



TANYARD MANOR

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

External Alterations and
Landscaping

DESIGN, ACCESS &
HERITAGE
STATEMENT

July 2025

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FOREWORD:

This document has been produced to accompany the Planning and Listed Building Application to seek consent from Mid Sussex District Council for works of alteration to include a replacement retaining wall to the terrace, removal of the above ground oil tank and replacement with a below ground LPG tank, and replacement foul and surface water drainage to include a new below ground water treatment package plant to replace the existing cess pit.

This application supplements a previous submission for Listed Building Consent reference DM/25/0915 for works of alteration and repair to the main house and external landscaping as part of a wider campaign of upgrading and improvement.

This document is supplemented by the drawings.

Issue/ Revision	Date	Description
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1.0 INTRODUCTION

Tanyard Manor is a Grade II listed substantial detached house of 15th century origin with later additions which occupies an elevated position in the open landscape setting. The house is located approximately 2.5km equidistant between the villages of Sharpthorne and Horsted Keynes.

The house is positioned to the north of the site within landscaped grounds of approximately 5.5 acres, which include a swimming pool, multi-sport surface, a productive vegetable and fruit garden with greenhouses, and an assembly of outbuildings, including garaging, a self-contained annexe, and agricultural buildings. A natural pond and stream lie to the east of the grounds. The entrance off Horsted Lane is located to the south of the site leading to a long entrance drive which leads past the house with parking in the forecourt fronting the garaging and annexe to the north west corner.

The property was originally known as Tanyard Farmhouse and comprises a C15th 2-storey east wing of ragstone construction with partial Horsham slate roof, a central portion of storeys plus attic and basement of circa C17th origin constructed in timber frame with a clay plain tiled roof, and a 2-storey early C20th wing in a Tudor revival style with a single storey lean-to.

This statement accompanies a Planning and Listed Building Consent application for works of alteration to include replacement retaining wall to the terrace to the west of the house, removal of the above ground oil tank to the rear of the coachhouse and its replacement with a below ground LPG tank to the west of the house, and replacement foul and surface water drainage to include a new below ground water treatment package plant to replace the existing cess pit as part of essential upgrading of services throughout.

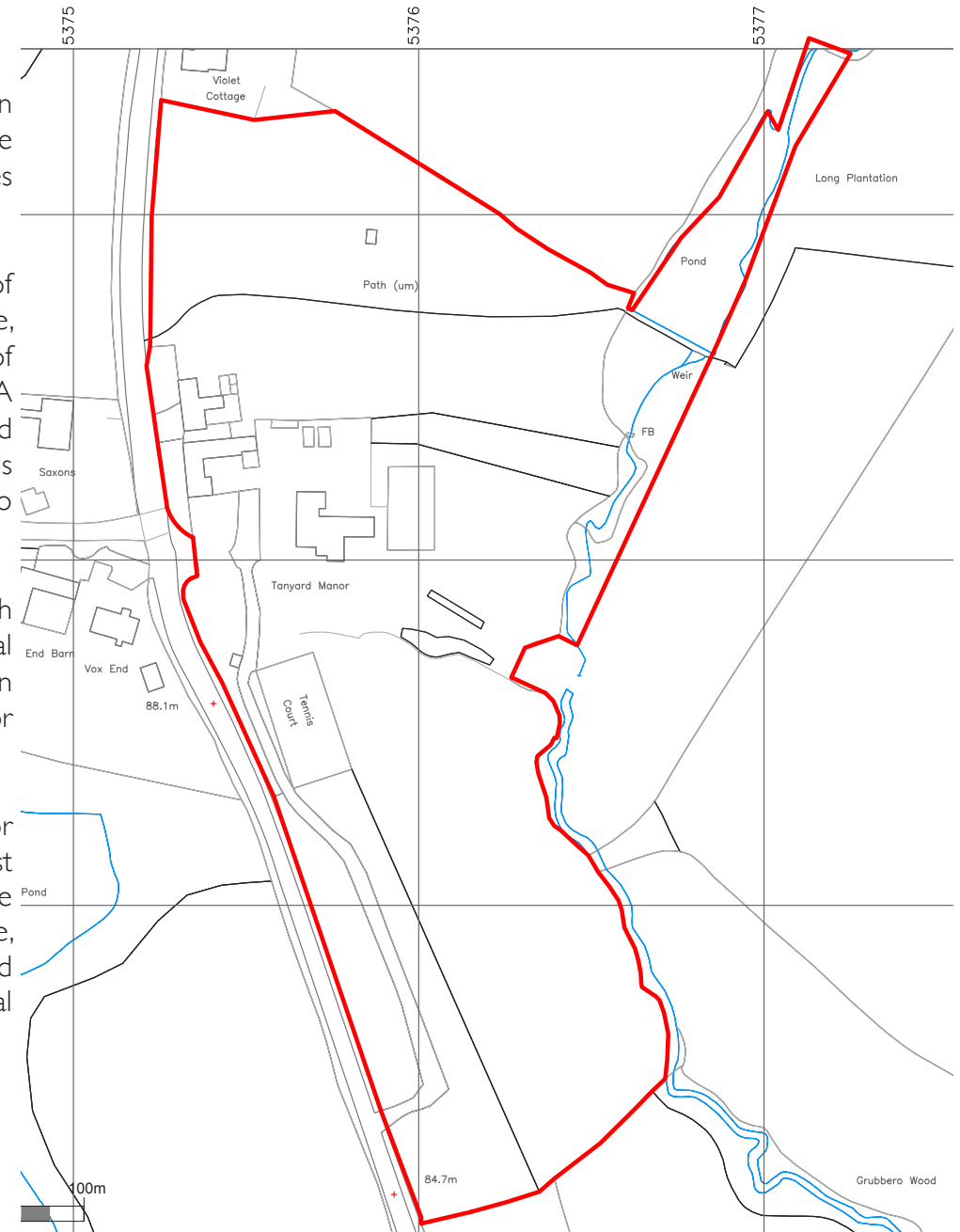


Fig. 1 - site plan

2.0 LEGISLATIVE FRAMEWORK - PLANNING POLICY - HERITAGE

2.1 Site Constraints

Tanyard Manor is Grade II listed and was listed in 1957.

The property is located in the High Weald Area of Outstanding Natural Beauty.

2.2 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).

2.3 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.

3.0 THE SITE

3.1 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 the garaging and annexe to 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. An above ground oil tank is currently sited behind these buildings.

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 positioned on the terrace below 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.



Aerial view of site looking north



east elevation showing natural pond and elevated position of house



north elevation showing terraced landscaping



south elevation showing sunken pool terrace



west elevation showing sports pitch and coachhouse to the northwest

3.2 Historic Development

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 coachhouse.

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, which is a T-plan configuration arranged around a central brick chimney with distinctive jettied and projecting gables to the south and west 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.

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.

The 1896 and 1909 plan shows little change to the layout of the site or footprint of the house.

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 north range, however this may be erroneous as the version is updated from the 1909 survey. The 1949 aerial photograph is unfortunately unclear. 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.

Planning permission was granted in 2011 ref. 1/02312/FUL for a new crossover entrance to the south of the grounds and the closure of the existing entrance. A low stone wall and pair of gate piers to the south west of the house evidently lined up with the original site entrance to the west.

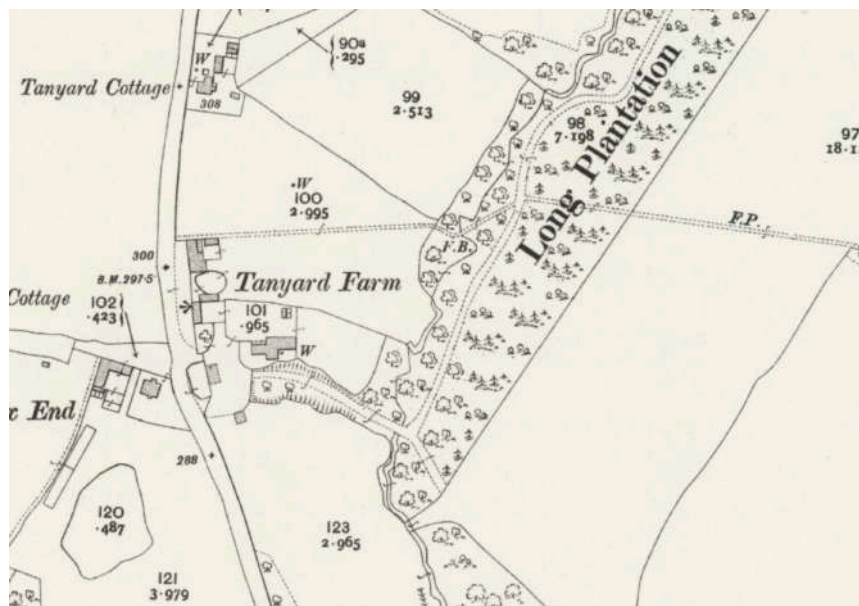
Planning history shows the roof of the annexe accommodation over the coachhouse was reconstructed circa 2003 with increased height at first floor level following fire damage and to form staff accommodation Ref. No: 03/01209/LBC and 03/01215/FUL. A recent application to convert the barn to the north into a dwelling was approved Ref. No: DM/20/1068 and DM/20/1518.



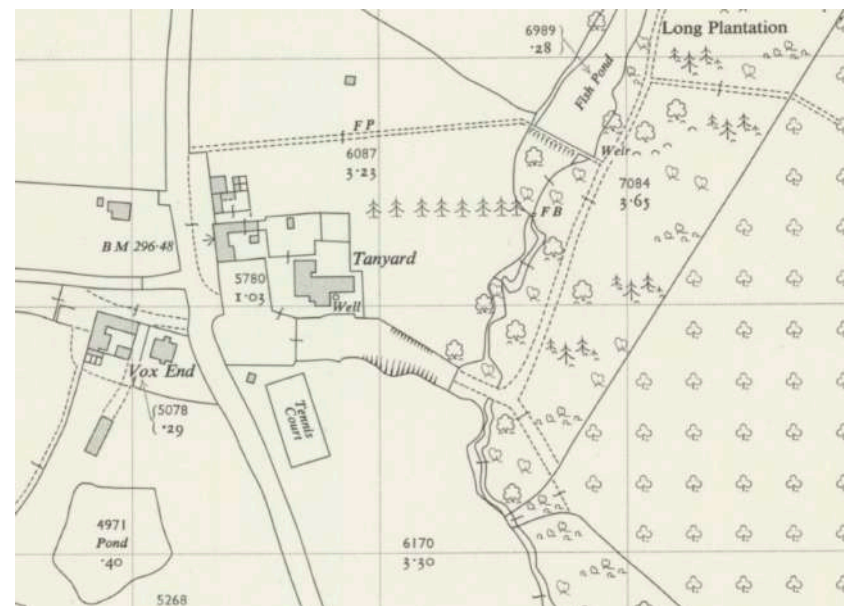
1874 (pub 1879) Ordnance Survey source National Library of Scotland



1896 Ordnance Survey source National Library of Scotland



1909 (published 1912) Ordnance Survey map



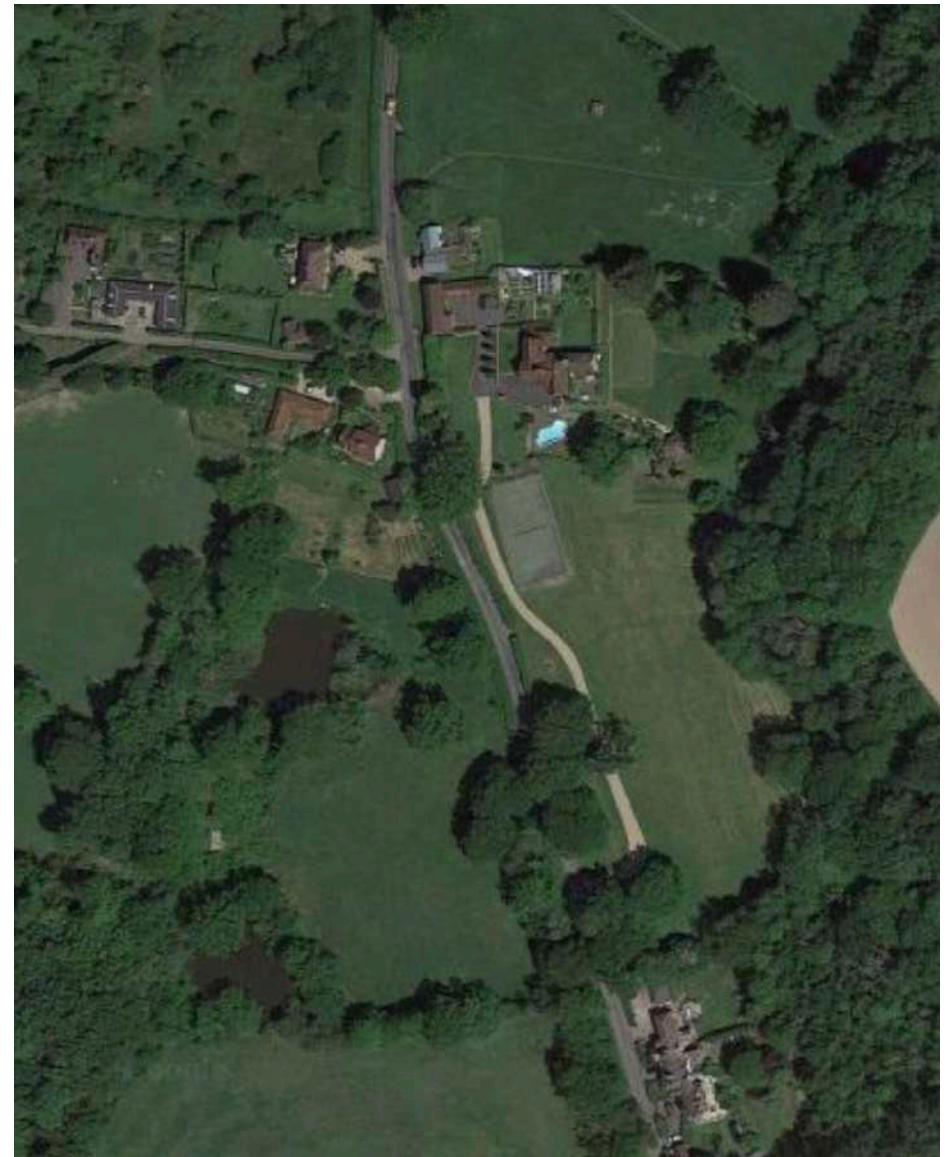
1956 Ordnance Survey map



1949 aerial view source National Library of Scotland



2025 Ordnance Survey source Kent HER



2025 Aerial View source Googlemaps

4.0 THE HERITAGE ASSET, IMPACT & SIGNIFICANCE

4.1 Designation

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 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

4.2 The Building

Tanyard Manor has evidently evolved from its earliest monastic origins into a large country house in a parkland setting from its former use as a farmhouse associated with Tanyard Farm. The phasing plans indicate an understanding of the succession of forms developed in styles characteristic of the periods.

The C15th range

The circa C15th stone range is positioned on an east-west axis raised on a coursed stone plinth above the sloping ground level to the east. The form comprises a single range of 2 bays set over 2 storeys plus attic with stone mullioned windows containing leaded light casements and entrance door to the south set under a cranked Tudor arch. A large back-to-back inglenook fireplace effectively forms a baffle entry to the range. The form appears to have been truncated to the west and is now abutted to the circa 17th century range.

The ground floor room is a single space previously used as a study finished internally in stone. The inglenook has been altered with timber framing and a new lobby and door formed between the entrance and fireplace. The ceiling comprises a heavy chamfered bridging beam supporting joists in a medieval horizontal axis format although these appear to have been partially replaced. The window openings have deep reveals with tiled cills and timber lintels internally.

To the first floor, the range comprises a single room used as a bedroom with fireplace and lobby entry replicating the ground floor arrangement. The attic and roof construction have not been inspected.



Ground floor of C15th range



First floor of C15th range



Ground floor of C15th range



First floor of C15th range

The C17th range

The central T-shaped portion of the house is arranged around a central chimney with distinctive projecting gables to the south and west and appears to be C17th in construction. The accommodation comprises 2 storeys plus attic accommodation in the projecting gables, with a small stone fronted basement, possibly under-built at a later date. The south gable retains its characteristic square panel timber framing to the ground floor with the jettied upper storey finished in close-studded framing and the projecting verge framed by a decorative bargeboard and pendant. In contrast the west gable and south flank wall has been clad in tile hanging to the upper storeys concealing the historic framing. Both wings are faced in brickwork to the ground floor with plain clay tiled roofs. To the rear (north elevation) the C17th timber framed element and roof directly abuts the earlier C15th form.

The ground floor accommodates two principal reception rooms to the south and west served by the central chimney stack with a smaller reception room to the rear (north) served by the C15th chimney stack. A carved timber newel staircase is located to the north with a WC under. The stair has a closed string and handrail supported off heavy newel posts topped with pyramid finials and infilled with heavy tapered balusters characteristic of the period. A secondary stairs rises from the south reception room. The south reception room benefits from a bay window to the south and a large inglenook fireplace with heavy timber bressumer. The ceiling comprises chamfered beams supporting exposed joists with modern plasterboard infill. The floor has either been replaced or overlaid with modern timber strip flooring. The reception room to the west appears to have been extensively altered to include a new circa C20th fireplace and partitions inserted to form lobbied entries to the main entrance lobby and to provide access from the rear stair lobby to the kitchen in the rear range. The ceiling comprises a heavy chamfered bridging beam and exposed joists with modern wall and ceiling linings. The floor is covered and has not been inspected.

The entrance lobby is set under a catslide adjacent to the gabled frontage and effectively forms a baffle entry against the main chimney stack. The rear reception room benefits from the C15th stack with heavy timber carved bressumer and wide hardwood floorboards. The doors to the C17th form are typically ledge and boarded set under shallow 4 centred arched doorheads inset into the door jambs. The windows to the C17th form are mid C20th steel casements with leaded lights set in timber sub-frames with tiled cills.



Ground floor South Living Room of C17th range



Ground floor North Living Room of C17th range



Ground floor West Living Room of C17th range

To the first floor, the layout accommodates 3 bedrooms, an interconnecting dressing room, and 2 bathrooms. The principal bedroom to the west exhibits a fine carved post supporting the stop-chamfered bridging beams and 2 original blocked high level windows with ovolo-moulded timber frames flanking the larger central window, which are characteristic of the period. A change of level to this room from the bathroom with an exposed girding plate suggests the west bay may represent slightly successive development to the central section.

The main newel post staircase winds up to 2 rooms located in the gabled loft spaces over the C17th range with partially exposed roof structure. The room set in the jettied gable to the south is lined in modern finishes with a modern plaster-boarded partition forming an inner storeroom.



Bedroom 3



Bathroom to bedroom 2



stair to first and attic floor



corridor linking to C15th wing



Bathroom to bedroom 1



attic rooms



Bedroom 1



Dressing Room

The C20th range

The single range to the north is evidently circa early-mid C20th in construction and comprises a (presumably mock) timber-framed range projecting off the rear of the C17th form with close studding to the upper storeys and square panelling to the ground floor set over a brick plinth. The upper storey is gabled to the rear with a projecting verge with decorative finial. A series of service rooms are accommodated in a single storey wraparound lean to element to the north constructed in brickwork with some stone elements. A decorative timber porch frames the timber back door and windows are leaded lights in metal frames and timber sub-frames.

The range accommodates a large open plan kitchen which has evidently been opened up from a series of smaller rooms by the addition of a brick pier and steel beam. The finishes are all modern, including late C20th timber boarded ceilings, floor tiles and fittings. The assembly of utility spaces arranged under the single storey lean-to appear to reflect the original arrangement of service and store rooms to service a large house. All joinery is modern.

To the first floor the accommodation is arranged into 2 smaller bedrooms and a bathroom with simple 4 panelled doors.



kitchen



laundry room



service rooms



bedroom 5



bedroom 4

External Landscaping

A paved path in a mix of concrete and random stone 'crazy paving' wraps around the perimeter to the north and west sides of the house contained by low stone walls retaining a lawned upper terraced area to the west and the vegetable garden to the north, which is screened by hedging. The lawned terrace to the west is defined by a low stone wall to the entrance drive punctuated with gate posts leading to the tarmaced forecourt to the south south west of the house leading to the main entrance. A paved path along the west of the house is defined from the upper lawned terrace by a raked stone retaining wall with inset bin store and red brick steps up to a tarmaced path leading to the coach-house and stables. This bin store and raked wall is proposed to be replaced with a stone finished vertical retaining wall and new steps to the upper terrace.

To the south of the C17th wing, the tarmac forecourt is bounded by stone walling defining the lower terraces to the south containing the swimming pool. The pool terrace to the south is defined by further areas of crazy paving to a series of terraces and paths interspersed with planting beds and other landscape features.

The basement entrance, which contains a small plant room, is located to the south and defined by stone walling supporting a paved path over with red brick steps down to a crazy paved terrace to the south of the C15th wing which contains a mixture of planting beds and water features. Further steps lead down to a series of lawned terraces retained by stone walling to the east which lead to a natural pond and stream. A cess pit is understood to be located at this lower level collecting the foul drainage for the site and is now understood to require replacement as it is defunct.

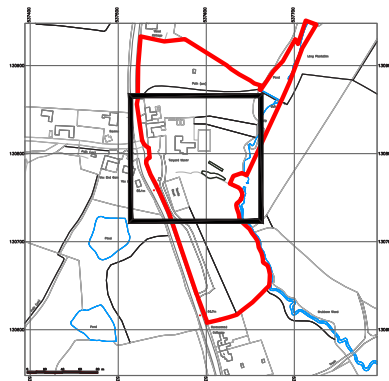
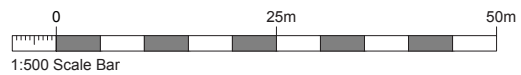
The lawned area to the west of the entrance drive and fronting the house is proposed to accommodate a new below ground LPG tank to replace the existing above ground oil tank currently sited to the rear of the coachhouse and the water treatment plant to collect up and treat the foul drainage to the site.



lawn area to receive LPG tank and water treatment plant



raked wall, path and steps to be replaced



Key Site Plan



Existing Site Plan

5.0 Proposed Development

The proposed development comprises the following:

Services

- replace above ground oil tank with new LPG storage tank below ground
- renew foul and surface water drainage with new water treatment plant.

External Landscaping

- remove raking stone retaining walls and steps to wets of house and replace with wider steps and vertical stone retaining wall.

The proposed works supplement a current Listed Building Consent Application reference DM/25/0915 for works of alteration and repair to the main house and external landscaping as part of a wider campaign of upgrading and improvement.

5.1 Use

The applicants wish to remove the dated raking stone wall with a new stone wall and wider set of steps to allow for a wider perimeter pathway for access to the kitchen enhance from the parking areas.

The new water treatment plant replaces a defunct cess pit and the LPG tank replaces an oil tank and are considered to be essential upgrades to the dated services. The proposed developments involve the removal of an above ground oil tank and replacement with a below ground LPG tank with only a manhole cover visible above ground in the lawned area to the west of the house. The new water treatment plant will also be located below ground in the lawned area to the west of the house and will only be visible by virtue of a manhole for access and a service box.

5.2 Appearance & Materials

The new wall will be faced in sandstone to match the appearance of the existing walls.

5.3 Landscaping & Sustainability

Replacing the boilers, LPG tank and upgrading the drainage system are all essential upgrading and modernisation, which will have minimal impact

The new paving to paths and terraces will be selected to blend with the existing palette of materials including sandstone walls and paving.



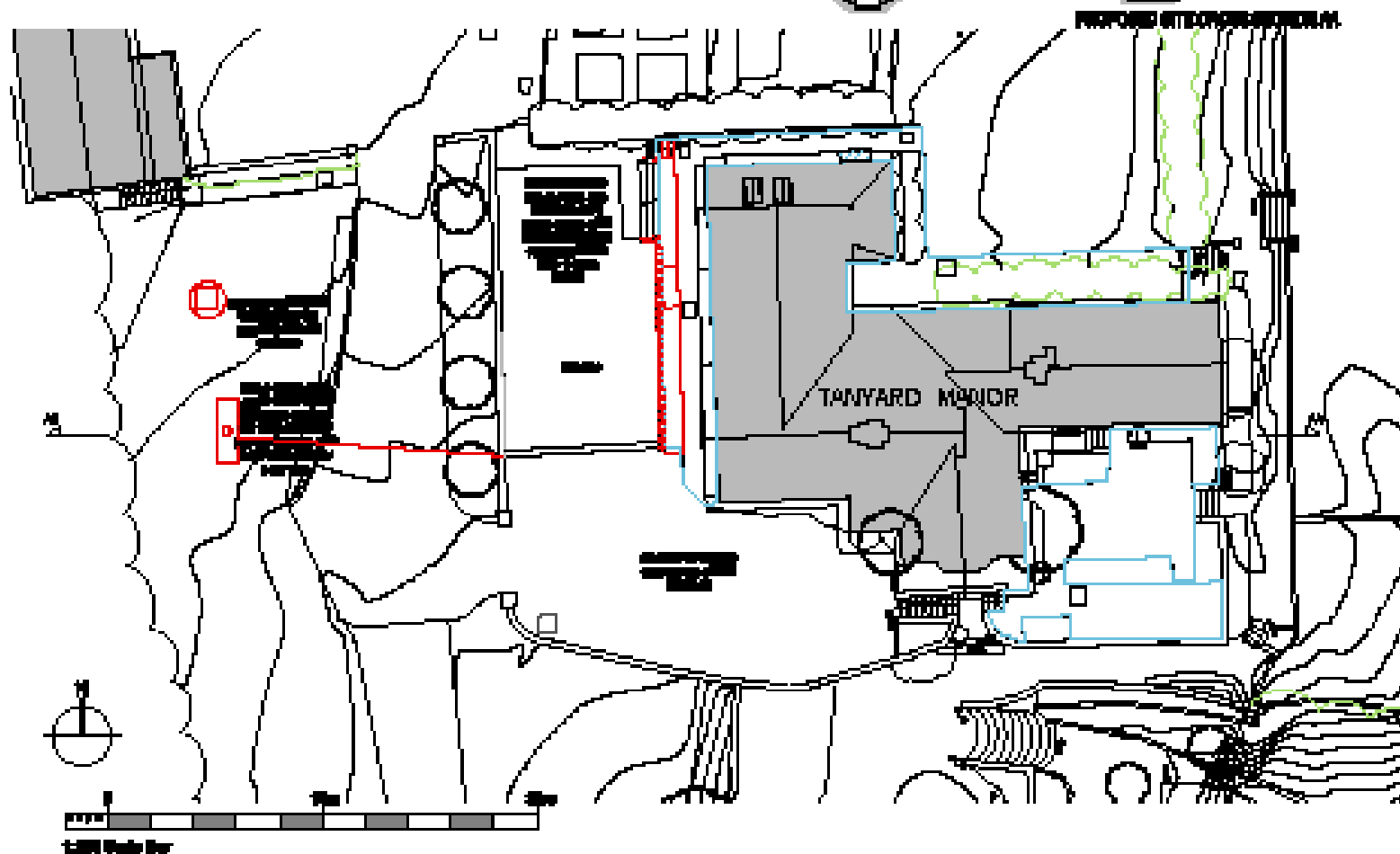
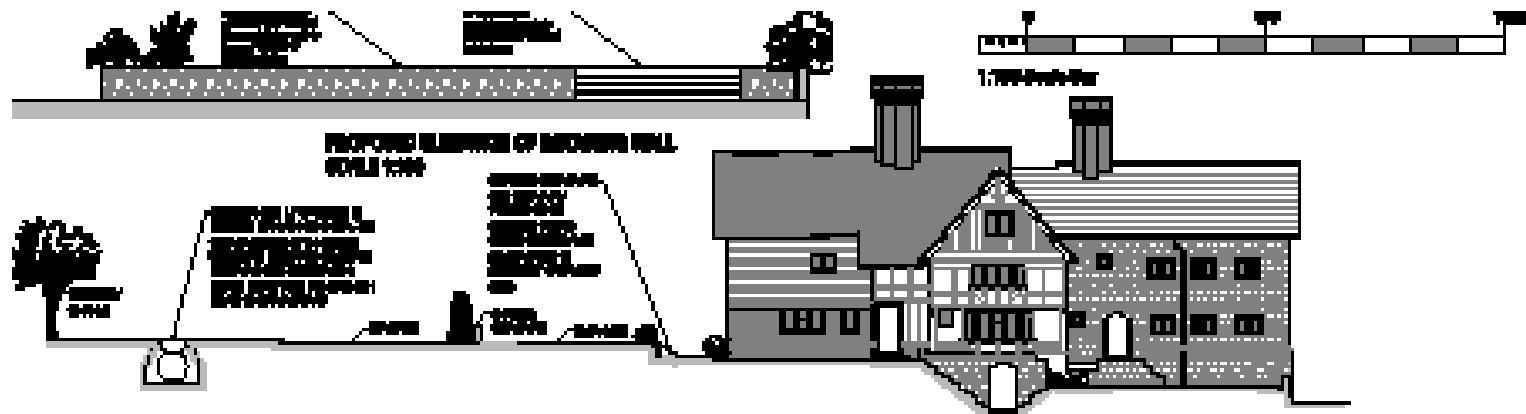
- typical manhole cover and control box for water treatment plant



- typical access cover for LPG tank below ground



- existing stone wall to be matched



Proposed Roof and Landscaping Plan

6.0 Conclusion

The proposals are relatively minor interventions into the landscaping of the heritage asset with the aim of improving the functionality of the property and its setting and to improve the living standards of the occupants and to ensure the building remains suitable for family use into the 21st century.

The proposals do not result in the loss of any significant historic fabric or erode an understanding of the historic character or layout of the asset which has evolved over time and are considered to accord with National Planning Policies and the Local Plan Policies of the Mid Sussex District Plan 2014-2031. In particular it is considered the proposals will preserve and enhance the listed building and its setting, and retain its significance and character whilst ensuring that the building remains in a viable use.



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