



TANYARD MANOR

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

Details for Discharge of
Conditions 2 & 3

August 2025

JAMES CLAGUE
ARCHITECTS

FOREWORD:

This document has been produced to seek the discharge of Conditions 2 and 3 from Mid Sussex District Council for works that have been approved under reference DM/25/0915.

Issue/ Revision	Date	Description
A	August 2025	Issued

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1.0 Condition Details

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. This document seeks to discharge Conditions 2 and 3 within the granted Listed Building Consent (reference DM/25/0915)

Conditions 2 and 3 state:

2. *Prior to the commencement of work on the relevant part of the development, detailed drawings at an appropriate large scale, including elevations and sections, and annotated to show materials and finishes, of the following aspects of the development shall be submitted to and approved in writing by the District Council:*

Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS
Switchboard 01444 458166
DX 300320 Haywards Heath 1
www.midsussex.gov.uk

- Typical examples of new windows and doors (internal and external). Your drawings shall as appropriate include depth of reveal and glazing bar or leading sectional details. Reason: To preserve the special character of the building and to accord with Policy DP34 of the Mid Sussex District Plan.

3. *Prior to the commencement of work on the relevant part of the development, detailed drawings at an appropriate scale, including as appropriate elevations and sections, and annotated to show materials and finishes, of the structural works to the wall between the kitchen and sitting room at ground floor shall be submitted to and agreed in writing by the District Council. The details shall include the juncture of the proposed new oak or steel and oak beam with the wall, highlighting the relationship with the historic fabric of the wall, and of any works at foundation level.*

1.1 Discharge of Conditions Information

This document seeks to evidence:

Condition 2:

- The condition 2 joinery details as required, evidenced within this document. The new doors are constructed in traditional flush joinery with slimline double glazing and diamond pattern applied lead, as per the submitted details. The doors will be positioned nominally 50mm back from the face of the wall frame to match the existing detail.

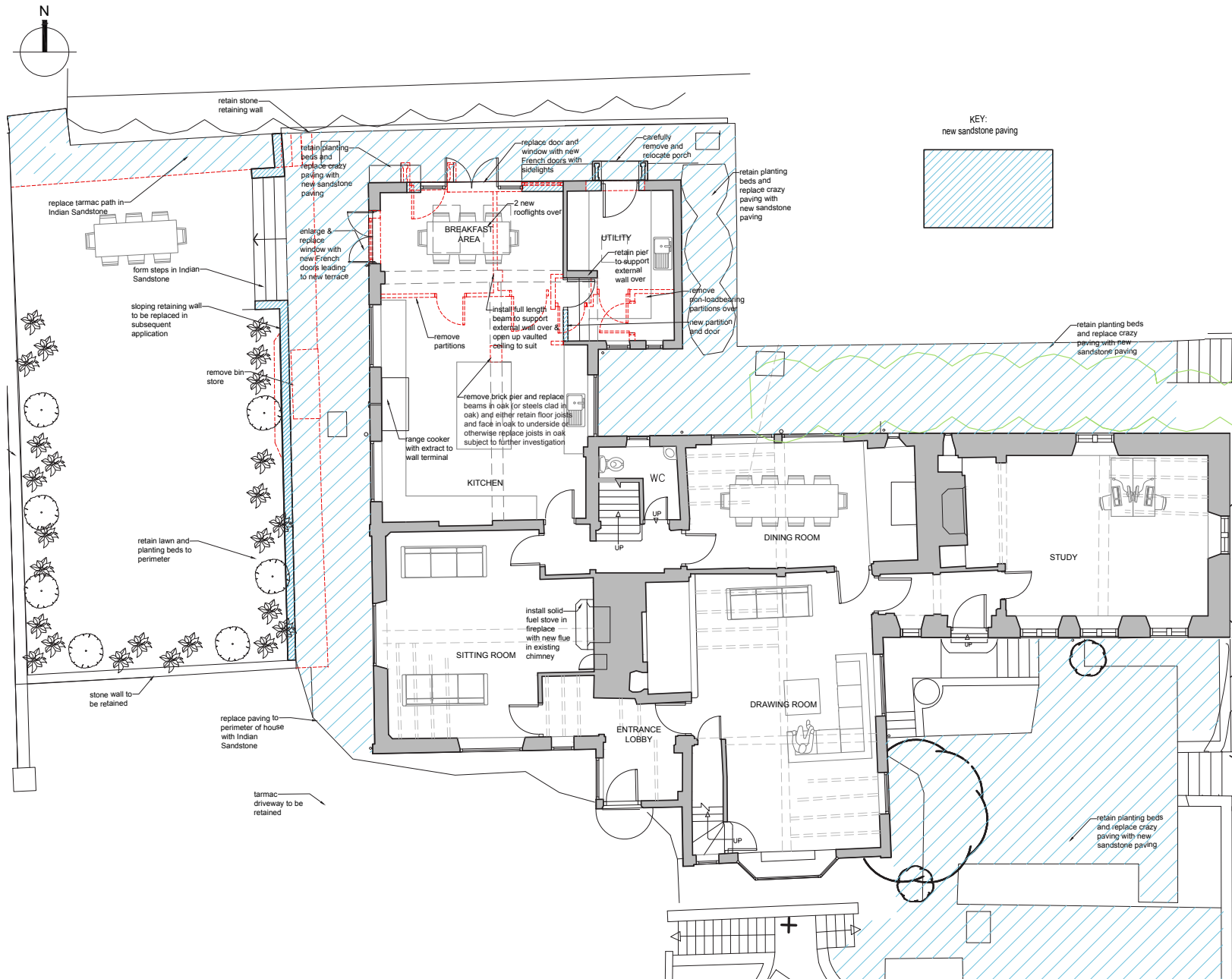
Condition 3:

- The steel beam in the existing situation supporting the ceiling joist to the kitchen is to be supported off a new steel spreader beam, bearing off the 20th Century masonry wall construction only and will not impact the adjoining circa 17th Century timber framed wall.

- The existing downstand beam will be lined in oak, the spreader beam is within the wall construction and will be finished with plaster/plasterboard to match the existing wall finish to the kitchen face only.

- There are no proposed works to the foundations.

Fig. 1 - Proposed ground floor plan showing windows to be replaced



Condition 2



Fig. 2 - Proposed North elevation showing new timber door

Condition 2

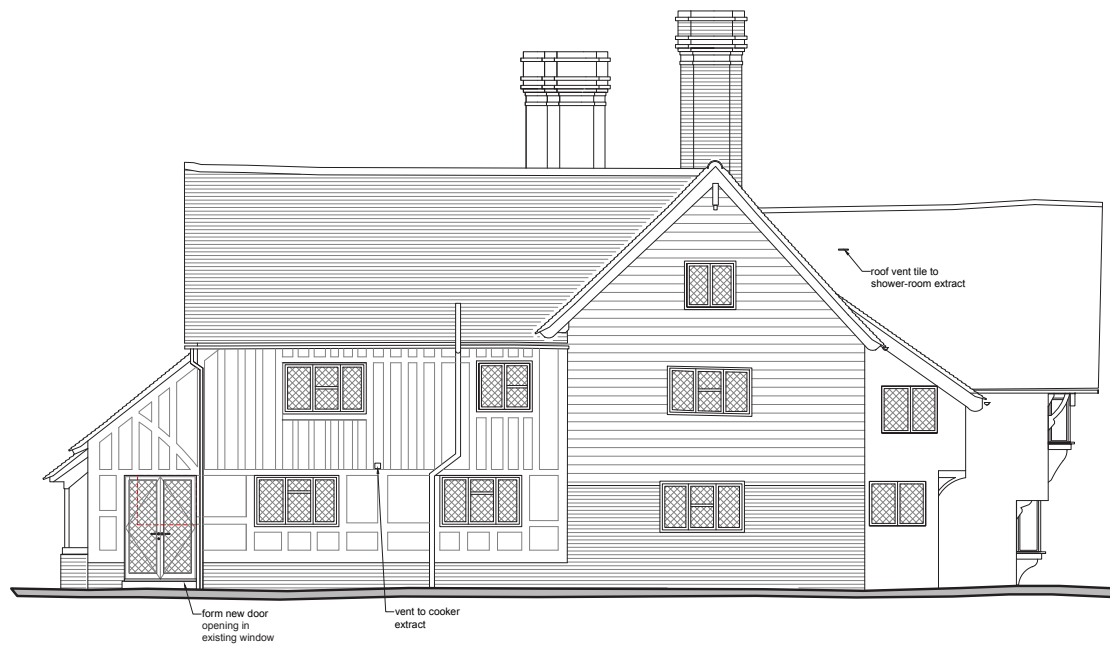
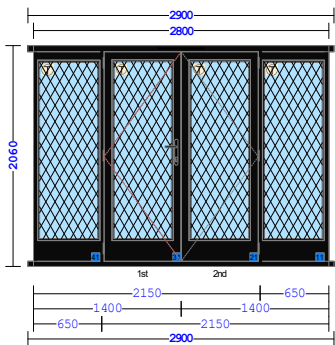


Fig. 3 - Proposed West elevation showing new timber door

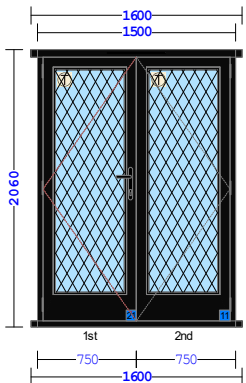
Condition 2

Customer: Merstham Glass	Quote number: 11024
Quote ref: Hagan Slimline	Quote date: 11/08/2025

REF.	WxH.	QTY	DESCRIPTION
D1	2800x2060mm	1	French Door Open Out Timber: FSC Accoya© Colour: Jet Black RAL 9005 Head drip: No Trickle vent: Colour matched T-vent 425mm x 22mm Security glazing tape: Black Weatherseal gasket: Black Glass spec: Double glazed 4mm ClearTgh / 6mm / 4mm Pilk. S1 Tgh Lead: 9mm Aged Diamond Lead Spacer bar: Swiss Black Gas: Argon Hinge: Standard Butt hinge Matt Black HQ4 (x3) (21/31) Cylinder: Ultion 3* High Security Door handle: Coastal Kuhlen Black Cill: Timber cill with 60mm projection (O/A 45x145mm) Threshold: OUM4 low threshold Black PAS24: No UValue : 1.2 Weight : 155Kg



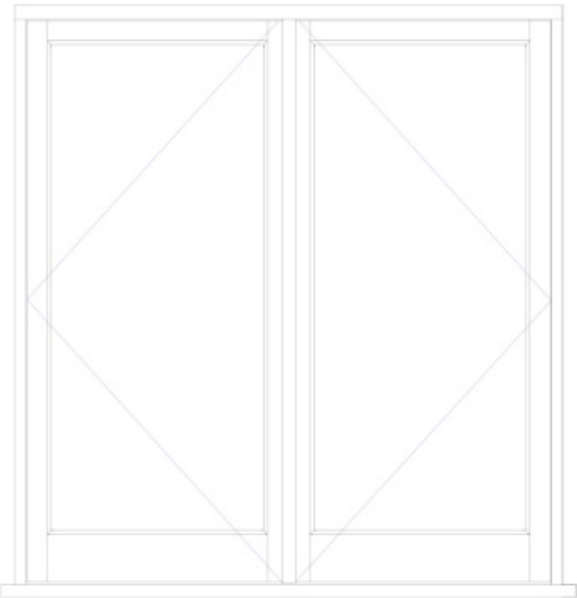
D2	1500x2060mm	1	French Door Open Out Timber: FSC Accoya© Colour: Jet Black RAL 9005 Head drip: No Trickle vent: Colour matched T-vent 425mm x 22mm Security glazing tape: Black Weatherseal gasket: Black Glass spec: Double glazed 4mm ClearTgh / 6mm / 4mm Pilk. S1 Tgh Lead: 9mm Aged Diamond Lead Spacer bar: Swiss Black Gas: Argon Hinge: Standard Butt hinge Matt Black HQ4 (x3) Cylinder: Ultion 3* High Security Door handle: Coastal Kuhlen Black Cill: Timber cill with 60mm projection (O/A 45x145mm) Threshold: OUM4 low threshold Black PAS24: No UValue : 1.2 Weight : 83Kg
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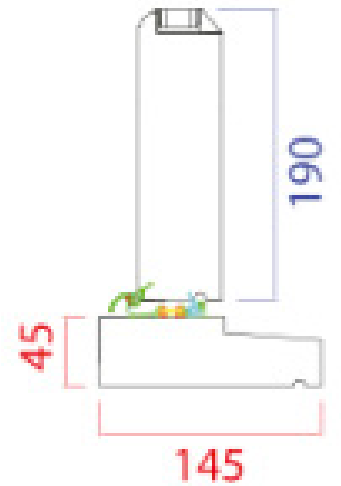
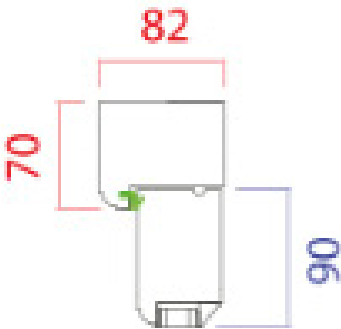
Existing window to be replaced

Fig. 4 - Timber door joinery details

Condition 2

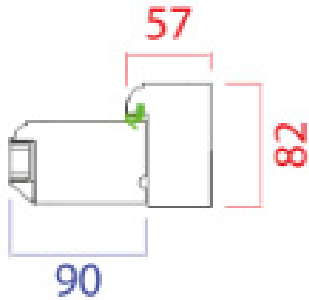
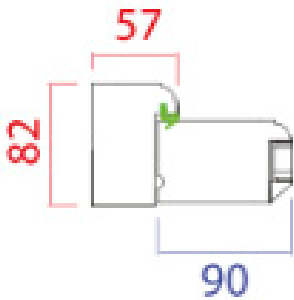


Indicative drawing (not to scale)



Typical head and cill details

1:5 @A4



Typical jamb and meeting stile details

1:5 @A4

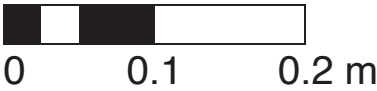


Fig. 5 - Timber door details continued: cills

Condition 2



Fig. 6 - Timber door details continued: lead details

Condition 3

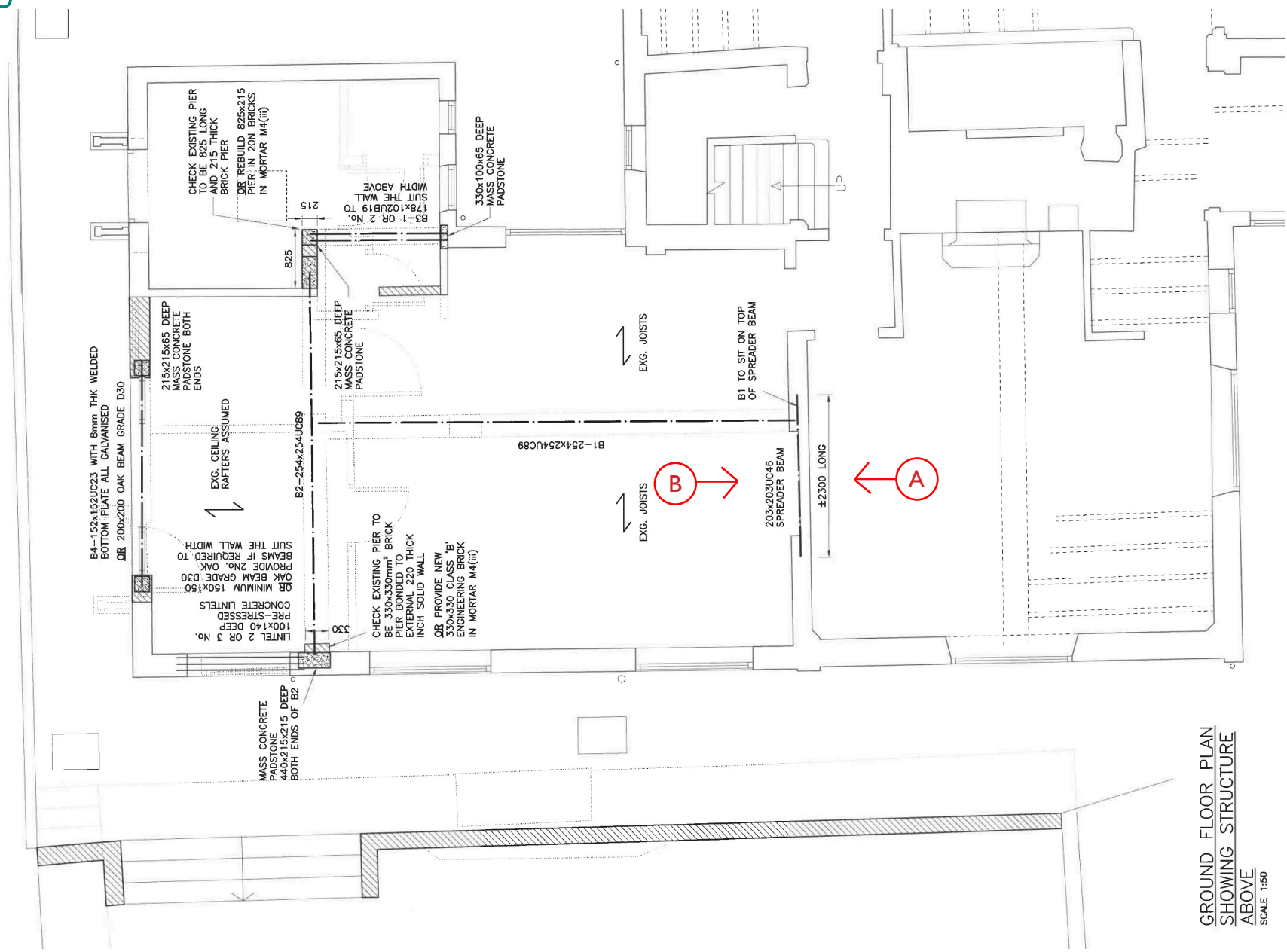


Fig. 7 - Ground floor plan showing structure above and photograph locations (A and B)

Condition 3



Fig. 8 - Photograph A: Showing existing wall and historic beam (likely 17th Century)

Condition 3



Fig. 9 - Photograph B: Spreader beam is not to impact 17th Century fabric, dashed line indicates spreader beam location.



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