

Existing former stables - Identified as being constructed in late C19th in the Lvl 3 Historic Building Survey. Bay divisions to be removed to create open plan recreation space as the existing divisions are identified as being of temporary construction & varied overtime as repairs made, resulting in low historic significance.

Existing downstairs kitchen - Identified as contemporary in the Lvl 3 Historic Building Survey: Rebuilt after fire in early 2000s. Proposal seeks to turn it into a sitting room with tea & coffee utilities only to support ancillary function of recreation space in former stables.

Existing garage identified as Mid C18th with partially retained historic brick pavers. Proposal is to remove previous repairs & replace with uniform polished concrete finish. Historic brick pavers to be retained in position & cleaned. Forming a readable patchwork of the historic pavers amongst the finished concrete surface.

Existing ashlar wall. Identified as late C17th to early C18th. This proposal does not seek any interaction to alter this wall of high significance.

EV Charger

Proposed SVP downpipe for ensuite proposed on 1F. Designed to avoid any C17-18th fabric, by sitting within the 1950's fabric only.

Existing lean-to extension to garage, identified as a mid C20th construction

Existing cement water troughs identified as having low significance in the Lvl 3 Historic Building Survey. But being retained for evidence of historic use

Adjustment to position & size of existing skylights to stay inkeeping with existing character.

Wall between mid C20th Century extension & former stable block to be removed. Internal wall proposed to divide 1950s extension & form smaller store room. Proposed wall is inline with existing roof structure trusses.

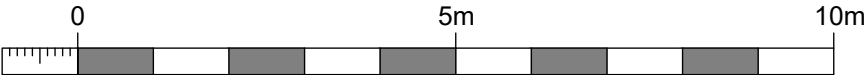
Adjustment to width of existing opening to accommodate new wall to store

1950s lean-to WC to be removed to improve access to main house - reinforcing ancillary nature of outbuilding, whilst preserving courtyard arrangement as a positive visual contribution of the building form on the setting of Tanyard Manors curtilage.

Mid C20th Century extension block creating the courtyard form seen today. Proposal seeks to infill one existing window, to partially infill the eastern window & add a new window on the western side. This will not impact the contribution of the courtyard form to the setting of Tanyard & reinforce it's agricultural character by the removal of the wide window on the southern gable that reflects a more residential character than agricultural.

All four stable doors to be repaired & painted white to retain evidence of historic use as former stables. Proposed external doors will sit behind the retained stable doors to improve thermal performance. Proposed doors to be timber glazed doors, with transoms at the heights to match the retained stable doors.

New window to 1950s extension block facing onto interior of courtyard



1:100 Scale Bar

NOTE:
Exact dimensions to be measured on site.

NOTES:

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers recommendations.

See relevant drawings for all specialist work.

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Rev	Date	Description

Project Title
**Tanyard Manor
Outbuilding renovation**

**Horsted Lane
Sharpthorne
East Grinstead
RH19 4HY**

Drawing Description
Proposed Ground Floor Plan

Scale
1:100 at A3

Date
April 2026

Drawn By
MT

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