



SUMMERS HOUSE

HERITAGE STATEMENT

AUGUST 2023

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1. INTRODUCTION

This heritage statement has been written to accompany a planning application to refurbish and extend:

Crondall House,
Crondall Road,
Crookham Village,
Fleet, Hampshire, GU51 5SY

The property lies adjacent to Crookham Village & Basingstoke Canal Conservation Areas and as such Hart District Council requires a Heritage Impact and Justification Statement in order for the application to be validated. This report has been written by Adam Knibb Architects and is to be read in conjunction with the accompanying Design and Access Statement.

2. CONTEXT & SITE DESCRIPTION

The site is located on the North-Eastern side of Crondall Road, Crookham Village, Fleet, GU51 5SY.

Crookham village is to the north of the site. The village is a nodal settlement, with nucleated development at the centre and linear developments along Crondall Road to the South, Hitchens Lane to the North, The Street to the East and Pilcot Road to the West. The village vernacular is of mixed designs and styles from a wide variety of periods in history.

Crondall House is the last property along Crondall Road inside the southern boundary of Crookham village settlement boundary. The property was built post-1970. Crondall Road has a 30mph speed limit.



FIG.1 SITE CONTEXT (COURTESY GOOGLE MAPS)

3. DESIGNATIONS/CONSERVATION AREA

The property lies adjacent to Crookham Village & Basingstoke Canal Conservation Areas, the boundary of which is outlined in orange on the map below (Courtesy Hart District Council). All properties within the Conservation Area are subject to an Article 4 Direction which restricts certain types of development and permitted development rights to properties within the designated Conservation Area. This does not apply to Crondall House, as it falls outside of the Conservation Area.

The CROOKHAM VILLAGE PARISH NEIGHBOURHOOD DEVELOPMENT PLAN, Policy BE03 – Design Principles for Crookham Village Ward Character Area - page 35:

The overriding vernacular of the property within the conservation area in Crookham Village is that it comprises mixed designs and styles from a wide variety of periods in history. The buildings range from timber frame black and white cottages to tile hung modern brick properties with no one style predominating.

Development within or adjacent to the Crookham Village, Dogmersfield or the Basingstoke Canal Conservation Areas, will be supported provided that it is in accordance with the following principles:

- are designed to be sympathetic to the site context and existing character of the immediate locality, including the integration of important features;
- are of high quality and individual design;
- take account of the relative heights of the land on which they are built with regard to the height of existing properties;
- do not include buildings of a significantly greater height than neighbouring properties or those within visual range;
- do not adversely affect the key views both into and out from the conservation areas as defined in NEO2
- do not adversely affect the routes or amenity of the public footpaths within the conservation area and Parish;
- do not result in unacceptable disruption of the skyline from any viewpoint within any of the conservation areas, or have a dominant impact on adjacent or nearby buildings;
- are designed not to increase the level of light pollution within any of the three conservation areas within the neighbourhood

3. DESIGNATIONS/CONSERVATION AREA

The Crookham Village Conservation area proposals statement page 12:

3.2 Built Environment

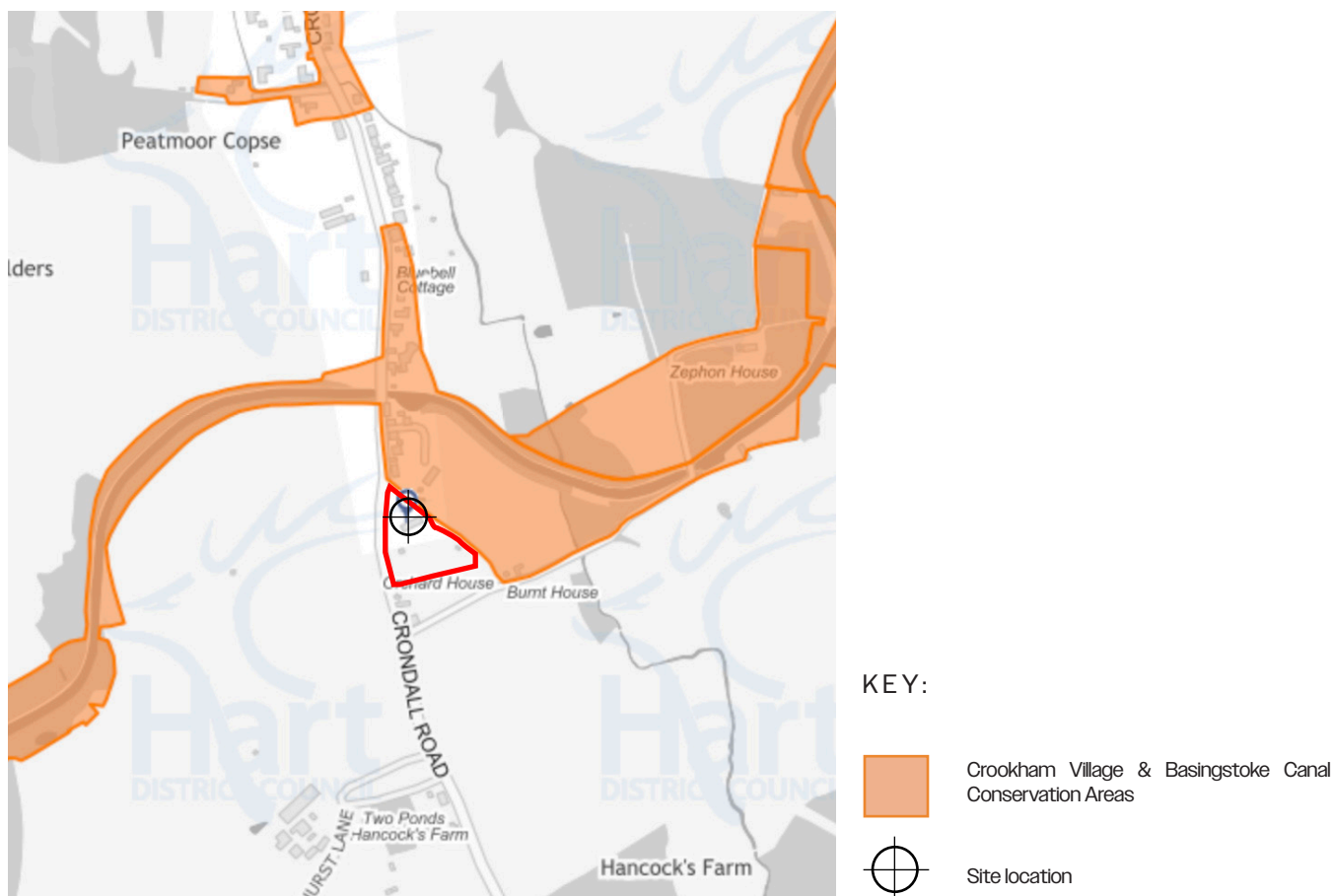
CV7 Where other planning policies will allow, development within, adjacent to, or in close proximity to the conservation area will normally be permitted provided that it:

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

3.3 Setting and Landscape

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

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



HART DISTRICT COUNCIL INTERACTIVE MAP



4. BUILDING DESCRIPTION & SETTING

The existing house was built in the 1970's, and extended under permission 15/01070/HOU thereafter. The original dwelling and its later additions are red brick with clay tile roofs, large overhanging eaves with white painted fascias and soffits. At the rear two two-story bays project from the facade. The front elevation lacks symmetry, and the overall building is not considered to be of historic importance or of architectural merit.

The large plot of 2.45 acres is well-screened with mature hedges and trees to the north, east and west boundaries. An established orchard at the southern end of the plot buffers the boundary to the neighbouring property on Crondall Road, as well as the significant distance between the properties. The closer two properties to the north are densely screened by mature trees.



Front Elevation



Rear Elevation

5. DESIGN CONCEPT AND PROPOSAL

The proposal looks to refurbish and extend the existing property.

Alterations to the property are in keeping with the existing house. Windows to the original house have been altered with a new two-story entrance establishing symmetry to the elevation.

Improvements have been made to the appearance of the former 2015 addition by removing the white garage doors and adding windows which will match the new windows of the existing house. The dormers match the existing dormer. All new materials are to match existing.

The front has been designed to be sympathetic to the site context and existing character of the immediate locality (the house), integrating important features such as eaves, dormers, tiled roofs and window proportions to match the existing house.

The rear ground floor addition has a contemporary appearance, with large format glazing, metal and timber cladding, clearly defining it as a new element.

Distinctive materials are used for the ground floor extension, clearly defining the new main living and entertaining spaces. The deliberate use of grey and timber cladding on the ground floor sets the rear extension apart as a new element while still harmoniously blending into the rural surroundings.

The timber cladding will sit quietly in the rural setting amongst the densely wooded backdrop. Timber cladding is evident in the village settlement buildings. This choice in material reflects high-quality local design references, both in existing properties and the natural form, reinforcing local distinctiveness. (BEO3). Refer to the Design and Access Statement for further information on the design.

The proposed additions are of high quality and individual design; policy BEO2. The considered location and massing of the additions within the landscape are further reinforced by high-quality design principles of simple detailing, proportions and material interfaces. The individual design of the contemporary addition is consciously different in appearance to the existing house, remaining subordinate in their massing and height, but distinctive in their quality of materials and design.

6. STATEMENT OF SIGNIFICANCE

The existing dwelling has negligible heritage significance, built post-1970. The site's location adjacent to the conservation area in a semi-rural setting is heavily screened by mature trees and boundary vegetation. The large plot retains its openness in spite of the proposals. The significance of the proposal on the conservation area is low.

7. IMPACT ASSESSMENT AND MITIGATION STRATEGY

The plot is semi-rural in its location at the edge of the settlement boundary, with agricultural land to the east and west. The property is well-screened from any key sight lines and views from within the Conservation Area by mature trees and vegetation. Existing vegetation is protected by the careful positioning of the proposed extensions and further enhanced by the landscape proposals.

The proposed scale, density, mass and height of development do not adversely impact the semi-rural plot's openness. The proposal's footprint falls inside the settlement boundary, and the spacious 2.54-acre plot retains large areas of the garden and boundary screening.

Policy BE03 describes the local vernacular as mixed from a wide variety of periods in history. Crondall House's site is outside of the conservation area, but the boundary lies adjacent to it. Alterations to the principal elevation are in keeping with the existing house. Rear additions are contemporary in their form and design, using timber cladding evident elsewhere in the village. The contemporary building design is sensitive to the existing house, subordinate in its height and massing. The proposals improve the quality of the immediate surroundings and landscape, supported by extensive landscaping proposals.

8. STATEMENT OF JUSTIFICATION

There is no adverse impact on the conservation area as a result of this proposal.

