

4.0 ESTATE MASTERPLAN



4.1 USE MAP

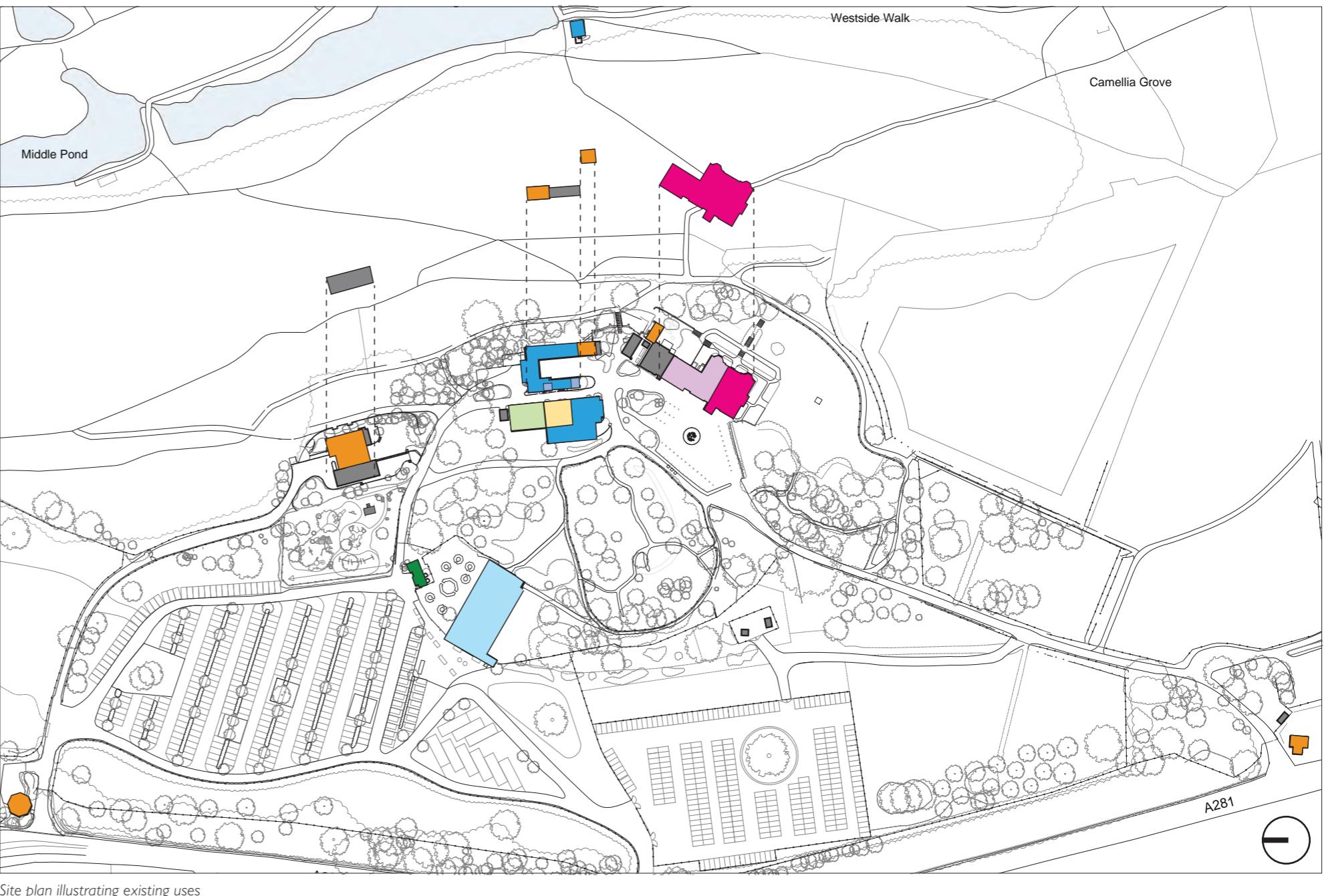
4.1.1 EXISTING USES

The Leonardslee Estate contains a large number of existing uses distributed across the site. Leonardslee House, which is the focal point of the site, comprises predominantly of hotel accommodation and a fine dining restaurant.

The ancillary buildings are made up of a mix of visitor facing uses such as a Cafe, WCs, Dolls' House Museum, external seating in the Former Generator Block open courtyard, and back of house spaces such as staff accommodation and empty offices. The close proximity of front and back of house functions is notable.

Key:

█	Cafe
█	Restaurant Interlude
█	Leonardslee House Hotel
█	Dolls' House Museum
█	Alpine House
█	Entrance Retail Building
█	Staff Accommodation
█	Former Staff Offices/Storage
█	Visitor WC



4.2 FOOD AND BEVERAGE STRATEGY

4.2.1 CONSOLIDATION OF FOOD AND BEVERAGE (F+B) OFFER

At present, the Leonardslee Estate offers the following:

- Michelin starred Restaurant Interlude
- Clocktower Cafe - Grab and go and a limited selection of hot food.
- Snack hut adjacent to the children's play area
- Engine House Cafe

The Clock Tower Cafe was introduced in the 1980s and offers a selection of pre-prepared foods in a canteen style environment. Although it makes good use of the former stable block, the cafe is restricted by its current form with limited covered seating and lack of views to the gardens. The kitchen and WC infrastructure are in desperate need of refurbishment which is highlighted in the CMP.



Restaurant Interlude interior inside Leonardslee House



Former Tea rooms in Leonardslee House Hotel

Opposite the Stable Block, adjoining the Dolls House Museum, until recently there was a secondary overspill cafe under a perspex roof, spilling out into a courtyard which was formerly the generator hall for the main house. This has now been converted to an events room by the client. The courtyard is also used for wine tasting in the summer, with interpretation on the walls.

Whilst Restaurant Interlude is affiliated with the House and Gardens, a booking is required and the price point is substantially higher than other offerings on the estate, which naturally means the offer does not cater for everyday Garden visitors.



Existing Stable Block courtyard



Recently converted rear events space to the Former Generator Hall

4.2.2 RELEVANT CMP POLICIES

The Use of the Park Buildings is highlighted in the CMP, with opportunities highlighted for the Engine House, Stable Block, Museum Block and Glasshouse.

The Engine House located by the lake is used as a seasonal café during the summer, however more could be made of this. Its location by the lake makes it idea for visitors to stop for a warm drink in the winter months to grab a take-away for their walk round the gardens. Being located further away from the main estate buildings would give the opportunity for visitors to make a stop without having to return back up to the stables café.

The museum block which currently houses the dolls house museum, gardeners greenhouse and courtyard café, feels like a rather underused area. The possibility to expand the catering provision within the block to supplement that in the adjacent stables could be considered.

The stables currently offers drinks and a limited range of cold snacks, a limited amount of seating is arranged inside and out. There is no hot food available to visitors to the gardens (excluding Interlude) this should be considered along with a larger quantity of seating to give visitors the ability to prolong their visit to the gardens.

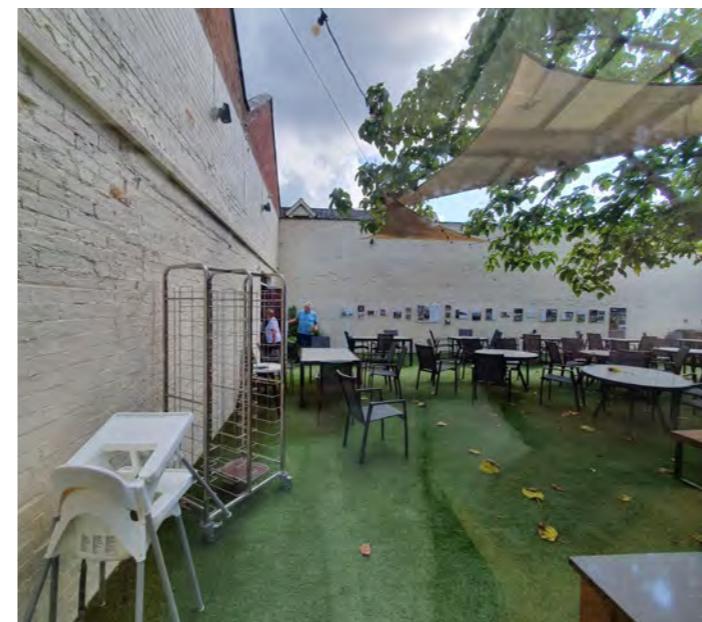
CMP Policies for the Use of the Garden Buildings - section 4.2.3, page 36



Existing Clocktower Cafe



Existing Clocktower Cafe



Former Generator Block courtyard



Entrance to Former Generator Block

4.3 RE-EVALUATION OF STAFF OFFICES AND ACCOMMODATION

4.3.1 STAFF ACCOMMODATION

There are a number of buildings on site used for staff accommodation, which has historically always been their function. At present the following buildings provide on-site staff accommodation:

Red House (Single family home)
Honey Cottage (2 bedroom house share)
Potters Cottage (3 bedrooms house share)
The Round House (Single family home)
Gardener's Cottage (Single family home)

The demand for shared staff accommodation across the site has been dwindling in recent years due to working from home policies and flexible hours reducing the need for full time site presence for all staff. Feedback from staff is that whilst on site shared accommodation is desirable for a short period of time to allow individuals to arrange permanent accommodation in nearby communities, there is no longer a long term desire for shared accommodation on the estate.

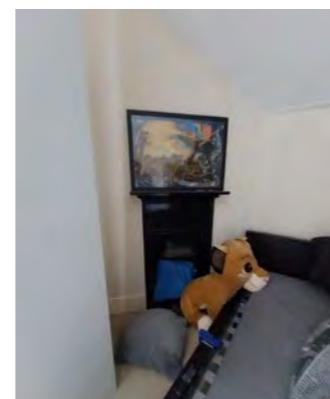
There was also feedback that the location of Honey Cottage and Potters Cottage in the heart of the visitor complex was not preferable, due to the lack of privacy during busy periods and at weekends.

4.3.2 REDUNDANT OFFICE ACCOMMODATION

Changes in working from home policies and flexible working hours have also reduced the on site need for staff office space. Following the completion of the compound to the southern end of the site, there are two redundant office spaces in the Stable Block and the Red House and one redundant staff welfare in the Red House. There is an opportunity to re-purpose these spaces which will be explored as part of the proposals.



Photos of the exterior of Honey Cottage

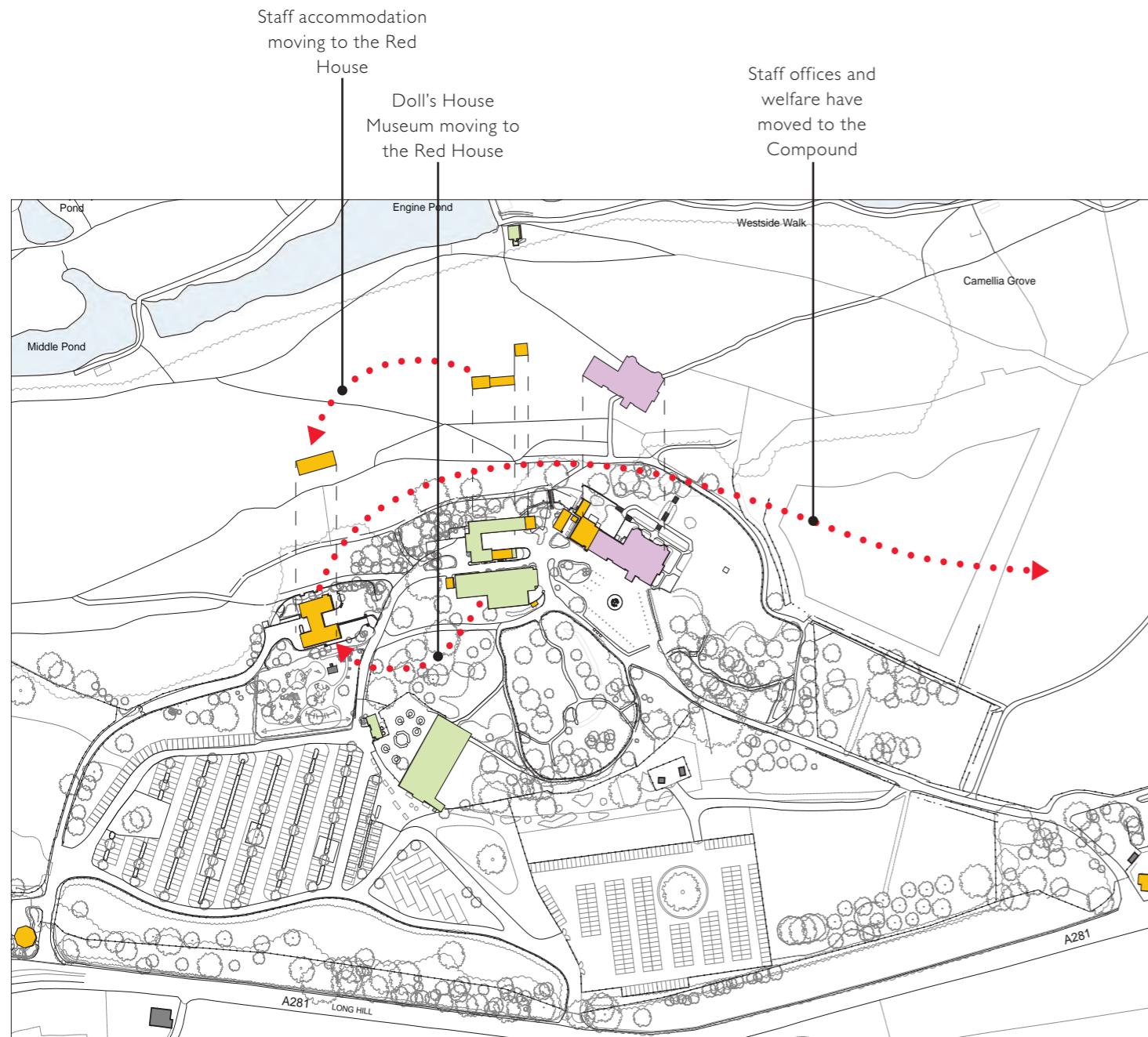


Photos of the existing interior of Potters Cottage

4.4 OVERVIEW OF PROPOSED INTERVENTIONS

4.4.1 EXISTING PUBLIC VS PRIVATE USES

The diagram below indicates that at present public and private spaces are dispersed across the site with no clear separation. The staff accommodation in Honey Cottage and Potters Cottage is accessed from the heart of the visitor experience, which is not ideal for staff on days off or staff seeking privacy. There are a number of empty offices within the heart of the estate which could be better utilised to add to the visitor experience. By reorganising the office and staff accommodation within the heart of the historic core of the site, a clear distinction between public and private can be achieved.



Private v Public Site Plan as Existing

These key moves are:

- Converting the redundant staff offices in the Red House to purpose-built staff accommodation,
- Converting the redundant staff welfare from the Red House to house the Dolls House exhibition, adjacent to the play area,
- Converting the redundant staff offices in the stable block to visitor accommodation,
- Refurbishing the former cottages in the historic core to guest accommodation.

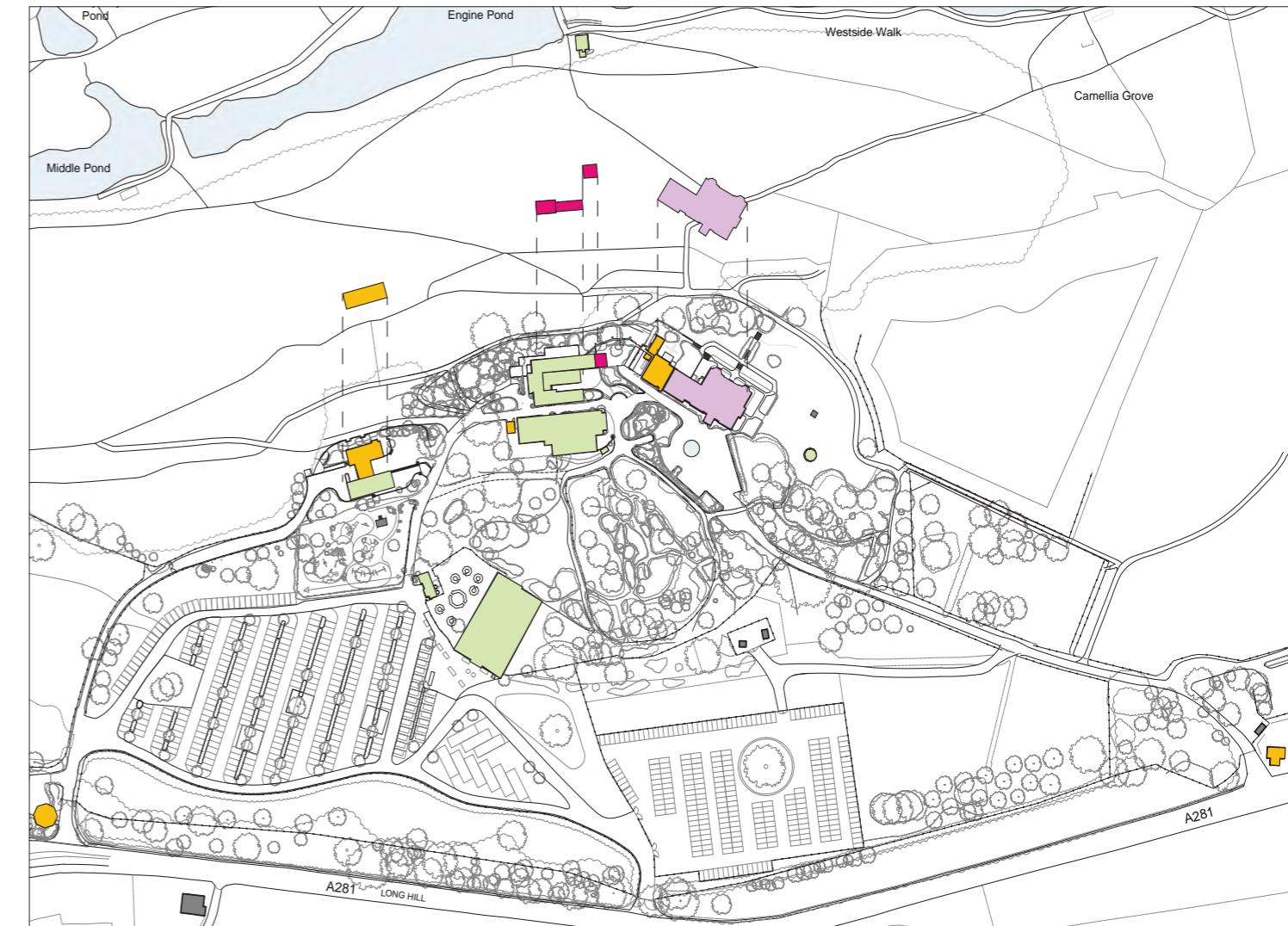
4.4.2 PROPOSED PUBLIC VS PRIVATE USES

The consolidation of spaces within the proposals has now created a clearer division of public versus private spaces across the site. All buildings which are publicly accessible are now in one main artery running the length of the site creating a more sensible journey through the site for visitors.

A large amount of private spaces have already been moved to the Red House and to the Compound on the southern edge of site. Thus, making better use of the on-site building's to serve and support the estate's needs, and necessity for constant maintenance.

Key:

- Publicly accessible buildings by all visitors
- Leonardslee House Hotel and Restaurant Interlude
- New guest accommodation offering
- Staff / Office accommodation



Private v Public Site Plan as Proposed

4.4 OVERVIEW OF PROPOSED INTERVENTIONS

4.4.3 PROPOSALS OVERVIEW

The adjacent plan and the below notes give a brief overview of the proposals, they are discussed in further detail within section 6 of this document.

Key

1 New Ticket Entrance Extension

An extension is proposed to the south elevation of this building creating a new area to house a ticket desk and a welcome cafe.

2 Leonardslee House Forecourt

It is proposed that the existing hard landscaping will be altered to a softer configuration with new interpretation boards to reduce parking to the front of the House, creating a soft division from garden visitors to the car park as per historic precedent.

3 Stable Block

A new winter garden extension is proposed to the Stable Block along with a lightweight terrace to the east. The Clocktower Cafe will be refurbished and back of house spaces consolidated with new WCs introduced. The existing staff accommodation will be refurbished into additional guest accommodation.

4 Former Generator Block

It is proposed that the existing open courtyard will be covered to create a new events space. The Alpine House will be refurbished and the Dolls House Museum will be moved to the Red House to create a limited number of WCs.

5 Red House

It is proposed that the current staff welfare to the ground floor side wing that has been moved to the Compound will house the Dolls House Exhibition to be closer to the play area. The offices at first floor level will be renovated into purpose built staff accommodation with individual living space and kitchens.

6 Engine House

A small extension is proposed to house an accessible WC. An extension to the existing terrace is also proposed for further seating capacity.

7 Lightweight Wedding Pavilion

A new lightweight wedding pavilion is proposed on the lawn to the south of Leonardslee House to hold wedding ceremonies.

 Existing buildings

 Proposed extensions

