

**CONSERVATION AREA
APPRAISAL**

BARCOMBE (CROSS)

DESIGNATED 16.6.1976

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1. INTRODUCTION

1.1 What is a Conservation Area?

The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.’ Designation is the principal means by which local authorities apply conservation policies to a particular area. It introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve and enhance all the aspects of character or appearance that define the special interest of an area.

Section 71 of the Act requires the local planning authority to formulate and publish proposals for the preservation and enhancement of Conservation Areas within the District. Section 72 requires that in considering applications for development in a Conservation Area, attention shall be paid to the desirability of conserving or enhancing the character of that area.

1.2 The purpose of this Conservation Area Appraisal

Conservation Area Appraisals are an important part of the process of enhancing and conserving the character and appearance of designated areas. They play a role in making informed and sustainable decisions about the future of the area. This appraisal offers the opportunity to reassess the designated area and to evaluate and record its special interest. It has been carried out in accordance with guidelines set out in the English Heritage publication, *Guidance on conservation area appraisals (2006)*.

Features such as listed buildings, unlisted buildings which make a positive contribution, trees and important views have been recorded and indicated on a Townscape Appraisal Map. It should be noted that the omission of any particular feature does not imply that it is of no significance.

2. PLANNING POLICY FRAMEWORK

The Adopted Lewes District Council Local Plan (2003) contains detailed policies relating to Listed Buildings and Conservation Areas. In particular, the policies detailed in Chapter 8 'The Historic Environment' are applied to development in or affecting conservation areas and planning decisions will be determined with consideration given to them. For this reason, anyone considering making an application for consent within a conservation area should consult these policies. The Local Plan is available from Lewes District Council offices or online at www.lewes.gov.uk. Pre-application advice can also be sought from Development Control and Design & Conservation Officers.

The Local Plan is currently under review and will be replaced with a Local Development Framework (LDF). The LDF will consist of a portfolio of local development documents that set out the spatial planning strategy for the District Council area. Until this is in place, the Local Plan remains the statutory planning document.

In addition, broad policies relating to the consideration of Listed Buildings and Conservation Areas are detailed in the South East Plan (2009). National planning policy guidance also covers these areas. In particular, Planning Policy Guidance Note 15 (PPG15) – Planning and the Historic Environment, should be consulted.

3. SUMMARY OF SPECIAL INTEREST

3.1 Key Positive Characteristics

The following key features make a positive contribution to the special interest of the area:

- The setting of the conservation area within an attractive rural landscape
- The historic and traditional buildings, both listed and unlisted, of various dates reflected by a variety of architectural styles, which both individually and as a group contribute to the attractive nature of the conservation area
- A wide range of local materials, which adds interest and variety, with brick and clay hanging tiles being particularly prevalent

3.2 Recommendations

- That the quality of new development, particularly residential alterations and extensions, be better controlled through the planning process. It is suggested that an Article 4 Direction, removing permitted development rights, would allow the Local Planning Authority to have greater control over minor development

4. ASSESSING SPECIAL INTEREST

4.1 Location and setting

Location and context

The Barcombe (Cross) Conservation Area is situated at the centre of the parish of Barcombe, approximately five miles north of the County Town of Lewes, East Sussex, and approximately seven miles south west of the town of Uckfield. It lies within a largely rural setting, surrounded by open countryside.

The conservation area does not encompass the whole village; it focuses predominantly on the historic buildings around the crossroads at the centre and along the High Street, branching outwards to include the historic

Barcombe Place to the north east and the recreation ground to the north west. Some more modern development is also included, in infill, redevelopment and later expansion sites. As a result of development over the years, there is a variety of architectural styles.

General character and plan form

The conservation area is irregular in form and covers an area of 13.64 hectares. The roads branching off the crossroads lead to Barcombe Church and Lewes to the south, Barcombe Mills and the A26 to the south east and Newick to the north, encompassing the main roads of the High Street, Barcombe Mills Road, and School Hill. The buildings cluster fairly compactly around the centre, but the village retains a largely rural feel due to its setting.

Landscape setting

Barcombe Cross lies within a softly undulating rural landscape, on a ridge above the Bevern Stream, a tributary of the River Ouse. The underlying geology is a light grey and red-mottled clay, known as Weald Clay. Approaching the conservation area, particularly from the south and north, its position on the ridge is clear. This is also evident in a more distant view from Spithurst to the north. From the east, there is an attractive view along the tree-lined road to the crossroads.

Due to the closely-knit nature of the buildings around the village centre, views outside the village are fairly limited. However, glimpsed views of the surrounding countryside are afforded particularly from the crossroads out to the north and east, and from the southern end of the High Street. These views provide important links between the village and its surroundings. On the routes leading out of the conservation area, the character of the streets change as the buildings become more dispersed and there is an altogether more rural feel. The views open out and the surrounding landscape of open fields lined with trees and hedges comes clearly into view. Rural views are also afforded from the village recreation ground.



Views of open countryside to the north of the conservation area

4.2 Historic development and archaeology

The origins and historic development of the area

The parish of Barcombe is referred to in the Domesday Book of 1086, where it states “Bercham – hath three and a half mills and a church”. In Norman times the Hundred of Barcombe was in the Rape of Lewes which William the Conqueror gave, as leasehold, to his son-in-law, William de Warrenne. De Warrenne and his wife Gundreda founded the Cluniac Priory at Lewes and built themselves a summer house, it is believed, at Cowlease to the south of the Church (reference - Guide to the Parish Church of St Mary the Virgin, Barcombe).

The settlement at Barcombe Mills grew up around the River Ouse, with flour mills here being mentioned in Domesday. The last of the mills on this site was destroyed in a fire in 1939. This also purports to be the site of the first road toll

in Sussex with charges still displayed on the old Ouse bridge (ESCC walks leaflet).

The 1724 map by Richard Budgen identifies Barcombe Cross and has a pictorial depiction of the crossroads surrounded by buildings.

The Yeakell & Gardner map of 1778-1783 shows that, like today, Barcombe Cross was situated within a rural landscape surrounded by fields and the three main routes into the centre of the village were well established, with the village buildings clustering around the crossroads and stretching both south and northwards.

The tithe and early ordnance survey maps capture the development of Barcombe Cross from 1839 onwards. The tithe map shows that much of the pattern of development at the centre of the village was well established, with buildings focused particularly to either side of the High Street, and some scattered development along what is now School Hill. Barcombe Place, with its gardens and pleasure ground, can be seen to the east. The Royal Oak has continually been a pub of this name since at least this time. Two notable features at this point are a plantation, at the junction of Barcombe Mills Road and School Hill, belonging to George Grantham, the owner of Barcombe Place; and a Chapel, on the site of Gable Cottage, to the north east of the later church of St Francis of Assisi.

The Ordnance Survey map of 1873 shows little change in the plan form of the village, apart from some consolidation of the familiar terraces along the High Street. Willow Cottage, at the south of the conservation area, had been built by this time and the chapel is marked out as a Baptist Chapel. A post office, in the same location as the present day post office, is also shown. A school had been built on School Path, on the site of the present day school. A smithy is marked in the vicinity of the Old Forge.

By 1899, the Ordnance Survey map shows the form of the centre of the village to be well-established. The church of St Francis of Assisi is marked as

a Mission Hall. Residential development was beginning to creep into fields to the east of the village, with the construction of the terrace at Weald Close. Perhaps the most obvious and significant development was the building of the railway line and Barcombe Station in 1882, which lie to the south west of the main village centre.

The more historic core of the village is surrounded by mid to late 20th century development, which mostly lies outside the conservation area.

Archaeology, including scheduled monuments

There are no scheduled ancient monuments or designated areas of archaeological interest within the conservation area.

4.3 Spatial analysis

Character and interrelationship of spaces within the area

The general spatial character of the area is that of public space, i.e. roadway and pavements, flanked by enclosed private spaces. Many of the properties have front gardens, and, where well-maintained, these are attractive private spaces which enhance the character of the conservation area.

Front gardens and boundaries are defined in a number of ways. Along the High Street, small front gardens are typically enclosed by low brick walls, painted picket fences or traditional iron railings. To the north and south, along School Hill and the lower end of the High Street, high hedges are more prevalent, screening the properties behind. The grounds of Barcombe Place to the east are enclosed by a prominent flint and brick wall.

In the eastern part of the conservation area, the gardens of modern properties are more typically enclosed by hedges.

To the west of the conservation area, the open public space of the recreation ground/bowling green, and the area of private allotments provides contrast with the more closely knit character of the built up spaces, and offers views out to the surrounding countryside.

4.4 Character analysis

Definition of character areas or zones

The development of Barcombe has created diversity and contrasts of architectural styles.

The more historic properties cluster around the crossroads and along the High Street. The High Street in particular is characterised by traditional historic cottages, probably dating to the 18th century. This is also the area where the commercial activity within the conservation area takes place.



*Historic buildings are focused on the High Street
(view from the south)*

The crossroads themselves are distinguished by a number of large Victorian buildings, although there is evidence that some may be earlier buildings that have been altered in Victorian times.

There is an area of mid to late twentieth century expansion to the south east, which is partially included in the conservation area. The Grange to the west is a modern development of the 1980s. Other modern properties occupy infill sites alongside more historic buildings, e.g. Farriers House and Wheelwrights House, which lie adjacent to the historic Old Forge on the High Street.

The qualities of the buildings and their contribution to the area

There is a fairly wide range of building types in terms of their date and architectural styles, ranging from modest buildings typical of the local vernacular and large Victorian properties, through to modern 20th century development, often related through use of local materials such as red clay hanging tiles and local brick. This reflects the development of the village through time and the interest and variety provided makes a major contribution to the character of the conservation area.

Barcombe Place is the only 'polite' building within the conservation area, but the large Victorian properties around the crossroads have a sense of presence by virtue of their scale in a very prominent location. They also possess a number of large decorative brick chimneys which contribute to the height of the buildings and are attractive details enlivening the skyline in this part of the village.

There are four entries on the statutory list ('listed' buildings) within the conservation area. All the listed buildings within the conservation area are listed Grade II.

The Old Thatch, Tudor Cottages & Attrees have been subdivided from a large timber-framed building located on School Hill at the northern end of the village. A survey report of the building suggests that the decorative detail and

plan indicate a date of c.1450-1500. The building is characterised by its exposed timbering, painted black. A later wing, probably Victorian, with decorative applied timbering, is attached to the east. The building is set back from the road but its roof, with dormers and three large chimneys, is prominent.

The block of cottages formed by Hogge House, Chestnut Cottage, the Old Butchers Shop and the Chestnuts is situated on the High Street. The group is probably 18th century; the butchers shop itself may be older. Hogge House is rendered with a projecting porch at the front which runs the width of the house; this is roofed in slate. There is a motif of a pig above the front door; an interesting detail. Chestnut Cottage is faced with blue bricks, with decorative brick detailing around the windows and a brick stringcourse. It has a later central porch. The Old Butchers Shop is taller and narrower, faced with white weatherboarding at first floor level. There is a large shop window on the ground floor with an iron balcony above. The Chestnuts, attached to the north, is again constructed in blue brick with red brick detailing. There is a small shop unit to the right. The variations in materials and detailing and the varied roofline make this a characterful group within the conservation area.

1-4 Ballards Cottages is a group of cottages on the High Street, each one slightly different, which form a terrace and are unified by their being clad in white weatherboarding at first floor level and red brick at ground floor, with clay a clay tiled roof. Dating to the 18th century, these cottages have been much altered over the years, with additions including dormer windows and porches.

Survey reports indicate that The Old Forge House, on the west side of the High Street, dates to c.1450, and was originally a three-bay open-hall house. Having previously served as the village forge, it is now a residential house. The water pump in the front garden can be seen in photographs dating back to c.1890. These photographs also indicate the front façade of the house has remained virtually unchanged over the last century. The building is faced with brick at ground floor level, with tile hanging above. The roof has two different

pitches and forms: half-hipped to the west, with a higher gabled roof with a steeper pitch to the west.

Unlisted buildings

Four buildings are included on the Lewes District Council list of buildings of local, visual or historic interest. The buildings are not statutorily listed, but special consideration must be given to them should planning applications be made at these properties.

The Rose Cottage (Brinkwells) is one half of a semi-detached pair of houses adjacent to the crossroads. It is a much altered 18th century house.

Gable Cottage (The Old Granary), the Surgery, Rose Cottage and Rosemary Cottage are a range of 18th century cottages, and display a variety of building materials. The southernmost two cottages, Rosemary Cottage and Rose Cottage, are faced with brick at ground floor level with tile hanging above. The southern gable end is rendered. The Old Surgery is faced with yellow brick, and the northernmost cottage in the group, Gable Cottage (The Old Granary) is smaller and faced with grey headers.

The Post Office/Barcombe Stores, Honeysuckle Cottage, Magnolia Cottage, Hobbit's Rest and Lavender Cottage form a group of cottages, the south section of which dates to the 17th century, the north section probably 18th century.

Willow Cottage is at the southwest end of the conservation area. Single storey, it is set low down from the road. The building dates to the early 19th century and was possibly built as a toll-house. It is faced with weatherboarding and has a hipped slate roof.

A number of other buildings make a contribution to the character of the conservation area, by virtue of their architecture and materials. These have

been identified on the Townscape Appraisal Map (See Appendix 1). This appraisal is not exhaustive; if a building or feature is not specifically mentioned this does not mean it is not of interest, or does not make a contribution to the character of the conservation area.

The centre of conservation area, around the High Street and the crossroads, is characterised by a number of Victorian properties which make a considerable contribution, both individually and as a group. Greensleeves appears to be a late Georgian cottage which has been extensively remodelled and extended in Victorian times, with tiled gables, and decorative ridge tiles and finials. The original part of the building retains a date stone with the date 1821 and the initials 'J.D', reference to James Day, who was Bargemaster at Barcombe Mills.



*The crossroads is characterised by large, imposing properties
(view from the north west)*

Particularly prominent in views up the High Street from the south, is the terrace known as the Gladstone Buildings. The terrace has a steeply pitched tiled roof with steep gabled dormers facing the street, and decorative ridge tiles and finials. It is faced in roughcast and three out of the four buildings have been painted white. A plaque reading 'Gladstone Buildings' can be seen at the centre of the terrace.

The imposing Barcombe Place lies to the north east of the conservation area. It is set within large landscaped grounds and is screened from wider views by a number of protected trees, and bound on the roadside by flint walls with a brick stringcourse and a curved brick coping. The building is approached by a sweeping drive, linking two entrances to the east and west of the site, and bound to the west by an attractive high brick wall, which now acts as a boundary wall to the modern properties at Falmer House and the White House.



Barcombe Place

Originally commissioned by John Holroyd in 1802, the building was subsequently extended and adapted during the Victorian period. In the 1940's it was purchased by Dr Barnardo's and then in 1971 was converted into five homes. Visually, Barcombe Place reads as three distinct sections, tied together through the use of materials. The eastern part, which appears to be the earliest part of the building, has a parapet roof, with an attractive decorative gabled front, and is constructed in red brick with stone window surrounds and detailing. The central section is also constructed in red brick, but of a slightly different hue. It too has stone window surrounds and replicates the parapet roof and bay windows of eastern section. The western section is also constructed of red brick but is very different in character, having a mansard roof with dormers and a prominent clock tower. Generally this section has a less 'formal' character than the rest of the building.

The church of St Francis of Assisi is largely obscured from view and does not have a prominent presence within the conservation area. However, the clay tiled roof and attractive brickwork of the east façade are visible, as well as the timber-framed entrance porch, with timber seat, and 'spire' with weathervane. A slim iron arch, with a hanging lantern, marks the entrance to the path to the church and is an attractive feature. The church was consecrated in 1897, having previously been a Calvinist chapel built by James Day, the owner of the house directly in front of it. Sir William Grantham MP purchased the chapel and called it the 'Mission Room', and the traditions and rites of the Church of England were introduced. It later became the property of the Diocese of Chichester in 1945 after his death and has remained in regular use (Guide to Parish Church).

At the southern end of the conservation area is the Old Railway House, formerly the village railway station. The station opened in 1882 as part of the East Grinstead to Lewes line, and was originally named 'New Barcombe' to distinguish it from the nearby station of Barcombe Mills, which was then called 'Barcombe'. In 1885 the names of the two stations were changed to 'Barcombe' and 'Barcombe Mills' respectively. The station was in operation for just over seventy years until the closure of the line in 1955.



The Old Railway House. This former railway station retains much of its character

The former station building is fairly hidden away from the main part of the village. Brick built with decorative tile hanging at first floor level, a tiled roof with decorative ridge tiles and terracotta finials, and a gabled porch with gothic style windows on either side, it retains much of its original character as a Victorian railway station. "1882" is painted above one of the windows along with the letters "LHBR", standing for the Lewes, Hastings and Brighton Railway. The remains of the station platform can still be seen from the railway bridge on the main road into Barcombe from the south. The old station may be worth identifying as a building of local interest due to its sociological and historical interest within the village, particularly as the arrival of the railway contributed to the expansion of the village. The station was once on the Lewes to East Grinstead Line, part of which survives today as the Bluebell Railway.

As stated in PPG15, there is a presumption that positive buildings (see townscape appraisal map) within the conservation area will be protected from demolition and the Council will only grant consent for applications for alterations or extensions to these buildings where they preserve or enhance their character and appearance.

Local details

There are a number of interesting local details which can be seen around the village. The village sign, at the north side of the crossroads, consists of a timber post with 'Barcombe Cross' and the date 2000 inscribed, surmounted by a sign within a decorative wrought iron frame. The sign has the text 'Domesday Book 1086 Bircham' – referring to the inclusion of Barcombe in the Domesday Book, and pictorially depicts the Parish Church of St Mary, a mill, referring to Barcombe Mill, and the River Ouse.

A traditional timber fingerpost, painted white with black lettering, stands adjacent to the village sign and marks the way to Spithurst & Newick, Lewes, and Barcombe Mills, Ringmer and the Parish Church in old Barcombe.

The name of Hogge House, a listed building which forms part of a terrace on the western side of the High Street, is indicated by a motif of a pig in silhouette.

A water pump can be seen in the garden of the Old Forge; this pump can be seen in historic photographs of the building.

The edge of a railway platform remains visible in the garden of the former station, although the track has long since been filled in. The railway bridge itself provides a reminder of the village's past as a stop on the East Grinstead to Lewes line.

There are a number of attractive plaques and datestones such as that above the front door of Greensleeves and the plaque on Gladstone Buildings, and a terracotta plaque on the western gable of Keeper's Cottage.

The shopfronts to The Gables and Crossways are attractive features that contribute to the character of the conservation area and are evidence of the more commercial nature around the crossroads and High Street.

Traditional post boxes can be seen outside the Post Office on the High Street, and set into the former railway bridge at the southern end of the conservation area. A traditional telephone box is located outside the Royal Oak public house.

A slate plaque, set amongst pavements in the seating area adjacent to the Parish Council notice board at the entrance to the public car park, commemorates the new Millennium.

The slim iron archway with lantern at the entrance to the path to the St Francis of Assisi chapel is an attractive subtle feature.

Prevalent local and traditional building materials and the public realm

A variety of materials is found throughout the conservation area. Often, a number of different materials are used on a single building or terrace, which adds variety and interest and a pleasing sense of non-uniformity.



The conservation area displays a wide range of materials

Clay hanging tiles are prevalent, and particularly around the crossroads these have been used to decorative effect, for example the scalloped tile hanging on the gables of the aptly-named Gables and Crossways; or the bands of plain and scalloped tiles on Greensleeves. They are also used effectively on more modern properties as a reflection of the local vernacular.

Brick is found in a variety of forms – particularly soft red brick, sometimes used decoratively in combination with blue brick, such as at Barcombe Cross House, and the Royal Oak public house, where blue headers and red stretchers in Flemish bond form a ‘chequerboard’ pattern. Other brick finishes include yellow brick with red brick detailing (Fernhill, High Street), blue brick with red detailing (Chestnut Cottage, High Street) and painted brick (The Old Cottage, Grange Road).

Render, roughcast and pebbledash are a feature of some buildings. Numbers 1 to 4 Grange Road is a late Victorian/early Edwardian terrace of houses which is a good example, brick built at ground level with pebble dash at first floor level.

Wooden weatherboarding, both white painted white and tarred can be seen on a number of buildings, such as Willow Cottage, Ballards Cottages and Hobbit's Rest & Lavender Cottage.

Roofing materials are typically clay tiles, but occasionally slates are seen. Terracotta ridge tiles and decorative finials on buildings such as add variety and interest to the roofscape.

Stone buildings are not typical of the conservation area, and flint, a traditional material commonly found locally, is largely restricted to the north and east branches of the conservation area, for example in walls around the cross roads itself and the walls enclosing Barcombe Place. Sandstone window surrounds at Barcombe Place are an unusual feature and the use of this material conveys its status as a prestigious building.

Public realm

Road surfaces are mainly tarmac and pavements are tarmac edged with small granite kerbstones, which are considered to contribute to the character of the conservation area. Off the main road, surfacing varies. Of note are the pavements and road of the Grange cul-de-sac, surfaced with concrete paviours, which are not typical of the character of the conservation area.

As the routes out of the conservation area become more rural, there is a lack of pavements which is in keeping with the transition to the rural character of the surrounding landscape.

The contribution made to the character of the area by green spaces; and its biodiversity value

The most notable open spaces within the conservation area are the recreation ground/bowling green and private allotments, although these are situated away from the main focus of the village. A small grassed area to the north of the crossroads has two timber benches, the village sign and a traditional

timber fingerpost. Many property frontages, particularly along the High Street, have small front gardens, being close to the road, but the well-maintained front gardens of several properties make a contribution to the character of the area. Grassy verges contribute to the rural character of the outer parts of the conservation area along the main routes out of the village. Barcombe Place is set within extensive grounds but these are not generally visible from the public realm.



A prominent tree belt screens Barcombe Place

A number of trees within the conservation area make a contribution to its character; some of these are protected by Tree Preservation Orders, and are identified on the Townscape Appraisal Map. Prominent in the public realm is a large oak on the corner of The Grange and the High Street. The grounds of Barcombe Place include a large number of protected trees and tree groups, most notably, in terms of its contribution to the character of the conservation area, the group which lines the boundary wall of Barcombe Place, running along the northern side of Barcombe Mills Lane. This consists of a number of

species: ash, yew, lime, holly, robinia, horse chestnut, poplar, sycamore and cherry laurel. There are also several protected yews and limes which line the eastern driveway to Barcombe Place.

Trees within the conservation area are protected, and prior to the commencement of any tree work the District Council's Tree and Landscape Officer needs to be notified.

The extent of intrusion or damage (negative factors)

Replacement of windows on traditional and historic buildings with inappropriate styles and materials (e.g. uPVC) detract from the character of the conservation area, particularly where a building is part of a terrace (e.g. Gladstone Buildings). Cumulative changes such as this can erode the special architectural and historic interest of the area.

A small outbuilding stands in the grounds of Greensleeves, facing School Path. The building itself is characterful and makes use of local materials, but it and the fence adjacent to it are in a poor state of repair and have been vandalised. Improvements and repairs here would help the building contribute to the appearance of the conservation area.

A large flat-roofed extension to Rosemary Cottage rather dominates the building itself and views of the terrace it is part of, when viewed along the High Street from the south.

The existence of any neutral areas

Later developments do not make a contribution to the architectural interest of the conservation area, but, through their use of appropriate vernacular materials, they do not have a negative impact.

The village car park, to the north of the post office, serves an important function within the village, but its appearance could be improved with some planting or landscaping.

General condition

The conservation area is generally well-maintained and attractive. No buildings appear to be in a serious state of disrepair or at risk. Economically, the centre of the village at the High Street and crossroads provides some shopping facilities, a post office and a public house and is usually fairly busy.

Problems, pressures and the capacity for change

The main pressure which the conservation area may experience in the future is that for increased new development in the area, or in areas directly impacting on the setting of the conservation area. The open spaces outside the conservation area lie outside the planning boundary, and this offers protection to the rural setting of the conservation area. New development, where appropriate within the planning boundary, should be of a high quality and should respect the character of the conservation area, for example, by making use of appropriate local materials and respecting the scale, massing and layout of surrounding buildings.

The loss of front gardens to parking needs to be avoided as the property frontages and boundary treatments contribute positively to the character of the conservation area.

Additional control, in the form of an Article 4 direction, which would further restrict permitted development in the conservation area, would offer increased protection against undesirable minor alterations and further erosion of the area's special interest. This would be particularly effective in controlling alterations to buildings which are not listed. For example, it would prevent the replacement of original windows with inappropriate modern versions in non-listed buildings.

5. COMMUNITY INVOLVEMENT

An initial draft of the Barcombe (Cross) Conservation Area Appraisal was produced following a meeting in January 2008 with the area's District and Parish Councillors. The draft was posted on the Council's website and a press release sent to local newspapers to publicise the appraisal. Copies were also provided to the relevant District Councillors, and Barcombe Parish Council. A consultation period of two months was given in order for comments on the draft to be submitted. Two further meetings were held with representatives of Barcombe Parish Council to discuss their comments on the document.

All comments received were then considered and any necessary alterations made in preparation for adoption of the document.

6. SUGGESTED BOUNDARY CHANGES

No alterations to the boundary of the conservation area are proposed.

7. LOCAL GENERIC GUIDANCE

Advice for owners of properties in conservation areas on the relevant planning legislation which affects them can be found in the leaflet Planning Controls in Conservation Areas, available online at:

<http://www.lewes.gov.uk/environment/708.asp>

Further information on Listed Buildings can be found in the leaflet Listed Buildings: An owner's guide to alteration and repairs, available online at <http://www.lewes.gov.uk/environment/935.asp>

Further information on trees in conservation areas can be found online at:

<http://www.lewes.gov.uk/environment/5925.asp>

The above information is also available from the Planning and Environmental Services Department of Lewes District Council.

8. USEFUL INFORMATION AND CONTACT DETAILS

For further information and advice, please contact the Design and Conservation department at Lewes District Council:

Planning and Environmental Services

PO Box 166

Lewes

East Sussex

BN7 9EY

Tel: 01273 471600

This is one of a series of leaflets about the 35 Conservation Areas in the Lewes District. A full list can be obtained by contacting the above officers, or by visiting the Council's website (www.lewes.gov.uk).

Historic records and Ordnance Survey maps of the area can be viewed at:

East Sussex Records Office

The Maltings

Castle Precincts

Lewes

East Sussex

BN7 1YT

Tel: 01273 482349

9. FURTHER READING

The Barcombe and Hamsey Project runs a website which provides information on historic maps, census, historic photographs, archaeology and buildings. www.bandhpast.co.uk

Guide to the Parish Church of St Mary the Virgin, Barcombe

Guidance on conservation area appraisals, English Heritage, 2006.

Appendix 1

Townscape Appraisal Map