

5.4 LEONARDSLEE HOUSE FORECOURT

5.4.6 REDEFINING THE VISITOR EXPERIENCE

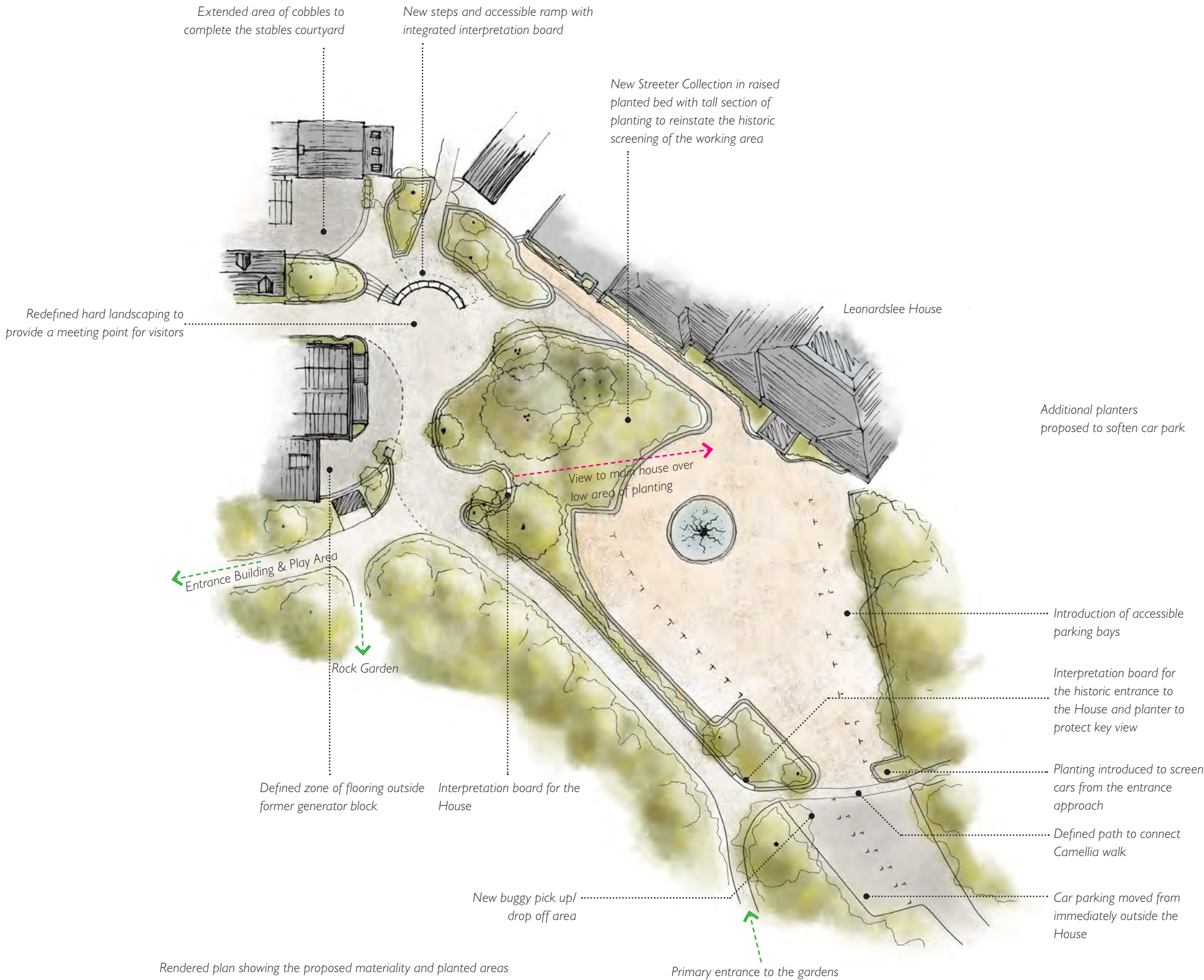
The proposed interventions to the forecourt and car park of Leonardslee House respond directly to recommendations set out in the Conservation Management Plan (CMP) and previous feedback received from Historic England, particularly regarding the historic lawn area that has been lost over time. However, the car park remains a critical component of the estate's infrastructure, serving both the ten-bedroom hotel and the 32-cover Restaurant Interlude.

The existing provision of 28 car parking spaces will be reduced to 26, with a greater emphasis on accessibility and an improved layout. Despite consideration, dedicated hotel-only bays are not feasible due to the need for 24/7 guest access, the unstaffed nature of the entrance building during certain hours, and ecological concerns over overnight lighting. As a result, a shared-use solution is retained.

In an effort to mitigate the visual impact of the forecourt and enhance the overall setting, significant landscape improvements are proposed. These include the reduction of the overall hardstanding footprint, with areas reallocated to soft landscaping. The existing tarmac surface, which detracts from the historic setting, will be replaced with a tar and chip finish, carefully chosen to reflect the texture and character of traditional gravel used in carriage sweeps. This more sympathetic surface will enhance the setting of the Main House and better integrate the parking area within the historic landscape.

To further reduce the visual dominance of cars, several parking bays are relocated to the south, away from primary views of the house. Deep and raised planters are introduced to screen parked vehicles and to enrich the immediate setting of the forecourt. These will also include a New Streeter Collection of planting, a significant aspect of the estate's recent history. These measures collectively improve the visitor arrival experience and contribute positively to the legibility and character of the estate.

To educate the public on the estate's history, interpretation boards are proposed adjacent to the Main House in a number of locations. These will enhance the understanding of Leonardslee's heritage and the significant role played by the Loder family in shaping the landscape of the Lakes and Gardens. The proposed arrival sequence has been carefully designed to re-establish historic sight lines, allowing guests to approach the house as visitors once did in the estate's historic heyday.



Rendered plan showing the proposed materiality and planted areas

5.4 LEONARDSLEE HOUSE FORECOURT

5.4.7 PROPOSED ZONING OF MATERIALITY

The materiality of each intervention has been carefully selected to enhance the character and distinctiveness of the Leonardslee Estate, respecting the historic uses and providing clarity of wayfinding, enhancing the visitor experience.



Resin bound gravel

Bound gravel has been selected as a practical pathway to replace the existing tarmac. The gravel will differentiate the working area from the front of Leonardslee House. The colour selected will incorporate warm tones from the sandstone and darker greyer tones of the slate roofs.



Modern cobble paving to match existing

Cobbles have been selected to abut the historic structure to break up the hard landscaping and provide a natural boundary to the former Generator Block



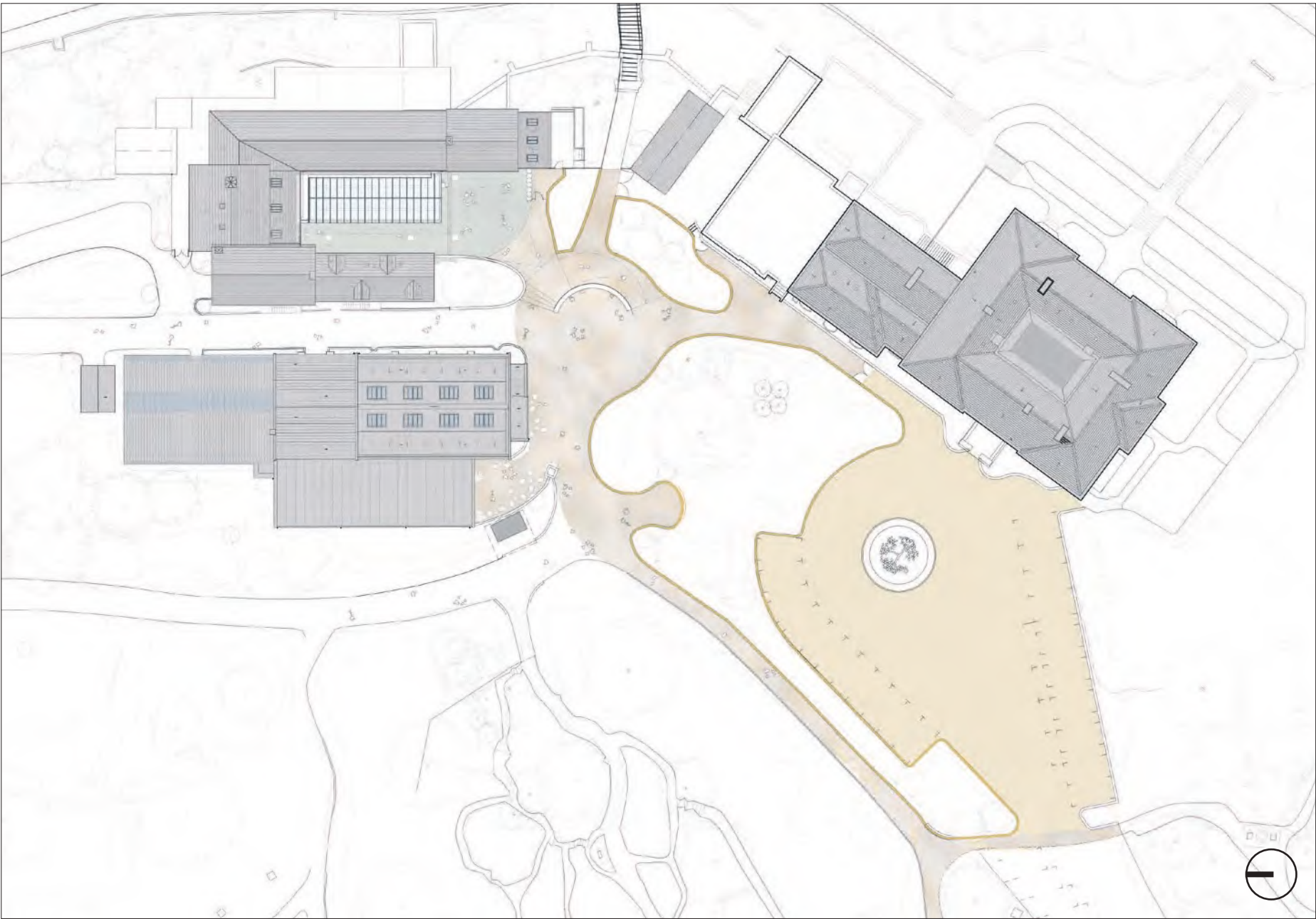
Tar and chip

Tar and chip has been selected as an alternative to traditional loose gravel, which would not be appropriate for a highly trafficked area. The colour will be selected to read harmoniously with the sandstone building and will be a significant improvement to the existing tarmac forecourt. The resemblance to gravel is reflective of a typical country house drive setting.







Horsham Stone

Warm, natural and in keeping with the surroundings and local materials. Horsham stone for the low level walls of the planters.



Proposed landscaping plan

Key

-  Resin bound gravel
-  Modern cobbles
-  Tar and chip
-  Horsham Stone



Typical section of Horsham stone raised planter retaining wall

5.4 LEONARDSLEE HOUSE FORECOURT

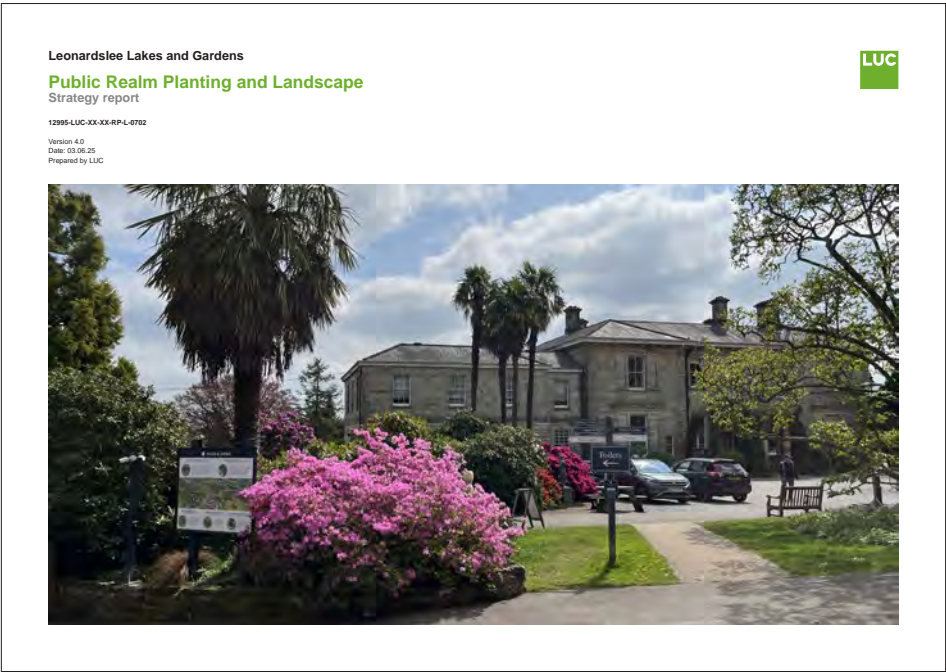
5.4.8 REDUCING HARDSTANDING AND INCREASING PLANTING

The increase in the existing planted beds to enhance the setting of Leonardslee House has been calculated:

Existing area of planted beds	511sqm
Proposals submitted as part of pre-application PE/24/0219	700sqm
Revised area of planted beds in this submission	804sqm

The resulting scheme reduces the amount of hard landscaping by 293sqm, which equates to an **increase** in soft landscaping of 57% when compared to the existing condition.

Details of the proposed planting can be found planting strategy document and plan prepared by LUC.



LUC public realm planting and landscape strategy report



Diagram showing the proposed increase in soft landscaping to Leonardslee House

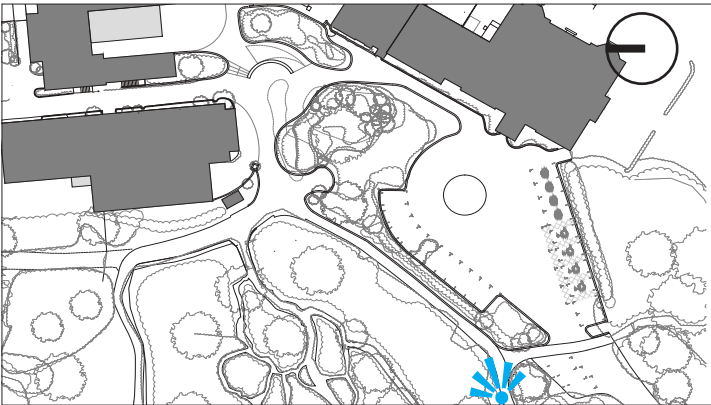
5.5 PROPOSED VIEWS



Existing photo of approach



View showing the overflow parking, new path to Camellia Walk, and screening to the cars upon the approach



Key Plan

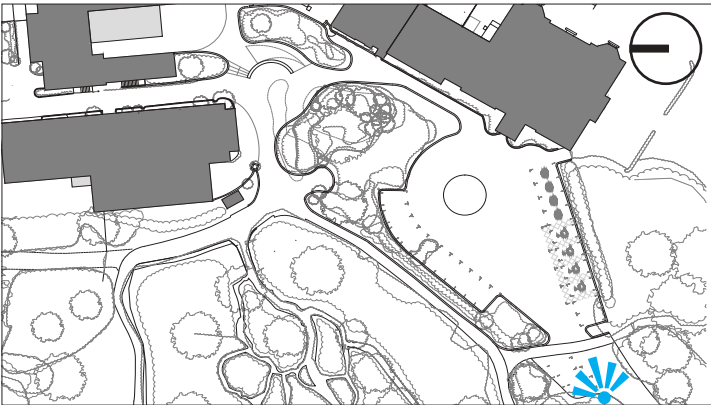
5.5 PROPOSED VIEWS



Existing view of the Main House



View showing the overflow parking, new path to Camellia Walk, and screening to the cars upon the approach



Key Plan

5.5 PROPOSED VIEWS



Existing key historic view



A key historic view of the main house, with tall plantings to the left, screening the working area, defining the historic planted screen which separates the area



Key Plan

5.5 PROPOSED VIEWS



Existing view to the Stable Block



Reinstating the planted screen



Key Plan

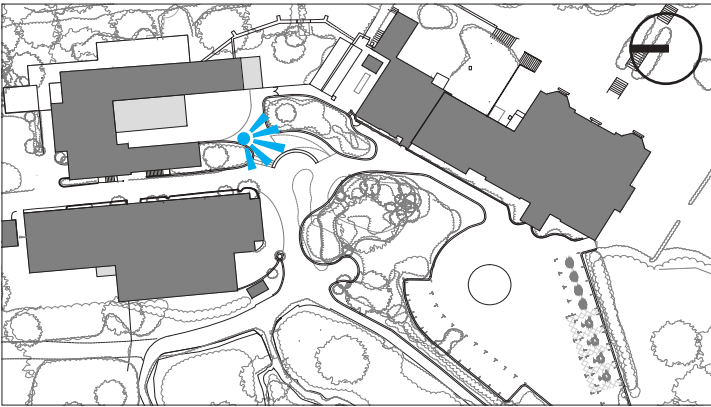
5.5 PROPOSED VIEWS



Existing view from the stable block



A key historic view of the main house, with tall plantings to the left, screening the working area, defining the historic planted screen which separates the area



Key Plan