



TANYARD MANOR

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

DESIGN, ACCESS & HERITAGE STATEMENT

*External repairs & internal
alterations to outbuilding,
driveway & external
landscaping of pool area.*

October 2025

JAMES CLAGUE
ARCHITECTS

FOREWORD:

This document has been produced to accompany the Planning and Listed Building Application to seek consent from Mid Sussex District Council for works to areas facing onto the curtilage of Tanyard Farmhouse (Grade II Listed No.1025688) including external repairs & alteration to the outbuilding located to the west of the main house, resurface the tarmac arrival hardstanding, as well as external landscaping & alteration to existing retaining walls to modernise the pool area south of the main house.

This document is supplemented by the drawings:

27900_03_EX_00 - Existing Location Plan
27900_03_EX_01 - Existing Site Plan
27900_03_EX_02 - Existing Pool Area Plan
27900_03_EX_03 - Existing Block Plan of Stables
27900_03_EX_10 - Existing Ground Floor Plan
27900_03_EX_11 - Existing First Floor Plan
27900_03_EX_12 - Existing Roof Plan
27900_03_EX_13 - Existing Elevations (South & West Faces)
27900_03_EX_14 - Existing Elevations (North & East Faces)
27900_03_EX_15 - Existing Sections (A-A & B-B)
27900_03_EX_16 - Existing Sections (C-C & D-D)
27900_03_EX_17 - Existing Section (E-E)

27900_03_PR_21 - Proposed Site Plan
27900_03_PR_22 - Proposed Pool Area Plan
27900_03_PR_23 - Proposed Block Plan of Stables
27900_03_PR_30 - Proposed Ground Floor Plan
27900_03_PR_31 - Proposed First Floor Plan
27900_03_PR_32 - Proposed Roof Plan
27900_03_PR_33 - Proposed Elevations (South & West Faces)
27900_03_PR_34 - Proposed Elevations (North & East Faces)
27900_03_PR_35 - Proposed Sections (A-A & B-B)
27900_03_PR_36 - Proposed Sections (C-C & D-D)
27900_03_PR_37 - Proposed Section (E-E)

27900_03_PR_40 - Existing & Proposed Roof Details
27900_03_PR_41 - Existing & Proposed Wall & Floor Details

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

www.jamesclague.co.uk

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1.0 INTRODUCTION

1.1 BRIEF OVERVIEW

This statement accompanies a Homeowners and Listed Building Consent application for works to three main areas with the client's site that are adjacent to the curtilage of Tanyard Manor (Farmhouse - Grade II Listed No.1025688). These works include:

- 1 - External repair & internal alteration to the outbuilding located to the west of the main house. The outbuilding forms a right angle open courtyard, which constitutes a 1.5 storey former annexe to the west & former stable to the east.
- 2 - Resurfacing of the tarmac arrival hardstanding
- 3 - External landscaping & alteration to existing retaining walls to modernise the pool area south of the main house.

1.2 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.

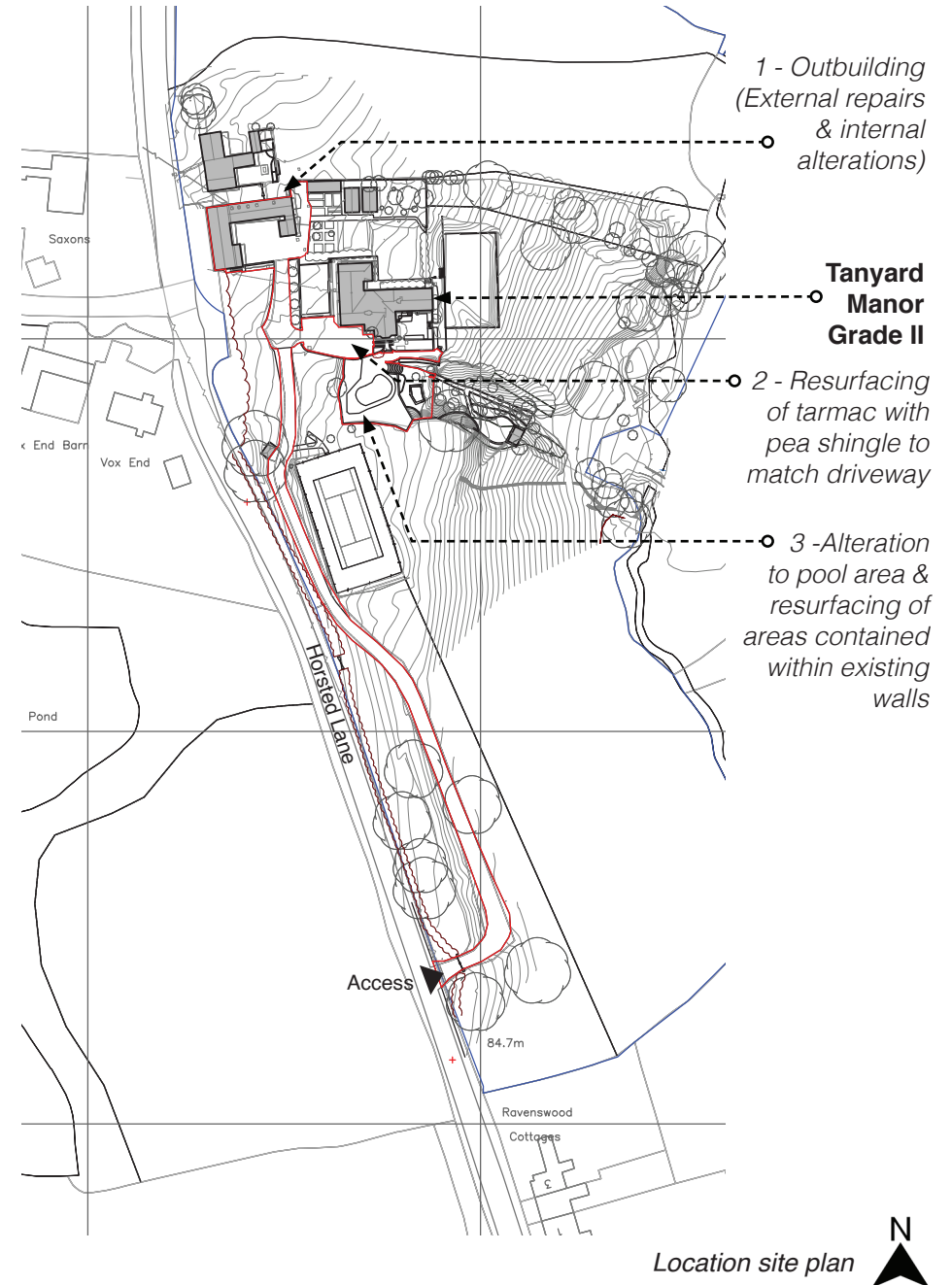
The entrance off Horsted Lane is located to the south of the site with the long entrance drive leading past areas of lawn and the multi-sports surface before heading past the west of the house onto a parking area in the forecourt fronting an outbuilding in the north west corner.

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 leading to a natural pond and stream framed by woodland to the east. The existing cess pit is located in this vicinity.

To the east of the house a raised terrace enjoys views of the open landscape with further areas of lawned terracing to the east and south.



1.3 PURPOSE OF STATEMENT

The purpose of this joint design, access & heritage statement is to supplement the supplied drawing pack through additional insight into the design steps proposed to enhance the viability of the use of Tanyard Manor, whilst reflecting the aesthetic character of asset. We have ensured adherence to the following policy relating to the site & conservation to guide the design proposals:

SITE CONSTRAINTS

- Adjacency to Tanyard Manor, a Grade II listed and was listed in 1957.
- The property is located in the High Weald National Landscape.

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).

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.

1.4 PLANNING HISTORY

An overview of recent planning history at Tanyard Manor to give context on the sensitive proposals already approved as part of works to secure a beneficial long-term use for the listed buildings and their curtilage: Secure their future longevity.

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: Pending Consideration

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: Pending Consideration

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: Awaiting decision

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: Awaiting decision

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

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

2.0 HISTORIC DEVELOPMENT OF THE SITE

2.1 CHRONOLOGICAL SITE SUMMARY

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 coach house.

C15th RANGE:

The list description describes the 2 storey east wing (with attic) as a C15th timber framed construction, now faced with ashlar, however it appears to be constructed in a coursed sedimentary stone, possibly a sandstone with a red brick panel in English bond to the gable end, and set over a stone plinth raised almost a storey height towards the east as the ground drops away. The east wing is finished with a Horsham slate roof to the south slope and plain clay peg tile to the north slope. The windows are stone mullioned with metal casements containing leaded lights. The stone range is evidently truncated beyond the substantial back-to-back chimney and now abuts the central timber-framed section of the house.

C17th RANGE:

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

C19th/C20th RANGE:

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 northern range, however this may be erroneous as the version is updated from the 1909 survey. The 1949 aerial photograph is unfortunately unclear, but the 1956 Ordnance Survey clearly shows the later rear extension and the tennis court is now evident to the south. Evidently the north extension was constructed in the first half of the C20th and in a revival style popular during this period and may correspond with general enhancement and landscaping to the grounds, including the tennis pool and landscaped terraces.



Described C15th range (eastern wing)



C17th range (western wing & southern gable)



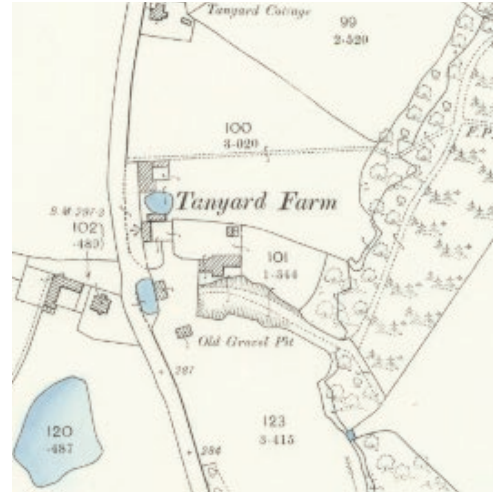
C19th range (northern wing)

2.2 KEY DEVELOPMENT PHASES AS SURVEYED

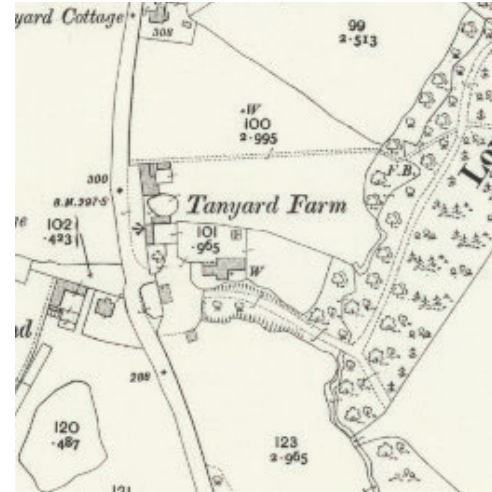
1874 (published 1879)



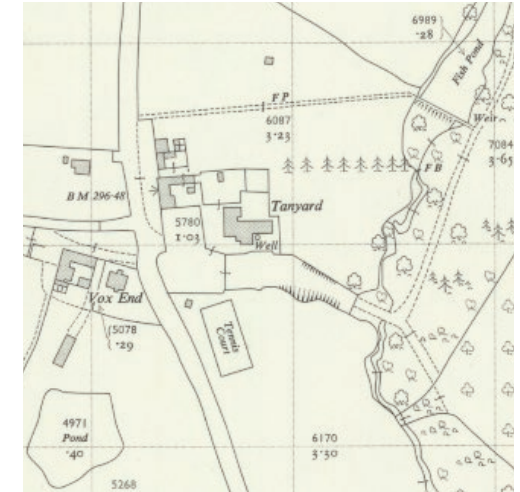
1896



1909 (published 1912)



1956



2001



2012



2021



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.

Whilst the C19th northern range is not shown in the 1896, nor 1909 (with no other expected changes shown). By the 1956's survey, this update seems to reflect the later additions found in the photographic survey.



Ordnance Survey source: National Library of Scotland
Satellite imagery source: Google Earth

3.0 APPLICABLE HERITAGE ASSETS & SIGNIFICANCE

3.1 ON-SITE HERITAGE ASSET: TANYARD FARMHOUSE

Listed Building, Grade II - No.1025688

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 1. 5405
Tanyard Farmhouse TQ 33 SE 7/467 28.10.57 II

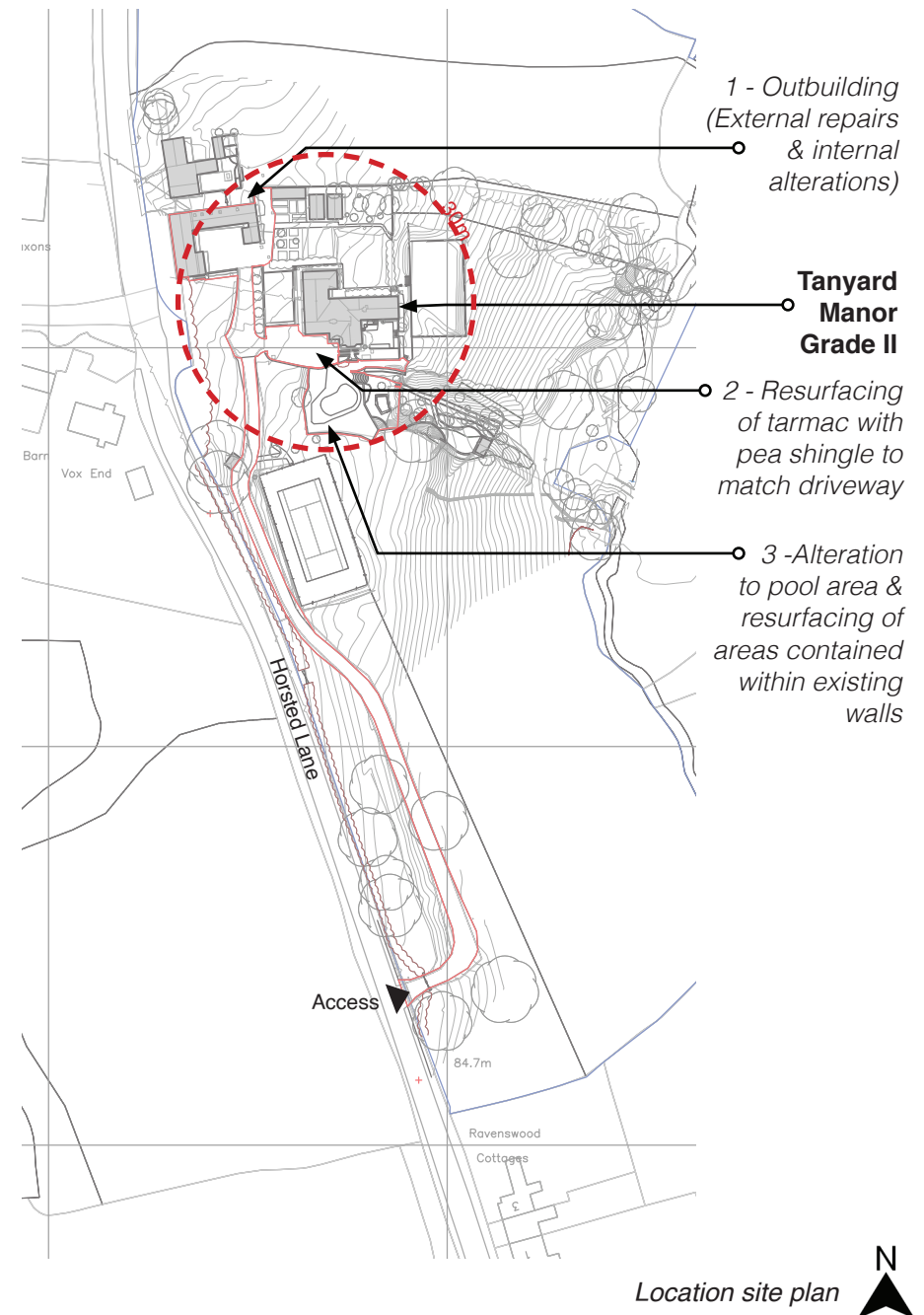
Listing description: The original portion is the east wing, which is a C15 timber-framed building, now faced with ashlar. Horsham slab roof. Casement windows. Pointed doorway. Two storeys. Three windows. T-portion added in 1929 in imitation timbering.

3.2 SIGNIFICANCE ASSESSMENT

Heritage significance is principally determined based on a set of four heritage values (English Heritage, 2008). The potential of a place to yield evidence about past human activity, as the building and its setting retains sufficient historic fabric to inform an understanding of its original character or appearance and in particular how this has evolved over time to adapt to changing needs.

As noted in previous applications & conservation officer comments, the adjacent asset is valued for its architectural history & aesthetic merit due to its various additions over the centuries. Whilst its historical use as a convent & later farmhouse are now no longer significant to this listing. The material aesthetic & timber frame structure are noted as significant due to their C15th origin. Noted outside the listing, conservation officer comments have noted the aesthetics of the green & agricultural wider setting.

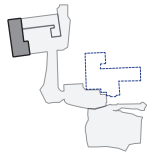
The proposals are all within the curtilage of the heritage asset. But do not seek to interact with the asset directly. Therefore as part of this application we seek to reflect & enhance the existing material aesthetic & character of the setting around Tanyard Manor.



4.0 PROPOSED DEVELOPMENT

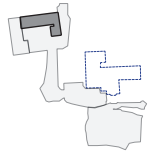
4.1 OVERVIEW

This proposal involves three main areas, each with a differing level of intervention & therefore potential impact. It is important to note that none of the three areas are mentioned in the listing, but due to their immediate adjacency & location within the boundary curtilage, it is prudent to consider their impact on the character of the listing. Each area will be examined individually in the following sheets. But in summary the proposals are as follows:



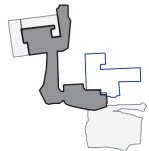
- AREA 1A - FORMER ANNEXE

The proposal seeks to make the following alterations to the 1.5 storey former annexe (A): Internal alteration to the first floor & renovation of the ground floor kitchen to a sitting room to serve as guest accommodation with improved insulation, layout & replacement openings in the form of conservation skylights.



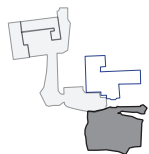
- AREA 1B - FORMER STABLE)

This part of the proposal involves internal layout changes, including wall removal and retention of exposed truss work, along with new and modified skylight and door openings. The lean-to WC will be removed, and the southern block renovated into a WC. A uniform (likely) timber floor finish is proposed, alongside like-for-like replacement of black weatherboard cladding across the exterior. The clay tile roof will be stripped, repaired, and reinstated with added membraning and insulation. All works will remain within the existing footprint, use matching materials where possible, and aim to preserve and enhance the building's agricultural character while improving its suitability as an occasional family event space through better insulation, layout, and openings.



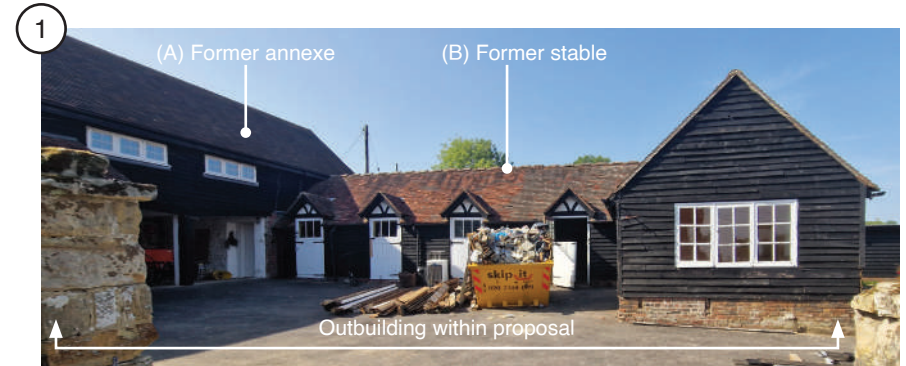
- AREA 2

As clearly seen in the satellite analysis, the relatively recent tarmac driveway sits uncomfortably in the context of the character of the site. This part of the proposal seeks to replace the tarmac with pea shingle to reintroduce a more historically appropriate surface finish & improve drainage.



- AREA 3

Replace the dated pool & surrounding area within the bounds of the existing stone walling to create a more viable recreational space & improve energy efficiency through the installation of an ASHP heater for the pool.



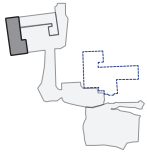
Area 1 - External repairs & internal alterations to outbuilding to west



Area 2 - Resurface tarmac



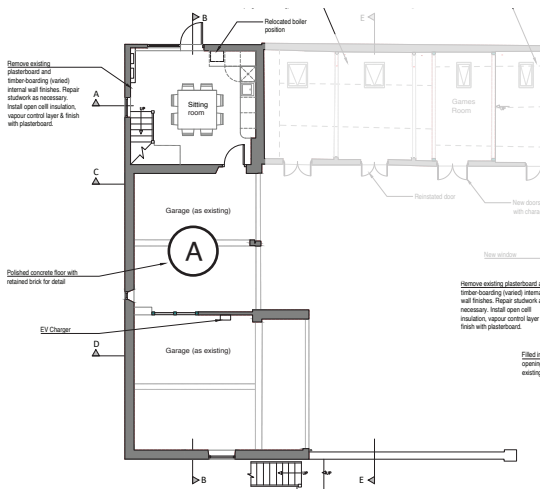
Area 3 - Alteration to pool



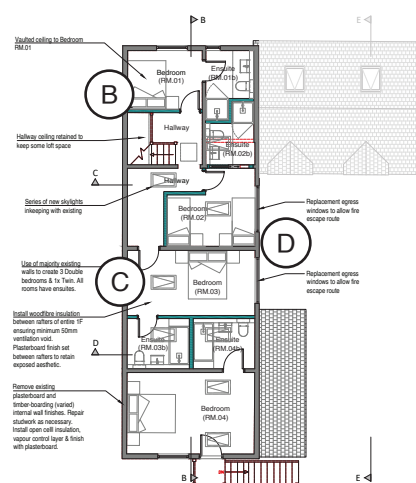
4.2 AREA 1A: ALTERATIONS TO FORMER ANNEXE (1 of 2)

The description of proposed works are as follows. Please read with supplied drawings for complete description of proposals:

- Resurface existing garage floor with polished concrete to level. Retain existing brick detailing around perimeter.
- Remove existing kitchen & replace with sitting room & tea station.
- Relocate boiler to proposed sitting room.
- Repair or replace existing trusses to be inkeeping with existing & enhance timber frame character.
- Reform internal layout within the existing truss roof structure to create four guest rooms each with an ensuite.
- Reveal the existing roof trusses above Bedroom 01 to create a vaulted ceiling.
- Install woodfibre insulation between rafters of entire first floor, ensuring minimum 50mm ventilation void. Plasterboard finish set between rafters to retain exposed aesthetic.
- Insulate walls internally at 1F level. See details on 27900_03_PR_41.
- Create new openings for five skylights on the eastern roof side. These will be inkeeping with size, portion & conservation specification used in the ground floor games room space.
- Create new openings for three skylights on the western roof side. These will be inkeeping with size, portion & conservation specification used in the ground floor games room space.
- Replace existing windows on the courtyard facing elevation (see 27900_03_PR_37) with timber frame egress windows.



Area 1A - Ground Floor plan



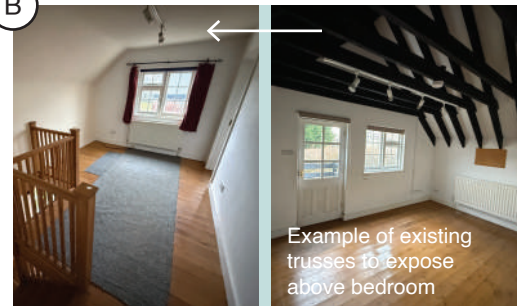
Area 1A - First Floor plan

A



Existing garage floor.
Brick drainage grid detail to be retained & blended with polished concrete floor finish.

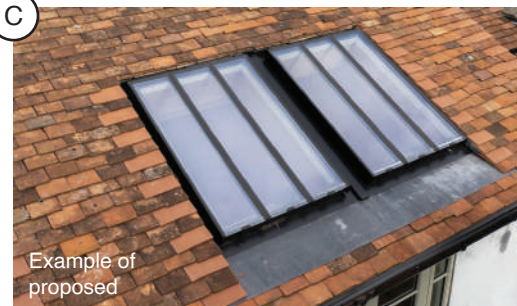
B



Ceiling to be removed to reveal existing vaulted truss ceiling above proposed bedroom.

Example of existing trusses to expose above bedroom

C

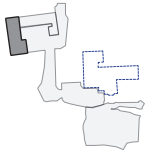


Creation of a number of skylights to match those proposed above the games room. Conservation skylights (example shown) to be specified.

Example of proposed



Replacement timber frame egress windows in location shown .



4.2 AREA 1A: ALTERATIONS TO FORMER ANNEXE (2 of 2)

The description of proposed works are as follows. Please read with supplied drawings for complete description of proposals:

- In anticipation of this proposal, a bat survey was carried out by Crossman Associates. Their report (H1184.002) issued 3rd October 2025 has been included as part of this application. Please refer to this document for details:
 - In summary, the buildings where the works are proposed were deemed to be of low suitability for roosting bats. An emergence survey was conducted on the 22nd September 2025, there was found to be no emergence.
 - No birds were recorded in any aspect of the building. However an old bird nest has observed inside the stable. With this in mind, in addition to enhancing biodiversity, Crossman Associates have recommended:

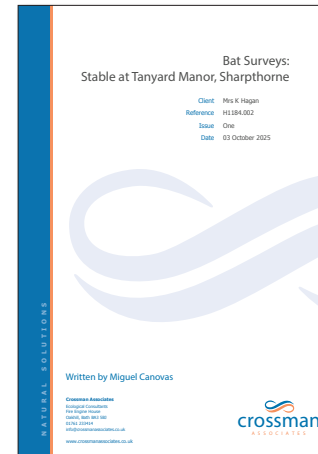
Page 18 - 4.14: At least one swift next box be installed.

Page 18 - 4.15: The nest box should be positioned at least 4 m above ground level, under the eaves or on an appropriate sheltered wall, with a clear flight path and minimal disturbance. Ideally, the box should face north or east to avoid excessive heat exposure.

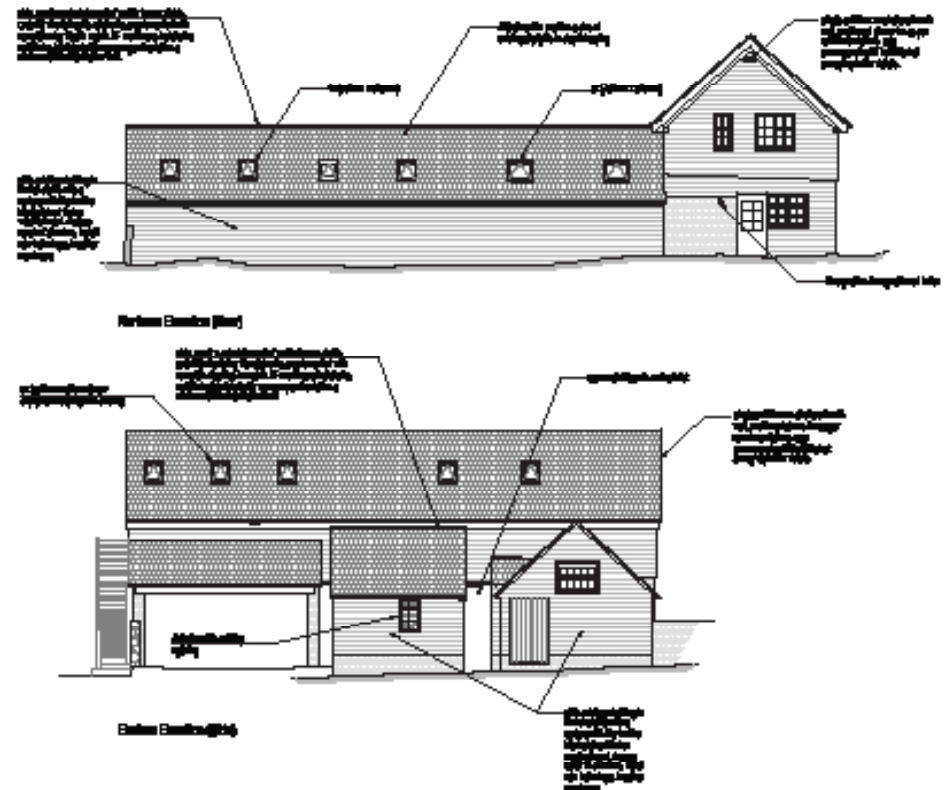
- Due to the weatherboarding cladding of the outbuildings, we have specified a wall mounted swift box positioned at 6m on the northern gable of the outbuildings in a shelter location under the eaves. A box such as the example below or similar will be specified. See 27900_03_PR_34 for suggested installation location.



Swift box specification or similar to be installed as shown on drawings.



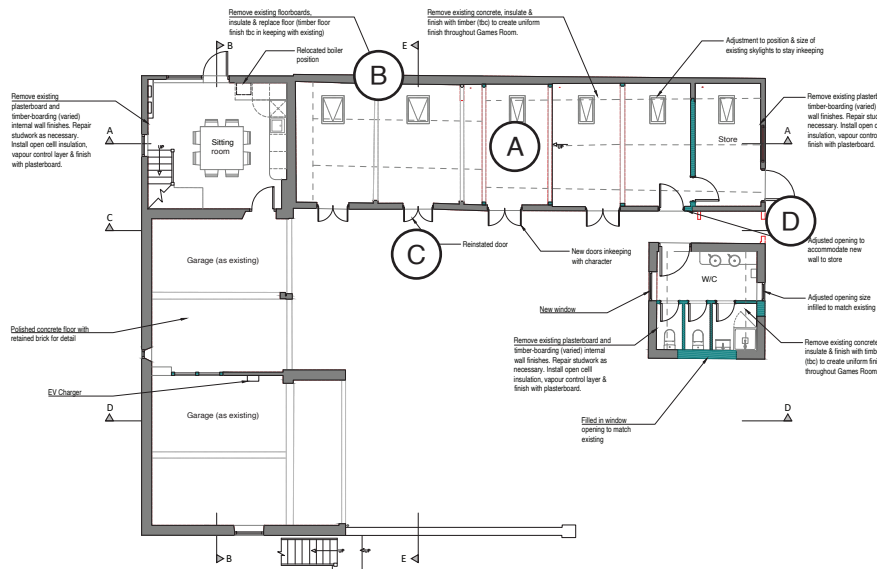
Report by Crossman Associates.



Extract from 27900_03_PR_34

The description of proposed works are as follows. Please read with supplied drawings for complete description of proposals:

- Remove existing stable divides to create a large games room.
- Repair or replace existing trusses to be inkeeping with existing & enhance timber frame character.
- Adjustment to existing skylights as well as creation of new skylight openings aligned with the existing stable door openings. Proposed skylights will be conservation.
- Form new wall at eastern end of ground floor to form a store.
- Replace all stable doors due to poor state of repair. Replacements to be conservation oak framed glazed double doors to enhance solar gains in open plan games room volume. Portions of transoms to reflect existing door proportions.
- Adjust opening hidden behind smaller extension block elevation to allow internal wall to store to comfortably align with existing timber frame.
- Remove existing WC with lean-to roof.
- Create WC function with shower & two toilets to service the games room in the extension block.
- To create a viable use of this block, proposal includes a new conservation style window on the west elevation, an infill to match existing brickwork on the south elevation & an adjustment to an existing window on the west elevation.
- Replace & make uniform all internal floor area within games room & WC block.
- Remove existing concrete to GF stables & block. Insulate & replace with timber flooring to games room & likely tile to WC.



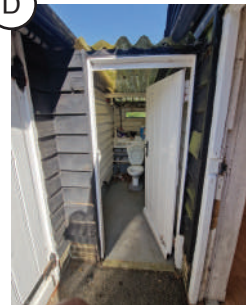
As seen: Existing timber frame in former stables. Divides to be removed & existing trusses retained & repaired.



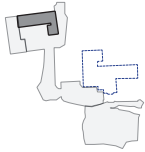
Adjustments to existing size, location & number of skylights to align with existing openings. Conservation skylights to be proposed. Example shown.



Existing stable doors in poor state of repair to be replaced by oak frame double doors with design that reflects the existing portions.



Existing lean-to WC
to be removed & re-
establish through route
between the two blocks
of the former stable.

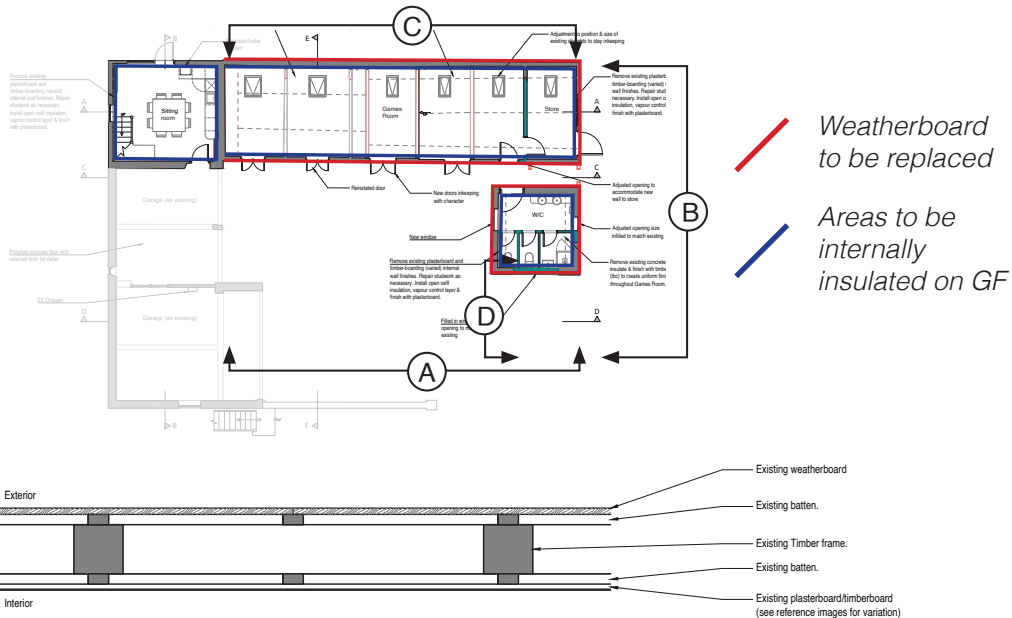


4.2 AREA 1B: ALTERATIONS TO FORMER STABLES (2 of 3)

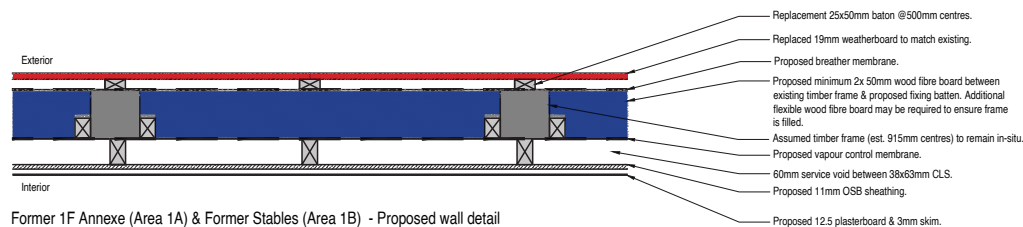
The description of additional proposed works to the exterior are as follows. Please read with supplied drawings for complete description of proposals:

EXTERIOR CLADDING FINISHES & INTERNAL INSULATION

- Strip existing black stained timber weatherboard, batons & any membrane to former stables. Carefully assess existing timber structure & repair as required. Install replacement breather membrane & baton, then complete finish with like-for-like black stained timber weatherboard to match existing.
- Insulate walls internally at 1F level. See details on 27900_03_PR_41.



Former 1F Annexe (Area 1A) & Former Stables (Area 1B) - Assumed existing wall detail



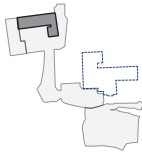
Former 1F Annexe (Area 1A) & Former Stables (Area 1B) - Proposed wall detail



Existing state of weatherboard



Proposed enhancement

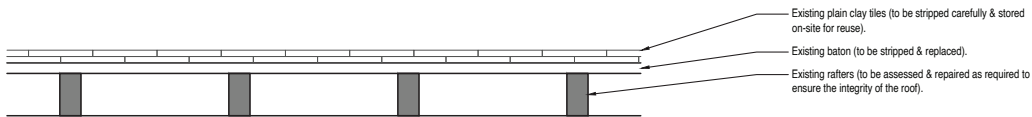


4.2 AREA 1B: ALTERATIONS TO FORMER STABLES (3 of 3)

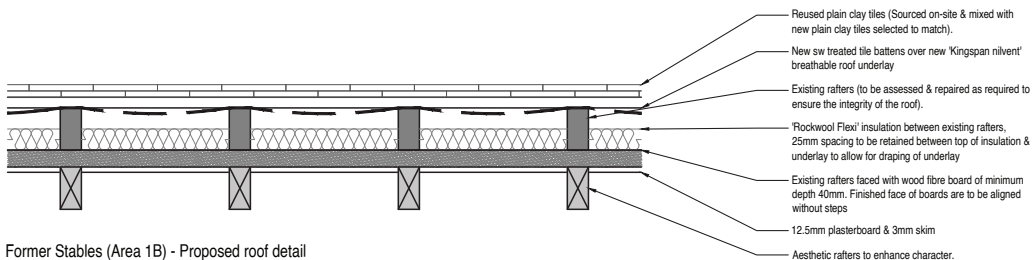
The description of additional proposed works to the exterior are as follows. Please read with supplied drawings for complete description of proposals:

ROOF FINISHES

- Carefully assess existing roof finishes to determine most appropriate method of removal to include: 1. Structural implications on roof frame of unloading. 2. Identification and secure set aside of all roof finishes including fittings e.g. bonnet, valley and hip tiles. 3. Careful cleaning and assessment of condition of tiles and fittings for re-use.
- Investigate 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.
- Reinstall existing roof finishes with new Type 1F roofing membrane. Clay plain tiles selected to match existing to be supplemented to existing retained tiles. Depending on quantity of retained tiles, prioritise use of retained tiles for southern face and new tiles added to less significant northern slope.
- Roofs to be insulated with vapour open insulation & minimum 50mm ventilation void & exposed rafter aesthetic retained.
- NOTE: A bat report has been conducted & assessed no presence of bats in either the former annexe or stables. Please refer to accompanying report for detail.

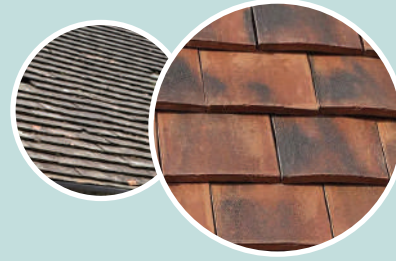


Former Stables (Area 1B) - Existing roof detail

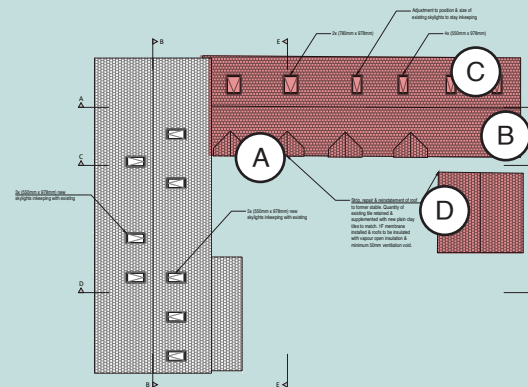


Former Stables (Area 1B) - Proposed roof detail

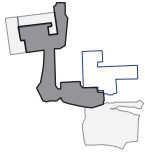
Existing plain
clay roof tiles



Proposed new
tiles as part of
reinstatement
to supplement
quantity of
viable retained
tiles.



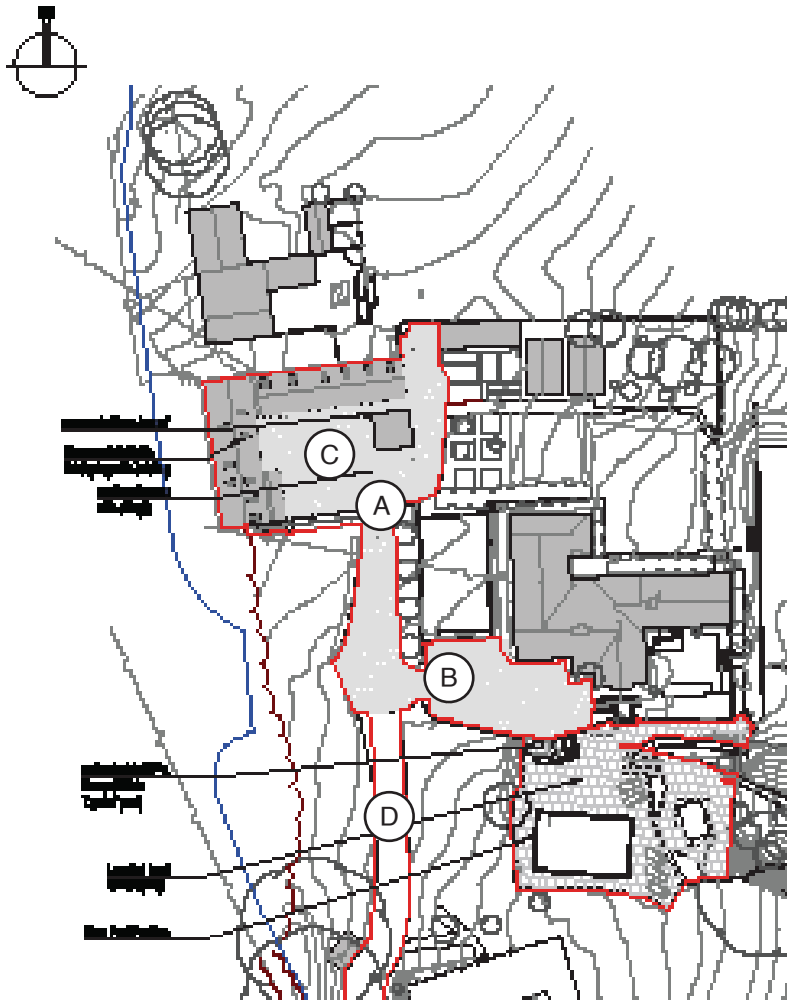
Roof finish
to strip
repair &
reinstall



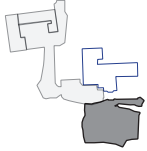
4.3 AREA 2: RESURFACE TARMAC AREAS

The description of proposed works are as follows. Please read with supplied drawings for complete description of proposals:

- Remove existing tarmaced hardstanding and replace with pea shingle to match existing long driveway access from south, improve conservation aesthetics for a heritage home & enhance surface water run-off drainage.



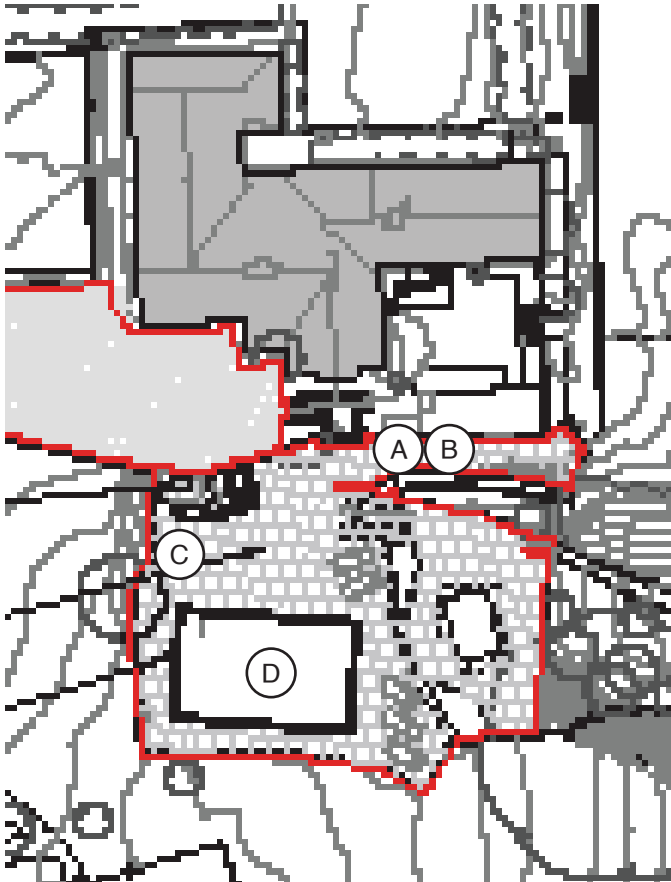
Existing tarmac to be removed & resurfaced with pea shingle to be more inkeeping with heritage aesthetic & existing driveway to the south, as well as improve surface run-off drainage



4.4 AREA 3: ALTERATIONS TO POOL AREA

The description of proposed works are as follows. Please read with supplied drawings for complete description of proposals:

- Adjust pool position & replace with a rectangular 10m x 6m family pool aligned with the existing stone walling.
- Landscape & level area within bounds defined by the existing stone walling & replace concrete crazy paving & partial lawn areas with indian sandstone.
- Clean, retain, repair or where necessary rebuild the existing stone walling to match during the process of leveling & maintaining the existing stone wall bounds to the pool area.
- Install ASHP & Filtration unit in secluded area out of view of the main house & screened with hedge planting.



Existing concrete crazy paving



Proposed indian sandstone in random pattern to reflect existing character



Existing pool area demonstrating existing bounding stone walling & current partial wall/concrete crazy paving surfaces.



Existing paved terraces to the east of the pool. All wall positions & bedding areas to be retained.



Example of existing stone walling to be cleaned, repaired or rebuilt insituation to match in order to retain existing aesthetic character.



Case study example of similar pool from selected supplier also within a heritage context. Please note this is only a precedent example of the finish.

4.5 PROPOSAL SUMMARY

USE

The applicants wish to enhance the usability of all these support areas to the main house: The outbuilding - consisting of the former annexe & stables, access driveway & exterior recreational area.

The former stables will be become a games room on the ground floor & the former annexe will provide guest accommodation on the first floor. The internal changes & modernisation elements are sensitively designed to allow this by making use of the existing timber frame to organise both structures. This allows us to enhance the existing character of the timber frame of both by revealing & celebrating more of the original truss work. This reflects a heritage-sensitive methodology, noting the significant architectural heritage elements of the adjacent listed building, & similarly applying this sensitivity to the design of this outbuilding, whilst not a listed structure itself.

As such, the proposed works are not considered to result in a loss of historic setting to the main house, nor diminish an understanding of the original use as the accommodation remains subsidiary to the use of the main house.

The proposed bedrooms & bathrooms in the former annexe are laid out so as to not significantly diminish an understanding of the original use or layout. Including primary access to one bedroom through the existing external staircase on the southern elevation, as well as using existing drainage routes for ensuites to bedroom 01 & 02.

APPEARANCE & MATERIALS

Deploying a similar methodological approach to the timber frame, this proposal seeks to appreciate the aesthetic qualities that it can offer to support the heritage setting of the adjacent listed asset.

All proposed rooflights will be conservation specified models. The roof finish for the former stable will had existing viable tiles retained & used alongside plain clay tiles to match to bring my to quantity (A). Additionally, the replacement black stained timber weatherboarding on the former stable will be a like-for-like replacement (B). This also follows suit for all opening adjustments and infills. Similarly, new openings & replacement doorways will be done in timber framing & designed to reflect existing portions.

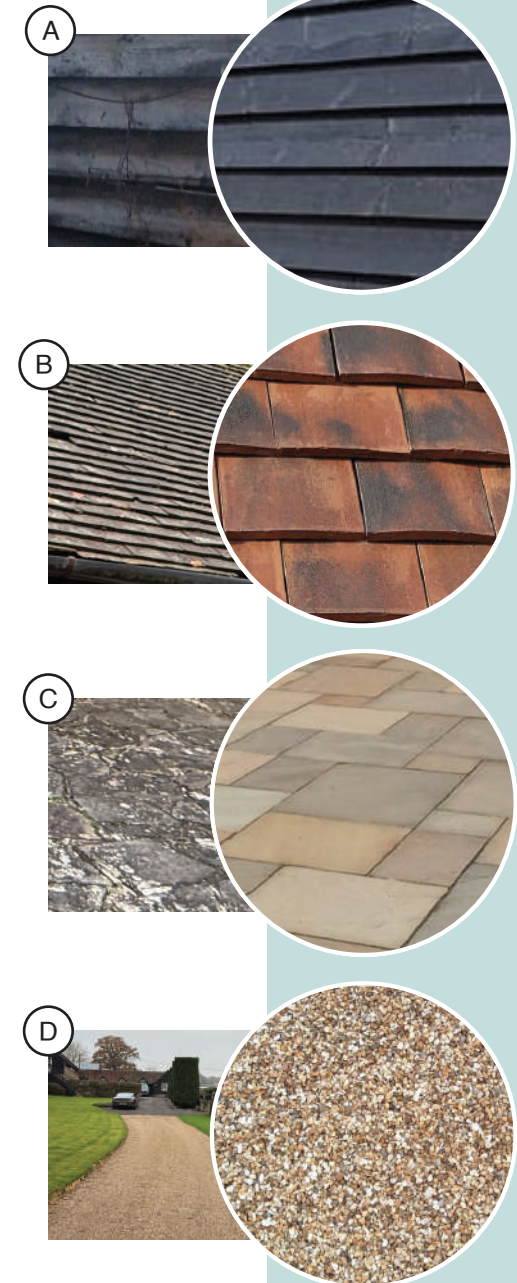
Indian sandstone will be laid in a random pattern and in a suitable tone to reflect & enhance the existing stone walling around the pool area (C). Similarly the pea shingle proposed to replace the tarmac areas will match the existing driveway & enhance the setting of the adjacent listed building (D).

LANDSCAPING & SUSTAINABILITY

Replacing the existing tarmac access with pea shingle will improve the heritage setting of the adjacent listed house, as well as improve drainage or surface run-off.

Existing aesthetic character

Proposed enhancement



5.0 IMPACT ASSESSMENT

5.1 OVERVIEW

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

As mentioned in section 3.2, noted in previous applications & conservation officer comments, the adjacent asset is valued for its architectural history & aesthetic merit due to its various additions over the centuries. Whilst its historical use as a convent & later farmhouse are now no longer significant to this listing. The material aesthetic & timber frame structure are noted as significant due to their C15th origin. Noted outside the listing, conservation officer comments have noted the aesthetics of the green & agricultural wider setting.

We recognise that these proposals, whilst not part of the adjacent listing, form a significant contribution to its overall setting - in the context that the house no longer functions as either a monastery, nor farm.

We have assessed the impact of proposals within the formal matrix of the 'Heritage Impact Table' (BS:7913 2103 Guide to the Conservation of Historic Buildings).

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

Proposal impact key

5.2 ASSESSMENT MATRIX

We have assessed the impact of proposals within the formal matrix of the 'Heritage Impact Table' (BS:7913 2103 Guide to the Conservation of Historic Buildings). Key on previous page.

KEY AREA OF IMPACT	DESCRIPTION	IMPACT
Former annexe ground floor garage area	Resurface existing garage floor	Low in detriment - Change will enhance usability of garage & retaining brick detailing will limit impact to character of floor.
Former annexe ground floor kitchen	Replace kitchen with sitting room	Negligible - As part of the former annexe function, room was converted to kitchen in C20th. No character will be impacted.
Former stable ground floor	Remove stable partitions	Negligible - Dividers not used for purpose & in poor state of repair. No significant impact to character.
Former stable ground floor	Repair & expose existing trusses	Moderately favourable - Unique historic timber framing made a feature of the new games room.
Former stable roof	Adjustment to existing skylights & additional openings	Negligible - Conservation skylights to be specified & skylights already in place, so impact will not be significant to setting.
Former stable ground floor	Partition wall & adjustment to door opening	Low in detriment - Partition wall in line with existing truss, so no impact to historic layout. Side door is subservient to stable doors & hidden behind retained extension block. So impact to setting will be minor.
Former stable southern elevation	Replace stable doors	Low in detriment - Replacement doors will be timber frame & designed to reflect the proportions of the stable doors. Impact will be minor.
Former stable ground floor	Removal of lean-to WC	Low Favour - Removal of this recent infill addition with return the outbuilding form & standalone block to it's historic layout.
Former stable ground floor extension block	Adjustment to openings on extension block	Low in detriment - Through mitigating factors of matching cladding materials, impact to the elevation of the extension block will be minimal. Changes will enhance the agricultural appearance of the outbuilding & improve the setting of the listed asset as part of an agricultural landscape

Former stable weatherboard cladding	Strip, assess, repair, membrane & reclad like-for-like	Low favour - Replacing the existing black stained timber weatherboard like-for-like will have a minor improved change on the aesthetic of the existing building, as well as it's future preservation.
Former stable roof	Strip, retain viable tile, assess, repair structure, install 1F membrane, insulate internally & retile with mix of retained tiles & plain clay tiles to match existing	Low detriment - Quantity of retained viable tiles will be maximised through mitigation measures to minimise damage. Thus reducing the quantity of new matching tiles. Resulting in a minor, if not negligible impact through the positive impact to the future preservation of the outbuilding.
Former annexe first floor	Internal layout adjustment	Negligible - Modernised layout follows existing truss rhythm & retains existing routes of access to minimise impact to structure.
Former annexe first floor	Expose trusses with vaulted ceiling	Moderately favourable - Celebrate historic structure through exposure of existing trusses. Improving the coherence of the internal character.
Former annexe first floor roof	New conservation skylights	Low in detriment - Conservation skylights to be specified to match existing on east wing. So impact will not be significant to setting.
Former annexe first floor eastern elevation	Replacement egress windows	Negligible - Conservation timber frames to be specified to replace windows to upgrade them to function as egress windows. Same style intended, proportions of windows will adjust within existing opening dimensions.
Tarmaced areas west of asset	Resurface existing tarmaced area with pea shingle	Moderately favourable - Propose access surface to be a more historically appropriate finish Improving the setting of the asset.

6.0 CONCLUSION

The proposed works within the setting of Tanyard Manor have been carefully designed to respect and enhance the historic and architectural significance of this Grade II listed building, while enabling its continued viable use as a family home.

The interventions have been informed by a thorough understanding of the site's historic development, its evidential and aesthetic value, and its communal importance within the local heritage context.

The proposals seek to preserve the character and fabric of the subsidiary outbuilding, constituting the former stables & annex through sensitive repair, conservation-led upgrades, and the use of appropriate materials and detailing to retain the agricultural character of the outbuilding. Where new elements are introduced—such as conservation-style skylights, timber-framed glazed doors, and landscape improvements—they are purposefully aligned with the existing architectural language and contribute positively to the overall setting of the heritage asset.

In accordance with the National Planning Policy Framework (paragraphs 199–202) and relevant local heritage policies, the scheme demonstrates a balanced approach that safeguards the significance of the heritage asset while allowing for thoughtful adaptation. The impact of the proposals is assessed as neutral to beneficial, with no harm to the listed building or its setting. Where enhancement is possible—such as through improved daylighting, reinstatement of historic proportions, and landscape rationalisation—it has been pursued with care and respect for the building's historic integrity.

Overall, the application represents a considered and conservation-minded response to the unique qualities of Tanyard Manor, ensuring its continued relevance and enjoyment for future generations.



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

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