



# Crondall Conservation Area Appraisal

Adopted March 2024

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*Crondall hosts an extraordinary collection of historic buildings, many of which pre-date the eighteenth century. Brick and timber-framed cottages, farmhouses and larger village houses, presided over by a Norman church, populate a Saxon street plan and create a vernacular village idyll nestled in the rolling Hampshire countryside.*

# 1.0 Introduction

## 1.1 Purpose

Conservation Area Appraisals help Hart District Council, Crondall Parish Council and the local communities 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.

This conservation area appraisal draws on the rich history and in-depth knowledge of local people within the parish to set out what is special about the conservation area; how the buildings, spaces and natural elements within them interact to demonstrate that character and how new development might better enhance that character.

In doing so, the appraisal supports Hart District Council's legal duty (under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended) to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.





### Navigating this electronic document

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Click the contents page to reach individual sections, or use the 'bookmarks panel'.

Follow hyperlinks - identified by blue text – to online resources and documents or other parts of the report.

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## 2.0 Overview

### 2.1 Location and context

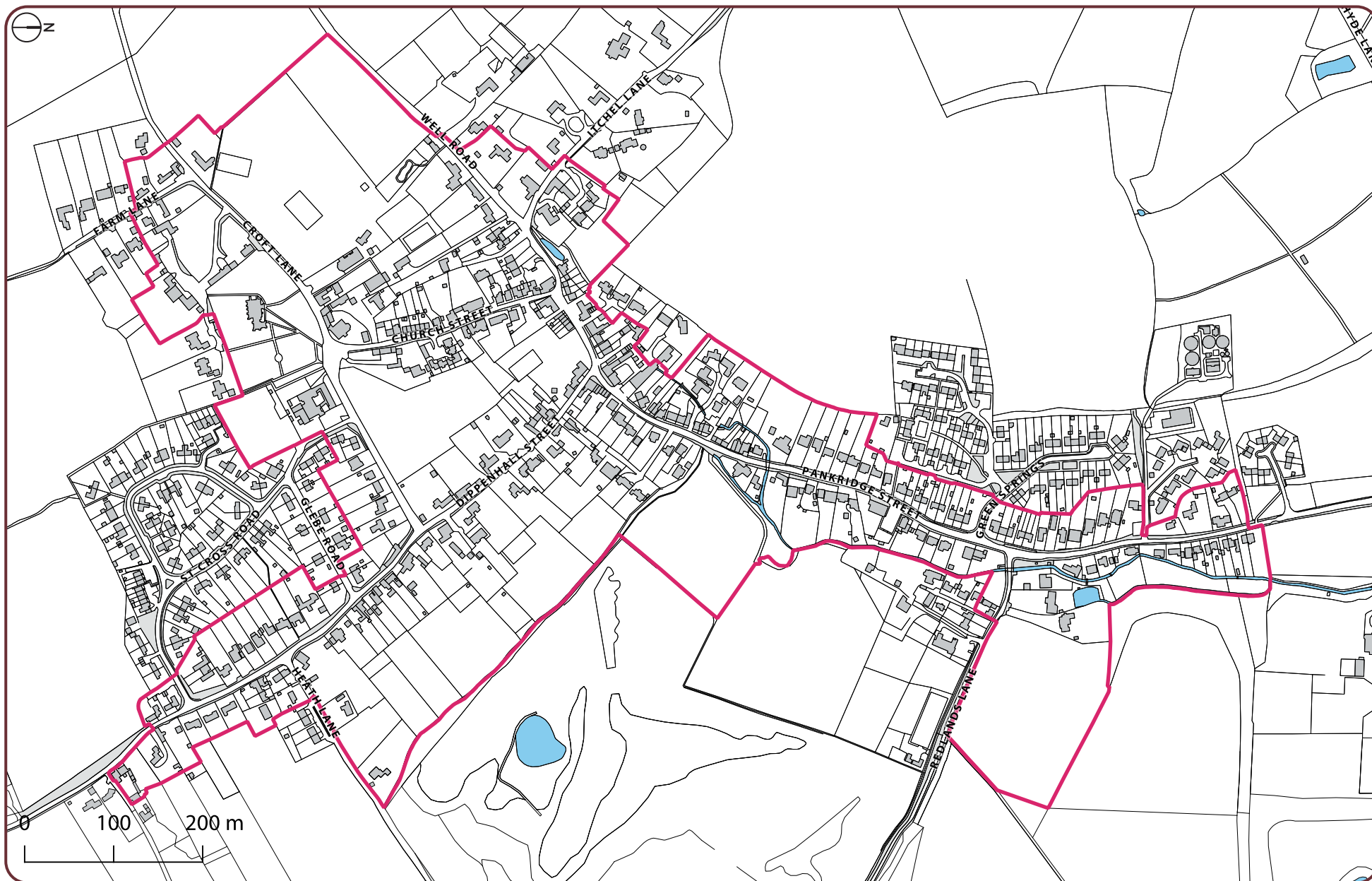
Crondall is a rural village, surrounded by agricultural fields and woodland, in the south of Hart district, north Hampshire. It is located less than a mile to the south of the A287 Farnham to Hook Road, about 3 and a half miles west of Farnham and five miles east of the larger village of Odiham. To the north of the A287 are the suburbs of Fleet. The conservation area encompasses the historic village centre around The Borough, as well as Pankridge Street to the north; Dippenhall Street to the south east; and Old Parsonage Meadow, Well Street, Croft Lane, Church Lane, All Saints Church and Hook Meadow to the south west. It excludes the twentieth-century housing on the west side of Pankridge Street and to the south west of Dippenhall Street. Crondall Conservation Area was designated by Hart District in 1977 and extended in 1988 and 2010.

### 2.2 Summary of special interest

Crondall is a well-preserved rural village in an attractive countryside setting. The original Saxon street plan survives, along with the Saxon layout of the church and manor house set slightly apart from the manor farm, around which the village developed. The streets are lined with listed buildings dating from the fifteenth to the nineteenth century. These range from modest vernacular cottages to more substantial Georgian houses and an array of fifteen-, sixteenth- and seventeenth-century timber-framed houses, including a number of former medieval hall houses. The Norman Church of All Saints is Grade I listed. A defining characteristic of the village is the presence of open green space in its heart: the churchyard, Hook Meadow and Old Parsonage Meadow. An abundance of mature trees in private gardens and public green spaces, and views out to the surrounding countryside from almost everywhere within the conservation area reinforce its rural character.

### 2.3 Conservation area boundary changes

The conservation area boundary has been rationalised/expanded since the 2016 Conservation Area Appraisal; Please see Appendix A for details of the boundary changes.



Crondall Conservation Area

## 3.0 Summary History

The following text is intended as a summary only. The reader is referred to [Appendix A](#) for a detailed account of the history of Crondall.

### 3.1 Early history

The rich soils around Crondall have been settled since the Iron Age (6th to 1st centuries BC). Crondall's naturally occurring springs and good farming land, sheltered topography and oak forests made it an excellent site for settlement by early people, Romano-British and later settlers.

By the sixth century AD, Crondall was an established Saxon settlement overseeing an entire administrative area or 'Hundred'. Crondall was part of an ancient royal estate with a collegiate minster (mother church). The village developed around the home farm (demesne) of the Lord of the Manor, probably where The Old Parsonage stands today.

Crondall's street plan and many footpaths survive from the Saxon period. The Borough was at its centre, with individual homesteads following the course of the stream along Pankridge Street and along Dippenhall Street. Church Street led from The Borough past the manor's home farm to the church and manor house. The Saxon church was on the same site as All Saints' Church and dated to at least the sixth century. The church was rebuilt in around 1170; although parts of the earlier Saxon church were incorporated. The tower was rebuilt in striking red brick in 1657.

### 3.2 Medieval period

The village changed little in form during the later medieval period, although the manor house would probably have been subject to continuous rebuilding. It was located behind the church and was accompanied by an enormous Tithe Barn. The home farm included the Glebe - a piece of land farmed to support a clergyman: in this case, the Lord of the Manor, which is known today as Old Parsonage Meadow. Lime Trees on Dippenhall Street is probably the only surviving building in the conservation area from this period of political and social upheaval following the Black Death and subsequent famines; this cruck-framed building is thought to date to around 1360–1400.

During the more settled period from c.1470 to c.1550, Crondall's fertile soils and rich harvests ushered in a period of wealth reflected in the prolific construction of timber-framed hall houses. There are no less than eighteen within the conservation area (see the map on p. 9). These houses were built with oak frames and panels filled with wattle and daub, with thatched or shingled roofs and unglazed windows.

### 3.3 Early modern period

Social changes, increasing wealth and the introduction of new materials in the mid-sixteenth century triggered another period of rebuilding, in which nearly every building in Crondall was altered. Open halls were floored over and new houses were built with two storeys throughout. Central hearths were replaced with smoke bays and, later, brick chimneys were inserted. The manor house was probably the first building in the village to be constructed entirely of brick in the early sixteenth century. However, by the end of the seventeenth century, brick and clay tiles would have been ubiquitous; exterior panels made from wattle and daub were replaced with bricks or covered with hung clay tiles, and thatched roofs were replaced with plain tiles.

### 3.4 Eighteenth century

During the Georgian period, vernacular buildings gave way to neo-classical-style buildings, which were more regular and symmetrical. Changes in farming practices resulted in greater prosperity during this period; as a result, several new imposing houses were built in Crondall and many older buildings re-fronted in the new fashion. These new buildings and frontages featured neo-classical details, such as sash windows, cornices and moulded doorcases. An early example of this style is The Court, which was rebuilt in c.1700, replacing the Tudor red-brick manor house.

### 3.5 Nineteenth century

The industrial revolution largely passed Crondall by. For the first time in its history, the village's agricultural wealth was not at the forefront of economic power and the village changed relatively little during the Victorian period, except for a few new cottages and villas. The railway reached nearby Winchfield in 1838 allowing slate to be brought to the village as a roofing material. Some older houses were given Victorian facelifts with larger sash windows, or were extended. Public amenities were developed during this period, including the construction of a Methodist chapel in The Borough; a new, larger village shop, rebuilt after a fire in 1899; and the present school, built near the church in 1878.

### 3.6 Twentieth and twenty-first centuries

Crondall changed considerably during the twentieth century. After the Second World War, about 64 new private houses were built on Farm Lane and Dippenhall Street, while the Council built 118 houses to the south-west of Dippenhall Street (Glebe Road, St Cross Road and Chaundler's Croft) and to the west of Pankridge Street (Greensprings). The new housing estates were open in form and set back from the road, in contrast to the tight-knit character of the historic village houses. In the later twentieth century, development comprised 33 private and 43 council houses, in addition to the new village hall and two sports pavilions. Development since the new millennium has been minimal, comprising mainly extensions and outbuildings. A development of 30 dwellings called Chilloway Close has recently been completed on former paddocks south of Redlands Lane (this is not shown on the maps in this document).



OS map of Crondall, 1894-96 (detail). National Library of Scotland

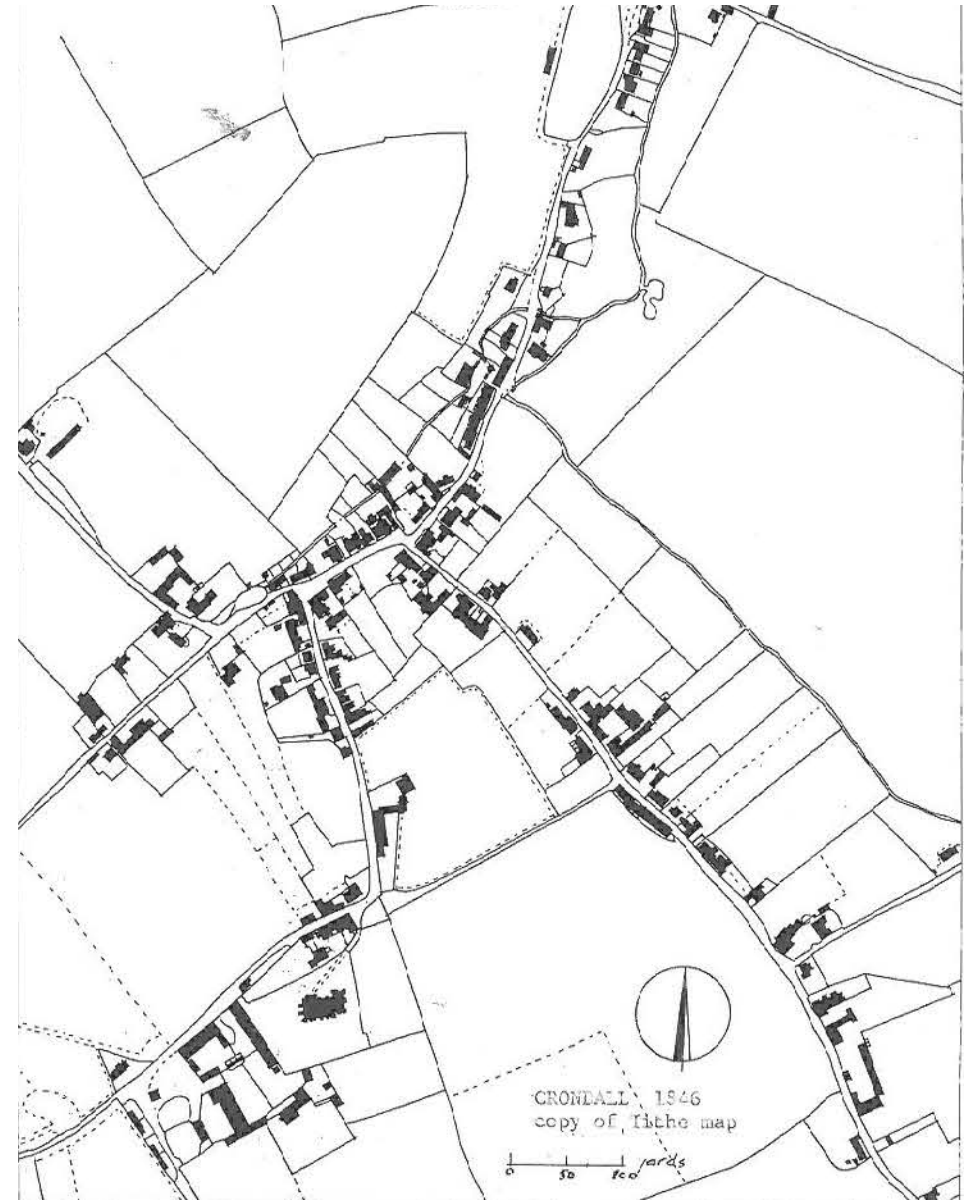


## 4.0 Character

The character of a conservation area is more than the style of any particular building type, character arises as a consequence of building types sharing a relationship with each other; how those buildings relate to characteristic street patterns; how spaces between those buildings are experienced; how open or well-treed spaces contribute to that area and the relationship with the surrounding landscape. This section seeks to define the character of Crondall Conservation Area in those terms but it should always be considered that the collective contribution of these elements is more than a sum of its parts.

### 4.1 Spatial and urban analysis

- Crondall's street plan—including The Borough, Church Street, Pankridge Street and Dippenhall Street—is basically unchanged since the Saxon period.
- Crondall's layout, with the core of the village set apart from the church and the site of the former manor house, is Saxon in origin.
- The open green spaces of Hook Meadow and Old Parsonage Meadow, which historically were parts of the fields that separated the church and the manor house from the medieval centre of the village, reinforce the rural character of the conservation area and maintains the Saxon plan form of the village.
- This distinctly open character of Croft Lane, in contrast with Church Street and The Borough, highlights the historic separation of the manor house and church from the centre of the village.

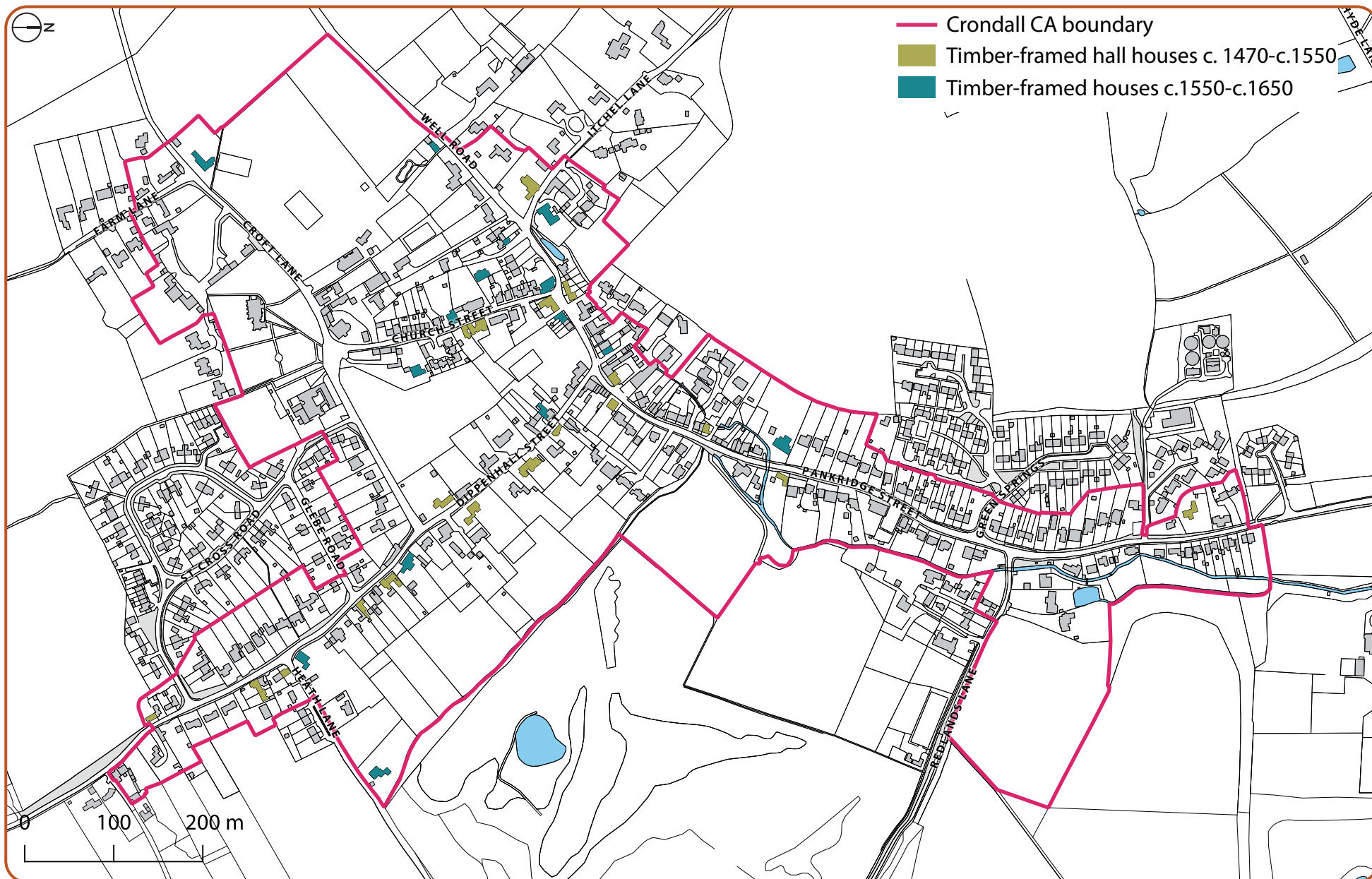


1846 tithe map showing the historic arrangement of streets

- The streets are narrow and winding, often without a pavement, particularly in the historic centre around The Borough.
- Most buildings are detached or semi-detached, and where there are terraces, they are often less than six houses long.
- Most houses have their own gardens, giving the settlement a loosely knit, rural character.
- Church Street; The Borough; the south end of Pankridge Street and the west end of Dippenhall Street form the historic centre of the village. This area is characterised by a dense development pattern. Here, buildings tend to be closer together, directly fronting the road or with small front gardens.
- Further out of the centre, along Pankridge Street; Well Road; Croft Lane and Dippenhall Street, the development pattern is more dispersed; houses are set further back from the road behind large front gardens and are spaced further apart, with a higher proportion of detached houses. Despite this, they are almost all visible from the road, contributing to the conservation area's 'village' character.



*Buildings on the north-east side of Dippenhall Street, including Manor House in the foreground, built close to the road*



Timber framed houses c.1470 - c.1650



## 4.2 Townscape details

### Architectural interest

- Throughout the conservation area, most of the older (fifteenth- to seventeenth-century) buildings have vernacular layouts and architectural forms: irregular and asymmetrical, with small window apertures and a mixture of off-centre and gable-end chimney stacks. These reflect their histories of adoption by successive owners.
- There is a mixture of modest cottages and larger houses, built for residents of higher social status; they are all domestic in scale, at no more than two storeys in height. Many former farmhouses were divided into cottages for farm labourers after enclosure of the open fields in the seventeenth and eighteenth centuries.
- Crondall has an impressive collection of fifteenth- and sixteenth-century timber-framed former hall houses. These are often of similar proportions; the length of their bays was dictated by the optimal length of oak for their construction of 6-12ft (1.8 -3.7m), and they are all three to four bays long. Over the course of the sixteenth and seventeenth centuries, the double-height halls were floored over and chimney stacks inserted to replace wattle-and-daub smoke hoods or original open hearths.
- The conservation area includes a variety of roof forms: gabled, hipped; catslide, and double-pitched. Almost all roofs are steeply pitched, indicating their formerly thatched coverings, before the thatch was replaced with clay tiles in seventeenth century or later. Garret's Farm, The Close and Dovas Cottages



*Garret's Farm, Pankridge Street*

have unusual and characterful roof arrangement, whereby a later (often seventeenth-century) extension to the front of the building features a series of smaller gables facing the road, perpendicular to the body of the main roof.

- There are many prominent brick chimney stacks, which contribute to the vernacular, domestic character of the conservation area. Some have attractive decorative brickwork, as at The Old Parsonage.

- The Plume of Feathers Public House has an exposed timber frame and brick nogging. Both the frontages to The Borough and Church Street have a first-floor jetty, supported by a diagonal down braces. This building has been an inn since at least 1639.
- The conservation area contains a single cruck-framed building (where the cross frame is made of pairs of curved oak, joined at the top to form a pointed arch) at Lime Trees. Similar cruck-framed buildings in the county have been dated to 1360–1400; this type of construction is relatively rare in Hampshire.
- Although the conservation area is almost entirely residential, some former agricultural buildings speak of the village's agrarian history, such as the barns at The Old Parsonage, the outbuildings at Chaundler's Farmhouse and Hannams Farm Barn (No. 5 Hannams Farm Close). These contribute to the rural character of the conservation area.
- The Old Parsonage was rebuilt in the late sixteenth to seventeenth century; however, parts of the ground floor of the house and the Church Street frontage of The Old Parsonage's barn are of flint and stone construction, similar to that of the church. This suggests that parts of these structures also date to the eleventh-century.



*The Plume of Feathers PH, The Borough*



- Grade I listed All Saints' Church is an eleventh-century rebuilding of an earlier Saxon church (dating to the sixth century or earlier), parts of which were incorporated into the new building and are visible today. The church displays a mixture of Norman/Romanesque architectural features, such as round arches with carved chevrons, and later Gothic details from the fourteenth century. Some windows are Victorian replacements. The impressive and unusual church tower was rebuilt in brick in 1657 and features four corner pinnacles. The tower is an important landmark feature in the townscape of the conservation area.
- The conservation area includes a number of Georgian houses and older buildings with Georgian frontages. These buildings are characterised by symmetrical elevations, classical proportions, large sash windows and neo-classical detailing, such as fanlights, moulded door surrounds and cornices. These buildings and frontages have a finer, more formal character than the older, vernacular buildings.
- There is a variety of timber-framed windows in the conservation area, including Georgian (six over six) sash windows; Victorian sash windows with fewer, larger panes of glass; and casement windows, either pre-1700 or Victorian. Almost all timber frames are painted white.



*North elevation of All Saints' Church*



*The Old Vicarage, Church Lane*

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- There are some Victorian cottages and short terraces, including Nos. 4–5 The Jollies on Pankridge Street and Church Hill Terrace on Church Street. These tend to be simple, unadorned, red-brick buildings with timber casement windows under flat or segmental brick arches. They make a modest contribution to the character of the conservation area.
  - There are two pairs of Victorian villas (Clynton Villas, Pankridge Street, and The Yews, Dippenhall Street) and one detached villa (The Platt, Dippenhall Street). These are distinctly Victorian in style, with bay windows containing large, four-paned sashes, polychrome brickwork and slate roofs (only available in Crondall after the railway reached Winchfield in 1838). These are not typical of the character of the conservation area, but do add to its character in that they demonstrate the chronological development of the village and the new materials and construction technology that came with it.
  - The primary school on Croft Lane was built in 1878; it is built in red brick and features multiple gables, several prominent chimney stacks and tall windows, typical of a late Victorian school building.
  - The village shop at the south end of Pankridge Street dates from 1899; it has a traditional wooden shopfront, which adds to the historic character of the conservation area.

## Building materials

- Many buildings in the conservation area are timber-framed. Although the frames are sometimes concealed behind later fronts, they remain externally expressed in many others such as The Manor House on Dippenhall Street; The Plume of Feathers and The Brambles in The Borough.
- The predominant material that characterises the conservation area is red brick. The brick range in age and size—from two-inch Tudor bricks, gradually increasing in size through the centuries until the standardised, uniform bricks of the nineteenth century. Many buildings have a range of brick sizes and ages, as a result of their early origin and subsequent evolution over time.
- The wattle and daub that once filled the panels between the timber frames was generally replaced from the seventeenth century onwards with bricks (called 'hogging').
- Hung clay tiles are very common in Crondall, used from the seventeenth century onwards to cover up timber framing and wattle and daub either for aesthetic and weatherproofing reasons.
- Some wattle and daub survives behind later hung clay tiles, for example at Lime Trees, Dippenhall Street.
- Occasionally, burnt brick headers are used for decorative effect, for example at Chaundler's Farmhouse, Dippenhall Street (built with reclaimed two-inch Tudor bricks, supposedly from the old Manor House that was being rebuilt at the time) and Dumbledore, Pankridge Street.



*The Brambles, Church Street*

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- There are a few examples of painted brickwork and render, such as The Old House, Church Street. This is not typical of the conservation area, but adds to its variety and character.
  - Flint, sourced from the local chalk downland, is fairly common. It is used at ground-floor level at Chilloway Terrace, Pankridge Street, and used in combination with chalk and stone at the Old Parsonage and its barn with Church Street frontage.
  - The majority of buildings have handmade, clay plain tiles. This uniformity contributes to the character of the conservation area.
  - Some nineteenth century buildings have slate roofs, but these are uncommon. These roofs make a modest contribution to character, illustrating the increasing availability of non-local materials during the Victorian period, which had a small impact on the appearance of the village.



## Boundary treatments

- The conservation area features a great variety of boundary treatments, either planted or made from brick, flint, chalk, stone or timber.
- Brick, flint and stone walls reflect the geology of the local area. These local materials contribute to the vernacular character of the conservation area.
- Planted boundaries comprise hedges of different varieties, both short and tall, trimmed and informal.
- In The Borough, houses either directly front the road or have small front gardens surrounded by low brick walls (with or without railings), which contribute to the enclosed residential and picturesque qualities of the conservation area.
- Towards the edges of the conservation area, more informal boundary treatments predominate, such as hedging and timber fencing. These help to underline the transition from the village context to the open countryside beyond.
- At the very edges of the village are some examples of simple post and rail timber fencing, such as at Nos. 1 and 2 Handcroft Cottages.
- It is common to see low brick walls backed by evergreen hedges, particularly on Dippenhall Street. These soften the edges of the brick walls and contribute to the rural and residential characteristics of the conservation area.
- Some brick walls make decorative use of burnt brick headers,



*Brick boundary walls on Church Street*



such as the boundary wall of the Plume of Feathers on Church Street and the brick boundary wall of The Cedars at the junction of The Borough and Dippenhall Street.

- On Pankridge Street, low timber palisade fencing, either painted or unpainted, is common. These are characterful and provide some unity to the front gardens in this part of the conservation area.



*Low palisade fences and front gardens on Pankridge Street*



*Timber post-and-rail fencing at No. 1 Handcroft Cottage, Pankridge Street*



## Street furniture and public realm

- Some old, worn stone kerbs survive in Dippenhall Street.
- Street lighting is provided by modern, black-painted lamps in imitation historic style, often attached to timber telegraph poles. Although historically there was no street lighting in Crondall, these lamps contribute to the traditional character of the conservation area and are unobtrusive.
- There is a tall, black reproduction gas lantern on Pankridge Street, opposite Chilloway Terrace. This is unusual, given its rural context, and it apparently has no historic precedent in the village, but it blends into the traditional streetscape; it neither adds nor detracts from the character and appearance of the conservation area.
- Hook Meadow has simple timber seats that blend harmoniously with the traditional character of the conservation area.
- Simple timber signposts indicate public footpath routes and are in keeping with the rural character of the conservation area.
- Two black and white 'finger posts' can be found in the conservation area: one next to the Crondall Stores on Pankridge Street and one at the junction of Dippenhall Street with Health Lane. These are attractive and characterful and contribute to the character of the conservation area.
- An old-fashioned red-painted, cast-iron post box and telephone box can be found on Pankridge Street. These are in keeping with the traditional character of the conservation area.



*Traditional street lamp attached to a telegraph pole in The Borough*

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## 4.3 Open space, parks and gardens, trees

### Open space assessment

The character of Crondall Conservation Area is derived not just from the buildings in it, but also from open space inside and outside its boundaries. Open space contributes in three main ways:

- It allows views across the conservation area and forms the setting to its historic buildings;
- It defines the pattern of the historic settlement and its relationship to the landscape around;
- It has historic interest in its own right.

The extent of the contribution of individual parcels of open space depends on the way they are experienced. Those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important. For this reason, private gardens are excluded from this open space assessment; most of them are enclosed and of limited visibility. However, trees in private gardens are often visible from the surrounding area and their contribution is explored in more detail in Section 4.3 'Gardens, trees and water courses'.

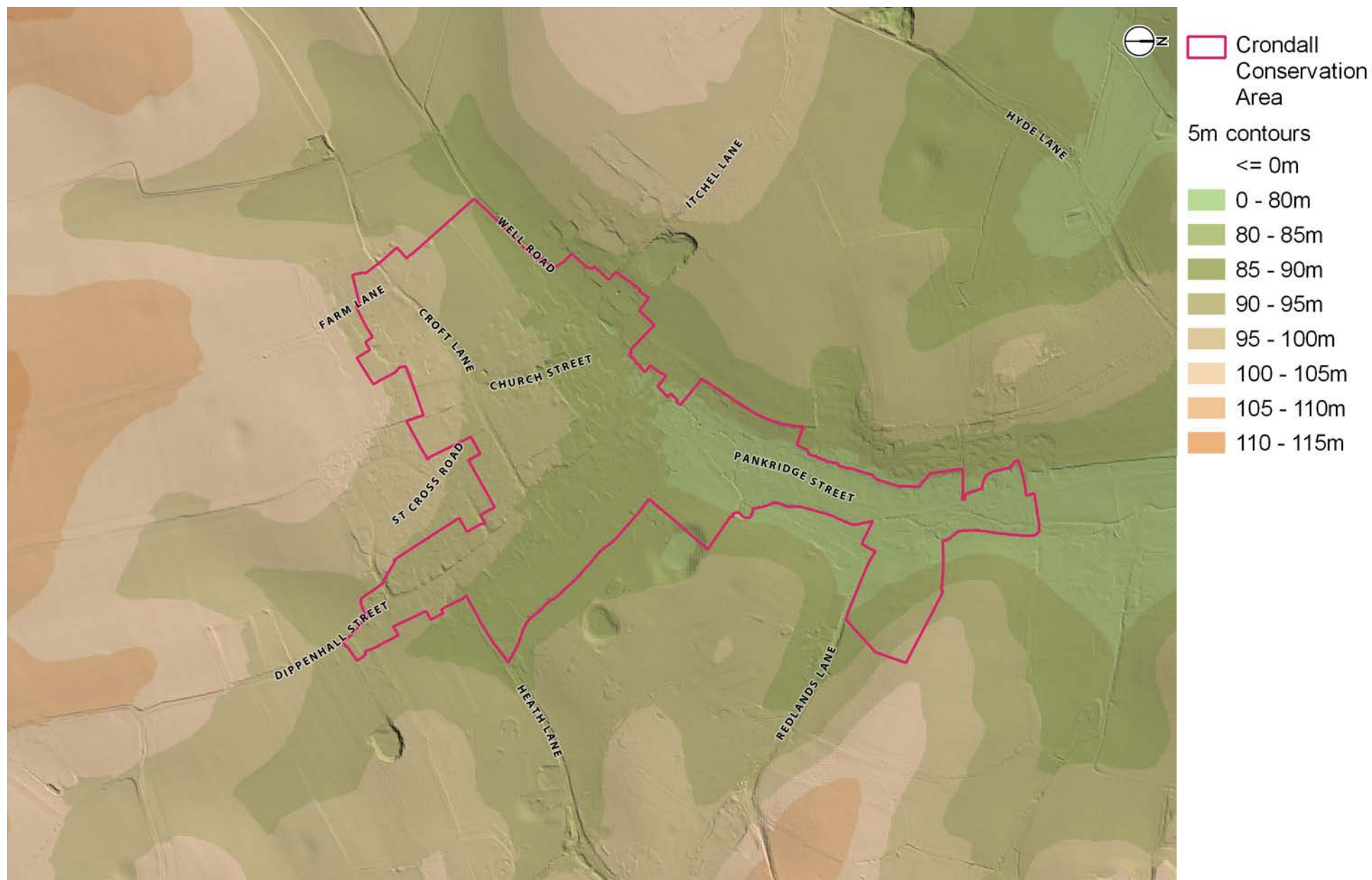
Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). In addition, privately owned paddocks, orchards and meadows are included in this open space assessment; due to Crondall's rural character, this type of open space can be found within and around the conservation area and are, unlike the majority of private gardens, open in nature and therefore usually quite visible.

Only parcels of land lying outside the conservation area that are directly adjoining the conservation area or in close proximity to it have been included in this assessment. The exclusion of parcels of land further afield does not mean that they do not contribute to the character of the conservation area; due to the bowl-like topography of the area illustrated on page 20 (the name Crondall derives from the Saxon word crundall meaning ravine or depression), they may well play a positive role in views out of the conservation area or allow views into it. Any future developments involving these open spaces should take account of their contribution.

Individual parcels of land are assessed below and mapped on the map on page 22 according to the extent of their contribution to the character and appearance of the conservation area: strong, some or none/negligible.

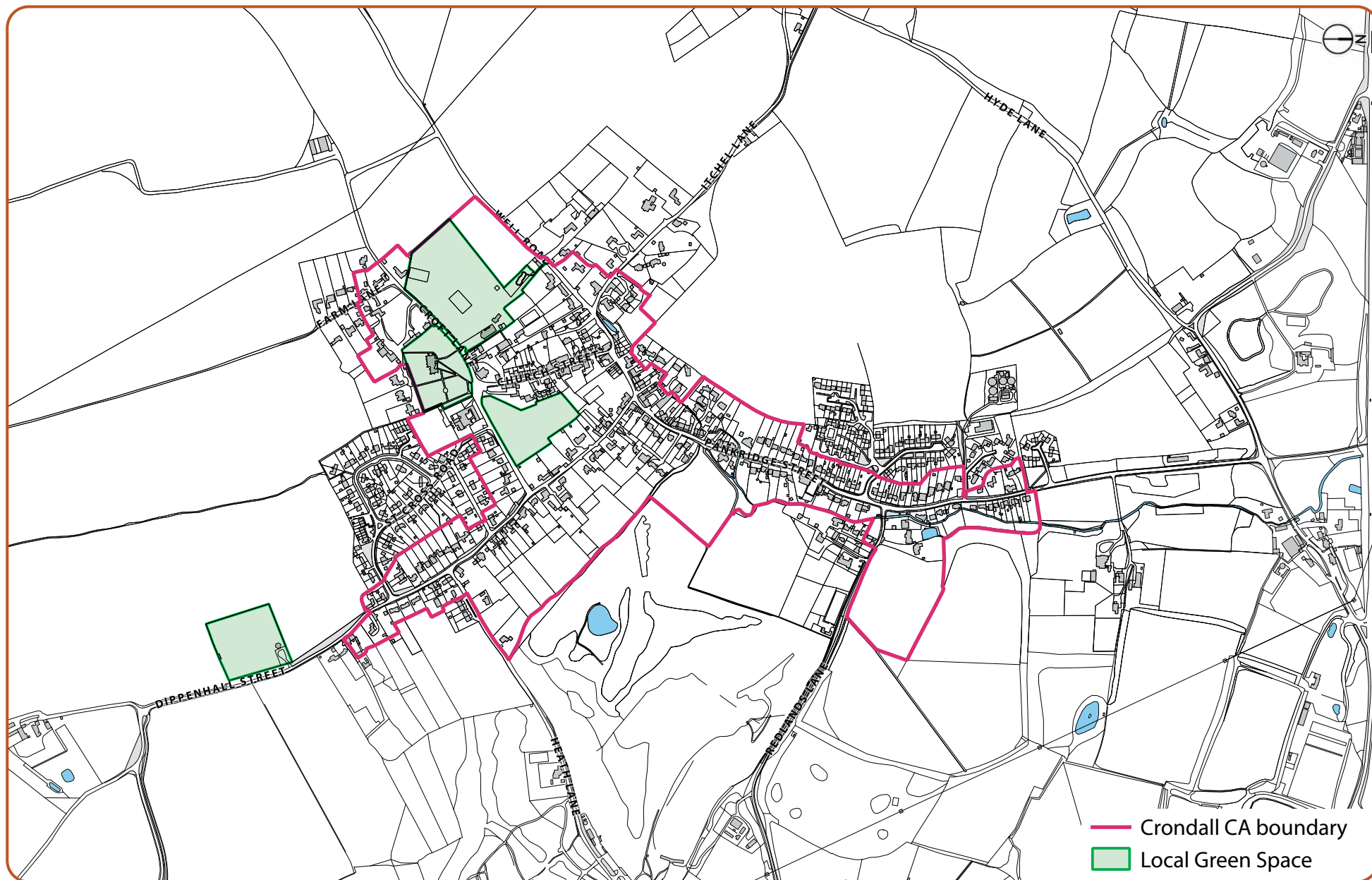
Four of the open spaces in the Crondall area have been separately designated as Local Green Space in the Crondall Parish Neighbourhood Plan (2017). These are as follows:

- Hook Meadow (parcel 3 in this assessment);
- Old Parsonage Meadow (parcel 2);
- Farnham Road Recreation Ground (part of parcel 19); and
- The Church graveyard (parcel 1).



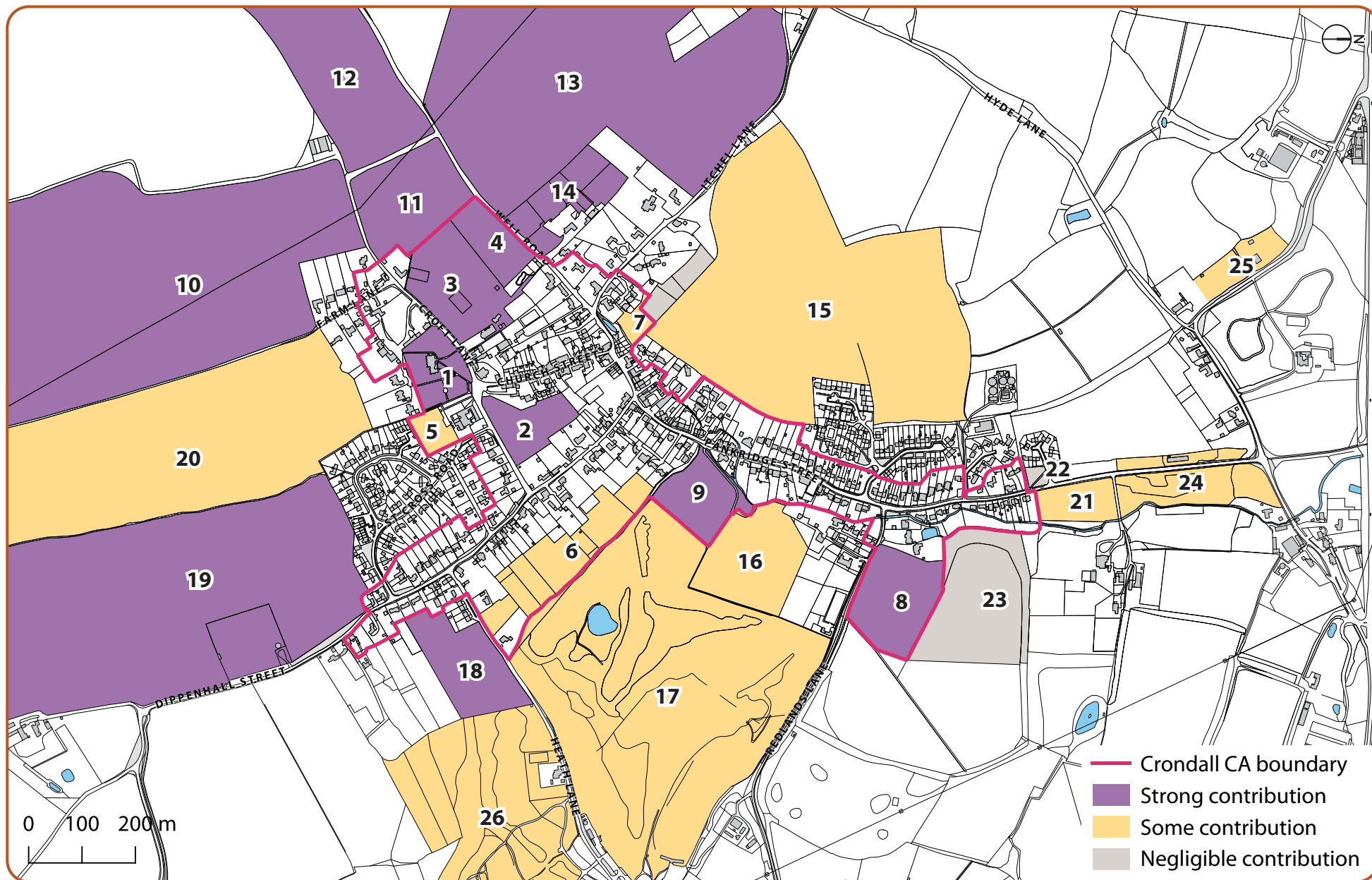
Topography map of the Crondall Area showing its bowl-like form





Crondall Local Green Space





Crondall open space assessment

## ***Open space within the conservation area***

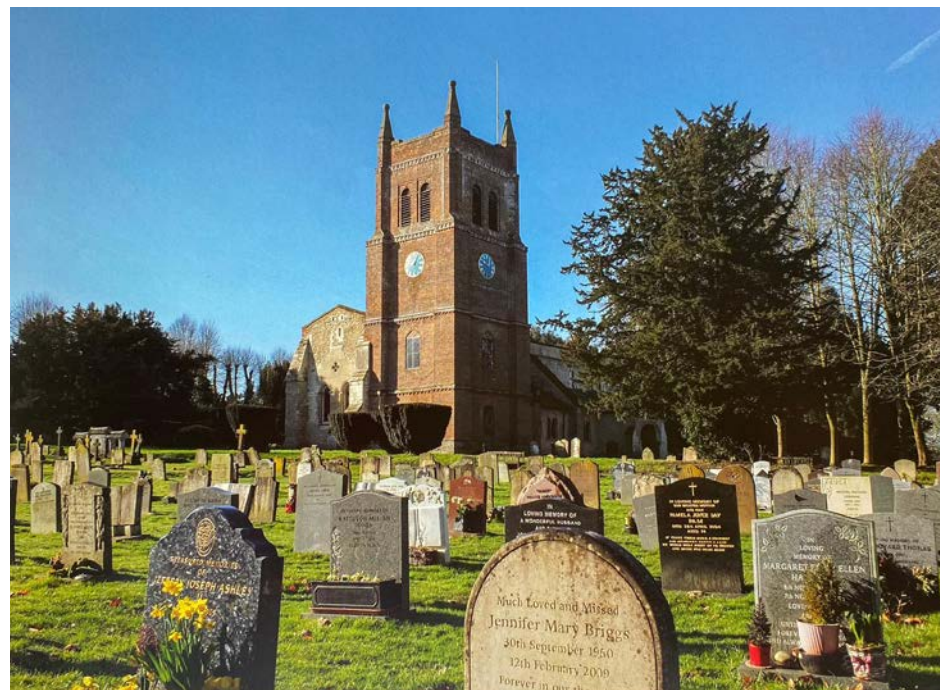
### ***1 Churchyard of All Saints Church: strong***

The churchyard, where local residents through the centuries have been laid to rest, forms the historic setting of Grade I listed All Saints Church, which has Saxon origins. Until 1873 there were several buildings in the northern part of the churchyard, close to the entrance: the vicarage, Church House and the Castle Inn. These were demolished when the churchyard was extended.

The church and its churchyard have been the historic, spiritual and communal heart of the village for over a thousand years; the churchyard is therefore of outstanding historic interest. It contains many mature trees, including an avenue of lime trees. From the churchyard, there are attractive views over Hook Meadow and out to the surrounding downland that rises away from the village to the west. For these reasons, the churchyard makes a strong contribution to the character of the conservation area.

The churchyard is identified as a Local Green Space in the Crondall Parish Neighbourhood Plan for its community value, its historic significance, and its prominent location.

To view this area on a map, see [Crondall open space assessment on page 22](#).



*All Saints' Churchyard viewed from the north-east*

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## 2 *Old Parsonage Meadow: strong*

The medieval manor house and its home farm were the focus of medieval Crondall. The home farm, with its noisy and odorous activities, was set apart from the manor house—today it is known as the Old Parsonage. Old Parsonage Meadow was part of the home farm, and the village developed around it, with the farm as the focal point. From the nineteenth century, it became known as the Glebe (land forming part of the benefice of the church) and in 1846 the home farm became known as Parsonage Homestead. However, there is no evidence that it was occupied by clergymen; it was in fact let to tenant farmers.

The meadow provides a large area of natural green space in the centre of the conservation area, enhancing its rural character. Although it is privately owned, it is clearly visible through its entrance on Croft Lane and from the junction of Croft Lane and Church Street; here, the intervisibility of the churchyard and the meadow contributes to the opening-up of the urban grain around this junction, which is an important part of the character of the conservation area. More importantly, the meadow, farmed since the formation of the village, is the last surviving fragment of the ancient farmland within the historic core of the village, around which the village developed. It is therefore of considerable local historic interest and makes a significant contribution to the historic character of the conservation area.

Old Parsonage Meadow is identified as a Local Green Space in the Crondall Parish Neighbourhood Plan for its community value, its historic significance, its contribution to the rural character of the heart of the village, and its wildlife.

To view this area on a map, see [Crondall open space assessment on page 22](#).





*Old Parsonage Meadow, viewed from the entrance to The Old Parsonage on Church Street*



### 3 *Hook Meadow: strong*

Hook Meadow is a public recreation ground near the southern boundary of the conservation area. It provides sports and recreational facilities, including a children's playground, that are popular with the local community. It was first made available for public use in 1948, at which point the row of Lombardy poplar trees were planted along its north-western edge. Since then, it has been central to the village's community, with the village hall built on its northern periphery in the 1970s.

The open green space of Hook Meadow connects the village with the surrounding countryside, both physically and by virtue of the impressive views that it provides over the agricultural downland that rises to the north and west. In this way it makes a strong contribution to the rural character of the conservation area.

Hook Meadow is identified as a Local Green Space in the Crondall Parish Neighbourhood Plan for its community value, its important views, and the landmark poplar trees.

To view this area on a map, see [Crondall open space assessment on page 22](#).



*Hook Meadow, looking eastwards towards the church*

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**4     *Field between Well Road and Hook Meadow: strong***

This small field was originally part of Hook Meadow, and was separated from it in 1948 when the rest of the meadow was donated to the village. It is in agricultural use and has a footpath along its north-western edge. This field provides attractive views in nearly every direction, both out to the surrounding countryside (to the south-west, north-west and north) and inward to Hook Meadow, beyond the row of poplar trees. This highly visible open space physically, and visually (through outward views), integrates the surrounding countryside with the conservation area, making a strong contribution to its rural character.

**5     *School playing field: some***

This small playing field was added to the school's grounds in the 1960s, when the area on the south-west side of Dippenhall Street was developed with modern housing. Before this, the farmland between the church and Dippenhall Street was known as the Croft, which historically belonged to Manor Court Farm (the former manor house; now known as the Court).

The playing field is visible through its entrance on Glebe Road; its open green space and the mature trees that line its boundary contribute to the character and appearance of the conservation area.

**6     *Paddocks to the north-east of Dippenhall Street: some***

These paddocks belong to some of the houses on the north-east side of Dippenhall Street. They separate the houses from Oak Park Golf Course to the north-east, from which they can be glimpsed through the line of trees that encloses them. The easternmost paddock can be viewed from an entrance on Health Lane, providing an attractive, verdant view into the conservation area that reinforces its rural character. The open space of these paddocks helps to define the linear settlement form of historic Crondall, with a narrow ribbon of development following Dippenhall Street out of the village. Therefore, these paddocks make a positive contribution to the conservation area.

**7     *Paddocks belonging to Hannam House, to the north-east of Itchell Lane: some and negligible***

These paddocks are hidden behind Hannam House, but can be glimpsed from Well Road. The southern-most paddock, closest to Well Road and The Borough, provides a rural setting for the listed buildings in this area and helps to define the boundary of the historic settlement; it therefore makes a positive contribution to the special character of the conservation area. The paddocks further north-west, however, are less visible and (being further from the historic part of the village) are less important in defining the historic settlement pattern. These make a negligible contribution to the character of the conservation area.

To view these areas on a map, see [Crondall open space assessment on page 22](#).

## ***Open space outside the conservation area***

### ***8 Field to the north of Redlands Lane: strong***

This open grassy field, which rises up to the north and east, is highly visible from Redlands Lane. From the edge of the conservation area, next to Redlands Cottage, there are impressive and highly attractive views into the field, which contains a cluster of mature trees in its centre, and across it to the field beyond it. From the footpath along its eastern edge, there are also views into the conservation area, which show the historic buildings of Pankridge Street nestled at the bottom of the slope of the fields to the west of the village. These views make a strong contribution to the character and appearance of the conservation area.

To view this area on a map, see [Crondall open space assessment on page 22](#).



*Field to the north of Redlands Lane, viewed from Redlands Lane (View K; see section 6)*



## 9 *Four-Acre Field: strong*

This field is an open grassy field to the east of Pankridge Street, opposite Chilloway Terrace. It has a public footpath along its southern boundary, and is bounded to the east by Oak Park Golf Course and to the north by another field, containing Ashley Head spring. It has a wide entrance from Pankridge Street, from which there are wide and (thanks to the rising topography) long views across the field to the slopes of the golf course and the field containing Ashley Head spring. These views help the impressive surrounding landscape to penetrate into the heart of the village, reinforcing its rural character. This open space also signifies the loosening of the urban grain as one travels outwards from the historic centre of the village. For these reasons, Four-Acre Field makes a strong contribution to the character and appearance of the conservation area.

To view this area on a map, see [Crondall open space assessment on page 22](#).



*Four-Acre Field, viewed from its entrance on Pankridge Street*



#### 10 *Field to the south of Croft Lane: strong*

This field is in agricultural use. It is bounded to the north by Croft Road, to the west by the public footpath that skirts around Penn Croft Winery, and to the east by another footpath, that leads south from the end of Farm Lane. The field plays an important role in views out of the conservation area from Croft Lane and Well Road, reinforcing the rural character of the conservation area. It also allows views into the conservation area from the footpath along its western edge. Due to the bowl-like topography of the area, it also plays a role in even longer views towards the conservation area from higher ground further afield: for example, from the footpath that exits Lee Wood about half a kilometre to the south-west.

#### 11 *Field to the north-east of Croft Lane: strong*

This field is bounded by Croft Lane to the south and west, by Well Road to the north, with Hook Meadow to the east. It is in agricultural use and has a footpath crossing its centre, from Hook Meadow to the junction of Croft Lane and Well Road. This field slopes downwards towards Well Road, enabling impressive views over the countryside to the west of the village, which rises up from Well Road. As part of the immediate rural setting of the conservation area, it also plays an important role in views west from Hook Meadow, which contribute to the rural character of the conservation area.

To view these areas on a map, see [Crondall open space assessment on page 22](#).



*Public footpath leading east to Hook Meadow, through the field to the north-east of Croft Lane*

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*12 Field to the west of Croft Lane: strong*

This field is in agricultural use and is bounded by Croft Lane to the east, Well Road to the north, and by a public footpath to the south, which leads westwards from Penn Croft Winery. This field plays an important role in views out of the conservation area from Hook Meadow, Well Road and Croft Lane, which underline the rural character of the village and its setting.

*13 Fields to the north-west of Well Road: strong*

These fields are in agricultural use and are separated by a public footpath. They are enclosed to the south-east by Well Road, by Itchell Lane to the north-east, and by Hyde Lane to the west. They enable attractive, long views of the village from Hyde Lane, in which the village can be seen nestled in the natural bowl formed by the surrounding landscape, with wooded slopes rising up behind it to the north, and the tower of All Saints Church framed by trees. Additionally, these fields play an important role in views out of the village to the surrounding landscape from Croft Lane, Well Road and Hook Meadow—especially the larger of the two fields, which rises up to the north-west.

*14 Paddocks belonging to Potter's Hill, to the west of Well Road: strong*

Due to the westward slope of the land, these paddocks are highly visible from Well Road, Hook Meadow and the footpaths and other lanes in this part of the conservation area. Their open, green nature means they are visually harmonious with the surrounding countryside, and they have a rural character. They therefore make a positive contribution to the conservation area.

*15 Field to the north-east of Itchell Lane: some*

This field is in agricultural use and is situated behind the houses on the west side of Pankridge Street, bounded to the north by Hannam's Copse and another agricultural field, and to the south-west by Itchell Lane and the paddocks belonging to Hannam's House. This field allows attractive views towards the conservation area from the field entrance on Itchell Lane—from here, the linear form of Pankridge Street can be seen against the background of the wooded slopes that rise up beyond it. However, the field is less visible from within the conservation area itself.

To view these areas on a map, see [Crondall open space assessment on page 22](#).

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**16 *Field containing Ashley Head spring: some***

This field of open grassland is located to the north-east of Four-Acre Field and to the east of the houses on the east side of Pankridge Street. It is largely obscured from the conservation area but it makes some contribution because it can be seen in views north-east from Pankridge Street at the entrance to Four-Acre Field, which contributes to the rural character of the conservation area. Furthermore, it allows views into the conservation area from the footpath that runs along its eastern edge— here, the historic buildings along Pankridge Street can be seen with the chalk downland rising up in the background.

**17 *Oak Park Golf Course (to the west of Heath Lane): some***

The golf course is located to the west of the conservation area, enclosed to the north-east by Redlands Lane and crossed by Heath Lane. The part of the golf course to the west of Heath Lane is visible in long views out of the conservation area from the entrance of Four-Acre Field on Pankridge Street; in these views, its primary contribution is its abundance of mature trees, which communicate the sylvan character of the landscape to the north and east of the village. There are also views into the village from the golf course itself, although these are limited due to the plentiful trees.

**18 *Field south of Heath Lane: strong***

This open, grassy field is visible from Heath Lane, especially at the field entrance opposite Doules Mead, and is glimpsed between the buildings of Dippenhall Street. Its perimeter is lined by trees

and a hedgerow. This field forms part of the rural setting of the conservation area which, by virtue of its visibility from Dippenhall Street and Heath Lane, contributes to its character.

**19 *Field to the west of Dippenhall Street: strong***

This field is in agricultural use and is bounded to the north by the modern housing of Chaundlers Croft and St Cross Road, to the east by Dippenhall Street and to the west by a public footpath. It is part of the rural setting of the conservation area and provides impressive, wide views to the south from Dippenhall Street, which contribute to the character of the conservation area.

The Farnham Road Recreation Ground within this parcel of land is designated as a Local Green Space in the Crondall Parish Neighbourhood Plan for its community value.

**20 *Field east of the public footpath at the end of Farm Lane: some***

This field is in agricultural use and is situated to the east of the public footpath that leads off Farm Lane, to the south of the conservation area. This field, like its neighbours, contributes to the rural setting of the village. Although it is not visible from within the conservation area, it enables views towards the church from the public footpath that skirts its western perimeter, thereby helping to locate the village in its rural context.

To view these areas on a map, see [Crondall open space assessment on page 22](#).

*21 Field to the north of No. 1 Pankridge Street: some*

This field, to the north of No. 1 Pankridge Street and to the east of Pankridge Street itself, is open and grassy, but is mostly obscured from view from within the conservation area, due to the thick evergreen trees that border it. Despite this limited visibility, it makes some contribution to the arrival experience of entering the conservation area from the north.

*22 Small parcel of land opposite No. 1 Pankridge Street: none/negligible*

This small square parcel of land is crossed by a short footpath that leads from Pankridge Street to LeFroy's Field, a late twentieth-century housing development. It is wooded and enclosed by tall, informal hedgerows, which allow limited views into or out of the conservation area. Despite adding to the village's abundance of trees, this parcel of land has few truly mature specimens and has a large amount of scrub, which limits its contribution to the appearance of the conservation area.

*23 Field to the north-east of the conservation area: none/negligible*

This field is located to the north of the field that lies to the north of Redlands Lane. It is bordered to the west by a thick curve of trees which prevent any views into the field from Pankridge Street, or into the conservation area from the footpath that runs along its eastern perimeter. Due to this lack of intervisibility, this field makes a negligible contribution to the conservation area.

*24 Fields east and west of Pankridge Street to the north of the conservation area and to the south of the crossroads with Hyde Lane: some*

These fields afford some views on entry to the village and contribute to the village's country setting.

*25 Two fields north of Erlands House on Hyde Lane: some*

These fields afford some mid-range views from and to the village and contribute to village's country setting.

*26 Escarpment south of Heath Lane (Oak Park Golf Club): some*

This site affords some views across the village from the escarpment and allows the viewer to appreciate the village within its natural ravine.

To view these areas on a map, see [Crondall open space assessment on page 22](#).

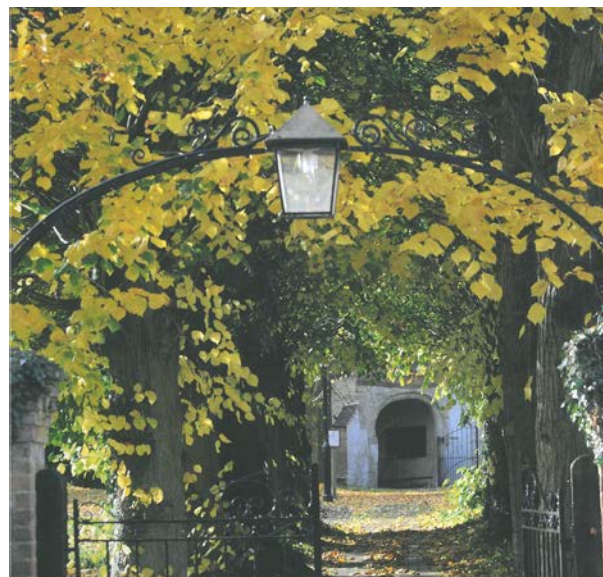


## Gardens, trees and water courses

- Hook Meadow is surrounded by hedgerows, which feature mature trees, and along its north-west edge is a distinctive row of Lombardy poplar trees, which were planted in the late 1940s.
- Old Parsonage Meadow is notable for its abundance of mature trees, both within the meadow and along its boundary.
- The churchyard of All Saints Church also contains many mature trees, in the churchyard itself and around its periphery. There is an avenue of tall lime trees leading from the gateway onto Croft Lane to the church, which add an interesting axial element in the otherwise organic layout of the village.
- The village pond directly abuts Well Road, close to The Borough. This distinctive feature provides some informal open space in the densest part of the village and attracts wildlife to its centre, reinforcing its rural character.
- Private gardens also form an important part of the rural character of the conservation area. Almost every house has a garden; more substantial houses, such as The Court on Croft Lane and Briary House on Well Road, are set back from the road, and their large front gardens can be glimpsed from the road, reinforcing a sense of spaciousness within the conservation area.
- For the most part, rear private gardens have remained undeveloped. This means that the gardens feel relatively continuous with the surrounding countryside, thereby contributing to the rural character of the conservation area.



*Village pond, Well Road*



*Lych Gate with the avenue of lime trees beyond, leading to the entrance of All Saints' Church*

## 4.4 Views

Views make an important contribution to our ability to appreciate the character and appearance of the conservation area. A representative selection has been identified in the appraisal that encapsulate and express the special and unique character of the conservation area (and in some cases the contribution of its landscape setting). These views are a selection only and are not definitive.

Crondall lies at the bottom of a natural topographic 'bowl' between the valley of the River Hart to the north and the open chalk downland that surrounds the village to the east, south and west. The village itself is relatively flat. This topography allows long views out of the village to the surrounding countryside from almost anywhere within the village, enabling the conservation area to be understood in relation to its rural surroundings. Similarly, this topographical arrangement means that long views into the conservation area are possible from the surrounding countryside. In particular, the church can be seen rising above the village against a background of wooded hills or rolling farmland, from the extensive and well-used network of public footpaths and bridleways. These views help to connect Crondall to the surrounding rural landscape, without which its history and development cannot be fully appreciated. Within the village, the tightly knit, narrow, winding streets provide attractive views that add to the historic, pastoral character of the conservation area.

Three types of view have been identified. These are mapped on the interactive map and illustrated on the following pages. The selection is not exhaustive and other significant views might



*View A- The Borough, facing its junction with Church Street and Well Road*

be identified by the council when considering proposals for development or change.

- **Townscape views** within the conservation area which give a sense of the spatial character and development, and architectural quality of the village. Trees can play an important part in these views. (Views A–I).
- **Contextual views** which look out to the landscape beyond the conservation area, and give an understanding of its topography and setting (Views J–R).



- **Setting views** from outside the conservation area, which enable its boundaries and rural setting to be understood and appreciated (Views S–T).

Some of these views are dynamic, in which moving along a street or path reveals a changing streetscape or landscape.

Particularly important townscape views include views into Old Parsonage Meadow from the entrance to the Old Parsonage and from the gated entrance on Croft lane (Views C and F), which contribute to an understanding of the historic development of the village around the manor's home farm, and the dynamic view

through The Borough from the junction with Dippenhall Street to Church Street (View A), which is more architectural. Key examples of contextual views are the view from Hook Meadow over the rolling countryside to the west and south-west (View N) and the view from Pankridge Street into Four-Acre Field (View L). An important example of a setting view is the long view of the village from Itchell Lane, across the fields to the north of Pankridge Street (View T).



*View T: view south-east towards Crondall from Itchell Lane*





*View N - south-west from Hook Meadow*



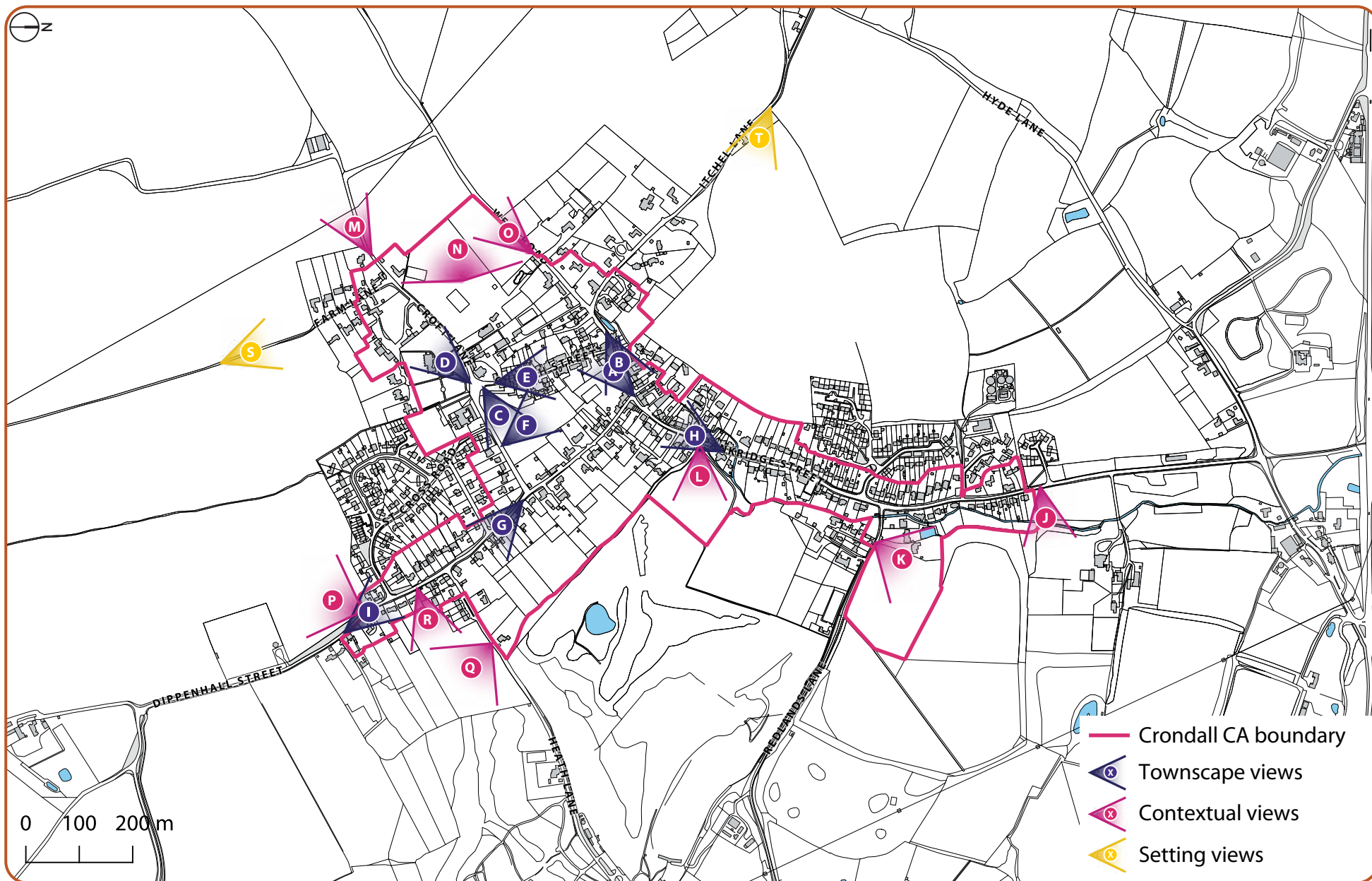
*View L - Four-Acre Field, viewed from its entrance on Pankridge Street*



*View C - Old Parsonage Meadow from the entrance to The Old Parsonage*



*View F - Old Parsonage Meadow from the gated entrance on Croft Lane*



Views



## 4.5 Character zones

Five zones of discernibly different character can be identified within the conservation area, based on their spatial character and architectural qualities, historical development and the contribution they make to the conservation area.

The features and individual characteristics of each zone that contribute to the character and appearance of the conservation area are summarised below. The boundaries of the Character Zones are mapped on [page 40](#).

### **Character zone 1: The Borough, Church Street, the south end of Pankridge Street and the west end of Dippenhall Street**

This area was the heart of the Saxon settlement, set between the stream to the north-west of The Borough and the Manor's home farm (the Old Parsonage). It remains the centre of the village; it is the most densely built-up part of the conservation area and contains the village shop and one of Crondall's two pubs.

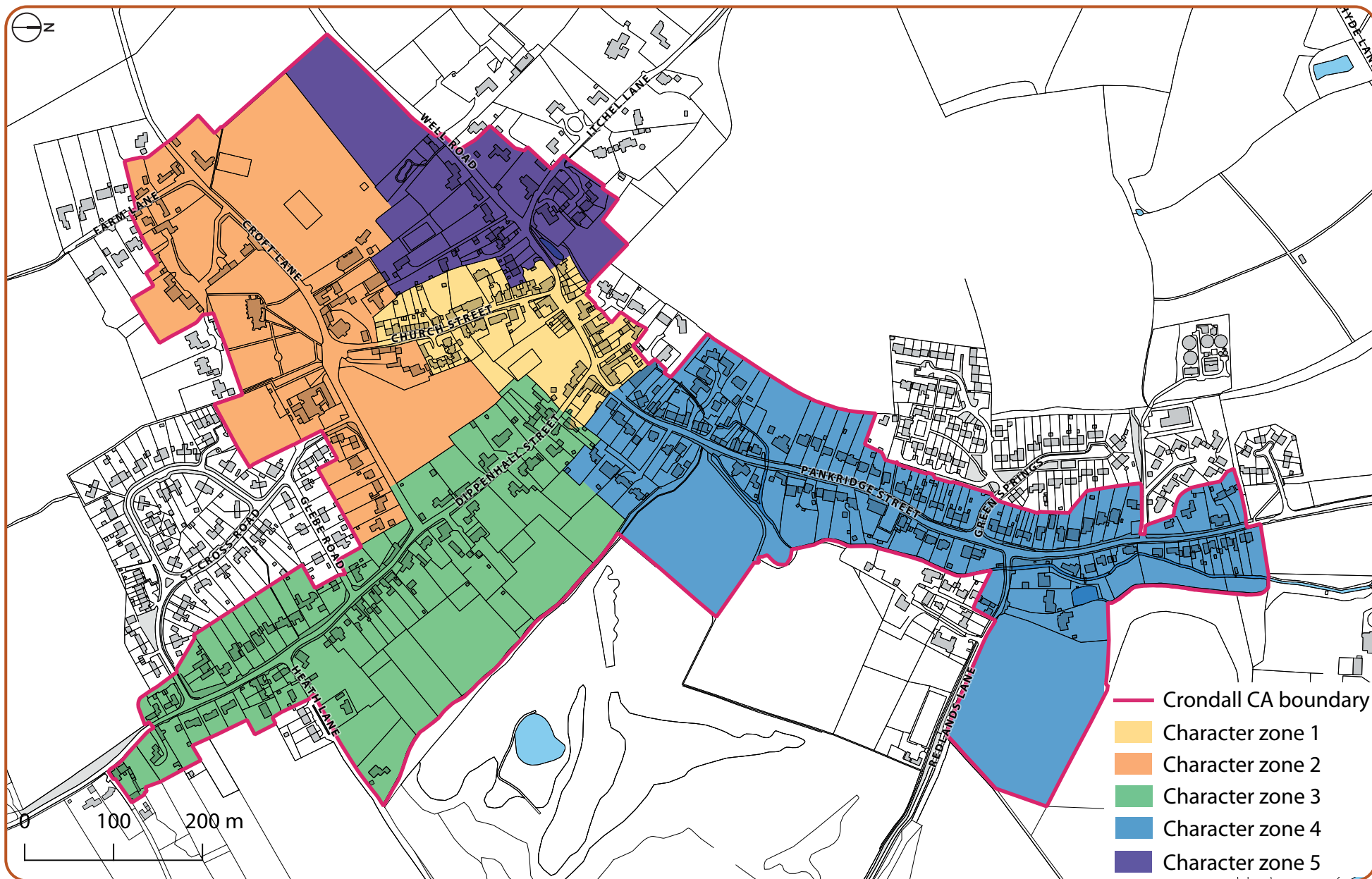
- The street plan in this character zone dates from the Saxon period.
- Red brick and clay tiles predominate in this character zone, but white- or light-painted brick is also common.
- There is a mixture of cottages, small former farmhouses and larger houses ranging in age from the fifteenth to the nineteenth century.



*Nos. 26-30 The Borough*

- This character zone contains a high concentration of pre-1650 timber-framed buildings. There are seven timber-framed former hall houses, dating to c.1470–1550 and six timber-framed houses dating to c.1550–1650.
- The buildings in The Borough and at the ends of Pankridge Street and Dippenhall Street are tightly knit together and built close to the road, indicating that this area was this historic centre of the village.





Character zones

- Houses either directly front the road or have small front gardens surrounded by low brick walls (with or without railings). The small front gardens emphasise the rural nature of the settlement and contribute to the character of this area.
- The Cedars is less visible from The Borough because it is concealed by a tall brick wall backed by an even higher hedge. However, this boundary wall, because it fronts directly onto The Borough, contributes to the dense character of this area.

- The buildings on Church Street are more spread out, but are still built close to the road.
- There are no pavements in this character zone.
- There are important townscape views in this character zone, taking in tightly-knit groups of historic buildings.



*Junction of Pankridge Street, The Borough and Dippenhall Street, viewed from Pankridge Street facing south-west*



*The Crondall Stores, Pankridge Street*



## Character zone 2: All Saints' Church, The Old Parsonage and Croft Lane

This character zone is based around the historic focal point of the Saxon settlement: the important triad of manor house, church and home farm. It contains the two key public open spaces in Crondall: Hook Meadow and the churchyard, as well as Crondall's only Grade I listed building, All Saints' Church.

- This character zone has a distinctly open character, resulting from the historic separation of the manor house and church from the centre of the village.
- All Saint's Church is a focal point in the conservation area: it is the oldest, tallest and most highly listed building in the village.
- The Saxon street layout focused around the church, former manor house (The Court) and former manor farm (The Old Parsonage) is intact. These buildings and their activities were the village's original basis.



*The Old Parsonage*



- Most of the buildings in this character zone (except those opposite the churchyard on Croft Lane) are set back from the road and from one another behind large front gardens, allowing the rural landscape to permeate the conservation area.
- The Court is set in large gardens and reached by a long driveway, denoting it as a residence of high status. In contrast, the more modest neighbouring cottages on Farm Lane are built closer to the road, reflecting their less 'exclusive' historic status.

- There are only two timber-framed buildings in this character area: The Old Parsonage and Pilgrim's Cottage, both dating from c.1550–c.1650.
- The group of eighteenth- and nineteenth-century buildings on the north side of Croft Lane, opposite the churchyard, are tightly-knit and built close to the road.
- The wide junction of Church Street and Croft Lane enables views from the churchyard into Old Parsonage Meadow.



*Junction of Church Street and Croft Lane, viewed from beside Crondall Primary School, facing west*



*The Court, Croft Lane*

- 
- Thanks to the loose grain of this character area, there are many contextual views out to the surrounding countryside: for example, looking north and west from Croft Lane at the edge of the conservation area, and northwest from the churchyard across Hook Meadow to the countryside beyond.
  - The view into Old Parsonage Meadow from the lych gate entrance to the churchyard is important because it illustrates the historic grouping of the church, the manor house and the manor farm.
  - There are many mature trees in this character zone, along Croft Lane and around Old Parsonage Meadow, the churchyard and Hook Meadow.



### Character zone 3: Dippenhall Street

This character zone encompasses Dippenhall Street, an historic route out of the village to the south-east. Most of the south-western side of the street is part of a twentieth-century housing estate.

- In general, this character zone has a looser grain than The Borough and Church Street, but not as loose as Croft Lane; buildings are usually detached and relatively spread out, but are still built close to the road.
- However, the grain is denser at its north-western end, nearer to the centre of the village, gradually becoming looser towards the



*Dippenhall Street entering the village from the south-east; Townsend Cottages are on the right*

outskirts.

- There is a mixture of larger houses, such as Chaundler's Farm, and more modest cottages, ranging in age from the fifteenth to the nineteenth century.
- There is a considerable number of historic timber-framed houses along Dippenhall Street: nine former hall houses dating from c.1450–c.1550 and four later, two-storey houses, dating from c.1550–c.1650.
- The south-eastern end of Dippenhall Street provides an attractive entryway into the conservation area, with fifteenth-



*Dippenhall Street, with Manor House in the foreground, facing south-east*



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century Townsend Cottages and eighteenth-century Townsend House and Hilliers being the first buildings visible from the road, surrounded by mature trees and attractive countryside.

- Equally there are important contextual views out of the village from the southern end of Dippenhall Street.
- Boundary treatments become more informal towards the south-eastern end of the street, with hedging and timber fencing as opposed to brick, used further north; here boundaries tend to be low brick walls backed by evergreen hedges.
- The modern buildings to the south west make a positive contribution because of their in-keeping scale and materials, and they are set back behind a grassed bank and well-developed trees and hedges.
- Meadow Cottage is a modern red brick house of simple design, but its scale, materials, large garden and boundary treatments are in keeping with the character and appearance of the Dippenhall Street character area, which in this area has a loose grain with large gardens. 'Byrons' behind Meadow Cottage is set within a large garden which is also appropriate for the character area and forms a green backdrop to views from Dippenhall Street.

#### Character zone 4: Pankridge Street

This character zone comprises the Saxon northward route out of the village, or entry into it from the north.

- Pankridge Street follows the River Hart, which was a key factor in the historic settlement form of the village.
- There are many modern buildings within this character area: most of the western side of the Pankridge Street and a small number of houses on the eastern side of the road, to the south of Four-Acre Field. These plots make a positive contribution to the character and appearance of the conservation area by virtue of their plot sizes, the set backs, mass and heights of the buildings. They are open in grain, and most have large, well-developed front gardens; many have clay roofs and are built from brick, which are traditional materials in the conservation area.
- The houses on Pankridge Street are mostly modest cottages and farmhouses of a variety of ages, from the fifteenth to the nineteenth centuries.
- Timber-framed buildings are less common in this character zone than in The Borough or Dippenhall Street.
- Towards the south end of the street, houses tend to be set closer together or in terraces, and front directly onto the pavement, reflecting their proximity to the historic core of the settlement.
- Further out, the buildings are more generously spaced and set back from the road behind large front gardens.



*Chilloway Cottage, Pankridge Street: a late fifteenth- to early sixteenth-century former hall house*

- The predominant boundary treatment is timber palisade fencing, either painted or unpainted, which contributes to this character zone's picturesque, residential character. This type of boundary treatment is rarely found elsewhere in the conservation area, giving Pankridge Street a distinctiveness.
- Pankridge Street has many unlisted historic buildings that individually make a modest contribution to the character and appearance of the conservation area, but make a significant collective contribution.
- At the north end of Pankridge Street, the trees that line the River Hart can be seen behind the houses on the east side of the road, providing a picturesque, rural setting.



*View G - Pankridge Street facing south-west from the entrance of Four-Acre Field*

- There are many dynamic townscape views in both directions along Pankridge Street.
- The important view over Four-Acre Field brings the surrounding countryside into the village, as does the view north-east from Redlands Lane at the edge of the conservation area.
- The Pankridge Street character area includes three areas of open space to the east: The wooded land to the east of Nos. 1-9 Pankridge Street; the field to the north of Redlands Lane; and Four-Acre Field. These areas are all highly visible backdrops to the village and an important part of the open grain of the area, and its connection with the open countryside beyond.



*View down Pankridge Street towards All Saint's Church*



### Character zone 5: Well Road and Itchell Lane

Well Road is a continuation of The Borough that leads south-west and out of the village. Itchell Lane, which meets Well Road by the village pond, historically connected Crondall to the Manor of Itchell to the north-west.

- This character zone is at the edge of the village and has a very rural character. This is reinforced by trees arching over the road from private gardens.
- It contains a mixture of small cottages, larger houses and converted agricultural buildings, such as Hannam's Farm Barn (No. 5 Hannams Farm Close).
- Hannam's Farm Barn has horizontal weather-boarding, lending this part of Itchell Lane an agricultural character.
- King's Head House is the only former hall house in this character zone, and the only building with exposed timber-framing is Hook Cottage.
- Houses are spread out and set back from the road, with large gardens.
- There is some modern infilling between the historic buildings, but this tends to be set well back from the road, behind large front gardens or tall hedges, or out of sight down long driveways. As such, they have a minimal impact on the character and appearance of the conservation area.
- The village pond adds to the rural character of this character zone and causes the townscape to open out as The Borough transitions into Well Road.



*Hannam's Farm Barn, Itchell Lane*

- Timber post-and-rail fencing and planted boundary treatments contribute to the rural character of this character zone. Brick walls are also common, but tend to be used in combination with hedging.
- There are attractive views over the surrounding countryside and towards Hook Meadow from Well Road and from the footpath that runs along the edge of the field between Well Road and Hook Meadow. These views are enhanced by the many mature trees along Well Road that lead the eye into the distance.



*Dovas Cottages, Well Road*



*View south-west, out of the village along Well Road*

## 5.0 Heritage assets and opportunities for enhancement

### 5.1 Collective contribution

The buildings, structures and spaces of the conservation area collectively contribute to its character but some particular buildings and spaces are worth noting, either for their positive contribution, or conversely, because they do *not* contribute to the defined character of the conservation areas. Where such exemptions from character occur (see section 5.3), their existence should not be relied on as a precedent for any further changes of a similar type, where this would result in a detrimental impact to the identified character of the conservation areas. Such elements may have some merit in non-heritage terms; however, with respect to the character of the conservation area, they may provide opportunities for its enhancement.

### 5.2 Listed buildings and positive contributors

#### Limitations of mapping

The preparation of this appraisal has not included a survey of significant outbuildings in the conservation areas. Accordingly, outbuildings are left uncoloured on the maps but no inference as to the nature of the contribution made by any particular outbuilding should be made from the absence of colouring. Additionally, outbuildings may be curtilage listed through association with listed buildings.

#### Listed Buildings

Crondall Conservation Area contains 80 nationally, statutorily listed buildings which are identified on the map on [page 52](#). There will always be a strong presumption in favour of the retention of these buildings and special regard to conserving their significance and setting will be expected in any development proposals.

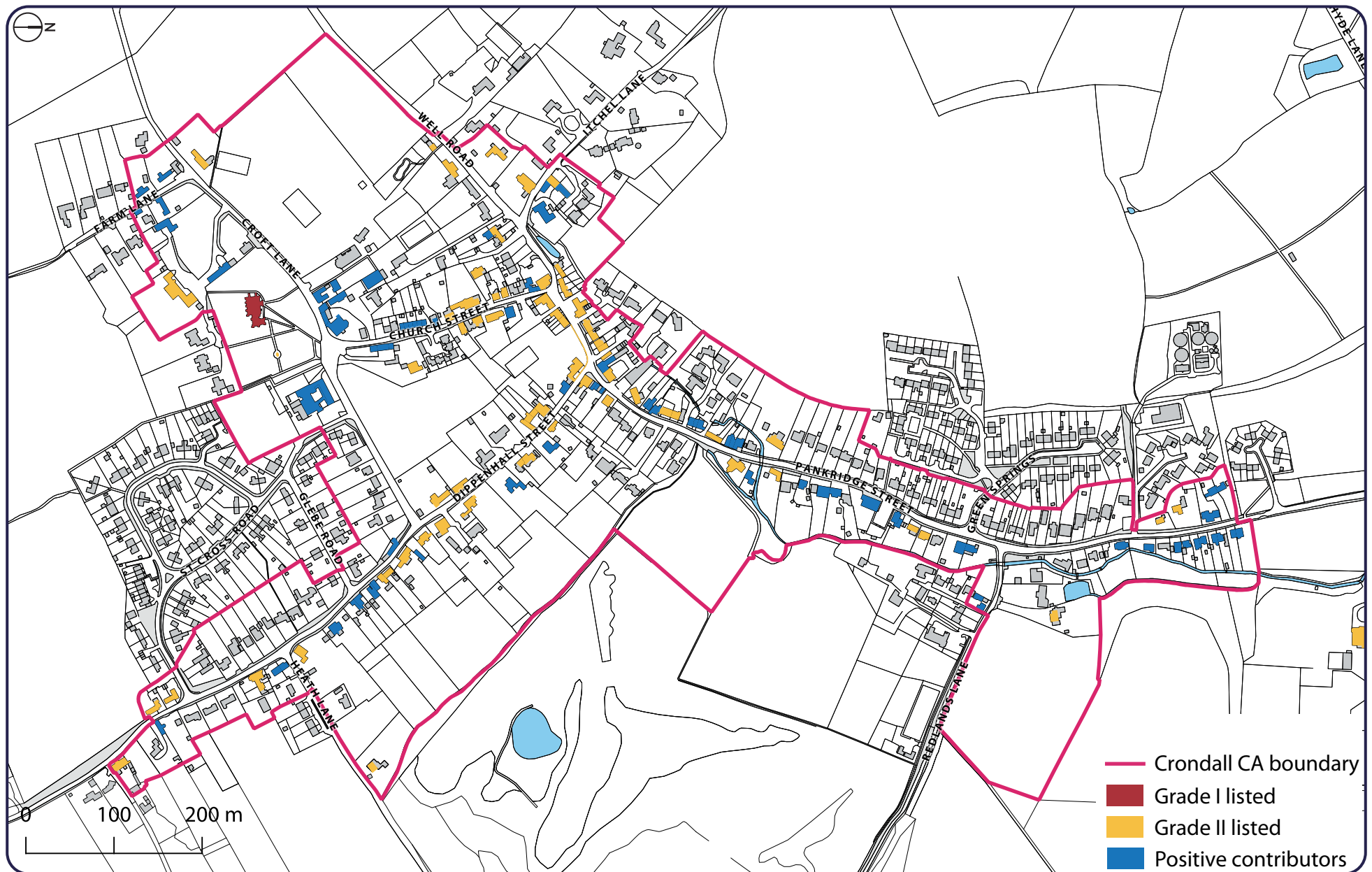
It is possible to add evidence (from published research) to list entries through Historic England's 'Enrich the List' online facility. Enriching the list entries for Crondall's listed buildings in this way is encouraged and would aid both applicants and HDC in the proposal and assessment of changes to listed buildings.

#### Positive Contributors

Whilst not recognised within the NPPF, Historic England describe the existence of 'positive contributors': buildings which may or may not be historic, and which may have been significantly altered, but make a positive contribution to the appearance or defined character of the conservation area.

Positive contributors are identified on the map on [page 52](#).





Heritage Designations and positive contributors

### 5.3 Elements which do not contribute to character

The sites, buildings and structures mentioned below do not contribute to the character of the conservation area. This is not to say that they are not of merit in non-heritage terms, but simply that they are not part of the defined character of the conservation area. The purpose of identifying these elements is to define more clearly the character of the conservation area, to highlight opportunities for enhancement, and to indicate which elements should not be taken as precedents for the design of future developments.

#### Houses of modern construction

Some twentieth- and twenty-first century houses do not contribute to the character the conservation area, for various reasons, including scale, style, materials, proportions, fenestration and roof forms, relationship to plot and relationship to neighbouring buildings. These include:

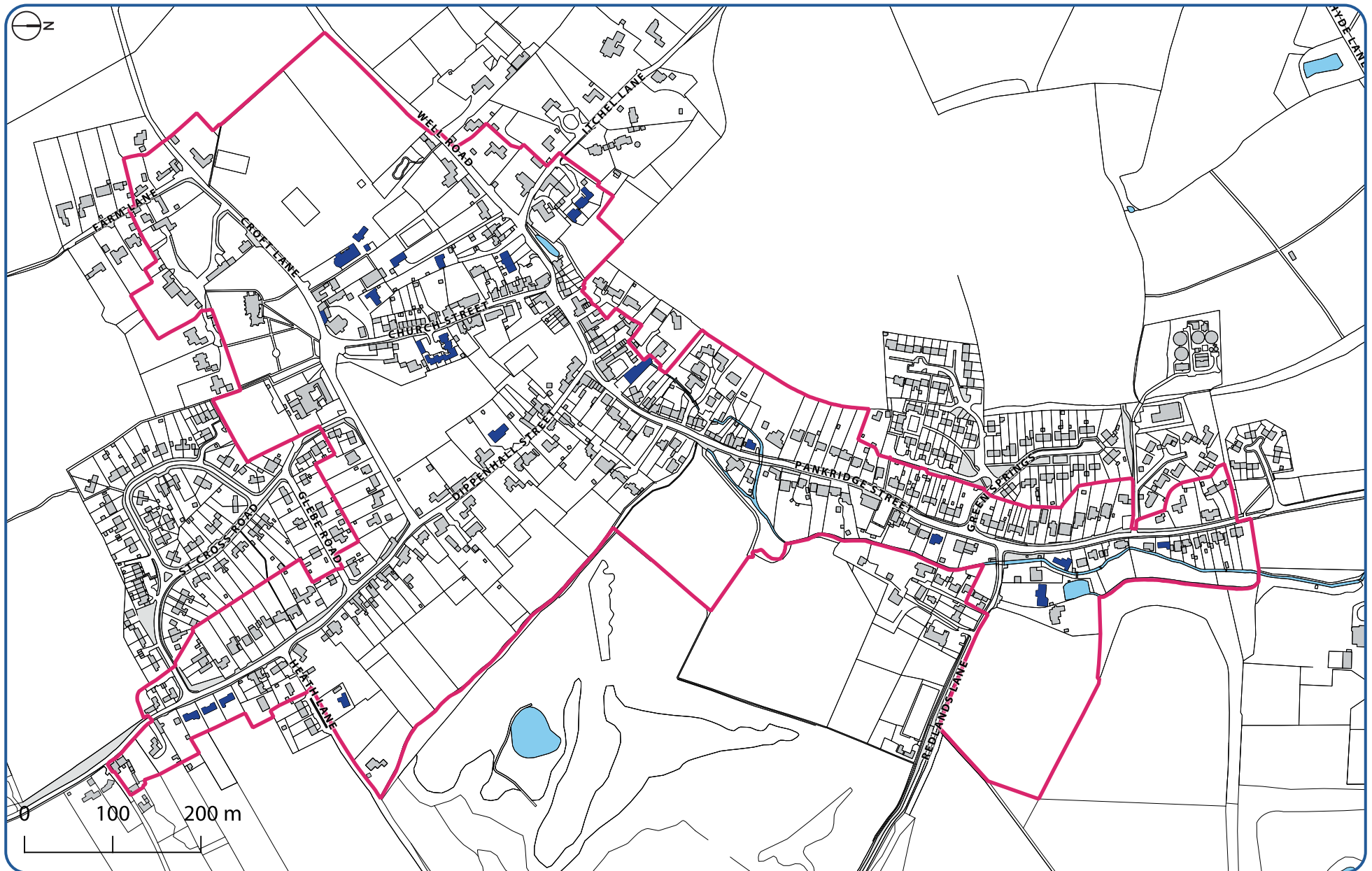
- Little Chilloway, Pankridge Street
- Police House, Pankridge Street
- Brookside, Pankridge Street
- 8a Pankridge Street
- Weaver's Pond, Redlands Lane
- Swallow Barn, Well Road
- Thistledown, Well Road
- Nos. 1–3 Bramble Bungalows, Well Road
- Nos. 1–3 Hannam's Farm Close, Itchell Lane

- Nos. 1–6 Orchard Court, Church Street
- Dower Garden, Church Street
- Norrey's, Heath Lane
- Beech House, Dippenhall Street
- Brodick House, Dippenhall Street
- Byrons Lodge, Dippenhall Street
- Rowanhurst, Dippenhall Street

#### Inappropriate boundary treatments

There are some examples of boundary treatments that do not contribute to the unique character of the conservation area, including:

- The tall, close-boarded timber fence outside Briary House on Well Road
- The modern, carved wooden railing No. 2 Dovas Cottages
- The tall light-coloured brick and timber wall/fence at Brookside, Pankridge Street
- The modern, low brick and tile wall outside Yew Tree Cottage
- The tall, close-boarded timber fence around the garden of Barley Pound House, at the corner of Croft Lane and Farm Lane



*Elements that do not contribute to character*



### **Crondall Village Hall**

This late-twentieth century building is of a simple design with a cone-shaped roof over the porch. Though it is built from red brick, a material appropriate to the conservation area, its plain design makes no contribution to the conservation area's character and appearance.

### **Phantom Motor Cars garage on Pankridge Street**

This twentieth-century garage building is a utilitarian structure, with an almost entirely glazed wall facing the tarmac forecourt. The flat roof of this single-story building is covered in corrugated metal which wraps around the top of the front elevation. This building and its forecourt do not contribute to the character of the conservation area.

### **Modern, flat-roofed extension and modern windows at the Baptist Chapel, The Borough**

This Grade II listed building has undergone two extensions, both visible from the road. The first has a hipped slate-covered roof and flint-and-brick end elevation, and is in character with the character of the conservation area. The latest addition, however, is flat-roofed and has plastic-framed windows and a modern door with large glazing panels. This part of the building does not contribute to the character of the conservation area. The rest of the building has modern plastic-framed windows without glazing bars, which are also out of character with the rest of the conservation area.



*Phantom Motor Cars garage, Pankridge Street*

### **Inappropriate driveway paving treatments**

There are some examples of inappropriate paving treatments on driveways including:

- Concrete sets and kerb at Potter's Hill Hatch, Well Road
- Stone-fragment paving at Popplwyte, Well Road
- Red concrete sets at Warey's, Well Road

These, in addition to tarmac and concrete driveways throughout the conservation area, do not contribute to the character or appearance of the conservation area

### **Overhead telephone wires**

Overhead wires and telegraph poles are prolific throughout the conservation area. They are an unattractive addition that detracts from the rural character of the conservation area and obscures important views.



*Telephone poles and overhead wires on Church Street*

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### **Poor-quality public realm on Pankridge Street**

Often the tarmac pavement is patched, cracked, uneven and crumbling, which detracts from the appearance of the conservation area. There is an old, bent metal railing opposite the Hampshire Arms that also detracts from the appearance of Pankridge Street.

### **Lack of front boundaries for car parks and driveways**

Both the car parks at the Baptist Chapel in The Borough and the Hampshire Arms on Pankridge Street lack any boundary treatment between them and the road, allowing the tarmac of the car parks bleed into the rest of the townscape, leading to an undefined public realm. In The Borough, the Church's car park amplifies an uncharacteristic break in the building line, whereas on Pankridge Street, the pub's car park introduces a large expanse of tarmac into an otherwise rural scene. In both cases the tarmac is patched, cracked and crumbling in places, which detracts from the appearance of the conservation area. Lack of front boundaries for residential properties, usually to facilitate car parking and driveways, also detracts from the character of the conservation area.



## 6.0 Management risks, opportunities and recommendations

The following analysis and recommendations have emerged from the assessment of Crondall Conservation Area in the preparation of this appraisal.

### 6.1 Key risks and opportunities

Key risks to the preservation of the character and appearance of the conservation areas include:

- inappropriate development within and outside the conservation area;
- inappropriate alterations to listed and unlisted buildings;
- the loss of the historic settlement form;
- buildings falling into disrepair;
- damage to buildings from road salt;
- high volume and high speed of traffic on Pankridge Street and Dippenhall Street at peak hours, including large vehicles;
- irresponsible on-street parking, due to lack of parking provision;
- flooding and maintenance of the village pond and the River Hart;
- loss of open space, both within and outside the conservation area, which contributes to its character and appearance.

Opportunities for the enhancement of the conservation areas include managing small cumulative developments to better respond to the identified character of the conservation areas as well as the potential sensitive redevelopment of sites that do not contribute to

the character of the conservation area where other heritage and amenity considerations are met.

### 6.2 Management recommendations

#### Recommendation 1

The Article 4 Directions for Crondall should be reviewed on a regular basis in terms of their scope and the extent of the areas covered. If or when Hart District Council decide to review the Article 4 directions for Crondall Conservation Area, this appraisal will assist in that review.

#### Reason

An 'Article 4 Direction' (so called as it is described in Section 4 (1) of The Town and Country Planning [General Permitted Development Order) 2015 updated 2020]) is a mechanism whereby changes that are usually possible without planning permission can be controlled. Implementing an Article 4 Direction does not prevent development but helps the local authority to better manage change within the Conservation Area.

Article 4 Directions do not seek to stymie development, rather to ensure that it is appropriate with regard to the character of the conservation areas. Having reviewed the identified character of the conservation area and noted the cumulative contribution of many buildings and spaces as seen from within the conservation areas and from views into and through them, it is recommended that the

Article 4 Directions covering Crondall be amended to better control development which may affect the character and appearance of the conservation area for the following reasons:

#### *Front garden surfacing*

As set out in this appraisal, an important part of the character of the conservation area is the way that many buildings are set back behind front gardens, enclosed by low boundary fences, railings or hedges, the greenery forming part of its rural character. Where gardens have been paved over and boundary treatments been removed, this has had an urbanising effect on the street-scene that is harmful to the rural character of the village. The removal of front boundary treatments is covered by the existing Article 4 Direction, but the Direction does not deal with the provision of hard surfaces, for example for car parking. In order to exercise control over such changes and protect the special interest and character of the conservation area, it is recommended that the following permitted development right be removed:

*The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such (Class F of Schedule 2, Part 1 of the GPDO)*

If the permitted development rights remain, they could result in erosion of the green boundary between the surface of the street and the buildings. This could reduce the rural character of the conservation area, and cause harm to a key element of its special character.

#### **Recommendation 2**

The open space assessment in this appraisal should be used to assess the impact that any proposed development would have on the rural character of the conservation areas and their setting. This includes the impact on any views into or out of the conservation areas that contribute to their character.

#### **Reason**

To protect the open, rural character of the conservation areas. Views into and out of both conservation areas are an important part of their open, rural character; therefore, even if a proposed development would be at a distance from the conservation area boundaries, it could still harm their character through its impact on views that contribute to this character.

**Recommendation 3**

Trees make a valuable and important contribution to the special character of the Conservation Area. Any development within the Conservation Area must therefore seek to protect the future growth and longevity of any trees in the vicinity of a development site which contribute to the character and appearance of the Conservation Area.

When determining planning applications, or applications for works to trees, within the Conservation Area, those trees that make a positive contribution to the character and appearance of the Conservation Areas will be protected, unless there are strong reasons that outweigh their protection. This includes allowing for future growth.

**Reason**

Trees, both young and old, make an important contribution to the special character of both conservation areas. Young specimens are important as without them, older trees lost to disease or damage in the future would have no replacements. All trees within the conservation area should therefore be afforded high level of protection, and felling of trees should be exceptional.

**Recommendation 4**

The Parish Council should appoint a Flooding Prevention Lead Councillor (FPLC), who would liaise with local residents and the Crondall Flood Action Group in order to monitor and encourage the maintenance of the village pond and the upstream section of the River Hart that flows through the village. Through the FPLC, the Parish Council would ensure the regular maintenance of the watercourse with help from the Environment Agency, when it is available.

**Reason**

Maintenance of the pond and the river is essential in order to prevent further flooding in The Borough and Well Road, which may cause damage to property. Proper maintenance would also help the pond and the river to provide a suitable habitat for local flora and fauna, the presence of which contributes to the rural character of the conservation area.



**Recommendation 5**

The parish should work with Hampshire County Council to review the existing provision of traffic signage in and around the village with a view to reducing the volume of traffic coming through the village and discourage large vehicles. The council should also consider introducing traffic calming measures, such as a Speed Indication Device, on Pankridge Street, Dippenhall Street and the streets around the school, particularly Glebe Road to the rear of the school.

**Reason**

Road users frequently cut through Crondall to access Farnham, other local villages and the A287, causing a high volume of traffic, particularly at peak times. This causes bottlenecks at pinch points, such as the junction of The Borough, Dippenhall Street and Pankridge Street, which detract from pedestrians' experience of the conservation area and, where large vehicles are involved, has resulted in damage to historic buildings. Vehicles often travel too fast through the village, posing a risk to pedestrians, especially in places where there is no pavement.

**Recommendation 6**

The Parish and District Councils should carry out an assessment of parking in the village and consult with local residents to establish where parking is most needed and where it should be prevented. On completion of this assessment, a plan should be made in collaboration with Hampshire County Council to alter the on-street parking permissions in the village if necessary.

**Reason**

A lack of car parking provision in the village often leads to irresponsible parking on the side of the road or on pavements, which detracts from the appearance of the conservation area. This is particularly problematic on Croft Lane when activities or events take place at village facilities, such as the village hall, the Church Rooms, All Saint's Church and Crondall Primary School.

### **Recommendation 7**

The removal or consolidation of unsightly overhead wires, or other communications technology, will be encouraged as enhancing the character and appearance of the conservation area(s). When undertaking works, service providers should be encouraged to remove redundant services and to install any new services below ground if possible.

### ***Reason***

Overhead wires and obsolete technology can detract from the character and appearance of the conservation areas and impede views into and out of them. Therefore, their removal would have a positive impact.

## 7.0 Glossary, methodology and further information

### 7.1 Glossary

**Heritage asset:** 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).

**Non-designated heritage asset:** A heritage asset which is not listed or scheduled.

### 7.2 Methodology

#### Designation and management of conservation areas

##### ***What are conservation areas?***

Conservation areas are areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' – in other words, they exist to protect the features and the characteristics that make a historic place unique and distinctive.

- They were introduced by the Civic Amenities Act 1967. They need to have a definite architectural quality or historic interest to merit designation.
- They are normally designated by the local planning authority, in this case Hart District Council.

##### ***Effects of conservation area designation***

- The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- Designation introduces some extra planning controls and considerations, which exist to protect the historical and architectural elements which make the areas special places.
- To find out how conservation areas are managed and how living in or owning a business in a conservation area might affect you, see the Hart District Council's website.

##### **Best practice**

Two Historic England publications provided relevant and widely-recognised advice that informed the methodology employed to prepare the appraisal:

- *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1* (Second edition), English Heritage (2019)
- *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition) 2017



## Process

The appraisal of the conservation area involved the following steps:

- A re-survey of the area and its boundaries;
- A review of the condition of the area since the last appraisal was undertaken to identify changes and trends;
- Identification of views which contribute to appreciation of the character of the conservation area;
- A description of the character of the area and the key elements that contribute to it;
- Where appropriate, the identification of character zones where differences in spatial patterns and townscape are notable that have derived from the way the area developed, its architecture, social make-up, historical associations and past and present uses;
- An assessment of the contribution made by open space within and around the conservation area
- Identification of heritage assets and detracting elements; and,
- Recommendations for future management of the conservation area.

## Heritage assets

The appraisal identifies buildings, listed or unlisted, which contribute to the character and appearance of the conservation area, and those that do not.

- **Statutorily listed buildings** are buildings and structures that have, individually or as groups, been recognised as being of national importance for their special architectural and historic interest. The high number of nationally listed building plays an important part in the heritage significance of many of the district's conservation areas. Listed buildings are referred to as designated heritage assets.
- There are many **unlisted buildings, structures and spaces** that help to shape the character of an area. All such buildings and places are considered 'non-designated heritage assets' (see glossary). The Historic England advice note on conservation area designation, appraisal and management includes a set of criteria that can be used to identify these.
- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former use in the area?
- Does its use contribute to the character or appearance of the area?

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## Open space analysis

The analysis considered open space inside and immediately outside the conservation area. Seasonal variations, particularly leaf growth, may make a difference to the contribution of open space at different times of year.

Fieldwork was combined with an analysis of historic mapping and other secondary sources. From this, the following factors were taken into account in assessing the contribution of open space to the character and appearance of each Conservation Area:

1. the historical relationship and function of open space
2. its contribution to the form and structure of historical settlements
3. how open space is experienced and viewed from within the Conservation Area
4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside.

The contribution of open spaces to the conservation area are shown on the maps. They are graded into three different categories: 'strong contribution', 'some contribution' and 'no / negligible contribution'.

## 7.3 Statement of community engagement

This document has been produced following consultation with Both Hart District Council and the local community of Crondall. A public consultation was held in May 2023, and this document includes comments and adjustments raised during that process.

## 7.4 Sources and further information

### Legislation and policy

Planning (Listed Buildings and Conservation Areas) Act 1990  
[Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(legislation.gov.uk\)](#)

National Planning Policy Framework [National Planning Policy Framework \(publishing.service.gov.uk\)](#)

Local Plan: Available at the following link [Hart Local Plan \(hart.gov.uk\)](#)

An accessible version of the Local plan is also available at the following link: [Hart Local Plan plain text version \(hart.gov.uk\)](#)

Neighbourhood Plan: Available at the following link: [Crondall Neighbourhood Plan Referendum Version.pdf \(hart.gov.uk\)](#)

### Guidance

*Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1* (Second edition), Historic England (2019)

*Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Second edition), Historic England (2017)

### Reference

Crondall: Evolution of a Hampshire Village, ed. John Coleby and Mike Jefferies (2018)

Crondall Conservation Area Character Appraisal and Management Proposals, Hart District Council (2016)

National Heritage List for England, Historic England

Ordnance Survey mapping

‘Parishes: Crondall’, in *A History of the County of Hampshire: Volume 4*, ed. William Page (1911), pp. 5-14. British History Online <http://www.british-history.ac.uk/vch/hants/vol4/pp5-14> [accessed 14 April 2021].

### Photography

The cover photograph and photographs on pages 9, 14, 20, 21, 22, 25, 33, 37, 39 and 40 are reproduced with kind permission from The Crondall Society.



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## **Appendix A: 2023 boundary review**

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This boundary review was a collaborative exercise between Alan Baxter and Crondall Parish Council. The recommended amendments included the addition of peripheral plots of land, the development of which could significantly impact the character and appearance of the conservation area. The aim was not to restrict development but to provide guidance and certainty to home owners about what is acceptable and why, while respecting the sensitivities of their rights to amend and adjust their private homes. Some recommendations related to the village's history and historic boundaries, others to its special character as identified in draft Conservation Area Appraisal (2022); some concern built structures, others open space.

The recommended amendments fell into three broad categories:

**1 rationalisation and refinement of existing boundary line.**

The previous conservation boundary line departed from plot boundary edges in several locations, and in some cases sliced across buildings or property. The accompanying map shows a revised boundary which follows property boundaries with greater fidelity, and avoids cutting across existing buildings or property. This more logical change will provide greater planning clarity to owners, applicants and the local authority.

**2 inclusion of parcels of peripheral open land** which play an important role as the setting for historic clusters of buildings in the conservation area.

**3 rationalisation of the boundary to avoid situations where only one side of a street is designated.** These changes aimed to provide appropriate protection to the historic character and appearance of the edges of the conservation area.

Each parcel of land was carefully considered, with the conclusion that development could significantly impact the special character of the conservation area.

## **A1 Proposed additions to protect the rural setting and character**

In all three of the below examples, the parcels of land form part of the character of the conservation area itself, rather than an element of its setting. It was proposed to include these parcels of land in order to ensure that any use or activity within these spaces continues to contribute to the character of the conservation area.

- **Add wooded land to the east of Nos. 1–9 (consec.) Pankridge Street**

This small wooded area stands behind the positive contributors of Nos. 1-9 Pankridge Street, a row of Victorian cottages within the current conservation area boundary. The cottages are small and the trees are visible both above and between them, emphasising the fact that these buildings stand at the edge of the village with a rural landscape beyond, a key element of the character of the Pankridge Street character area. In this way the trees contribute positively to the character and appearance of the conservation area and their removal would potentially have a negative effect on this part of the conservation area. Therefore it was proposed to include this parcel of land.

- **Add field to the north of Redlands Lane**

The field north of Redlands Lane adjacent to the village is highly visible when arriving into and leaving the village to the east, as it slopes upwards to the north and has a low boundary hedge. The strong visibility of this field forms part of the character of the Pankridge Street character area, which becomes more open grained towards the north, with the landscape visible beyond. The open field and the narrow, wooded nature of Redlands Lane have an attractive rural character, and mark a clear boundary to the edge of the settlement and the beginning of the rural landscape beyond. They form an attractive gateway into the conservation area that emphasises its rural context, setting and history.

- **Add Four-Acre Field**

This field brings the rural character of the surrounding area right into the heart of the settlement, and has a direct relationship with the historic terrace of Chilloway Terrace and Lea Cottage which face it across the road. The field has historically been open land and is a key part of the open-grained character of the Pankridge Street character area and affords long views from the conservation area of the rising land to the east. It is identified as a strong contributor in the open space assessment



## A2 Proposed additions to include both sides of roads

Although these buildings and plots do not all contribute positively to the defined character of the conservation area (though a large number do), their inclusion addresses the fact that their development could potentially impact the character and appearance of the conservation area. In many cases it is the scale of the extant buildings and the size of their open gardens which merit their inclusion.

The NPPF requires that the setting of conservation areas should be a material planning consideration in development with the specific aim of protecting and enhancing the character and appearance of those conservation areas. There is a slight anomaly in policy terms however that where development occurs just beyond the boundary of a conservation area it often does not come under the control of the planning system and the setting of a conservation area is not considered in the design, scale and appearance of any new development. Where the immediate setting of a conservation area does not potentially impact the historic and defining core of a conservation area, this is not normally an issue.

In Crondall, however, the previous conservation area boundary was unusually tightly drawn around the historic core, in many areas running in the centre of the road, excluding properties within the core of the village because they themselves are not historic. It is our view that development along these roads should take account of the historic location and the character of the village as failure to do so could detrimentally impact the character and appearance of the historic village.

This is not to say that development along these roads should not occur nor that the current houses should be preserved as existing, but rather to allow any new development to come under the control of the planning system so as to better and more consistently apply the requirements of the NPPF and to preserve and enhance the character of Crondall. This would, in our view, offer more certainty and consistency to those wishing to develop any of these sites. High quality new developments of the type of scale and design described in the comments above would be encouraged in the enlarged conservation area.

Where development would be less likely to affect the historic core of the village, the inclusion of these properties cannot be justified and we have not suggested a boundary change, regardless of the architectural merit of the individual properties.

- **Add Meadow Cottage and Byrons, Heath Lane**

Meadow Cottage is a modern red brick house of simple design, but its scale, materials, large garden and boundary treatments are in keeping with the character and appearance of the Dippenhall Street character area, which in this area has a loose grain with large gardens.

‘Byrons’ behind Meadow Cottage is set within a large garden which is also appropriate for the character area and forms a green backdrop to views from Dippenhall Street.

- **Add houses on the east side of Pankridge Street: Four Acres, Kenlea, Orchard Cottage, The Bungalow and Bennells, also the row of houses to the south of these, namely Nympton Cottage to Oakleigh**

These plots make a positive contribution to the character and appearance of the conservation area by virtue of their plot sizes, the front gardens, the set backs, mass and heights of the buildings, which are all in character with this character area. The design, appearance or history of the buildings was otherwise not identified as a reason for inclusion

- **Add houses on the west side of Pankridge Street between The Moorings to Field Cottage**

This collection of buildings is not historic but fits well with the character and appearance of the character area for the following reasons: they are modest in scale, open in grain, and most have large, well-developed front gardens; many have clay roofs and are built from brick, which are traditional materials in the conservation area.

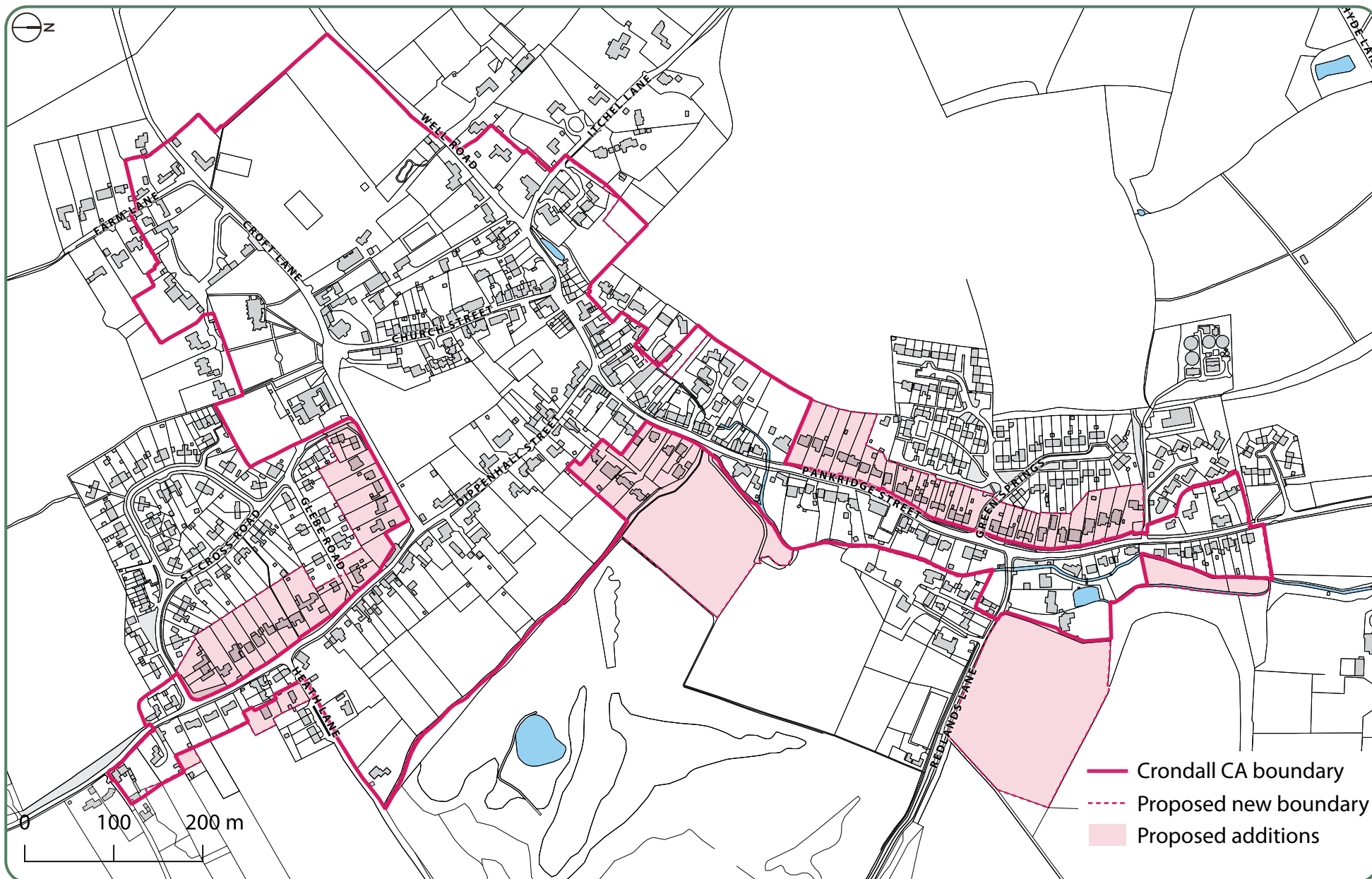
- **Add Nos. 1–4 (consec.) St Cross Road, Add Franlings, The Firs, Croft View, Farfield and Cedar Cottage, Croft Lane**

1-4 St Cross Road are low brick-built bungalows, whose scale and materials are in keeping with the character and appearance of the character area. A large unfenced lawn meets the street in front of them, which contributes positively to the open grain and green character of the Croft Lane character area.

Franlings to Cedar Cottage are detached houses of a variety of ages, which contribute positively to the character and appearance of the conservation area for the following reasons: they have substantial front gardens with large trees and well-developed boundary hedges, many are built of red brick and tile – traditional local materials, and they are of a scale in keeping with this character area, where the buildings are larger and more dispersed.

- **Add Nos. 1–2 and 21–22 Glebe Road, Add houses on the south-west side of Dippenhall Street from Green Hedges to Lavender Cottage, add Thyme Cottage and West Bank, St Cross Road**

This housing is of twentieth century origin, but makes a positive contribution to the character and appearance of the Dippenhall Street character area because: of the in-keeping scale and materials, and because they are set back behind a grassed bank and well-developed trees and hedges.



Boundary review



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## **Appendix B: History of Crondall Conservation Area**

## Early history

The area around Crondall appears to have been settled since the Iron Age (6th to 1st centuries BC); in addition to numerous smaller archaeological finds, Caesar's Camp, an Iron-Age hill-fort, lies about three miles to the north-east of the village, and the Harroway, one of the oldest roads in Britain, forms the southern boundary of the parish. Just to the north of the Harroway, about a mile south of Crondall, are the archaeological remains of a Roman villa. Crondall's naturally occurring springs and good farming land, sheltered from strong winds by its position at the bottom of a topographical 'bowl', in addition to its substantial oak forest, made it an excellent site for settlement.

## Saxon settlement

The first written record of Crondall dates to the sixth century, by which point it was an established settlement. It is referred to as a 'vill', meaning an ancient royal estate with a collegiate minster (or mother church) and a Hundred (a local administrative area). The estate was divided into the nine smaller manors of Crondall, Itchell (Ewshot), Dippenhall, Clare (Bradley), Eastbridge, Swanthorpe, Crookham, Cove and Farnborough. The village of Crondall developed around the home farm (demesne) of the Lord of the manor of Crondall.

Although almost no built evidence survives, Crondall's street plan and many footpaths indicate the form of the Saxon settlement. The Borough was at its centre, with settlement following the course of the stream along Pankridge Street. Church Street led from The Borough past the church and manor house and on to the

Harroway, whilst Itchell Lane led west to Itchell Mill and Dippenhall Street south-east to the manors of Dippenhall and Clare. The Saxon church was on the same site as All Saints' Church and dated to at least the sixth century. It is generally understood that All Saints' replaced the Saxon church in the Norman period; however, more recent research suggests that this was not a total rebuilding and that parts of the church, including a blocked opening in the south elevation, survive from the Saxon building.

The most famous relic of Saxon Crondall was the discovery in 1828 of one hundred gold coins dating to the seventh century, known as 'The Crondall Hoard'. Coins of this date are extremely rare; they are now housed at the Ashmolean Museum in Oxford.

## Norman period

The Domesday Book (1086) records that 'Crundele' had sixty-five villeins (villagers), twenty-one borderers (cottagers) and eighteen serfs (bondmen), meaning that Crondall was a reasonably large village for the time.

The Norman rebuilding of the Saxon church began around 1170, a period in which many parish churches were built or rebuilt. Most of the present church dates to this period, although the tower was rebuilt in 1657. Over the centuries there have been few other structural changes, except the enlarging of windows in the fourteenth and fifteenth centuries, and replacement windows introduced in the nineteenth century.

### Later medieval period

The village in the later medieval period (around the thirteenth to early fifteenth century) was not much different in form than in previous centuries. The medieval manor house, which was probably subject to continuous rebuilding throughout the medieval period, would have been a large building capable of accommodating large parties when Royals or the Priors of St Swithens (who held the manor) passed through the hundred or came to hunt. The manor house was located behind the church and was accompanied by an enormous Tithe Barn—reputedly the largest in Hampshire with three threshing floors—but the home farm, which the Lord of the manor farmed directly as opposed to being leased by tenants, was set apart from the manor house, on Church Street. (Today, having been much rebuilt, it is known as The Old Parsonage.) The home farm included the Glebe (a piece of land farmed to support a clergyman who, in this case, was the Lord of the manor), today known as Old Parsonage Meadow.

During this period, a small group of buildings developed between the home farm and the church, on the south side of Croft Lane, including a vicarage and an inn. A house for the Prior's Steward was built to the east of the Glebe (Old Parsonage Meadow), providing it with extra protection. This house was rebuilt in the fifteenth century and is now known as Greensleeves. Apart from the church and parts of The Old Parsonage and its barns, only one pre-fifteenth century building is thought to exist within the conservation area: Lime Trees. This cruck framed building is thought to date to around 1360–1400.

### Tudor period (c.1470–1550)

After nearly a century of plagues and recession, the last quarter of the fifteenth century initiated an era of increased prosperity throughout the country. This triggered a prolific period of rebuilding, which in turn led to the standardisation of layout, construction and materials throughout the region. In Crondall, the majority (if not all) of houses built during this 'great rebuilding' survive; incredibly, there are eighteen timber-framed former hall houses in the conservation area (see the map on [page 9](#)). These houses were built with oak frames and panels filled with wattle and daub, with thatched or shingled roofs and glass-less windows with shutters to keep out the elements.

### Elizabethan and Stewart period (c.1550–1714)

Social changes and the introduction of new materials in the mid sixteenth century triggered another period of rebuilding, in which nearly every building in Crondall was altered. Changing lifestyles meant that open halls for communal activity became less important than private quarters, comprising parlours and bed chambers. As a result, open halls were floored over and central hearths were removed to smoke bays at one end of the (now single-storey) hall, and new houses were built with two storeys throughout; about fourteen houses were built or rebuilt in Crondall between c.1550 and c.1650 (see map on [page 9](#)).



In the early sixteenth century, expensive clay bricks, clay tiles and glass started to be used by members of high society; the manor house was rebuilt by the new Lord of the Manor after the Dissolution of the Monasteries in 1539, entirely in red brick. However, as these materials became more available, they began to filter down the social ladder. Smoke bays, lined with wattle and daub, were replaced with brick chimneys at the first opportunity. Exterior panels made from wattle and daub were also replaced with bricks or covered with protective, hung clay tiles, and thatched roofs were replaced with clay peg tiles. The Civil War (1641–52) was followed by a period of prosperity in Crondall, fuelled by revenue from hops, and about forty new houses were built, almost entirely using bricks and tiles. During this period, the village began to assume the appearance that we recognise today.

### **Georgian period (c.1715–1837)**

During the Georgian period, vernacular buildings gave way to more formally designed architecture. These buildings were more regular, symmetrical and formal and were influenced in style and detail by Roman and (later) Greek Classicism. Changes in farming practices resulted in greater prosperity during this period; as a result, several new imposing houses were built in Crondall and many older buildings re-fronted. These new buildings and frontages featured sash windows, cornices, string courses, gauged-brick arches over windows and moulded doorcases, composed within a regular grid of brickwork, although smaller cottages were more modest in their detailing. An early example of this style is the Court, which was rebuilt in c.1700, replacing the Tudor red-brick manor house. Other large Georgian houses can mostly be found on Church Street,

Dippenhall Street and Well Road; examples include The Old House and The Old Vicarage on Church Street, Thorns and Townsend on Dippenhall Street, and The Briary and Potters Hatch House on Well Road. Re-fronted buildings, from rambling farmhouses to terraced cottages, can be found throughout the conservation area.

In 1789, the Farnham and Odiham Turnpike Act saw the construction of the road, later known as Bowling Alley and Mill Lane, to the north of the village. The resulting increased traffic led to the establishment of new inns.

### **Victorian Period (c.1837–1901)**

The village changed relatively little during the Victorian period and the industrial revolution largely passed by this rural backwater. New domestic buildings did appear, however, but they were limited in number: about twelve detached or semi-detached traditional cottages, including a group at the north end of Pankridge Street; a terrace of six cottages on Church Street; and five Victorian-style villas (two pairs of semi-detached and one detached), which featured newly fashionable bay windows. Some older houses were given Victorian facelifts with larger sash windows, or were extended.

Public amenities were developed during this period, including the construction of a Methodist chapel in The Borough, a new, larger village shop, rebuilt after a fire in 1899, and new schools. The buildings that today contain the Church Rooms on Croft Lane were originally farm buildings; they were converted into a school for boys in 1835, with the neighbouring hop kiln and store being donated shortly afterwards to make room for girls. After the Education Act in

1870, the present school was built near the church in 1878. Church Hill House, a Georgian building on Church Street, was enlarged in 1865 and in 1891 became a private school for boys.

Not only construction, but demolition affected the appearance of the village in the Victorian period. At the beginning of the century The Court had become Manor Court Farm, with farm buildings built around it. However, in 1861 the great tithe barn was destroyed by arson and in 1878 the other farm buildings were demolished when the farm was broken up and sold off in lots. On the other side of the church, the group of medieval buildings on the south side of Croft Lane—The Vicarage, the Castle Inn and Church House—were demolished in 1873 in order to extend the churchyard. The avenue of lime trees (planted in 1799) stretching from the church porch to the north gateway of the church yard was extended to the new boundary, and the Castle Inn was replaced by a new inn with the same name on the other side of Croft Lane (the Castle was converted into a private house in the 1990s and the lime trees planted in 1799 felled in recent years).

Finally, the church was restored twice in the nineteenth century—in 1847 by Benjamin Ferrey, a prolific Victorian architect who also undertook the restoration of Wells Cathedral, and in 1871 by George Gilbert Scott (Sir George from 1872), the renowned architect of St Pancras Station and the Albert Memorial in London.

## **Twentieth and twenty-first century**

During the twentieth century the village was gradually modernised with tarmacked roads, electricity, telecommunications, gas and water mains. After the Second World War about 64 new private houses were built on Farm lane and Dippenhall Street while the Council built 118 houses to the south-west of Dippenhall Street (Glebe Road, St Cross Road and Chaundler's Croft) and to the west of Pankridge Street (Greensprings). Mains drainage and street lighting was introduced throughout the village at the same time. The new housing estates were open in form and set back from the road, in contrast to the tight-knit character of the historic village houses. In the later twentieth century, development comprised 33 private and 43 council houses, in addition to the new village hall and two sports pavilions. Development since the new millennium has been minimal, comprising mainly extensions and outbuildings.

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## **Appendix C: Policy**



Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) ('The Act'), defines Conservation Area as:

*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Once identified these areas should be designated as Conservation Areas and regularly reviewed.*

Section 69 (2) of the Act, states:

*it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas.*

This Conservation Appraisal Constitutes a review of the 2016 Crondall Conservation Area Character Appraisal and Management Proposals.

In addition the statutory test in Section 72 of the Act states:

*that with respect to any buildings or land in a conservation area special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.*

This appraisal and the accompanying management plan are in compliance with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) (2021) Chapter 16 'Conserving and Enhancing the Historic Environment' Paragraphs 190 to 193. and Historic England's Historic Environment, Advice Note 1 (second edition) 'Conservation Appraisal, Designation and Management.'

The Hart Local Plan Policy NBE8 is currently the key policy relating to the historic environment for development control 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. The Crondall Parish Neighbourhood Plan 2017 – 2032 contains separate policies for the Crondall Conservation Area.

# Alan Baxter

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Reviewed by Alice Eggeling  
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