

Hangleton Conservation Area



Designated : 1984

**Area: 6.2876 Hectares
15.5366 Acres**

Article 4 Direction: None as at Feb 2005

Introduction:

The purpose of this document is to describe the history and character of this conservation area in order to provide a context for policies contained in the Development Plan, which will guide future development and enhancements in the area. This statement was approved as Supplementary Planning Guidance on 18th February 1997.

Historic Development of the Area:

The earliest known reference to Hangleton is in the Domesday Book.

In the early 1950s, archaeologists excavated the remains of a mediaeval village in the vicinity of The Downsman pub. The village appeared to have reached its peak around 1275 but was wiped out by the Black Death in 1348 - 1349. For the next five centuries the population consisted of the residents and employees of Hangleton Manor and Benfield House, and it was not until 1911 that its population climbed above 100.

St. Helen's Church was originally built towards the end of the 11th Century and the nave and two windows have survived virtually unaltered. The nave is the oldest architectural structure in Hove or Brighton.

The present Manor House (which is now a pub) dates from about 1540 and is thought to have been built by Richard Bellingham, then Lord of the Manor, who was twice Sheriff of Sussex and died in 1553. The long west wing of the Manor and the building to the north of the Manor House (which originally served as the stables and servants quarters) are now separate private residences.

The Manor is the oldest inhabited house in Brighton or Hove and features a fine late 16th Century ceiling and original Tudor panelling, carvings and floor tiles. The main attraction in the grounds of the Manor is the dovecote which is thought to date from the 17th Century and became derelict, but with encouragement and grant aid from the Council and the efforts of local volunteers and fund raisers, it has been restored. This work was completed in 1988.

The Character of the Area:

The character and appearance of the Conservation Area which it is important to preserve or enhance, is the historic semi rural setting of St. Helen's Church and Hangleton Manor with flint walls and clay tiled roofs. St. Helen's Park, which closely follows historic field boundaries, provides a spacious open area which links the Manor to the parish church of St. Helen's. It is unfortunate that nos. 24 - 44 Hangleton Lane visually disturb this connection, however the properties are of a sympathetic modern design which makes good use of traditional materials.

The following area is included in The Hangleton Conservation Area:

Land situated: to the north-east of Hangleton Lane, bounded by St. Helen's Drive to the west, Hangleton Way to the east and the north boundary of St. Helen's Church.

Land situated: to the south of Hangleton Lane, bounded by Hangleton Valley Drive to the west, and Hangleton Manor Close and footpath to the south.

The following properties are listed buildings:

Hangleton Valley Drive: Hangleton Manor Inn & The Old Manor House, Dovecote, Rookery Cottage, The Cottage.

Hangleton Way: St Helen's Church.

