

From: Tracy Perry <Tracy@jamesclague.co.uk>
Sent: 12 November 2025 12:16:57 UTC+00:00
To: "Emily Wade" <emily.wade@midsussex.gov.uk>
Subject: FW: DM/25/2201 Tanyard Manor- Discharge of conditions application

Hi Emily,

Would it be possible to reach a decision on Condition 3 (as below) please to allow works to progress?

Kind regards,



Tracy Perry
y
Associate
James Clague Architects

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From: Tracy Perry <Tracy@jamesclague.co.uk>
Date: Monday, 27 October 2025 at 17:03
To: Emily Wade <emily.wade@midsussex.gov.uk>
Subject: Re: DM/25/2201 Tanyard Manor- Discharge of conditions application

Hi Emily,

The photo of the opened up area in the attached report suggests the lime mortar is contiguous between the two elements of masonry (outer leaf and infill) suggesting they are in fact contemporaneous to each other (and on reflection mirror the other external walls to this element of the C17th range which is under built in brick). The external walls of the C17th range are approximately 100mm wider than this partition wall consistent with the Flemish bond as a full bond to the facing (not cut headers) outside of the frame whereas the partition wall is only a 100mm facing presumably for partition/load bearing purposes so it appears this was built as an internal wall. Of course, the C20th range may be a successive development of an earlier range.

It is hard to say if this is say, an C18th refacing and infill of the timber frame, or alternatively all part of the early C20th scheme as the bricks are traditional handmade red clay bedded in lime mortar and there is some similarity in the brickwork to the north

face of the C20th range and the refacing to the C17th range with lime mortar in Flemish bond with burned headers. Either way, I do not consider the brickwork infill or facing, which will require partial removal in the location of the spreader plate, is C17th brick infill. Therefore, the loss of fabric is not substantive. Moreover, it will be covered back up so does not impact on the character or understanding of the evolution of the form.

With respect to the doors, I will revert to my client.

Kind regards,,



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From: Emily Wade <emily.wade@midsussex.gov.uk>

Date: Monday, 27 October 2025 at 11:18

To: Tracy Perry <Tracy@jamesclague.co.uk>

Subject: RE: DM/25/2201 Tanyard Manor- Discharge of conditions application

Dear Tracy

Thank you for your email and for the responses to my previous queries.

- With respect to the new French doors and side lights, I understand your point regarding the size and weight of the glazed panels, however could this not be overcome by introducing some horizontal subdivision of the door/window frames so that each panel was reduced in size? I remain concerned that double glazed panels with applied leading will not be appropriate in this context.
- Thank you for your confirmation regarding the reuse of the internal doors.
- With respect to the structural work, can you please confirm the date of the brickwork that it will be necessary to remove? It appears to be within the depth of the 17th century wall, but I am not clear if the brick is historic or is a later infill.

Kind regards,

Emily Wade

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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From: Tracy Perry <Tracy@jamesclague.co.uk>
Sent: 22 October 2025 17:04
To: Emily Wade <emily.wade@midsussex.gov.uk>
Subject: FW: DM/25/2201 Tanyard Manor- Discharge of conditions application

Dear Emily,

I respond as follows in line in red

- Condition 2:

Windows and glazed external doors: The submitted details indicate that these would have slim-line double glazing with applied leading. Unfortunately applied leading will not be an acceptable detail in the context of a listed building- double-glazed units with leading attached do not have the same slight movements of plane, reflectivity or liveliness of appearance of traditional leaded windows, and will appear out of place on a historic building of this nature with extensive traditional leaded glazing. Given the existing windows throughout the building appear to be single glazed with traditional lead comes, I would expect new or replacement windows/glazed doors to follow this pattern. As such, the inclusion of double glazing is unlikely to be considered appropriate in this particular circumstance.

With respect to the nature of the drawings supplied, these should include sections. I note your point regarding the depth of reveal, which is acceptable in principle but should also be shown on the sectional drawings.

The existing windows to the 20th century wing are all C20th steel framed casements with leaded diamond pattern lights however, the glass is evidently possibly plate or most likely drawn glass rather than earlier cylinder or crown glass with imperfections, although I appreciate it will have liveliness by virtue of the individual quarries set in lead comes. The alternative of single glazing in timber door frames for such a large panel is not feasible as it would need substantive armatures or ferramenta to make it safe/ prevent warping to modern safety standards in accordance with the Building Regulations. The lead would ideally be applied in this instance. The attached documents show a product which allows for very traditionally appearing lead names albeit applied (in single or double glazed)

I would ask if you would consider the use of the product above, which has been used successfully on a number of significant listed buildings where the leaded lights are characterful but of a lower overall value as described?

Internal doors: No detail appears to have been supplied of typical examples of new internal doors?

There are 2no. 4-panelled doors as existing. These will be re-used. (See photograph report attached). The Utility door will also be re-used in the new arrangement. No new doors are proposed.

- *Condition 3: Whilst in principle it is re-assuring that the intention is not to impact surviving historic fabric by the insertion of the steel spreader beam within the wall, I note the presence of what appears to be a historic timber beam to the top of the wall in question and would like further reassurance that appropriate research has been undertaken to ensure that the underlying wall does not also contain/conceal further elements of timber framing. Have you investigated the construction of this wall, and can further evidence be provided that the location of the spreader beam will not adversely affect concealed historic fabric at a lower level?*

I attach photographs of the void created by the removal of the existing range cooker, which had been recessed into the wall forming the C20th party wall construction. This

single skin thickness wall construction has evidently been built abutting the original external framed wall of the circa C17th construction (although it is possible the C20th wing is a replacement of an earlier phase and the framed wall may in fact be internal). The C20th wall construction comprises a 100mm brick wall plus 45mm plaster finish. The earlier wall has a timber plate evident to both faces infilled with red brickwork (215mm). The original steel beam supporting the floor joists over the kitchen range was built into a pocket in the wall which chased out approximately 100mm of the timber plate and 100mm of the masonry below to create a bearing of approximately 200mm. The proposal is to reposition the new beam within the depth of the exiting floor construction with the floor joists supported off hangers (originally they were supported over the beam) to allow for the new spreader plate in the wall to be positioned below the historic timber plate to avoid impacting it further. The spreader plate is 203mm wide x 203mm deep so will necessitate the removal of 2 courses of the infill brickwork below the plate along its length. The new steel beam will bear 100mm off the spreader plate to avoid impacting the timber plate. Please see the attached sketch.

I hope this answers your queries in full?

Kind regards,

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