



Crookham Village Conservation Area Appraisal 2024



Crookham Village Conservation Area and Setting

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View looking south down Crookham Street towards Grove View and West View cottages. The white building beyond the row of cottages is the Mission Room which was demolished in 1972.

Photograph by courtesy of Fleet and Crookham Local History Group '2008/140'

1. Introduction and Maps

1.1 Purpose of the Appraisal

The designation and management of conservation areas is set out in national legislation in the Planning (Listed Buildings and Conservation Areas) Act 1990. Government planning policy concerning the historic environment under which conservation areas fall is explained in the National Planning Policy Framework, December 2023 (NPPF). Guidance to help understand how policy is implemented is contained in the National Planning Policy Guidance 2023 (NPPG) and both of these documents are available online. Further guidance on conservation areas can also be found on the Historic England Website (www.historicengland.org.uk/advice/find).

Conservation Area Appraisals help Hart District Council, Crookham Village Parish Council and the local community to identify, conserve and enhance the special character of the distinctive historic environment. They do this by providing a clear framework against which future development proposals in the Conservation Area can be assessed, alongside the development plan and other material considerations. A character appraisal defines the special interest of the Conservation Area that merits its designation and describes and evaluates the contribution made by the different features of its character and appearance. Its purpose is to support the effective management of the area to sustain its special character and appearance. The information within the appraisal should be used to inform development proposals to ensure the best chance of success at application.

The Crookham Village Conservation Area was first designated by Hart District Council in 1982. That designation was reviewed in 1992 and amendments were adopted by the Council in 1994. This appraisal supersedes the earlier Conservation Area Proposal Statement for Crookham prepared in 1992 as part of the review. The scope of the appraisal is the existing boundary of the Conservation Area.

This Conservation Area Appraisal of Crookham Village has been produced for Crookham Village Parish Council by Barker-Mills Conservation Consultants. The survey and desk top research were undertaken in March and April 2022 and included a visit and walkabout of the Conservation Area and its setting on 6 April 2022.

This document should be read in conjunction with the Crookham Village Parish Neighbourhood Plan 2016-2032, made in May 2021, which has provided useful supporting information and analysis.

Policies for the management of the historic environment and heritage assets, including conservation areas, are contained in the Hart Local Plan (Strategy and Sites) 2032. This appraisal identifies what is of special interest in Crookham Village and therefore what needs to be conserved and enhanced in order to comply with policies at both national and local level.

1. Introduction and Maps

In 1997 Hart Council decided to apply an Article 4 Direction to most of its conservation areas. This restored the need to obtain planning permission for certain alterations to unlisted dwelling houses.

The works which require permission are:

- (a) The enlargement, improvement or other alteration of the frontage of a dwelling or building within the curtilage of a dwelling, including works affecting a frontage roof slope.
- (b) The erection, construction, alteration or demolition of a porch on the frontage of a dwelling.
- (c) The erection, alteration or removal of a gate, fence, wall or other means of enclosure to the frontage of a dwelling.
- (d) The exterior painting of any part of the frontage of a dwelling or building within the curtilage of a dwelling.
- (e) The erection, alteration or removal of a chimney on a dwelling or on a building within the curtilage of a dwelling.



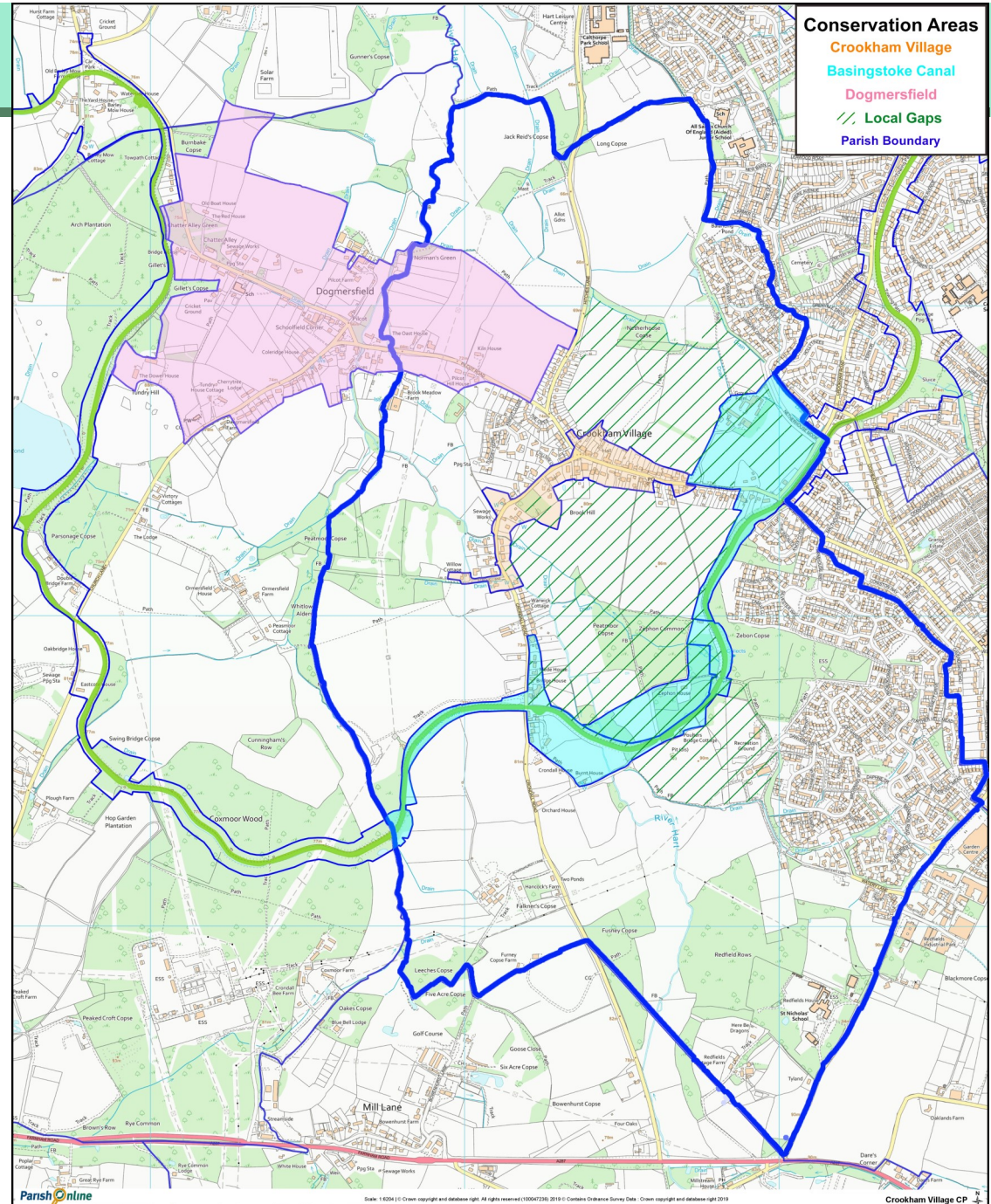
Aerial view of The Street looking south showing the linearity of this character area and the open farmland setting to the north and south

1. Introduction and Maps

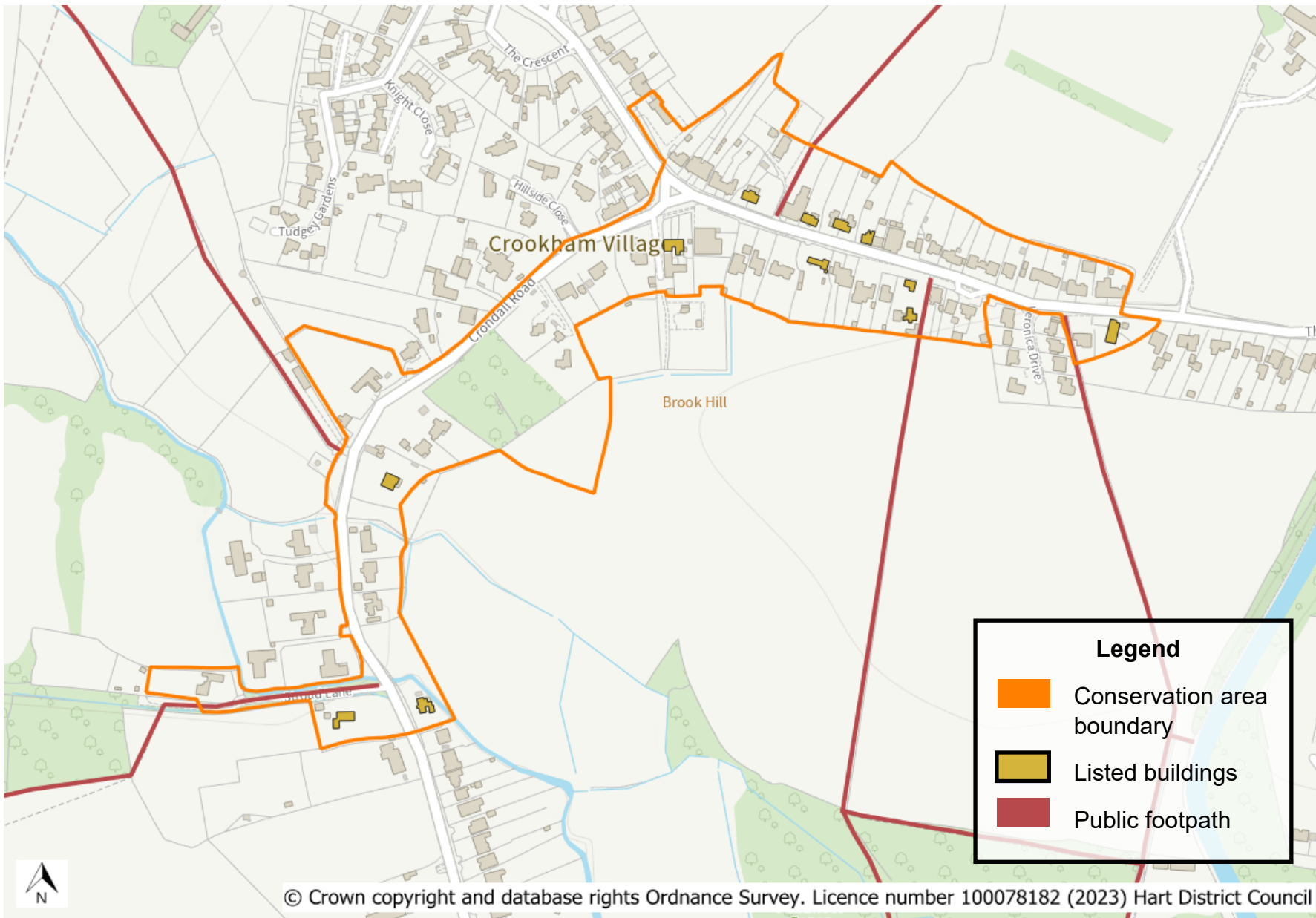
Map 1.

Map showing the three conservation areas in Crookham Village Parish namely: Crookham Village, Dogmersfield and the Basingstoke Canal.

The shaded area to the north and south of Crookham Village is the local gap as designated by Policy NE01- Gaps Between Settlements of the Crookham Village Parish Neighbourhood Plan, made in May 2021.

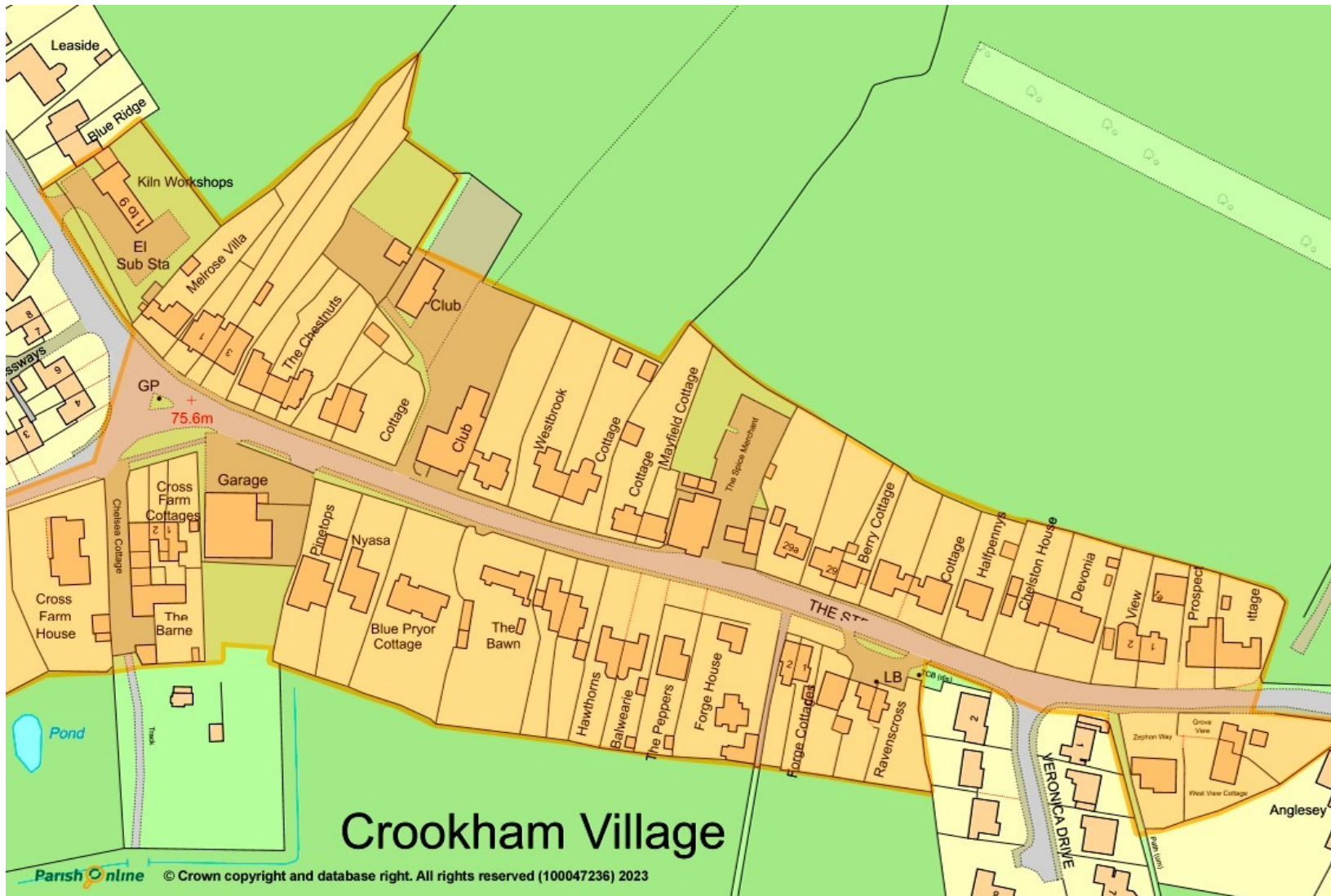


1. Introduction and Maps



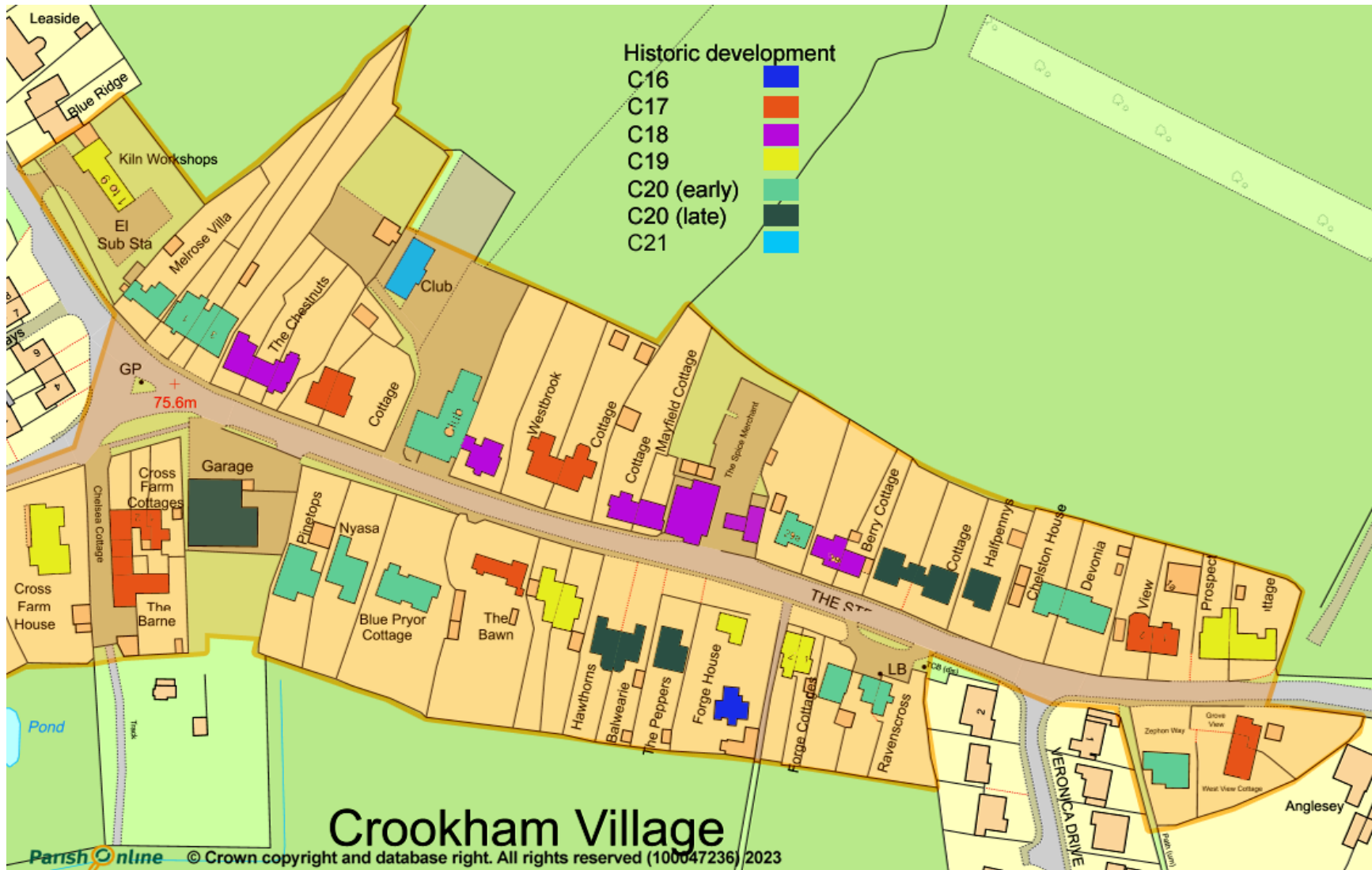
Map 2.
Crookham
Village
Conservation
Area showing
Grade II listed
buildings and
public foot
paths

1. Introduction and Maps



Map 3.
*The Street Character
Area 1*

1. Introduction and Maps



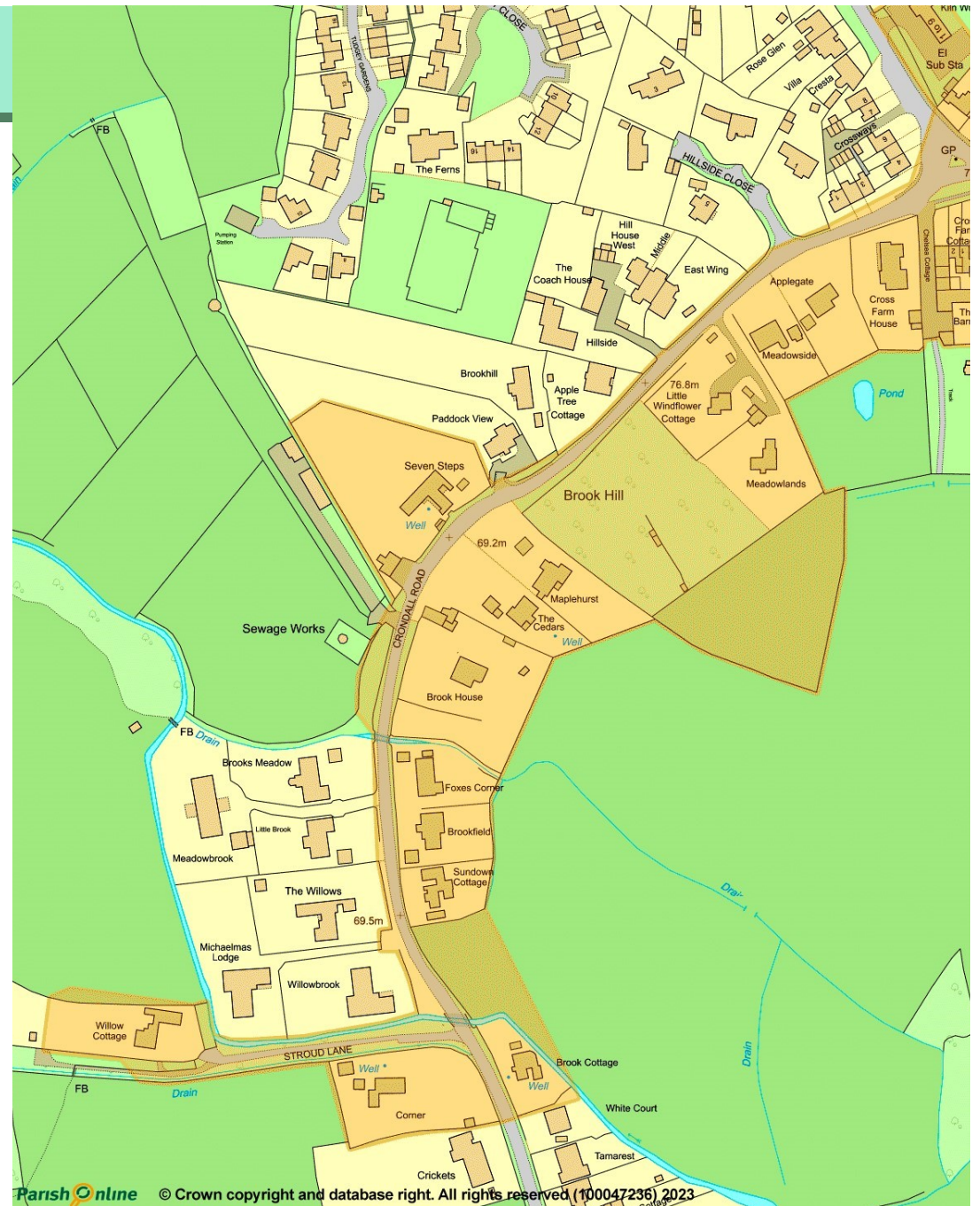
Map 4.

The Street Character Area 1 showing the historic development of properties

1. Introduction and Maps

Map 5.

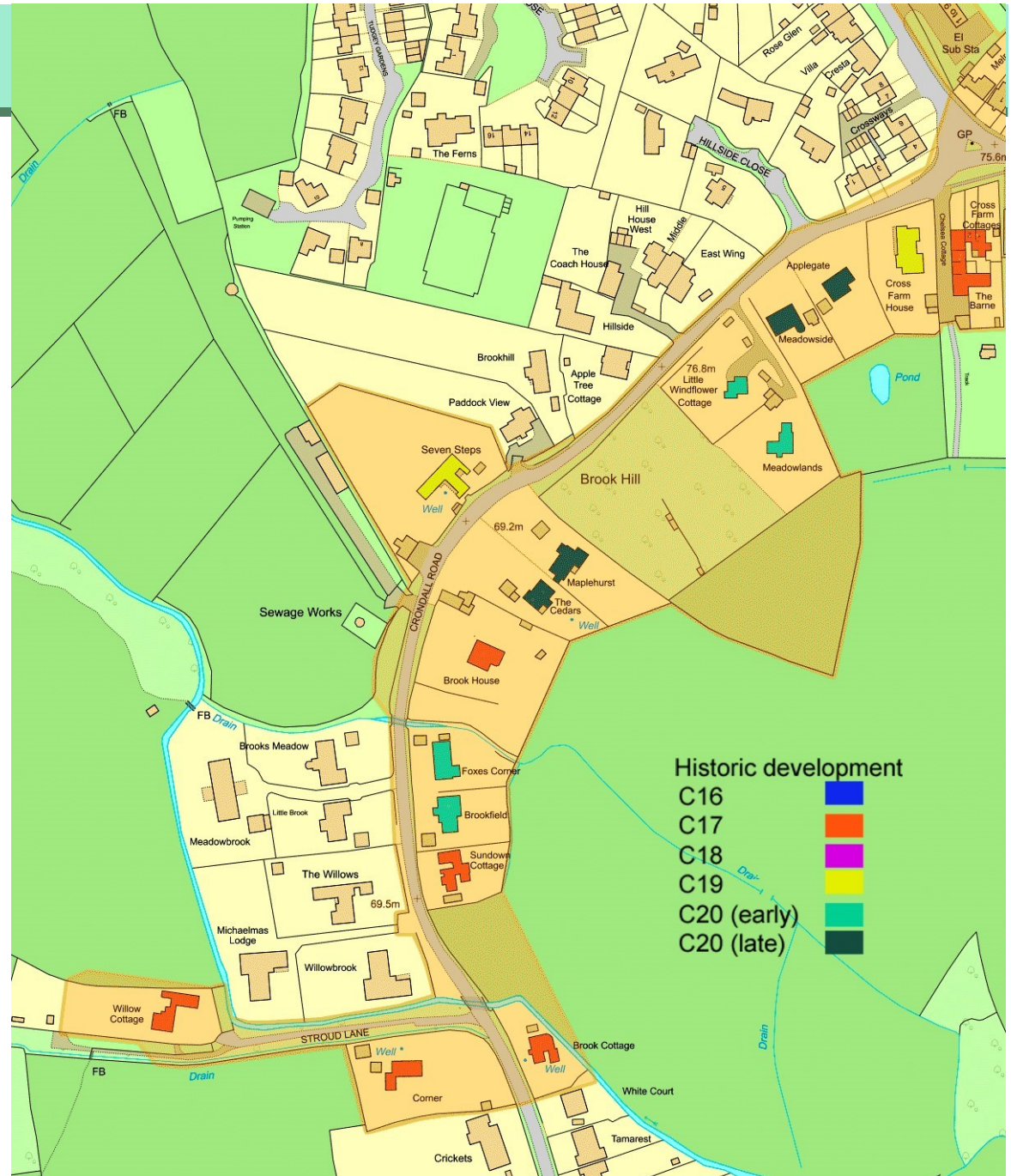
Crondall Road Character Area 2



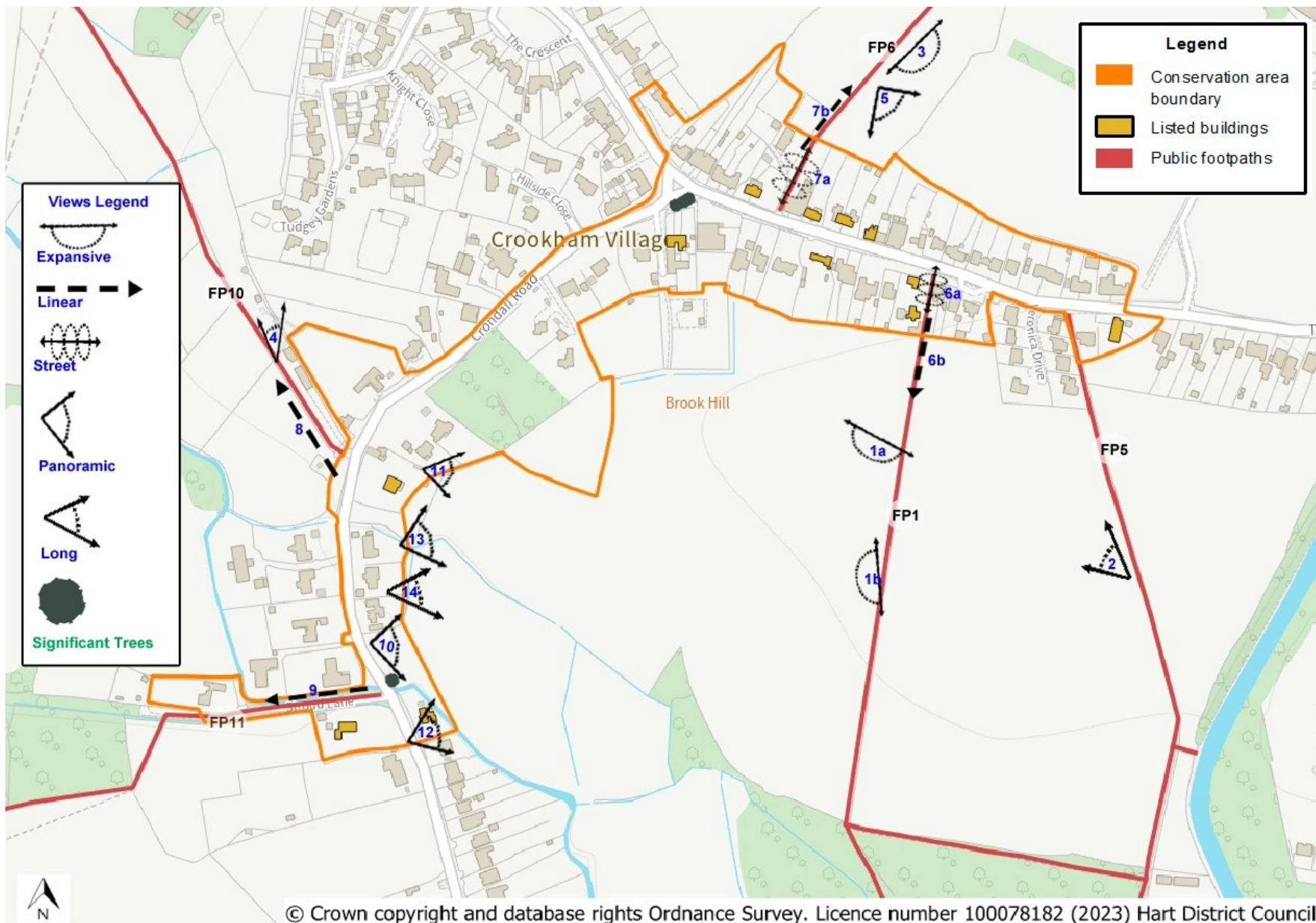
1. Introduction and Maps

Map 6.

Crondall Road Character Area 2 showing the historic development of properties



1. Introduction and Maps



Map 7.
Crookham Village Conservation Area showing Significant Trees, Key Views and Footpaths.

2. Summary of Special Interest

2.1 Summary of Key Areas of Special Interest

Crookham Village Conservation Area lies to the southwest of Fleet and northwest of the Basingstoke Canal. The special character of Crookham Village Conservation Area is due to the number of buildings of special architectural or historic interest from different historic periods, the variety of their character and relationship to each other together with the strong linear form of the settlement. The local boundary treatments comprise mainly of small to medium height hedges and low walls. When combined with the green verges and the small trees and shrubs that frame the buildings, these all contribute strongly to the rural character of the area. Crossways is considered to be the visual focal point within the conservation area.

Outside the boundary of the village lie wide expanses of high-grade countryside. This is of particular importance in terms of the views into and out from the conservation area as well as its setting. The village maintains strong links to the surrounding countryside by means of several public footpaths that permit its setting within the local landscape to be appreciated. The key areas of interest are:

- Strongly residential character although with important evidence of former historic commercial and industrial uses;
- Strong linearity along The Street (Character Area 1), which is appreciable from within and outside the area;
- Attractive, lower density character along Crondall Road (Character Area 2) to the south with green space coming right up to the boundaries;

- Predominance of traditional materials for buildings including a good survival of vernacular materials, particularly timber, brick and clay;
- Consistent scale of development, generally two storeys or lower;
- Good connections between the settlement and its immediate setting via a network of public footpaths;
- A pleasing variety of building styles.



The Street showing Crookham Post Office at Jessetts Stores and Bakery, Crossways. (Fleet and Crookham Local History Group '2008/140')

3. Location and Context

3.1 Location and Context

Summary

Crookham Village is a compact settlement towards the centre of Hart District which has retained a high number and variety of buildings of historic interest and has evolved over time. The existing Conservation Area is an amalgam of two distinct areas identified in earlier assessments which correspond to the two character areas identified within this appraisal, Character Area 1: The Street [Map 3] and Character Area 2: Crondall Road [Map 5], which meet at an important junction known as Crossways. The village illustrates an organic evolution over centuries and retains historic buildings dating from several periods, many of which have a traditional character.

Location and Character

Crookham Village is located south of the centre of Hart district and to the southwest of Fleet. The approach to the village from Fleet, from the northeast along Crookham Road, is through suburban development. The approach from Dogmersfield to the west is along Pilcot Road. This has the character of a rural country lane to the west, with a short section of 20th century residential development giving a more suburban character at the east end as it enters Crookham Village. The approach along Crondall Road from the south has the character and appearance of a narrow country lane with discrete areas of residential development staggered along either side of the lane as it approaches Crookham Village. The buildings of the village are

overwhelmingly in residential use although some, including Kiln Workshops, Village Cars, the Spice Merchant and Curious Explorers nursery and pre-school (formerly the Village shop and post office) are commercial uses that provide services for the village community and those further afield. The Social Club and Women's Institute (shown as "Club" on Map 3) are also important for the village community.

Context

Hart is generally a low-lying area of clays, sands and gravels reaching into the most westerly extension of the North Downs chalk uplands in the south. Woodlands and heath are interspersed with agricultural land throughout the district. The Landscape Assessment for Hart identifies 15 distinct character areas and Crookham Village is set in a landscape characterised at a county level as "Lowland mosaic". This comprises heathland and forest, pasture and woodland and heath associated with mixed farmland and river valleys. Crookham Village is located in Hart Landscape Character Area 11 - Hart Valley, although the valley form is subtle and the landscape character is mixed. The local topography influenced not only the uses to which the land was put but also the siting of the village, which lies along an historic route that skirts to the east and north of high ground. This route connected Crookham Village with Crondall and Farnham to the south and southeast, Dogmersfield to the west, and Hartley Wintney to the northwest.

Basingstoke Canal

The Basingstoke Canal SSSI and Conservation Area runs from

3. Location and Context

the western edge of Crookham Village Parish through to the east of the old Village [Map 1]. The boundary of the Conservation Area is contiguous with part of the eastern boundary of the Crookham Village Conservation Area and the green space within this section of the Basingstoke Canal Conservation Area is an important part of the setting of Crookham Village and makes a positive contribution to its character. There is a local gap curving north east and south around the village which separates Crookham Village from Fleet and other nearby urban developments. Another important gap lies to the west, separating Crookham Village from Dogmersfield and maintaining the historically important distinction between the two settlements as shown on Map 1 on page 5.

Summary of Special Heritage Interests

The Crookham Village Conservation Area is of historic interest in illustrating a rural village settlement that has evolved organically over time from its origins as a series of compact but scattered houses and cottages along historic routes. Historically, the settlement was functionally closely related to its wider landscape and agricultural production, including in particular the production of hops in the later 18th and 19th centuries. The character and appearance of the immediately adjacent rural setting have changed considerably over time. Nevertheless, they continue to make a very positive contribution to the current special character and rural appearance of the settlement, despite the functional relationships with the settlement being now primarily recreational, apart from one working farm.

The architectural interest of Crookham Village is primarily the modest scale and traditional materials that are used for the majority of buildings. The nationally designated (listed) buildings are overwhelmingly vernacular in character and had close associations with the agricultural setting of the village. The exception is Brook House which illustrates a building with architectural pretensions for a client of higher social standing and wealth that was not connected with the land.

The harmonious architectural character of the village arises from the consistency of materials, the consistently traditional narrow footprints and the generally consistent height of development, at about two storeys.

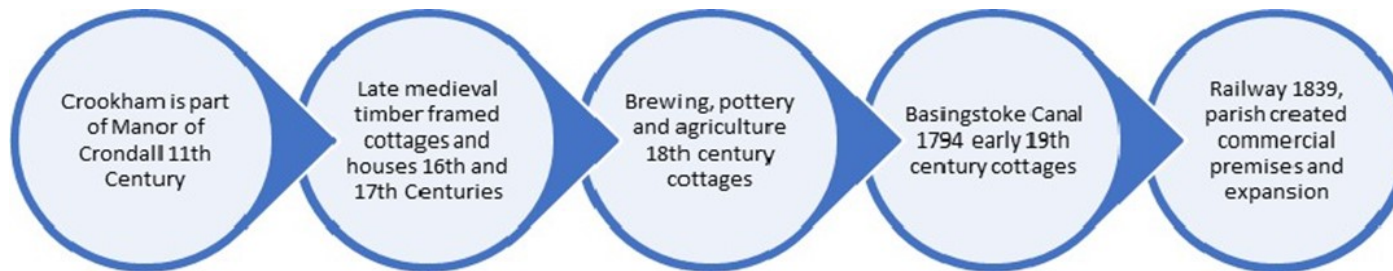


Brook House

Summary of General Condition

The general condition of the Conservation Area is good. Properties are generally clearly well maintained with no apparent issues of vacancy. The public realm within the Conservation Area is in fair condition although elements are in need of care and attention.

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Summary

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

Early History

The Atlas of Hampshire's Archaeology provides a summary account of the archaeology and the development of the landscape in the

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

Medieval Period

The earliest evidence for occupation at Crookham Village dates from the 9th century and recorded a transfer of ownership for the Hundred of "Crundall" (Crondall) which included the tithing of Crookham. The area of this tithing comprised what are now Church Crookham, Crookham Village and Fleet. The hamlet of Crookham from which the tithing took its name was a fairly compact scatter of cottages, located within good agricultural land off the eastern branch of the river Hart and its confluence with the western

4. History

tributary towards the boundary with Odiham Hundred (Dogmersfield). To the northeast, the geological character produced heathland, subject to common rights but of little other agricultural value.

Crookham Village is not distinguishable from the larger area of Crondall in the records of the Domesday Survey. However, the manor of Crondall, which was owned by the Bishop of Winchester, contained a large area of arable land (enough for 50 plough teams), as well as woodland to support 80 pigs and pasture to feed 29 plough teams.

Early Modern Period

The manor remained in church hands for the medieval period before being acquired by the Crown at the Dissolution in the 16th century and was subsequently granted to the newly established Dean and Chapter of Winchester. In the 17th century the manor was sold to Nicholas Love, one the regicides involved in the execution of Charles I and the establishment of the Commonwealth, before being returned to the Dean and Chapter following the Restoration until 1861 when the Church Commissioners became responsible for land management and transactions in Crondall and Crookham.

Crookham Village remained a dispersed settlement of farms and cottages and the earliest above ground fabric in the village dates from the late medieval/early modern age (16th century). The surrounding land was managed for agriculture, although some of the land was acquired by the owner of Brook House, a Gentleman's residence constructed on Crondall Road in a local interpretation of the then fashionable classical style but carried out in local vernacular materials.



Extract from 1866 map of Crookham Village showing the limited level of development at that date

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Eighteenth Century

The first phase of subsequent development in the 18th century in the village along The Street takes the form of the subdivision of plots and gradual infilling with a mix of detached houses and terraces. A number of the earlier timber framed buildings were also “re-fronted” in brick, which was a reflection both of changing fashion and also a way of addressing failing timber framing. Economically the village was still dependent upon agriculture, although brewing and pottery were also important industries.

One of the biggest developments in the area was the introduction of The Basingstoke Canal which was conceived as an economical means of transportation for the development of agriculture in central Hampshire. The first route was surveyed by William Jessop in 1769, but the eventual Act of Parliament only passed for a revised route in 1778. Construction was delayed and the canal only completed in 1794. The main cargoes were timber, flour and chalk going to London with coal and fertiliser brought back in return. The canal was rarely a commercial success during its history but it did provide a stimulus to settlements along its route, including Crookham Village, by providing an outlet for its agricultural and industrial products

Although never commercially successful, the canal’s picturesque surroundings, now designated as a SSSI, made it a notable leisure resource in the mid-19th century, a role it continues to fulfil to the present day. The course of the canal is generally west to east with two large meanders, one around the northern edge of Dogmersfield Park and a second, immediately to the east, around the southern edge of the river Hart catchment in the area of Dogmersfield and

Crookham Village. The canal has been designated a Conservation Area and the boundary of the area abuts that of the village Conservation Area at the east end of The Street. The green space to the east of FP5 [Map 1] within this part of the Basingstoke Canal Conservation Area marks a clear boundary to the edge of the historic village and makes a positive contribution to its character as part of the setting of Crookham Village.



Basingstoke Canal at Crookham Village (Fleet and Crookham Local History Group ‘2008/140’)

Nineteenth Century

The Enclosure Act of 1829, which led to the enclosure of Common Land in Crookham Village in the 1830s, changed the character and appearance of the rural setting to the village. The arrival of the railway to the very north of the historic tithing in 1836 stimulated

4. History

further activity, increasing the local population and raising demands for a separate ecclesiastical parish which was established in 1840. The scattered residential development on the heathland to the east of the village was served by a church at Galley Hill, constructed in 1841, and the area became known as Church Crookham to distinguish it from Crookham Village.

Development close to the railway increased and within ten years another parish and church were needed. This was formed out of Crookham Parish and was called Fleet, after the pond of that name. Crookham Village is, therefore, the remnant of the original, historic tithing.

The 1866 Ordnance Survey shows Crookham Village as a cluster of buildings around Crossways, including the historic location of the Post Office, with Cross Farm outbuildings extending south into the landscape beyond. Along the south side of The Street, Forge Cottage, The Forge and The Bawn are illustrated within a rectangular plot, set within the larger field that extended to the edge of the road either side. On the northern side, three groups of houses and cottages are dispersed along the road with fields between.

In the late 19th century brickmaking was carried out near the canal between Zephon Common and Crondall Road. The bricks were produced from local clay and used for the construction of the Aldershot Garrison in the mid-1800s. There was also a pottery kiln behind the farm buildings in Crookham Street, where flower-pots, bread pans and pipkins were produced. These industries stimulated further development and further infilling into the fields on the north side of The Street occurred along with expansion to the east and west.



Crossways acted as an informal meeting point for Crookham Village residents

(Fleet and Crookham Local History Group '2008/140')

4. History

Twentieth and Twenty-first Centuries

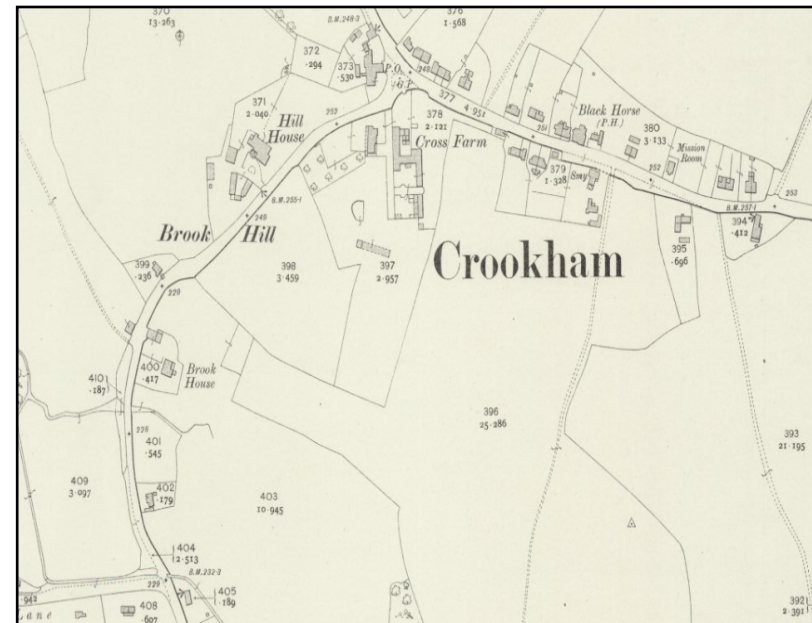
The principal landowner in the village in 1935 was the Calthorpe Estate, (the Gough-Calthorpe family) owners of the nearby Elvetham Estate since the late 18th century and currently still significant landowners in the area. Tobacco was grown around Crookham Village on the estate of A J Brandon from 1912 until 1937. Hops were grown and processed in the parish until 1974, with two hop kilns still remaining in Crookham Village, one of which lies within the Conservation Area on Pilcot Road.

The years following the Second World War brought an increase in residential development within and adjacent to the old village. Many more houses were built in the surviving undeveloped plots along The Street on both sides in the 20th century, producing the now characteristic hard boundary between developed and undeveloped land. Separate civil parish status was granted in 1952, as the parish of Crookham Street. The following year, the name was changed to Crookham Village.

Economic Profile

Crookham Village Parish is a small and partially rural area located on the outskirts of Fleet. There are limited services so residents must travel further for basic needs and facilities such as shops, employment areas and schools. The village is well located to access Fleet, Farnborough and Winchfield stations, providing links to London and Basingstoke. Crookham Village is classified as a main village in the Local Plan and has a relatively young population profile. The majority of housing is owner occupied and

there are reasonably high levels of car ownership. As the Parish has very limited employment opportunities, the majority of working age inhabitants travel outside for work.



Extract from 1906 map of Crookham Village showing further development by that date. This shows the position of the Mission Room on the north side of Crookham Street which was built in 1891 as a Chapel of Ease for elderly residents who could not walk as far as Christ Church in Church Crookham. It was demolished in 1972.

5. Architectural Interest and Built Form

5.1 General Character

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

The contribution of individual buildings is described in detail in Appendix 2.

5.2 Character Zones

The existing Conservation Area has two distinct areas which were identified in earlier assessments. These correspond to the two character areas identified within this appraisal and are described as Character Area 1: The Street and Character Area 2: Crondall Road. These meet at an important junction known as Crossways.

The boundaries of the Character Zones are shown in Map 3 on page 7 and Map 5 on page 9.

Character Area 1 [Map 3]: The Street (including Pilcot Road and the northern end of Crondall Road)

This area is the most strongly linear in form and has a greater density of development and variety of house types.

The historic development of the properties within Character Area 1 is mapped on Map 4 on page 8.

North Side: The north side of The Street is characterised by a generally consistent building line and smaller gaps between buildings giving glimpsed views of trees lining the watercourses beyond the village (see *page 34*). The housing dates from the 16th through to the 20th centuries and is a mix of terraces, cottages and a bungalow. The earlier houses from the 16th and 17th centuries have slightly more generous plots. The buildings from the 18th and early 19th centuries have smaller plots and the 20th century



View of the north side of the Street showing the mix of properties from 17th and 19th centuries

5. Architectural Interest and Built Form

development clearly illustrates the gradual infilling process that has been in progress from earlier times. Towards the western end of the north side of The Street the late 19th and early 20th century development is in the form of a terrace.

Boundary treatments vary between brick and solid walling and hedging with some fencing. At the eastern end, the boundary to Prospect Cottage has been totally removed but low boundary treatments in the form of modern walls and a low hedge survive for the properties to the west. Between these properties and the Spice Merchant, further west, the boundaries are well established with taller hedges which give a green and verdant character to this section of The Street. Immediately west of the Spice Merchant, white painted



View of the north side of the Street showing the variety of front boundary treatments ranging from hedges to picket fencing

picket fencing survives in front of the cottages, a feature that was once more widespread, before the boundary treatments once again become hedging in part above wooden fencing.



Stretch of soft hedging to the north of Crossways

The boundary in front of the Social Club is fragmentary and largely open and the area in front of the building is hard landscape before another significant stretch of soft green hedging extends to the late 19th century terrace (Sunnyside Villas) to the north of Crossways where boundaries have once again been removed to enable parking. The majority of former front gardens along this, north side of The Street now accommodate parking with some boundaries removed to facilitate this use.

South Side: The southern side of The Street is slightly less dense and properties are set back from the road with generous gardens in front (see page 4). Boundaries are generally hedges

5. Architectural Interest and Built Form

or vegetation including above some sections of wooden picket fences, with picket fences also surviving along Crossways and defining the boundary of Cross Farm Cottages. The hedges and fences generally screen parking in front gardens successfully along the south side of The Street, therefore making it much less visually intrusive (see *page 36*).

A section of the south side of The Street between 1 and 2 Forge Cottages and Hawthorns has a green verge further softening the building line. The majority of the houses are substantial and detached, although there are some estate cottages and the former village shop and post office which are distinctly different. Part of the forecourt of the former village shop and post office is designated as public highway which makes its boundary uncharacteristically open and only enclosed by a low brick planter with a drive accessing hard landscape beyond. A further uncharacteristic and negative front element in the boundaries along the south side of The Street is the forecourt area of Village Cars. The boundary here comprises a very low brick wall enabling views into the forecourt which is hard landscaped and used to display vehicles for sale.

The overall experience of this character area is of a linear street, with gentle curves and with a pleasing variety of buildings and clearly identifiable groups of buildings of historic interest interspersed with later development. The views from within the eastern end of the Conservation Area are out to open green space which is part of the Basingstoke Canal Conservation Area whilst to the west at Crossways is a more suburban and

enclosed feel.

The experience of The Street is, however, affected by almost constant traffic with some, much more limited, pedestrian activity. To the south of Crossways, traffic calming measures have introduced a gateway into the village at the transition point between the denser settlement and the more dispersed



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

5. Architectural Interest and Built Form

development to the south. The green space to the east side of this gateway and the detached houses within large plots indicate the beginning of the transition between the two character areas.

Character Area 2 [Map 5]: **Crondall Road (including Stroud Lane)**

The upper section of Crondall Road has a wooded copse to the east which stops as the road curves and dips down Brook Hill. The road continues south crossing over the River Hart and with important views to the wider landscape opening up to either side. The character is more obviously rural with intermittent footpaths and individual properties set back from the road on the east side. At the southern end of the Conservation Area, Stroud Lane, an unmade track, heads west alongside the river Hart and provides access to



The well-established taller hedging along Crondall Road

the rural landscape of woodland belts and fields to the southwest of the Conservation Area via footpath 11. This is believed to be part of an ancient highway which ran alongside the river Hart towards Dogmersfield. This part of the setting of the Conservation Area is the most agricultural in character and the sense of isolation and being in the countryside is at its strongest. The historic development of the properties within Character Area 2 is shown on Map 6 on page 10.

The boundary treatments in Character Area 2 are more uniform than those in Character Area 1, consisting mainly of well-



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

5. Architectural Interest and Built Form

established taller hedges. The main exception is the boundary of Brook House (see *page 36*) which is of dressed stone and is in keeping with the social standing and wealth represented by this building. The open field beyond Sundown Cottage is bounded by a section of surviving estate railings (see *page 38*).

The lower density of development either side of Crondall Road allows the setting and important surrounding green space to approach the boundary of the Conservation Area but to be easily appreciated from within it, which is in marked



Aerial view of the Crondall Road Character Area 2 looking east and showing the looser grain of development and the open farmland to the east

contrast to Character Area 1. This easily appreciated relationship between development and the agricultural green space is an important and distinctive characteristic of this part of the Conservation Area.



The important rural setting and green space with remnant hedgerows that comes to the boundary of the Conservation Area along the east side of Crondall Road. The expansive skies, tree belts and topography are all important, positive contributors to the character of the settlement within its setting.

6. Spatial Analysis

6.1 Scale, Layout and Urban Grain

Settlement type Crookham Village is a linear settlement along two historic routes. The linearity is particularly evident along The Street (Character Area 1) where the building line of development along the northern side is conspicuously consistent and the density of development is greater. The linearity is also experienced and evident from the setting of this character area to the north and south. Along the southern section of Crondall Road (Character Area 2) development is more dispersed and therefore at a lower density, although generally addressing the road.

Boundaries of the Conservation Area The boundary of the Conservation Area has been drawn tightly along the rear gardens of the buildings along both sides of The Street at the line where the character of the space changes abruptly from developed to undeveloped landscape. The boundaries to the east and west ends of The Street have been drawn at the junction of historic development with later 20th century expansion.

Along Crondall Road, the western boundary of the Conservation Area generally runs along the west side of the verge in this character area, with two exceptions. The first is where the boundary extends to the west to incorporate Seven Steps and the second is at the south end where it extends west along Stroud Lane. To the east side of Crondall Road the Conservation Area boundary follows the rear line of the gardens to the properties which are detached houses or cottages. The properties are within generous green space and the lower density and more open grain of development means that the



View of the rear boundary treatments of The Street from the south from Footpath 1 (top) and from the north from Footpath 6 (bottom)



6. Spatial Analysis

spaces inside the Conservation Area and in the setting are easily experienced.

6.2 Open Spaces

Open space within the Conservation Area is limited. The most important space is Crossways at the junction of Crondall Road, Pilcot Road and The Street. This is effectively the crossways where the historic routes meet and it has a small traffic island in its centre. A small area of green space immediately to the east is provided with seating.

There is another very small area of green space on the south side of The Street adjacent to Curious Explorers (formerly the Village shop and post office) which has further seating and a decommissioned telephone box which now acts as a community library. There is also a green verge along the south side of The Street extending from Forge Cottage to Studley which softens the line of development in this area. A further green verge with seating is located on the north side of Pilcot Road in front of the Kiln Workshops.

While Crookham Village does not have any formal play areas, the small Women's Institute Hall lies at the centre of the village. Recently rebuilt to replace a timber clad hut erected in 1962, this building continues to play an important role in the settlement as a venue for social activities.

The largest open spaces within the Conservation Area are the car parks associated with the Crookham Street Social Club, WI Hall and the Spice Merchant. These parking areas are hard surfaced and utilitarian. The car park associated with Crookham Street Social Club and the adjacent WI Hall also has ill-defined boundaries and is somewhat bleak in appearance.



The important open space of Crossways at the junction of Crondall Road, Pilcot Road and The Street looking south towards Crondall Road. This is the site of the Hampshire Parish Halo-design signpost.

6. Spatial Analysis

6.3 Setting of the Conservation Area and Views

Detailed descriptions and pictures of important views are in Appendix 5. The key views within the Crookham Village Conservation Area are shown on Map 7 on page 11 together with the routes of the public footpaths.

There are numerous small valleys and hills in the Crookham Village area, including Brook Hill adjacent to the Conservation Area and there is an open and rural character to the setting of the village, particularly to the south. This topography provides expansive views across attractive countryside to the south and to the southeast (*Views 1a and 1b, page 55*), which are particularly valued for their relative tranquility. Experiencing the setting south of the village allows an easy appreciation of the abrupt transition between open land and the historic settlement boundary (*View 2, page 56*). This part of the setting also contains remnants of historic field boundaries illustrating the functional links between the village and its landscape. Access to the setting of the village is provided by a number of public footpaths including one leading north from The Street (FP6), a further footpath adjacent to the Forge leading south (FP1) and two footpaths linking the western edge of the Conservation Area to the surrounding countryside (FP9 & FP10) all shown on Map 7 on page 11.

The setting also illustrates how the topography historically affected old routes and later development, as well as providing clear views of the historic buildings within the village, particularly those on the south side of The Street. To the north the setting

comprises flatter land that is slightly more open from which tree belts associated with water courses can be seen (*View 3, page 56*). While the character of this area of the setting is not as picturesque and obviously agricultural, the open green expanse provides an important breathing space for the village and similarly enables appreciation of the linear form of the settlement.

The setting of Crookham Village therefore currently provides views which allow the significance of the heritage assets to be appreciated and to understand why the village developed in the form it has. It also contains a number of Second World War anti-



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

6. Spatial Analysis

invasion features related to Character Area 2, some of which can be seen from Stroud Lane. These include anti-tank pimples near Willow Cottage, a spigot mortar emplacement and square pillbox adjacent to Meadow Brook Stable (*View 4, page 57*).

The open nature of the setting to the south, west and north, enables views of the settlement boundary to be seen and appreciated. The views into the village from the north (*View 5, page 58*) and south (*View 2*) are generally to the rear boundary of the properties along The Street. The various boundary treatments to domestic gardens are not coherent and domestic outbuildings can be and are very visible. The views into the village from the north and south are important in allowing appreciation of the rooflines of the buildings and appreciation of the general consistency of the building line and roof heights (*see pages 4 and 34*).

Within the village there are a number of gaps between buildings that enable glimpsed and more expansive views of the open setting beyond. The tighter grain of The Street generally restricts views to glimpses with one exception, the linear view north from the footpath leading past the WI Hall looking over the car park to the green space beyond (*Views 6a & b, page 58*).

There are also important views from the footpaths that link the village to the surrounding landscape and in particular:

- linear view between Forge House and Forge Cottages along the footpath (CV FP1) (*Views 6a & 6b, page 58*);
- linear view from the footpath proceeding north between the WI Hall and Nuname and Grove cottages (CV FP6)

(*Views 7a & 7b, page 59*);

- linear views along the footpath south of Seven Steps going west from Crondall Road (CV FP10) (*View 8, page 60*);
- linear views from the footpath (CV FP11) which runs along Stroud Lane before heading into the rural setting to the southwest of the Conservation Area .

The looser grain of development along Crondall Road at the foot of Brook Hill as it leads out of the village enables more expansive views particularly to the east (*View 10, page 61*). These views are important for an appreciation of the topography of the landscape and the position of the settlement within it. The most important of these views are:

- Panorama NE from Brook House on the east side of Crondall Road (*View 11, page 61*);
- Panorama NE from Brook Cottage on east side of Crondall Road (*View 12, page 62*);
- Panorama looking east between Foxes Corner and Brookfield which enables appreciation of the rising slopes and tree copses beyond that lie to the south of The Street (*View 13, page 62*);
- Panorama to the south of Sundown Cottage looking east which is an extensive view of the slopes, tree belts and the unfortunately-utilitarian fencing of the public footpath (*View 14, page 63*).

6. Spatial Analysis

6.4 Trees

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

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



Significant tree on Crondall Road south of Sundown Cottage



Important trees on the verge by Cross Farm Cottages



Line of trees in setting to north side of The Street identified as important in Hart Local Plan Policy INF2 (Green Infrastructure)

7. Heritage Assets and Opportunities for Enhancement

7.1 Listed Buildings

The Conservation Area contains 12 buildings all listed at Grade II; details are in Appendix 3. As shown on Map 2 on page 6, the majority are located along The Street with three on Crondall Road. All of the properties make a positive contribution to the historic interest and the special character and appearance of the Conservation Area.

The Street, North Side -List Entry Number (LEN):

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

The Street, South Side:

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

Crondall Road:

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

Stroud Lane:

Strangers Corner (LEN 1252973)



The Street in 1905 showing two 17th century cottages, one of which, Veronica Cottage, was demolished in the late 1950s. Known locally as the Pot Shop, it sold the products from the two potteries that existed in the village at that time.

7. Heritage Assets and Opportunities for Enhancement

7.2 Ages and Architectural Style

The majority of the buildings listed (9) date from the early modern period (the 16th and 17th centuries) and share common construction techniques and materials. All but one is built with oak timber frames, originally infilled with wattle and daub but now with brick infilling and some with brick underbuilding. Roofs are covered with clay tiles.

Although dating from the same period, Brook House is built of brick and designed with some architectural pretension. It is a local interpretation of classical architecture which includes pilaster piers and a shaped gable/pediment.

The remaining three listed buildings date from the later 18th and early 19th centuries and are modest cottages in local materials, mainly brick and tile. One of the listed buildings is a former industrial structure, the Forge, a building that would have been found in most traditional settlements.

All of the listed buildings, with the exception of Brook House, are therefore vernacular in character; that is, they derive much of their materials and associations from the immediate context. Brook House illustrates a building for a client of higher social standing with wealth derived not primarily from the land.

7.3 Positive Buildings and Contributors

Buildings and features which make a positive contribution to the special character or appearance of the Conservation Area have been identified using Best Practice as set out in the Historic England 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1. [HistoricEngland.org.uk/advice/planning/planning-system/](https://historicengland.org.uk/advice/planning/planning-system/)

Designation Requirements (Historic England 2019, p. 21)

Criteria for identifying buildings or features of local importance advise that to be considered as locally important at least two of the following criteria should be met:

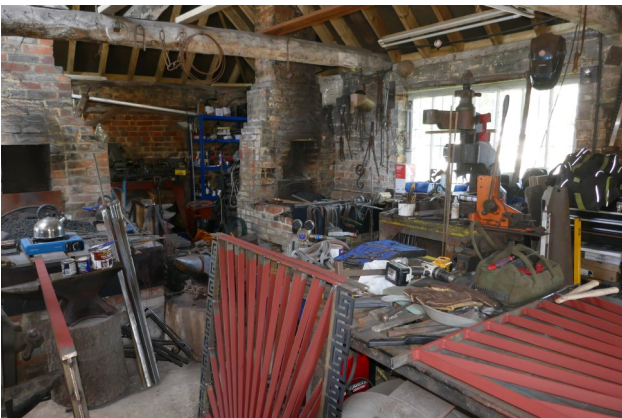
- Has architectural interest or quality
- Is a landmark feature
- Has a relationship with adjacent designated heritage assets in age, materials or in any other historically significant way
- Individually, or as part of a group, should illustrate the development of the local area
- Has significant historic associations with features such as a historic road layout, a park or a landscape feature (designed or natural)
- Has historic associations with important people or past events

7. Heritage Assets and Opportunities for Enhancement

- Reflects the traditional functional character or former uses of the area
- Contributes positively to the character or appearance of the area

Most of the buildings in a conservation area will help to shape its character. The extent to which their contribution is considered as positive depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape or skyline. Back elevations can be important, as can side views from alleys and yards.

Using the checklist of questions in Table 1 (p 21) of the Advice note, the buildings listed below make a positive contribution to the character and appearance of the Conservation Area as they share key characteristics including scale, height and materials. They also illustrate the historic evolution of the village.



The recently renovated C19th Forge is now back at work



Aerial view of Character Area 1 showing the consistent building line and smaller gaps between the buildings on the north side and the lower density and larger gardens on the south side of The Street

7. Heritage Assets and Opportunities for Enhancement

The Street, North Side:

- Prospect Cottage and Lavernock Cottage;
- 1 and 2 South View;

The Street, North Side:

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

The Street, South Side:

- 1 and 2 Forge Cottages
- Studley and Lesleys
- Cross Farm House
- Meadowside

Pilcot Road, North Side:

- The Kiln Workshops

Crondall Road:

- Seven Steps;
- Sundown Cottage;

Stroud Lane:

- Willow Cottage.



View of Crookham Street showing the Black Horse public house, the Forge and Forge Cottages circa 1906 (Fleet and Crookham Local History Group '2008/140')

7. Heritage Assets and Opportunities for Enhancement

All of the buildings in the Conservation Area have been assessed for the contribution they make. This assessment is found in Appendix 2.

A number of items of street furniture make a positive contribution to the appearance of the Conservation Area. These include several “Windsor” style heritage lampposts in the village along The Street and Crondall Road which were installed in the late 20th century. The traditional hanging sign to the Spice Merchant also makes a positive contribution to the appearance of the Conservation Area along with the cast iron finger-post in the Crossways triangular traffic island, which is a Hampshire Parish Halo design. The post box associated with the former village shop and post office also survives along with a traditional K6 telephone kiosk (no longer operational). A replica milepost in the raised bed in front of the former village shop celebrating links with the twinned town of Lévignen in France is also of interest (see page 57).

Some estate railings survive along the east side of Crondall Road adjacent to Sundown Cottage which illustrate past land management. The tributaries of the river Hart that cross Crondall Road and run along the side of Stroud Lane are attractive features. Unfortunately, the utilitarian balustrades to the bridge over the river Hart on Crondall Road are less positive.



The traditional hanging sign for the Spice Merchant formerly the Black Horse



The utilitarian balustrade to the River Hart on Crondall Road with an adjacent “Windsor” style heritage lamp

7. Heritage Assets and Opportunities for Enhancement

7.4 Negative Buildings and Spaces Presenting Opportunities for Enhancement

The setting of a number of buildings within the Conservation Area has been eroded such that their current use and appearance have a negative impact. These include the former front gardens to Lavernock and Prospect Cottage which are now entirely devoted to car parking. The areas in front of the Spice Merchant and the Crookham Street Social Club also detract. The area in front of Village Cars used for extensive parking and which includes the advertising sign and lights is also detrimental.

A number of spaces within the Conservation Area also detract, including the expanse of car parking between the Crookham Street Social Club and the WI Hall, which includes poor boundary treatments. The car park to the Spice Merchant is also somewhat unattractive. The small seating area with the village noticeboard is not particularly inviting.

Other Negative Features The telegraph and power cables along The Street are a negative feature along with the elevated power transformer on the east side of Crondall Road. In addition to the loss of boundary treatments along the north side of The Street for private car parking, the northern side of the street is also used for ad-hoc parking obstructing the footpath as is the southern side. The public realm is tired in a number of places with redundant road signs and poor surfaces to the footpath on the eastern side of Crossways.



The electricity transformer and power cables on the east side of Crondall Road are unfortunately unsympathetic and their replacement with more sensitive infrastructure would be a benefit.

8. Assessment of Condition

Using the assessment criteria provided by Historic England in their Heritage at Risk Register (2023) which are:

- vacancy;
- gap sites and
- lack of maintenance;

the condition of the Crookham Village Conservation Area is **Good**.



View of the south side of The Street showing the more uniform hedge boundary treatments with a greater level of the conversion of front gardens to enable parking



The stone walling boundary treatment of Brook House



Eastern edge of Character Area 1 on south side of The Street

9. Challenges and Opportunities

9.1 Challenges

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

- The loss of verdant front gardens and boundaries for parking; and
- The loss of one architectural feature on the historic buildings which is the introduction of unsympathetic and unsustainable plastic materials for windows. Examples include the former Village Shop, Sunnyside Villas, Cedar Cottage and Lavender Cottage.

The Neighbourhood Plan also identifies traffic as the major challenge as the road network throughout the Parish is largely unchanged from the time when Crookham Village was served by horse and cart. As a result, the roads in the Parish are unsuited to the volumes of traffic currently experienced with the result that several junctions are already overloaded and act as bottlenecks to the smooth flow of traffic both through the Parish and between the various settlements within the Parish. The linear nature of Crookham Village, with historic development along the length of two main roads, The Street and Crondall Road, results in all through-traffic having to pass through the village centre.

Recent traffic surveys have confirmed that further pressure will arise from other recently permitted housing schemes (land at Watery Lane, the recent development at Knight Close and the new Hareshill estate at Grove Farm) on the outskirts of the parish. The new Hart leisure centre

and expansion of Calthorpe Park, the main secondary school, to accommodate developments in both Crookham Village and the adjacent parishes will all add to the traffic density.

9.2 Opportunities

Opportunities to enhance the appearance of the Conservation Area include:

- Car park landscaping;
- Boundary enhancement and reinstatement along the north side of The Street;
- Proposals for the replacement of windows to be based on appropriate design which responds to the historic character and appearance of individual properties;
- Improving public realm including the small sitting area on the south side of The Street;
- Improving the public realm outside the Spice Merchant and Crookham Street Social Club;
- Improving the signage and associated lights outside Village Cars;
- Traffic island/traffic management including simplification of the junction at the Crossways;
- Simplify and improve the traffic signage throughout the Conservation Area;
- Removing overhead cables.

9. Challenges and Opportunities

9.3 Next Steps

Crookham Village Parish Council has identified a number of additional projects that will be put forward for consideration by the Council once the refresh of the Crookham Village Conservation Area has been adopted by Hart District Council. These include:

- A review of the boundaries of the Conservation Area. This review will be conducted in association with a review of the Neighbourhood Plan such that the two are always consistent. This boundary review will consider the available evidence to support the inclusion of an additional section of Crondall Road within the Crondall Road Character Area 2 of the Conservation Area.
- The preparation of a Management Plan for the Conservation Area to identify potential improvement projects should suitable funding become available.
- A review of the Article 4 Directions (2019) in place within the Crookham Village Conservation Area to ensure that they are adequate to preserve its special character and appearance.



View of the east side of Crondall Road below Sundown Cottage showing the surviving estate railings along the field boundary and the topography of the landscape to the southeast of Crondall Road

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Appendix 1. Heritage Assets: Legislation and Policy

Heritage Assets

The National Planning Policy Framework, December 2023 (NPPF), notes that heritage assets are an irreplaceable resource and defines a heritage asset as :

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

In determining applications that affect heritage assets, local planning authorities should take account of:

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

There is special provision under para. 204 of the NPPF for statues, plaques, memorials and monuments, whether listed or not. For advice on submitting applications for works to heritage assets see page 58 of the NPPF.

Designated Heritage Assets

Conservation Areas

Conservation areas were first introduced in the Civic Amenities Act of 1967. The provisions for Conservation Area designation and management are set out in legislation, that is the Planning (Listed Building and Conservation Areas) Act 1990. Government planning policy (as explained in the NPPF) and Government guidance (as described in the Planning Practice Guidance) provide further context on this. A Conservation Area is defined in the Act 1990 as an '*area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*' .

Historic England advises that Conservation Area designation is a process that aims to protect the wider historic environment. Areas may be designated for a number of reasons, these may include the quality of the architecture of its buildings; their layout, the use of materials, or a particular historic use or designed landscape. These features are judged against local and regional criteria, rather than national requirements. Conservation Areas should be coherent areas in which buildings, streets and spaces create clearly identifiable townscapes that are of special interest.

The responsibility for designating Conservation Areas lies with the local authority. The NPPF advises that in designating Conservation Areas, Councils should ensure that the area justifies such status through its architectural or historic interest. Local authorities also have a statutory duty under the 1990 Act to periodically review all their conservation areas and Historic

Appendix 1. Heritage Assets: Legislation and Policy

England recommend that each area is reviewed every five years.

The Act also advises that it is the duty of local planning authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas and to consult the public in the area in question, taking account of any views expressed. In the exercise by local planning authorities of planning functions within the Conservation Area the Act requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

The NPPF also advises that local planning authorities look for opportunities for new development within Conservation Areas *'to enhance or better reveal their significance'* and that *'Not all elements of a Conservation Area ... will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the Conservation Area as a whole'* (paragraph 209).

Conservation Area designation brings the demolition of most structures under the control of local planning authorities, limits permitted development rights for extensions and alterations and requires consent for certain works, such as cladding. Works to trees within Conservation Areas also require Council agreement.

Under the Town and Country Planning Act 1990 it is an offence in a conservation area to fail to obtain planning permission for the

demolition of unlisted buildings with a volume of 115 cubic metres or more or to demolish any gate, wall or other means of enclosure with a height of one metre if next to a highway or two metres elsewhere in a Conservation Area (section 196D).

The Hart Local Plan Policy (Strategy & Sites) 2032 policy NBE8 is the key policy relating to the historic environment for development management purposes.

Policy NBE8 Historic Environment sets out an overarching policy approach towards planning applications that would affect heritage assets. The Local Plan also contains Policy NBE9 Design which includes a criterion relating to heritage assets and their settings.

Listed Buildings

Listed buildings are designated by the Government taking into account research and advice undertaken by Historic England.

Historic England advises that the principles of selection for listed buildings seek to ensure that all buildings up to 1700, which survive in anything like their original condition are listed, along with most buildings from 1700 - 1840. After this date, there was a significant increase in the number of buildings erected, and therefore, listed buildings from this period are less in number being limited to the best examples of particular building types.

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and consent is required for any works, demolition or alteration that would affect their *'character as a building of special architectural or historic interest'*. It should be noted that curtilage structures in existence prior to 1948 are also counted as listed. When considering

Appendix 1. Heritage Assets: Legislation and Policy

applications for works to a listed building, the Act requires local planning authorities to ‘*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*’.

There are currently 12 listed buildings and structures within the Crookham Village Conservation Area. Full details of each listed building can be found within Appendix 3.

Non-designated Heritage Assets

These buildings and features, although not statutorily listed, have been identified by the Council as having a significant level of local value and are considered to make a positive contribution to the special character of the Conservation Area. The full list of criteria for identifying these heritage assets can be found in Section 7.3 of this document.

Details of buildings/structures in the Crookham Village Conservation Area that make a positive contribution to the special character of the Conservation Area, can be found within Appendix 4. This Character Appraisal does not seek to identify non-designated heritage assets at this stage. However, the descriptions of the positive contributors can be used as evidence within the planning system and within subsequent analysis of the area to identify non-designated heritage assets on an individual basis.

Significance

The NPPF defines significance as ‘*The value of a heritage asset to this and future generations because of its heritage interest.*

The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

It also advises that ‘*Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites, which are internationally recognised to be of Outstanding Universal Value. These assets are a valuable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*’.

Applications for Works to Heritage Assets

The Council will require applicants to describe the significance of any heritage asset affected, including any contribution to their setting, and to assess the impact of the proposed works on this. This will normally take the form of a Heritage Statement. It should be noted that deliberate neglect will not be taken into account in any decision. Where there is a likelihood of archaeological significance, a desktop assessment should be included.

Appendix 2. Contribution of Individual Buildings

Property	Description	Contribution
Grove View & West View Cottage. The Street	C16 -17 th Timber framed, brick, clay tile, metal/ timber windows	Positive
Zephon Way. The Street	1960s Brick, weatherboard, plastic windows	Neutral
Curious Explorers (former village shop. The Street	Early C20 th red brick, clay tile, plastic windows	Neutral
Marralameda. TheStreet	Mid C20 th Red brick, clay tile plastic windows	Neutral
1 and 2 Forge Cottages. The Street	Late C19 th - Early C20 th Fred brick, clay tile with timber windows	Positive
Forge House and blacksmiths forge. The Street	C16 th and C19 th Timber frame, brick tile hanging and clay tile roof with timber windows	Positive
The Peppers. The Street	Mid C20 th Red brick concrete tile and plastic windows	Neutral
Balwearie and Hawthorns. The Street	1960s red brick and tile hanging, concrete tile roof, plastic windows	Neutral
Studley and Lesleys. The Street	Late C19 th Red brick slate roof, plastic and timber windows	Positive
The Bawn. The Street	C16 -17 th Timber frame, brick and render clay tile roof, timber windows	Positive
Blue Pryor Cottage. The Street	C20 th render, clay tile and timber windows	Neutral
Nyasa. The Street	Late C20 th Brick and pebbledash, clay tile roof, plastic windows	Neutral
Pinetops. The Street	1970s bungalow red brick, concrete tile roof with plastic windows	Neutral
Village Car Repairs. The Street	C20 th brick with corrugated asbestos roof and timber windows	Detracts - principally from sales area parking
Chelsea Cottage, 2 Cross Farm Cottage, Blossom Cottage. The Street	C17 th timber framed, red brick and tile hanging, clay tile roof and timber windows	Positive

Appendix 2. Contribution of Individual Buildings

Property	Description	Contribution
Kiln Workshops. Pilcot Road	C19 th red brick and timber cladding, slate roof and timber windows	Positive
Melrose Villa. The Street	Early C20 th red brick and render with Roman tile roof and timber windows	Positive
1,2 and 3 Sunnyside Villas. The Street	Early C20 th red brick, render and roughcast clay tile roofs with timber and plastic windows	Positive
Crossviews Cottage, Chestnut Cottage and Westmarsh. The Street	C18 th rendered brick with clay tile roof and timber and leaded casement windows	Positive
Vuname (known locally as Nuname) and Grove Cottage. The Street	C17 th timber framed and red brick, clay tile roof with timber and plastic windows	Positive
Crookham Street Social Club. The Street	1960s brick and concrete tile hanging, concrete tile roof and plastic windows	Neutral- <i>setting detracts</i>
Crookham Woman's Institute. The Street	C21 st brick with clay tile roof, timber windows with reconstituted stone sills	Neutral - <i>setting detracts</i>
Cedar Cottage. The Street	c1740 painted brick, clay tile roof with plastic windows	Positive
Lavender Cottage and Westbrook Cottage. The Street	C16-17 th timber framed with brick, clay tiled roof, mixed timber (Westbrook) and plastic (Lavender) windows	Positive
Laurel Cottage and Mayfield Cottage. The Street	c1740 red brick with some flared headers, clay tile roofs, timber casement windows	Positive
The Spice Merchant. The Street	Mid C19 th painted render and brick with slate roofs and mixed timber and plastic windows	Positive
Spice Merchant outbuildings The Street	Mid C19 th former coach house, brick with weatherboard gable to slate roof, plastic glazed windows, timber stable doors	Positive- <i>setting detracts</i>
29A Fairway. The Street	1960/70s brick bungalow with concrete tile roof and plastic windows	Neutral
29 The Street and Berry Cottage. The Street	C19 th smooth and textured render over brick, concrete tile roof, mixed timber and plastic windows	Neutral (<i>formerly positive but now unsympathetically altered</i>)




Appendix 2. Contribution of Individual Buildings

Property	Description	Contribution
Simon's Cottage and Cheribon, The Street	1960/70s link detached brick with concrete tiled roof and plastic windows	Neutral
Halfpennys. The Street	1960/70s brick with concrete tile hanging, concrete tile roof plastic windows	Neutral
Devonia and Chelston. The Street	Early-mid C20 th brick with rendered dormer gables, clay tile roof and plastic windows	Neutral
1 & 2 South View. The Street	C16-17 th timber frame with brick infill and fish-scale tile hanging, clay tile roof, mixture of timber and plastic windows	Positive
Lavernock Cottage and Prospect Cottage. The Street	Late C19-early C20 th red brick with clay tile roof, timber windows, plastic in extension.	Positive- <i>setting detracts</i>
Cross Farm House. Crondall Road	Late C19 red brick with stone quoins, slate roof and plastic windows	Positive
Applegate. Crondall Road	1970s red brick with tile hanging and clay tile roof, plastic windows	Neutral
Meadowside. Crondall Road	1920s render with clay tile roof and timber windows	Positive
Bleek House. Crondall Road	Early C20 th render with clay tile roof and timber windows	Neutral- <i>hidden in woodland but positive historically</i>
Maplehurst and the Cedars. Crondall Road	Late C20 th red brick with tile hanging and clay tile roofs	Neutral
Brook House. Crondall Road	C17 th brick with clay tile roof and timber windows	Positive
Brook House garage, Crondall Road	C20 th brick with thatch roof	Positive
Foxes Corner. Crondall Road	C19 th altered rendered red brick with tile hanging, concrete tile roof and plastic windows	Neutral
Brookfield. Crondall Road	Late C20 th red brick with clay tile roof and timber windows	Neutral




Appendix 2. Contribution of Individual Buildings

Property	Description	Contribution
Sundown Cottage, Crondall Road	C17-18 th timber framed, painted brick with clay tile roof and timber windows	Positive
Brook Cottage, Crondall Road	C17 th timber framed, rendered brick, clay tile roof and timber windows	Positive
Seven Steps, Crondall Road	Early C19 th core with later C19 and early C20 th extensions, red brick and tile hanging, clay tile roof, timber windows, casements and sashes	Positive
Meadow Brook, Brooks Meadow and Little Brook, Crondall Road	Three Late C20 th bungalows in reclaimed brick, applied timber framing and tile hanging, Roman tile roofs	Neutral
Willow Brook, Crondall Road	Late C20 th bungalow, brick and tile with Roman pan tile roof	Neutral
The Willows, Crondall Road	Late C20 th bungalow, tile and brick with Roman pan tile roof	Neutral
Strangers Corner, Stroud Lane	C17 th timber framed, rendered brick with clay tile roof and timber windows	Positive
Michaelmas Lodge, Stroud Lane	Late C20 th brick with pantile roof and timber windows	Neutral
Willow Cottage, Stroud Lane	C17 th with possible earlier core, painted brick and render, clay tile roofs, leaded plastic windows	Positive




Appendix 3. Listed Buildings: Illustrations and Summary Descriptions

Crookham Village Conservation Area Grade II Listed Buildings			
Building Name	Photograph	Type / Age	Description
The Street:	North Side		
Laurel Cottage, The Street		Cottage C18	2 storeys. Red brick. Plain tile roof with brick end stacks. 3-light case-ment windows. Central 6-panel door with later hood. C18. 2 storeys, 2 windows. Red tile roof. Red brick walling in Flemish bond; first-floor band (broken in centre), rubbers to ground floor flat arches. Case-ments; blank panel above central entrance. Old door with later gabled canopy on brackets.
Westbrook and Lavender Cottage, The Street		Cottages (2) C17	Timber-framed and brick structure. Tiled roof. That Lavender Cottage dates from between 1620 and 1650 is confirmed by a wall mural found by former residents and Westbrook is believed to have been built at the same time. Both properties have 2 storeys with 4 upper windows. Red tile roof, gabled to east and half-hipped to west, tile-hung east gable. Exposed timber frame to upper walls; red brick infilling and to lower walls. Casements. Modern brick porch to Westbrook.
Cedar Cottage, The Street		Cottage C18	Brick structure. Tiled roof. C18. 2 storeys, windows. Red tile roof with gables at ends and catslide to north. Painted brickwork; brick dentil eaves, 1st floor band, cambered ground floor openings. Later case-ments; blank panel above central entrance, which is an open tile-covered porch on pillars.



Appendix 3. Listed Buildings: Illustrations and Summary Descriptions

Crookham Village Conservation Area Grade II Listed Buildings			
Building Name	Photograph	Type / Age	Description
The Street:		North Side	
Nunname (Vuname) and Grove Cottage, The Street		Cottages (2) C17	2 cottages with brick and timber-framed structure. Tiled roof. May be older than date shown. C17. 2 storeys, 4 upper windows. Red tile roof, gabled to east and half-hipped to west, tile-hung east gable. Exposed timber frame to upper walls; red brick infilling and to lower walls. Modern casements. Gabled porch on pillars.
The Street:		South Side	
1, 2 and 3 Cross Farm Cottages		Cottages (3) C17	Timber-framed and brick structure. Tiled roof. No. 3 originally a hop kiln. C17. 2 storeys; 1:1:2 windows. Massive red tile roof, gabled at east end with a front gable at the west end, the latter tile-hung to the ground floor. Large central brick stack. Timber-frame exposed on the upper floor and part ground floor, also on the east gable, filled with painted brickwork; rear extension to No 3 in red brick. Modern casements. Plain doors. Continuous tile-covered canopy on brackets along north front of Nos 1 and 2.
The Bawn, The Street		Cottage C17	Timber-framed structure. C19 extension with modern half-hipped tiled roof and some additional timbering. May be older than date shown. C17. 2 storeys; some upper windows below eaves and some are dormers. Irregular window pattern. Exposed timber frame, with painted brick infilling; east end projects forward. Red tile roof; gable and half-hips; tile hanging to upper part of east wing. Casements, including some small original windows; 3 gabled dormers. Modern brick porch. Lead fire-insurance sign.


Appendix 3. Listed Buildings: Illustrations and Summary Descriptions

Crookham Village Conservation Area Grade II Listed Buildings			
Building Name	Photograph	Type / Age	Description
The Street: South Side			
The Forge House, The Street		House C16	Recent dendrochronology dating has shown that this house was built in 1594. It is a timber-framed and brick structure with late C19 th addition. It is of a superior construction than other village houses of this period and is believed to have been built for one of the sons of the lord of the manor in Dogmersfield.
The Forge, The Street		Building C18/19	Brick structure thought to have been built in the mid-C19 th with a tiled roof. The forge was in use for shoeing until late 1950s. The building has recently been restored and the original forge and bellows is now operational and still in use.
Grove View and West View Cottage, The Street		Cottages (2) C17	Timber-framed structure with small modern extension to West View Cottage. C17 and C18 but may be older than date shown. 2 storeyed block, 5 windows. The timber-frame is exposed on the west side, being all of the upper floor and part of the lower; the main part had a slightly later south extension and a recent small extension to the north, all timber-framed. Red tile roof with half-hips and catslide to the east; large grouped stack in the centre of the oldest unit and chimney at the south end. Walling is painted brickwork, brick infilling to frame, tile-hung upper wall to north gable. Casements. Small porch. There is a well in the rear garden of West View Cottage.



Appendix 3. Listed Buildings: Illustrations and Summary Descriptions

Crookham Village Conservation Area Grade II Listed Buildings			
Building Name	Photograph	Type / Age	Description
Crondall Road			
Brook House, Crondall Road		House C17	2 storeys and attic. Brick structure. Old tiled roof. Part of a once extensive country house with Dutch gable dated 1664. Later timber-framed addition. Said to have been a retreat of King Charles II and Nell Gwynne. C17 and C18. 2 storeys and attic; 1:0:2 windows. A building of mixed form and dates, walled in red brick, with English and Flemish bonding. The west front has a C18 set-back northern unit of lesser height, an entrance section, and at the south end a Dutch gable, dated 1664. The gable walling, and its return on the south face is divided panel wise in recesses, having small brick arcading on the top side; within the panels beneath the gable, windows are framed within raised bands, linked by a vertical below the centre of each sill to the bottom edge of the main panel. The middle section of the front has a blank panel above an arched doorway (with keystone and impost bands). The south wall has a 3-panel division, without ornament. Red tile roof, part gabled, half-hipped and a full hip to the east; large brick stacks. Modern casements. The facade is thought to be the surviving part of a much larger, probably symmetrical, design and foundations have been found in the garden and adjacent field. During a restoration in the 1960's, evidence of a major fire was found.
Brook Cottage, Crondall Road		Cottage C17	Timber-framed and brick structure. Tiled roof. Interesting internal timber-work. May be older than date shown. C17. 2 storeyed timber-framed house with frame exposed on the first floor and gable. Red tile roof with half-hips ground floor outshot to the south; tile hanging to south gable. Massive central chimney stack. Casements. Modern gabled rustic porch.


Appendix 3. Listed Buildings: Illustrations and Summary Descriptions

Crookham Village Conservation Area Grade II Listed Buildings			
Building Name	Photograph	Type / Age	Description
Stroud Lane			
Strangers Corner, Stroud Lane, Crandall Road		Cottage C17	Timber-framed and brick structure. Old tiled roof. May be older than date shown. C17 and C18. 2 storeys, 4 windows. Timber-framed house, with exposed timbers on the upper part, infilled with painted brickwork, which is also used for the lower walls; gables rendered and lower rear walls boarded. Massive red tile roof, half-hipped and with catslide to south. Central stack. Modern casements; plain door.



Appendix 4. Locally Important Buildings and Features

Crookham Village Conservation Area Locally Important Buildings			
Building Name	Photograph	Type / Age	Description
The Street	North Side		
Prospect Cottage and Lavernock, The Street		Cottages (2) C19	A pair of well-built cottages of locally made red brick in 'Victorian Gothic' style. Metal window frames. Both of these cottages were formally included in the HDC local listing. Lavernock was extended in 1989/90 in the same "Victorian Gothic" style and Prospect Cottage has recently been similarly extended.
South View, The Street		Cottages (2) C17	A pair of timber-framed and brick structure cottages. Tiled roof. While these are thought to have been built in the C17 th , they may be older than this. These cottages were much altered 1964/5 internally while their outwards appearance continues to make a major contribution to the Old Village street scene.
Berry Cottage and Karolyn, The Street		Cottages (2) C18	Built of local red brick and rendered, these cottages were thought to have been built in the C18 th , probably to house either agricultural workers or canal workers. Both properties have modern tile roofs.




Appendix 4. Locally Important Buildings and Features

Crookham Village Conservation Area Locally Important Buildings			
Building Name	Photograph	Type / Age	Description
The Street	North Side		
The Spice Merchant (previously The Black Horse), The Street		Buildings C18	The Spice Merchant (formerly Black Horse) is a brick structure which has been in business for over 150 years as a public house. Photos from the early C20 th reveal that the building is little changed both externally and internally. This building is an important part of the village street scene. This is one of four sites for the annual performance of the Mummer's play on Boxing Day. This is part of a centuries-old tradition that has survived in Crookham Village and is one of the oldest plays of this type in the country, having been performed almost continuously since 1880.
Mayfield Cottage, The Street		Cottage C18	This property is joined to Laurel Cottage which has a Grade II listing. The property is thought to date from the same period but to have been built slightly later. Of red brick, it has a plain red tiled roof and brick end stacks. The 3-light casement windows and central 6-panel door with later hood all match those features on Laurel Cottage as does the style of the red brick walling in Flemish bond.
Cross View, The Chestnuts and West Marsh, The Street.		Cottages (3) C18	This row of three brick and tile terraced cottages were built in the C18 th , probably to house agricultural workers. While the brickwork records the original date of 1740, this has now been rendered over. The centre cottage, The Chestnuts, was formerly The Jolly Waterman public house.




Appendix 4. Locally Important Buildings and Features

Crookham Village Conservation Area Locally Important Buildings			
Building Name	Photograph	Type / Age	Description
The Street		North Side	
Melrose and Nos. 1, 2 and 3, Sunny-side, The Street		Cottages (4) C20	Victorian villas, built on site of the village pottery and a C18 th cottage in the early 1900s. A blue plaque tells how a cottage on this site was once the home of David Harris of Hambledon Cricket Club circa 1770, - England's first demon bowler.
Pilcot Road			
Hop Kiln, Pilcot Road		Building C19	This is one of two hop kilns within Crookham Village Parish and was in use until 1974 when hop growing ceased. Brick, twin square pyramidal towers. Slated hipped ventilators. Wooden annexe, weather boarded. The building is included in the list of local buildings and features of interest in the Conservation Area Proposal Statement and contains a small museum to hop growing. It remains a significant landmark in the village.





Appendix 4. Locally Important Buildings and Features

Crookham Village Conservation Area Locally Important Buildings			
Building Name	Photograph	Type / Age	Description
Cron dall Road and Stroud Lane			
Seven Steps, Cron dall Road		House C19	Early C19 th core with later C19 th and early C20 th extensions red brick and tile hanging, clay tile roof timber windows casements and sashes
Sundown, Cron dall Road		Cottage C17	This property is thought to date from the late C17 th . It has a brick and timber-framed structure with an old tiled, half-hipped roof and dormer windows. Many of the rooms retain their original timber beams.
Willow Cottage, Stroud Lane, Cron dall Road		Cottage C17	Property built circa 1650. Formerly timber-framed externally, now brick filled. Evidence of internal timber-framing. Willow Cottage is one of the founding dwellings in Crookham Village.



Appendix 4. Locally Important Buildings and Features

Crookham Village Conservation Area Locally Important Buildings			
Building Name	Photograph	Type / Age	Description
Other Positive Contributors			
1 & 2 Forge Cottages, The Street		Cottages (2) C19	Late C19 th - Early C20 th red brick, clay tile with timber windows
Studley and Lesleys, The Street		Cottages (2) C.9	Late C19 th red brick, slate roof, plastic and timber windows
Cross Farm House, Crandall Road		House C19 – C20.	Late C19 th red brick with stone quoins, slate roof and plastic windows. The house was extended in the C20.



Appendix 4. Locally Important Buildings and Features

Crookham Village Conservation Area Locally Important Buildings and Features			
Building Name	Photograph	Type / Age	Description
Other Positive Contributors			
Meadowside, Cron dall Road		House C20	Late C20 th . Render with clay tile roof and timber windows
Crossways		Junction	The traffic island in the centre of Crookham Village is known locally as Crossways. It lies at the junction of the three main roads through the village and has become the identifiable focal point at the centre of the village. The island lies adjacent to a small area of public open space outside Cross Farm Cottages.
Former Village Shop and Post Of- fice, The Street			Early C20 th red brick, clay tile, plastic windows
Milepost, The Street			This was donated to celebrate the twinning between Crookham Village and Levignan in France.



Appendix 5. Key Views

Crookham Village Conservation Area Key Views		
View Reference	Location and Key Features	Photographs
1a	<p>Expansive views from Footpath 1 across attractive countryside to the south which is particularly valued for its relative tranquillity.</p> <p>This part of the setting also contains remnants of historic field boundaries illustrating the functional links between the village and its landscape.</p>	
1b	<p>Expansive views from Footpath 1 across attractive countryside to the south west towards Crondall Road.</p>	



Appendix 5. Key Views

Crookham Village Conservation Area Key Views		
View Reference	Location and Key Features	Photographs
2	<p>Experiencing the setting south of the village allows an easy appreciation of the abrupt transition between open land and the historic settlement boundary.</p> <p>View into the village from the south to the rear boundary of the properties along The Street from Footpath 5.</p>	
3	<p>To the north, the setting comprises flatter land that is slightly more open from which tree belts associated with water courses can be seen.</p>	

Appendix 5. Key Views

Crookham Village Conservation Area Key Views		
View Reference	Location and Key Features	Photographs
4	Square pillbox adjacent to Meadow Brook Stable from Footpath 10.	
5	View into the village from Footpath 6 to the rear boundary of the properties along the north side of The Street.	



Appendix 5. Key Views

Crookham Village Conservation Area Key Views		
View Reference	Location and Key Features	Photographs
6a	Linear view along Footpath 1 from between Forge House and Forge Cottages.	
6b	Open linear view along Footpath 1 beyond Forge House and Forge Cottages.	



Appendix 5. Key Views

Crookham Village Conservation Area Key Views		
View Reference	Location and Key Features	Photographs
7a	Linear view from Footpath 6 which proceeds north between Crookham Social Club and Nuname and Grove cottages.	
7b	Linear open view north from Footpath 6 past the village hall looking past the edge of the car park to the green space beyond.	



Appendix 5. Key Views

Crookham Village Conservation Area Key Views		
View Reference	Location and Key Features	Photographs
8	Linear views along Footpath 10 south of Seven Steps going west from Crondall Road.	
9	Linear views from Footpath 11 which runs along Stroud Lane before heading into a rural setting to the southwest of the Conservation Area.	


Appendix 5. Key Views

Crookham Village Conservation Area Key Views		
View Reference	Location and Key Features	Photographs
10	The looser grain of development along Crondall Road at the foot of the hill as it leads out of the village enables more expansive views to be seen particularly to the east.	
11	The panorama north east from Brook House on the east side of Crondall Road.	

Appendix 5. Key Views

Crookham Village Conservation Area Key Views		
View Reference	Location and Key Features	Photographs
12	The panorama north east from Brook Cottage on the east side of Crondall Road.	
13	The panorama looking east between Foxes Corner and Brookfield which enables appreciation of the rising slopes and tree copses beyond that lie to the south of The Street.	

Appendix 5. Key Views

Crookham Village Conservation Area Key Views		
View Reference	Location and Key Features	Photographs
14	The panorama to the south of Sundown Cottage looking east which is an extensive view of the slopes, tree belts and the unfortunately utilitarian fencing of the public footpath.	

Appendix 6. Legislation, Policies and Guidance

Relevant Planning Policy Context

Statutory Duties and National Planning Guidance

Town and Country Planning Act 1990 and Regulations

Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulations

The Ancient Monuments and Archaeological Areas Act 1979

NPPF, December 2023, Section 16: Conserving and enhancing the historic environment

NPPG 10 April 2014, last updated 23 July 2019: Advises on enhancing and conserving the historic environment.

Hart Local Plan (HLP)

The Hart Local Plan Policy (Strategy & Sites) 2032 policy NBE8 is the key policy relating to the historic environment for development management purposes.

With regards to the development plan, policy NBE8 Historic Environment in the Hart Local Plan (Strategy and Sites) 2032 sets out an overarching policy approach towards planning applications that would affect heritage assets. The Local Plan also contains Policy NBE9 Design which includes a criterion relating to heritage assets and their settings.

Neighbourhood Plan (NP)

The key policy in the Crookham Village Parish Neighbourhood Plan relating to the preservation of the historic environment of the Crookham Village Conservation Area for development management purposes is Policy PA01 - Crookham Village Conservation Area. This policy sets out an overarching approach to development within the Crookham Village Conservation Area and its setting, including alterations and extensions to existing buildings. The policy is designed to sustain the key views that contribute to the character and appearance of the Conservation Area as well as ensure that the heritage assets continue to make a positive contribution to the Conservation Area.

This policy is complimented by Policies BE03—Design Principles for the Crookham Ward Character Area and BE02—General Design Principles, Including New Developments. The purpose of these is to ensure that the quality of design and materials in all new developments, extensions and renovations have a positive impact on neighbouring properties and the character of its setting.

Policy SB01—Settlement Boundaries is also of importance in that its objective is to ensure that future development does not encroach on the surrounding open countryside in Crookham Village Parish. This includes the preservation and protection of the setting of the Conservation Area.

Appendix 6. Legislation, Policies and Guidance

Historic England Advice/Guidance

Conservation Principles Policies and Guidance, April 2008

Managing Significance in Decision Making in the Historic Environment, Planning Note 2, 27th March 2015

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1, 25th February 2016

Local Heritage Listing Advice Note 7, 11th May 2016

Understanding Place: Conservation Area Designation, April 2017

Understanding Place: Historic Area Assessments, 7th April 2017

The Setting of Heritage Assets, Planning Note 3, 22nd December 2017.

Historic England: [Living in a Grade I, Grade II* or Grade II Listed Building | Historic England](#)

Useful Contacts:

Berkshire Archaeology [Berkshire Archaeology | Reading Museum](#)

Historic England [Contact Historic England | Historic England](#)

SAVE Britain's Heritage [Home Page | SAVE Britain's Heritage \(savebritainsheritage.org\)](#)

Society for the Protection of Ancient Buildings (SPAB) [Home | spab.org.uk](#)

The Gardens Trust <https://thegardenstrust.org/>

[The Twentieth Century Society – Campaigning for outstanding buildings \(c20society.org.uk\)](#)

The Georgian Group [The Georgian Group | Promoting and protecting our Georgian heritage](#)

The Victorian Society [The Victorian Society - Home | Facebook](#)

The 20th Century Society [The Twentieth Century Society – Campaigning for outstanding buildings \(c20society.org.uk\)](#)

The Windsor and Eton Society [Heritage & Environment - The Windsor and Eton Society \(wesoc.org.uk\)](#)

Appendix 6. Legislation, Policies and Guidance

Purpose and Status of this Character Appraisal

Conservation is defined in the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate, enhances its significance. Conservation area appraisals are a tool which can help local planning authorities to manage change within conservation areas.

The NPPG advises that a good appraisal will consider what features make a positive or negative contribution to the significance of a conservation area, thereby, identifying opportunities for beneficial change or the need for planning protection.

This Conservation Area Character Appraisal aims to:

- Identify the significance of the designated heritage asset, i.e. the value of the asset to this and future generations because of its heritage interest (NPPF). This may be archaeological, architectural, artistic or historic interest. Significance derives not only from the assets physical presence but also from its setting.
- Increase public awareness and involvement in the preservation and enhancement of the area
- Provide a framework for planning decisions, in order to guide positive change and regeneration

- To review the conservation area boundary in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- To highlight particular issues and features which detract from the character or appearance of the conservation area which offer potential for enhancement or improvement through positive management. The Council will aim to review this document in five years time, and where possible provide a detailed management plan for the area.



Brook Cottage, Crondall Road

Crookham Village Conservation Area Appraisal

February 2024