



TANYARD MANOR

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

Internal and External
Alterations and
Landscaping

HERITAGE
STATEMENT

March 2025

JAMES CLAGUE
ARCHITECTS

FOREWORD:

This document has been produced to accompany the Listed Building Application to seek consent from Mid Sussex District Council for works of alteration to include structural alterations and internal reordering to the ground floor, first floor and second floor with external alterations including new doors and hard landscaping.

This document is supplemented by the drawings.

Issue/ Revision	Date	Description
Planning App	March 2025	Issued to Client

This report, together with drawings and text are the Copyright of James Clague Architects, unless stated otherwise.

James Clague Architects Ltd. Latchmere House, 26 Watling Street, Canterbury, Kent, CT1 2UD

www.jamesclague.co.uk

© James Clague Architects Ltd 2025

CONTENTS:

1.0 INTRODUCTION

2.0 LEGISLATIVE FRAMEWORK - PLANNING POLICY - HERITAGE

- 2.1. Site Constraints
- 2.2 The National Planning Policy Framework (NPPF)
- 2.2. Local Plan

3.0 THE SITE

- 3.1. The Site and Setting
- 3.2. Historic Development
- 3.3. The Conservation Area

4.0 THE HERITAGE ASSET, IMPACT & SIGNIFICANCE

- 4.1. Designation
- 4.2. The Building

5.0 PROPOSED DEVELOPMENT

- 5.1 Use
- 5.2 Appearance and Materiality
- 5.3 Landscaping and Sustainability

6.0 HERITAGE IMPACT ASSESSMENT

- 6.1. Historic Significance
- 6.2. Assessment of proposed changes and overall impact

7.0 CONCLUSION

APPENDIX SITE PHOTOGRAPHS

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 Listed Building Consent application for works of alteration to include structural and internal reordering throughout, with external alterations comprising new doors and rooflights and repositioning the porch to the C20th wing, and external landscaping including a new terrace and paving to the perimeter of the house.

A new LPG tank and replacement foul and surface water drainage is also included as part of essential upgrading of services throughout.

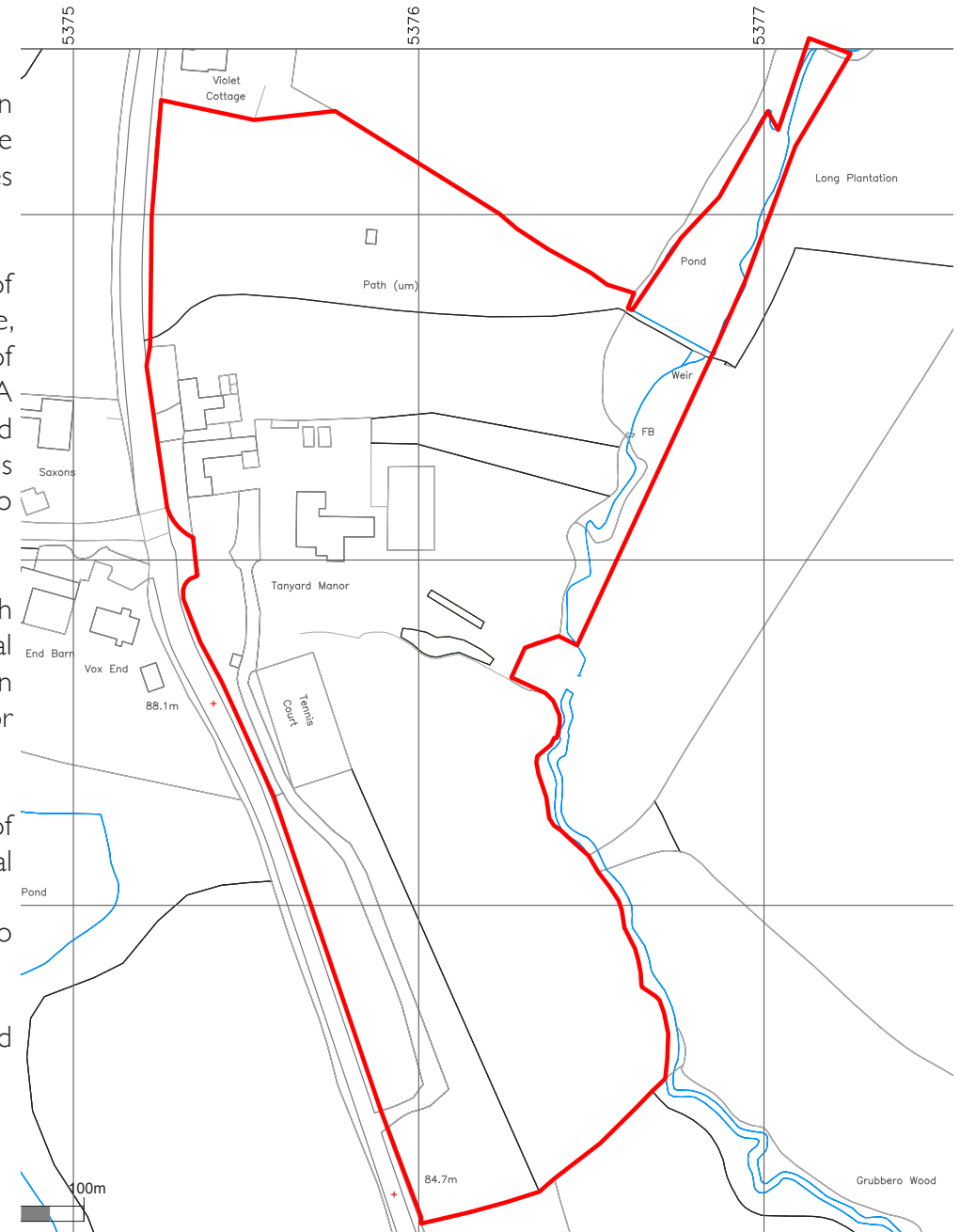


Fig. 1 - site plan

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. 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.

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.

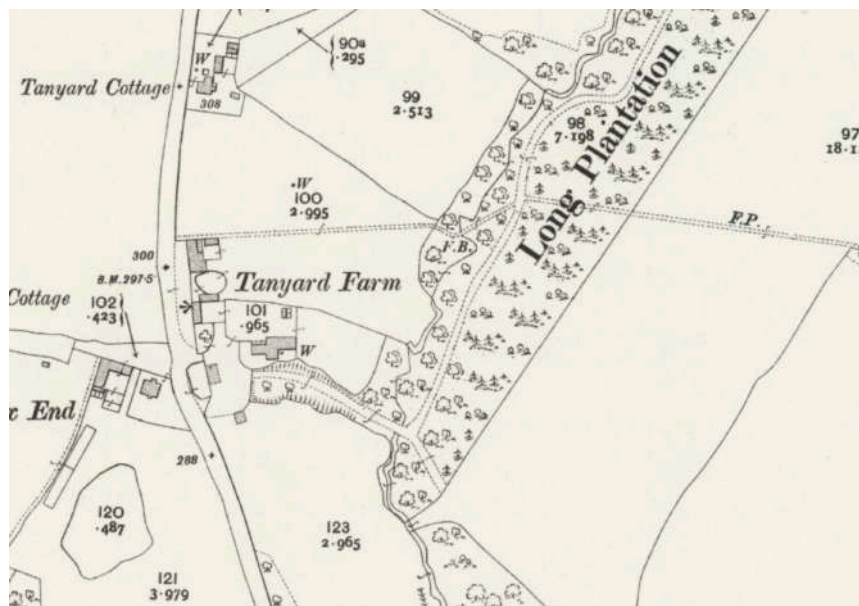
Planning history shows the roof of the annexe accommodation over the coachhouse was reconstructed circa 2003 with increased height at first floor level following fire damage and to form staff accommodation Ref. No: 03/01209/LBC and 03/01215/FUL. A recent application to convert the barn to the north into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



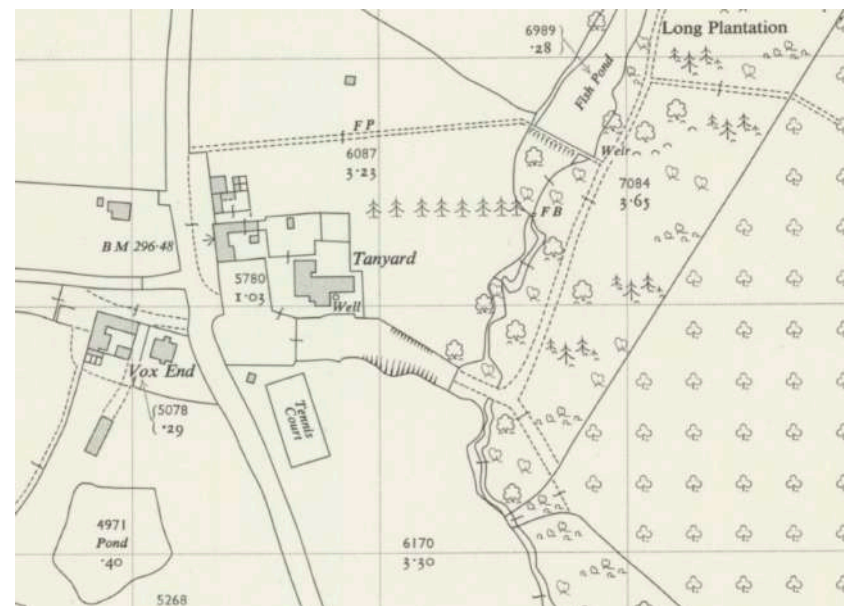
1874 (pub 1879) Ordnance Survey source National Library of Scotland



1896 Ordnance Survey source National Library of Scotland



1909 (published 1912) Ordnance Survey map



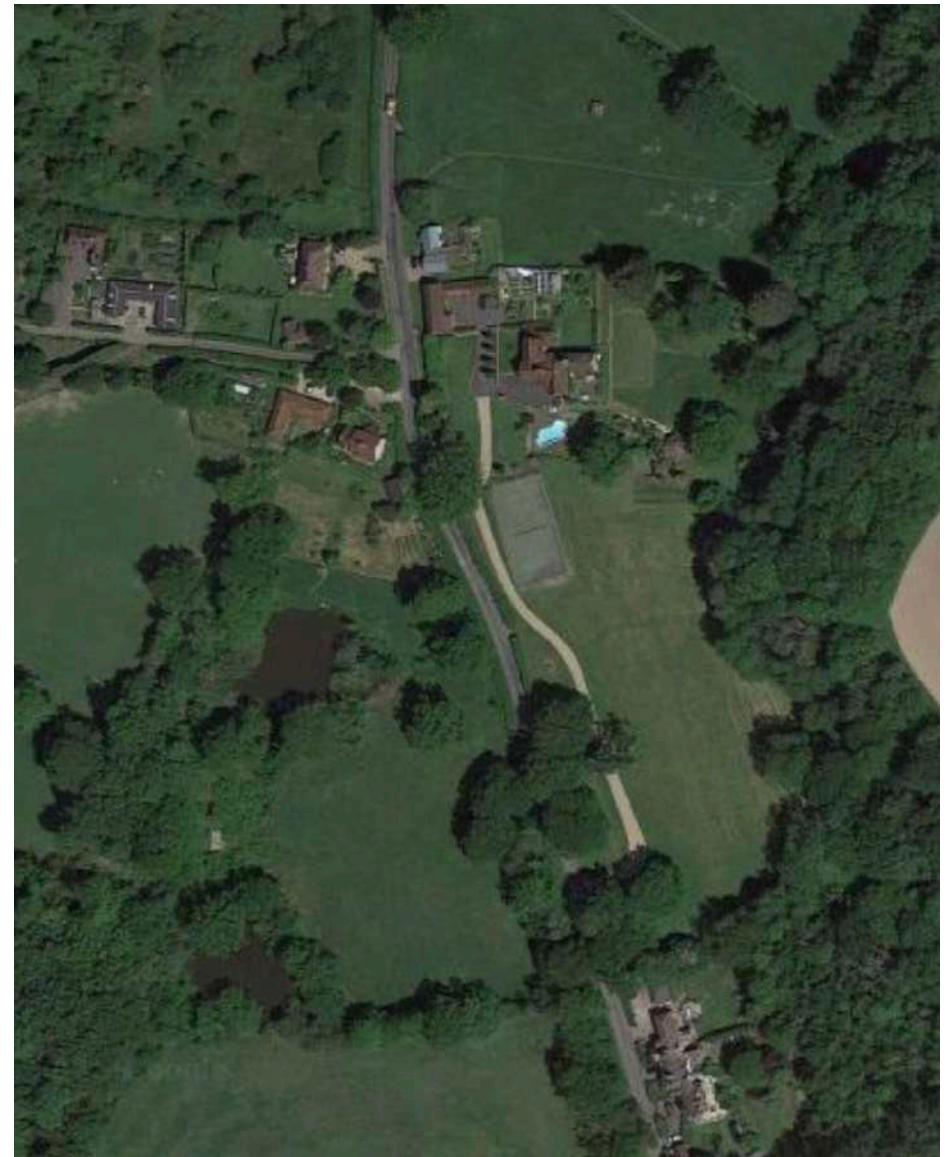
1956 Ordnance Survey map



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



corridor linking to C15th wing



Bathroom to bedroom 1



stair to first and attic floor



Dressing Room



attic rooms



Bedroom 1

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



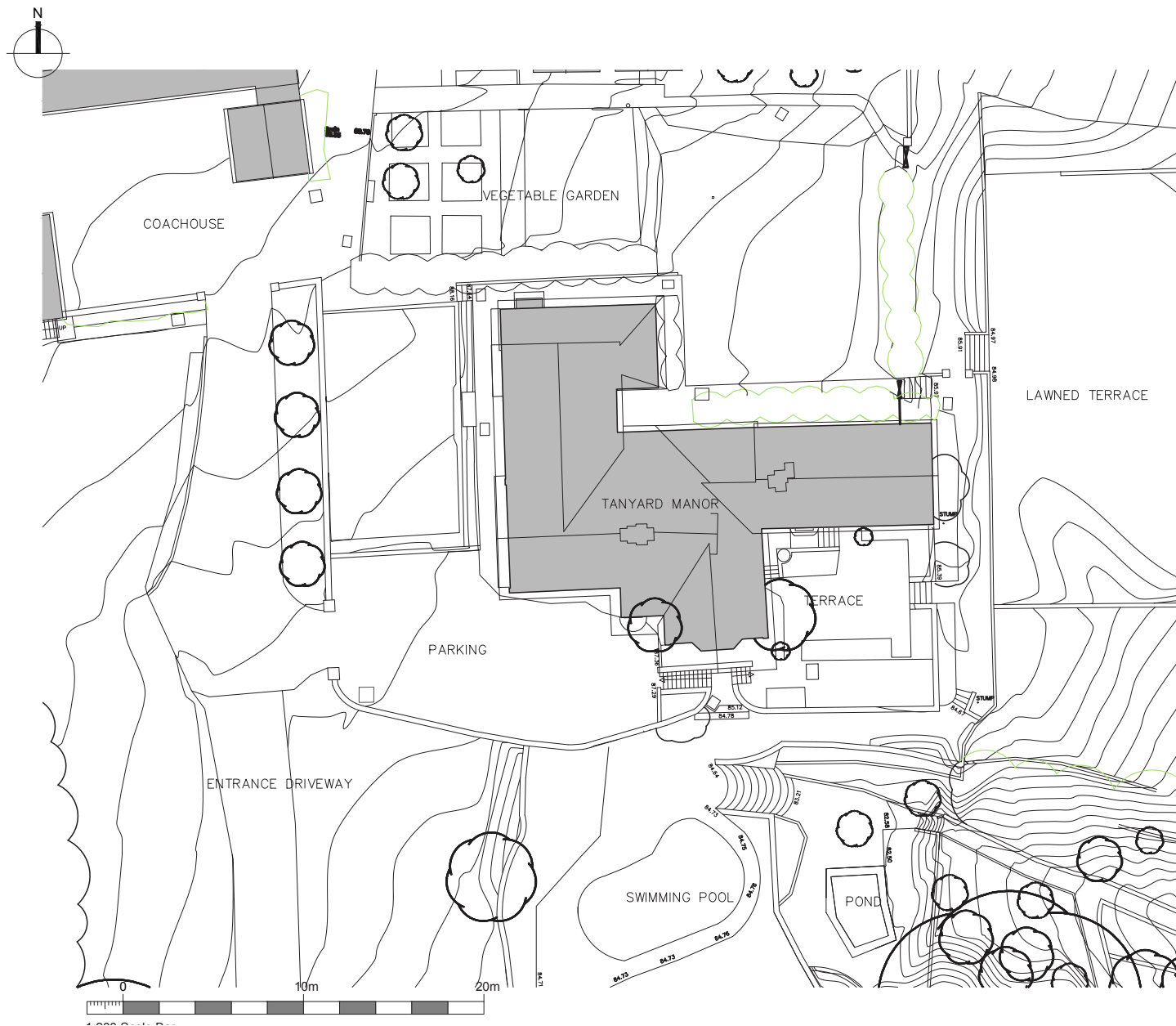
bedroom 4

External Landscaping

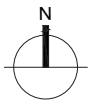
A paved path in a mix of concrete and random stone 'crazy paving' wraps around the perimeter to the north and west sides of the house contained by low stone walls retaining a lawned upper terraced area to the west and the vegetable garden to the north, which is screened by hedging. The lawned terrace 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.

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.



Existing Roof Plan



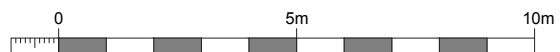
PHASING KEY:



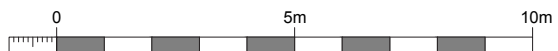
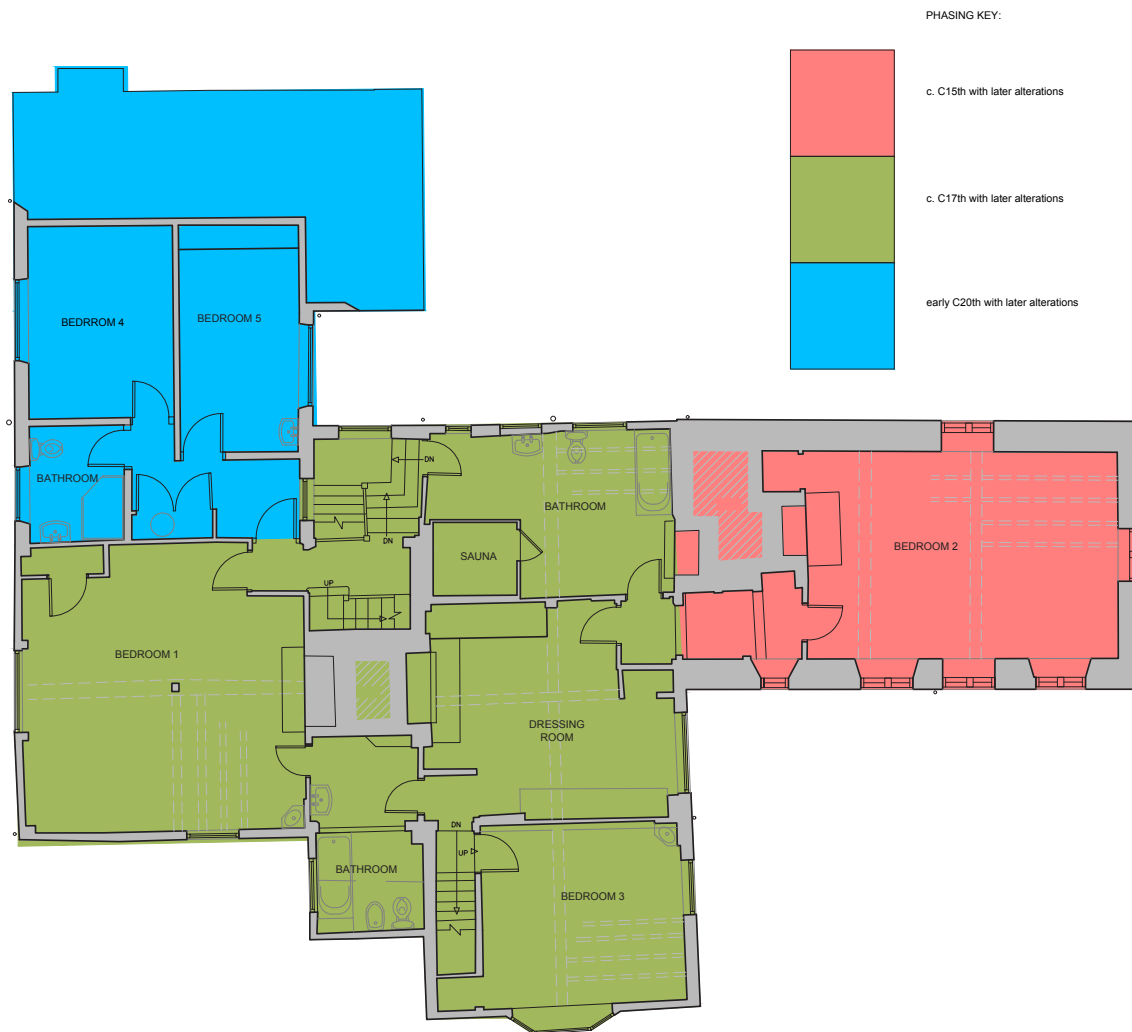
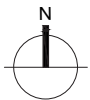
c. C15th with later alterations

c. C17th with later alterations

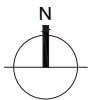
early C20th with later alterations



Ground Floor Phasing Diagram



First Floor Phasing Diagram



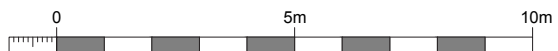
PHASING KEY:



c. C15th with later alterations

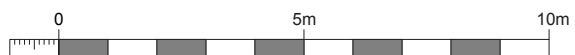
c. C17th with later alterations

early C20th with later alterations

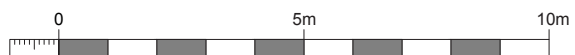


NOTE:
Exact dimensions to be measured on site.

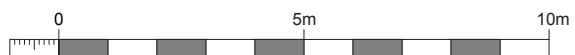
Second Floor Phasing Diagram



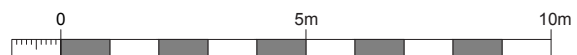
Existing South Elevation



Existing East Elevation



Existing North Elevation



Existing West Elevation

5.0 Proposed Development

The proposed development comprises the following:

Basement & Services

- application of waterproof render to walls
- installation of new LPG boilers and flues
- replace above ground oil tank with new LPG storage tank below ground
- renew foul and surface water drainage

Ground Floor

C20th range

- structural alterations to kitchen ceiling to remove piers and supporting partitions
- form new door openings with new metal framed external doors to north and west elevation of kitchen
- reposition existing timber back door and reposition existing porch
- reordering of internal partitions to kitchen
- new ceiling and floor finishes
- opening up of ceiling under lean-to roof with 2 new rooflights

CI7th range

- new solid fuel stove to fireplace to west sitting room with new flue in existing chimney
- installation of independent glass-fronted temperature controlled wine store inset into inglenook fireplace of dining room.

First Floor

C20th range

- replace internal 4-panel doors to match existing hardwood edged and boarded doors with new door frames.
- install laundry room in bedroom 5 to connect to existing drainage with new mechanical extract vent to eaves or tile vent.

CI7th range

- remove sauna and reinstate ceiling

2nd Floor

CI7th range

- reorder modern partition to bedroom to add bathroom connected to existing drainage with mechanical extract vent to eaves or roof tile

External Landscaping

- replace crazy paving to perimeter path and terrace with new sandstone paving
- form new sandstone paved terrace, stone retaining walls and steps to east.

5.1 Use

The applicants wish to enhance the layout of the accommodation to meet the needs of modern family living to include reordering the kitchen and series of smaller service rooms to create a large family kitchen and breakfast room with new doors directly accessing the new paved terrace area proposed to the west and a single large utility/boot room to replace the series of smaller service rooms (with separate laundry room to the first floor). Opening up work has revealed the kitchen has been previously altered with the insertion of a new brick pier and steel beams, which were clad in timber boarding. The applicants would like to reinstate the exposed ceiling joists and this is likely to require the ceiling to be reframed subject to further investigation. The vaulted space over the lean-to is also proposed to be opened up with new conservation rooflights. The proposed works are not considered to result in a loss of historic fabric or diminish an understanding of the original use as the accommodation is C20th and utilitarian in development. The new doors and rooflights are considered to be in keeping with the character of the existing range and the heritage asset as a whole.

The new bathroom formed in the attic accommodation usefully provides a bathroom to the upper floor bedrooms utilizing the existing drainage below and reordering the existing modern store partitions and do not significantly diminish an understanding of the original use or layout.

5.2 Appearance & Materials

The new external doors and replacement internal doors to the 1st floor of the C20th wing will match the existing fittings.

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

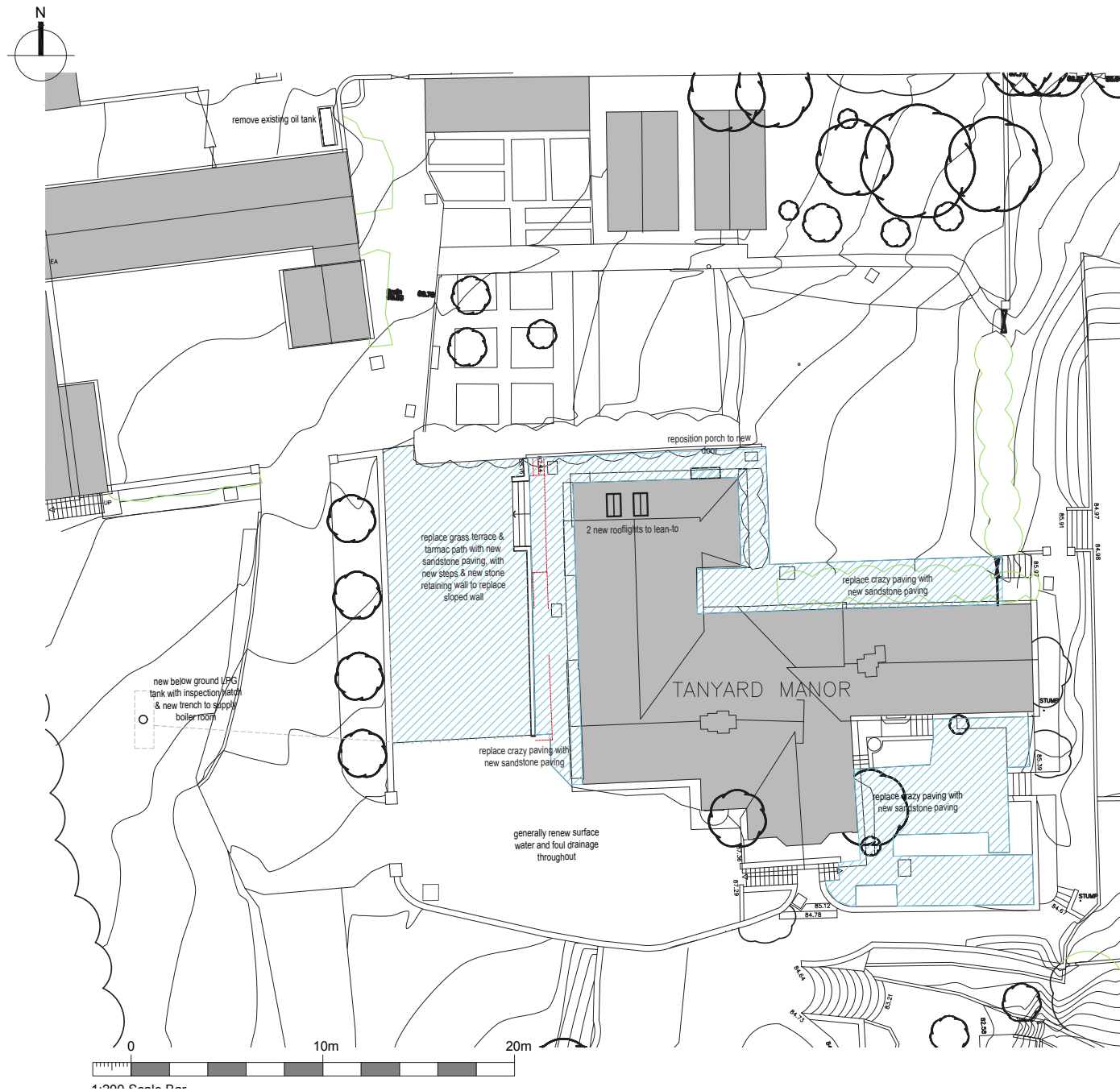
The new paving to paths and terraces will be selected to blend with the existing palette of materials including sandstone walls and paving.



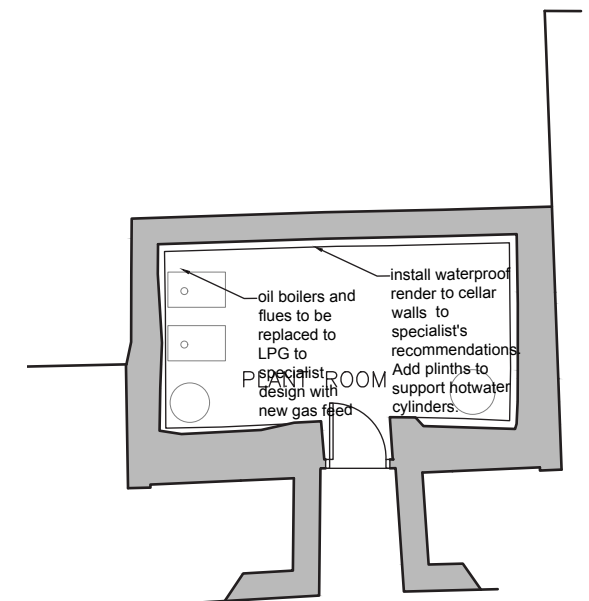
- grey indian sandstone in random pattern



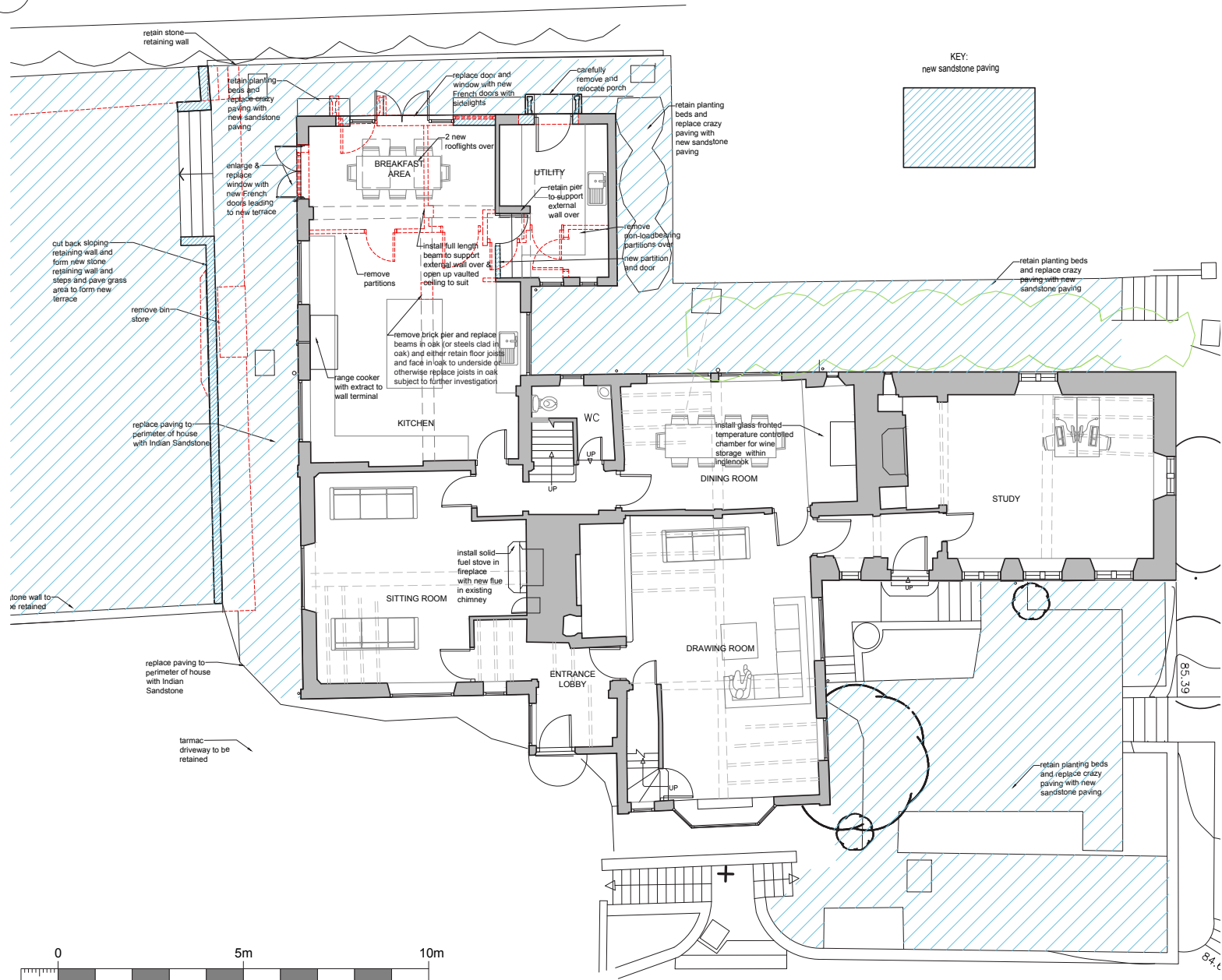
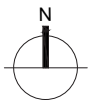
- conservation rooflights



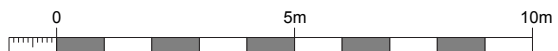
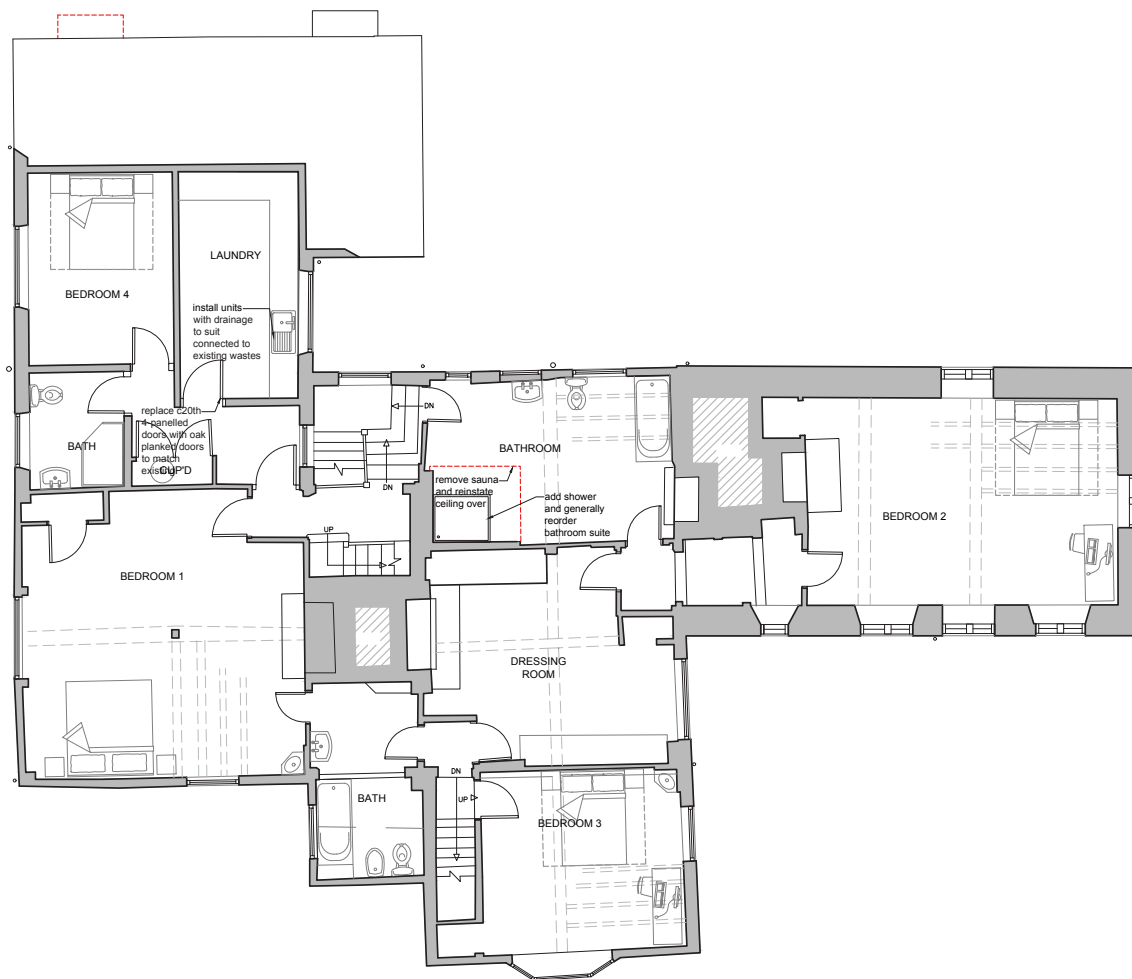
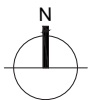
Proposed Roof and Landscaping Plan



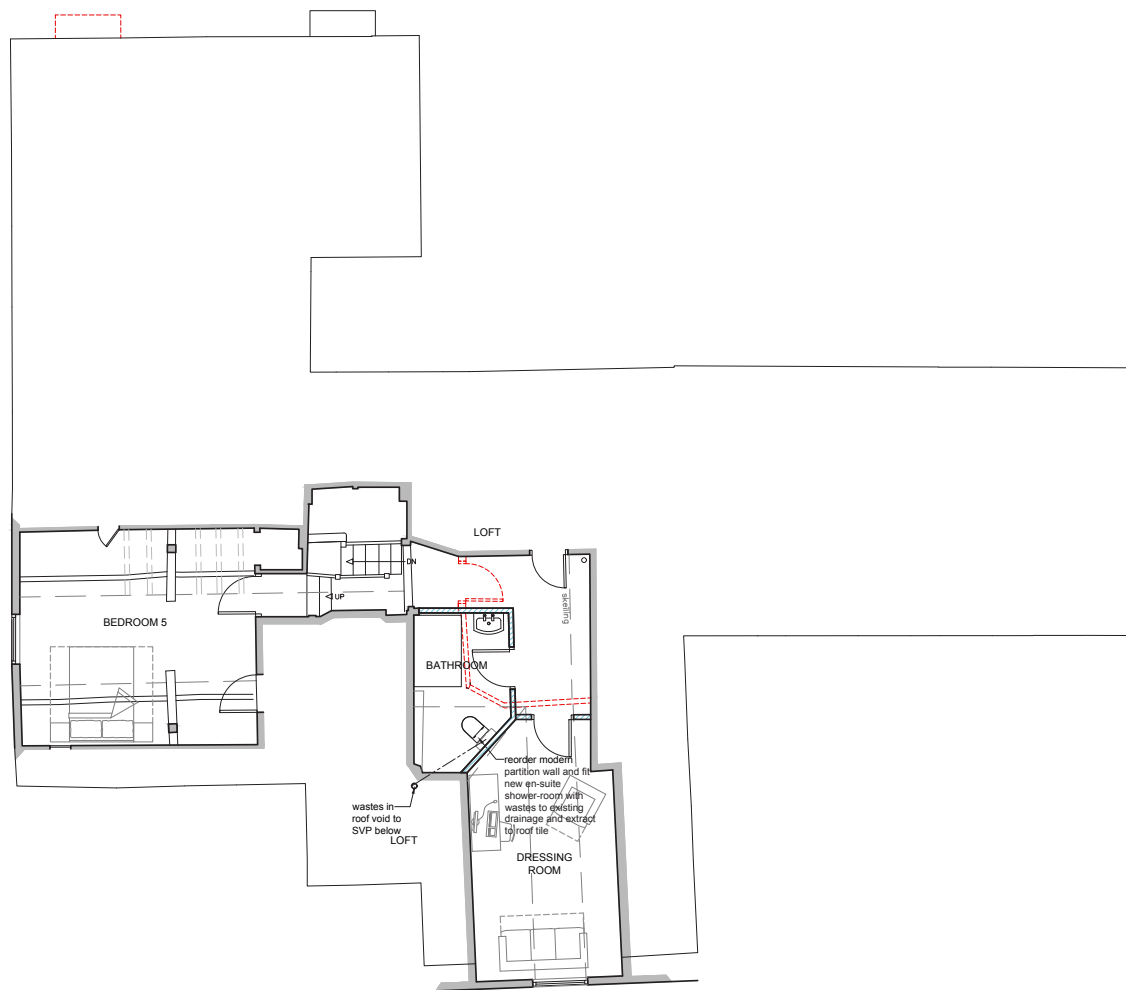
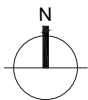
Proposed Basement Plan



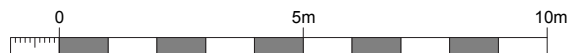
Proposed Ground Floor Plan



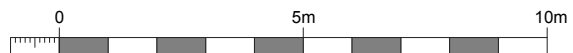
Proposed First Floor Plan



Proposed Second Floor Plan



Proposed North Elevation



Proposed West Elevation

6.0 HERITAGE IMPACT ASSESSMENT

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

6.1 Historic Significance

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.

A set of four heritage values (English Heritage, 2008) are used to assess the significance of heritage assets.

The heritage significance is principally derived from the evidential value, *the potential of a place to yield evidence about past human activity*, as the building and its setting retains sufficient historic fabric to inform an understanding of its original character or appearance and in particular how this has evolved over time to adapt to changing needs. Documentary map evidence also informs an understanding of the evolution of the house and its setting.

The impact of proposals on this identified significance can be rated according to values as set out in the Heritage Impact Table (BS:7913 2103 Guide to the Conservation of Historic Buildings).

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

Table 1: Proposal overall impact level

6.2 Heritage Impact Table

The impact of the proposals has been assessed as follows:

No.	Key Area of Impact	Type of Change	Impact
1.	basement to C17th range (possibly underbuilt)	waterproof render to basement	low in detriment - the change will protect the plant equipment but will have no impact on character or appearance of plant room
2.	basement to C17th range (possibly underbuilt)	replace boilers and plant to plant room	Negligible. The replacement of the plant will have no significant impact upon the heritage asset.
3.	setting	new below ground LPG tank and supply to plant room	Negligible. The replacement of the plant will have no significant impact upon the heritage asset. It is proposed the existing flue outlet is retained to minimise impact on the heritage asset.
3.	setting	new foul and surface water drainage	Negligible. All existing surfaces will be made good and all rainwater goods reinstated to match existing
4.	kitchen in C20th range	removal of brick pier and replacement of steel beam with reordering of partitions and new internal finishes	Negligible. The range is a modern addition to the property, the proposed replacements will have no significant impact upon the heritage asset.
5.	kitchen in C20th range	new doors	Negligible. The range is a modern addition to the property, the proposed alterations will match the appearance and pattern of the existing modern windows and will have no significant impact upon the heritage asset.
6.	kitchen in C20th range	Open up ceiling in single storey lean-to and addition of rooflights	Negligible. The range is a modern addition to the property, the proposed alterations are to the rear elevations which is well screened and utilitarian in appearance and will have no significant impact upon the heritage asset.
7.	west sitting room to C17th range	new solid fuel stove to existing fireplace	low in detriment - this item is reversible and does not impact the character of the modern fireplace
8.	north sitting room to C17th range	independent framed wine fridge installed in inglenook	low in detriment - this item is reversible and does not impact the character of the modern fireplace

No.	Key Area of Impact	Type of Change	Impact
9.	first floor accommodation to C20th range	replace 4 panel doors with ledge and boarded doors	low in detriment - the change will have no significant impact upon the heritage asset
10.	first floor accommodation to C20th range	install laundry fittings with new extract vent to eaves or vent tile	Negligible. The proposal will have no significant impact upon the heritage asset.
11.	bathroom to C17th range	remove sauna and reinstate ceiling	Moderately favourable. The removal of the modern feature and reinstatement of the ceiling will enhance the character of the heritage asset
12.	setting	replace concrete crazy paving to perimeter and terraces with new sandstone paving	low in detriment - the change will have no significant impact upon the heritage asset
13.	lawned terrace to west	replace sloping retaining walls with stone retaining walls, form new steps and pave lawned terrace with sandstone paving	low in detriment - the change will have no significant impact upon the heritage asset

7.0 Conclusion

The proposals are relatively minor interventions into the layout and fabric of the heritage asset with the aim of improving the functionality of the property and its setting 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.

APPENDIX: Site Photographs



view of west lawned terrace from tarmaced parking



view of north elevation and windows to be replaced



view of north elevation and windows to be replaced and porch to be repositioned and paving to be replaced



view of west lawned terrace and tarmaced parking



view of south terrace and paving to be replaced



bin store and raked retaining wall to west to be rebuilt



side door to kitchen to be repositioned



window to be replaced



view of north elevation showing lean-to roof to receive rooflights



basement



boilers to be replaced



fireplace in west living room to receive solid fuel stove



fireplace in rear reception room to receive wine fridge



modern finishes to kitchen



window to kitchen to be replaced with doors



laundry room to be reordered with new door and



partitions to be altered to service rooms



modern timber boarding to ceiling removed to expose original ceiling



C20th timbers and inserted steel beams and brick pier



sauna to be removed to 1st floor bathroom



original C17th ledge and boarded door to be matched in C20th range



linking door to C20th range from C17th range



C20th doors to be replaced with ledged and boarded



modern partition to 2nd floor to be repositioned



south gable attic bedroom to 2nd floor of C17th range



T: 01227 649073
www.jamesclague.co.uk
E: info@jamesclague.co.uk
Latchmere House
26 Watling Street
Canterbury
Kent, CT1 2UD

James Clague Architects Ltd. Registered in England No:08664802 Registered
Address: 27 Camburgh House, New Dover Road, Canterbury, Kent, CT1 3DN