The precise location of signs has yet to be finalised. Any new signs must comply with *National Traffic Sign Regulations*, and so it will be necessary to liaise with the *Department of Transport*. These signs are intended to inform people that they are entering a conservation area, thereby raising both residents' and visitors' awareness of its special character.

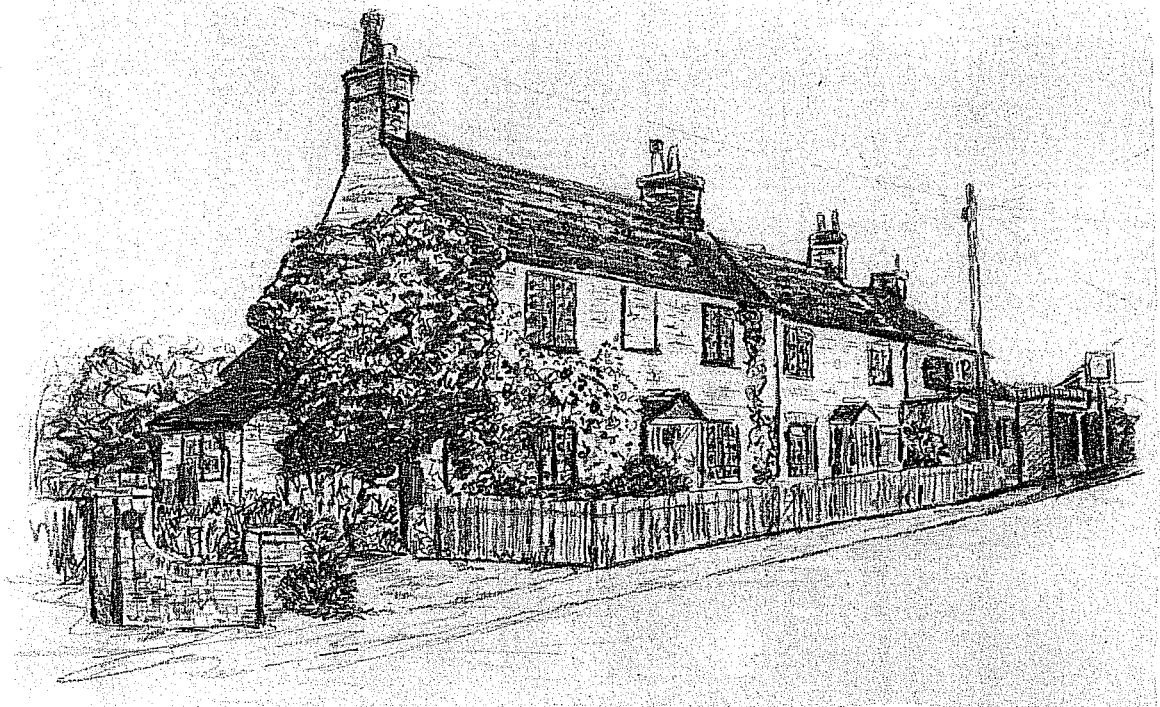
There is already good tree cover within the conservation area, but there are some sites which could benefit from additional planting; for example, the north-eastern edge of the boundary to the traffic island, on the corner of Crondall Road and Pilcot Road. This area will be considered for inclusion in the environmental improvements programme, though clearly, any planting must not jeopardise highway safety or any Statutory Undertaker's apparatus.

The possibility of low hedge planting and/or limited tree planting on the verge fronting the Car Sales Garage, on The Street, is to be investigated and may be included in the environmental improvements programme.

The present standard of street lighting is relatively poor in terms of its style, that being grey concrete posts. A style of lighting more in keeping with the character of the conservation area and more traditional in design may be appropriate, so that it becomes a positive feature of the street scene. It is suggested, therefore, that the feasibility of changing the existing posts be investigated in conjunction with the County Surveyor's Department and the Parish Council. Any changes to the street lighting should be carried out in consultation with the County Council's Street Lighting Engineer.

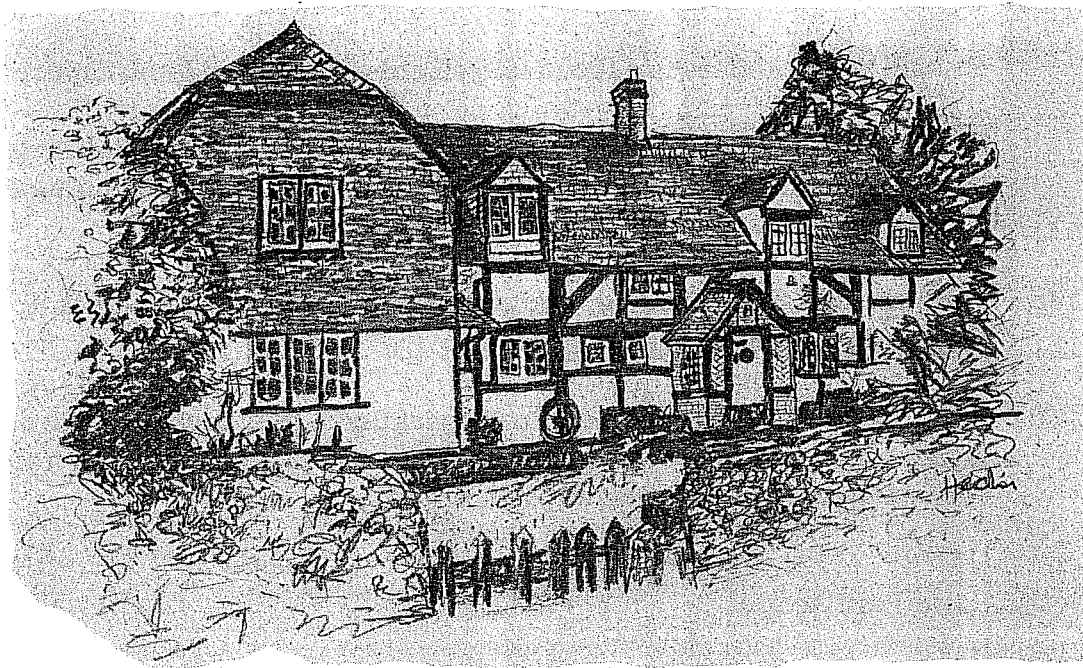
Traffic calming methods are currently being considered by the County Surveyor for implementation on Crondall Road, which is a narrow and winding road, with high banks and no footpath.

It may also be necessary to consider some means of traffic calming along The Street. Crookham Village tends to suffer from some *rat-running* from traffic travelling through to the Odiham area and in the opposite direction, to Fleet. The Street, while not suffering from too much on street parking is, however, relatively narrow. Any on-street parking does hinder the easy passage of traffic, and so can be dangerous if fast-flowing traffic attempts to come through. By the same token, the on-street parking can effectively help to reduce traffic speeds. It is intended that the role of the road will be established, in conjunction with the County Surveyor's Department, to determine what measures should be taken. Any traffic calming measures must ensure that sewers and the apparatus of Statutory Undertakers remain accessible.



3. PROPOSALS

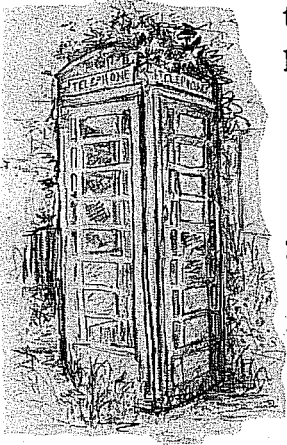
Those elements already described are those which need to be preserved and enhanced, and they highlight the opportunities for improvement that should be taken. The proposals detailed below aim to direct change in a positive way, to enhance and complement the area. Other District-wide Conservation Proposals are given in the *Hart District Local Plan*.



3.1 General

- CV1 The conservation and enhancement will be sought of those essential natural and built features upon which the special character of Crookham Village Conservation Area depends.
- CV2 Every effort will be made to protect and enhance heritage features including Listed Buildings, Buildings of Local Interest and Trees.
- CV3 All relevant proposals of the adopted *Hart District Local Plan* will be applied where appropriate.
- CV4 Liaison will be maintained with all appropriate agencies in order to seek the corporate implementation of this Conservation Area Proposal Statement.
- CV5 As far as resources will allow, professional and technical assistance will continue to be provided towards achieving the conservation and enhancement of the special character and appearance of Crookham Village Conservation Area and its surroundings.
- CV6 Environmental education will be encouraged in order to foster public support and understanding of conservation issues.

3.2 Built Environment



CV7 Where other planning policies will allow, development within, adjacent to, or in close proximity to the conservation area will normally be permitted provided that it:

- 1) is of a suitably high standard, appropriate and sympathetic in scale, design, layout, materials, siting and density.
- 2) will retain and secure the management of beneficial landscape features.
- 3) will retain the setting of the Crookham Village Conservation Area for its own sake, and also because of its proximity and relationship to the Basingstoke Canal Conservation Area.

CV8 It is essential that the linear form of the settlement be retained as a fundamental element of its character.

CV9 Any proposals for development in the vicinity of the junction of Pilcot Road, The Street and Crondall Road must ensure that its role as a visual focal point of settlement is not jeopardised.

3.3 Setting and Landscape

CV10 Important views both into and out of the settlement will be retained in order to conserve the setting of the conservation area as indicated on the APPRAISAL MAP.

CV11 The council will encourage a high standard of boundary treatment in terms of species planted, materials used, colour and design as appropriate to the character of the village when considering applications for any alterations to existing boundaries or for any new developments. Landowners will be encouraged to maintain or improve their existing boundaries, to a standard and style consistent with the character of the conservation area.

CV12 Efforts will be made to encourage the continued management and maintenance of *Rights of Way* and to ensure that they are adequately marked.

3.4 Statutory Undertakers

CV13 Liaison will be maintained with the Highway Authority, statutory undertakers and similar bodies to ensure that any works they carry out are sympathetic to the character of the area, and their co-operation and involvement in environmental improvement schemes will be sought.

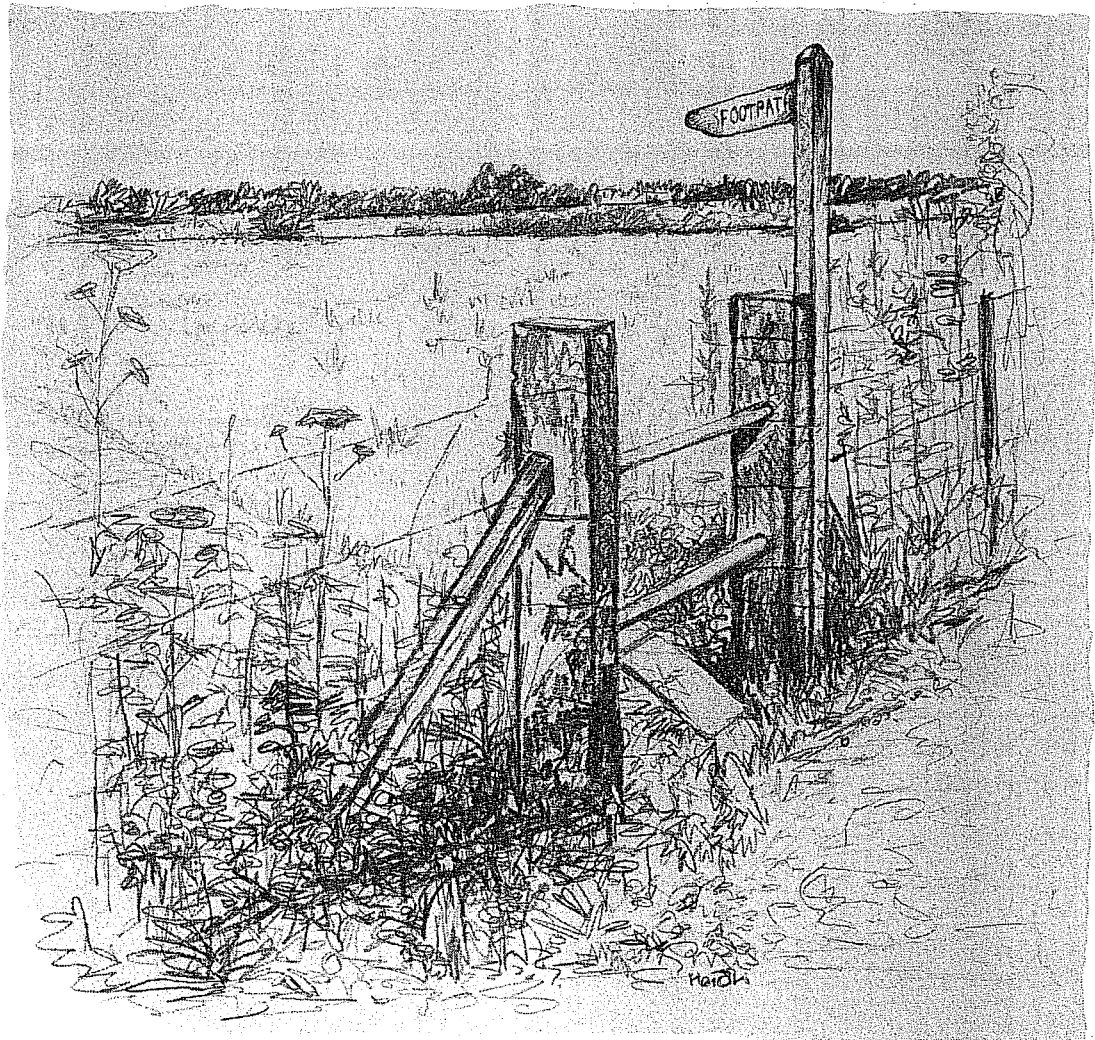
CV14 The council will seek to establish a priority for programming the burying of overhead lines and cables. It will also seek to ensure that all new service lines in or adjacent to the conservation area are placed underground.

3.5 Environmental Improvements

CV15 The council will carry out periodic appraisals of the plan area with a view to preparing schemes of environmental improvements as part of the authority's programme of improvements, or as part of any new development proposals.

CV16 The council will recommend the monitoring of traffic through Crookham Village, with a view to possible traffic calming measures as appropriate.

CV17 The council will seek to encourage the implementation by other local groups of small scale schemes which would have recreational, ecological or amenity value.



4. IMPLEMENTATION

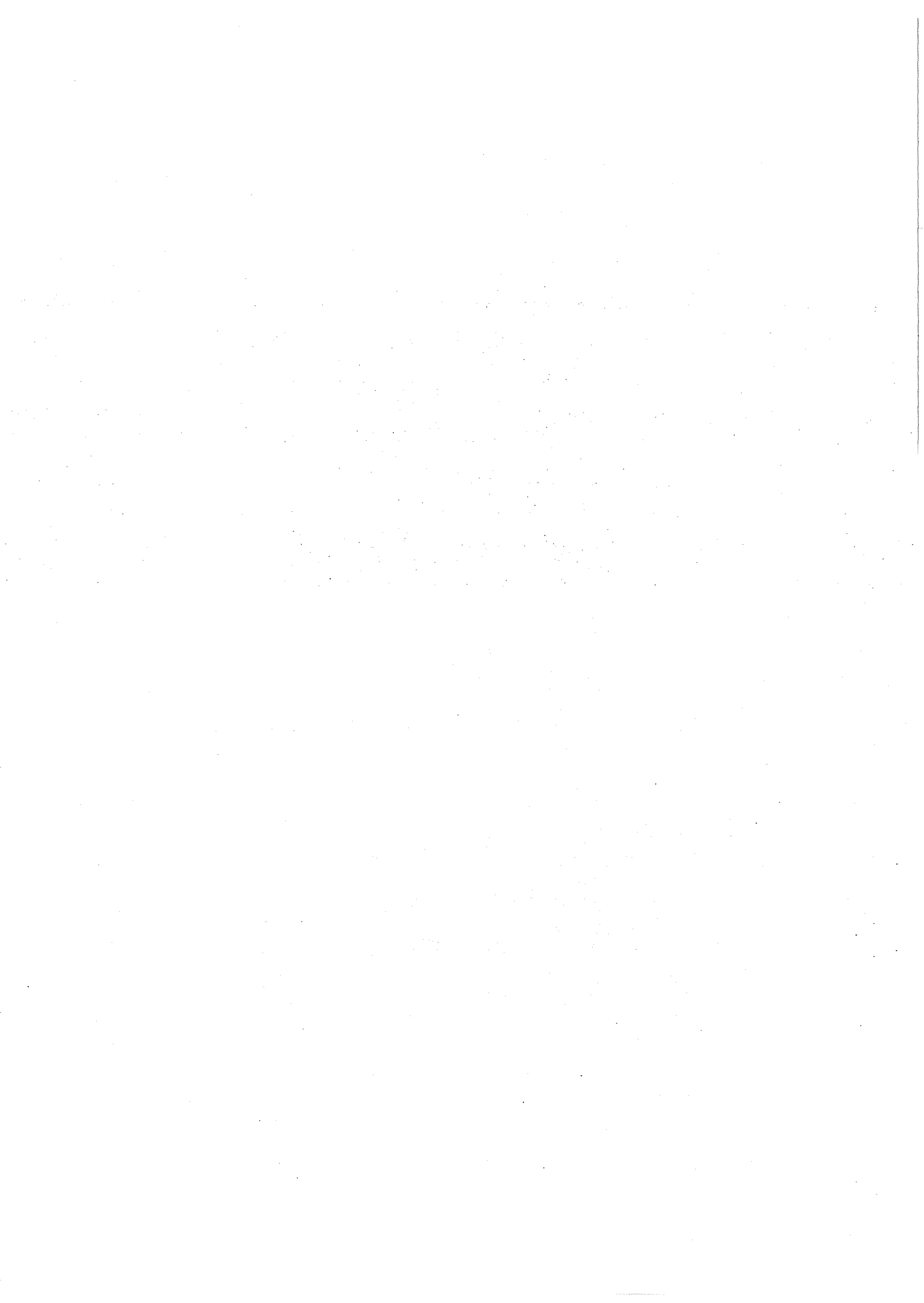
4.1 There are three ways in which these proposals, ideas and opportunities can be put into effect:

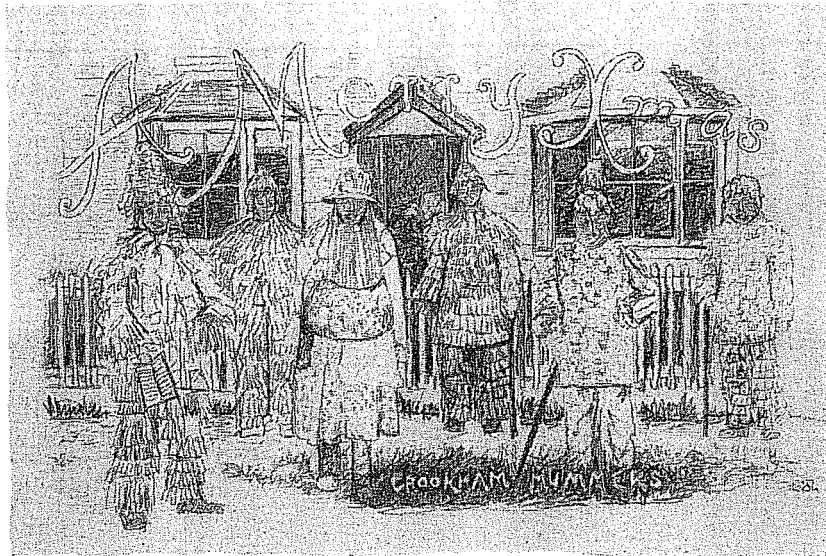
- 1) By the control of the development by the Local Planning Authority;
- 2) By private development, including improvements to existing buildings and encouragement of private investment; and
- 3) By direct expenditure on specific works, including repairs, landscape works and management. Such schemes may be financed by the local authorities and/or voluntary bodies as well as by grant aid from national organisations.

4.2 It is the aim of Hart District Council to establish a Crookham Village Conservation Area Monitoring Group consisting of a District Councillor (who represents the local ward), a Crookham Village Parish Councillor and a representative of local residents. This informal meeting will discuss the implementation of the Proposal Statement and recommend a priority of environmental improvement schemes, together with details of finance, labour and materials.

4.3 The success of this strategy depends upon the co-operation of the Council, local societies and organisations, businesses and residents, in addition to all other interested parties. It is hoped that the publication of the Statement will increase the general awareness of the need to enhance and conserve Crookham Village's Conservation Area.



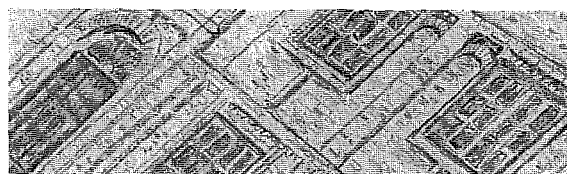


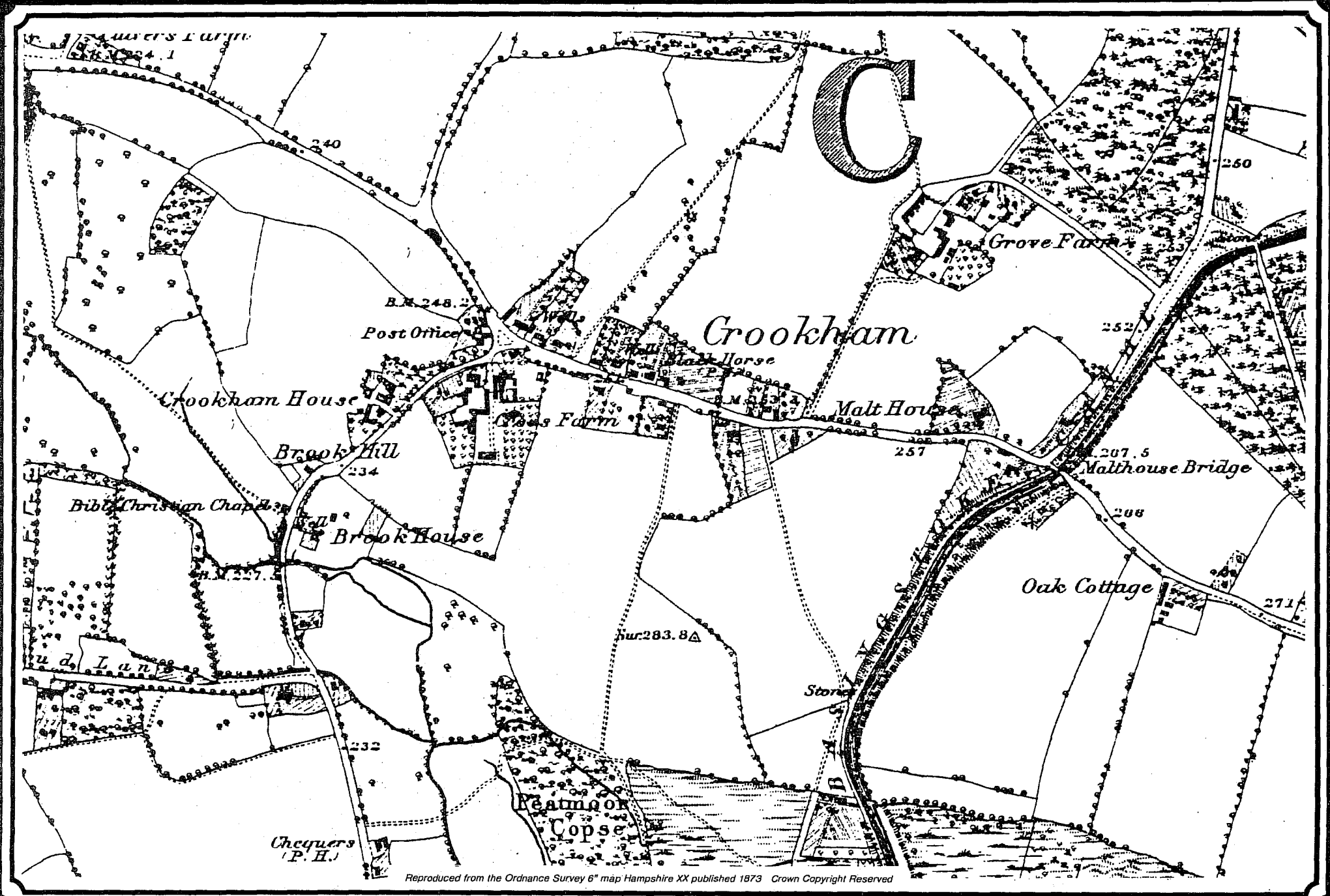


Design and illustration by Heidi Russell

List of Illustrations:

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Basingstoke Canal and Malthouse Bridge, built 1792.
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- Page 13: Important View facing NE from public footpath behind Social Club.
- Page 15: Grove View and West View Cottage, The Street; 17th & 18th Century, listed Grade II.
- This Page: Crookham Mummers dressed in coats and hats decorated with paper. An ancient traditional comic play is performed by the mummers each Boxing Day in the streets and outside the two public houses.





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