



HERITAGE STATEMENT

6 Veronica Drive, Crookham Village GU51 5SF

The purpose of this report is to accompany a planning application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: 6 Veronica Drive, Crookham Village GU51 5SF

Local Authority: Hart District Council

Conservation Area: None. Close to Crookham Village Appraisal Area 1

Listing Status: Not Listed List entry no. N/A

Building Use: Residential

Scheduled Monument?	N
Listed Building?	N
Registered Park and Garden	N
Historic Battlefield	N
Locally Listed Heritage Asset	N
Archaeological Notification Area	N
Other non-designated Heritage Asset	N

Project Overview:

Two storey extension and garage conversion of an existing detached house.



Photo 1 – View of the front of the dwelling

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Photo 2 and 3 – View of the rear of the dwelling



Photo 4 – View of the yard at the rear of the dwelling



Photo 5 and 6 – Streetview of the dwelling

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Photo 7 – View of the dwelling from 2 Veronica Drive



Photo 8 – View from Ravenscross on The Street (backing onto 2 and 4 Veronica Drive)

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- Conversion of the existing garage.
- Extension of the existing kitchen and relocation of the utility room at ground floor level.
- Side extension at first floor level to enlarge the existing master bedroom accommodation. No change in the number of bedrooms.
- New porch.

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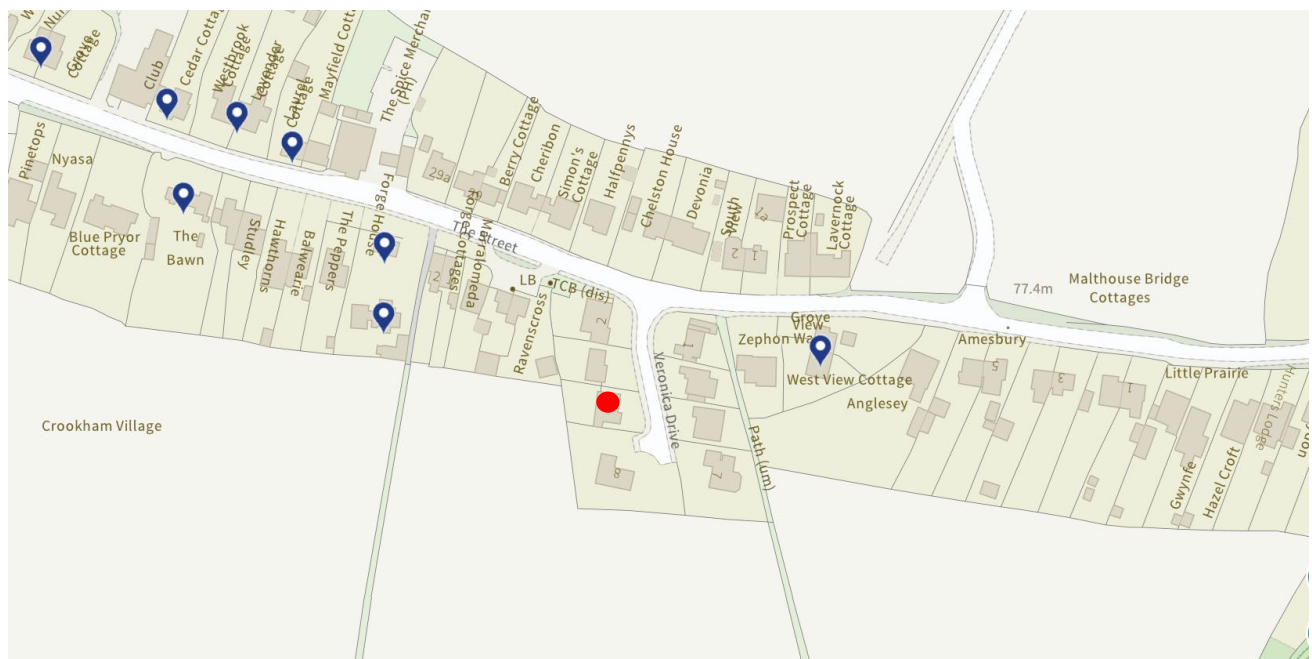
Setting Overview:

Crookham Village is a small settlement west of Fleet, predominantly residential in nature. It contains a Conservation Area with 2 character areas described as a rural village settlement that has evolved organically over time from its origins as a series of compact but scattered houses and cottages along historic routes. The area appraisal describes the architectural interest of Crookham Village to be primarily the modest scale and traditional materials that are used for the majority of buildings.

Veronica Drive a residential close south of The Street containing 8 modern detached two storey dwellings built by a single developer in a similar style and materiality under a single planning consent in the 1960s. It sits in the centre of the village directly off The Street which is principal road within the compact settlement of Crookham. The close is deliberately excluded from the Conservation Area and contains no buildings of note.

The house in question sits on the western side of the close which runs north south. The house like all of those on the close is a mix of brick and render to the ground floor with tile hanging and brick to the first floor. There is a modern tile hanging at first floor level and a pitched concrete pantile roof with modern UPVC guttering and downpipes. The house is slightly set back from the road with a driveway and lawn to the front garden. To the rear there is a rear garden laid to lawn overlooking fields behind.

Setting: Rural



Map taken from Historic England Listing Database. Property shown with a red dot.

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Impacted Heritage Assets:

The building sits directly outside the Crookham Village Conservation Area.

The building is not Listed.

The building is not within the context of a Listed Building.

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Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance – NPPF

Archeological:

The works relate to a small scale extension to a modern house, as part of a modern development in a highly disturbed area of ground. The land is deemed to be of low archaeological value.

Historic:

1-8 Veronica Drive were built as a result of planning approval 64/04903/H4 and H5 in 1965. It contains no buildings of historic note. There is no evidence of built material within the close that pre dates the housing there.

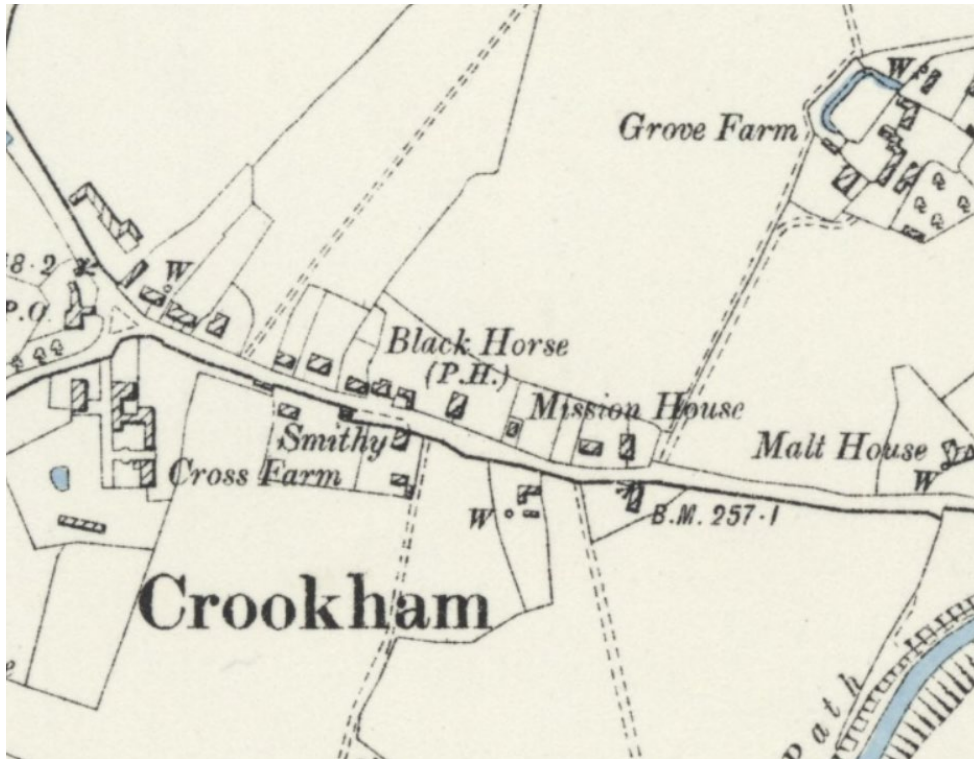
Architectural or Artistic:

The house is a modern two storey dwelling in a residential close containing dwellings of a similar nature.

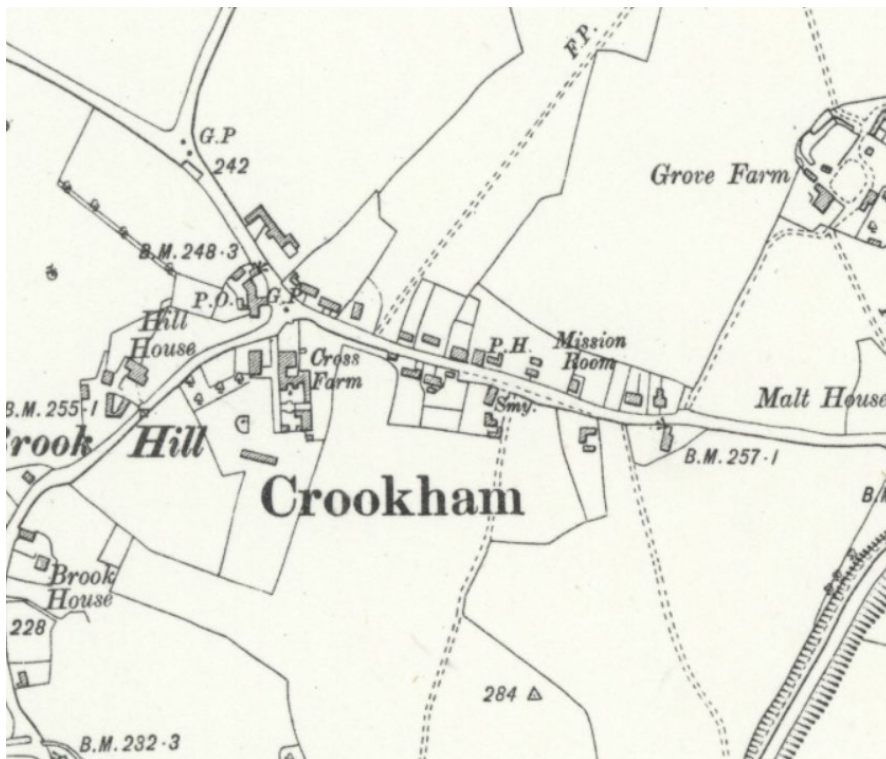
They are not of any architectural or artistic character and the close was excluded from the 2023 Conservation Area Appraisal since it does not contribute nor impact upon The Street (Character Area 1).

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Historic Mapping – For reference dating only, not for reproduction



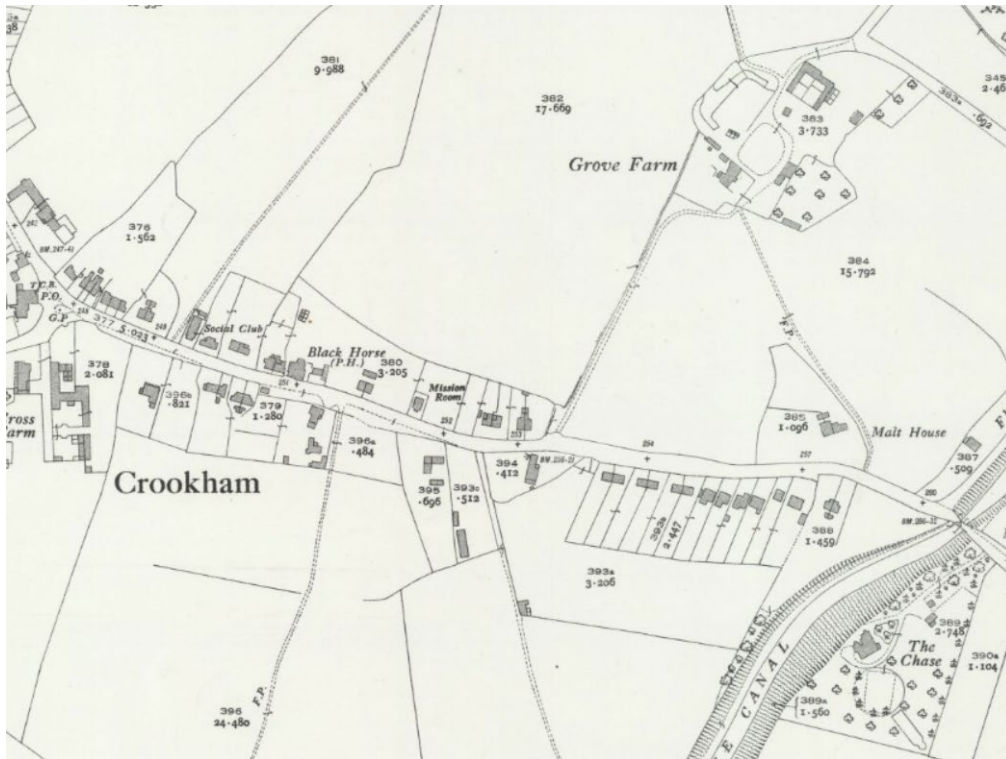
Extract from Hampshire & Isle of Wight Sheet XX.NW 1897



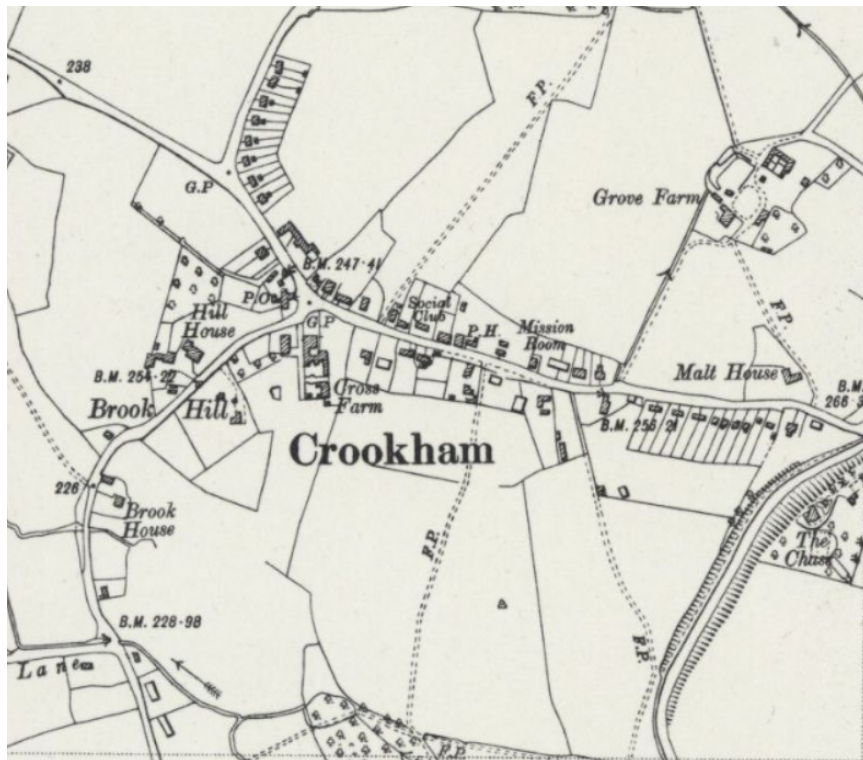
Extract from Hampshire & Isle of Wight Sheet XX.NW 1912

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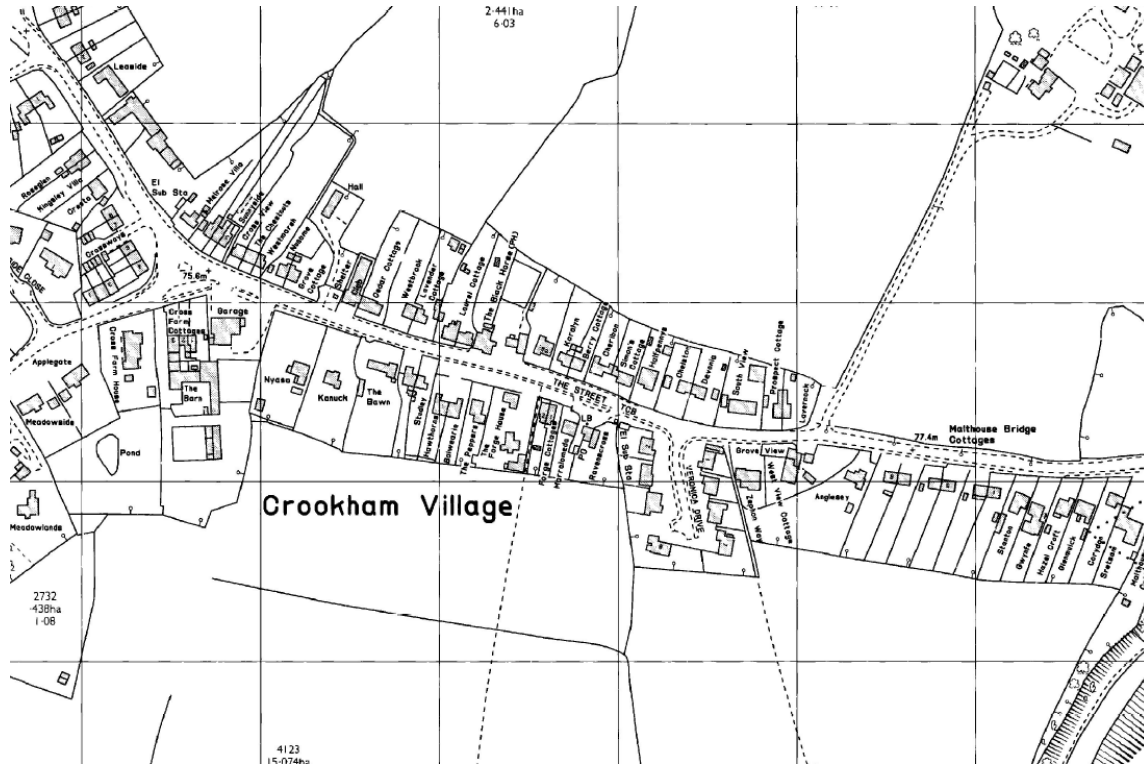
Extract from Hampshire and Isle of Wight XX.6 1932



Extract from Hampshire and Isle of Wight Sheet XX.NW 1946

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Extract from Landmark Historical Map 1972-1978

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

Building Elevations and Setting:

The proposals are small scale and use the materiality of the existing house. They have no impact upon the nearby Conservation Area. The proposals do not impact upon the setting of a Nationally or locally Listed Building.

The proposals do not impact upon the boundary treatment nor is it understood that any tree works are required as part of the work.

The proposals do not expand the development line of the village in any way.

Internally:

The proposals make best use of the available space without detriment to the urban grain of the plot. They improve the quality of the accommodation for the occupants and invest in the standard of the dwelling for the benefit of the local area and quality of the local housing stock.

Scale and Massing:

The proposals are minor in nature and do not impact upon the scale and massing of the house in any great way. The detached nature of the dwelling is retained. There is no impact upon key views across the Crookham Village Conservation Area nor would the proposals be visible from The Street since they are located on the southern side of the building.

Archeaology:

The proposals are minor in nature and impact upon a heavily disturbed area of land only. It is not assumed for there to be any impact upon below ground archaeology.

Use:

The existing residential use is maintained and there is no intensification of use.

Relevant Policy:

The Government has set out its planning policies for the historic environment in the National Planning Policy Framework (NPPF). This was published in March 2012 and replaced in 2018, 2019, 2021 and 2023. It replaced Planning Policy Statement 5: Planning for the Historic Environment. The PPS5 Practice Guide remains valid for use alongside the NPPF. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority guidance also includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset, in this case the surrounding Conservation Areas.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

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Conclusion:

The proposals are minor in nature and have no impact upon the nearby Conservation Area nor any Listed buildings. They use a materiality reflected in the existing property and are sympathetic in relation to scale, siting and massing. They have a net benefit of improving the quality of the accommodation for the occupants in an appropriate and considered manner.

The need for a heritage statement in this instance is generated purely from the proximity to the Conservation Area rather than any foreseen risk to a heritage asset. The close was deliberately excluded from the 2023 Conservation Area Appraisal due to its lack of heritage significance and value and it is believed that these proposals cause no heritage harm.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC
Date of Site Visit: 12/01/24 Weather conditions at time of visit: Dry, Cold

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):