



TANYARD MANOR

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

Repair and Renewal of
Roof Coverings

HERITAGE
STATEMENT

July 2025
v1

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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, repair, and renewal of roof coverings to Tanyard Manor

This document is supplemented by the drawings and the Preliminary Ecology Appraisal and Bat Emergence Surveys prepared by Crossman Associates.

Issue/ Revision	Date	Description
Planning App	July 2025	Issued to Planning
	October 2025	v1

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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 pass 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 stone slate roof, a central portion of 2 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 repair, renewal and alteration of the roof coverings to the main house.

The appraisal of the roof covering and its fixings was carried out by internal inspection of loft voids where only limited access was possible and a drone survey which produced high resolution photographs and video footage of the external faces. No opening up has been carried out and this report is based on a visual non intrusive inspection only.

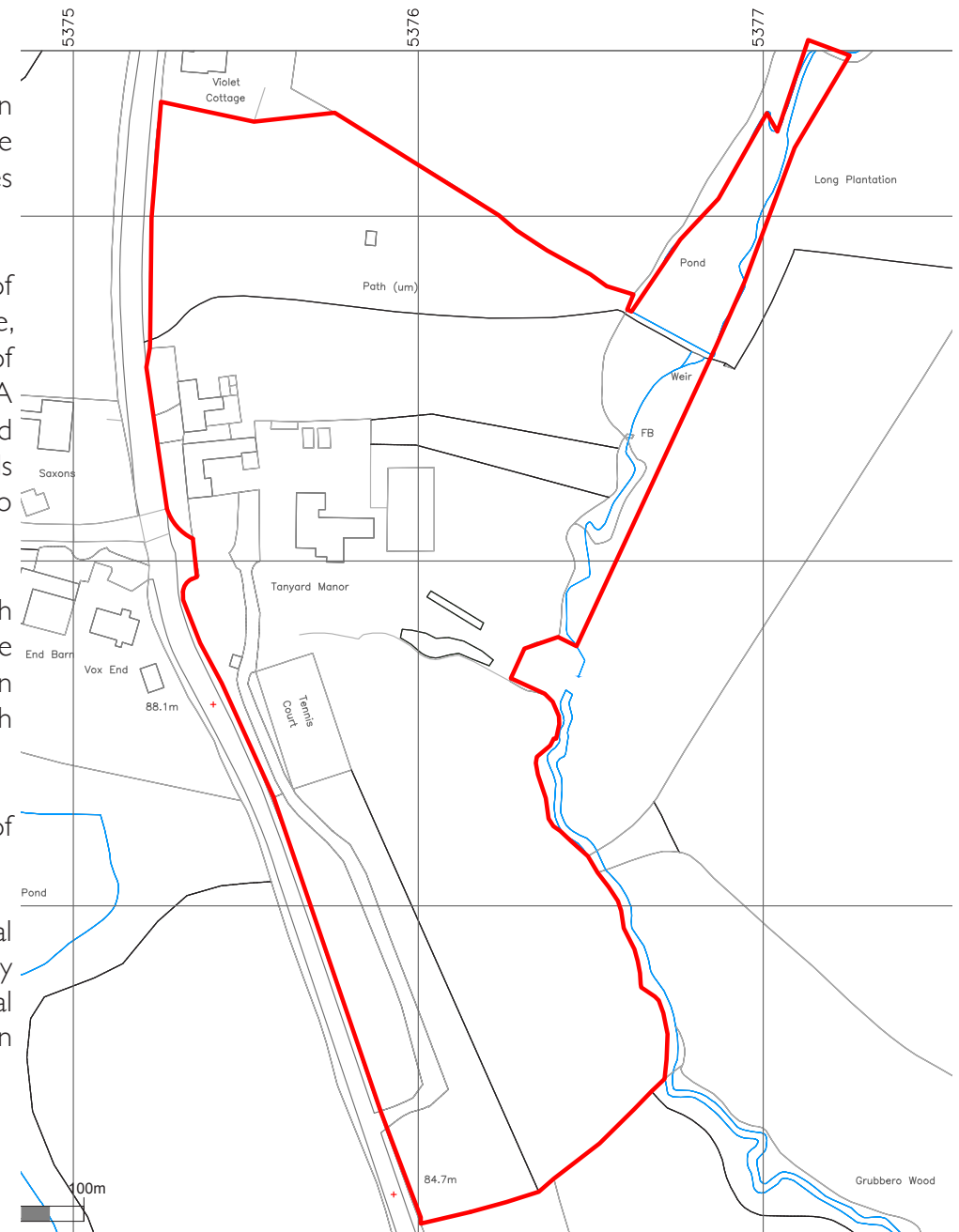


Fig. 1 - site plan

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 stone 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 swimming 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.

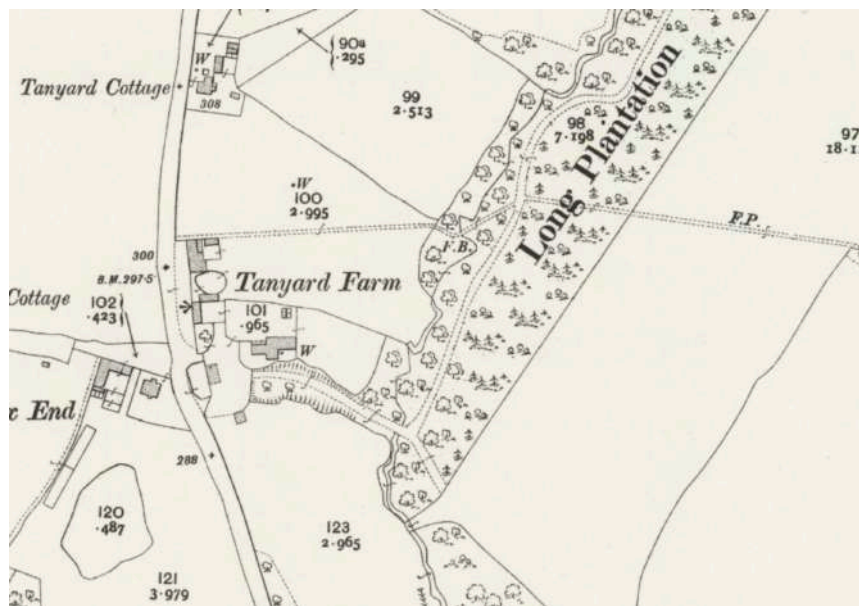
Planning history shows the roof of the annexe accommodation over the coachhouse was reconstructed circa 2003 with increased height at first floor level following fire damage and to form staff accommodation Ref. No: 03/01209/LBC and 03/01215/FUL. A recent application to convert the barn to the north into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



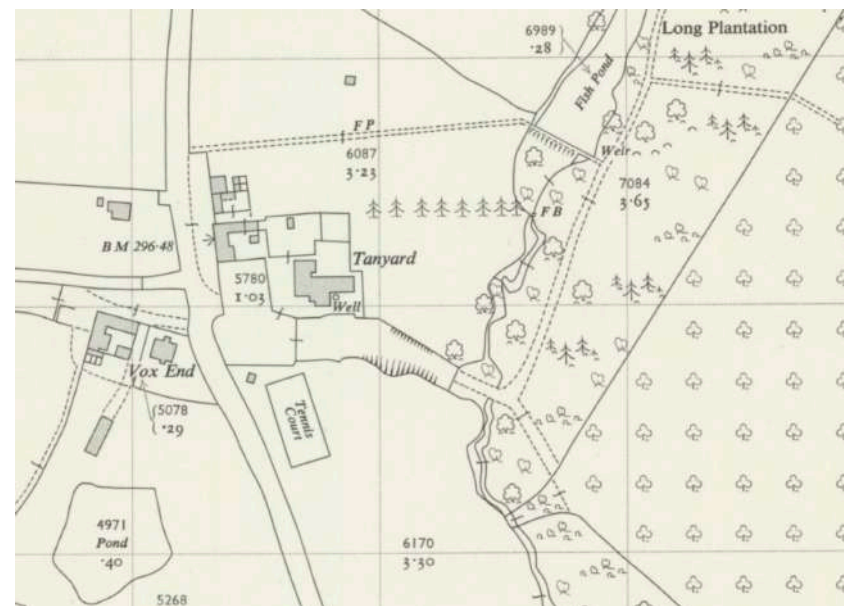
1874 (pub 1879) Ordnance Survey source National Library of Scotland



1896 Ordnance Survey source National Library of Scotland



1909 (published 1912) Ordnance Survey map



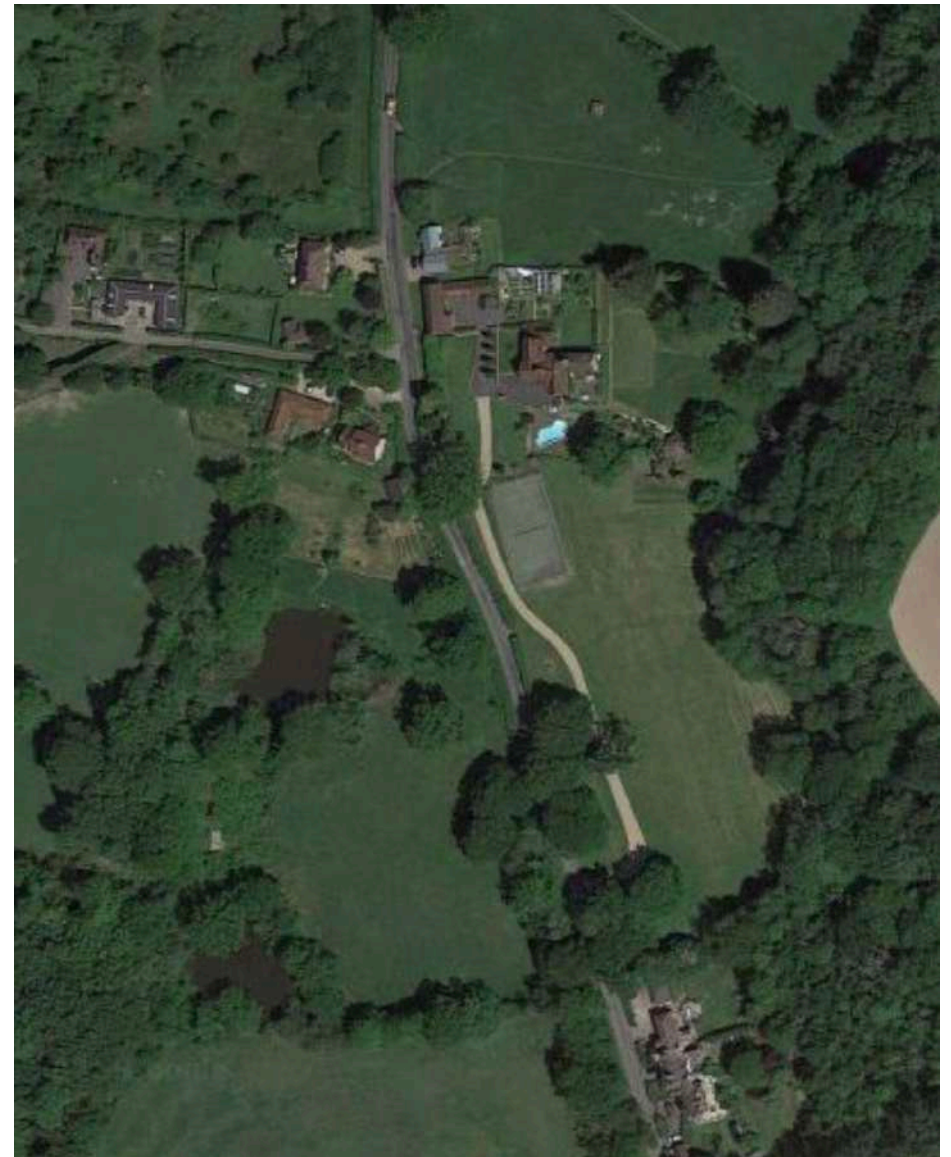
1956 Ordnance Survey map



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

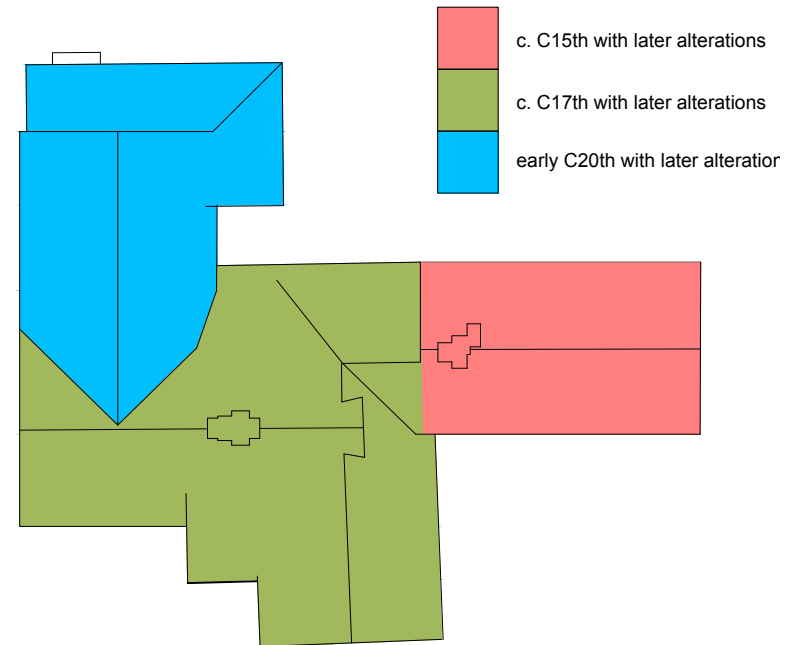
Statutory Address:
TANYARD FARMHOUSE, HORSTED LANE

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



Phasing Key to Roof

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 gable-ended range of 2 bays bay 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. An unconverted attic space is located over the range with window set in the gable.



east gable of C15th range



south elevation of C15th range



north elevation of C15th range

The Roof of the C15th range

The roof of the east range is finished in Horsham stone slate (HSS) in diminishing courses towards the apex to the south slope only with plain clay tiles to the north slope with half round clay tiles to the ridge. Due to the diminishing availability of HSS over the past century (SPAB, 2018)¹ it is common for only principal roof slopes to be dressed in the material. Transportation costs of the heavy material and the prestigious nature of the material also contributed to the limitations of its use and it is common for phased developments to comprise a mix of roofing materials.

The gable end is finished with a deep projecting verge with bargeboard and finial at the apex.

The roof abuts the C17th range with a lead lined valley to the south slope and to the north the roof surface forms a shallow step down with short tiled upstand to the abutment before forming a hip with bedded half round tiles at the junction with the adjoining C17th range. Limited internal inspection of the loft space reveals the historic roof frame is covered in a hessian based bitumen impregnated impermeable roofing felt presumably finished in battens securing the slates and tiles. As access was very limited it is not possible to determine the condition of the rafters, which appear post medieval, possibly C18th or later, suggesting they are not original to the form.

The chimney is set in the ridge line and multi-flued and appears to comprise an original 3 or possibly 4 flue rectangular stack stepped in planform with a series of corbelled courses to the head. The stack is constructed in soft red brick and has characteristics of a C17th stack. A second stack to the north west corner constructed in a darker brick of early-mid C20th appearance appears to serve the highly decorative 1st floor fireplace and may be as a result of the early C20th upgrading. Both stacks are capped with mortar.



attic space showing sarking felt underlay

The Plain Clay Tile Roof to the C15th range

It is not evident how the tiles are secured although the plain clay tiles are evidently conventionally double-lapped and, given the presence of the roofing felt, which was commonly in use from the mid-C20th onwards, are likely secured with metal nails or drops rather than traditional timber pegs. The nails may be ferrous and corroded but this was not evident from the available drone survey information or inspection of the roof void.

The line of the tails of the tiles exhibit considerable variation suggestive of the use of peg tiles secured through the varying position of peg holes rather than nib tiles, which would exhibit a more uniform appearance. Notably the verge tiles to west end abutting the C17th range are tile and half rather than cut tiles which suggests a mid C20th re-roofing or later. There are lead dressings consistent with modern good practice and all suggestive of a circa mid-early-late C20th reroofing.

The verges and half round ridge tiles are bedded in mortar with tiled fillets to the chimney abutments bedded in mortar (cement content unknown).

The north slope exhibits moss and lichen consistent with its shaded orientation and there is extensive evidence of spalling consistent with freeze thaw action due to water sitting on the relatively uncambered tiles, as well as cracked, broken, missing and slipped tiles. There is a missing ridge tile.



clay peg tiles, tile and half to verges and mortar bedded abutments. Note moss and lichen growth and areas of consequent spalling



double lap tiles evident at verge

The Horsham Stone Slate Roof

The HSS appears from external observation to be secured in a single lapped fashion whereby only one course overlaps the one below leaving perpendicular joints prone to water ingress. The earliest roofs are presumed to have used the normal double lapping system whereby the headlaps and sidelaps should be weathertight and allow for ventilation. To counter this, Welsh slate soakers, known as shadow slates, were conventionally inserted between the HSS courses at the perpendicular joints, all bedded in mortar. This method has become a widely seen and accepted good practice approach, which is understood to have evolved in response to reliance on set-aside or salvaged slates as a result of new material becoming scarce; the batten gauge effectively becoming wider to economise on the use of the slates across the roof resulting in a single lapped course.

There is evidence of soakers in a contrasting material between the perpendicular joints. Conventionally this method of fixing alternated between Welsh slate soakers nailed to a narrow batten with the HSS nailed to a larger batten to ensure the soakers lie flat between the HSS course.

Traditionally HSS were top hung with wooden pegs on split wood laths¹ but modern practice is to nail to sawn battens. It was not possible to determine the method of fixing.

Defects are difficult to identify from external examination but there is some evidence of laminated, cracked, and chipped slates with some loss of bedding mortar at the ridge including a missing ridge tile. It is not possible to assess the bedding mortar of the slates and internal inspection is difficult without better access to determine if water ingress is apparent along joints indicative of mortar failure in fully bedded slates. Unfortunately it is difficult to assess individual slates for reuse or repair or to carry out localised repairs in situ particularly where the roof is single-lapped and alternating HSS and Welsh slate soaker courses are mortar bedded in and may only be possible once the HSS are removed and cleaned.



single lap diminishing HSS roof covering



evidence of soakers in contrasting material



lead valley to south slope



projecting gable to east



clay plain tile to north slope



missing tiles and spalling



capped chimney



lead valley and abutments



abutment of C15th roof to C17th roof



chimney to C15th roof



lead dressings and tiled fillets to chimney



evidence of laminated and cracked tiles

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, possibly of successive development. 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 and appears to comprise successive elements, the earlier form a range set perpendicular to the C15th east range terminating in a gable to the south and a hip to the north. The west element is slightly taller with the ridge set perpendicular to the earlier element terminating in a gable to the west and a small gablet to the east.

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.

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.



attic room to south gable



*interior of north hip of C17th range
showing sarking boards*



*interior of void to south east valley hip
of C17th range*



attic room to west gable

The C17th range roof

The roof form comprises the central T-shaped portion of the house arranged around a central chimney with characteristic projecting gables to the south and west. The roof extends down into a catslide over the porch to the south and abuts the C15th range to the east with a lead-lined valley to the south and an abutment to the north of the range. The position of the hip to the north set slightly higher than the adjoining roof slope and connected with the ridge line running north-south suggests the C17th roof form may in fact be a successive roof form with the higher ridge of the range running east-west potentially a slightly later addition. The element to the west has a chimney set offset from the centre of the plan with a small gablet where the ridge abuts the aforementioned ridge line. The north slope has been partially subsumed by the later C20th range to the north with a partial tiled valley and lead-lined valley. The hip to the north is finished in half round tiles. The south slope is adjoined to the HSS roof with a lead lined valley and the south wing with a partial laced tiled valley and lead lined valley. The ridge is finished in half round ridge tiles bedded in mortar and the gablet finished with a bargeboard detail. The verge is finished with a tiled undercloak and there is evidence of inappropriate tile and half tiles to the verge suggestive of a mid-late C20th re-roofing.

The south and west gabled attic rooms form part of the accommodation and are lined with modern plasterboard under the roof frame and between the roof frame respectively. Inspection of the attic voids reveal the north roof void to comprise a hewn fully pegged hardwood roof frame with the remnant of a truncated full hip supporting collars and trenched purlins consistent with a C17th date or earlier but altered to the east with modern sawn regularised rafters as evident over the C15th range and all lined in softwood sarking boards consistent with a post early C20th reroofing.

It is not evident how the tiles are secured although the plain clay tiles are evidently conventionally double-lapped and, given the presence of the sarking boards, are likely secured with metal nails or drops rather than traditional timber pegs (the tiles appear to be peg tiles rather than nibbed but warrant

further inspection) presumably hung over roofing battens nailed to the boards. The boards presumably confer lateral restraint to the roof as part of historic repairs. The nails may be ferrous and corroded but this was not evident from the available drone survey information or inspection of the roof void. The line of the tails of the tiles exhibit considerable variation suggestive of the use of peg tiles secured through the varying position of peg holes rather than nib tiles, which would exhibit a more uniform appearance.

The voids to other parts of the roof, which were available for inspection reveal the roof is felted.

Notably the verge tiles to west end abutting the C17th range are tile and half rather than cut tiles. The verges and half round ridge tiles are bedded in mortar with tiled fillets to the chimney abutments bedded in mortar (cement content unknown). The north slope exhibits moss and lichen consistent with its shaded orientation and there is extensive evidence of spalling consistent with freeze thaw action due to water sitting on the relatively uncambered tiles, as well as cracked, broken, missing and slipped tiles. There are lead dressings consistent with modern good practice and all suggestive of a circa mid-early-late C20th reroofing.

The tiles do not exhibit much camber and appear to be a mix of red and darker brown tiles and may comprise a mix of handmade and machine made tiles (handmade typically displaying a characteristic smile at the tail of the tile). The odd slipped tiles evidence the tiles are peg rather than nib tiles.

There is evidence of water ingress within the roof voids, especially at chimneys, suggesting the underlay, which affords a 2nd line of defence has failed.



south elevation of C17th range



south elevation of C17th range



north elevation of C17th range



east elevation of C17th range



west elevation of C17th range



hip to north elevation of C17th range



verge of gablet to east elevation of C17th range



slipped peg tile to C17th range



verge and eaves to west elevation of C17th range



valley & abutment to north elevation of C17th range

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. The roof is finished in plain clay tiles.

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.

The main loft void is constructed of early C20th sawn regularised timbers finished in sarking boards. The lean-to roof is of similar construction.



loft space

The C20th range Roof

The single 2-storey range projects off the C17th range with a partial tiled and lead lined valley to both sides. The west side partially extends as a catslide into the wraparound lean-to roof over the single storey element to the north and east. The north elevation is finished in a projecting verge over a bargeboard. The tiles again appear to a mix of handmade clay and machine made clay peg tiles and the re-roofing to the other ranges are possibly contemporary to the roofing of this range circa 1929 although likely represent a later reroofing retaining a mix of earlier tiles with modern replacements. The verge is a traditional mortar bedded verge tiled undercloak with cut half tiles rather than tile and a half suggestive of good traditional practice. The hip is traditional bonnet tiles with half round tiles to the ridge uplift at the end of the ridge to the verge, again all indicators of traditional and good practice. The valley is laced to the west face, again a traditional feature.

It is not evident from the loft inspection if a roofing felt is installed as the roof is sheathed in softwood sarking boards.

A steel boiler flue penetrates the roof with lead flashings.

The usual defects are apparent including spalled, cracked, missing and slipped tiles, especially to the eaves suggestive of decayed tilt fillet due to failed rainwater goods. There is evidence of the loss of mortar beds to bonnet tiles and ridge tiles.



west elevation of C20th range



north elevation of C20th range



east elevation of C20th range



wraparound roof to the east



slipped tiles to the eaves



spalling due to moss build up to north lean-to



traditional mortar bedded verge with tiled undercloak



north elevation of C20th range



characteristic variation in pattern and gauge to west slope



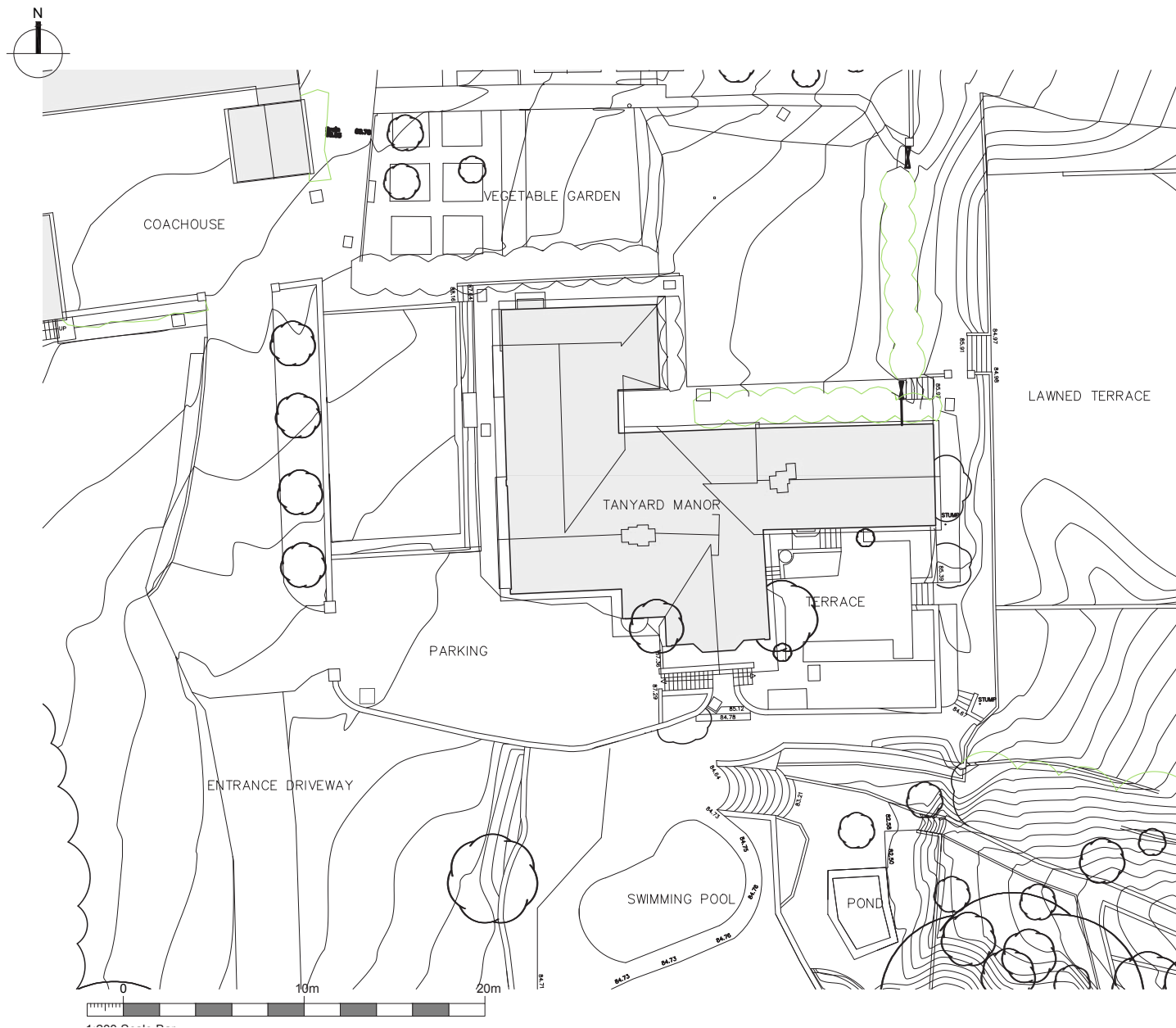
lead flashed abutment to gable



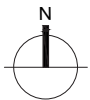
bonnet tiles to hip with mortar lost to bedding



traditional laced tiled valley to west slope adjoining C17th range



Existing Roof Plan



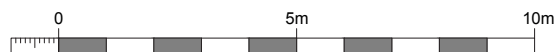
PHASING KEY:



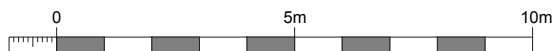
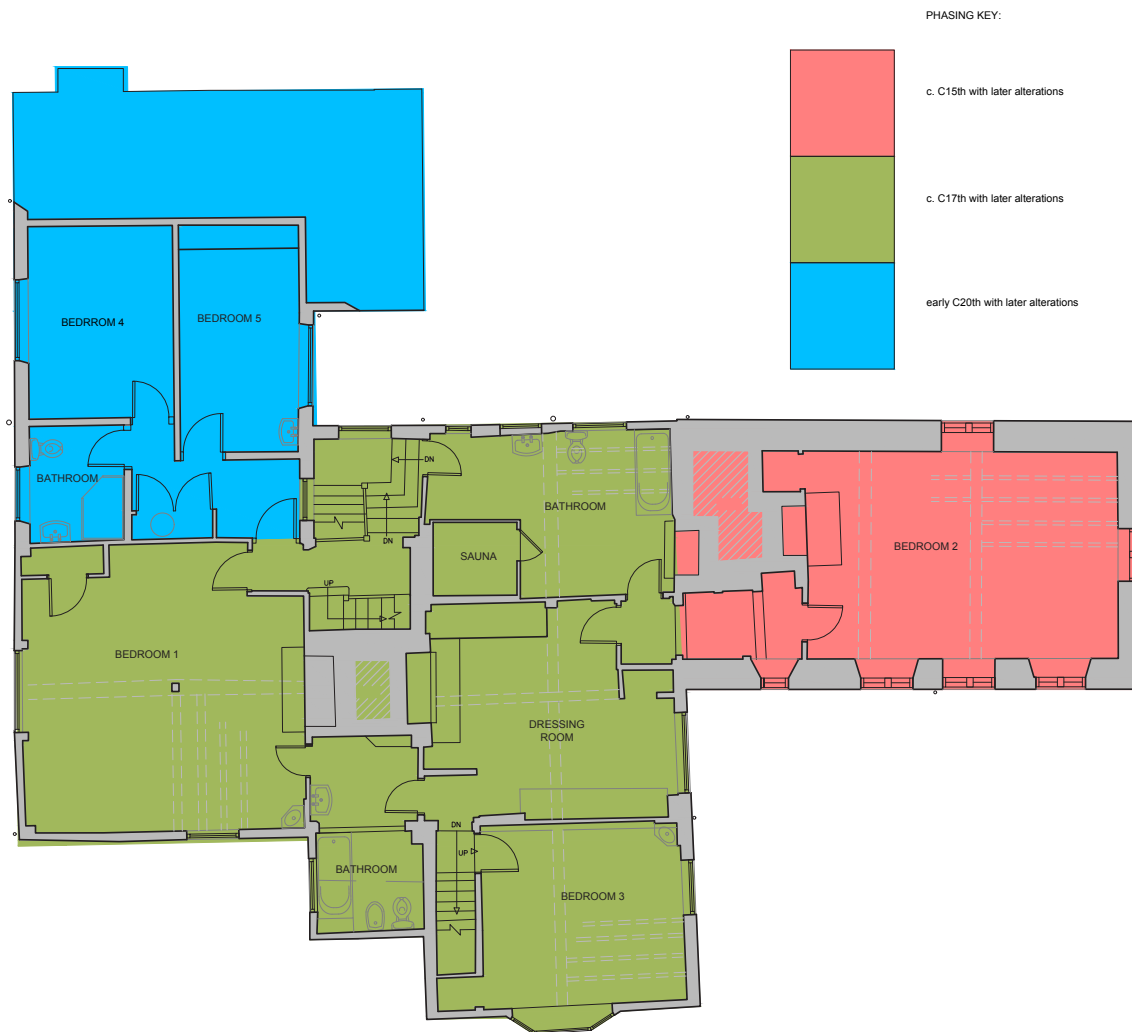
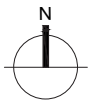
c. C15th with later alterations

c. C17th with later alterations

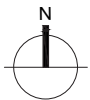
early C20th with later alterations



Ground Floor Phasing Diagram



First Floor Phasing Diagram



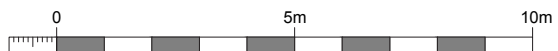
PHASING KEY:



c. C15th with later alterations

c. C17th with later alterations

early C20th with later alterations



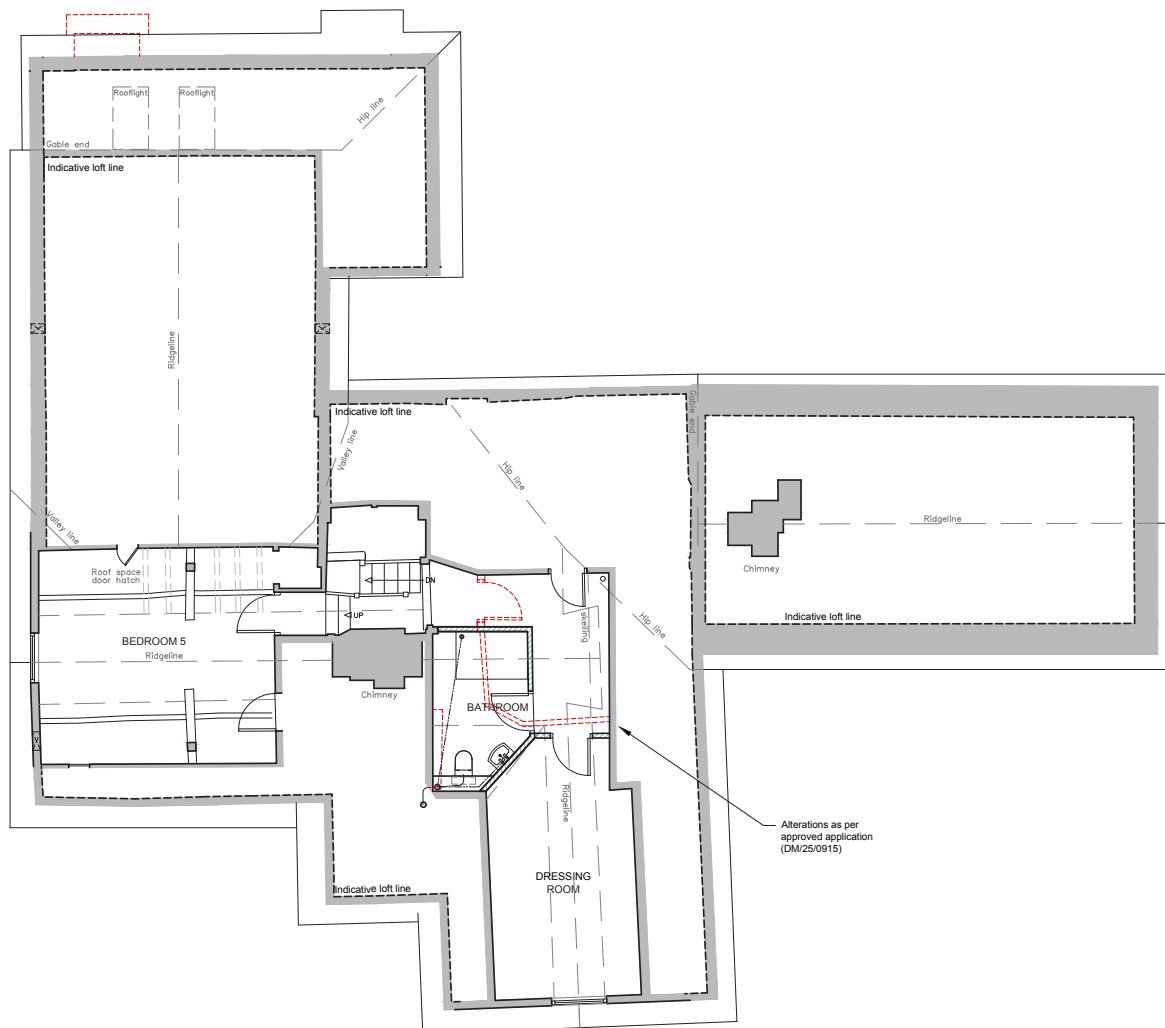
NOTE:
Exact dimensions to be measured on site.

Second Floor Phasing Diagram



Key:

- Indicative loft line



Attic Plan

5.0 Proposed Development

The proposed development comprises the following:

Roof Finishes

- careful assessment of existing roof finishes to determine most appropriate method of removal to include:
 - structural implications on roof frame of unloading
 - identification and secure set aside of all roof finishes including fittings e.g. bonnet, valley and hip tiles
 - careful cleaning and assessment of condition of tiles and fittings for re-use.
- investigation of existing roof finish backgrounds including membrane, sarking boards and battens to determine requirement/feasibility for removal, particularly to determine sheathing/restraint capacity of sarking boards.
- following stripping of all finishes, careful assessment of roof timbers for repair as required.
- reinstatement of existing roof finishes with new Type 1F roofing membrane installed as per indicative construction details all to match existing details. Where quantity of clay plain tiles to be supplemented existing tiles to be selected and relaid on principal roof slopes and new tiles added to less significant slopes e.g. the rear of the C20th range. Where HSS quantity is insufficient due to extent of defective tiles, further discussion to be held with Heritage Officer regarding use of plain clay tiles as a 'compromise repair' e.g. plain clay tiles at the ridge, in accordance with recommendations of HSS Good Practice due to known shortage of supply of salvaged or new material.
- roofs to be insulated with vapour open insulation the ceiling zone to the unconverted attics with ventilation maintained to the eaves and ridge and in the roof plane between the rafters (subject to further investigation) of the converted attic spaces and the lean-to roof to the C20th range with insulation in the vertical partitions between both spaces.
- where ceiling linings are to be removed to the inhabited attic spaces, this will be subject to further investigation and all attached construction details are indicative only and subject to further investigation and opening up where possible.

Chimneys

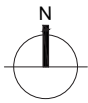
- generally like for like repairs to repointing and flashing and tiled fillets to abutments
- survey of flue linings and re-pargetting as necessary to flues or otherwise install new flue liners with new clay pots bedded onto flues.

Bats

- The PEA and bat emergence surveys revealed the presence of potential roosts and although the spaces will be retained for roosts, the following mitigation measures will be incorporated in the proposals:
 - partitioning of the unconverted loft spaces in the roof apex with panels to provide roost opportunities.
 - installation of 2no. crevice style bat boxes within the loft spaces
 - insulation in the unconverted loft spaces to be at floor level only
 - access to the unconverted loft spaces to be via lead bat arches to each slope.
 - a new external crevice box fixed to the west facing gable
 - replacement/installation of roofing membrane with type 1F felt only.



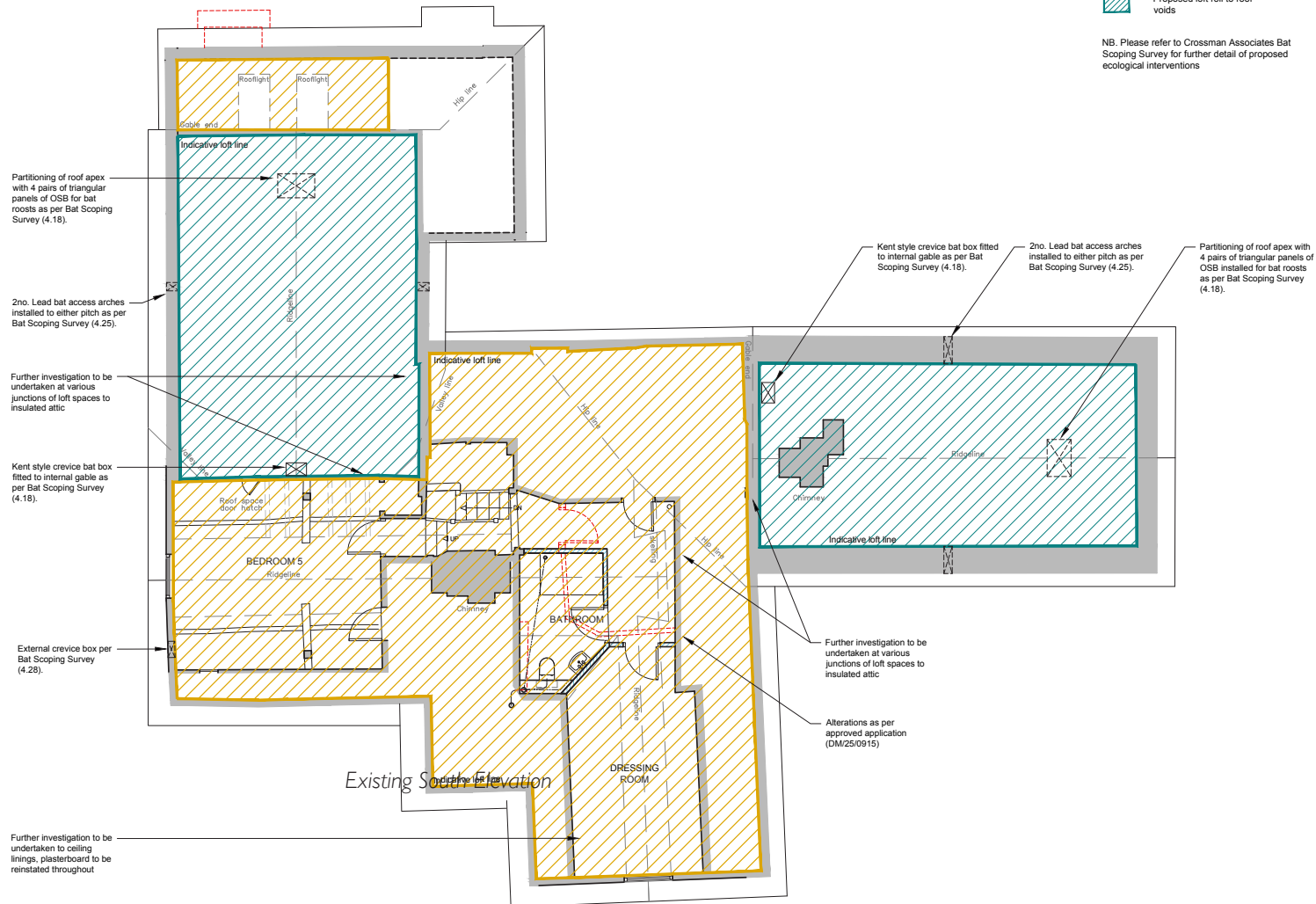
lead bat arch installed in plain clay tile and slate roof



Key:

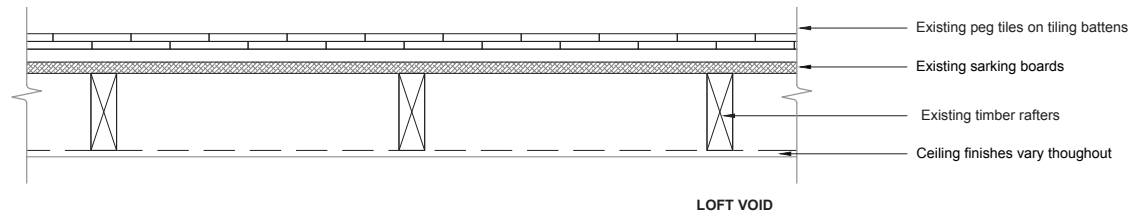
-  - Indicative loft line
-  - Proposed pitched roof insulation treatment to attic (Options A & B)
-  - Proposed loft roll to roof voids

NB. Please refer to Crossman Associates Bat Scoping Survey for further detail of proposed ecological interventions

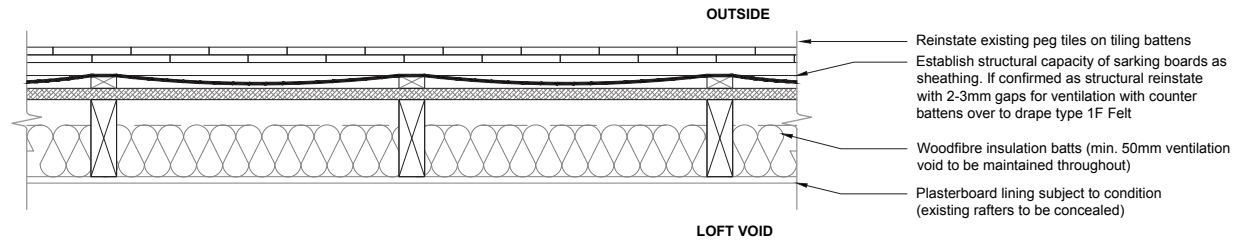


NOTE:
Exact dimensions to be measured on site.

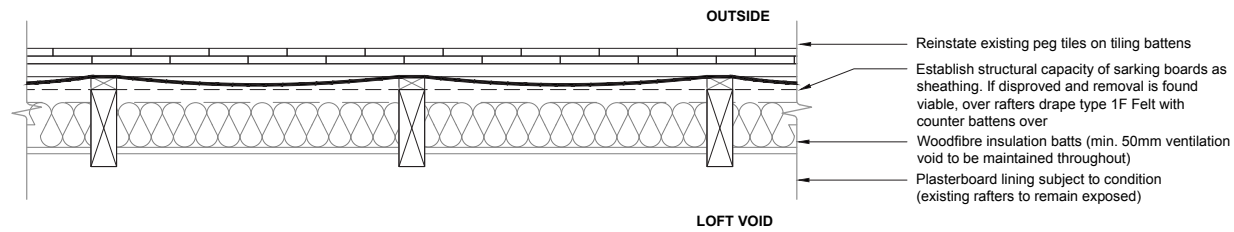
Proposed Loft plan



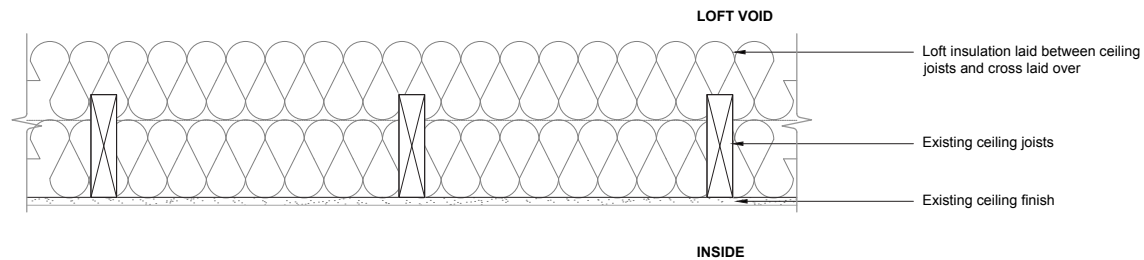
Existing Pitched Roof (Indicative)
Ventilated



Proposed Pitched Roof Attic Treatment
Option A - Sarking Boards Retained



Proposed Pitched Roof Attic Treatment
Option B - Sarking Boards Removed



Proposed Loft Treatment
Insulation between and over existing ceiling joists



6.2 Discussion

In appraising the condition of the roof for renewal rather than repair reference is made to the recommendations of Historic England guidance (Conservation Principles, Policies and Guidance 2008) and practical Building Conservation: Roofing, Martin, B, and Henry, A (2013).

Historic England 2008 states periodic renewal of elements, such as re-covering roofs, rather than localised in-situ repair is normally desirable unless any harm caused to heritage values would not be recovered over time. The guidance recognises that periodic renewal differs from maintenance in that it occurs on a longer cycle, is usually more drastic in nature and often has a greater visual impact, including the temporary loss of certain heritage values, such as the aesthetic value of the patina of age on an old roof covering; but these values are likely to return within the next cycle, provided the replacement is physically and visually compatible (normally 'like for like', to the extent that this is sustainable).

By contrast, the consequence of not undertaking periodic renewal is normally more extensive loss of both fabric and heritage values.

The justification required for periodic renewal will normally be that the fabric concerned is becoming incapable of fulfilling its intended functions through more limited intervention and that harm to values that will normally be recovered during the next cycle can, in most cases, be discounted, but potential permanent harm cannot be ignored in making the decision.

It is contended that the roof finishes across all slopes requires extensive repair including the replacement of cracked, spalled, split or missing tiles, loss of bedding mortar and possible failure of inappropriate cement rich mortar, increased risk of water ingress in the single lap HSS, requiring a new roofing membrane. The condition of fixings and substrates cannot be fully assessed without stripping. This application seeks consent to replace and renew the roof finishes and take the opportunity in so doing to install a waterproof roofing membrane and vapour open insulation with ventilation maintained via eaves and ridge to prevent condensation build-up to open loft spaces or within the depth of the rafters

Indicative details have been submitted with this application for upgrading the roof construction with membrane and insulation and this is subject to further investigation of the existing condition following stripping, especially the removal of the sarking boards with regard to the condition of the structural frame but also the requirement for counter-battens to ensure adequate drape to the roofing membrane and ventilation to rafters where insulation is installed within the rafter zone.



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