



TANYARD MANOR

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

Renewal of Tile Hanging

HERITAGE
STATEMENT

September 2025

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ARCHITECTS

FOREWORD:

This document has been produced to accompany the Listed Building Application to seek consent from Mid Sussex District Council for works consisting of renewal of tile hanging and associated timber features to Tanyard Manor.

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

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1.0 INTRODUCTION

Tanyard Manor is a Grade II listed substantial detached house of 15th century origin with later additions which occupies an elevated position in the open landscape setting. The house is located approximately 2.5km equidistant between the villages of Sharpthorne and Horsted Keynes.

The house is positioned to the north of the site within landscaped grounds of approximately 5.5 acres, which include a swimming pool, multi-sport surface, a productive vegetable and fruit garden with greenhouses, and an assembly of outbuildings, including garaging, a self-contained annexe, and agricultural buildings. A natural pond and stream lie to the east of the grounds. The entrance off Horsted Lane is located to the south of the site leading to a long entrance drive which leads past the house with parking in the forecourt fronting the garaging and annexe to the north west corner.

The property was originally known as Tanyard Farmhouse and comprises a C15th 2-storey east wing of ragstone construction with partial Horsham stone slate roof, a central portion of 2 storeys plus attic and basement of circa C17th origin constructed in timber frame with a clay plain tiled roof, and a 2-storey early C20th wing in a Tudor revival style with a single storey lean-to.

This statement accompanies a Listed Building Consent application for works consisting of renewal to the tile hanging to the main house.

The appraisal of the tile hanging was carried out by external inspection of the property including a drone survey which produced high resolution photographs and video footage of the external faces. No opening up has been carried out and this report is based on a visual non intrusive inspection only.

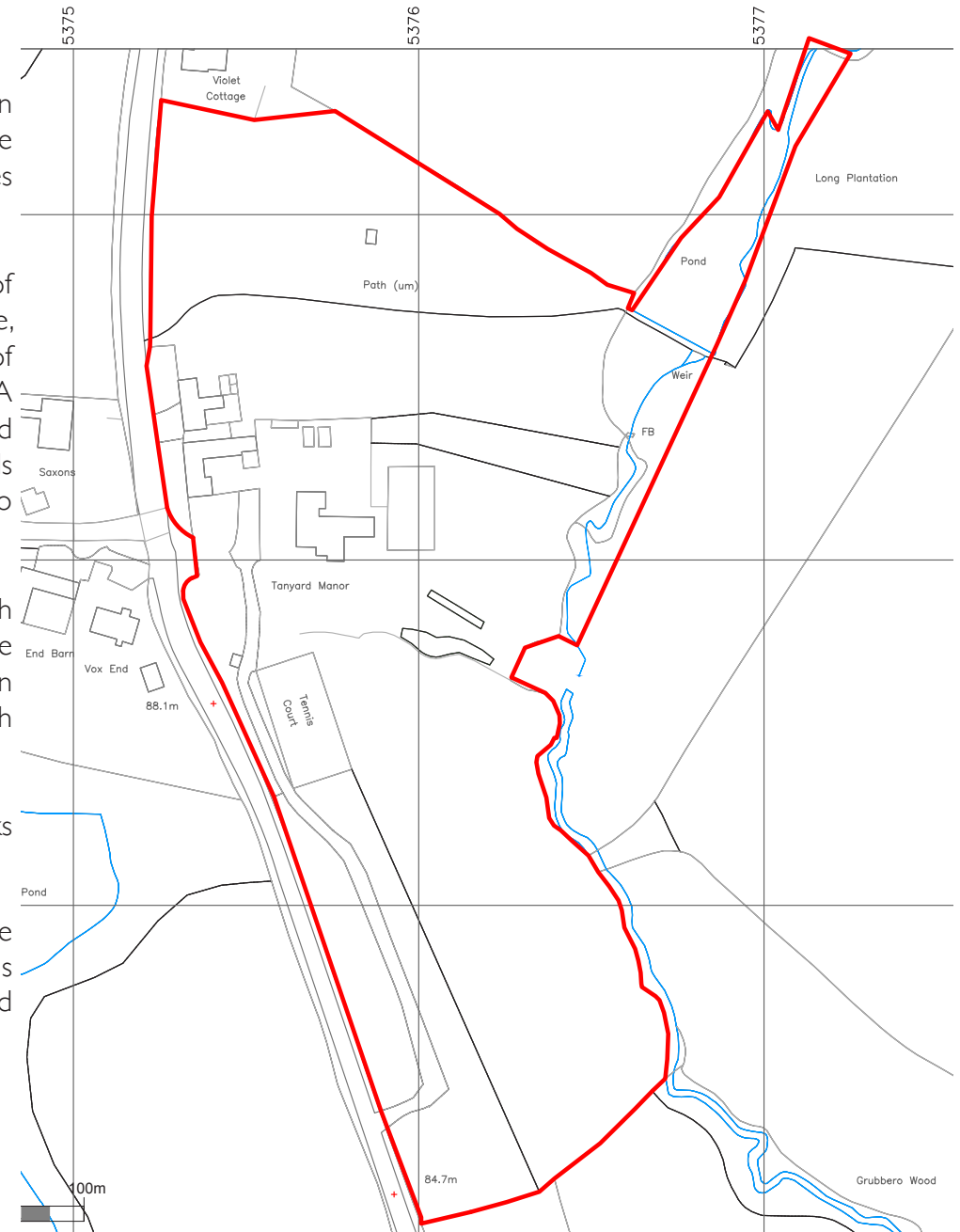


Fig. 1 - site plan

2.0 LEGISLATIVE FRAMEWORK - PLANNING POLICY - HERITAGE

2.1 Site Constraints

Tanyard Manor is Grade II listed and was listed in 1957.

The property is located in the High Weald Area of Outstanding Natural Beauty.

2.2 The National Planning Policy Framework (NPPF)

Under Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (hereafter referred to as 'the Act'), the Council has a duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Chapter 16 of the National Planning Policy Framework (NPPF) sets the national agenda for 'Conserving and enhancing the historic environment'.

Paragraph 202 sets out that planning should conserve heritage assets — whether designated or not — in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 205 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206 states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. The Courts have held that 'preserve' means an absence of harm. The NPPF points out that harm can be either 'substantial' or 'less than substantial' and where harm occurs, it should be given considerable weight as a material consideration in the assessment of planning applications and as part of the balancing exercise and in ascertaining if any public benefits would outweigh that harm.

Paragraph 207 requires an applicant to describe the significance of any heritage asset affected by a proposal to be described, including any contribution made by its setting; and for this to inform future change in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 208 states in determining applications, the decision maker is required to take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 210).

2.3 Local Plan

National policy intent is addressed by Local Plan Policies of the Mid Sussex District Plan 2014-2031. The District Plan was adopted in 2018 and now forms the main statutory development plan for the district and the following policies are considered to apply:

DP34: Listed Buildings and Other Heritage Assets

Strategic Objectives:

- 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence;
- 4) To protect valued characteristics of the built environment for their historical and visual qualities; and
- 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

3.0 THE SITE

3.1 The Site & Setting

Tanyard Manor is located in landscaped grounds of approximately 5.5 acres surrounded by open countryside on the east side of Horsted Lane and approximately 2.5km equidistant between the villages of Sharpthorne and Horsted Keynes.

A number of large detached properties set in generous grounds are located close to the property accessed off Horsted Lane.

The house occupies an elevated position to the north of the site surrounded by landscaped grounds which slope or are gently terraced towards a stream to the east.

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

To the north of the house dense hedging screens a productive vegetable and fruit garden with greenhouses. A former coach-house and stables is located to the northwest of the house, which currently provides hardstanding for parking and covered parking with an annexe over. A small assembly of buildings comprising a barn and former pigsties is located to the north of the coach-house alongside paddocks.

To the south of the house, a terraced area of tarmac provides further hardstanding with a swimming pool and sunken landscaped garden positioned on the terrace below leading to a natural pond and stream framed by woodland to the east.

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



Aerial view of site looking north



east elevation showing natural pond and elevated position of house



north elevation showing terraced landscaping



south elevation showing sunken pool terrace



west elevation showing sports pitch and coachhouse to the northwest

3.2 Historic Development

Tanyard Manor is believed to have been originally built by monks as a tannery and originally dates from the 15th century with later additions (source Country Life 14 March 2021).

The property evidently evolved from its monastic origins to become a farmhouse connected with Tanyard Farm. The house was evidently enlarged into a large country house in the early C20th and the site enhanced with a tennis court and pool and landscaped grounds. The early C20th century was characterised by a renewed interest in antiquity and the bucolic charms of the countryside, which resulted in the redevelopment and gentrification of many historic houses, including farmhouses, especially those close to train lines or commutable distances by car to London to serve as weekend or country residences for wealthy individuals. The site has now lost its agricultural ties but still retains an assembly of farm buildings and a converted coachhouse.

The list description describes the 2 storey east wing (with attic) as a C15th timber framed construction, now faced with ashlar; however it appears to be constructed in a coursed sedimentary stone, possibly a sandstone with a red brick panel in English bond to the gable end, and set over a stone plinth raised almost a storey height towards the east as the ground drops away. The east wing is finished with a Horsham stone slate roof to the south slope and plain clay peg tile to the north slope. The windows are stone mullioned with metal casements containing leaded lights. The stone range is evidently truncated beyond the substantial back-to-back chimney and now abuts the central timber-framed section of the house, which is a T-plan configuration arranged around a central brick chimney with distinctive jettied and projecting gables to the south and west set under a plain clay tiled roof. The southern gable is finished in close studding to the upper storeys set over a brick lower storey and the west gable is finished in tile hanging to the upper storey but both sections display timber framing internally along with other features including a carved newel post stair consistent with a development date in the C17th, possibly in several successive phases and probably replacing an earlier form.

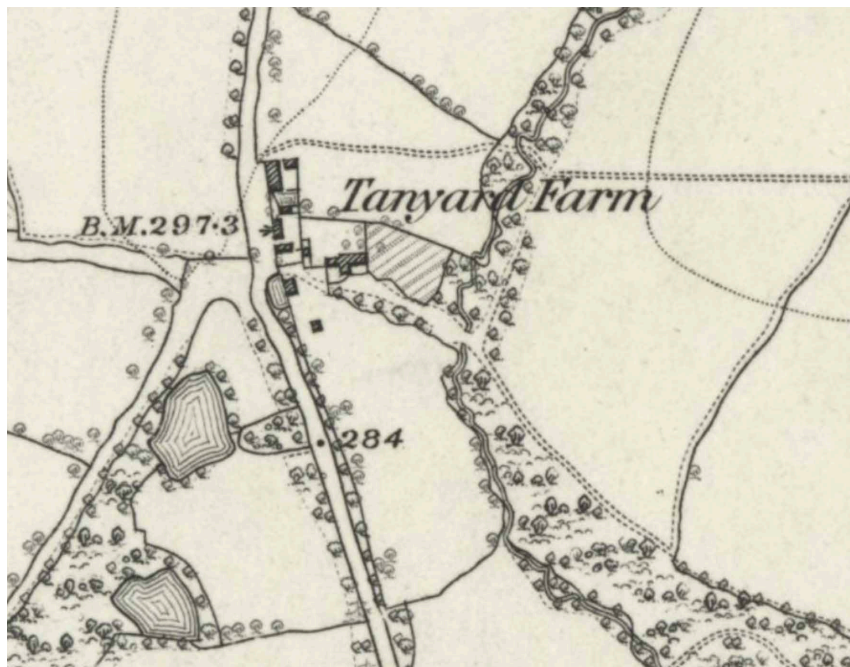
The earliest Ordnance Survey map of 1874 shows the property labelled as Tanyard Farm with the house plan appearing to show the east wing and central gabled portion fronting an escarpment to the south, labelled former gravel pit (now the swimming pool and sunken terrace). To the northeast the L-shaped plan of the coachhouse and stables and farmstead beyond is evident. The original entrance to the site off the highway was evidently just to the south of the coach house leading directly to the house and coachhouse.

The 1896 and 1909 plan shows little change to the layout of the site or footprint of the house.

The list description describes a T-portion as added in 1929 in imitation timbering, which corresponds with the Tudor revival style of the 2-storey and single storey wing extending to the north to the rear of the C17th century range. Curiously, the 1947 Ordnance Survey does not show the later north range, however this may be erroneous as the version is updated from the 1909 survey. The 1949 aerial photograph is unfortunately unclear. The 1956 Ordnance Survey clearly shows the later rear extension and the tennis court is now evident to the south. Evidently the north extension was constructed in the first half of the C20th and in a revival style popular during this period and may correspond with general enhancement and landscaping to the grounds, including the swimming pool and landscaped terraces.

Planning permission was granted in 2011 ref. 1/02312/FUL for a new crossover entrance to the south of the grounds and the closure of the existing entrance. A low stone wall and pair of gate piers to the south west of the house evidently lined up with the original site entrance to the west.

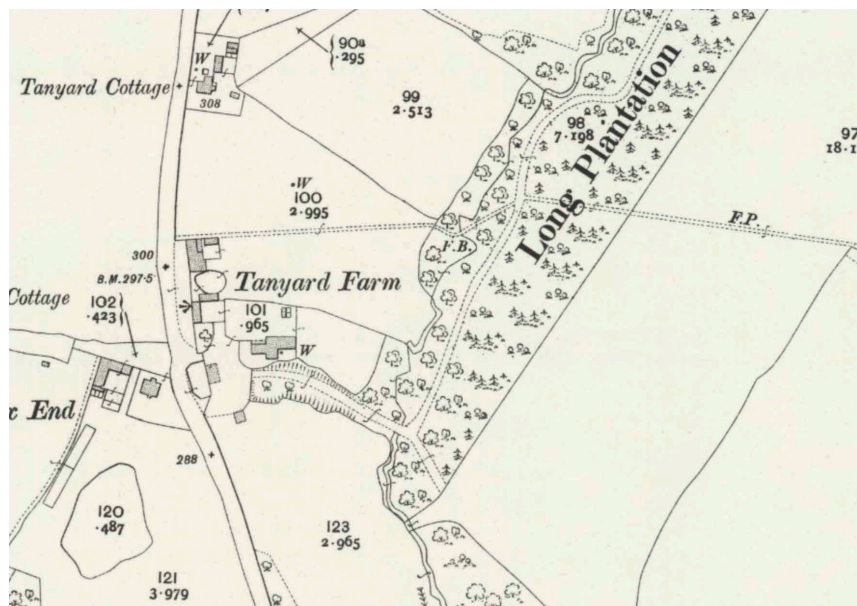
Planning history shows the roof of the annexe accommodation over the coachhouse was reconstructed circa 2003 with increased height at first floor level following fire damage and to form staff accommodation Ref. No: 03/01209/LBC and 03/01215/FUL. A recent application to convert the barn to the north into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



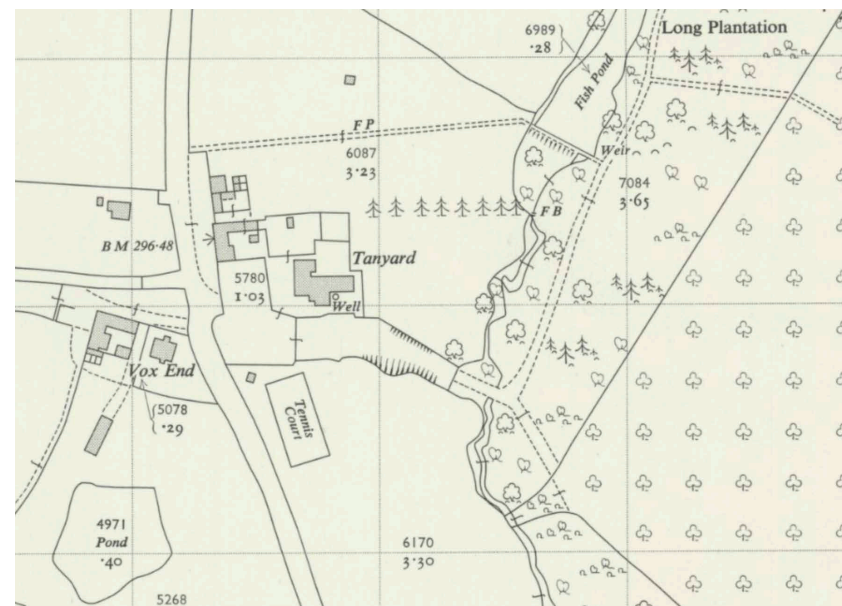
1874 (pub 1879) Ordnance Survey source National Library of Scotland



1896 Ordnance Survey source National Library of Scotland



1909 (published 1912) Ordnance Survey map



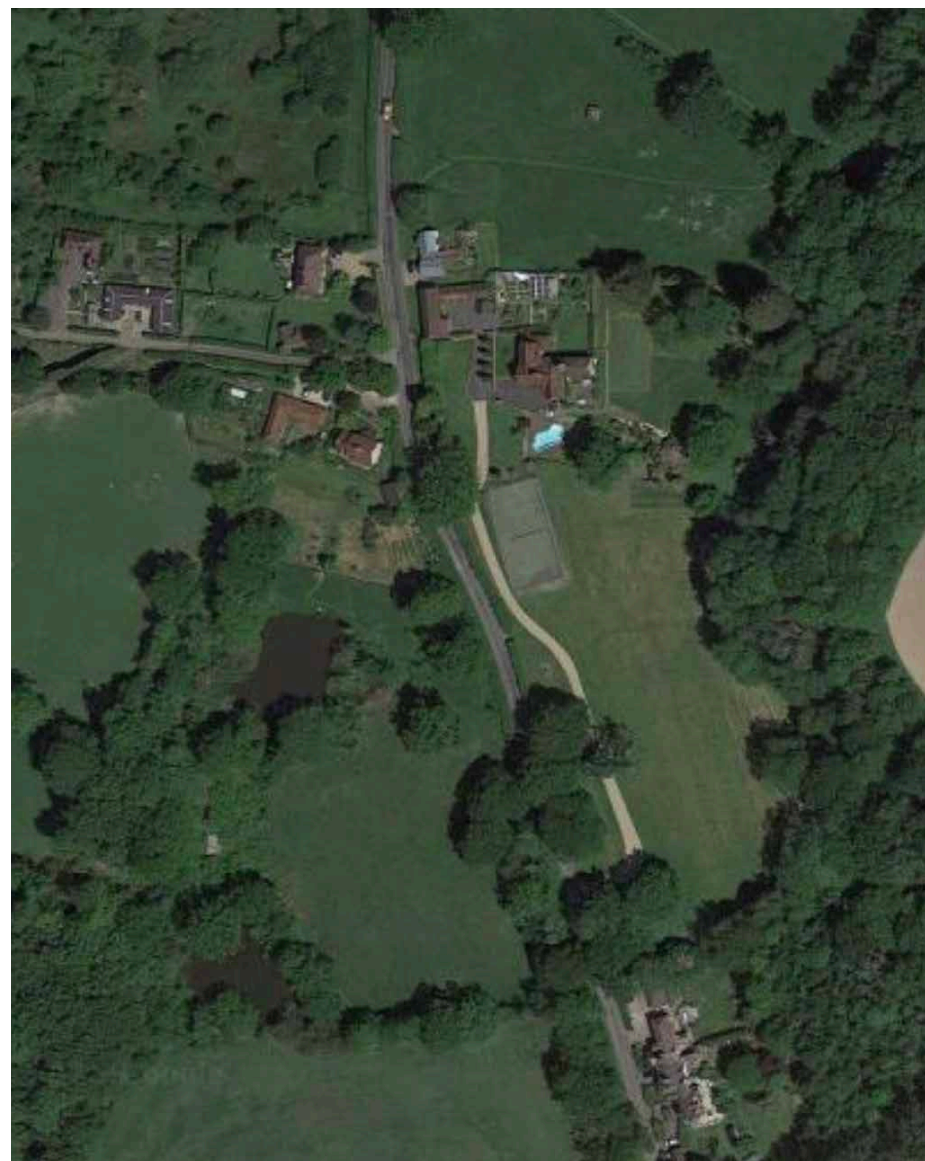
1956 Ordnance Survey map



1949 aerial view source National Library of Scotland



2025 Ordnance Survey source Kent HER



2025 Aerial View source Googlemaps

4.0 THE HERITAGE ASSET, IMPACT & SIGNIFICANCE

4.1 Designation

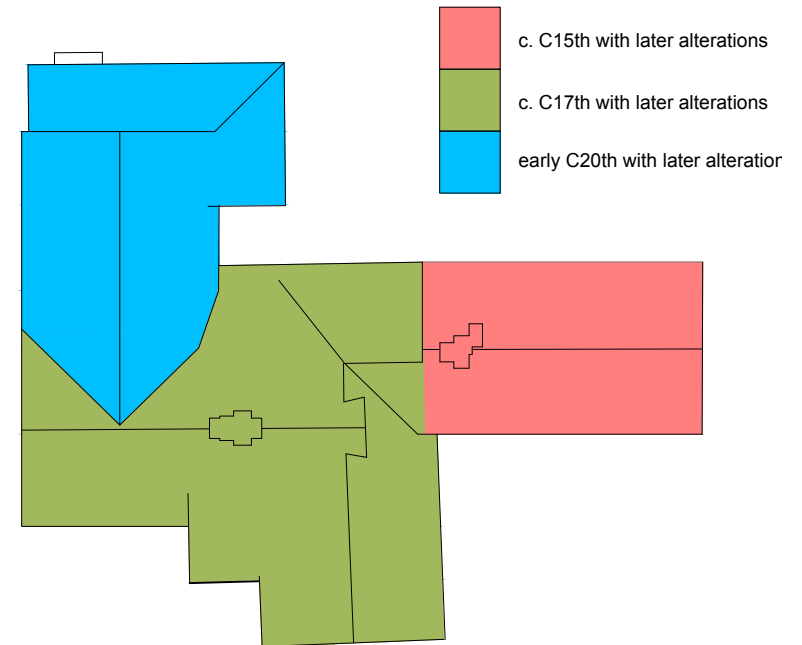
Statutory Address:
TANYARD FARMHOUSE, HORSTED LANE

County:
West Sussex
District:
Mid Sussex (District Authority)
Parish:
Horsted Keynes

National Grid Reference:
TQ 37574 30808
Details
HORSTED KEYNES HORSTEAD LANE I. 5405 Tanyard Farmhouse TQ 33 SE 7/467
28.10.57 II

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

Listing NGR: TQ3757430808



Phasing Key to Roof Plan

4.2 The Building

Tanyard Manor has evidently evolved from its earliest monastic origins into a large country house in a parkland setting from its former use as a farmhouse associated with Tanyard Farm. The phasing plans indicate an understanding of the succession of forms developed in styles characteristic of the periods.

The C15th range

The circa C15th stone range is positioned on an east-west axis raised on a coursed stone plinth above the sloping ground level to the east. The form comprises a single gable-ended range of 2 bays bay set over 2 storeys plus attic with stone mullioned windows containing leaded light casements and entrance door to the south set under a cranked Tudor arch. A large back-to-back inglenook fireplace effectively forms a baffle entry to the range. The form appears to have been truncated to the west and is now abutted to the circa 17th century range.

The ground floor room is a single space previously used as a study finished internally in stone. The inglenook has been altered with timber framing and a new lobby and door formed between the entrance and fireplace. The ceiling comprises a heavy chamfered bridging beam supporting joists in a medieval horizontal axis format although these appear to have been partially replaced. The window openings have deep reveals with tiled cills and timber lintels internally.

To the first floor, the range comprises a single room used as a bedroom with fireplace and lobby entry replicating the ground floor arrangement. An unconverted attic space is located over the range with window set in the gable.



east gable of C15th range



south elevation of C15th range



north elevation of C15th range

The C17th range

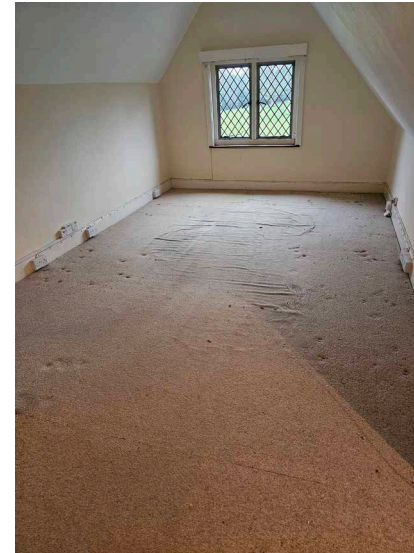
The central T-shaped portion of the house is arranged around a central chimney with distinctive projecting gables to the south and west and appears to be C17th in construction, possibly of successive development. The accommodation comprises 2 storeys plus attic accommodation in the projecting gables, with a small stone fronted basement, possibly under-built at a later date. The south gable retains its characteristic square panel timber framing to the ground floor with the jettied upper storey finished in close-studded framing and the projecting verge framed by a decorative bargeboard and pendant. In contrast the west gable and south flank wall has been clad in tile hanging to the upper storeys concealing the historic framing. Both wings are faced in brickwork to the ground floor with plain clay tiled roofs. To the rear (north elevation) the C17th timber framed element and roof directly abuts the earlier C15th form and appears to comprise successive elements, the earlier form a range set perpendicular to the C15th east range terminating in a gable to the south and a hip to the north. The west element is slightly taller with the ridge set perpendicular to the earlier element terminating in a gable to the west and a small gablet to the east.

The ground floor accommodates two principal reception rooms to the south and west served by the central chimney stack with a smaller reception room to the rear (north) served by the C15th chimney stack. A carved timber newel staircase is located to the north with a WC under. The stair has a closed string and handrail supported off heavy newel posts topped with pyramid finials and infilled with heavy tapered balusters characteristic of the period. A secondary stairs rises from the south reception room. The south reception room benefits from a bay window to the south and a large inglenook fireplace with heavy timber bressumer. The ceiling comprises chamfered beams supporting exposed joists with modern plasterboard infill. The floor has either been replaced or overlaid with modern timber strip flooring. The reception room to the west appears to have been extensively altered to include a new circa C20th fireplace and partitions inserted to form lobbied entries to the main entrance lobby and to provide access from the rear stair lobby to the kitchen in the rear range. The ceiling comprises a heavy chamfered bridging beam and exposed joists with modern wall and ceiling linings. The floor is covered and has not been inspected.

The entrance lobby is set under a catslide adjacent to the gabled frontage and effectively forms a baffle entry against the main chimney stack. The rear reception room benefits from the C15th stack with heavy timber carved bressumer and wide hardwood floorboards. The doors to the C17th form are typically ledge and boarded set under shallow 4 centred arched doorheads inset into the door jambs. The windows to the C17th form are mid C20th steel casements with leaded lights set in timber sub-frames with tiled cills.

To the first floor, the layout accommodates 3 bedrooms, an interconnecting dressing room, and 2 bathrooms. The principal bedroom to the west exhibits a fine carved post supporting the stop-chamfered bridging beams and 2 original blocked high level windows with ovolo-moulded timber frames flanking the larger central window, which are characteristic of the period. A change of level to this room from the bathroom with an exposed girding plate suggests the west bay may represent slightly successive development to the central section.

The main newel post staircase winds up to 2 rooms located in the gabled loft spaces over the C17th range with partially exposed roof structure. The room set in the jettied gable to the south is lined in modern finishes with a modern plaster-boarded partition forming an inner storeroom.



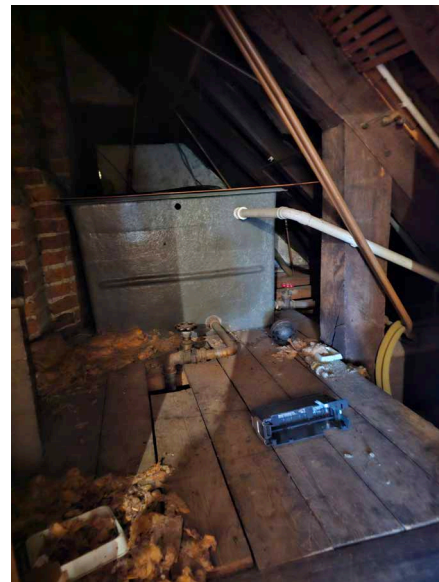
attic room to south gable



attic room to west gable



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



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



south elevation of C17th range



south elevation of C17th range



north elevation of C17th range



east elevation of C17th range



west elevation of C17th range

The C17th tile hanging

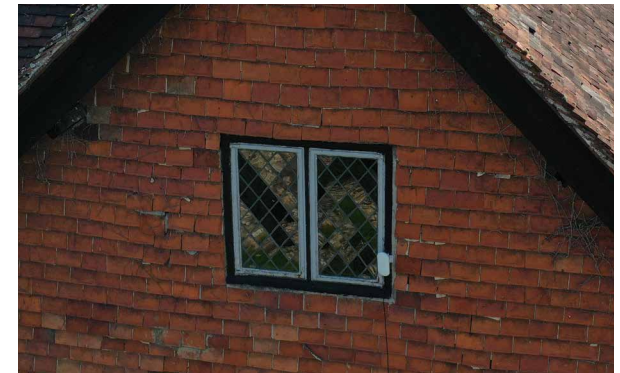
The C17th century 2-storey range projecting to the south features tile hanging which wraps around the first floor of the southern and western elevation. The tiles appear to be a mix of russet coloured handmade plain clay tiles in horizontal rows which are double lapped. Slipped, cracked and missing tiles are present throughout. There appears to be mortar bedding to the tile hanging which was commonplace to prevent wind uplift, particularly in exposed areas. Some mortar is of untidy application, spilling onto tiles below. The composition of the mortar has not been analysed, it is uncertain if it is cementitious in nature or if it is consistent with the other early C20 repairs.

To the southern eave it appears that mortar has been applied to the entirety of the wall to roof junction. It is presumed that in addition to the mortar, that the tiles are mechanically fixed with metal nails to horizontal battens which are in turn fixed to the historic timber frame of unknown substrate, it is uncertain as to whether an underlay is present. It is of note that the tiles to the top of the southern wall have a wider gauge than the remainder of the tiles. Historically, a wide gauge was sometimes used, necessitating a bedding of lime mortar to fill the small gap not closed by the tile lap behind. It is unclear whether this is the case or if due to later insitu repairs.

Black painted timber corner cover battens are present to either side of the gable end and can be seen on the southern corner to support the rainwater downpipe. The batten is of a basic, rustic variety whereby the tile tails are contained within the edge of the batten and again are mortared. Tile and a half abutments are present to the verges and corner battens. There appears to be a tilting fillet to support the lowest course of the tile hanging though the presence of vegetation makes it difficult to confirm. The windows (diamond leaded steel casements with timber surround) to these elevations appear to be planted on, sitting slightly proud of the tiles in places, with timber cover strips placed around the projecting openings, pointed mortar to exposed tile edges and lead flashing below. Tilting fillets are present to the window heads - most prominently to the southern window where there is a distinct flared camber to the tiling above.



slipped and missing tiles present to southern elevation



untidy mortar jointing to western gable



tile hanging to western elevation



tile hanging southern elevation



alternative view of western gable

The C20th range

The single range to the north is evidently circa early-mid C20th in construction and comprises a (presumably mock) timber-framed range projecting off the rear of the C17th form with close studding to the upper storeys and square panelling to the ground floor set over a brick plinth. The upper storey is gabled to the rear with a projecting verge with decorative finial. The roof is finished in plain clay tiles.

A series of service rooms are accommodated in a single storey wraparound lean to element to the north constructed in brickwork with some stone elements. A decorative timber porch frames the timber back door and windows are leaded lights in metal frames and timber sub-frames.

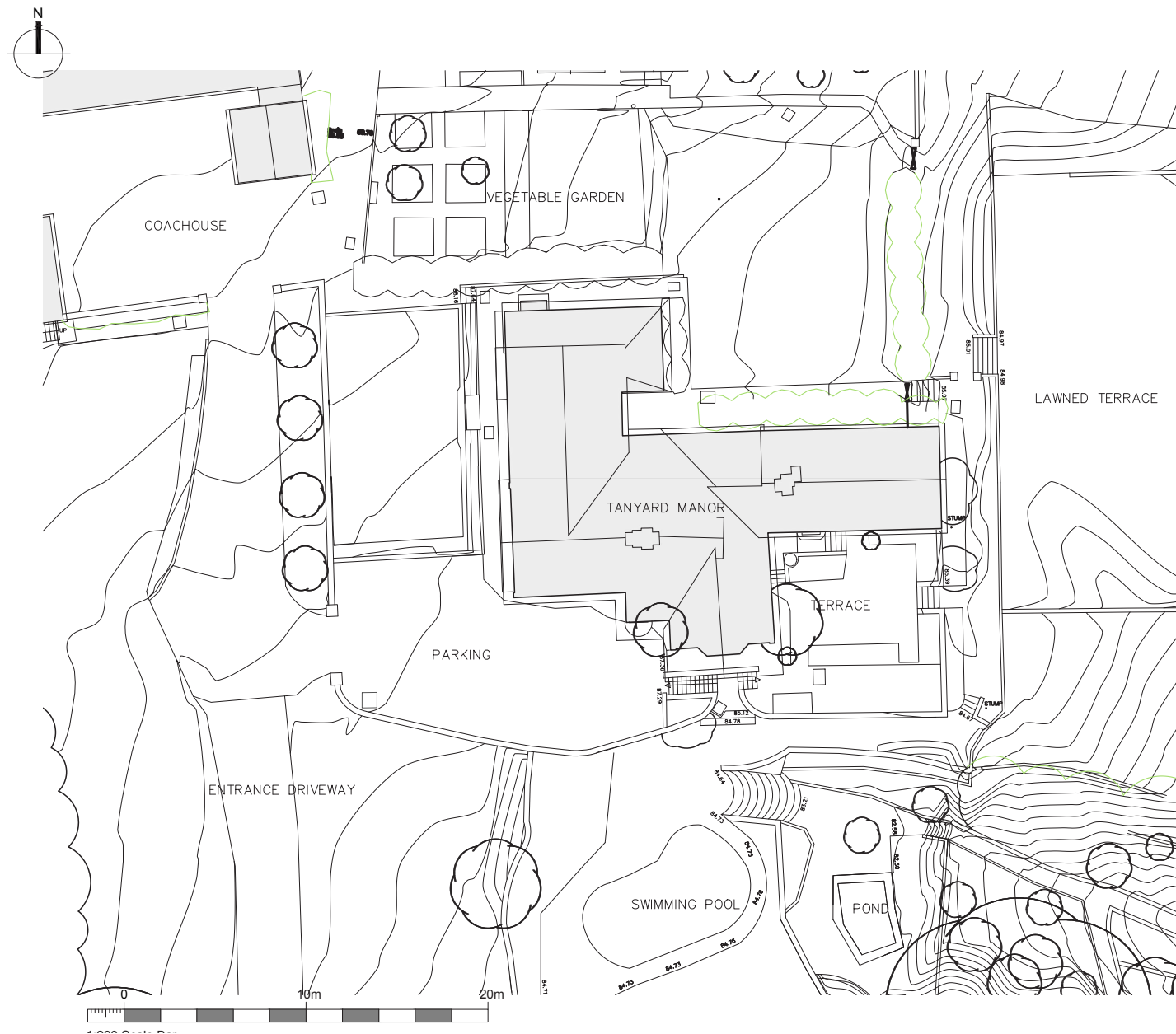
The range accommodates a large open plan kitchen which has evidently been opened up from a series of smaller rooms by the addition of a brick pier and steel beam. The finishes are all modern, including late C20th timber boarded ceilings, floor tiles and fittings. The assembly of utility spaces arranged under the single storey lean-to appear to reflect the original arrangement of service and store rooms to service a large house. All joinery is modern.

To the first floor the accommodation is arranged into 2 smaller bedrooms and a bathroom with simple 4 panelled doors.

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



loft space



Existing Roof Plan

5.0 Proposed Development

The proposed development comprises the following:

Tile Hanging

- investigation of existing tile hanging including underlay and battens to determine feasibility of periodic renewal
- stripping of tiles to accurately record the gauge of the tiles to aid in determining phasing and significance for reinstatement
- reinstatement of tiles where suitable, where new are required to match the existing tile style, colour, size and gauge
- retention or like-for-like replacement of timber features including corner battens, tilting fillets and window linings are subject to further investigation

6.0 Discussion

In appraising the condition of the tile hanging for renewal rather than repair reference is made to the recommendations of Historic England guidance (Conservation Principles, Policies and Guidance 2008).

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

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

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

It is contended that the tile hanging and requires extensive repair including the replacement of cracked, spalled, split or missing tiles, loss of mortar and possible failure of inappropriate cement rich mortar. The condition of fixings and substrates cannot be fully assessed without stripping. This application seeks consent to replace and renew the tile hanging and associated timber features.



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