



TANYARD MANOR

Horsted Lane, Sharpthorne,
East Grinstead,
West Sussex,
RH19 4HY

DESIGN, ACCESS & HERITAGE STATEMENT

*Resurfacing of driveway
& external landscaping of
pool area.*

December 2025

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ARCHITECTS

FOREWORD:

This document has been produced to accompany the Planning and Listed Building Application to seek consent from Mid Sussex District Council for works to areas facing onto the curtilage of Tanyard Farmhouse (Grade II Listed No.1025688) including resurfacing the tarmac arrival hardstanding and External landscaping & extension to an existing retain walls to level & modernise the pool area south of the main house.

This document is supplemented by the drawings:

27900_03_00 - Existing Location Plan
27900_03_01 - Existing Site Plan
27900_03_02 - Existing Pool Area Plan

27900_03_PR_21 - Proposed Site Plan
27900_03_PR_22 - Proposed Pool Area Plan
27900_03_PR_31 - Proposed & Existing Section (A-A)

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1.0 INTRODUCTION

1.1 BRIEF OVERVIEW

This statement accompanies a Homeowners and Listed Building Consent application for works to 2 external areas within the client's site that are adjacent to the curtilage of Tanyard Manor (Farmhouse - Grade II Listed No.1025688). These works include:

- 1 - Resurfacing of the tarmac arrival hardstanding
- 2 - External landscaping & extension to an existing retain walls to level & modernise the pool area south of the main house.

1.2 THE SITE & SETTING

Tanyard Manor is located in landscaped grounds of approximately 5.5 acres surrounded by open countryside on the east side of Horsted Lane and approximately 2.5km equidistant between the villages of Sharpthorne and Horsted Keynes.

A number of large detached properties set in generous grounds are located close to the property accessed off Horsted Lane.

The house occupies an elevated position to the north of the site surrounded by landscaped grounds which slope or are gently terraced towards a stream to the east.

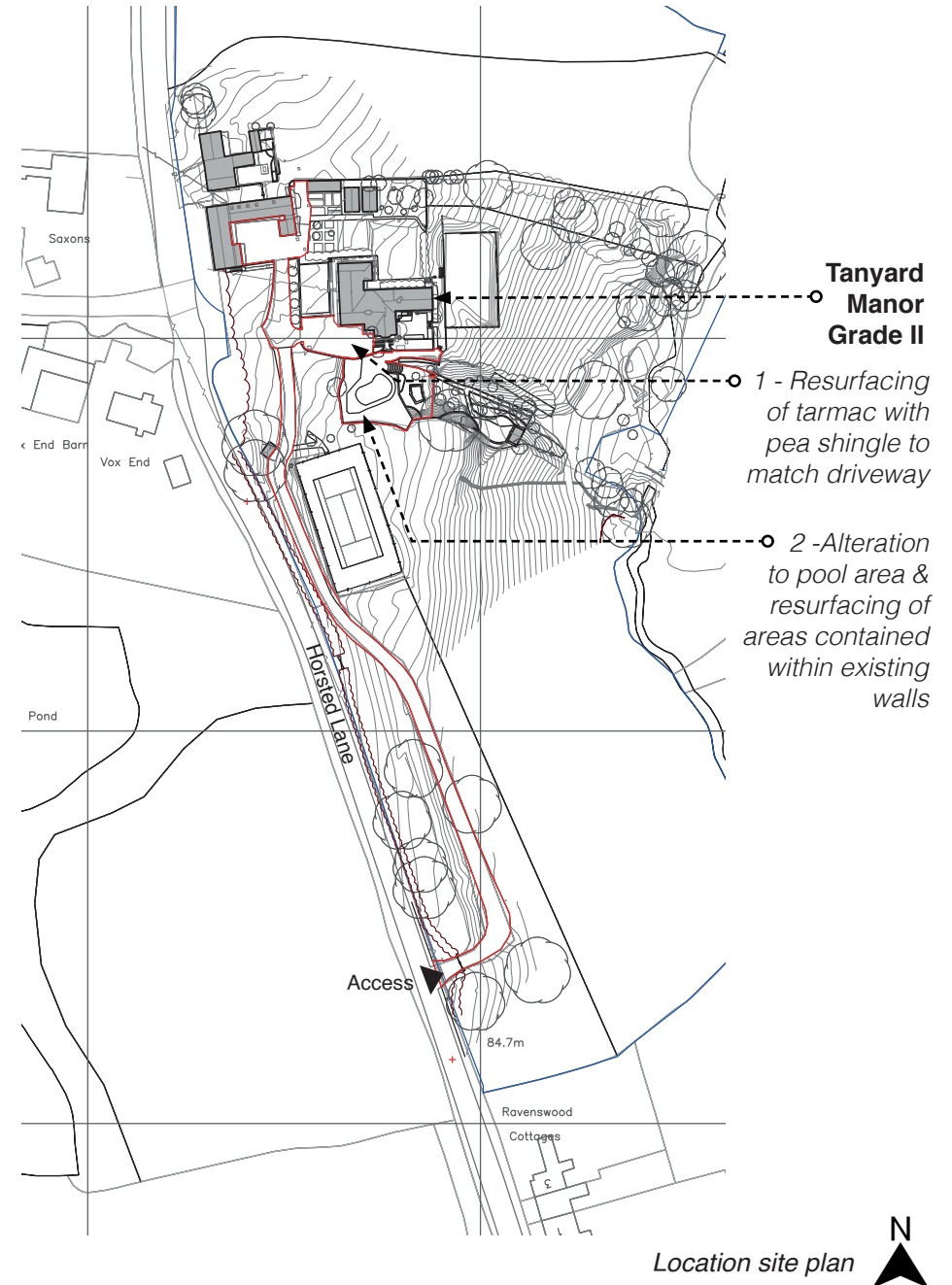
The entrance off Horsted Lane is located to the south of the site with the long entrance drive leading past areas of lawn and the multi-sports surface before heading past the west of the house onto a parking area in the forecourt fronting an outbuilding in the north west corner.

To the north of the house dense hedging screens a productive vegetable and fruit garden with greenhouses. A former coach-house and stables is located to the northwest of the house, which currently provides hardstanding for parking and covered parking with an annexe over.

A small assembly of buildings comprising a barn and former pigsties is located to the north of the coach-house alongside paddocks.

To the south of the house, a terraced area of tarmac provides further hardstanding with a swimming pool and sunken landscaped garden leading to a natural pond and stream framed by woodland to the east. The existing cess pit is located in this vicinity.

To the east of the house a raised terrace enjoys views of the open landscape with further areas of lawned terracing to the east and south.



1.3 PURPOSE OF STATEMENT

The purpose of this joint design, access & heritage statement is to supplement the supplied drawing pack through additional insight into the design steps proposed to enhance the viability of the use of Tanyard Manor, whilst reflecting the aesthetic character of asset. We have ensured adherence to the following policy relating to the site & conservation to guide the design proposals:

SITE CONSTRAINTS

- Adjacency to Tanyard Manor, a Grade II listed and was listed in 1957.
- The property is located in the High Weald National Landscape.

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Under Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (hereafter referred to as 'the Act'), the Council has a duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Chapter 16 of the National Planning Policy Framework (NPPF) sets the national agenda for 'Conserving and enhancing the historic environment'.

Paragraph 202 sets out that planning should conserve heritage assets — whether designated or not — in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 205 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206 states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. The Courts have held that 'preserve' means an absence of harm. The NPPF points out that harm can be either 'substantial' or 'less than substantial' and where harm occurs, it should be given considerable weight as a material consideration in the assessment of planning applications and as part of the balancing exercise and in ascertaining if any public benefits would outweigh that harm

Paragraph 207 requires an applicant to describe the significance of any heritage asset affected by a proposal to be described, including any contribution made by its setting; and for this to inform future change in order to avoid or minimise conflict

between the heritage asset's conservation and any aspect of the proposal.

Paragraph 208 states in determining applications, the decision maker is required to take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 210).

LOCAL PLAN

National policy intent is addressed by Local Plan Policies of the Mid Sussex District Plan 2014-2031. The District Plan was adopted in 2018 and now forms the main statutory development plan for the district and the following policies are considered to apply:

DP34: Listed Buildings and Other Heritage Assets

Strategic Objectives:

- 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence;
- 4) To protect valued characteristics of the built environment for their historical and visual qualities; and
- 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Listed Buildings - Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;

Special regard is given to protecting the setting of a listed building;

- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

1.4 PLANNING HISTORY

An overview of recent planning history at Tanyard Manor to give context on the sensitive proposals already approved as part of works to secure a beneficial long-term use for the listed buildings and their curtilage: Secure their future longevity.

DM/25/2201

Discharge of conditions no 2 and 3 relating to application DM/25/0915

Received: Mon 01 Sep 2025 | Validated: Mon 01 Sep 2025

Status: Pending Consideration

DM/25/2009

Proposed stripping and renewal of roof finishes to comprise new insulation and roof membrane, installation of bat features (boxes, arches and roost features), and repairs to chimneys to include reinstating pots.

Received: Mon 11 Aug 2025 | Validated: Wed 13 Aug 2025

Status: Pending Consideration

DM/25/1754

Removal of above ground oil tank and replacement with below ground LPG tank, replacement of cess pit with new below ground water treatment plant, replacement retaining wall and steps.

Received: Tue 08 Jul 2025 | Validated: Thu 10 Jul 2025

Status: Awaiting decision

DM/25/1753

Removal of above ground oil tank and replacement with below ground LPG tank, replacement of cess pit with new below ground water treatment plant, replacement retaining wall and steps.

Received: Tue 08 Jul 2025 | Validated: Thu 10 Jul 2025

Status: Awaiting decision

DM/25/0915

Internal alterations to include structural alterations to kitchen, new doors and rooflights, new partitions and alterations to the layout at ground and second floors, and external landscaping.

Received: Wed 02 Apr 2025 | Validated: Wed 02 Apr 2025

Status: Approved

DM/23/0980

Discharge of condition no 3, 4 and 5 relating to application DM/20/1068

Received: Tue 11 Apr 2023 | Validated: Tue 11 Apr 2023

Status: Split Decision

DM/23/0953

Discharge of planning condition no 3 and 4 relating to application DM/20/1518

Received: Thu 06 Apr 2023 | Validated: Thu 06 Apr 2023

Status: Approved

DM/20/1518

Conversion of Agricultural Buildings to form Single Dwelling

Received: Tue 28 Apr 2020 | Validated: Thu 07 May 2020

Status: Approved

DM/20/1068

Conversion of agricultural buildings to form three bedroom dwelling.

Received: Fri 13 Mar 2020 | Validated: Tue 07 Apr 2020

Status: Approved

11/02312/FUL

New crossover entrance and closure of existing entrance

Received: Thu 28 Jul 2011 | Validated: Thu 28 Jul 2011

Status: Approved

11/00672/FUL

New crossover entrance and driveway, and closure of existing entrance driveway

Received: Mon 07 Mar 2011 | Validated: Mon 07 Mar 2011

Status: Withdrawn

2.0 HISTORIC DEVELOPMENT OF THE SITE

2.1 CHRONOLOGICAL SITE SUMMARY

Tanyard Manor is believed to have been originally built by monks as a tannery and originally dates from the 15th century with later additions (source: Country Life 14 March 2021).

The property evidently evolved from its monastic origins to become a farmhouse connected with Tanyard Farm. The house was evidently enlarged into a large country house in the early C20th and the site enhanced with a tennis court and pool and landscaped grounds. The early C20th century was characterised by a renewed interest in antiquity and the bucolic charms of the countryside, which resulted in the redevelopment and gentrification of many historic houses, including farmhouses, especially those close to train lines or commutable distances by car to London to serve as weekend or country residences for wealthy individuals. The site has now lost its agricultural ties but still retains an assembly of farm buildings and a converted coach house.

C15th RANGE:

The list description describes the 2 storey east wing (with attic) as a C15th timber framed construction, now faced with ashlar, however it appears to be constructed in a coursed sedimentary stone, possibly a sandstone with a red brick panel in English bond to the gable end, and set over a stone plinth raised almost a storey height towards the east as the ground drops away. The east wing is finished with a Horsham slate roof to the south slope and plain clay peg tile to the north slope. The windows are stone mullioned with metal casements containing leaded lights. The stone range is evidently truncated beyond the substantial back-to-back chimney and now abuts the central timber-framed section of the house.

C17th RANGE:

A T-plan configuration arranged around a central brick chimney with distinctive jettied and projecting gables to the south and west is set under a plain clay tiled roof. The southern gable is finished in close studding to the upper storeys set over a brick lower storey and the west gable is finished in tile hanging to the upper storey but both sections display timber framing internally along with other features including a carved newel post stair consistent with a development date in the C17th, possibly in several successive phases and probably replacing an earlier form.

C19th/C20th RANGE:

The list description describes a T-portion as added in 1929 in imitation timbering, which corresponds with the Tudor revival style of the 2-storey and single storey wing extending to the north to the rear of the C17th century range. Curiously, the 1947 Ordnance Survey does not show the later northern range, however this may be erroneous as the version is updated from the 1909 survey. The 1949 aerial photograph is unfortunately unclear, but the 1956 Ordnance Survey clearly shows the later rear extension and the tennis court is now evident to the south. Evidently the north extension was constructed in the first half of the C20th and in a revival style popular during this period and may correspond with general enhancement and landscaping to the grounds, including the tennis pool and landscaped terraces.



Described C15th range (eastern wing)



C17th range (western wing & southern gable)



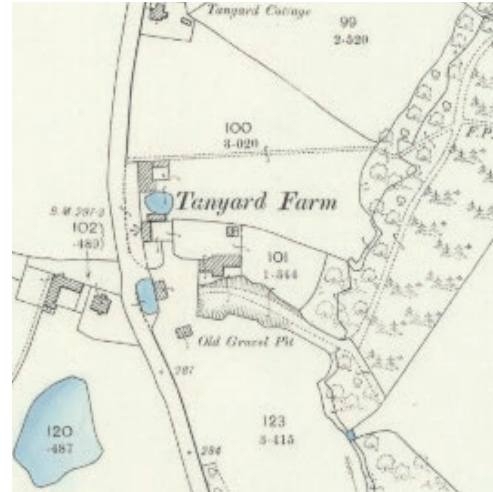
C19th range (northern wing)

2.2 KEY DEVELOPMENT PHASES AS SURVEYED

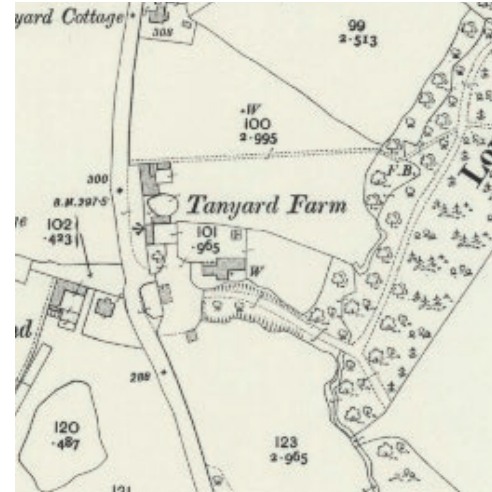
1874 (published 1879)



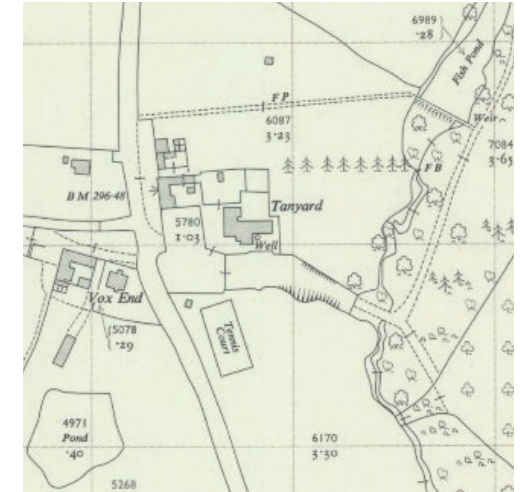
1896



1909 (published 1912)



1956



2001



2012



2021



The earliest Ordnance Survey map of 1874 shows the property labelled as Tanyard Farm with the house plan appearing to show the east wing and central gabled portion fronting an escarpment to the south, labelled former gravel pit (now the swimming pool and sunken terrace). To the northeast the L-shaped plan of the coachhouse and stables and farmstead beyond is evident. The original entrance to the site off the highway was evidently just to the south of the coach house leading directly to the house and coachhouse.

Whilst the C19th northern range is not shown in the 1896, nor 1909 (with no other expected changes shown). By the 1956's survey, this update seems to reflect the later additions found in the photographic survey.



Ordnance Survey source: National Library of Scotland
Satellite imagery source: Google Earth

3.0 APPLICABLE HERITAGE ASSETS & SIGNIFICANCE

3.1 ON-SITE HERITAGE ASSET: TANYARD FARMHOUSE

Listed Building, Grade II - No.1025688

STATUTORY ADDRESS:
TANYARD FARMHOUSE, HORSTED LANE

County: West Sussex
District: Mid Sussex (District Authority)
Parish: Horsted Keynes
National Grid Reference: TQ 37574 30808

DETAILS:
HORSTED KEYNES HORSTEAD LANE 1. 5405
Tanyard Farmhouse TQ 33 SE 7/467 28.10.57 II

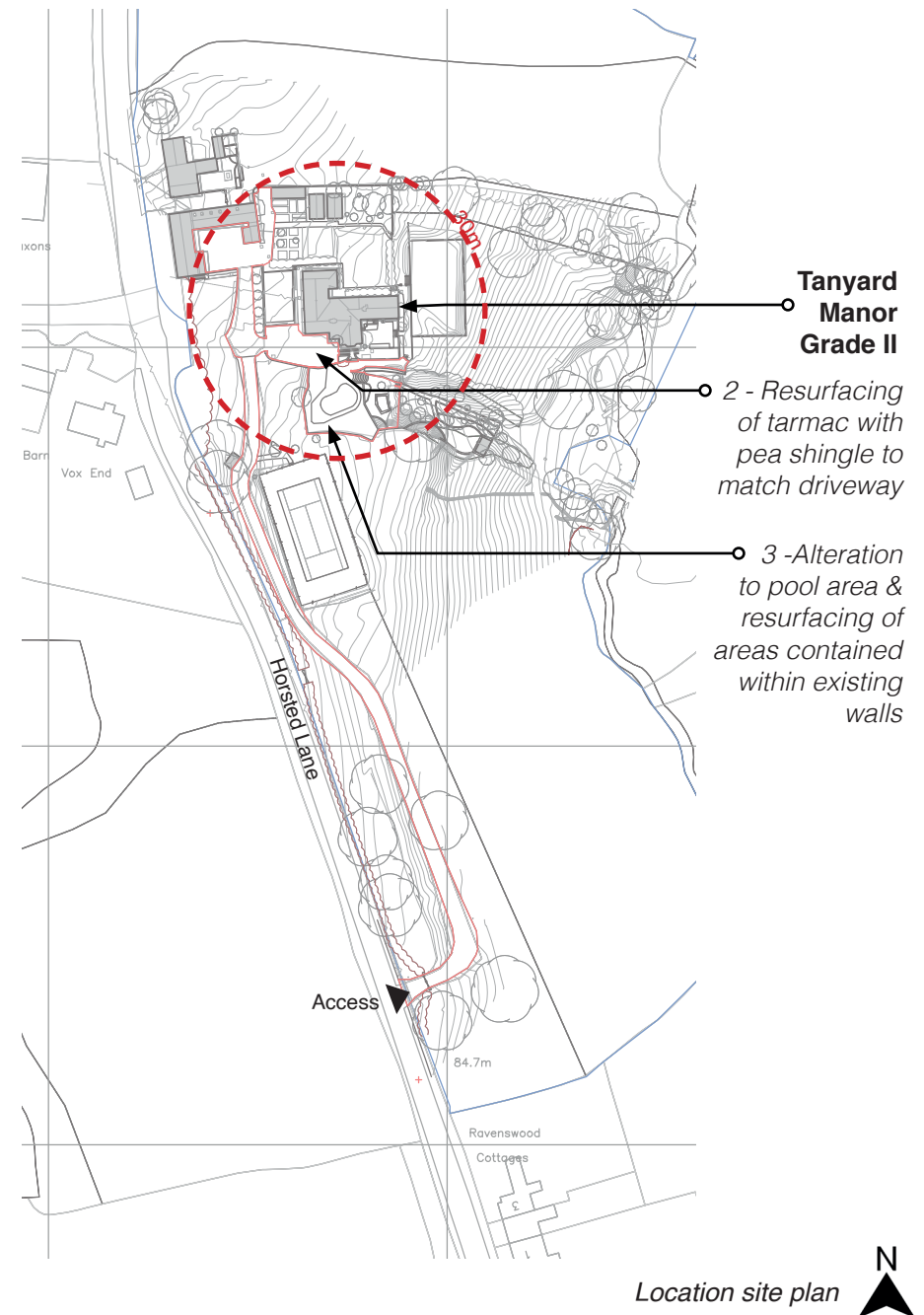
Listing description: The original portion is the east wing, which is a C15 timber-framed building, now faced with ashlar. Horsham slab roof. Casement windows. Pointed doorway. Two storeys. Three windows. T-portion added in 1929 in imitation timbering.

3.2 SIGNIFICANCE ASSESSMENT

Heritage significance is principally determined based on a set of four heritage values (English Heritage, 2008). The potential of a place to yield evidence about past human activity, as the building and its setting retains sufficient historic fabric to inform an understanding of its original character or appearance and in particular how this has evolved over time to adapt to changing needs.

As noted in previous applications & conservation officer comments, the adjacent asset is valued for its architectural history & aesthetic merit due to its various additions over the centuries. Whilst its historical use as a convent & later farmhouse are now no longer significant to this listing. The material aesthetic & timber frame structure are noted as significant due to their C15th origin. Noted outside the listing, conservation officer comments have noted the aesthetics of the green & agricultural wider setting.

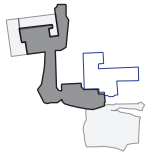
The proposals are all within the curtilage of the heritage asset. But do not seek to interact with the asset directly. Therefore as part of this application we seek to reflect & enhance the existing material aesthetic & character of the setting around Tanyard Manor.



4.0 PROPOSED DEVELOPMENT

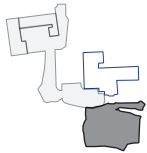
4.1 OVERVIEW

This proposal involves three main areas, each with a differing level of intervention & therefore potential impact. It is important to note that none of the three areas are mentioned in the listing, but due to their immediate adjacency & location within the boundary curtilage, it is prudent to consider their impact on the character of the listing. Each area will be examined individually in the following sheets. But in summary the proposals are as follows:



- AREA 1

As clearly seen in the satellite analysis, the relatively recent tarmac driveway sits uncomfortably in the context of the character of the site. This part of the proposal seeks to replace the tarmac with pea shingle to reintroduce a more historically appropriate surface finish & improve drainage.



- AREA 2

Replace the dated pool & level the surrounding area within the bounds of the existing stone walling to create a more viable recreational space & improve energy efficiency through the installation of an ASHP heater for the pool.



Area 1 - Resurface tarmac

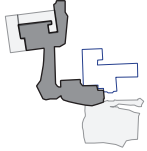


Area 2 - Alteration to pool



Location site plan

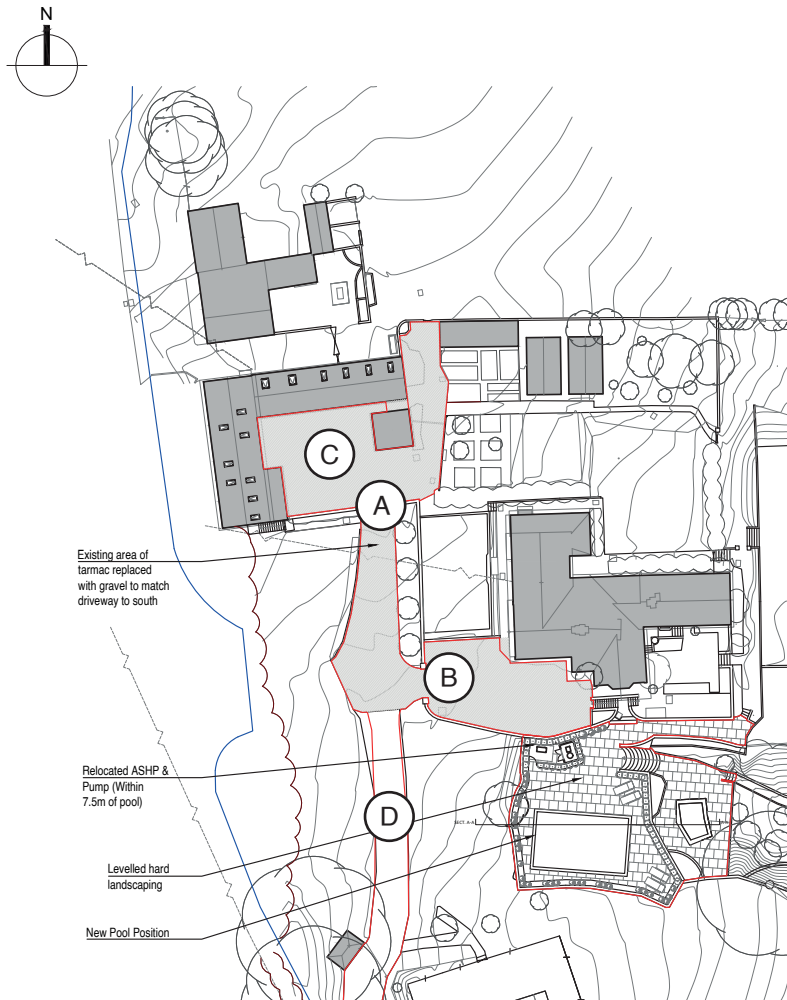




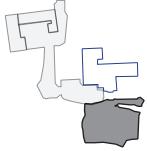
4.2 AREA 1: RESURFACE TARMAC AREAS

The description of proposed works are as follows. Please read with supplied drawings for complete description of proposals:

- Remove existing tarmaced hardstanding and replace with pea shingle to match existing long driveway access from south, improve conservation aesthetics for a heritage home & enhance surface water run-off drainage.



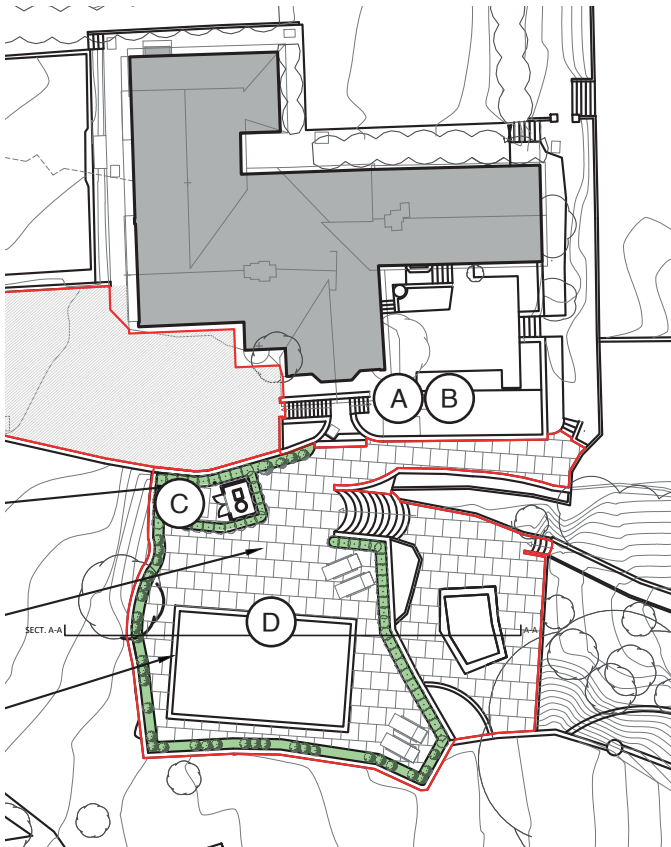
Existing tarmac to be removed & resurfaced with pea shingle to be more inkeeping with heritage aesthetic & existing driveway to the south, as well as improve surface run-off drainage



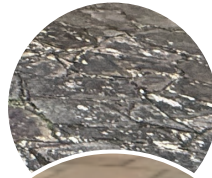
4.3 AREA 2: ALTERATIONS TO POOL AREA

The description of proposed works are as follows. Please read with supplied drawings for complete description of proposals:

- Adjust the pool position and replace the existing structure with a rectangular family pool measuring 10m x 6m, aligned with the existing stone walling
- Landscape and level the area within the boundaries defined by the existing stone walling, maintaining a perimeter buffer of planting beds along the retaining wall
- Replace the existing concrete crazy paving and partial lawn areas (outside the perimeter beds) with Indian sandstone for a cohesive finish.
- Introduce border planting as a soft buffer between the retaining wall and the proposed hard landscaping.
- Position the ASHP and filtration unit in a secluded area, out of view from the main house, and screen them with hedge planting for visual integration.



Existing concrete
crazy paving



Proposed indian
sandstone in random
pattern to reflect
existing character



Proposed perimeter
planting beds



Existing pool area
demonstrating existing
bounding stone walling &
current partial wall/concrete
crazy paving surfaces.



Existing paved terraces to
the east of the pool. All wall
positions & bedding areas to
be retained.



Case study example of similar
pool from selected supplier
also within a heritage context.
Please note this is only a
precedent example of the
finish.

4. PROPOSAL SUMMARY

USE

The applicants wish to enhance the usability of all these exterior incidental areas to the main house:
Access driveway & exterior recreational area.

APPEARANCE & MATERIALS

Indian sandstone will be laid in a random pattern and in a suitable tone to reflect & enhance the existing stone walling around the pool area (A). Similarly the pea shingle proposed to replace the tarmac areas will match the existing driveway & enhance the setting of the adjacent listed building (B).

LANDSCAPING & SUSTAINABILITY

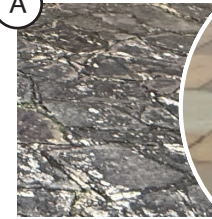
Replacing the existing tarmac access with pea shingle will improve the heritage setting of the adjacent listed house, as well as improve drainage or surface run-off.

An ASHP is proposed to service the modernised pool to reduce energy use through it's greater efficiency.

Existing aesthetic character

Proposed enhancement

A



B



5.0 IMPACT ASSESSMENT

5.1 OVERVIEW

This part of the assessment describes the nature of the proposals and examines potential effects of the proposals on the significance of the Grade II listed property.

As mentioned in section 3.2, noted in previous applications & conservation officer comments, the adjacent asset is valued for its architectural history & aesthetic merit due to its various additions over the centuries. Whilst its historical use as a convent & later farmhouse are now no longer significant to this listing. The material aesthetic & timber frame structure are noted as significant due to their C15th origin. Noted outside the listing, conservation officer comments have noted the aesthetics of the green & agricultural wider setting.

We recognise that these proposals, whilst not part of the adjacent listing, form a significant contribution to its overall setting - in the context that the house no longer functions as either a monastery, nor farm.

We have assessed the impact of proposals within the formal matrix of the 'Heritage Impact Table' (BS:7913 2103 Guide to the Conservation of Historic Buildings).

Impact level	Description of change
Highly favourable	The proposed changes will dramatically improve the overall setting and character of heritage assets. This would result in a positive impact and should be encouraged.
Moderately favourable	The proposed changes will improve the character and setting of the asset and these will aid to generate some coherence and harmony on the existing asset.
Low favour	A change that has a minor degree of improvement to the asset.
Negligible	Very minor degree of change that will not cause significant detriment.
Neutral	No change and no impact
Low in detriment	Minor impact, but some change may be acceptable subject to mitigation or designing out.
Moderately detrimental	The changes will likely damage and impact the asset, with regards to features, character and significance. These changes should be avoided, but mitigation is required.
Highly detrimental	The changes will make adverse damage and impact the asset, with regards to features, character and significance and may even be irreversible. These changes should be avoided.

Proposal impact key

5.2 ASSESSMENT MATRIX

We have assessed the impact of proposals within the formal matrix of the 'Heritage Impact Table' (BS:7913 2103 Guide to the Conservation of Historic Buildings). Key on previous page.

KEY AREA OF IMPACT	DESCRIPTION	IMPACT
Tarmaced areas west of asset	Resurface existing tarmaced area with pea shingle	Moderately favourable - Propose access surface to be a more historically appropriate finish Improving the setting of the asset.
Pool area south of asset	Adjust pool proportions	Neutral - Pool function is already in place within the setting of the asset. Adjustments will ensure external landscape looks inkeeping with scale of a detached property such as Tanyard Manor.
Pool area south of asset	Hard landscaping and level existing terracing around pool	Negligible - Levelling & modernisation of concrete paving will have minor impact on the overall wider agricultural and green setting as the landscaping is bound within existing walling & majority replacement to existing hardstanding. Impact is further reduced by the proposed perimeter of planting beds to act as a buffer between the extended areas of paving & the existing retaining wall.
Pool area south of asset	Install ASHP & Filtration unit	Low in detriment - Area for unit is small & hidden from the view of the asset by existing stone wall. Hedging proposed to screen to enhance setting.

6.0 CONCLUSION

The proposed works have been developed with careful regard to the heritage significance of the adjacent listed building and its curtilage. While the areas subject to intervention are not referenced in the listing description, their proximity and visual relationship to the principal structure necessitate a sensitive approach.

The design prioritises the enhancement of setting and character through the use of high-quality, sympathetic materials, such as Indian sandstone and pea shingle, that complement the existing stone walling and driveway, thereby reinforcing the historic aesthetic.

The interventions are modest and proportionate ensuring that the proposals do not harm the significance of the heritage asset. Instead, they deliver tangible benefits:

- Improved visual coherence by replacing incongruous modern finishes such as the tarmac driveway with materials appropriate to the historic context.
- Enhanced sustainability through improved surface water drainage offered by the pea shingle drive and the introduction of an ASHP unit to heat the pool & to reduce energy consumption.
- Landscape integration via planting buffers and screening, which soften the interface between hard landscaping, retaining wall & wider garden: Preserving the historic agricultural character identified by the listed property adjacent to the proposals.

In line with national and local planning policy objectives, the scheme seeks to conserve and enhance the historic environment while accommodating the reasonable enjoyment of the property. The proposals respect the character and appearance of the listed building and its setting, and will result in a positive contribution to the overall heritage context without adverse impact on significance.



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