

## 2 Settlement Plan

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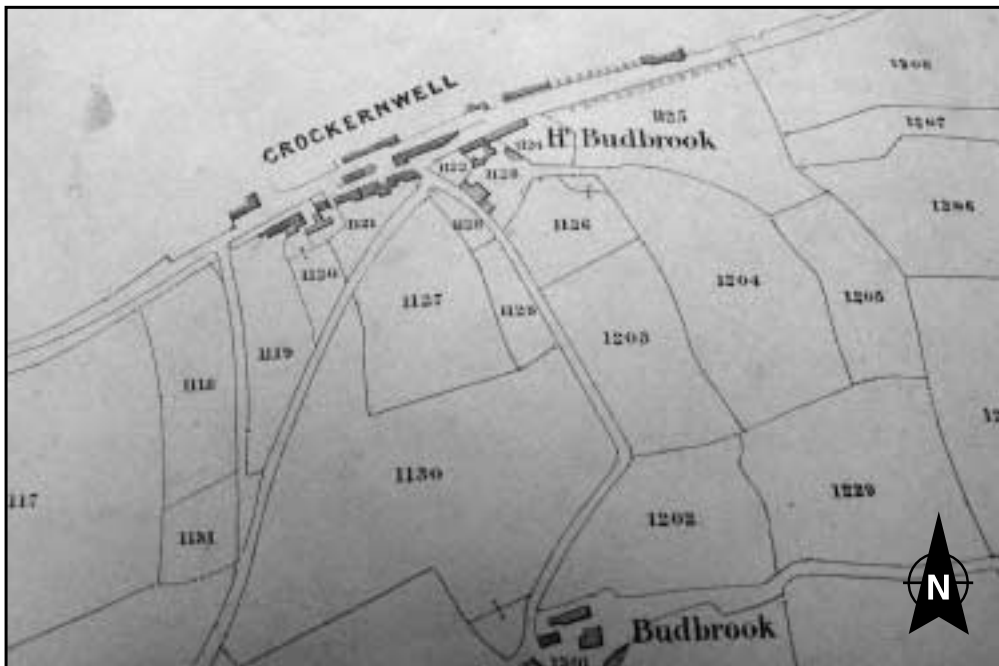
The plan is essentially linear and developed along the main road (Maps 2 page 6). There is an interesting island of development in the centre of Crockernwell that seems to be a product of 19th century road improvement. The central island properties are older and appear to relate to the rectangular plots to the north. The buildings on the north side of the main road were constructed during the 19th century, but interestingly they appear to still relate to these established plots.

The tithe map (Map 2 page 8) indicates five plots, one split by the lane heading north. They are almost square and the dimensions suggest that they were planned as tofts and may date from medieval times. These may be considered the rural equivalent of the burgage plots seen in larger settlements (such as South Zeal) – the intention being that farmsteads would be established by tenants within the plots. The evidence from historic maps and standing buildings suggests that only the plots at the centre of the village were developed. It is possible, however, that there was abandonment of farmsteads and/or replacement with other uses – the former Royal Hotel could be an example of this. The clarity of this plan has been eroded by recent developments, especially Stadbury's Orchard where the former boundary between two putative tofts has been erased. Saddler's Close is built within another toft, as were Fordton Cottages in the 19th century.

The back lane immediately south of the main road, known as Stonelands, appears to have been the original through road. Consequently, the oldest buildings are found fronting this tight and curving stretch of road. After the insertion of the new road the cottages adjacent to Holy Trinity Chapel, and others like 2 Ducks Alley, seem to have taken the opportunity to enclose gardens on the former road. Conversely, Oak Beam Cottage remains unenclosed, as the tithe map indicates it was before the construction of the new road. The boundaries on the south side of the back lane have a strip-like appearance similar to burgage plots. This is, however, most likely coincidental and not indicative of medieval planning. It seems that the division of the settlement between two parishes, (and almost certainly different manors), does appear to have left a tangible legacy in the layout of Crockernwell.

Budbrook is an historic farm site and provides the only agricultural character in Crockernwell today. Part of the barn on the eastern side of the lane appears to be an historic structure of some antiquity. Lilac, Holly and Pilgrim Cottages were created from a former farmhouse. Apart from these the majority of dwellings in Crockernwell were cottages occupied by artisans and labourers.

## Map 2 Tithe Map 1847



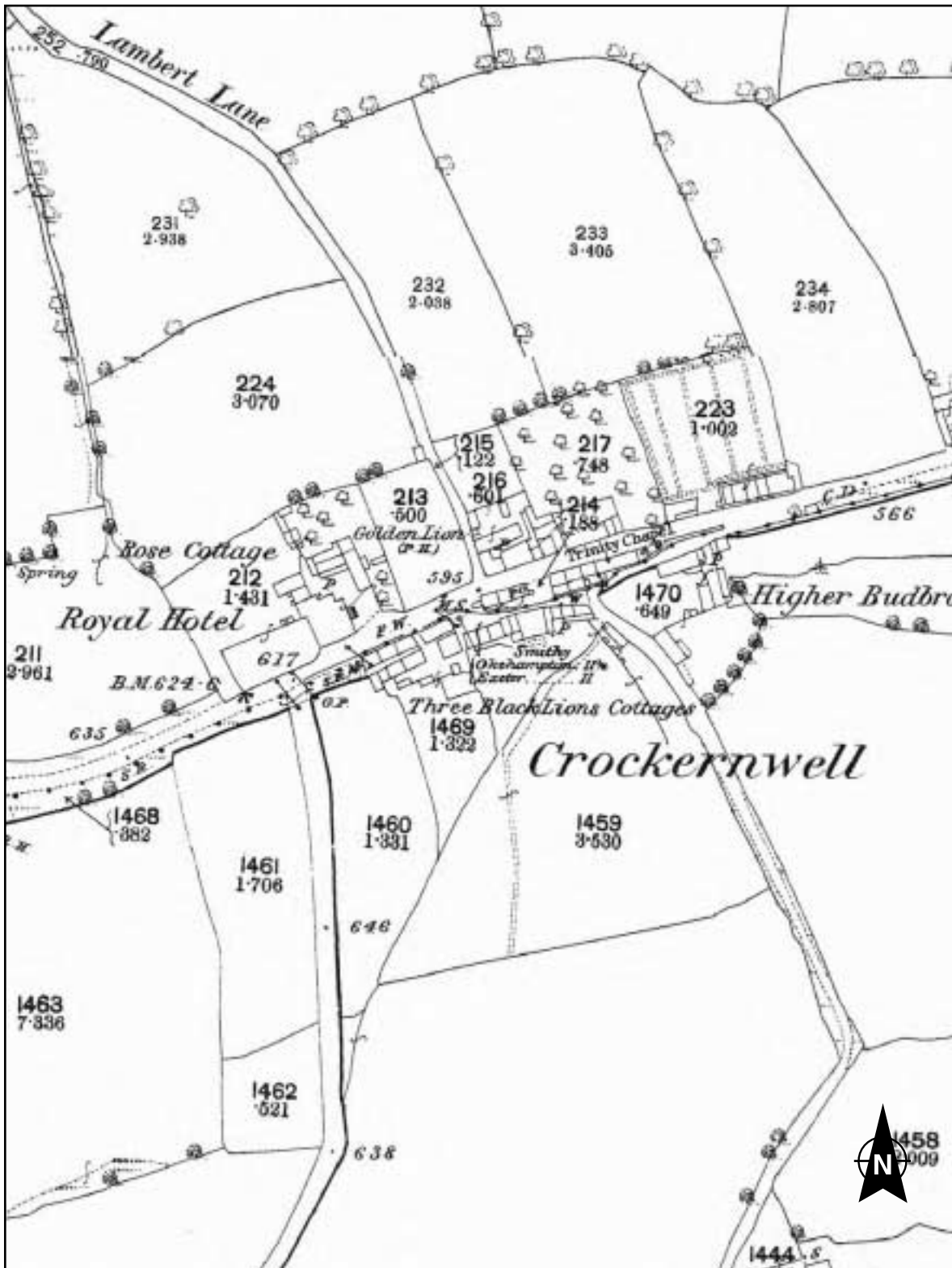
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Note: (not reproduced to scale)

### Historical Footnote:

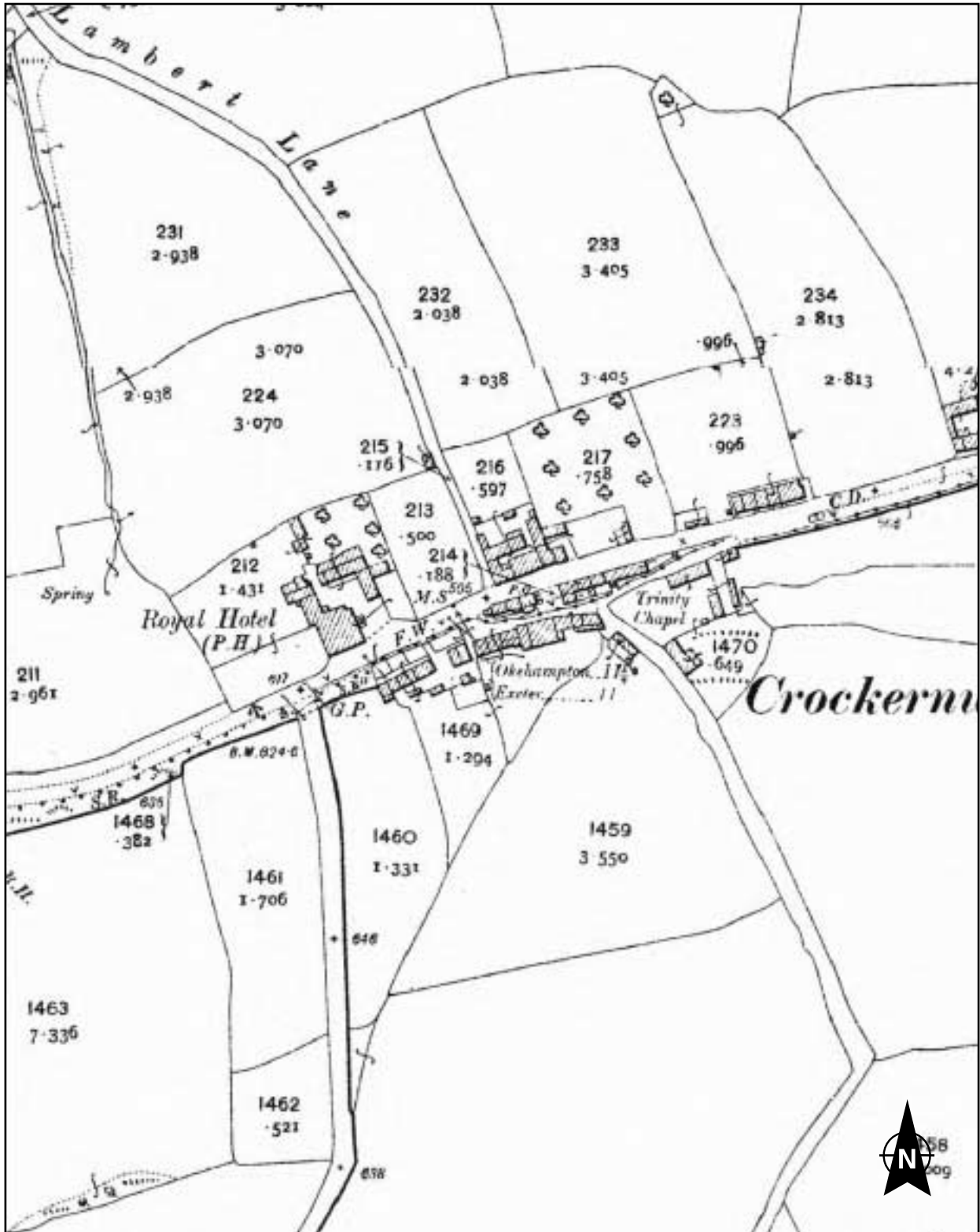
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation Agreement required the creation of a large scale Map showing each plot of land in the tithe district and an accompanying Apportionment listing relevant details. The Tithe Act 1836 provided for the gradual redemption of all tithes by the end of the century.

### Map 3 First Edition Ordnance Survey Map 1886



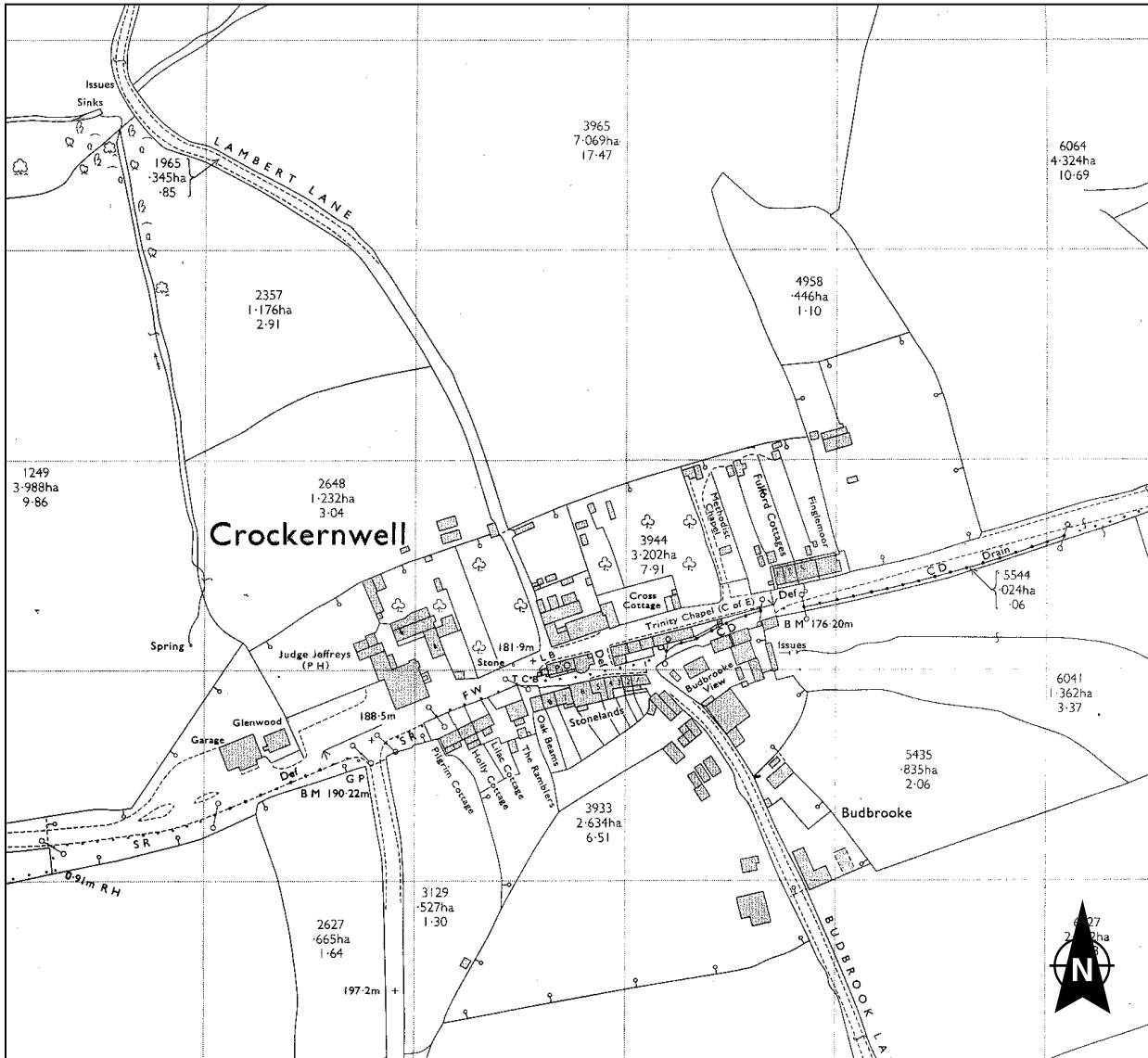
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## Map 4 2nd Edition Ordnance Survey Map 1905



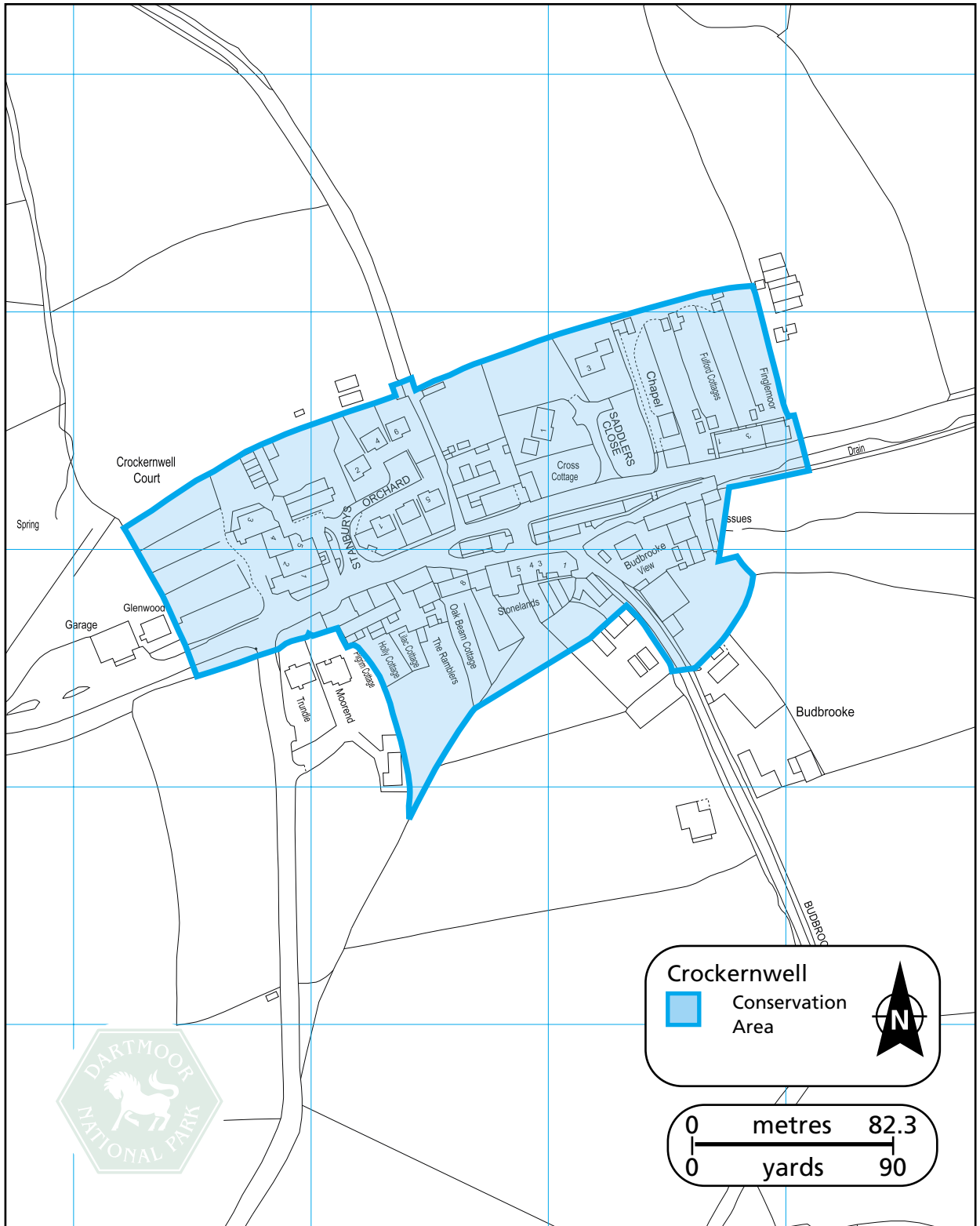
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## Map 5 Ordnance Survey Map c.1954



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# Map 6 Conservation Area: Crockernwell



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