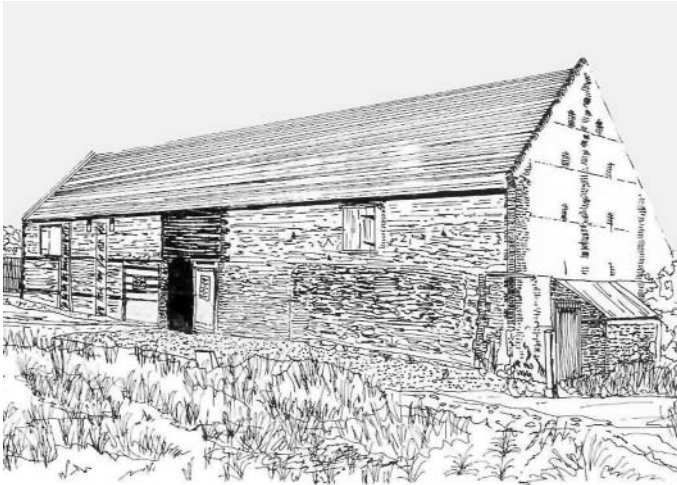


Benfield Barn Conservation Area Character Statement



Designated: 1989

Area: 0.5793 Hectares, 0.4315 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.

The Development of the Area

This small Conservation Area takes its name from the late 18th/early 19th Century listed barn, of typical Sussex barn construction in timber and flint, with red brick dressings and quoins and a large wagon entrance. Benfield Manor House, dating from 1611, originally stood to the south of the barn, but this was demolished in 1871 and replaced with the row of yellow brick and slate farm labourer's cottages which exist today.

The Character of the Area

The area is all that remains of Benfield Manor Farm which was at the heart of the Norman manor of Benfield, the boundaries of which are still visible today in the remains of a pre-Norman bank and hedge to the east and west of Benfield Valley. Outbuildings to the east of the barn still survive. The character and appearance of the conservation area which it is important to preserve or enhance, is its leafy setting and the rural farm atmosphere, which includes low out-buildings, flint walled enclosures and rough cart tracks. Although this grouping is surrounded almost completely by open land, it is set very close to the more recently built-up area and the busy by-pass making its character all the more remarkable and important to preserve. The immediate setting of the listed barn and the views of the barn from a distance, need to be protected. The retention and use of materials such as flint, clay tiles, slates and stock bricks are important.

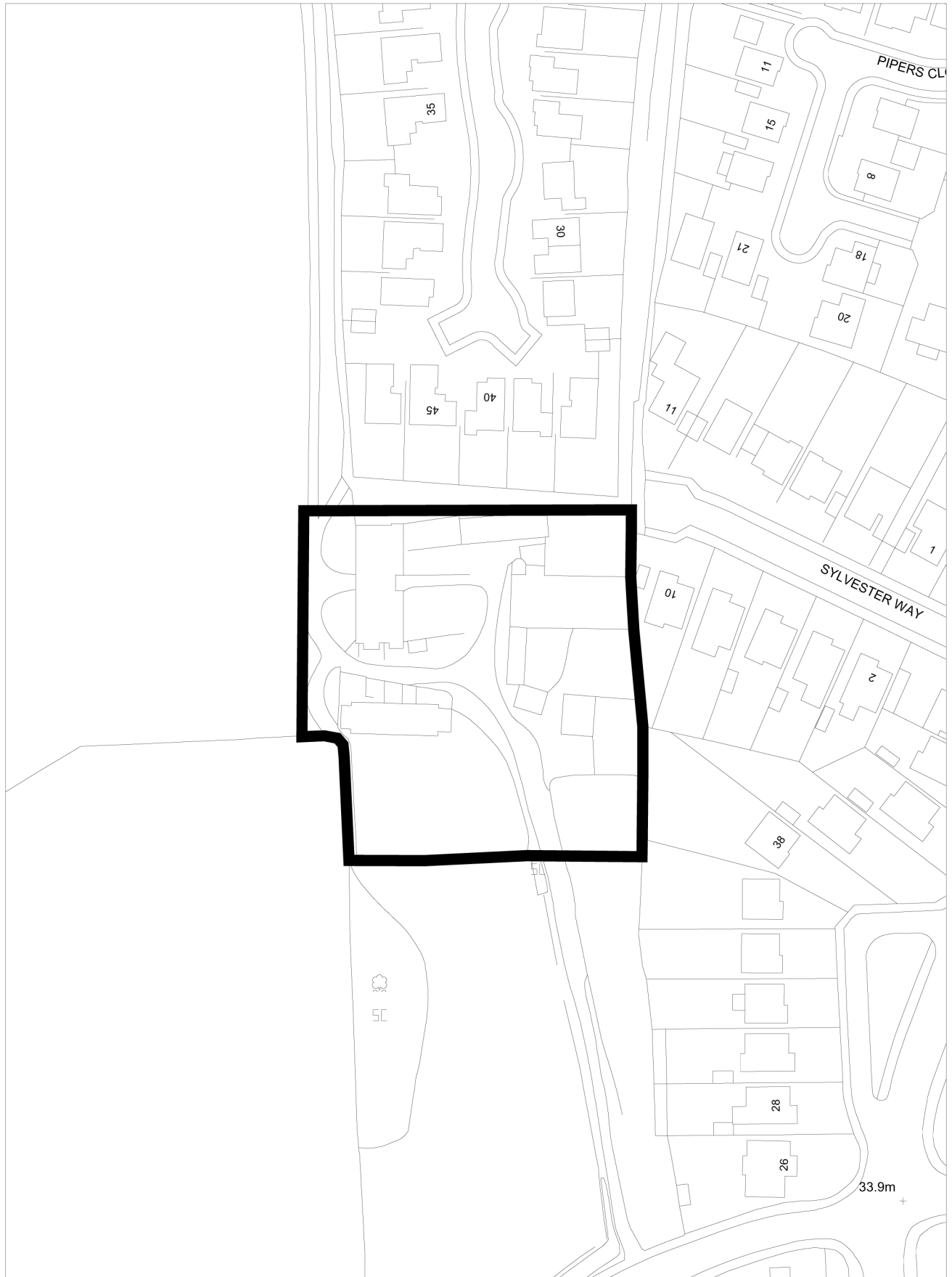
The following properties are included In the Benfield Barn Conservation Area :

Benfield Barn Remains of farm complex adjoining 10 Sylvester Way & 38 Hangleton Valley Drive
Benfield Cottages: Nos. 1 - 4

The following property is a listed building :

Benfield Barn

Benfield Barn Conservation Area



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Date: 03/03/05

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