

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



Historic Building
Survey
LEVEL 3 SURVEY

March 2026

FOREWORD

This document has been produced following a previous application withdrawn for Planning and Listed Building Consent for proposed works including external repairs & alteration to the outbuilding under the curtilage listing of Tanyard Farmhouse (Grade II Listed No.1025688). Concerns were raised by Mid Sussex District Council (LPA) regarding the potential impact of works to the historic fabric of the outbuildings comprising of a former annexe and stable, where additional information to understand the historic phasing, providing a descriptive record in accordance with level 3 of Historic England's document 'Understanding Historic Buildings A Guide to Good Recording Practice' was requested. The survey provides the required information to inform the revised application and ensures all proposed works are acceptable.

Outbuildings at Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY

To be submitted to Mid Sussex District Council to accompany the planning and listed building consent application.

The survey was carried out on the 2nd March 2026 to ensure that any evidence of historic significance is appropriately recorded.

Undertaken by Anske David Bax BA, MSc, PhD, IHBC, ClfA

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Issue/ Revision	Date	Description
Draft	March 19 th 2026	Provided by Anske David Bax BA, MSc, PhD Candidate



1. INTRODUCTION

This document follows an earlier application requesting Planning and Listed Building Consent from Mid Sussex District Council the Local Planning Authority (LPA) for the following proposal:

- 1. External repair & internal alteration to the outbuilding located to the west of the main house. The outbuilding forms a right-angle open courtyard, which constitutes a 1.5 storey former annexe to the west & former stable to the east.
- 2 - Resurfacing of the tarmac arrival hardstanding
- 3 - External landscaping & alteration to existing retaining walls to modernise the pool area south of the main house.

A Level 3 Historic Building Survey was undertaken of outbuildings (1a & 1b) on the 2nd March 2026, by Anske David Bax BA, MSc, on behalf of the owners. The works comprised the written description and photographic recording of the building, making use of survey drawings commissioned by the client through James Clague Architects in understanding the historic fabric and areas of significance to provide an informed understanding of the building. The works were undertaken in response to additional information required by Mid Sussex District Council to satisfy decision making of the proposed works in providing a survey to understand and provide a descriptive record in accordance with level 3 of Historic England's document 'Understanding Historic Buildings A Guide to Good Recording Practice'. The survey outlines in the conclusions suggested conditions to safeguard the heritage asset.

REASON FOR SURVEY

During the planning consultation period with Mid Sussex District Council (LPA), it was requested that further understanding and recording of the historic features was vital so as to ensure that any proposed works would preserve and retain the historic significance. In particular in terms of the potential loss of any historic fabric and alterations that would adversely impact the historic and architectural significance of the former annexe and stables. The below key areas are highlighted below:

Stable

- Significance of the built-in water bowls. Ideally to be removed.
- Significance of the individual stable stalls. Ideally removed to create one open space, though there may be earlier or later alterations to some divisions than others.
- Significance of the existing stable doors, ideally to be replaced.
- Significance of the roof structure. The original proposal included repositioning some of the existing skylights to align with the replacement stable doors.

Garage (Ground floor Annexe)

- Significance of the garage floor. The client would like this levelled (in polished concrete?!); however, James and I have already noted that some of the brick/tile surfacing would likely need to be retained or another material beneficial.



First floor Annexe

- The significance of the first floor within the annexe. It is understood to have been rebuilt between 2000–2010 following a fire. This is particularly relevant in the context of the proposed skylights to both roof slopes. For full context, our original proposal also included internal alterations to create additional bedrooms and ensembles to the first floor. These works would require the introduction of a soil pipe, which may need to interact with the garage, so this sensitively would have to be reviewed. The case officer Emily raised concerns regarding potential overdevelopment; likely stemming from a perception that the annexe could become an independent Airbnb unit serving the adjacent wedding venue.

Eastern detached room

- Significance of the elevations to the existing room south of the lean-to WC — we are proposing changes to window positions here, and Emily noted evidence of a former door on the southern elevation.

As such, the Level 3 survey was commissioned to provide further clarification and answer the above key areas by the conservation officer and record the extent of the historic fabric and understanding of the building to inform the revised proposed works.

This report acts as a supplementary document to the James Clague Design, Access and Heritage Statement.

It has been identified that the proposed works have the potential to impact on the significance of the outbuildings of the Grade II listed building known as Tanyard Manor. The potential constraints presented by the built heritage asset has been identified, assessed, and fed into the proposals as part of the amended design process with James Clague Architects.

This document summarises the results of the building recording and the historical research undertaken. It has been prepared by the author in accordance with Historic England Guidance, National and Local Policy.

DEFINITION OF A HISTORIC BUILDING RECORDING AND BENEFITS

The definition of building recording is 'a programme of work intended to establish the character, history, dating, form and archaeological development of a specific building, structure, or complex and its setting, including its buried components on land or under water.' (IfA 2008)¹.

A Level 3 historic survey conducted by Historic England holds significant importance in the field of heritage conservation and historical research. Such a survey involves a comprehensive assessment of historic sites and buildings to determine their architectural, historical, and cultural significance. Here's an overview of the importance of a Level 3 historic survey by Historic England:

1. **Preservation of Cultural Heritage:** Historic sites and buildings are vital repositories of our collective history and cultural identity. A Level 3 survey plays a crucial role in identifying and documenting these assets, ensuring their preservation for future generations. By assessing their architectural features, historical context, and cultural value, the survey helps in developing appropriate conservation strategies.
2. **Informing Planning and Development:** The findings of a Level 3 historic survey provide crucial information for local authorities, developers, and urban planners involved in land-use planning and



development processes. It helps them make informed decisions regarding the preservation, restoration, or adaptive reuse of historic assets, striking a balance between development needs and the protection of cultural heritage.

3. **Identifying Heritage At-Risk:** Many historic sites and buildings face the risk of neglect, decay, or demolition due to changing societal needs or lack of awareness. A Level 3 survey enables the identification and assessment of heritage assets that are at risk. This information facilitates targeted interventions, such as conservation grants, restoration projects, or legal protection, to safeguard these vulnerable elements of our heritage.
4. **Research and Education:** Historic surveys at Level 3 involve in-depth research and analysis of historical contexts, architectural styles, and social significance. The data collected during these surveys contributes to the body of knowledge in the field of history, architecture, and archaeology. Researchers, academics, and students can utilize this data for further study and education, enabling a deeper understanding of our past.
5. **Promoting Tourism and Economic Benefits:** Historic sites often attract tourists, contributing to local economies and generating employment opportunities. A Level 3 survey helps in identifying sites with exceptional heritage value and promoting them as tourist destinations. By highlighting the historical significance and unique features of these places, the survey supports heritage tourism, which can have positive economic impacts on local communities.
6. **Assessing Significance for Designation:** Historic England is responsible for designating buildings and sites as Listed Buildings, Scheduled Monuments, or Registered Parks and Gardens. A Level 3 survey provides a detailed understanding of the significance of a particular asset, aiding the process of designation and legal protection. This ensures that historically important sites and buildings receive the recognition and safeguarding they deserve.

In summary, a Level 3 historic survey by Historic England is of utmost importance in preserving our cultural heritage, informing planning decisions, identifying at-risk assets, supporting research and education, promoting tourism, and facilitating the designation and protection of historically significant sites and buildings. By conducting these surveys, Historic England plays a vital role in safeguarding and celebrating our rich heritage for present and future generations.



Historic England

Understanding Historic Buildings A Guide to Good Recording Practice - Level 3

5.3.1 Level 3 is an analytical record and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

5.3.2 The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the



building's broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group.

A Level 3 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research, or where the scope for such research is limited.

5.3.3 A Level 3 record will typically consist of: drawing – normally item 2; sometimes one or more of items 3-12 (see numbered list in 4.3.3) photography – items 1-9 (see numbered list in 4.4.8) written account – items 1-3, 6-9, 11-13, 23; sometimes items 5, 14-16, 18-20, 22 & 24 (see numbered list in 4.5.1)



THE SITE

Tanyard Manor known via Historic England as Tanyard Farmhouse, lies within in substantial 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 Sharphorne and Horsted Keynes (See site plan).

Several 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.

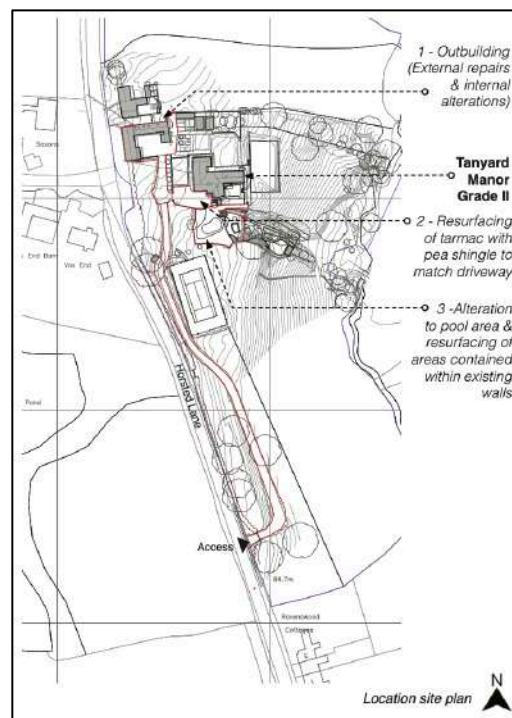
The entrance off Horsted Lane is located to the south of the site with the long entrance drive leading past areas of lawn and the multi-sports surface before heading past the west of the house onto a parking area in the forecourt fronting an outbuilding in the northwest corner.

To the northwest of the site, lies the former coach-house and stables of the house, which currently provides hardstanding for parking and covered parking serving as a garage with an annexe over above. These buildings are the focus of our report.

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

The site is easily accessed via West Street which was once the historic main road of the village. The house has undergone multiple alterations and extensions during the years (centuries) and this reflected on its original form and appearance. Most of those changes could be traced easily when analysing the historic fabric. Some of them are due to previous or existing structural problems which need resolving in order to preserve the building for the future generations.

This report provides full details of the evolution of the building referred to as a Historical Regression. This has been approached with an understanding of the building's history, development and significance, which is described within Section 2 – 'The Heritage Asset & Significance'.



2. THE HERITAGE ASSET, DESIGNATION, HISTORICAL DEVELOPMENT & SIGNIFICANCE

2.1_Designation

Listed Building, Grade II - No.1025688

STATUTORY ADDRESS:

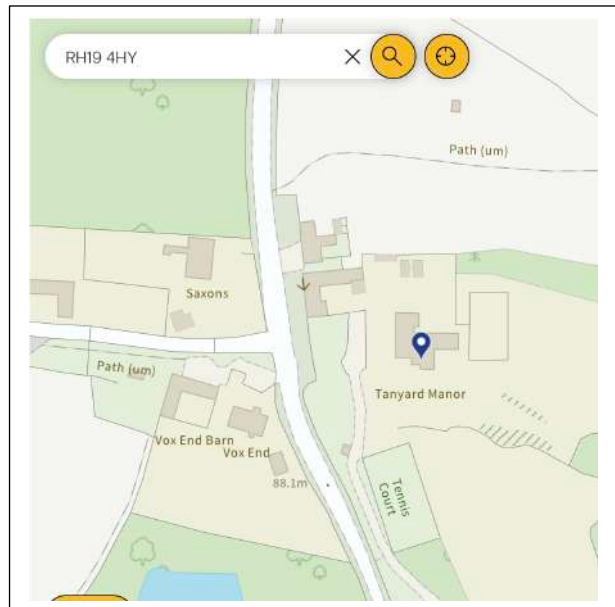
TANYARD FARMHOUSE, HORSTED LANE

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Horsted Keynes

National Grid Reference: TQ 37574 30808



Details

4/58

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

2. 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.

Listing NGR: TQ3757430808

2.2_Historical Development of the House and Fomer Annexe and Stables (Areas 1a & 1b)

The house:

According to Historic England Tanyard Farmhouse was built in the 15th century. It was located in the West part of the village facing West Street – a road that was passing through the village and connecting it with the towns nearby.

Medieval Origins (15th Century) C15

The earliest phase of Tanyard Farmhouse dates to the 15th century built by Cistercian monks as a tannery. The original timber frame structure comprising a timber east wing bay.

This early phase reflects typical late medieval vernacular architecture of the Sussex Weald, characterised by:

- Timber-framed construction
- Modest domestic scale
- Functional agricultural association

Similar structures can be drawn from Monastic sites such as Robertsbridge Abbey in East Sussex, where a similar later C16 house following the dissolution in 1537 was constructed.

The building's name—“*Tanyard*”—strongly indicates an association with leather processing (tanning), an important rural industry in medieval Sussex and amongst the monastic communities. Tanning sites were commonly located near water sources and woodland (for bark used in tanning), both of which are characteristic of the Horsted Keynes landscape.

Thus, the farmhouse likely originated either as:

1. A dwelling associated with a small-scale tannery of monastic origins, or
2. A farmstead incorporating craft production, reflecting the mixed agrarian-industrial economy of the period and was linked to the nearby monastery in Worth Abbey or Boxgrove Priory

The C15th RANGE:

Historic England's 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.





Described C15th range (eastern wing)

Post-Medieval Re Appropriation and Adaptation (16th–18th Centuries)

Although direct structural evidence from this period is limited, the continued survival of the building implies ongoing occupation and gradual adaptation to the larger grand house we see today. The development in English Country Houses in the period following the dissolution of the Monasteries (1536) by Henry VIII, represents a significance period of English Architecture.

During the early modern period, many medieval farmsteads in Sussex underwent:

- Internal reorganisation to accommodate changing domestic needs
- Incremental repairs and material upgrades
- Shifts from craft-based production toward fully agricultural use

It is likely that Tanyard Farmhouse followed this trajectory, transitioning from a potentially mixed-use site into a more conventional agricultural farmhouse, reflecting broader economic changes such as:

- Decline or relocation of rural tanning industries in Sussex
- Consolidation of agricultural landholdings
- Increasing emphasis on pastoral farming

The C17th RANGE:

On review of the architectural plan form, it is clear, 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.





C17th range (western wing & southern gable)

The C17/I8/I9 OUTBUILDINGS (Former annexe and Stables)

On review of the wider development of the site surrounding the principal farmhouse and tannery, there would have likely existed supporting outbuildings in timber frame construction for the agricultural operations of the site.

Based on the historic map analysis, the pattern and spatial organisation of these structures are likely to sit to the west and east where we see the former annexe and former stables today.

As far as we know and based on the surviving evidence of the design fragments seen within the foundations, it is only the former annexe in its ground floor construction with stone ashlar masonry that demonstrates a likely earlier historic building possibly linked to the late 17th re appropriation of the site when the monastic tannery ended and modifications were made to the house as we see today.

It is likely any earlier supporting structures made from timber construction were lost prior to 17th century. Similar architectural patterns occur in comparable monastic sites such as Bayham Abbey, Sussex, and St Radegund's Abbey in Kent.

FARMYARD HOUSE

- Architectural Modification and Re-fronting (18th–19th Centuries)

At some stage—likely between the 18th and early 19th centuries—the building underwent significant external modification given changing neo-classical architectural fashions, these included:

- The application of ashlar facing to the original timber-framed structure
- Installation of casement windows
- Retention of a Horsham stone slab roof

This re-fronting represents a common process in Sussex vernacular buildings; whereby earlier timber structures were modernised to reflect contemporary tastes and improved status.

The use of ashlar is particularly significant, suggesting:

- An attempt to regularise and “polish” the façade
- Increased prosperity or aspiration of the occupants
- Alignment with broader Georgian aesthetic values of symmetry and refinement





C19th range (northern wing)

Early 20th-Century Extension (1929)

A major phase of alteration occurred in 1929, when a T-shaped extension was added:

- Constructed in imitation timber framing
- Designed to visually harmonise with the medieval core
- Expanded the internal accommodation significantly

This phase reflects the wider interwar revival of vernacular styles, influenced by:

- The Arts and Crafts movement
- A growing appreciation of historic rural architecture
- Desire to retain “traditional” aesthetics while improving comfort

The extension marks a shift from purely agricultural use toward a more domesticated and possibly gentrified rural residence.

C19/C20 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.

One can see within 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.



Historic Map & Key Developments

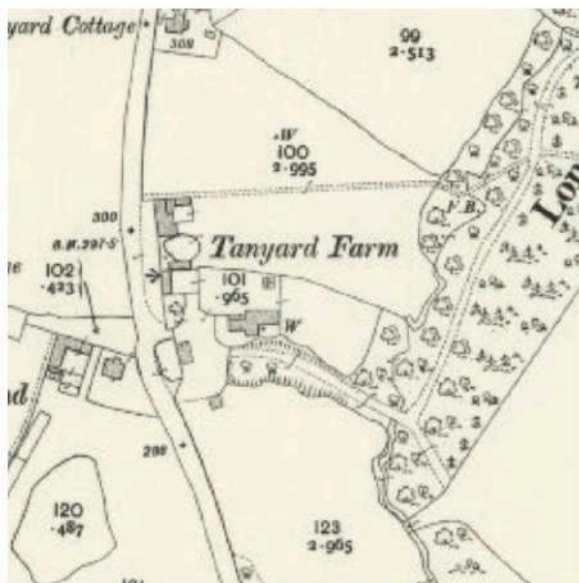
1874 (published 1879)



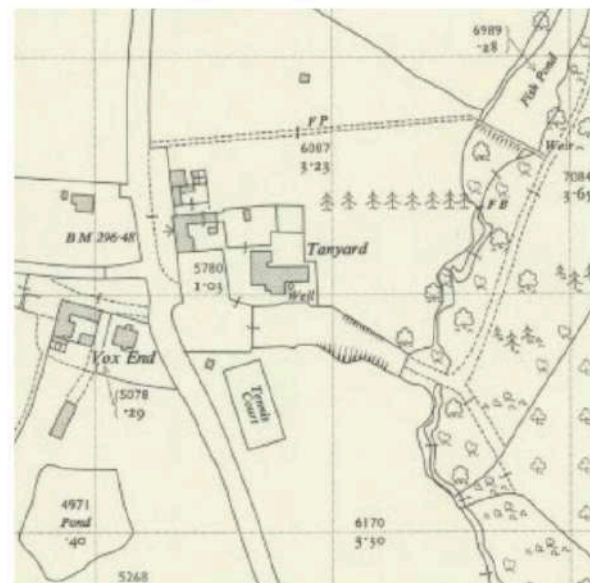
1896



1909 (published 1912)



1956



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

2001



2012

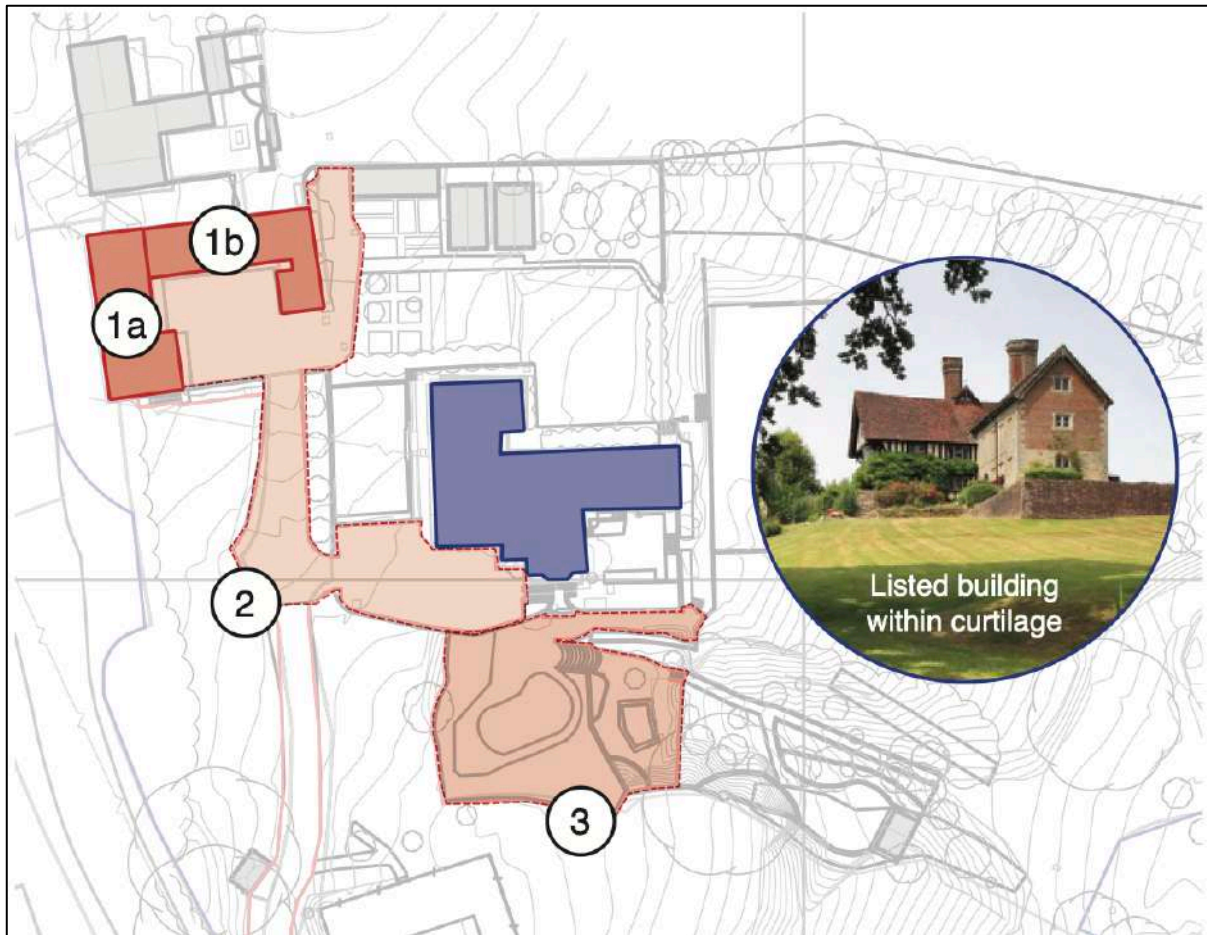


2021



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

The list description describes a T-portion as added in 1929 in imitation timbering, which corresponds with 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 coach house 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 coach house. 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.



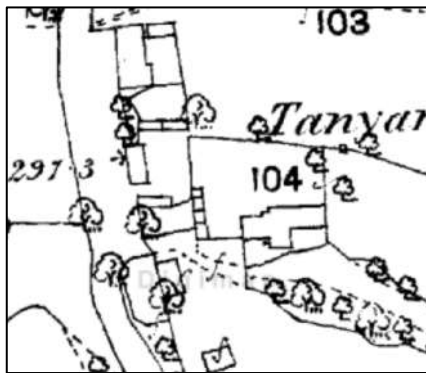
The C17/I8/I9 OUTBUILDINGS- AREAS 1a & 1B - Former annexe and Stables

15C -17C- As previously highlighted, the wider development of the site surrounding the principal farmhouse and tannery would have likely seen several outbuildings of timber frame construction, supporting the monastic and agricultural operations of the site.

Based on the historic map analysis, the likely pattern and spatial organisation of these lost structures would likely have been to the west and east where we see the former annexe and former stables today known as areas 1a and 1b. We can see further ancillary structures to the south have been lost in later years representing a continued decline of these structures (See Historic map 1909-1956).

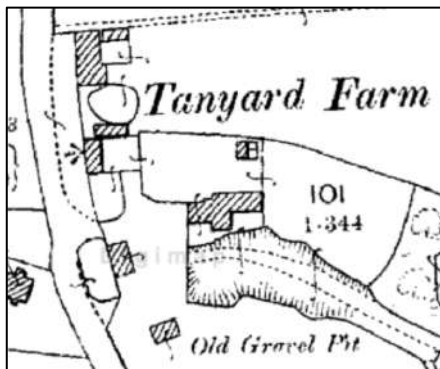
As far as we know and based on the surviving evidence of the design fragments seen within the foundations, it is only traced within the south section of the former annexe (1a) in its ground floor construction with stone ashlar masonry that demonstrates a likely earlier historic building possibly linked to the late 17th re appropriation of the site when the monastic tannery ended and modifications were made to the house as we see today.

TIMELINE- FORMER ANNEXE AND STABLES (Areas 1a & 1b)



1870's

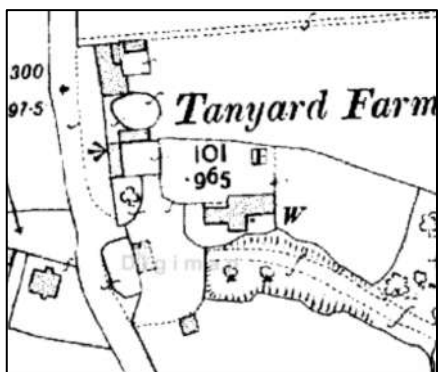
We know the earlier structure known as 1a is narrower in form and is likely to date from the 17C as part of the wider re appropriation of the site to a larger and grander residence. One can see the existence of a smaller structure to the south of 1a. Importantly, where the former stables are today, lies a smaller possible timber structure that served the horses of the house



1890's

We can see by the 1890's the smaller structure to the south has been removed and the first half of the stables to the north known as 1b has been constructed.

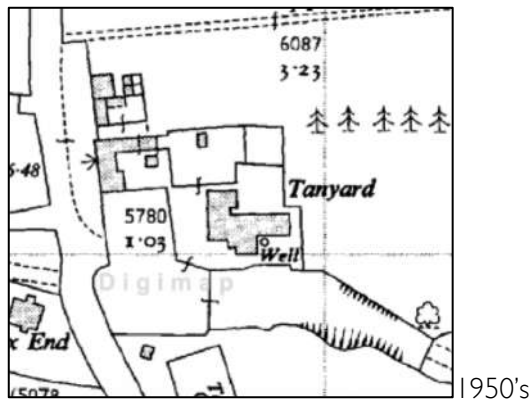
1b- The ancillary buildings to the north appear to have been re-built for larger stables.



1910'S

No real change occurs to structures within the areas 1a and 1b,

TIMELINE- FORMER ANNEXE AND STABLES (Areas 1a & 1b)

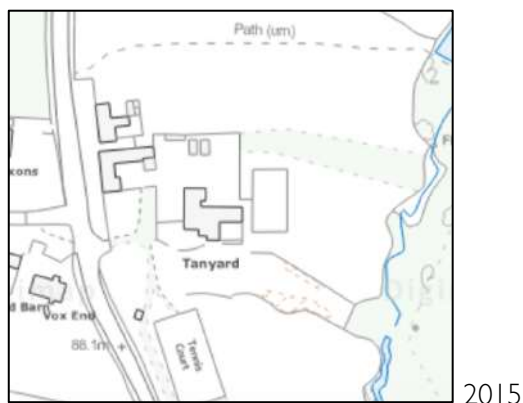


Following post war Britain, Tanyard Farmhouse and in particular the areas 1a and 1b sees a substantial change in extensions and alterations that we now see today.

1a- The southern building sees the lean too addition of a garage for vehicles as a single storey structure. The northern aspect of the structure is extended on a northern axis completing the corner and adjoining the eastern range of the former stables.

1b- The eastern end is extended further along the eastern axis, along with a small structure completing the end, creating a courtyard. This structure houses the inbuilt water bowls for the horses and is known as the eastern detached room.

To the south, sees the removal of two ancillary structures, when viewed in comparison to the 1910 map.



Little has changed from the existing 1950's footprint. We can see the outline is defined within the modern maps.

3. SIGNIFICANCE & HISTORIC VALUES

According to BS: 7913 the magnitude of impact of change should be assessed in relation to the significance and value of the historic building or fabric.

Heritage asset status	Criteria
High	Designated heritage assets of national or international significance: world heritage sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wrecks. May be conservation areas of demonstrably national / international significance (usually found in conjunction with one or more of the above mentioned asset types). Non-designated heritage assets that meet the criteria for statutory designation or are of equivalent significance.
Moderate	Conservation areas and non-designated heritage assets of regional significance. May be locally listed buildings or locally listed parks and gardens, sites of archaeological interest as noted on the HER, previously unidentified non-designated assets of demonstrably regional significance.
Low	Non-designated heritage assets of local significance. May be key features in a conservation area, buildings / areas / parks and gardens identified on the HER or historic maps, isolated archaeological finds as identified on the HER, previously unidentified non-designated assets of demonstrably local significance.
Uncertain	Non-designated heritage assets whose significance could not be ascertained.



3.1 Assessment of significance: Values

A set of four heritage values (English Heritage, 2008) are used to assess the significance for Tanyard Manor within this document. These values may be grouped into the following categories:

We have to note that the Annex nor former stables is not mentioned within the Historic England listing.

- **Evidential value:** *the potential of a place to yield evidence about past human activity.*

Main house- Moderate to High. Tanyard Farmhouse retains physical evidence of the monastic origins and the extended early C17th alterations. It has been a typical representative of Sussex vernacular architecture from that period. Because of the many alterations undergone within the years, the main house does not provide a unique insight into a particular period of time or way of living. However, most of the original structure is either visible within the interior or easily traced. There have been changes within doors and windows openings but once again they are easily followed.

Former Annexe & Stables- Low to moderate. The southern single storey structure of the former annexe represents possible C17 origins and connection serving the principal house during the period marked by post medieval expansion and grandeur. The lower level of ashlar masonry has been relatively well preserved as a structure and holds high evidential value. The first-floor level has been re built and is modern (C20) and holds no evidential value or significance

- **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.*

Main house-High. The historical value is high. The farmhouse retains a 15th-century timber-framed core (east wing), representing survival of late medieval building traditions in the Sussex Weald.

- Later phases, including ashlar refacing and a 1929 extension in imitation timbering, demonstrate successive adaptation while preserving earlier structural evidence.



- The name “*Tanyard*” suggests strong potential for associated industrial activity (leather tanning), indicating possible below-ground archaeological remains such as pits, waste deposits, or water management features (high archaeological potential).

The site holds moderate to high evidential value, particularly in:

- Surviving medieval structural fabric with monastic origins.
- Potential subsurface remains associated with tanning or early farmstead activity

Former Annexe & Stables. Only the lower level of the former annexe and floor with early C19 pavers hold medium to high significance. The remainder of the structures including the first floor, and former stables in area 1b are of low evidential value to the site, as their construction is modern and late C19 and mid C20 in construction. The small extension to the eastern end of the former stables with in built watering bowls are 1950's. Whilst the significance is low, it is recognised that the form of the stables and structure provides a historic biography of the wider sites ancillary structures and therefore, holds and attributes a small degree of value, albeit low.

- **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place.*

Main house -High. The aesthetic value is high given the architectural attributes. These include the timber-framed medieval core, albeit refaced, contributes to its architectural interest. The use of ashlar facing reflects later attempts to modernise and “improve” the building’s appearance, aligning with post-medieval aesthetic preferences. The Horsham stone slab roof is regionally distinctive and enhances its vernacular character. The 1929 extension in imitation timber framing reflects early 20th-century vernacular revival, contributing to the building’s layered and aesthetic narrative/biography. Certain parts of the original form of the C15th building can be seen, however, the multiple alterations made to the exterior affected the overall significance, and no major historical features can be seen when looked from the outside. The major historical features can be seen on the inside, and this relates to the framework, doors, floors, panelling and fireplaces.

Former Annexe and Stables. – Moderate to Medium. The aesthetic qualities of the ancillary buildings are noted from their traditional pitched form with weatherboarding, and clay peg tiles. The higher area of significance is the former annexe in area 1a, with the re-use of ashlar masonry and the surviving late C18 pavers/bricks along the floor. The Stable form along the northern axis is of a high-quality appearance with traditional weatherboarding, albeit lacking in historic significance, it is recognised the form represents a structure contributing to the overall significance of the setting of Tanyard Manor

- **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

Main house. - Low to moderate. The house is a private dwelling. It is not on public display both internally and externally. It does however make a contribution to the wider vernacular landscape. As a listed rural building, it contributes to the historic identity and character of Horsted Keynes parish. It forms part of the wider historic landscape of the High Weald, an area recognised for its time-depth and continuity. However, there is limited evidence of strong public engagement or symbolic communal associations. The farmhouse has low to moderate communal value, primarily as part of the collective historic environment rather than as a focal community asset.

Former Annexe and Stables- Low. Given the ancillary structures are not open to public nor serve to a public footpath, the communal value is low. It is recognised the arrangement in form represents an agricultural use that is of a bygone era, so there is minor but low communal value.



3.2_Statement of significance.

Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance. This is usually done by attributing levels of significance to the various aspects/parts of a building or site whereby, for example, more modern or unsympathetic additions to a historic building are deemed of less significance than, say, original features.

Main House – High

Tanyard Farmhouse and manor today, has undergone multiple transformations and is regarded as a melange of architectural phasing. The constructional phasing represents a significance in biography of the house from monastic origins, agricultural usage to post medieval grandeur in both the 17th century and 19th century extensions. The following represents the reasons for the assigned level of significance

Level of Significance

- As a Grade II listed building, Tanyard Farmhouse is of national importance, though at the lower end of the statutory hierarchy (i.e., “of special interest”).

Key Attributes of Significance

- Medieval origin (15th-century timber frame)
- Monastic origins to past rural industries for leather tanning.
- Evidential survival of historic fabric
- A site of rural economic and architectural evolution
- Contribution to the historic landscape of West Sussex

Degree of Harm Sensitivity

- The building is sensitive to change affecting its historic fabric, especially:
 - Timber frame (even if concealed)
 - Roof structure and materials
 - Plan form and surviving historic elements

Former Annexe and Stables- Low-Medium

We note that as a whole, the level is low to medium.

The areas assigned of higher historic and evidential significance lies in the southern wing of the former annexe in area 1a. along the ground floor level and surviving aspect of the floor. The second floor is of modern C20 construction.

This lower area is assigned in parts (lower-level wall facing the road, pavers along the floor) with values of high significance given the survival of historic fabric, with the re-use of ashlar masonry possibly late C18 and the surviving late C19 pavers/bricks along the floor.

The Stable form along the northern axis is of low significance given the structures modern construction of late C19 and mid C20 fabric. It is however, recognised that the former stables is of a reasonable quality appearance with traditional weatherboarding, projected roof gables with mock Tudor timbers, albeit lacking in historic significance, it is recognised the form represents a structure contributing to the overall significance of the grandeur of the setting of Tanyard Manor.



4. METHODOLOGY

Methodology

This document has been prepared in accordance with current best practice and with specific regard to Understanding Historic Buildings: A guide to good recording practice

Understanding Historic Buildings

A Guide to Good Recording Practice



Historic England

Aims and Objectives

The aim of the report was to understand by record the fabric and setting of the building prior to design works and proposed alterations are submitted, by:

1. The production of a systematic and historic floor plan
2. The production of a photographic archive
3. The production of a written narrative- Historic Timeline/Biography



Site Recording

The Photographic record was undertaken in digital format in both monochrome and, colour transparency. It included detailed shots of significant constructional and structural elements and general photography placing the building in its existing landscape setting.

The drawn record was based upon drawings supplied by James Clague Architects. These are checked for dimensional accuracy and have been annotated to record architectural and constructional details of significance. These details were further described in accordance with standard architectural and constructional terminology.

The building was inspected internally and externally where safe access was possible.

Archive creation

On completion of the fieldwork all photographic films were digitally stored at high resolution and used for selective inclusion within this report and are included within the appendix.

All field notes and drawings were checked for completeness and ordered into a documentary archive based on the requirements of the survey. The basic archive includes:

1. Annotated site plans and elevations
2. Photographic registers (See Plates-Appendices)
3. Evidence collection for the record
4. Regression report (Historic Development and Timeline)

This comprised the search of published and archival material within a radius of 500m of the Site, with data from further afield included where considered relevant to establishing baseline conditions. Local and regional archives and collections were examined for relevant historical information, in published and unpublished sources, from the following sources:

- Mid Sussex District Council Archives
- Sussex Historic Environment Record (HER)
- www.heritagegateway.org.uk
- www.listedbuildingsonline.co.uk
- www.british-history.ac.uk
- www.genuki.org.



5. HISTORIC BUILDING SURVEY, RESULTS & FINDINGS:

A site visit was made on 2nd March to establish a site walkover and photographic recording in order to understand the overall significance of the former annexe and Stables.

The report was required to gain an informed understanding of the building's chronological alterations and assigned significance. This section illustrates this development by using the plan and elevation drawings which is significant for the sites recorded historical understanding.

The areas of particular concern raised are dealt with individually for Mid Sussex District Council's decision making.

The assessment has been produced in line with Historic England's advice and guidance in 'Understanding Historic Buildings' (2016, 3rd Edition) and best practice in 'conservation repair and maintenance techniques and standards' (2008).

The assessment used a combined approach of observational and historical analysis of known literature. A minor intervention of analysis using a small camera within a small hole to establish areas behind later infill was an option, yet it was decided that this form of intrusive identification was not required throughout, given the clear and apparent phasing identified.

The immediate internal walls and built form of the former annex and stables were observed in a typological analysis, in conjunction with the understanding of the listed buildings significance through its historical analysis and development.

The buildings survey analysis provides an understanding and patterns of constructional layout and phased alterations, most of which are modern throughout the late C19th and C20th centuries and are of little significance.

The examination of construction details including timber joints, plinth details and materials combined with the buildings historic plan provides a historic overview of the structure and sheds light on a reasoned hypothesis for the dating of the walls, features, materials, and plan form. This is further enhanced with the clear historic map data and the observation of the absence of evidence, which is considered equally important within the interpretation.

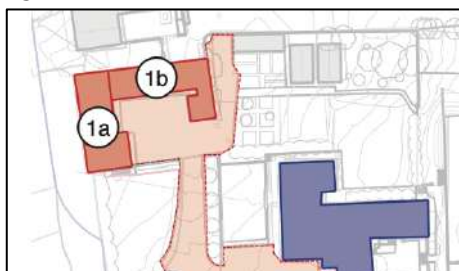
The findings are outlined below with phasing and annotation of historic features identified.

The Photos taken are listed within the appendix under plates.



INTERPRETATIONS & FINDINGS

AREAS OF HISTORIC SIGNIFICANCE IDENTIFIED -Former Annex -Area 1a & Former Stables -Area 1b



<u>Identified Building Period</u>	<u>Description of Significance</u>
17 th -18 th century	1a Former Annex Ground Floor along the southern aspect. This area is most likely to be the earliest in form, with visible signs of ashlar masonry (see plates) and may have served the post medieval house. There are no further signs of such early fabric. The assigned significance is High given the historic fabric.
19 th Century 1850's/1870's	1a Former Annex The former annex along the southern wing dates from the 1850's/1870's along the ground floor only. Not all of this structure dates from this period. The pavers still visible today on the floor level are likely to date from this decade (see plates). The assigned significance is medium to High given the historic fabric.
Late 19 th century 1890's	1a Former Annex. We note the scale and size remains the same. The internal walls may date from the 1890's. 1b Former Stable. The previous structure was demolished and the replacement stables with projected dormers into the roof with Tudor gabling and doors for access for the four individual stables are constructed. The brick plinths are built using a standard header and stretcher of the time as expected. The plinth holds the timber frame structure with soft wood traditional and cladding (see plates) Some of the roof structure is visible with lathes (see plates). The individual stable stalls were constructed at the same time, these are of low quality construction and never intended to be a permanent feature, as such they hold little significance and are C19 construction The assigned significance is low given the lack of historic fabric.

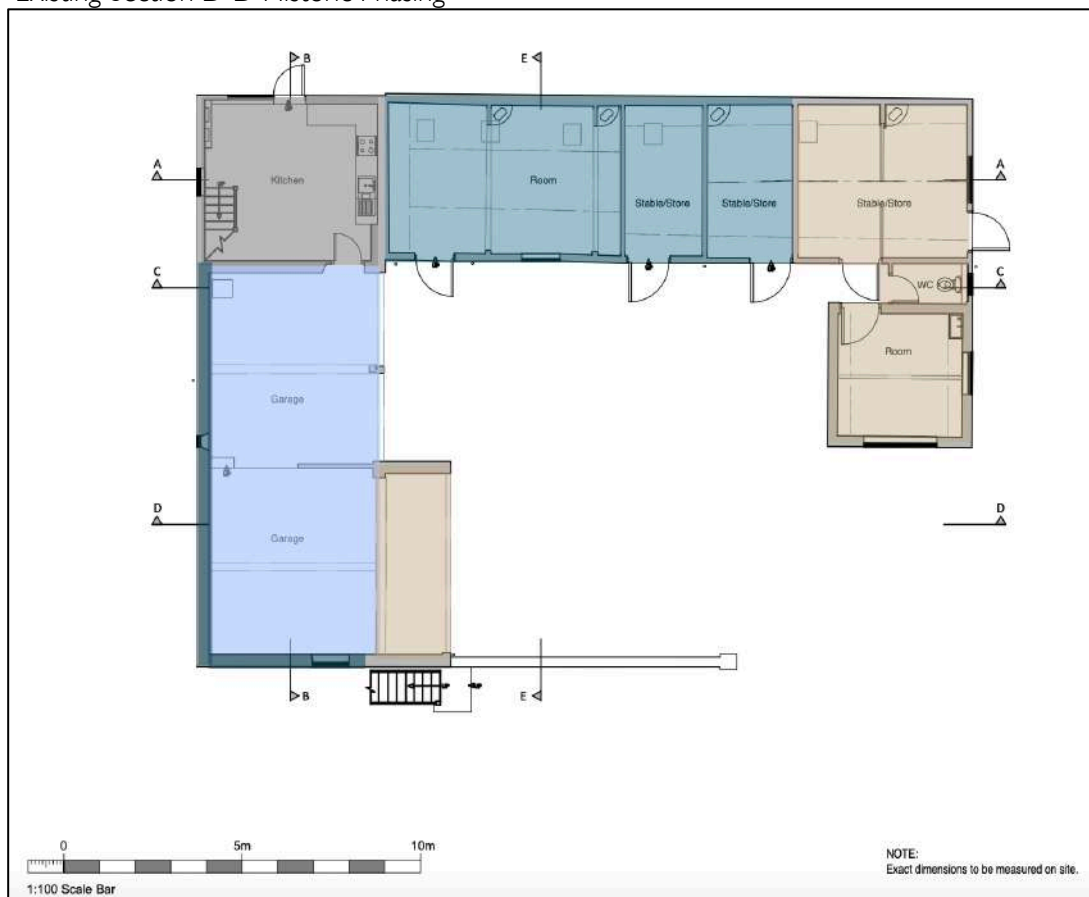
Early 20 th century 1900-1940s'	There is nothing identified between this period.
Mid 20 th century 1950's	Ia Former Annex- The southern building sees the lean too addition of a garage for C20 vehicles as a single storey structure following the war. The northern aspect of the structure is further extended on a northern axis completing the corner and adjoining the eastern range of the former stables. However much of this section although stems from the 1950's, was rebuilt between 2000-2010 following a fire. The assigned significance is low given no historic fabric identified. Ib- Former Stable -The eastern end is extended further along the eastern axis, along with a small structure completing the end, creating a courtyard. This structure houses the inbuilt water bowls for the horses and is known as the eastern detached room. The assigned significance is low given no historic fabric identified. Eastern Detached Room – The structure was built in the 1950; s and remains largely intact. The roof laths are visible and remains the inbuilt water bowls (see plates), these are made of agricultural grade concrete and although may be regarded as inventive, are of no significance. Some of the soft wood cladding has been replaced. The assigned significance is low given no historic fabric identified.
Late 20 th century 1950's-2000	Only minor repair works to cladding and soffits etc appear to have been carried out.
Contemporary	Ia Former Annex -The first floor including the joists are modern and were rebuilt in modern timber between 2000-2010 following a fire. The internal floors and walls along with the roof structure are all modern C24 timber and many have been painted black. The extension added in the 1950's was re built during 2000-2010 and uses multi stock bricks on the lower level with a red brick quoin joining the older ashlar masonry. The black cladding is a soft wood and matches existing. The whole roof structure and tiles are modern and date from the building works during 2000-2010. The assigned significance is low given no historic fabric identified.



HISTORICAL PHASING - ELEVATIONS & FLOOR PLANS



Existing Section D-D Historic Phasing



Existing Ground Floor Plan - Historic Phasing



Existing First Floor Plan - Historic Phasing

The below questions, clarifications and concerns regarding areas of proposed works and the associated potential impact were raised by the LPA and are answered in turn under comment to provide clarity on heritage matters.

Former Stable (1B)

- *Significance of the built-in water bowls. Ideally to be removed.-*
- *Comment-*The built in water bowls are of 1950's construction and are low quality agricultural cement. These are not particularly special nor artistic with no signs of iconography and hold no significance.
- *Significance of the individual stable stalls. Ideally removed to create one open space, though there may be earlier or later alterations to some divisions than others.*
- *Comment -* The individual stable stalls were constructed at the same time, these are of low quality construction and never intended to be a permanent feature, as such they hold little significance and are C19 construction
- *Significance of the existing stable doors, ideally to be replaced.*

- *Comment - The individual stable doors date from the late 1890's to the early 1900's. These hold some level of significance in form, yet they are of low-quality construction and again never intended to be a permanent feature. It would be recommended as a condition that replacement doors are made of timber and are of a similar traditional design that preserves and enhances the heritage asset and setting of Tanyard Manor.*
- *Significance of the roof structure. The original proposal included repositioning some of the existing skylights to align with the replacement stable doors.*
- *Comment- The existing roof structure may hold some 1890's timber gables, purlins and rafters, these in their own right are of low quality soft wood and of low significance. The on-site inspection highlighted some later mid C20 timbers.*

Garage (Ground floor Annexe)

- *Significance of the garage floor.*
- *Comment – The existing brick pavers and tiles are mostly likely the oldest materials remaining other than the ashlar masonry along the western wall. The pavers are likely to date to the second half of the 19th century circa 1850's-1890's and hold some historic value although limited. Any proposed levelling would need to include a limecrete floor to allow breathability to the structure. A suggested condition would be to retain or re-use pavers that are usable with an appropriate lime mortar.*

First floor Annexe

- *The significance of the first floor within the annexe. It is understood to have been rebuilt between 2000–2010 following a fire. This is particularly relevant in the context of the proposed skylights to both roof slopes. The original proposal included internal alterations to create additional bedrooms and ensembles to the first floor. These works would require the introduction of a soil pipe, which may need to interact with the garage, so this sensitively would have to be reviewed. The case officer raised concerns regarding potential overdevelopment; likely stemming from a perception that the annexe could become an independent Airbnb unit serving the adjacent wedding venue.*
- *Comment – The on-site inspection/survey and historic map analysis has demonstrated the first floor is entirely modern owing to a rebuild during 2000-2010 following a fire. The first floor is therefore of no historic fabric and alterations to the interior is permissible given the modern structure.*

Eastern detached room

- *Significance of the elevations to the existing room south of the lean-to WC — we are proposing changes to window positions here, and Emily noted evidence of a former door on the southern elevation.*
- *Comment – The detached structure was built in the 1950's and is a modern C20 structure with little architectural merit. The structure may have had a former door on the southern elevation; however, the structure demonstrates no earlier signs of earlier phasing. Therefore, any alterations would have no impact upon the loss of historic fabric.*



6. CONCLUSIONS

This document demonstrates that there is sufficient information and understanding of the former annex and former stables within the curtilage of the Grade II Listed building known as Tanyard Farmhouse, for Mid Sussex District Council to provide an informed decision-making process.

This report has provided a full analysis and examined the details of significance, phasing, and elements of historic merit in line with Historic England's Building Survey Level 3 - *Understanding Historic Buildings: A guide to good recording practice*.

Tanyard Farmhouse is a Grade II Listed Building and can be considered as having Medium to High historic significance and Low national historic significance. The associated buildings in question for this report known as the former annexe and former stables have been assessed as low to medium in their significance with a matrix of areas of significance identified to inform design proposals and for decision makers of the LPA.

In line with Historic England's guidance, this report has provided a systematic and annotated understanding of the structure, including floor plans and images supported by a written narrative of the historic significance.

In line with Historic England's recording levels (3), this report includes a full and extensive collection of a photographic record to be used as an archive for the Historic Environment Record for future generations.

Overall, the outbuildings in significance are low to medium, where only minor areas identified within the ground floor of the former annex hold some degrees of historic fabric. The former stables were rebuilt in the 1890's and are of low significance, along with the eastern end and detached eastern room built in the 1950's. Although modern and low in historic significance, the outbuildings in form when combined as a courtyard, provide a degree of architectural merit as a wider biography to the settlement pattern of Tanyard Farmhouse. Therefore, any proposed works should seek to preserve and maintain the traditional character in form to ensure the readability is retained in line with national local policy. It would therefore be sensible to use traditional materials, and conservation roof lights, limecrete where possible etc, and a suitable condition for a material schedule would be expected.



7. BIBLIOGRAPHY :

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Original data: "1829 Tithe Commission and successors: Tithe Apportionments" The National Archives
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8. APPENDIX I: PLATES



Annex Area 1a External western wall



Annex Internal floor



Annex Area 1a End termination northern wall



Former Stable- Area 1b external wall



Annex Internal Garage





Annex Area 1a External eastern elevation garage Internal area of the garage



Former Stable- Area 1b external wall south

Join to the eastern detached room



Area 1b, Eastern detached room





Area 1b, Eastern detached room.



Interior of the Former Stables



Interior of the Former Stables



Eastern section of the Former Stable



Eastern section of the Former Stable roof





Annex Area 1a Left End termination to the north rebuilt 2000-2010 Right First floor 2000-2010



Annex Area 1a Left End termination to the north rebuilt 2000-2010 Right First floor 2000-2010





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