

# **CRONDALL CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**

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## **PUBLIC CONSULTATION DOCUMENT**

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## 1 INTRODUCTION

### 1.1 The Crandall Conservation Area

Crandall is an attractive rural settlement in southern part of Hart District. The village is located on rising land to the south of the A287 Farnham to Hook road, between Farnham and Odiham. Of note are the views out of the village over gently rolling chalk downland, with the eastern horizon being defined by the large areas of woodland which surround the village of Ewshot. The diminutive River Hart rises in a natural spring, within the village but just outside the Conservation Area boundary on the east side of Pankridge Street.

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

Historically, the economy of the area was originally based on agriculture with the largest estate being located at Clare Park. This is located close by on the road to Farnham but is not visible from the village. Many of the buildings within the village were once farm buildings or in some sort of agricultural use. The area around Crandall was also important in the past for its silk mills, pottery and brewing industry. Since the 1960s the village has expanded with new housing which is mainly found on the West side of Pankridge Street and in a block between All Saints' Church and Dippenhall Street.

The Crandall Conservation Area was designated by Hart District Council in 1977 and then covered land and buildings along the main approach roads into the village and also, as a separate Conservation Area, a group of historic buildings along Pankridge Street. In 1988 the Conservation Area was extended to include fields on the East side of Dippenhall Street, Hook Meadow, and houses on the corner of Pankridge Street and Redlands Lane, linking the two sections of the original Conservation Area together.

### 1.2 Summary of key characteristics and recommendations

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

- Well preserved historic rural village located between Odiham and Farnham in north Hampshire;
- Attractive landscape setting of gently rolling chalk hills with long vistas out of the village in almost every direction;
- Survival of the medieval street plan in the centre of the village with the narrow streets (principally The Borough and Church Street) lined with mainly listed buildings dating to the 16<sup>th</sup> century or later;
- The many mature trees (mainly beech) and a number of important open green spaces within the conservation area, such as The Old Parsonage Meadow<sup>1</sup>, all help to reinforce the rural qualities of the Conservation Area;

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<sup>1</sup> "Old Parsonage Meadow" is a more modern term for this open space, which was earlier known as "The Glebe Field".

- Pankridge Street and Dippenhall Street both retain a mixture of listed buildings with a certain amount of 20<sup>th</sup> century development, the latter largely set back from the road and relatively unobtrusive;
- All Saints' Church, Grade I, is the principal listed building, and sits in a large churchyard which is notable for its many trees;
- The village also contains a number of prestigious village houses as well as more vernacular cottages;
- The use of timber frame, red brick, and steeply pitched clay tiled roofs, usually with substantial red brick chimney stacks.

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

- Protect Crundall and its landscape setting
- Protect the views within, into and out of the village
- Care for the pond in Well Road and the River Hart watercourse
- Prepare a Tree Management Plan
- Consider traffic calming measures in the village centre
- Monitor car parking in the village
- Accept only the highest quality new development in the Crundall Conservation Area
- Protect existing open spaces including private gardens from inappropriate new development
- Follow design guidance to help maintain quality
- Enforce the existing Article 4 Direction and consider a new Direction to control parking in front gardens
- Produce guidance for property owners about traditional repairs and sympathetic alterations
- Protect unlisted 'positive' buildings from demolition or unsympathetic alterations
- Review the Local and Statutory Lists
- Underground overhead wires
- Encourage their owners to carry out enhancements to:
  - Old Parsonage Meadow
  - Rose Cottage, Pankridge Street
- Add Crundall Primary School to the Conservation Area

### 1.3 The planning policy context

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

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

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Crundall Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in "Guidance on conservation area appraisals" (August 2005) and "Guidance on the management of conservation areas" (August 2005). Additional

government guidance regarding the management of historic buildings and Conservation Areas is set out within "*Planning Policy Guidance 15: Planning and the Historic Environment*" (PPG15).

This document therefore seeks to:

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

#### **1.4 The local policy framework**

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

It should be read in conjunction with the wider development plan policy framework as set out in the Hampshire County Structure Plan (Review) 1996-2011 and Hart District Council's Local Plan, adopted in December 2002.

In the Local Plan, Inset Map No. 3 confirms that the following policies apply to the whole settlement of Crandall, including the Conservation Area:

- There is a Settlement Boundary which is drawn around the village including the Post-war housing developments off Pankridge Street and Dippenhall Street.
- Any development beyond the Settlement Boundary is controlled by policies within the Local Plan as follows:
  - General: Policies GEN 1-12
  - Conservation: Policies CON 4-9,13
  - Rural economy: Policies RUR 2-38
  - Transportation: Policies T1, 2, 5, 14 and 15

The 2002 Local Plan is being incrementally replaced by a new *Local Development Framework*. This new planning system was established by the Planning and Compulsory Purchase Act 2004, which abolishes Structure and Local Plans and replaces them with *Local Development Documents*. More information about this important change to the planning system can be found on the District Council's website: [www.hart.gov.uk](http://www.hart.gov.uk).

#### **1.5 Article 4 Directions**

An Article 4 Direction was served by Hart District Council in January 1998 in the Crandall Conservation Area, covering all unlisted family dwellings within the area. The Direction controls changes to the principal elevations and roofs (where they front a highway or other public space) which might otherwise have been allowed automatically under house owners' "Permitted Development" rights. The aim of the Direction is therefore to prevent the Conservation Area from being incrementally spoilt by a variety of unsympathetic changes such as plastic windows or concrete

roof tiles. The Direction means that planning permission is required for a variety of works as follows:

- Extensions, improvements or other alterations to the dwelling house
- Alterations to existing boundaries, or the creation of new boundaries

A copy of the Article 4 Direction can be viewed at the Planning Department, Hart District Council, Fleet, and a more detailed summary of the Direction is included at Appendix 2.

As part of the Appraisal process, the existing Direction was examined and proposals for changes to the Direction are included in Part 2 of this document, the *Management Proposals*.

## **1.6 Community involvement**

This document was initially drafted following a meeting with representatives from Cron dall Parish Council and The Cron dall Society with its local historians on 16<sup>th</sup> November 2009, when the extent of the Conservation Area boundary was discussed, along with some of the main problems and issues which face the community. Following this meeting, a first draft was agreed with the District and the document was then put on the District Council's website from 15th February to 26<sup>th</sup> March 2010 six weeks. After the completion of this period of public consultation, the final draft was produced and the document illustrated and printed.

## **2 LOCATION AND LANDSCAPE SETTING**

### **2.1 Location and activities**

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

The Conservation Area boundary encompasses most of the buildings apart from areas of mainly Post-War development to the west of Pankridge Street and the south west of Dippenhall Street. The uses are mainly residential, although the community is also served by two public houses (The Plume of Feathers and The Hampshire) and a useful village shop, the Crandall Stores and Post Office, in the centre of the village. The modern Village Hall, next to Hook Meadow, is a well used facility. Spiritual support is provided by All Saints' Church and the New Life Evangelical Church in The Borough. Whilst the original mid 19<sup>th</sup> century school in Croft Lane is now used as the Church Rooms, a much larger purpose-built building dating to around 1875 still functions further along the road as the village primary school. A very up-market single storey car showroom, formerly the village garage with petrol pumps, next to Amberley House, appears an odd feature in the village.

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

The census of 2001 records that at that time, 3,463 people lived in Crandall.

### **2.2 Topography and geology**

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

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

The Landscape Character Assessment of this part of Hart defines Crandall as lying within two Character Areas: *Character Area 14: Redlands* (which lies to the north and east of Crandall) and *Character Area 15: Hart Downs* (which lies to the west and south of Crandall).



The key characteristics of these two areas are:

#### Character Area 14: Redlands

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

#### Character Area 15: Hart Downs

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

### **2.3 Relationship of the Conservation Area to its surroundings**

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

There are no major roads within the immediate vicinity of Crondall although Pankridge Street and Dippenhall Street do form a short-cut for cars accessing Farnham, which means that at certain peak times the village is blighted by the high number of cars passing through the village centre.

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

## **2.4 Biodiversity**

There are no special designations for the natural environment in the Crondall Conservation Area, although the Hart Landscape Assessment points out that farmers in the area could do a great deal more to encourage biodiversity. Within Crondall more could be done by managing the pond in the village centre in a more pro-active way. Further away, there is an SPA (Special Protection Area) for wild birds to the north of the A287 close to Caesar's Camp.

## **3 HISTORIC DEVELOPMENT AND ARCHAEOLOGY**

### **3.1 Archaeology**

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

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

Hampshire County Council's *Archaeology and Historic Buildings Register* records 322 entries for Crondall Parish. These include Mesolithic, Palaeolithic, and Neolithic weapons or tools, and various minor Roman features. It also notes the local of Post-medieval brickworks, mainly to the North East of Crondall. There are the remains of what appears to be medieval ridge and furrow in Withy Copse. Of note is the extensive survival of World War II features, including pillboxes, gun emplacements, defensive earthworks, anti-tank ditches and fence lines forming part of the "General Headquarters Line".

### **3.1 Historic development**

The name 'Crandall' is derived from the Old English *crundel*, meaning chalk pit or quarry. Many of these can be found around the village, the chalk being used by farmers to marl the arable fields. Development of a village may have started as early as the third century AD as coins dating to this period were found in 1869. Seventh century coins (the 'Crandall Hoard') were found in 1828 and are now in the Ashmoleum Museum in Oxford. Settlement was no doubt helped by the naturally

occurring springs, which provided clean water, and the good farming land. A Saxon settlement called 'Crundellan' was recorded by the sixth century, and at about this time a small Saxon church may have been built on the same site as All Saints' Church, overlooking the meadows and downland to the West.

In 885 AD King Alfred bequeathed the Hundred of Crondall to his nephew Ethelm, and in 975 the lands and income from them were given to the monks of St Swithun's Priory in Winchester by King Edgar. After the Norman conquest in 1066, King William gave the Hundred and Manor of Crondall to the new Bishop of Winchester. Crondall Hundred became the largest settlement in the North East of Hampshire, being divided into a number of subsidiary Manors: Itchell, Ewshot, Crokeham, Dippenhall, Clare, Eastbridge, Swanthorpe, and Farnborough. Farnborough had become a separate parish before the Conquest, and had retained its own tithes. These manors are all mentioned in the records of Winchester Cathedral. All of the land within the Hundred was administered by the Lords of the Manor at Crondall Manor House (located on the site of The Court), initially on behalf of the monks in Winchester, and later on behalf of Winchester Cathedral. In 1332, the prior of St Swithun's was granted permission to empark (enclose) part of Crondall, and at a similar time, John de Westcote, who owned land to the South East of Crondall, was also given permission to create what was to become Clare Park. In 1379 John Gifford, who owned Itchel Manor, was granted permission to empark land to the West of Crondall. He also appears to have owned Eastbridge manor, to the East of Crondall, and it is recorded that his descendents retained this ownership until 1604. The Eastbridge Estate, including Whitebridge, was sold to George Johnston in 1825.

Post Conquest, settlement in Crondall was focused in a U-shape around Church Street, The Borough and Dippenhall Street, although new farms were built later along Dippenhall Street. The Manor farmed the land to the South and West of the village. All Saints' Church dates to the 12<sup>th</sup> century and has, because of its size, been called the 'Cathedral of North Hampshire'. A Norman font can be seen in the nave, which is also notable for its chancel arch and the imposing arcades and foliate capitals. The church has an impressive mid 17<sup>th</sup> century brick tower and has been restored twice – once in 1847 by the architect Benjamin Ferrey, and secondly in 1871 by George Gilbert Scott. Two other religious buildings can also be found in Crondall, the former Congregational Chapel of 1798 in The Borough (now the New Life Evangelical Church) and a mid 19<sup>th</sup> century chapel now converted into a house (Chapel House) in Pankridge Street.

Towards the end of the 15<sup>th</sup> century, when the village began to recover from a long period of war and disease, new buildings were built to house the increasing population. About 20 cottages remain in Crondall of this period and these are notable for their timber frame construction, low height, steeply pitched tiled roofs, and double height halls. Examples include Greensleeves and Lime Trees in Dippenhall Street, with (albeit hidden from the street by early 19<sup>th</sup> century brickwork) Amberley House in Pankridge Street. The Plume of Feathers is another 15<sup>th</sup> century building.

At the Dissolution in 1539 Crondall Manor passed into the ownership of the newly formed Dean and Chapter of Winchester Cathedral, remaining in their hands until 1861 when it was taken over by the Ecclesiastical Commissioners. In about 1680 Crondall Manor House was demolished and rebuilt. Some of the old bricks re-used to build Chaundlers Farm house and other houses..

*Insert historic maps*

At this time, agriculture was always the main occupation, with hop growing developing after the 16<sup>th</sup> century along with a local brewing industry – Crondall

Brewery, a new brewery, is located just outside Crondall on the way to Farnham. Much of the surrounding woodland was also managed in a sustainable way, such as hazel coppicing, the wood being used to produce baskets and other products. Some are rumoured to have supplied the Kings Balloon Factory at Farnborough, thus enabling early aviation. Watercress was also extensively grown in the clear, clean water of local springs.

During the 19<sup>th</sup> century, an important brick and tile industry also developed with several sites around Crondall, the most significant of which was Chaundlers Brick and Tile Works. This was built in 1857 on a site to the east of Crondall which lay over the junction of the Reading Beds and the London Clay, providing the raw materials for the brick making. Various changes to the village in the 19<sup>th</sup> century include the provision, in 1818, of a new school in Croft Lane, which lasted until the new Board School was built in 1878. The old school building is now used as the Church Rooms. In 1883 Hook Meadow was first made available for public use. The Village Hall was built there in the 1970s.

Modestly sized developments of new houses were added to Crondall mainly from the 1960s onwards, but these are not obtrusive and they have not isolated the historic core of the village from the surrounding countryside. Chaundlers Brick and Tile Works were not closed until 1957. Today, Crondall retains nearly 70 listed buildings, many of them houses or cottages dating to the 15<sup>th</sup>, 16<sup>th</sup> or 17<sup>th</sup> centuries, within a central core of medieval streets. The mature trees and green open spaces, both in and around the Conservation Area, also make a major contribution to its special interest.

## **4 SPATIAL ANALYSIS**

### **4.1 Layout and street pattern**

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

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

## **4.2 Open spaces, trees and landscape**

Crondall has no formal open spaces apart from, perhaps, All Saints' Churchyard, from where there are long views over Hook Meadow to the downland beyond. Hook Meadow is a very important open green space and provides popular sports facilities. Tall Lombardy poplar trees, planted in the late 1940s, are a special feature along one of the boundaries. Close by, The Old Parsonage Meadow, though private, is also extremely important in that it provides a highly visible green open space in the centre of the village, and is also particularly notable for the many mature trees which lie within the field and also mark its boundaries. Trees are also important in the churchyard and around its boundary, as well as an avenue of limes which connects the church to Croft Lane.

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

## **4.3 Focal points, focal buildings, views and vistas**

### Focal points

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

### Focal buildings

The most important focal point in Crondall is provided by the tall brick tower of All Saints' Church, which can be seen from many points around the village, particularly as the church is located on a slight mound which gives it additional prominence. None of the other historic buildings in the village can be said to be particularly dominant apart from, perhaps, the Plume of Feathers Public House, because of its location on the corner of The Borough and Church Street, and some of the larger houses in Dippenhall Street, such as Greensleeves. Crondall Primary School (currently just outside the Conservation Area), is also visually important in views along Croft Lane.

### Views and vistas

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

The most important views are noted on the Townscape Appraisal Map, but the omission of a view does not mean that it is of no significance.

#### **4.4 Boundaries**

There is a great variety of boundary details, as the materials used (brick, stone, flint, timber and planting) are themselves so varied. No one material predominates although, historically, brick would have been the most common. The great variety of soft boundaries, using hedging of various species and heights (both trimmed and informal), is of note, and these are most evident on the edges of the Conservation Area and in Croft Lane. The variety of materials for the walls reflects the geology of the area with bricks being made from local clay and chalk and flints being available from quarries cut into the adjoining downland. In places, front boundaries have been removed to allow car parking, a detrimental step which is discussed in greater detail in the Management Proposals. Additionally, some walls have been over-extended in height thereby hiding the attractive buildings behind them. Future development needs to avoid creating a series of "brick corridors", despite residents security concerns.

There are good examples of brick walls in most parts of the village, varying in height between half a metre and three metres. The lower walls are often backed by a dense evergreen hedge – the best examples are probably in Dippenhall Street. Sometimes, as outside the Plume of Feathers in Church Street, the brick wall is made more decorative by the use of grey headers alternating with courses of red brick laid in stretcher bond. Further along the same street, outside The Old Cottage, a brown brick wall, about one metre high, is topped by a triangular coping in matching brick. The most noticeable brick wall is around The Cedars and faces The Borough and Dippenhall Street. In several locations, but most notably outside Old Cottage (also in Dippenhall Street), the brick front boundary wall has eroded very badly, probably due to damage from road salt. The barn to The Old Parsonage, which faces Church Street, retains an interesting side elevation, formerly part of the Norman Manor Farm buildings, which is a mix of clunch (chalk block) with flints and soft red brick.

Timber fencing varies but is most appropriate when kept simple, like the vertical boarded timber fence outside Barley Pound House facing Farm Lane. In Itchel Lane, wicker panels have been added to a brick wall to provide greater privacy. Along Pankridge Street there are also many examples of traditional timber palisade fencing, about one metre high, either painted or left natural, such as outside Nos. 1 and 2 Clynton Villas, all of which blend happily with the streetscape. Perhaps not surprisingly, given the rural location and character of Crondall, there are no obvious examples of the use of cast or wrought iron railings or gates apart from some modern metal railings in The Borough.

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

#### **4.5 Public realm**

For most of the streets and lanes in Crondall, the public realm is simple and very low key with pavements covered in tarmac and concrete or occasional granite kerbs. Rather worn stone kerbs, about 600 mm long and 150 mm wide, can be seen

in Dippenhall Street. An area of Yorkstone paving in front of the garage to Kings Head House in Well Road is clearly a modern addition. In places, there are no pavements at all, which suits the rural character of the Conservation Area.

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

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

Street names are provided by simple aluminium plates, with black letters on white plates, usually set on short black poles – these are found throughout Hart District. Plain black 'Crondall' village signs welcome road users to the village in Pankridge Street and Dippenhall Street. A turquoise plastic litter bin is an odd addition in Hook Meadow, but usually they are black (as outside Crondall Stores). A bright red cast iron post box and similarly bridge red cast iron telephone box can both be seen (in separate locations) in Pankridge Street.

## **5 THE BUILDINGS OF THE CONSERVATION AREA**

### **5.1 Building types**

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

### **5.2 Listed buildings**

There are approximately 70 listed buildings or structures in the Conservation Area, all listed grade II apart from All Saints' Church, which is listed grade I. They include a number of very early (late 15<sup>th</sup> century) properties, such as Yew Tree Cottage and Limetrees in Dippenhall Street, and Amberley House in Pankridge Street, an almost

complete two storey wing of a timber framed hall house of c1500. Another very early building, Garrett's Farmhouse in Pankridge Street, dates to the 15<sup>th</sup> century, although it has a Queen Anne brick front dating to the late 17<sup>th</sup> century with three matching gables facing the street.

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

### **5.3 Locally Listed buildings**

The District Council has produced a short list of locally significant buildings within Crandall Parish of which 13 lie within the Conservation Area. They are all marked on the Townscape Analysis Map. Locally Listed buildings are mainly 19<sup>th</sup> or early 20<sup>th</sup> Century structures which provide well detailed facades, and they are Locally Listed to provide them with a degree of additional protection. Policies for their preservation are included in the Hart Local Plan, adopted in December 2002. The following buildings in Crandall are Locally Listed:

- Nos. 1-5 The Jollies, Pankridge Street
- The former Village Stores, Dippenhall Street
- The Outfield/Wickets, Dippenhall Street
- The Cricketers, Dippenhall Street)
- The Church Rooms, Croft Lane
- Crandall Lodge, Church Street
- Imley Cottage, Church Street
- Jasmine Cottage, Church Street

Further information about the control of Locally Listed buildings is provided in the *Management Proposals*.

### **5.4 Positive buildings**

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

- Crandall Lodge, Croft Lane, the extension dated 1891
- Nos. 1-6 The Terrace, Church Street
- Nos. 1-3 Chilloway Cottages, Pankridge Street
- Nos. 1-8 Pankridge Street
- Jasmine Cottage, Church Street



Government guidance in PPG15 '*Planning and the historic environment*' advises that a general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a Conservation Area (paragraph 4.27). The guidance note states that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. Again, further information is provided in the *Management Proposals*.

## **5.5 Building styles, materials and colours**

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

These vernacular buildings are notable for the use of timber framing, brick (red and blue) and orangey-brown handmade clay peg tiles. Tile hanging on elevations is also used, often to conceal older timber framing. These can all be seen on many of the historic buildings. Most of the bricks and tiles would have been supplied by local works, including the later Crondall Brick and Tile Works to the East of the village. The timber would have been felled in adjoining forests and dictated the scale of the buildings, which largely follow a bay size of four to five metres square – the optimum length of a piece of timber. A well preserved example is Pilgrims Cottage in Croft Lane, a typical 17<sup>th</sup> Century four bay timber frame house with a later refacing of brick and clay tiles. After the late 17<sup>th</sup> Century, the use of timber became less prevalent as tastes changed and improvements in manufacturing techniques meant that bricks became more affordable.

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

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

The other main farmhouse in the village, Chaundlers Farmhouse in Dippenhall Street, is said to have been built with the bricks from Crondall Manor after it was demolished. The farmhouse has a symmetrically arranged very late 17<sup>th</sup> or early 18<sup>th</sup>

Century façade of pleasing red brick decorated with alternate blue headers in a chequer pattern. The tripartite sash windows must be replacements of the multi-paned sashes which would have been installed when the house was built. The heavy modillion eaves cornice and the elegant Georgian fanlight over the front door are notable features.

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

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

## **6 CHARACTER AREAS**

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

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

### **6.1 Character Area 1: Pankridge Street**

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

commercial uses, and although technically in Pankridge Street, they really relate to the village centre in The Borough.

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

Pankridge Street also retains a large number of unlisted 'positive' buildings which appear to largely date to the mid to late 19<sup>th</sup> Century, although several, such as Willow Mead and The White Cottage, are probably 18<sup>th</sup> Century but are not listed as they have been altered. Of special merit is the group, Nos. 1-8 (consec.) which mark the entrance to the village from the north. These are particularly interesting for their use of polychrome brickwork, using red and yellow bricks, and for their shallow pitched slated roofs. Some of these cottages are better preserved than others, and many have been extended.

Negative features include:

- Busy traffic at certain times of the day, not always keeping to the 30 mph speed limit;
- On-street car parking helps to 'calm' this traffic;
- The line of the River Hart has been improved in places, reducing opportunities for wildlife, and at the time of survey had virtually dried up, although is known locally to rise and flood especially during the spring season;
- Modern development has somewhat diminished the special interest of this part of the Conservation Area, although the boundary has been carefully drawn around it;
- Some of the unlisted family houses, which presumably are covered by the Article 4 Direction, have modern windows or doors;
- A great variety of front boundaries, some poor quality;
- Overhead cables and telegraph poles are dominant in parts of the street;
- The front elevation of the Crandall Village Stores would benefit from some minor improvements;
- Rose Cottage is in poor condition.

## **Character Area 2: The Borough**

The Borough is the centre of the village and apart from the Plume of Feathers Public House, is in residential uses (although the Village Stores in Pankridge Street is immediately adjacent). Along the North West side of the street is a pleasing row of mainly 17<sup>th</sup> and 18<sup>th</sup> Century listed cottages, built from red brick with a variety of steeply pitched peg tiled roofs with some very substantial red brick chimney stacks. Together, these create one of the most picturesque groups of historic buildings in the Conservation Area. Small front gardens, defined by low brick or flint walls, add to the area's attractions. Some of these are timber framed and the 15<sup>th</sup> Century frame has been left exposed, at No. 26. The former Congregational Chapel (now the New Life Church), with its single storey brick extension, creates a break in the frontage which is reinforced by the car parking area in front of the buildings.

On the opposite side of the road, the Plume of Feathers Public House is an important corner building, and also has exposed timber framing, including a jettied front bay on the right. Nos. 17 to 21 are an attractive one and a half storey row of unlisted framed 16<sup>th</sup> Century cottages, which are notable for their eaves dormers, steeply pitched tiled roofs, and paired front porches. Almost next door, No. 11 is 17<sup>th</sup> and 19<sup>th</sup> Century and is painted, but retains at least two leaded light windows which appear to be original. The Cedars, a substantial grade II listed 18<sup>th</sup> Century house, with its listed brick boundary wall, takes up the whole of the following block of land until reaching the junction with Dippenhall Street.

Flooding has been a problem in The Borough, but this has been controlled more recently by the installation of small steps to the houses on the north side of the street, helping to prevent water from the road coming into the small front gardens.

Negative features include:

- The very open car park to the New Life Church, which creates a break in the continuity of the historic frontages;
- Dominant overhead cables and telegraph poles;
- Backland development, although excluded from the Conservation Area, is regrettable.

### **Character Area 3: Well Road**

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

Overall, the buildings are well spread out and despite some modern infilling, the street remains rural in character. The village pond is also located here, presumably fed by a local spring. Good views towards Hook Meadow and the downland beyond are of note.

Negative features include:

- Some 'urbanisation', such as the Yorkstone threshold and security post to the garages to Kings Head House, and the high timber fencing to the garden of Briary House;
- The poor condition of the pond and its immediate setting;
- Concrete hardstanding in front of Bramble Bungalows.

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

This part of the village has a more rural character due to the important green open spaces, namely The Old Parsonage Meadow, the churchyard, the gardens to The

Court, and Hook Meadow, all of which contain a large number of mature trees. This Character Area also provides some of the best views in Crondall, particularly over Hook Meadow from the churchyard, and from Croft Lane into The Old Parsonage Meadow. It is also the focus of community facilities, with the church, Church Rooms, Village Hall and sports facilities all within it.

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

Towards the church, the buildings are more mixed, with a long terrace of 'positive' unlisted 19<sup>th</sup> Century cottages (Nos. 1-6 Church Hill Terrace) facing a small and relatively low key modern development (Orchard Court). The Old Parsonage sits back from the road in a large garden and backs onto The Old Parsonage Meadow, and the barn which forms part of its boundary is of particular importance in the way it frames views along the street towards the church. Similarly, the reverse views across The Old Parsonage Meadow from Croft Lane and the Church Lytch Gate support the rural nature of the village.

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

It was noted during the survey work that the church has recently been repaired and its overall condition appears sound. The sports pavilion has also been extended to provide improved facilities and a more attractive elevation to Hook Meadow.

Negative features include:

- The very large communications aerial on The Old Hundred, apparently allowed on appeal;
- Dominant overhead cables and telegraph poles;
- The Old Dairy and Kiln House would benefit from improvements or possible redevelopment, although the single storey frontage building would have to be retained;
- The Old Parsonage Meadow would benefit from some land management;
- The Conservation Area boundary needs to be extended to include Crondall Primary School.

### **Character Area 5: Dippenhall Street**

Dippenhall Street leads out of the centre of the village towards Farnham, and historically, was the location of Crondall's second largest farm after Court Farm, namely Chaundlers Farm. The 1846 map confirms that development was focused on the North East side of the street apart from nearer the village centre, where it was on both sides. This arrangement is reflected in the boundary of the modern Conservation Area. Despite modern development along a substantial proportion of

the West side of the road, it has little impact being largely low rise and hidden behind a thick hedge and a bank.

Dippenhall Street retains 21 listed buildings ranging in age from the late 15<sup>th</sup> Century to the 19<sup>th</sup> Century. Chaundlers Farmhouse is probably the largest and most prestigious of these, similar in size to The Cedars, though this is not so ebulliently detailed. Limetrees, The Close and Greensleeves are located close to Chaundlers Farmhouse and the earliest of these (Limetrees) dates to 15<sup>th</sup> Century with a 17<sup>th</sup> Century wing. The Close is slightly later (17<sup>th</sup> Century) but is notable for its four gables which face the street.

There area also contains several Locally Listed buildings, and a number of unlisted but 'positive' buildings, providing a high concentration of architectural quality. The high brick walls, thick hedging, and narrowness of the street also so gives at least the Northern part of the street a rather enclosed character which is not enhanced by the busy traffic at certain times of the day.

Towards the Southern end of the Conservation Area, the two listed groups (Townsend House/Hilliers and Nos. 1 and 2 Townsend Cottages) are extremely important in the way they define the junction between the village and the surrounding countryside. This is very visible in many places, or sometimes glimpsed through gaps in the buildings, like the attractive view eastwards past the gable end walls of Chaundlers Farmhouse. A recent addition to the village, Nos. 3 and 4 Townsend Cottages, has been carefully designed to complement the adjoining listed buildings so the new group blends without notice into the streetscape.

Negative features include:

- Lack of pavements in parts of the street, and busy traffic, making pedestrian movement difficult;
- Some of the red brick walls need repairs due to salt damage from the road;
- Some dominant overhead cables and telegraph poles;
- The Old Village Stores, a Locally Listed building, being directly on the road, suffers from dust and dirt from traffic;.
- The Old Village Stores and Corner Cottage/Yonder Cottage could be of sufficient interest to merit statutory listing;
- There has been some loss of front boundaries to create car parking areas, such as outside Gables.

## **7 ISSUES**

### **7.1 Summary of Issues**

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

#### *Protecting Crandall and its landscape setting*

- The protection of the setting of Crandall
- Long and short views – these need to be protected, particularly across Hook Meadow, The Old Parsonage Meadow, 4 Acre Field and the churchyard

- Care of the pond in Well Road and the River Hart watercourse
- The care of The Old Parsonage Meadow
- A Tree Management Plan is required

#### *Traffic, pedestrian movement and parking*

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

#### *The control of new development*

- Pressure for new development, particularly the development of back or side gardens
- Pressure for development of The Old Parsonage Meadow
- Design guidance

#### *Buildings*

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

#### *Possible enhancements:*

- Undergrounding of overhead wires
- Site specific improvements

#### *Conservation Area Boundary Review*

- One change is suggested – the addition of Crondall Primary School

## **THE MANAGEMENT PROPOSALS**

### **8 INTRODUCTION**

#### **8.1 Format of the Management Proposals**

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

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the management of conservation areas* (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in Chapter 10.

## **9 ISSUES AND RECOMMENDATIONS**

### **9.1 Protecting Crandall and its landscape setting**

#### **9.1.1 The protection of the setting of Crandall**

The landscape around and within the Crandall Conservation Area is notable for its attractive downland, fields, woodland and the line of the River Hart. In the Local Plan the land beyond the Settlement Boundary is already protected by a number of policies, as set out in section 1.4 *The local policy framework*, and the land within the boundary is similarly protected by Local Plan policies and the constraints imposed on the historic environment by guidance contained within PPG15 and PPG16. However there may be potential threats from new development within or on the edges of the Conservation Area, or from changes to buildings or sites which lie within the Conservation Area, for example, due to the redevelopment of an existing building.

*Recommendation:*

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

#### **9.1.2 Views within Crandall, or into or out of the village from the landscape setting**

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

*Recommendation:*

- The District Council will protect the views in and around Crandall, particularly across Hook Meadow, 4 Acre Field and The Old Parsonage Meadow, and will resist proposals for new development which would impinge on these views.

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

It has already been noted that the pond in Well Road, which is fed by winter rain, had partly dried up in the summer of 2009. Currently, no one takes responsibility for cleaning out the pond or for ensuring that the wildlife which uses the pond is protected, although the local community has in the past carried out some improvements.

*Recommendation:*



- The Parish Council, working in partnership with local residents and the District Council, could establish a small group of volunteers to clean out the pond and provide some kind of long-term Management Plan for its continued preservation. This could be done in collaboration with Crondall Primary School as an educational initiative. The involvement of the County Council's Ecology Officer might help to ensure that the wildlife which uses the pond is adequately protected during any work.

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

*Recommendation:*

- The Parish Council could open discussions with the Environment Agency to agree a Management Plan for the River Hart which could include provisions for nature conservation and regular maintenance of the watercourse.

#### 9.1.4 Tree Management Plan

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

The preparation of a Tree Management Plan for the Conservation Area could be prepared as a partnership between the Parish Council, local groups and the District Council. This might include the identification of species as well as individual trees which may need tree surgery. Recommendations for additional TPOs and further tree planting could also be made.

*Recommendation:*

- Prepare a Tree Management Plan for the Crondall Conservation Area as detailed above.

## 9.2 **Traffic, pedestrian movement and parking**

### 9.2.1 Busy and fast moving traffic along Pankridge Street and Dippenhall Street

It has been noted out these two streets serve not only local residents but other road users who are cutting through Crondall to access Farnham or other local villages. The junction of Dippenhall Street and Pankridge Street, immediately outside the Crondall Village Stores, is a particular bottleneck. Some low key traffic calming, sensitively designed, might help to alleviate this problem. It could also include the provision of a new pavement to the northern part of Dippenhall Street.

*Recommendation:*

- The Parish, District and County Councils could discuss ways of providing some traffic calming measures, subject to the funding being available.

### 9.2.2 Car parking in the village

In several locations, informal (and sometimes illegal) car parking on the sides of the road or on pavements is detrimental to the character of the Cron dall Conservation Area. The District Council, possibly in partnership with the County and the Parish Councils, needs to undertake a survey to assess the full impact of this parking and to draw up measures to prevent it becoming even more of a problem than it already is.

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

#### *Recommendation:*

- The County, District and Parish Councils should assess the impact of this car parking and with the help of local residents and business owners agree where parking might be allowed to continue, or where it should be stopped;
- The District Council will continue to enforce the Article 4 Direction;
- The District Council will consider serving an additional Article 4 Direction to control the creation of car parking in front gardens of family houses in the conservation area;
- The District Council will consider the provision of new guidance for the existing and the new Article 4 Direction.

## 9.3 **The control of new development**

### 9.3.1 The pressure for new development

Cron dall is notable for the very high quality of its streetscape and for the high concentration of listed buildings, Locally Listed and 'positive' buildings in the Conservation Area. Its attractive setting, green open spaces, and mature trees also make a very important contribution to its special interest.

Since the last Conservation Area appraisal was written in 1988, there has been pressure for new development in and around Cron dall, particularly for new housing on The Old Parsonage Meadow. In 2003 an application by Bewley Homes PLC for 23 dwellings was refused and the subsequent appeal was turned down in 2004 (a previous application in 1984 had also been turned down on appeal, coincidentally by the same planning inspector). The inspector's report referred to The Old Parsonage Meadow as a 'rural haven in the heart of the village' and agreed with Hart District Council's argument that maintaining the meadow as an open field was justified and that the development of the field as then proposed would be detrimental to the Cron dall Conservation Area (Appeal ref: APP/N1730/A/03/1120690). Clearly, further applications for development may yet come forward, on this and other sites in the Cron dall Conservation Area, and whilst there are already policies in the Local Plan to

protect all Conservation Areas and listed buildings in the District, constant vigilance is needed to ensure that new development does not occur, whether major or minor, which could adversely affect the special interest of the area.

*Recommendation:*

- The District Council will continue to accept only the highest quality development in the Cron dall Conservation Area, and will protect existing open spaces including private gardens from inappropriate new development.

### 9.3.2 Design guidance

General design advice is included in the Hart Local Plan and in PPG15. The summary below provides some guidance on 'good practice' for new development in or on the edges of the conservation area:

*Recommendations:*

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

## 9.4 **Buildings**

### 9.4.1 Article 4 Direction

The existing Article 4 Direction in Cron dall was served in January 1998 and has done much to help preserve the historic details of the unlisted family houses in the Conservation Area. However, the creation of parking in front gardens is not covered and further Directions are needed to control this aspect of work.

*Recommendation:*

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

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

As part of the appraisal process, and as recommended by English Heritage and in PPG 15, a number of “positive” buildings have been identified and are marked on the Townscape Appraisal map for Crandall. Generally, these are individual or groups of buildings which retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the conservation area. Most of them date to the mid to late 19<sup>th</sup> Century. Where they have been too heavily altered, and restoration is not easily achievable, they are excluded. It is assumed that all Locally Listed buildings are ‘positive’.

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

*Recommendation:*

- The District Council will consider applications for change to “positive” buildings extremely carefully and will refuse any which adversely affect their architectural or historic interest.
- Applications to demolish ‘positive’ buildings will generally be refused.

9.4.3 Local List and Statutory List

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

*Recommendation:*

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

## **9.5 Possible enhancements**

### **9.5.1 Undergrounding overhead wires**

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

#### *Recommendation:*

- The District Council could consider opening discussions with British Telecom and SEB to see if a plan could be drawn up to remove telegraph poles and underground telephone and other wires, perhaps on an incremental and coordinated programme.

### **9.5.2 Enhancement sites**

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

#### *Old Parsonage Meadow*

- Since the appeal was dismissed, the owners have left this field unmanaged and the vegetation and trees are in need of weed control and tree management.

#### *Rose Cottage, Pankridge Street*

- This unlisted 19<sup>th</sup> century cottage is in need of repairs and other enhancements.

## **9.6 Conservation Area boundary review**

A thorough review of the existing Conservation Area boundary was carried out as part of the appraisal process, but only one small change is suggested:

### **9.6.1 Addition:**

(i) Add Crondall Primary School to the Conservation Area – this is a late 19<sup>th</sup> Century school, relatively unaltered, which is very important in views along Croft Road and also because it is located immediately adjacent to All Saints' Church, listed grade I.

## **10 MONITORING AND REVIEW**

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

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

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

## **APPENDICES**

- Appendix 1 Townscape Appraisal map  
Character Areas maps  
Appendix 2 Article 4 Direction  
Appendix 3 Bibliography  
Appendix 4 Contact details

- APPENDIX 1** Townscape Appraisal map  
Character Areas map

## **APPENDIX 2 ARTICLE 4 DIRECTION**

### **Details of the existing Article 4 Direction in the Cron dall Conservation Area**

Article 4 Direction served 23<sup>rd</sup> January 1998

This Article 4 Direction covers all unlisted residential properties in use as a single family unit i.e. not flats or in multiple occupation, where different legislation applies.

- Class A The enlargement, improvement or other alteration of the frontage\* of a dwelling or building within the curtilage of a dwelling, including works affecting a frontage\* roof slope (*In respect of side extensions, these are covered where they are in front of the rear wall of the dwelling*);

- Class B The erection, construction, alteration or demolition of a porch on the frontage\* of a dwelling;
- Class C The erection, alteration or removal of a gate, fence, wall or other means of enclosure to the frontage\* of a dwelling;
- Class D The exterior painting of any part of the frontage\* of a dwelling or building within the curtilage of a dwelling (*This requires consent where it involves either a painting scheme dramatically different from the existing or involves areas of the building not previously painted*);
- Class E The erection, alteration or removal of a chimney or building within the curtilage of a dwelling;

\***Frontage** refers to the elevations or roof slope of the dwelling which face a highway, a footpath, a bridleway, a waterway or a public open space. In respect of side extensions, these need permission where they would be forward of the rear wall of the dwelling.

The **curtilage** is the contained area around the dwelling.

### **APPENDIX 3 BIBLIOGRAPHY**

*The Public Footpaths and Bridleways of Crandall and Ewshot* Bryan Day and Geoff Margason

### **APPENDIX 4 CONTACT DETAILS**

For further information, please contact the following:

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