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ARCHITECTS

Design, Access & Heritage Statement

External repairs & alterations to openings & internal layout to outbuilding within curtilage of Tanyard Manor

Tanyard Manor

Horsted Lane, Sharpthorne,
West Sussex, RH19 4HY

Foreword

Site address:
Tanyard Manor,
Horsted Lane,
Sharpthorne,
West Sussex
RH19 4HY

This document has been produced to accompany a combined listed building consent & homeowners planning application which seeks approval from Mid Sussex District Council for:

1. External repairs & alterations to openings & internal layout to outbuilding within curtilage of Tanyard Manor

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Related

This document is supplemented by the drawings & documents.

27900_PL_100_Existing Site Plan
27900_PL_101_Existing Block Plan
27900_PL_102_Existing Ground Floor Plan
27900_PL_103_Existing First Floor Plan
27900_PL_104_Existing Roof Plan

27900_PL_201_Existing Elevations S_W
27900_PL_202_Existing Elevations N_E

27900_PL_301_Existing Sections AA.BB
27900_PL_302_Existing Sections CC.DD

27900_PL_111_Proposed Block Plan
27900_PL_112_Proposed Ground Floor Plan
27900_PL_113_Proposed First Floor Plan
27900_PL_114_Proposed Roof Plan

27900_PL_211_Proposed Elevations S_W
27900_PL_212_Proposed Elevations N_E

27900_PL_311_Proposed Sections AA.BB
27900_PL_312_Proposed Sections CC.DD

27900_PL_501_Existing & Proposed Roof Details
27900_PL_502_Existing & Proposed Wall Details
27900_PL_503_Existing & Proposed Garage Flr Finish

01. Introduction

This combined Design, Access & Heritage Statement accompanies a listed building consent & homeowners application for external repairs & alterations to openings & internal layout to the outbuilding within curtilage of Tanyard Manor, Horsted Lane, Sharpthorne. The purpose of the statement is to explain:

- The assessment of the site and surrounding context including it's listed status
- The proposed use and layout of the development
- The amount, scale, appearance and impact strategy relating to the historic fabric of the outbuilding forming part of the curtilage to the adjacent listed asset.

02. Site, Setting & Location

Site address: Tanyard Manor, Horsted Lane, Sharpthorne, RH19 4HY
Local authority: Mid Sussex Distric Council
Surrounding area characteristics: Rural
Designations: High Weald National Landscape

03. Consultation & Policy Considerations

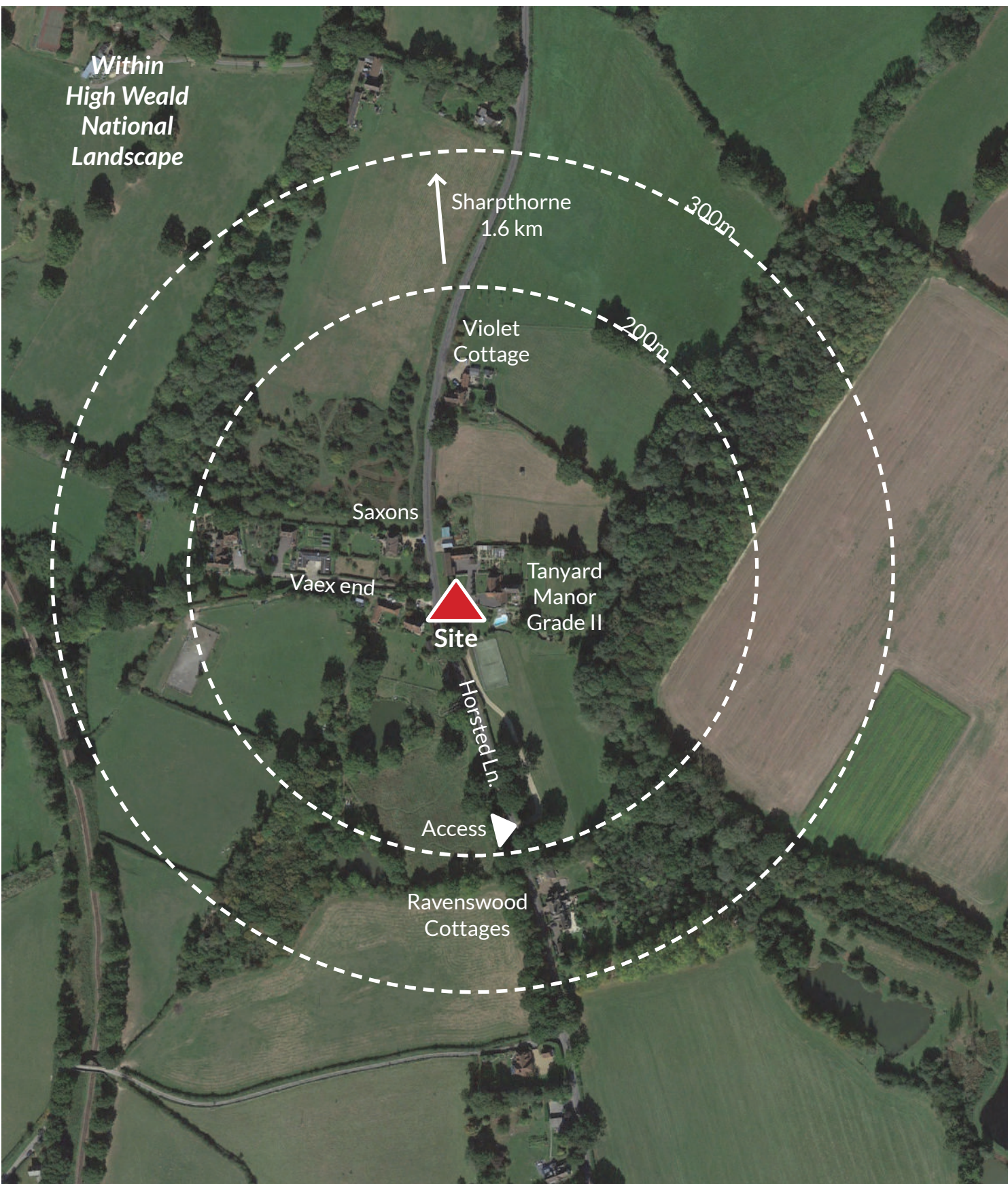
The National Planning Policy Framework (NPPF) requires heritage assets to be conserved in a manner appropriate to their significance, with great weight given to the conservation of designated assets and their settings (Para.202 and 205). Any harm to a heritage asset or its setting must be clearly and convincingly justified and afforded considerable weight in the planning balance, regardless of whether that harm is substantial or less than substantial (Para. 206). Proposals must therefore be informed by a clear understanding of the asset's significance and setting, enabling development that avoids or minimises harm and sustains or enhances heritage significance and local character (Para. 207–208).

Ecological consultations

A bat scoping survey by Crossman associates (Oct 2025) accompanies this application. It concluded that the outbuilding had low suitability for roosting bats & as such only recommended a precautionary approach to be taken in relation to bats & birds. It did suggest installing a bird nest box for Swifts.

Level 3 Historic Building Survey

A level 3 historic building survey, was undertaken by Anske David Bax (BA, MSc, PhD, IHBC, ClfA) in accordance with Historic England guidance, to clarify the historic development and significance of the former annexe and stable outbuildings.



Overview of site location & context within curtilage of Tanyard Manor



Bat scoping survey
October 2025



Lvl 3 Historic
Building Survey
March 2026

04. Planning History

Planning Applications

DM/26/0767
Discharge of conditions no 3,4,5 and 6 relating to application DM/25/2984
Received: Wed 25 Mar 2026 | Validated: Wed 25 Mar 2026
Status: Pending Consideration

DM/25/2985
Proposal within the curtilage of the listed building (Tanyard Manor) for external repairs & internal alterations to the western outbuilding. As well as alterations to driveway surfaceing and external landscaping to pool area.
Received: Thu 20 Nov 2025 | Validated: Thu 20 Nov 2025
Status: Withdrawn

DM/25/2984
Proposed alterations to the driveway surfacing and external landscaping to the pool area
Received: Thu 20 Nov 2025 | Validated: Thu 20 Nov 2025
Status: Approved

DM/25/2853
Discharge of condition no 6 relating to application DM/25/1753
Received: Thu 06 Nov 2025 | Validated: Thu 06 Nov 2025
Status: Approved

DM/25/2412
Proposed renewal of tile hanging and associated timber accents
Received: Tue 23 Sep 2025 | Validated: Tue 23 Sep 2025
Status: Approved

DM/25/2201
Discharge of conditions no 2 and 3 relating to application DM/25/0915
Received: Mon 01 Sep 2025 | Validated: Mon 01 Sep 2025
Status: Approved

DM/25/2009
Proposed stripping and renewal of roof finishes to comprise new insulation and roof membrane, installation of bat features (boxes, arches and roost features), and repairs to chimneys to include reinstating pots.
Received: Mon 11 Aug 2025 | Validated: Wed 13 Aug 2025
Status: Approved

DM/25/1754
Removal of above ground oil tank and replacement with below ground LPG tank, replacement of cess pit with new below ground water treatment plant, replacement retaining wall and steps.
Received: Tue 08 Jul 2025 | Validated: Thu 10 Jul 2025
Status: Approved

DM/25/1753
Removal of above ground oil tank and replacement with below ground LPG tank, replacement of cess pit with new below ground water treatment plant, replacement retaining wall and steps.
Received: Tue 08 Jul 2025 | Validated: Thu 10 Jul 2025
Status: Approved

DM/25/0915
Internal alterations to include structural alterations to kitchen, new doors and rooflights, new partitions and alterations to the layout at ground and second floors, and external landscaping.
Received: Wed 02 Apr 2025 | Validated: Wed 02 Apr 2025
Status: Approved

DM/23/0980
Discharge of condition no 3, 4 and 5 relating to application DM/20/1068
Received: Tue 11 Apr 2023 | Validated: Tue 11 Apr 2023
Status: Split Decision

DM/23/0953
Discharge of planning condition no 3 and 4 relating to application DM/20/1518
Received: Thu 06 Apr 2023 | Validated: Thu 06 Apr 2023
Status: Approved

DM/20/1518
Conversion of Agricultural Buildings to form Single Dwelling
Received: Tue 28 Apr 2020 | Validated: Thu 07 May 2020
Status: Approved - **NOW LAPSED**

DM/20/1068
Conversion of agricultural buildings to form three bedroom dwelling.
Received: Fri 13 Mar 2020 | Validated: Tue 07 Apr 2020
Status: Approved

11/02312/FUL
New crossover entrance and closure of existing entrance
Received: Thu 28 Jul 2011 | Validated: Thu 28 Jul 2011
Status: Approved

11/00672/FUL
New crossover entrance and driveway, and closure of existing entrance driveway
Received: Mon 07 Mar 2011 | Validated: Mon 07 Mar 2011
Status: Withdrawn

Overview

A previous planning and listed building consent application for works to an outbuilding was withdrawn following consultation with the Local Planning Authority, after which additional heritage assessment was undertaken to inform revised proposals; this document summarises that planning background in support of the current submission.

05. Historic Context & Significance of on-site Heritage Assets

Historic context & development

Tanyard Farmhouse is recorded by Historic England as dating from the 15th century and occupies a site on the western edge of the village, historically facing West Street, a route linking the settlement with nearby towns. The building is understood to have originated as a tannery established by Cistercian monks, reflected in the name “Tanyard” and consistent with medieval leather-processing practices common in rural Sussex. The earliest phase comprised a timber-framed eastern wing, characteristic of late medieval vernacular architecture of the Sussex Weald, with modest domestic accommodation closely associated with agricultural and craft-based activity.

Following the dissolution of the monasteries in the 16th century, the site appears to have been re-appropriated and gradually adapted into a more conventional farmhouse. Although limited physical evidence survives from this period, the continued occupation and evolution of the building align with broader regional trends, whereby former monastic or mixed-use holdings transitioned toward purely agricultural functions. This period likely involved internal reorganisation, repair, and incremental material upgrading, reflecting changing domestic needs and the decline of rural tanning industries.

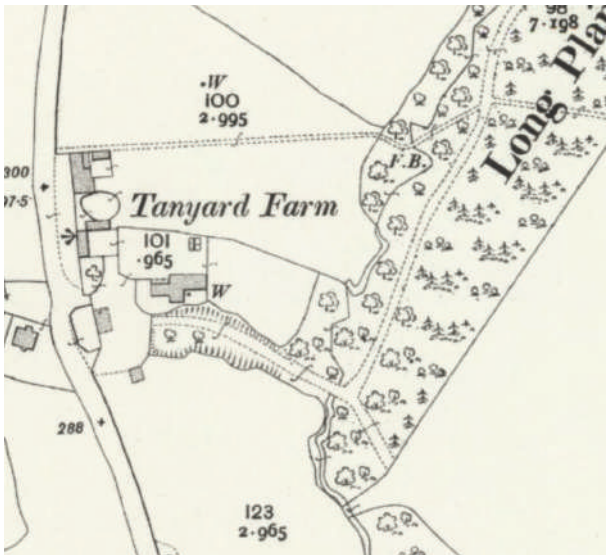
A significant phase of development occurred in the 17th century, resulting in the formation of a timber-framed T-plan core arranged around a central brick chimney. This phase is expressed externally through jettied and projecting gables, close-studded framing, and tile hanging, with surviving internal features such as timber framing and a carved newel stair. These elements are consistent with vernacular construction of the period and suggest successive phases of rebuilding and enhancement, possibly replacing earlier medieval fabric.

The surrounding site historically included a group of agricultural outbuildings to the east and west, associated with the farmhouse’s farming operations. While earlier timber structures have not survived, evidence within the stone ashlar construction of the former annexe suggests that parts may date to the late 17th century, broadly comparable to outbuildings on other former monastic estates in the region.

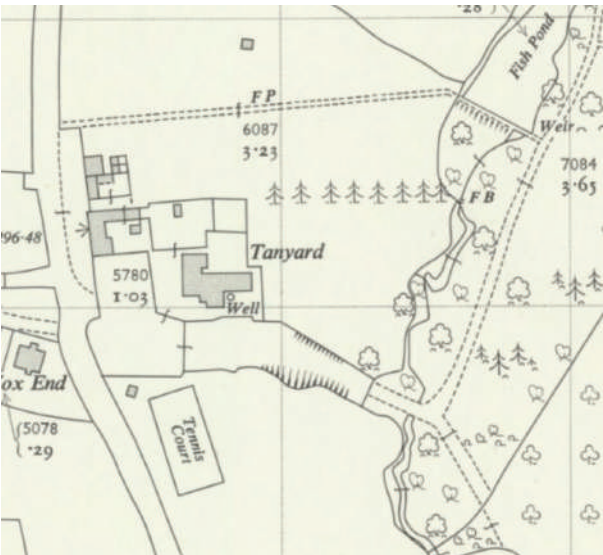
During the 18th or early 19th century, the farmhouse underwent external re-fronting, including the application of ashlar facing, insertion of casement windows, and retention of a Horsham stone slab roof. This reflected contemporary Georgian tastes and a desire to enhance the building’s status. A final major phase of change occurred in 1929, when a rear extension in an imitation timber-framed, Tudor Revival style was added, accompanied by landscaped grounds, marking the property’s transition into a gentrified country residence.



Revised OSmap 1874 (published 1879)



Revised OSmap 1909 (published 1912)



Revised OSmap 1956



Official list entry

On-site heritage asset:

Tanyard Farmhouse

Listing entry number: 1025688
Listed Building Grade: Grade II
Date first listed: 28th Oct 1957

Details:

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.crown posts, 2-way curved bracing and many common rafters intact.

Assessment of significance of heritage assets on site

Evidential Value

Evidential value relates to the potential of a place to yield evidence about past human activity, through its fabric, layout, and archaeological remains.

Tanyard Manor holds moderate to high evidential value. The building retains substantial physical evidence of its 15th-century origins, including a timber-framed core that remains legible within the interior and can be traced through the plan form despite later alterations. Early 17th-century phases of development are also evident, illustrating successive adaptation and expansion. Although the manor has undergone numerous changes over time, the majority of its historic structure survives either exposed or readily identifiable, allowing the building's phased development to be understood. Alterations to openings and later fabric reduce its evidential purity as a single-period building; however, the cumulative fabric provides valuable evidence of long-term occupation and changing use.

Historical Value

Historical value derives from the ways in which a place illustrates or is associated with past people, events, or patterns of life.

The historical value of Tanyard Manor is high. The survival of a 15th-century timber-framed structure represents an important example of late medieval vernacular architecture in the Sussex Weald. The name "Tanyard" strongly suggests an association with monastic leather tanning, linking the building to historic rural industries and patterns of monastic land use. Subsequent phases, including post-medieval agricultural adaptation, ashlar refacing, and the 1929 Tudor Revival extension, collectively illustrate the building's evolution from monastic-industrial origins to farmhouse and later gentrified country residence. The manor therefore has strong illustrative value in demonstrating broader socio-economic and architectural change.

Aesthetic Value

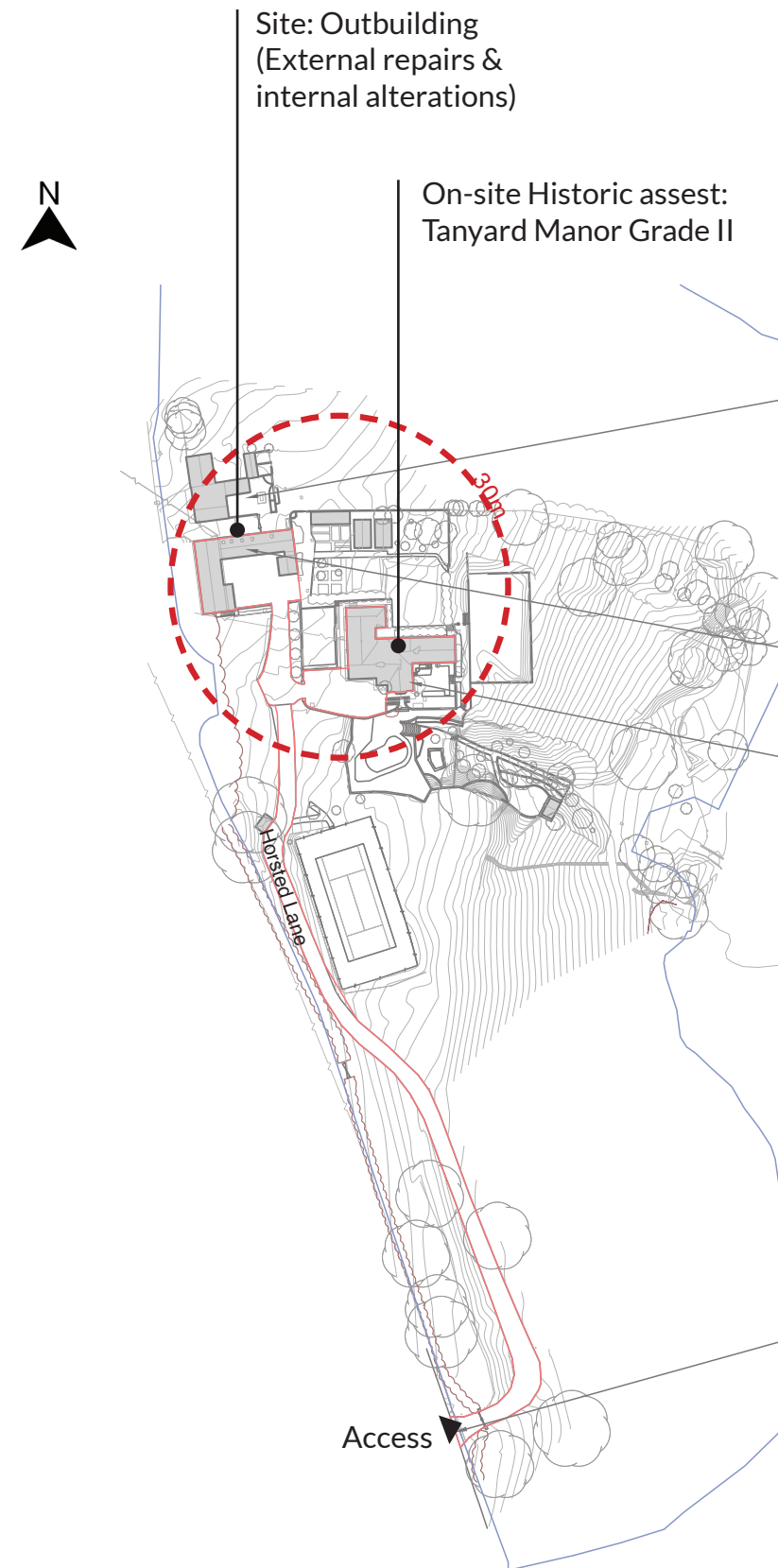
Aesthetic value concerns the sensory and intellectual qualities of a place, including architectural design, materials, and workmanship.

Tanyard Manor possesses high aesthetic value arising from its layered architectural character and use of regionally distinctive materials. The medieval timber frame, ashlar refacing, Horsham stone slab roof, and early 20th-century imitation timber framing together form a coherent, if complex, architectural narrative. While external alterations have obscured some early features, the interior retains significant historic elements, including timber framing, plan form, doors, floors, panelling and fireplaces, which strongly contribute to the building's architectural interest and character.

Communal Value

Communal value reflects the meanings of a place for the people who relate to it or recognise it as part of their shared history or environment.

The communal value of Tanyard Manor is low to moderate. As a private dwelling, it is not publicly accessible and has limited direct community engagement. Nevertheless, as a listed rural building, it contributes positively to the historic identity of Horsted Keynes parish and forms part of the wider High Weald landscape, valued for its continuity, time depth, and vernacular character.



Site plan with indicative curtilage proximity

Overview

- Evidential value (moderate-high): Surviving 15th-century timber-framed core and legible 17th-century alterations provide clear evidence of phased development, despite later changes
- Historical value (high): The building illustrates late medieval vernacular architecture, probable monastic tanning associations, and successive adaptation from industrial use to farmhouse and later country residence.
- Aesthetic value (high): A layered architectural character combining medieval fabric, ashlar refacing, Horsham stone roofing, and a Tudor Revival extension, with key historic features largely preserved internally
- Communal value (low-moderate): Limited by private use and lack of public access, but contributes to the historic character of Horsted Keynes and the wider High Weald landscape.

06. Outbuilding: Historic Development and Curtilage Significance

This assessment draws on the Level 3 Historic Building Survey undertaken in March 2026, which accompanies this Combined Design, Access and Heritage Statement. It considers the historic development, significance and contribution to the curtilage setting of Tanyard Manor, comprising the former annexe and former stables. While not specifically referenced in the statutory listing, these buildings form part of the historic curtilage and contribute to an understanding of the site’s functional evolution.

17th–18th Century

The earliest and most significant phase is represented by the southern ground-floor element of the former annexe (Dark blue). Surviving ashlar masonry indicates a likely 17th or early 18th-century origin, associated with post-medieval adaptation of the principal house. This fabric demonstrates a historic service relationship with Tanyard Manor following the decline of monastic and industrial activity and is assessed as being of high significance, forming the strongest evidential link between the outbuildings and the main house.

19th Century (1850s–1870s)

In the mid-19th century, further development occurred to the ground floor of the former annexe (Light blue). Surviving historic brick pavers likely date from this period and provide evidence of continued occupation and modest improvement. This phase contributes medium to high significance, particularly where original floor finishes remain in the garage area.

Late 19th Century (1890s)

By the late 19th century, the former stables were comprehensively rebuilt in a utilitarian agricultural form, with timber framing on brick plinths, projected dormers, stable doors and internal stalls (Teal). While this phase contributes to the rural character and enclosure of the site, the fabric is of low significance, reflecting standardised and largely non-permanent construction.

Mid-20th Century (1950s)

Alterations during the 1950s included a garage lean-to and courtyard extensions to the former annexe and the construction of an eastern detached room with integral concrete water bowls (Pink). These additions introduced no historic fabric and are of low significance, representing functional agricultural adaptation.

Late 20th Century & Contemporary (2000 onwards)

Following a fire, substantial rebuilding between 2000 and 2010 resulted in the complete reconstruction of the first floor and roof structure of the former annexe (Grey). These works introduced entirely modern fabric and are therefore of low significance, although they preserve the established form of the outbuilding as a contribution to the curtilage of Tanyard Manor.

Contribution to the Curtilage Setting

Overall, the outbuildings are of low to moderate significance, with heritage value concentrated in limited early fabric. Their primary contribution lies in reinforcing the historic service function, spatial hierarchy and agricultural character of the curtilage, supporting the setting and understanding of Tanyard Manor.



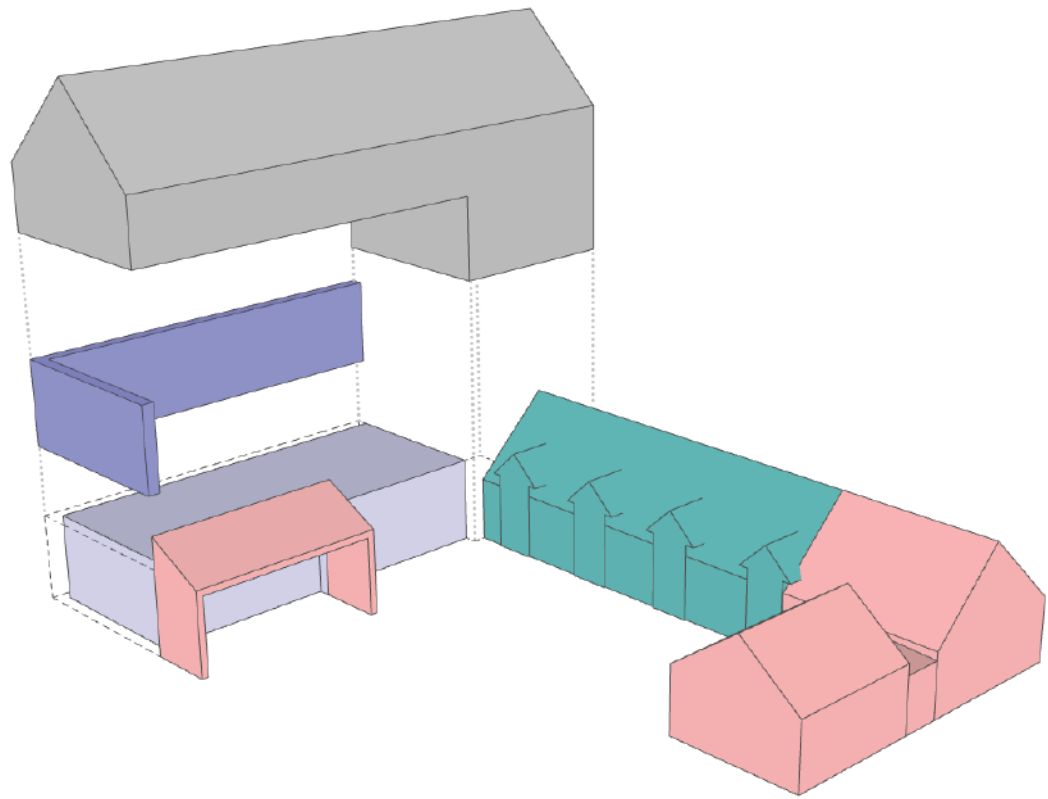
C17th-18th Ashlar wall below adjacent to contemporary additions/repairs to corner & 1F



Example of Mid C19th floor to garage with later infill cement repairs among historic brick pavers



Mid C20th lean-to addition to the garage.



Exploded isometric of historic development:
Colour coded to reflect analysis from Level 3 survey

Development key

- C17th-18th
- Mid C19th
- Late C19th
- Mid C20th
- Contemporary

Outbuilding: Assessment of Significance to the Curtilage of Tanyard Manor

The significance of the outbuildings within the curtilage of Tanyard Manor, comprising the former annexe and former stables, has been assessed using the four heritage values defined by English Heritage (2008): evidential, historical, aesthetic, and communal value. While these structures are not individually mentioned within the Historic England listing, they form part of the historic curtilage and contribute to the understanding of the site's development and former use.

Evidential Value

Evidential value relates to the potential of a place to yield evidence about past human activity, through its fabric, layout, and archaeological remains.

The outbuildings possess low to moderate evidential value overall, with areas of higher significance concentrated in specific surviving elements. The ground floor and southern section of the former annexe retains ashlar masonry that is likely to date from the late 17th century or early post-medieval phase of the site, and this fabric provides valuable evidence of the functional relationship between the principal house and its ancillary structures. Surviving historic floor surfaces within the annexe further enhance this evidential value. In contrast, the upper levels of the former annexe and the majority of the former stables comprise late 19th- and mid-20th-century fabric, which holds limited evidential value. Earlier timber outbuildings are likely to have existed but have not survived, reducing the overall archaeological legibility of this group.

Historical Value

Historical value derives from the ways in which a place illustrates or is associated with past people, events, or patterns of life.

The historical value of the outbuildings is assessed as low to moderate. The former annexe has historic associations with the post-medieval reorganisation and expansion of the site, likely functioning in support of the principal house following the cessation of monastic tanning activity. The former stables and later extensions illustrate the continued ancillary use of the site during the 19th and 20th centuries. While not of high individual importance, the outbuildings collectively contribute to the historic narrative of the site as a working rural holding that evolved alongside the main house.

Aesthetic Value

Aesthetic value concerns the sensory and intellectual qualities of a place, including architectural form, materials, and contribution to setting.

The outbuildings hold moderate aesthetic value, derived primarily from their traditional forms, pitched roofs, weatherboarding, clay peg roof tiles, and historic courtyard arrangement. The ground floor to the former annexe is of higher aesthetic interest due to the surviving ashlar masonry and later historic pavers exhibited in the garage, although exhibiting evidence of later cement repair. The former stables, while of limited historic fabric, present a coherent agricultural form that contributes positively to the character and setting of Tanyard Manor.

Communal Value

Communal value reflects the meanings of a place for the people who relate to it as part of a shared historic environment.

The communal value of the outbuildings is low, as they are private structures with no public access. Nevertheless, they make a modest contribution to the understanding of the site's former agricultural function and to the wider historic landscape setting of Tanyard Manor.



Summary of assessment from Level 3 Historic Building Survey. Completed March 2026



Example of one late C19th stable bays with cement water trough of low significance across each value

Overview

- Overall context: The former annexe and former stables are curtilage buildings to Tanyard Manor; while not individually listed, they contribute to understanding the site's historic development and ancillary use.
- Evidential & historical value (low-moderate): Surviving ashlar masonry and historic floor surfaces in the former annexe provide evidence of post-medieval service use, while later fabric in the stables reflects continued agricultural activity in the 19th and 20th centuries.
- Aesthetic value (moderate): Traditional agricultural forms, materials, and courtyard arrangement contribute positively to the setting, with higher aesthetic interest in the former annexe due to surviving historic fabric.
- Communal value (low): As private buildings with no public access, the outbuildings have limited communal value, though they provide modest insight into the historic rural character of the site.

07. Existing Use & Condition

Use

The outbuilding retains historically subordinate uses associated with Tanyard Manor, including garage and carport accommodation to the west, former stable bays used for recreation and storage, and a former annexe occupying the north-western corner and first floor as an ancillary element to the main house.

The proposals introduce no material change of use and are limited to the repair, rationalisation and enhancement of these established ancillary functions within the existing footprint. The annexe will remain unequivocally incidental to Tanyard Manor, providing guest accommodation only, with the kitchen reduced to a sitting room with a tea station. Although currently assessed separately for council tax, the works support removal of this classification, reinforcing the historic and functional relationship with the principal listed dwelling.

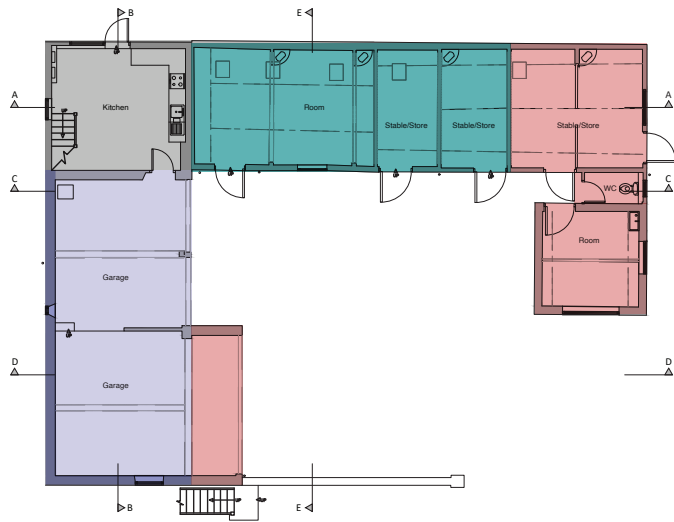
A former permission for conversion of northern barns to a separate dwelling has lapsed and will not be pursued. The proposals do not introduce independent residential use, but consolidate and enhance the outbuildings’ longstanding ancillary role in support of Tanyard Manor.

Existing Site Condition

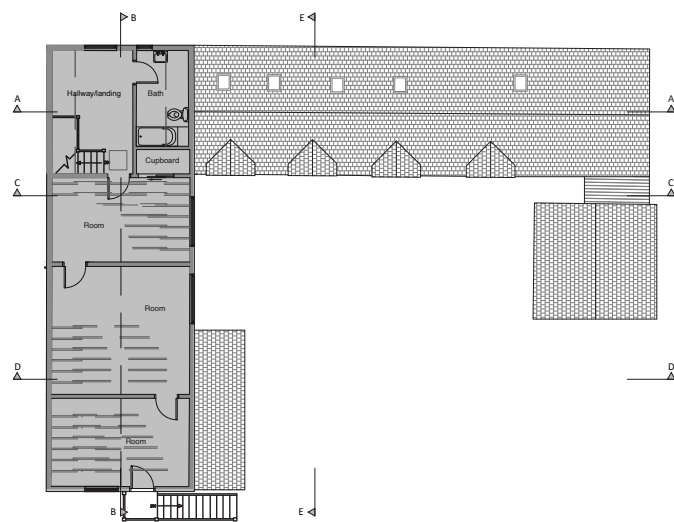
The outbuilding is predominantly clad in black timber weatherboarding beneath clay peg tile roofing, materials that are characteristic of its agricultural and service origins. As identified in the Level 3 Historic Building Survey, the weatherboarding and roof covering to the former annexe on the first floor & north western corner, are generally in good condition, reflecting their more recent reconstruction and repair.

By contrast, the former stable ranges, together with the mid C20th lean-to and eastern block extension, exhibit areas of material weathering and localised deterioration. The existing timber cladding and clay peg tile roofing would benefit from like-for-like repair or replacement to arrest further decay and to preserve the established character and legibility of the buildings. Original stable doors dating from the late C19th survive but show signs of wear consistent with age and long-term use.

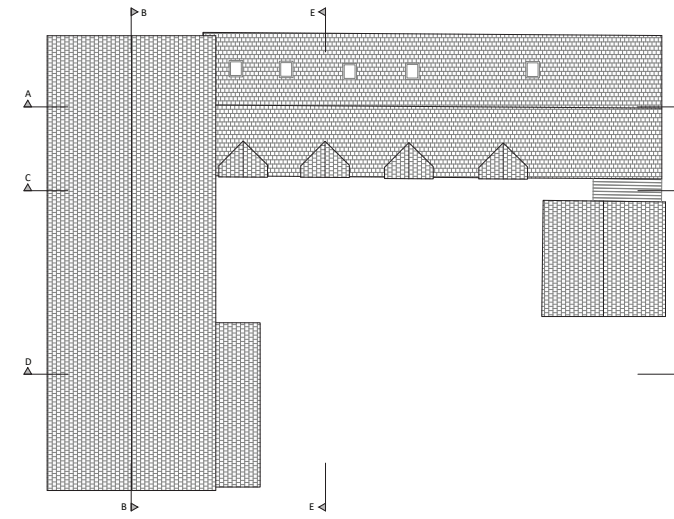
Internally, the condition of the stable bay partitions reflects their temporary and utilitarian construction, corroborating their identification in the Historic Building Survey as elements of low historic significance. The open garage bays retain historic brick and tile paver flooring, although these surfaces have been subject to piecemeal cement-based repairs, likely predating listing. Overall, the condition of the outbuilding supports a repair-led and conservation-focused approach, enabling the retention of historic fabric while securing the long-term preservation and continued ancillary use of the building.



Existing ground floor layout (not to scale)



Existing first floor layout (not to scale)



Existing roof plan (not to scale)



Existing western elevation: C17-18th Ashlar on right



Existing eastern elevation to annexe & garage



Existing south facing elevation to stable bays

Development phasing (as identified in Level 3 Historic Building Survey)

	C17th-18th		Mid C20th
	Mid C19th		Contemporary
	Late C19th		

08. Proposed Design

Overview

The proposed design is grounded in a detailed understanding of the historic significance of the former annexe and stables at Tanyard Manor and their contribution to the listed curtilage. Informed by the Level 3 Historic Building Survey and national heritage policy, the scheme adopts a conservative, repair-led approach that prioritises retention of historic fabric, legibility of agricultural character and the established hierarchy with the principal house.

Proposals are limited to refurbishment, like-for-like repair and targeted internal reconfiguration within the existing envelope, with change focused on areas of lower significance to sustain heritage value and secure the long-term future of the curtilage buildings.

Amount & Scale

The proposed development is limited to the refurbishment, repair and sensitive internal reconfiguration of the existing former stables and annexe buildings positioned to the west of Tanyard Manor, a Grade II listed building.

No increase in footprint, ridge height, massing or built form is proposed. The overall amount of development is confined entirely within the current envelope of the buildings, with works focused on like-for-like replacement of deteriorated materials, discreet upgrades required to secure the long-term use of the outbuildings, and minor internal alterations confined to areas of lower historic significance.

The scale of the outbuildings remains unchanged and clearly subordinate to the principal listed house. The late C19th stable range retains its modest single-storey agricultural form, while the former annexe continues to read as an ancillary support element within the wider curtilage. This hierarchy is fundamental to the significance of the site and has informed the design approach throughout. The proposals do not introduce any visual or functional cues that would elevate the outbuildings to the status of a primary dwelling, nor do they seek to increase their prominence within the historic setting.

Where internal interventions are required, these are carefully targeted areas of low significance for internal areas, as well as to modern or mid C20th external fabric identified in the Historic Building Survey as being of low significance. Areas of earlier fabric, including the ashlar walling and surviving historic floor surfaces within the ground floor annexe, are specifically avoided, retained and conserved. The resulting scheme therefore preserves the established scale of development while allowing the buildings to continue to function in a viable and appropriate ancillary role.



Existing block plan (not to scale)



Proposed block plan (not to scale)

Summary

- The proposals involve no increase in footprint, height or volume and are contained entirely within the existing built envelope of the outbuildings.
- The scale and massing of the former stables and annexe remain clearly subordinate to the Grade II listed Tanyard Manor, preserving the historic hierarchy within the curtilage.
- All works are limited to repair, refurbishment and internal reconfiguration, with interventions focused on fabric of lower historic significance.

Layout

The proposed layout is explicitly designed to reinforce the historic and functional relationship between the outbuildings and Tanyard Manor and to ensure their continued use remains strictly ancillary to the main dwelling. The proposals do not seek to facilitate an independent residential unit, separate planning use, or autonomous occupation.

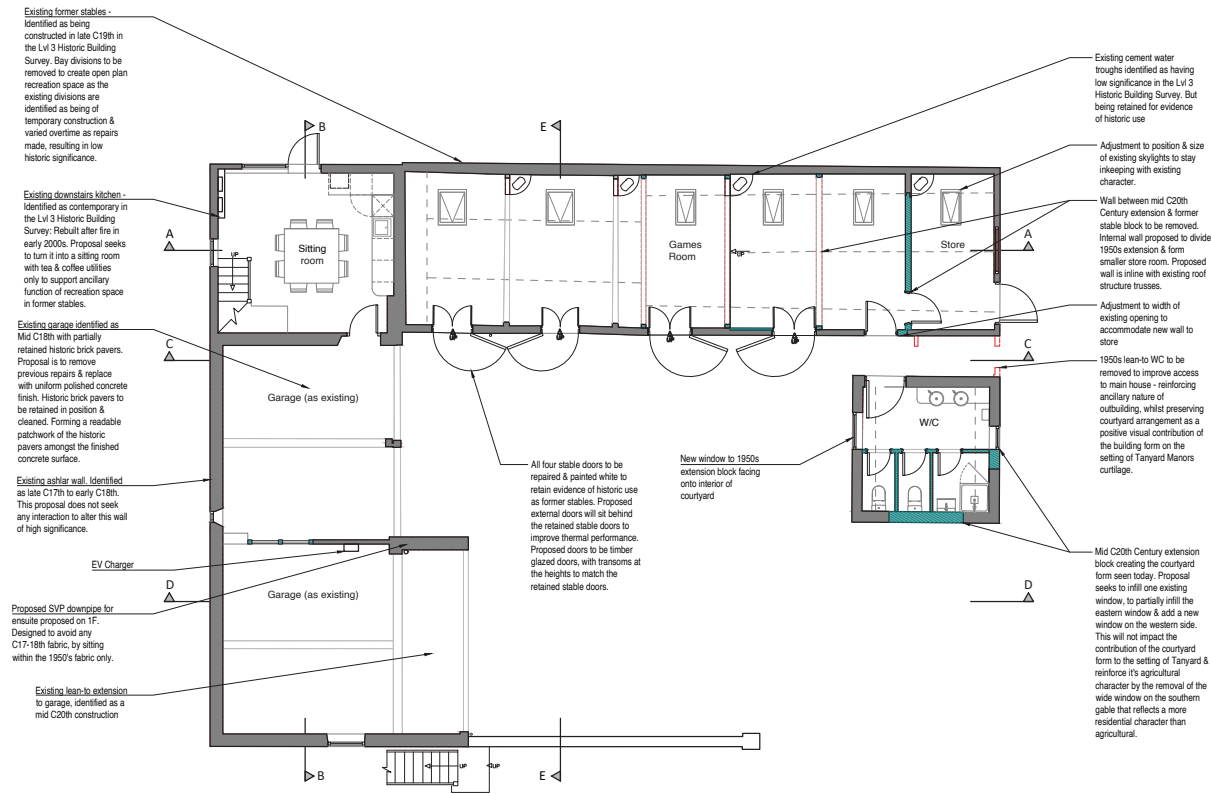
National planning policy supports the sensitive reuse of historic outbuildings where this sustains their significance, avoids unnecessary domestication and preserves the primacy of the principal heritage asset. In this context, the layout retains a clear hierarchy in which the former stables operate as a secondary recreational and amenity space serving the main house. The removal of later internal partitions within the stable block, identified in the Level 3 Historic Building Survey as temporary, low-significance insertions, allows the original volume and structure of the stables to be read more clearly, improving legibility while avoiding structural harm by our retaining of the low roof trusses to demarkate where the original bay partitions were positioned.

The former kitchen within the ground floor annexe, identified as a post-fire C21st rebuild, is repurposed as a sitting room containing limited tea and coffee facilities only. This is deliberately controlled to avoid the introduction of full domestic kitchen provision and ensures that the building cannot function independently from the main house.

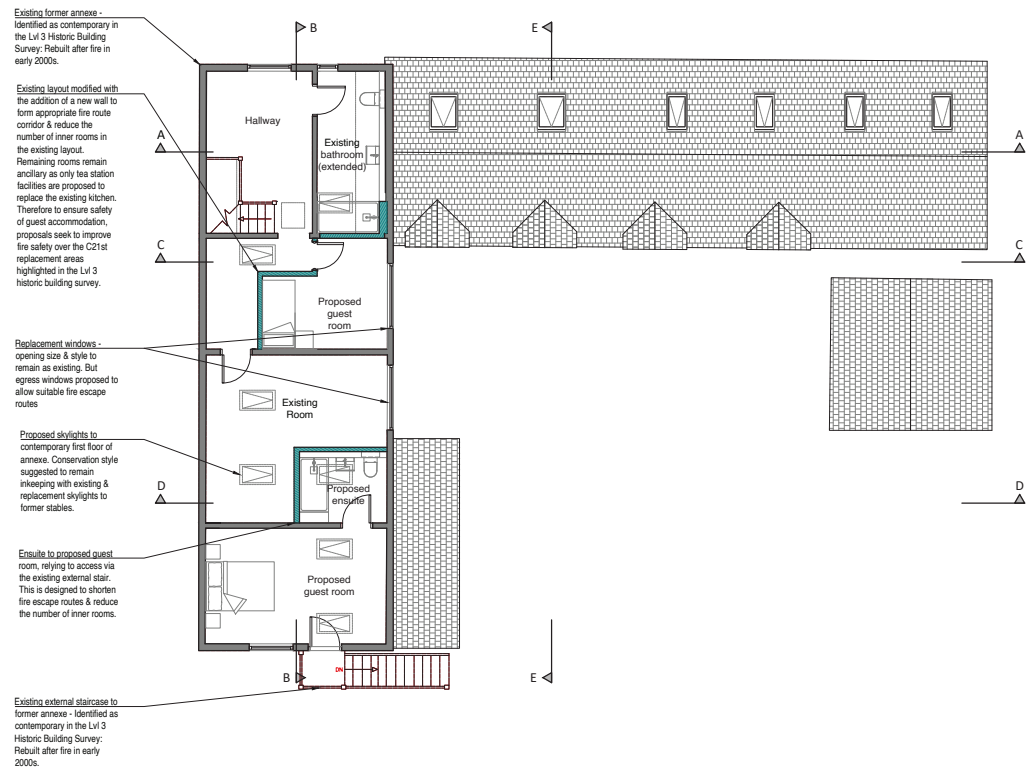
First-floor accommodation within the annexe is similarly restrained in scale and function, accessed via existing circulation and an external stair, and intended solely to provide enhanced, but occasional guest accommodation ancillary to Tanyard Manor.

Fire safety upgrades and improved circulation are accommodated within modern fabric and are designed to reduce the number of inner rooms to the C21st first floor annexe space. The removal of a mid C20th lean-to WC improves access and legibility within the courtyard and further reinforces the subordinate role of the outbuildings by improving walkable routes to the main dwelling.

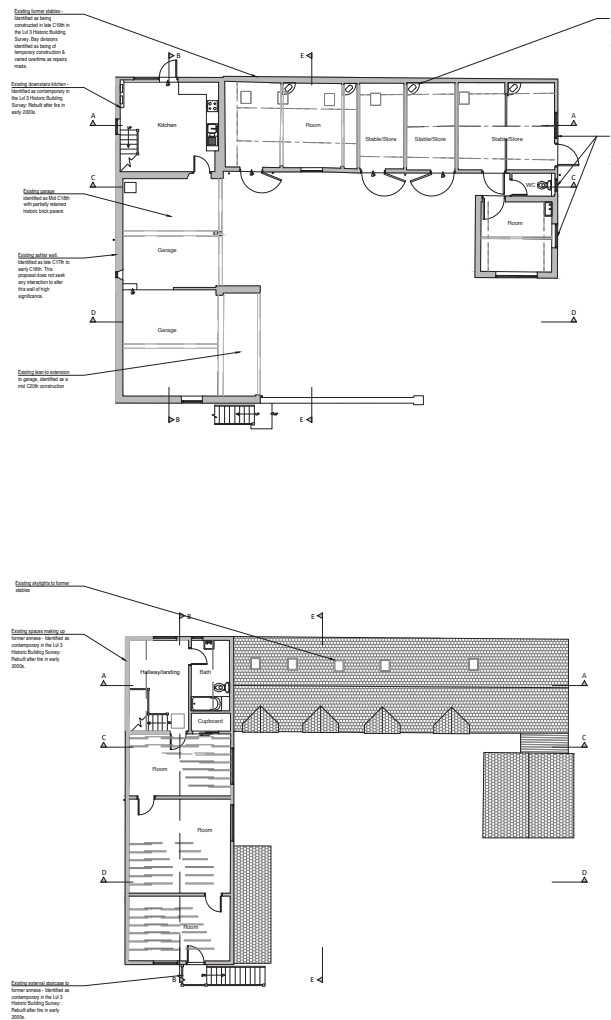
The applicant expressly commits that the outbuildings will be retained in single ownership and used solely for purposes incidental and ancillary to the enjoyment of Tanyard Manor. No separate commercial letting, independent habitation or subdivision is proposed or intended. The layout has been deliberately structured to reflect this commitment and to ensure that the historic character and functional hierarchy of the site are preserved in the long term.



Proposed ground floor layout



Proposed first floor layout



Existing Ground (Top) & First (Bottom) Floor layouts

Summary

- The internal layout reinforces the historic ancillary relationship between the outbuildings and Tanyard Manor, with no facilities or arrangements that would enable independent occupation.
- Internal reconfiguration is limited to areas of modern or low-significance fabric, allowing historic volumes and spatial legibility to be better appreciated.
- The proposals expressly commit the outbuildings to incidental and ancillary use only, remaining in single ownership with the principal dwelling.

Appearance (1 of 2)

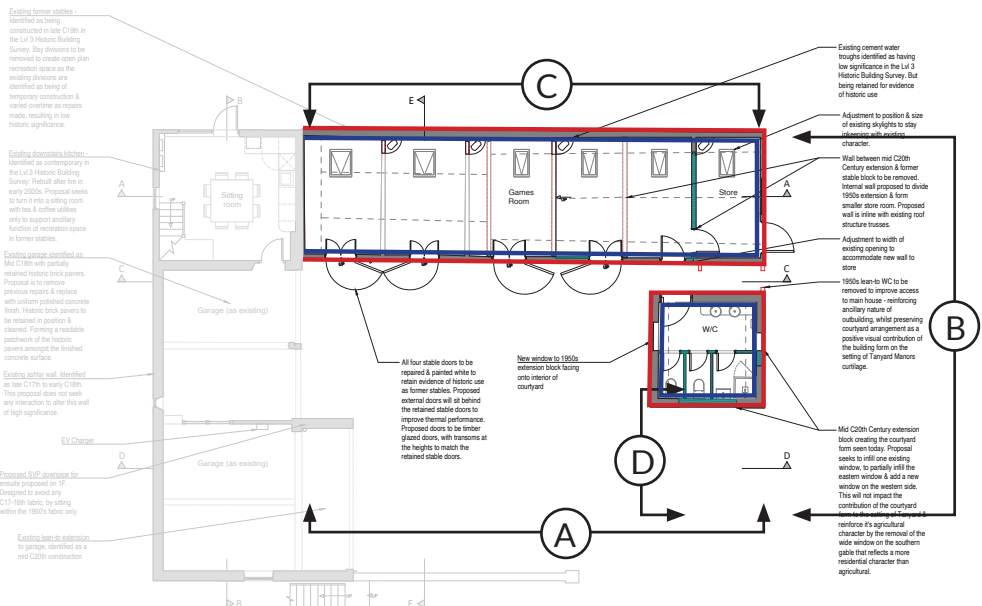
The proposed works adopt a conservation-led approach to the roof and external envelope, ensuring that essential repair and thermal upgrade works are undertaken with minimal visual or material change. Existing clay plain roof tiles and black-stained timber weatherboarding to the C19th stables and the mid-20th-century eastern extension will be replaced on a like-for-like basis, carefully matching existing materials, profiles and finishes.

This approach preserves the agricultural character and weathered appearance of the buildings while ensuring their long-term durability. Prior to roof works, the existing roof finishes will be carefully assessed to determine the most appropriate method of removal. This process will include consideration of the structural implications of unloading the roof frame, the identification and secure setting aside of all roof finishes and associated fittings (including bonnet, valley and hip tiles), and the careful cleaning and assessment of tiles and fittings to determine their suitability for re-use. Existing roof build-ups, including membranes, sarking boards and battens, will be investigated to establish the feasibility of removal and to assess the sheathing and restraint capacity of the sarking boards. Following the stripping of finishes, all roof timbers will be inspected and repaired where necessary.

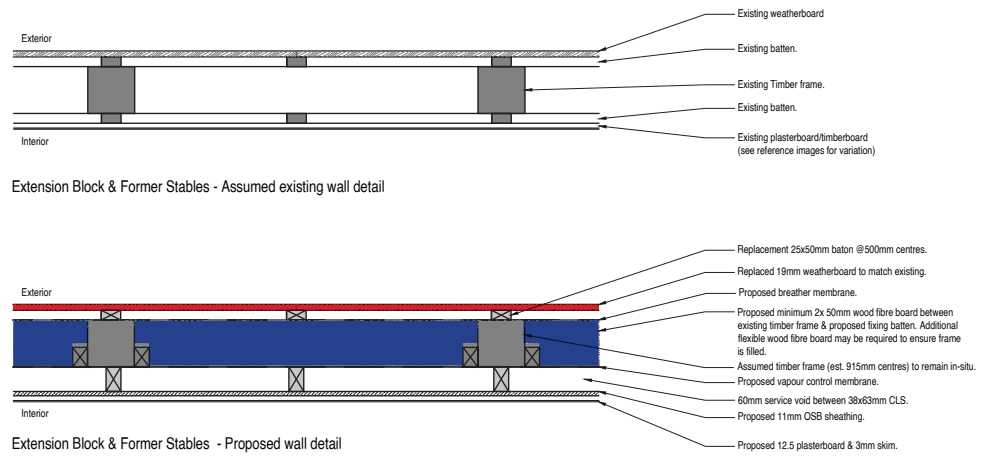
Roof finishes will then be reinstated using a new Type 1F roofing membrane. Existing clay plain tiles will be reused wherever possible and supplemented with matching new tiles to complete the covering. Subject to the quantity of retained tiles, priority will be given to reusing original tiles on the more visually sensitive southern slopes, with new tiles introduced on the less prominent northern slopes. Roof form, pitch and detailing will remain unchanged.

Thermal performance will be improved through the introduction of vapour-open wood fibre insulation installed within the roof build-up, together with a minimum 50mm ventilation void. This breathable insulation strategy supports the historic fabric by allowing moisture movement while significantly improving energy efficiency. The exposed rafter aesthetic is retained internally, ensuring that the character of the roof structure remains legible. A bat survey has been undertaken and confirmed no bat presence within the former annexe or stables; reference should be made to the accompanying report for full details.

Cladding works



Proposed internal insulation (blue)& replacement weatherboarding (red).

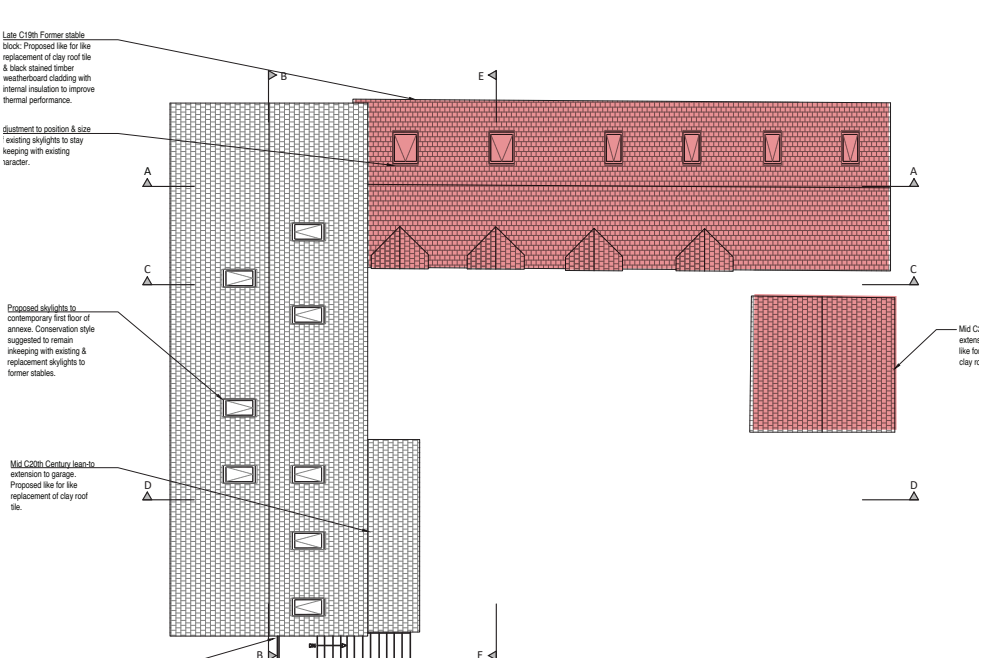


Details of proposed internal insulation with wood fibre

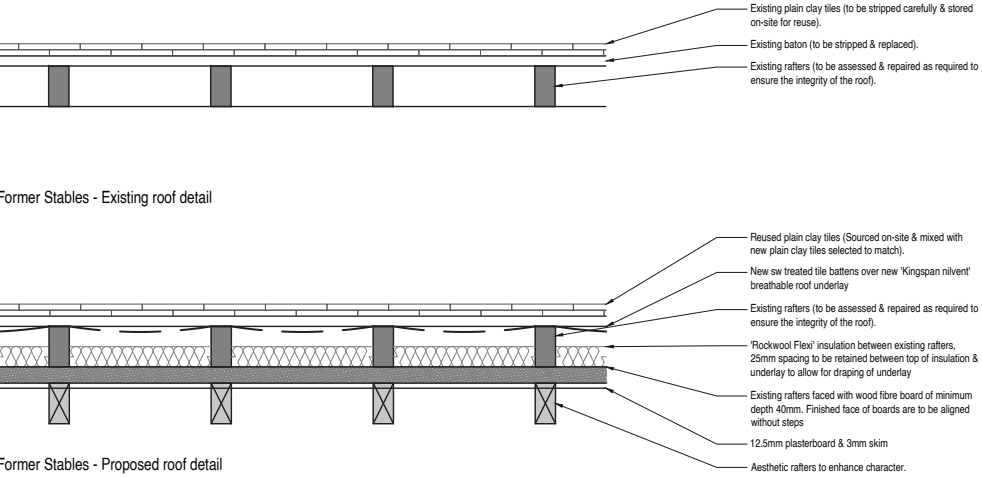


Examples of existing weatherboard condition

Roofing works



Areas of proposed roof tile replacement (red).



Details of proposed roof replacement & insulation



Examples of existing roof tile condition

Appearance (2 of 2)

Elsewhere, the appearance of the outbuildings is preserved and subtly enhanced through targeted, minimal interventions that respond to differing levels of historic significance. Existing rooflights are to be replaced with conservation-style units of comparable size and proportion, with minor rationalisation of their alignment to reduce visual clutter across the roofscape. No additional roof penetrations are introduced in areas of higher historic value.

Replacement windows required to meet egress and fire safety standards will retain the existing opening dimensions, proportions and material expression. Any new or altered openings are confined to later, less significant fabric and are used selectively to reverse previous domesticising interventions that detract from the agricultural reading of the buildings.

The original stable doors are retained in their entirety and repaired, preserving clear evidence of historic use. These doors are to be repainted and conserved, with new glazed timber doors inserted behind them to enhance thermal performance of the internal recreation space. Internal door alignments respect existing transom heights and divisions as observed in the existing stable doors, ensuring that the outward appearance of the stables remains unchanged.

Within the ground-floor garage, later cement floor repairs are removed and replaced with a polished concrete surface. Surviving historic brick and tile pavers, identified as mid- to late-C19th in origin, are retained in situ, cleaned and repointed to read as a visible patchwork of historic phases. This allows the evolution of the space to remain apparent while providing a robust finish appropriate to the building’s continued use and stewardship.

Across the scheme, intervention is consciously minimised in areas of higher significance, with necessary change directed toward later fabric, ensuring that the character and heritage value of the outbuildings are preserved while enabling their sustainable long-term use.

Stable door repair & proposed inner timber glazed doors



Existing stable doors to be repaired & repainted white



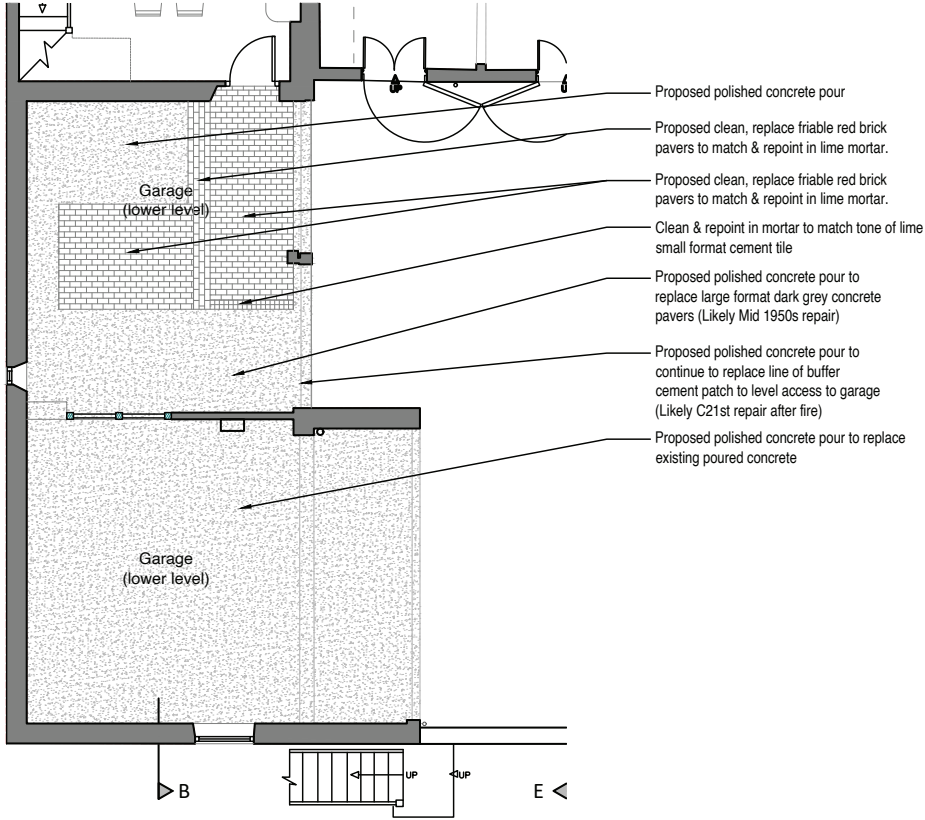
Proposed repaired stable doors with inner timber glazed with transoms proportioned to match existing openings stable doors to be repaired & repainted white

Proposed conservation style skylights



(Left) Proposed conservation skylights. (Right) Existing conservation skylights on former stables, openings to be adjusted.

Garage floor works



(Top) Proposed garage floor finish to preserve the C19th Red Brick Pavers identified as having medium significance (Bottom) Photos of existing garage floor.

Ecological support considerations

In preparation for this proposal due to the proposed like-for-like replacement to the roofing tiles to the C19th stable & mid C20th eastern extension blocks, a dedicated bat survey was undertaken by Crossman Associates. Their report (Ref: H1184.002), issued on 3 October 2025, has been submitted in support of this application and should be referred to for full methodological detail and findings.

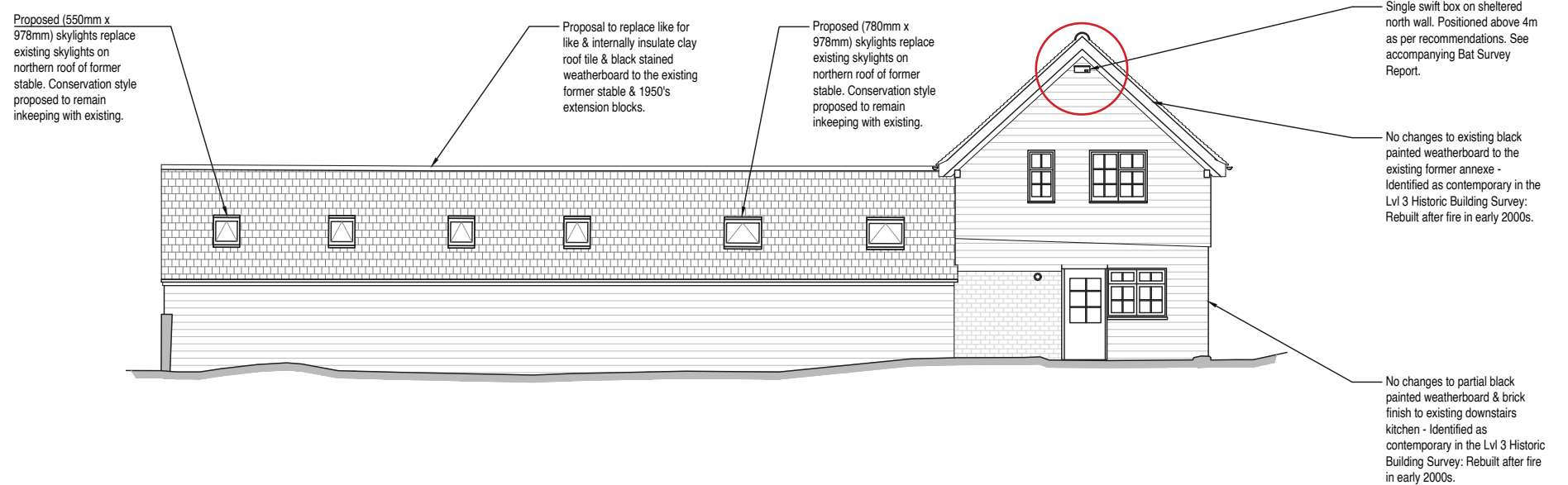
The buildings affected by the proposed works were assessed as being of low suitability for roosting bats. An emergence survey was carried out on 22 September 2025, during which no bat activity or emergence was recorded. As such, the proposed works are not considered likely to adversely affect bat populations.

No evidence of current bird nesting activity was recorded within the buildings. However, an old bird nest was identified within the stable building, indicating historical use. In light of this finding, and as part of a wider commitment to biodiversity enhancement, Crossman Associates have made specific ecological recommendations.

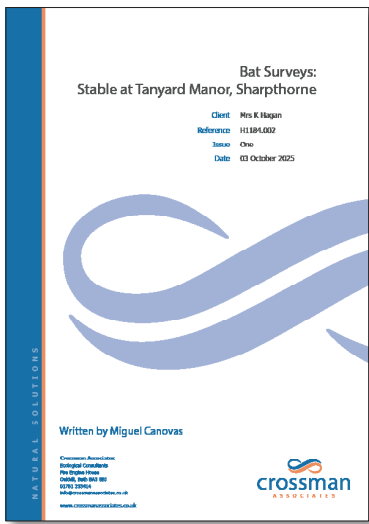
The report advises that at least one swift nest box should be installed to provide compensatory habitat enhancement (Section 4.14, Page 18). It further recommends that any nest box is positioned a minimum of 4 metres above ground level, ideally beneath the eaves or on a suitably sheltered wall, with a clear flight path and minimal disturbance. To reduce the risk of overheating, a north- or east-facing orientation is preferred (Section 4.15, Page 18).

In response to these recommendations, and acknowledging the weatherboarded construction of the outbuildings, a wall-mounted swift nest box is proposed. The box will be installed at approximately 6 metres above ground level on the northern gable of the outbuilding, positioned beneath the eaves to provide shelter and suitable nesting conditions. A proprietary swift box, such as the example illustrated, or an equivalent alternative, will be specified. The proposed installation location is shown on drawing reference 27900_03_PR_34.

This approach ensures compliance with ecological best practice while delivering a measurable biodiversity enhancement as part of the proposed development.



Proposed northern elevation with postion of swift box highlighted in red circle.



Summary

- A bat survey by Crossman Associates (Ref: H1184.002, 3 October 2025) confirmed the buildings are of low suitability for roosting bats, with no bat emergence recorded
- No active bird nesting was found, though an old nest was identified, prompting ecological enhancement recommendations.
- In response, a wall-mounted swift nest box is proposed at c.6m on the north-facing gable under the eaves, delivering a clear biodiversity benefit.

(Left) Swift box specification or similar to be installed as shown on drawings.
(Right) Report by Crossman Associates.

06. Impact on the Curtilage of On-Site Listed Assets

Assessment of Impact

Tanyard Manor, a Grade II listed building, is the principal heritage asset on-site, with the former annexe and stables forming curtilage-listed structures by virtue of their historic relationship, function and proximity. The assessment of impact has been informed directly by the Level 3 Historic Building Survey and national heritage guidance.

The proposals result in no physical alteration to the listed farmhouse itself, no change to its setting, and no impact on key views, spatial relationships or approaches within the curtilage. The courtyard arrangement of the outbuildings, which contributes positively to the historic character and agricultural readability of the site, is retained and subtly strengthened through the removal of later incongruous additions.

Within the curtilage buildings, works are largely confined to repair, replacement and alteration of modern or low-significance fabric. Areas identified in the survey as having higher evidential or historic value, including the ashlar masonry and historic floor surfaces within the southern ground floor annexe, are preserved and left untouched. Where fabric of lower significance is altered, the work is proportionate, justified and contributes toward reversing earlier erosion of character.

The cumulative impact of the proposals is therefore neutral to positive in heritage terms. The design preserves the contribution of the outbuildings to the setting of the listed house, reinforces their ancillary role, and enhances legibility of historic form. Any heritage impact is assessed as no harm, or at most less than substantial harm, and is clearly outweighed by the conservation benefits arising from repair, improved use and long-term stewardship.

07. Conclusion

The proposals for the former annexe and stables at Tanyard Manor represent a carefully considered, conservation-led response to a complex group of historic outbuildings within the curtilage of a Grade II listed house. The design retains the established scale, hierarchy and agricultural character of the buildings, limits intervention to areas of lower historic significance, and delivers essential repairs using traditional materials and methods.

By explicitly committing to continued ancillary use, avoiding independent accommodation, and preserving the functional and visual primacy of the main house, the scheme aligns fully with national planning policy and heritage best practice. The proposals secure the long-term viability of the outbuildings while preserving the special interest and setting of Tanyard Manor, ensuring that their historic relationship remains legible and protected for future generations.

Collect of photos of existing outbuilding condition



Existing stable bay with water trough shown in corner to be retained, as well as showing the roof trusses to be retained to denote the historic layout of the bays.



Existing stable bay formerly renovated to become a recreation space.



Existing 1950s lean-to WC to be removed & form pedestrian route to main house between the blocks.



Southern elevation (C19th Stables & 1950s extensions seen)



Eastern elevation (1950s extensions)



Former annexe (C21st above mid to late C17th Garage. 1950's lean-to extension to garage on left).

