

6.0 BUILT INTERVENTIONS



6.1 GARDEN SHOP ENTRANCE BUILDING



6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.1 INTRODUCTION AND BUILDING DESCRIPTION

The existing garden shop building is a single storey modern building of rectangular plan originally built in 1970. The main body is of a former greenhouse which has a pitched roof and there are flat-roofed extensions to its peripheries.

The existing elevations show that the original building has been extended to three sides with single storey flat roof extensions. The elevations which face the Garden are relatively solid and impenetrable, which is where the new proposed extension is positioned. All façades are clad in horizontal timber cladding with contemporary powder coated windows and sliding glazed doors. The pitched roof is a dark grey metal sheeting reflecting the agricultural nature of the building.

Internally it is a single large shop with a number of small back of house staff spaces to the west. This building is neither listed nor curtilage listed.



Existing image of building exterior viewed from the car park



Existing image of building interior



Existing north west elevation (entrance from car park)



Existing south east elevation (entrance from garden)



Existing south west elevation



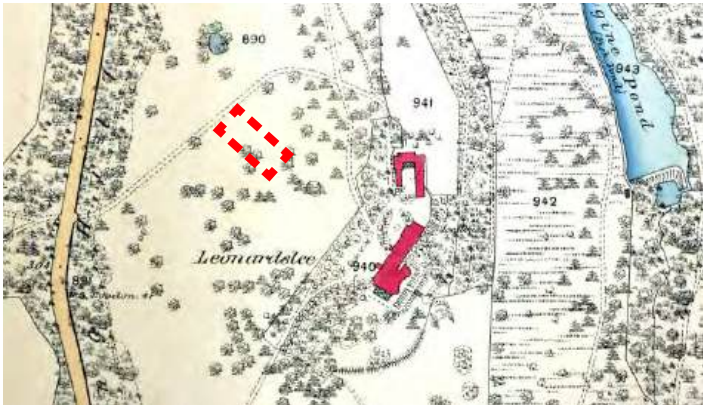
Existing north east elevation

6.1 GARDEN SHOP ENTRANCE BUILDING

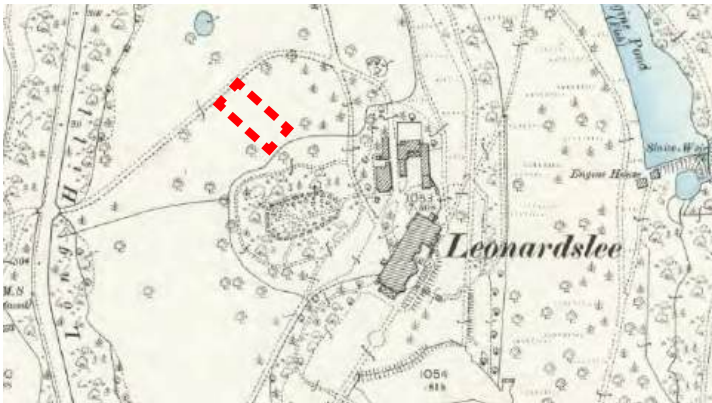
6.1.2 HISTORIC DEVELOPMENT

Throughout the Estate's early history it is clear to see that the site of the Garden Shop Building lay beyond the main core of the pleasure Gardens and Leonardslee House itself. The site of the building would have been situated within the wider parkland which saw little change to this area of the site throughout the latter 19th and early 20th century and it remained as parkland purely to be viewed from the driveway up to Leonardslee House.

It is not until the mid 20th century that we see change occur to that part of the estate and in the 1949 aerial photograph we can see what appears to be a tennis court enclosure here. In 1970 a large greenhouse was built (see adjacent photo) and the original structure still remains today forming part of the entrance building and shop.



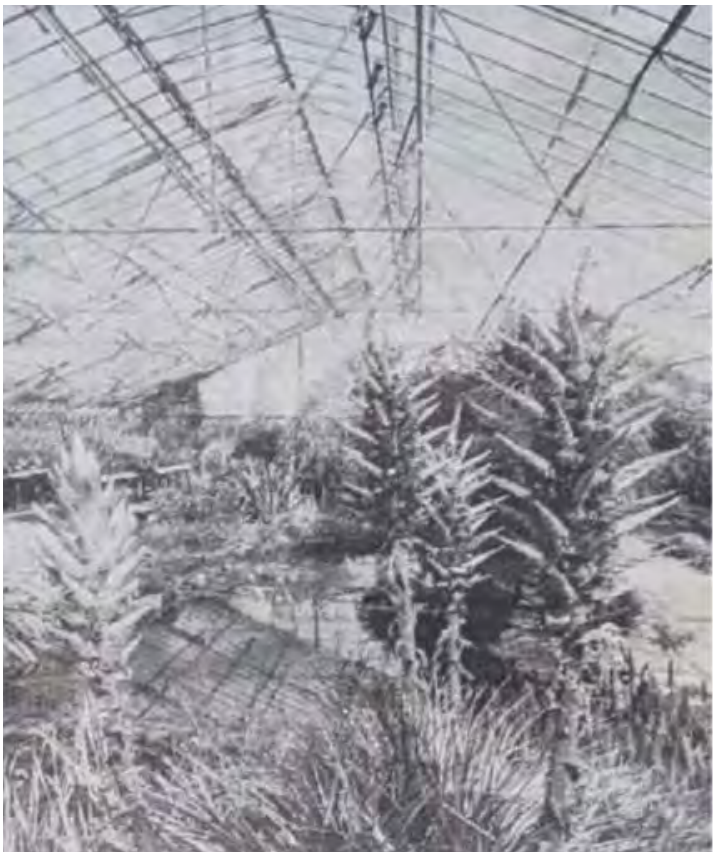
Site of entrance building, 1874 OS Map (National Library of Scotland)



Site of entrance building, 1896 OS Map (National Library of Scotland)



Site of entrance building 1957 OS Map (National Library of Scotland)



The Greenhouse c. 1989 from the WSCC archives



1949 aerial photo of Leonardslee House and outbuildings showing the tennis courts. (Historic England Aerofilms Collection)

6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.3 OPPORTUNITIES AND CONSTRAINTS

For many years, the glasshouse structure has formed the entrance to the Gardens, as well as acting as a retail shop selling plants and more recently a selection of gifts.

The building was recently refurbished by Leonardslee Gardens due to ongoing maintenance issues and improvements to staff welfare, and the footprint was rationalised as per the DC/18/0689 planning permission. A solid roof was added to reduce energy consumption and improve staff conditions. The applicant confirmed in advance with HDC that the change of roofing material did not require planning permission.

The proposal sets out in this document has been developed in line with the adopted CMP and GCMP for Leonardslee Gardens. The relevant policies (in blue) and notes (in white) on future use proposals and opportunities can be seen to the right.

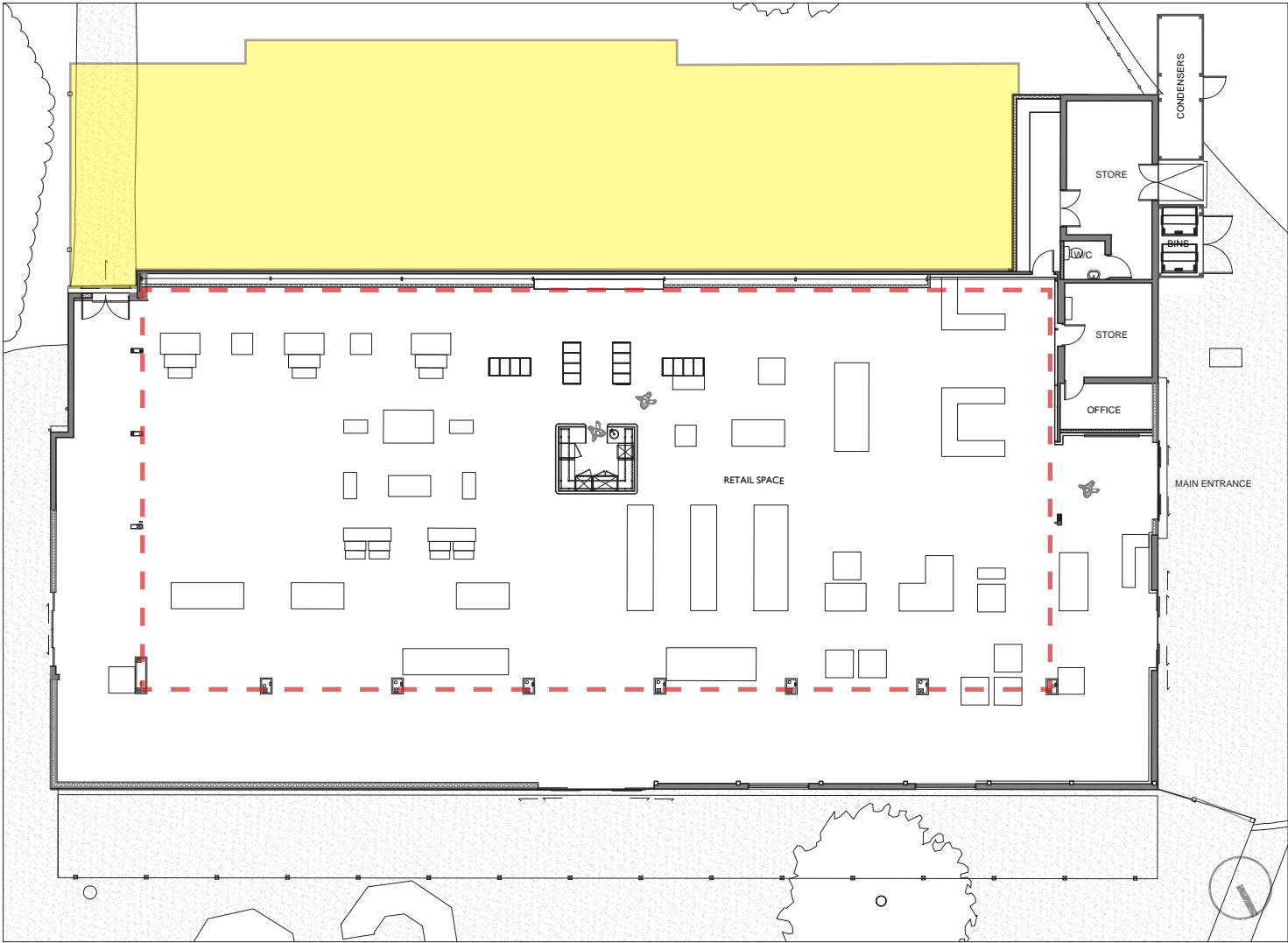
The policy discusses the good use of the current space as an entrance and shop but how there is an opportunity to develop it further (development area highlighted in yellow) and highlights the possibility of a new cafe area.

The Greenhouse is in a good location as the entrance and shop and should remain in this use, however it does currently feel rather cramped and with limited space to display. There may be an opportunity to further develop this to provide a more diverse range of items for sale along side the possibility of a small café area.

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

Opportunity for change: there is potentially the opportunity to redevelop this area to create a new entrance building with potentially more space for retail/ cafe. Dependant on obtaining the relevant consents.

CMP Notes for the Opportunity for Change - section 6, page 138



Existing Ground Floor Plan

Key:

- Original footprint of 1970 glasshouse
- Proposed area of extension

6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.4 PROPOSED GARDEN SHOP BUILDING

Following discussions with HDC / HE it is proposed to locate the ticket sales and grab and go cafe in a new extension to the entrance building. This area of the gardens is less utilised and less significant given its proximity to the former modern greenhouse, and distance from Leonardslee House and the highly significant valley gardens.

It is also an area of the estate and Registered Park and Garden that has undergone more modern alteration and change than other areas. HE had concerns about the harm of the successive concentration of the majority of the new infrastructure in one large area to the historic core. It therefore feels more appropriate to position the ticket sales and cafe here rather than adding further infrastructure to the main core of the estate.



In addition the building has been identified in the CMP as *"a good location as the entrance and shop and should remain in this use, however it does currently feel rather cramped and with limited space to display. There may be an opportunity to further develop this to provide a more diverse range of items for sale along side the possibility of a small café area."*

Our proposal is an extension to the south elevation running the length of the building, essentially completing the perimeter and restoring symmetry to the overall massing. This new area will house a ticket desk and turnstile area and also a small grab and go cafe to lessen the burden on the food and beverage offerings further into site.

The area to the southwest has not been extended, thus this proposal. The new extension will be accessed from the retail space only, with the cafe tucked away with views into the trees to the West. There will be one door which provides entrance and exit to the gardens to the accessible path. This simplifies the legibility of the site improves the visitor experience.

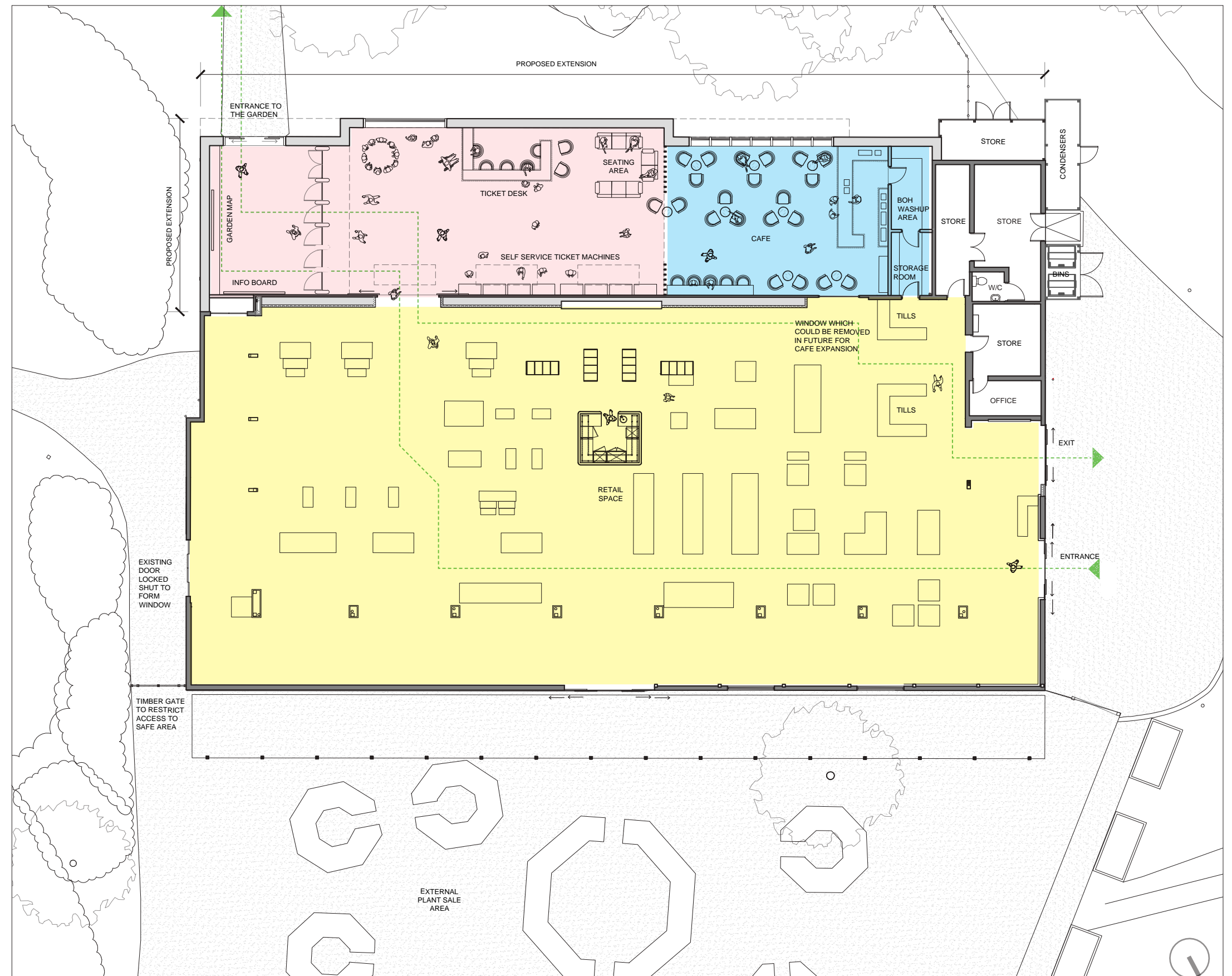
New turnstiles with controlled access to and from the gardens, with visibility from a new ticket desk. The cafe area will have a simple coffee and sandwich offering, supported by back of house dishwash and storage rooms.

Key:

-  Retail Area
-  Ticket Area
-  Cafe Area

Key:

-  Visitor journey (entrance and exit route)

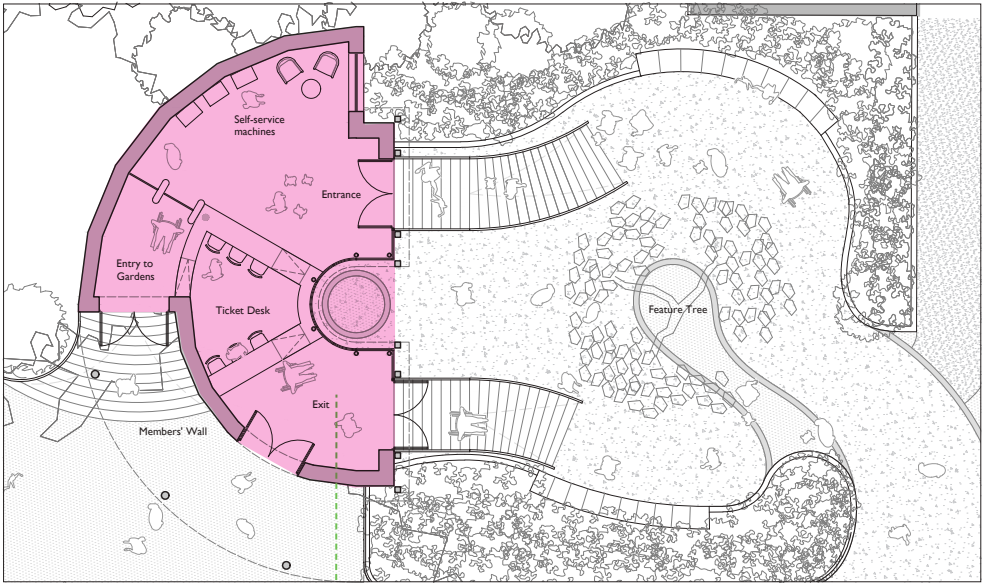


Proposed Ground Floor Plan

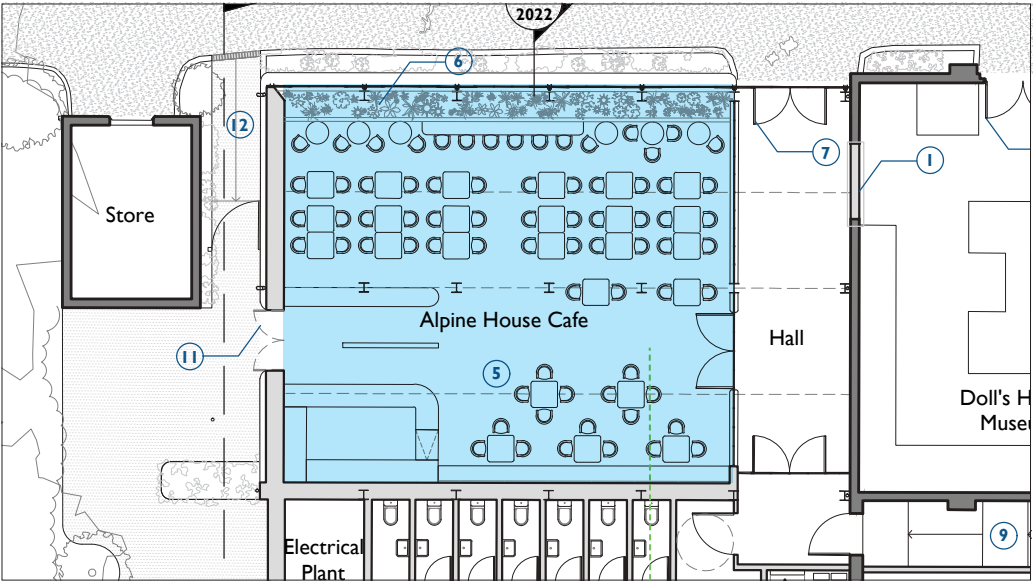
6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.5 DESIGN DEVELOPMENT

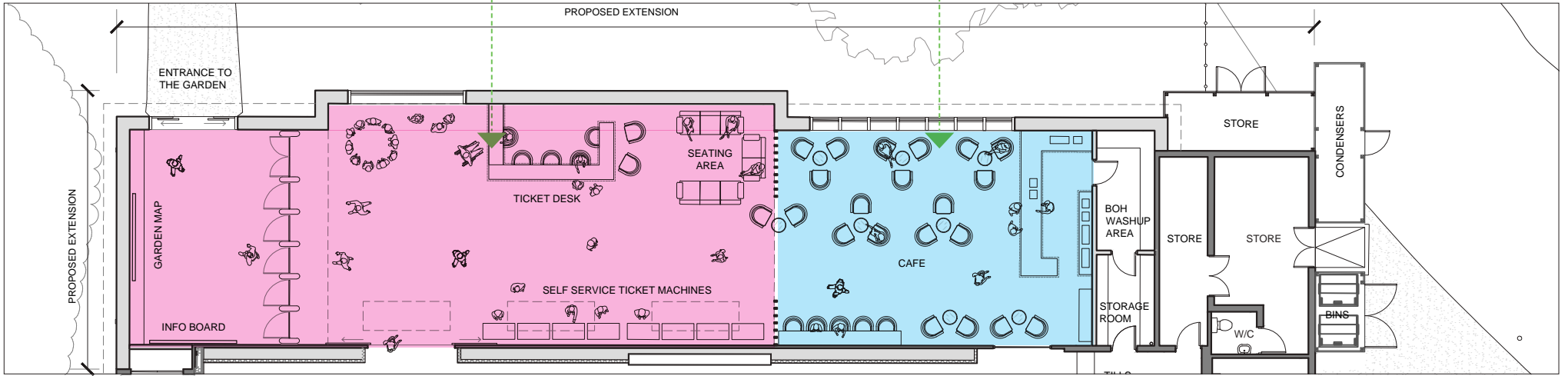
The proposed extension to the ticket entrance building will house both the ticket sales and grab and go cafe. The following diagrams compare the pre-application proposals to the submitted design. The submitted proposals have a larger ticket area with smaller cafe to reflect the need for enlarged visitor entrance facilities.



Previously proposed Ticket Kiosk (approx 55 m²) submitted for pre-application 1 - PE/23/0245



Previously larger Alpine House Cafe proposal (approx 124 m²) submitted for pre-application 1 - PE/23/0245



Submitted proposed Cafe (approx. 58m²) and Ticket Sales (approx 175m²)

Key:

- Proposed new Ticket sales and Turnstiles
- Proposed new Cafe

6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.6 IMPACT ON VIEWS

The proposed extension does not increase the visual mass of the existing structure, thus not materially impacting the Gardens. Internally the design will be light and modern so as not to compete with the views out to the garden.



Proposed visual from inside the new extension the ticket desk, ticket machines and turnstile entry to the Gardens



Proposed visual of the new cafe



Precedent image of the cafe at the Weston with a view to the gardens



Precedent image at the Gardener's Retreat Cafe, Norwich



Precedent image at Hilltop Lodge RHS Garden Hyde Hall, Essex



Precedent Cafe at Chiswick House, London

6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.7 PROPOSED EXTERNAL ELEVATIONS

The proposed elevations highlight the new extension to the south west elevation.

The exterior of the extension will be clad in horizontal timber cladding to match the existing building and is punctuated with new glazing to break up the facade to create an engaging, active frontage.

There is a slightly higher portion of roof above the cafe which breaks up the elevation, which is proposed to be clad in a dark metal to match the existing material palette whilst retaining the datum of timber cladding.



Proposed north west elevation (entrance from car park)



Proposed south east elevation



Proposed south west elevation (new entrance to and from garden)



Proposed north east elevation (no change)

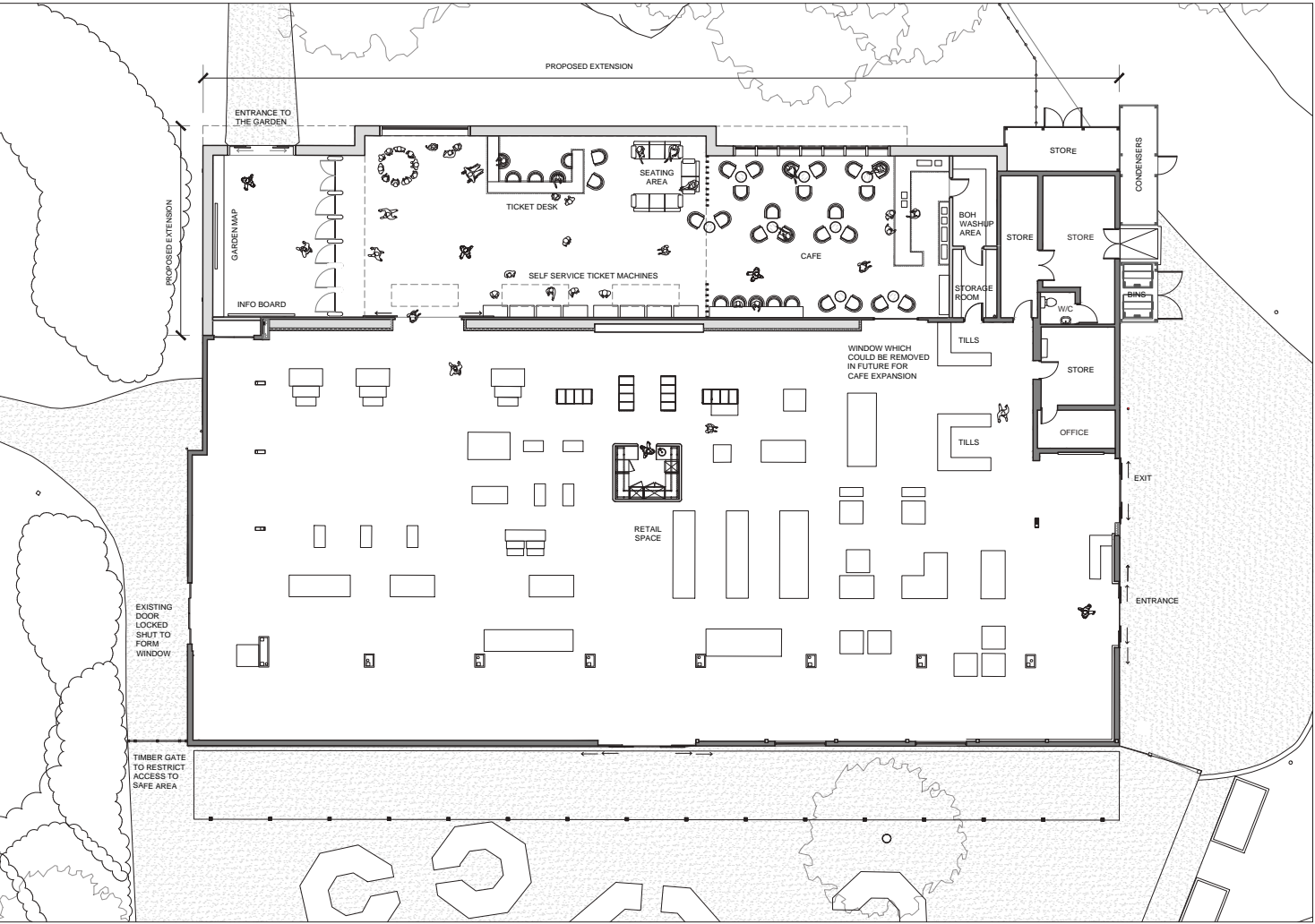
6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.8 FUTURE-PROOFING FOR EXPANSION

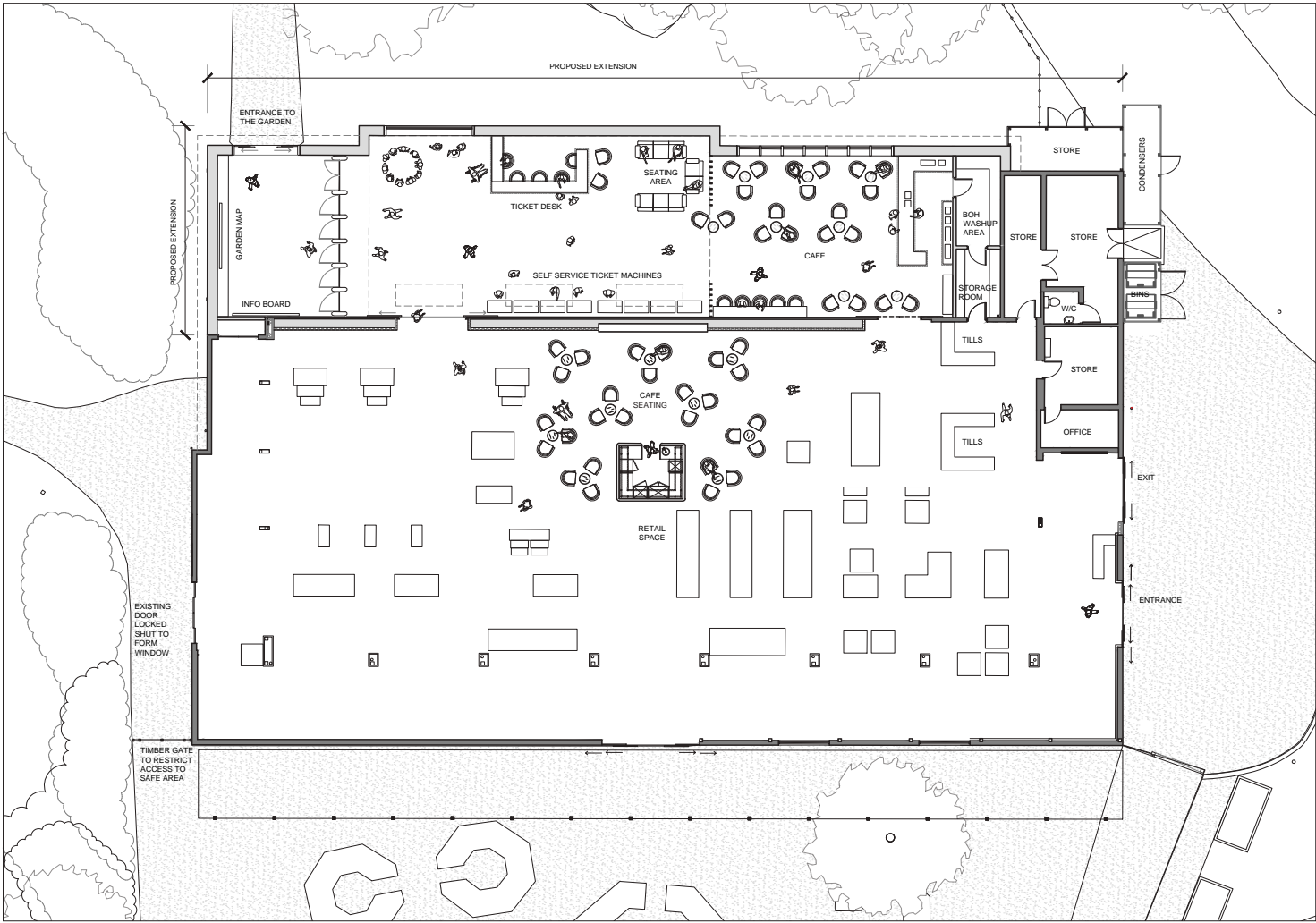
HDC and HE have highlighted during the pre-application process that the cafe is small in relation to this area of the site and that the applicant should explore how the cafe could be expanded internally to avoid a future application to expand into the gardens.

Since the pre-application the cafe layout has been adapted and a window added to the main space which would allow a future connection into the glasshouse, as well as allowing views through the cafe.

The plan to the right shows how the display units could be reduced to provide an expanded area of seating within the original glasshouse footprint, thus not adding pressure in the future for further expansion.



Proposed ground floor plan showing baseline proposals for the cafe



Proposed ground floor plan showing an expanded cafe internally

6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.9 SUMMARY

In summary, the proposals will:

- Create a cohesive entrance and exit route to the gardens which will improve the visitor experience to the gardens, encouraging visitors to discover the house through key historic entrance views.
- Introduce views into the Gardens before purchasing a ticket.
- Reduce visitor pressure on the Stable Block and surrounding historic core by distributing visitor infrastructure around the site.
- Create a high quality grab and go cafe in an area of minimal significance
- Improve the southern facade of the existing retail building.
- Be in line with the Conservation Management Plan for this area of the site.



Proposed visual showing the view to the Gardens through the picture window in the new extension



Proposed view showing the extension largely screened by trees from the path to the south



6.2 STABLE BLOCK

6.2.1 INTRODUCTION AND BUILDING DESCRIPTION

The Stable Block is located immediately to the north of Leonardslee House and neighbours the Former Generator Block. It is made up of an ensemble of buildings and its significance lies within its proximity to the Grade II listed Leonardslee House, and is therefore considered Curtilage listed.

The building is built in Horsham sandstone, with pitched slate roofs and a clock tower believed to have been installed in the 1980s denoting the central section of the U-shaped block. Massing varies between one to two stories, resulting in an irregular roofline indicative of the likely piecemeal development of the complex.

There are a number of timber sash dormer windows to the lower western range roof with timber casement windows across the rest of the buildings which make up the Stable Block.

A modern addition is the glazed lean-to sun room to Honey Cottage, a further one is the existing entrance to the cafe with two sets of uPVC French doors to and from the courtyard connected to a historic timber frame. One single storey elevation facing west into the courtyard appears to have been added in the 1980s with a different type of stone and window fenestration to the rest of the complex.



Existing internal west elevation



View to the Clocktower Cafe from the courtyard entrance



North elevation of the west range



Cafe seating inside Clocktower Cafe



View of historic timbers within the modern conservatory

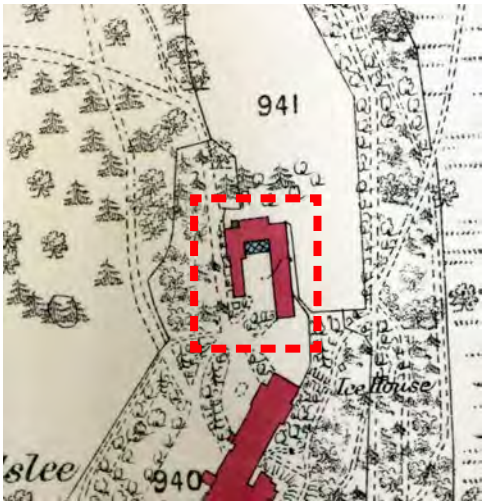
6.2 STABLE BLOCK

6.2.2 HISTORIC DEVELOPMENT

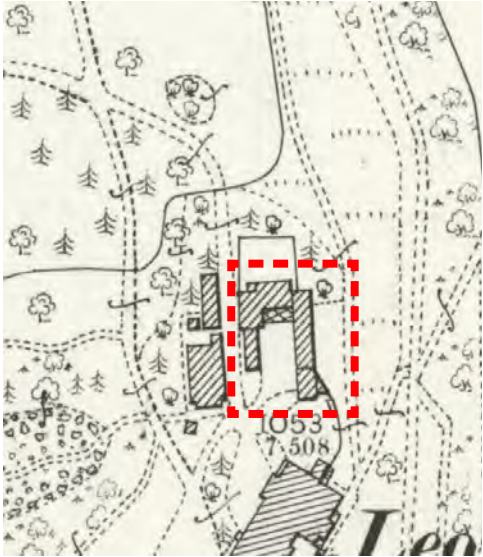
The Carriage House and Stables were built in the mid 19th century, in approximately 1856, shortly after Leonardslee House was built. The character of which can still be read today in the form of the large carriage doors in the western range. It appears a number of alterations and extensions were introduced between the 1850s and the later 1874 OS map.

A number of small updates continued to be made throughout the latter 19th century and into the early 20th century. These iterations were mainly landscaping and a glazed lean to (since removed).

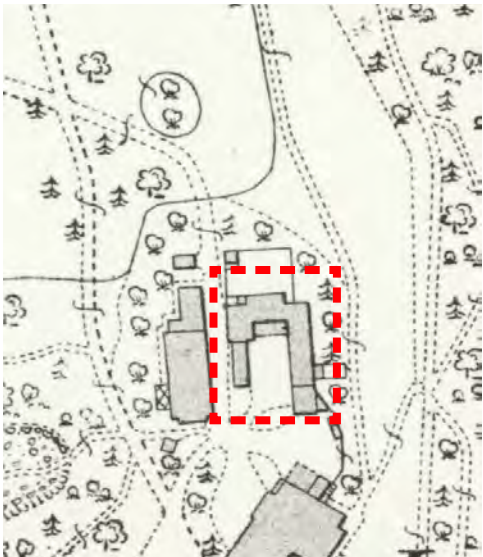
In the 1946 historic aerial photograph seen to the right one can see the Stable Block complex sitting to the right of the Main House at the historic core of the Leonardslee grounds. In 1988, the central block and parts of the east and west estate were converted into a restaurant. The clocktower was replaced during the conversion. The restaurant was converted into the Clocktower Café in 2017 by the current owner.



Detail of the Stable Block, 1874 OS Map
(West Sussex Record Office)



Detail of the Stable Block, 1896 OS Map
(National Library of Scotland)



Detail of the Stable Block, 1909 OS Map
(National Library of Scotland)



1949 aerial photo of Leonardslee House and outbuildings. (Historic England Aerofilms Collection)

6.2 STABLE BLOCK

6.2.3 OPPORTUNITIES AND CONSTRAINTS

The Stable Block is located immediately to the north of the main house. The buildings comprise a U-shaped block featuring the Courtyard Café within the central block, with an adjoining tearoom within the eastern range. There is staff accommodation and unused offices to both the southernmost end and within the west range.

The proposal for the Stable Block has been developed in line with the adopted CMP and GCMP for Leonardslee Gardens. The relevant policies (in blue) and notes (in white) on future use proposals and opportunities can be seen to the right.

Policy 4.2.3 from the CMP discusses the current limitations of the food and beverage offerings and seating capacity at the Stable Block. This is reflected in the proposal for the Stables which includes a refurbishment and enhancement of the cafe into a hot food restaurant, with additional year round seating inside a winter garden, and an external raised terrace for use in summer and shoulder seasons.

The CMP notes make similar comments in their discussion for the opportunity to rearrange and enhance the cafe offering and size. Similarly, the opportunity for the store rooms and upstairs offices to be better utilised as spaces. As a result the proposal reorders the ground floor store rooms into improved WCs and the upstairs staff offices into guest accommodation (discussed in section 6).

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

Opportunity for change:
The cafe area is small for the size of the gardens and there is opportunities to rearrange the spaces within the stables.

CMP Notes for the Opportunity for Change - section 6, page 119

Opportunity for change:
There is the opportunity to make changes to the cafe area internally to re-imagine the layout or change the use if the cafe was to be relocated elsewhere on the estate.

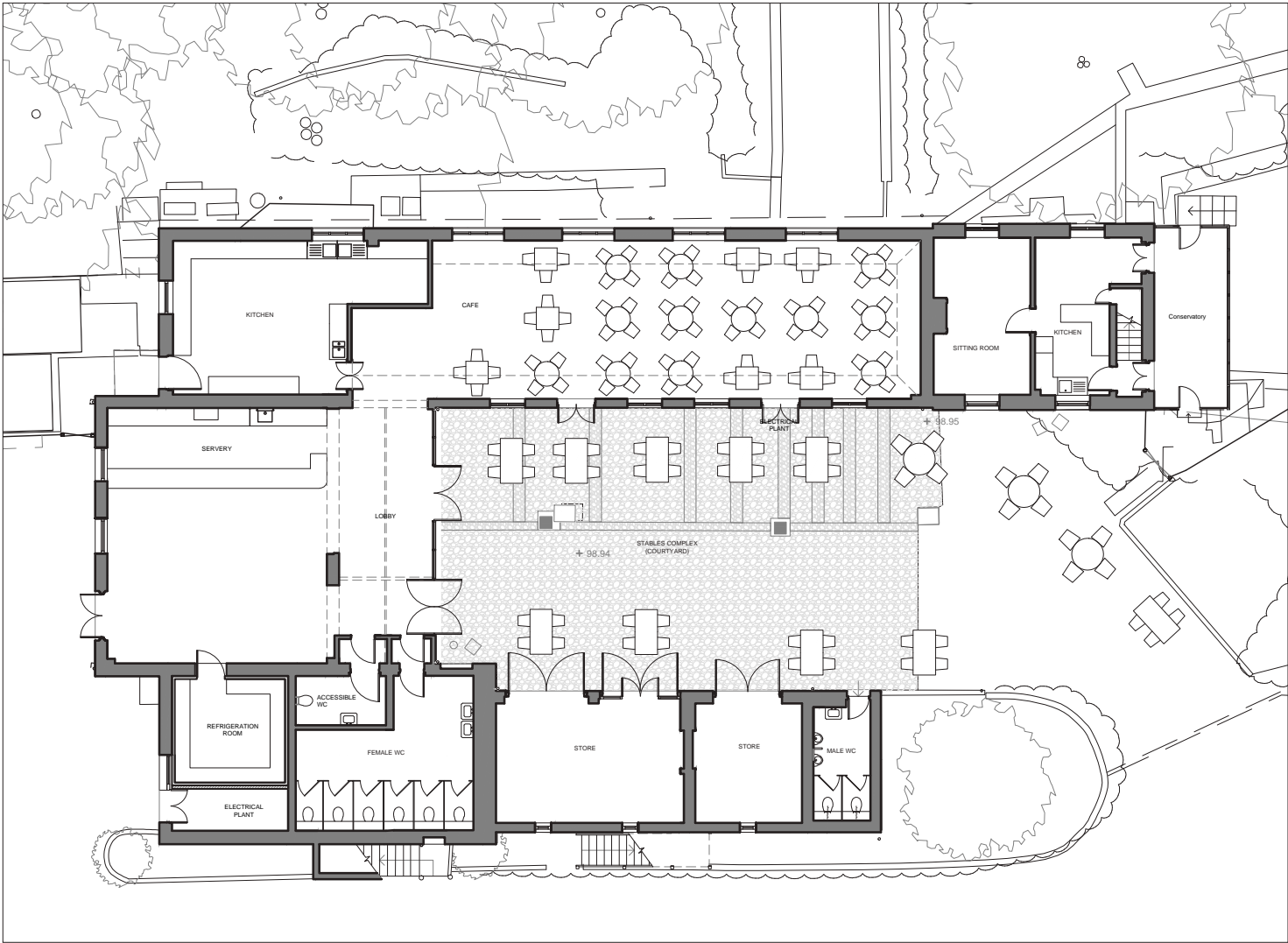
CMP Notes for the Opportunity for Change - section 6, page 121

Opportunity for change:
These rooms are very spacious for stock rooms and could be arranged to provide additional cafe space.

CMP Notes for the Stockrooms Opportunity for Change - section 6, page 124

Opportunity for change:
This is a good size office but could be combined with the adjacent office to create one large space.

CMP Notes for the Offices Opportunity for Change - section 6, page 127



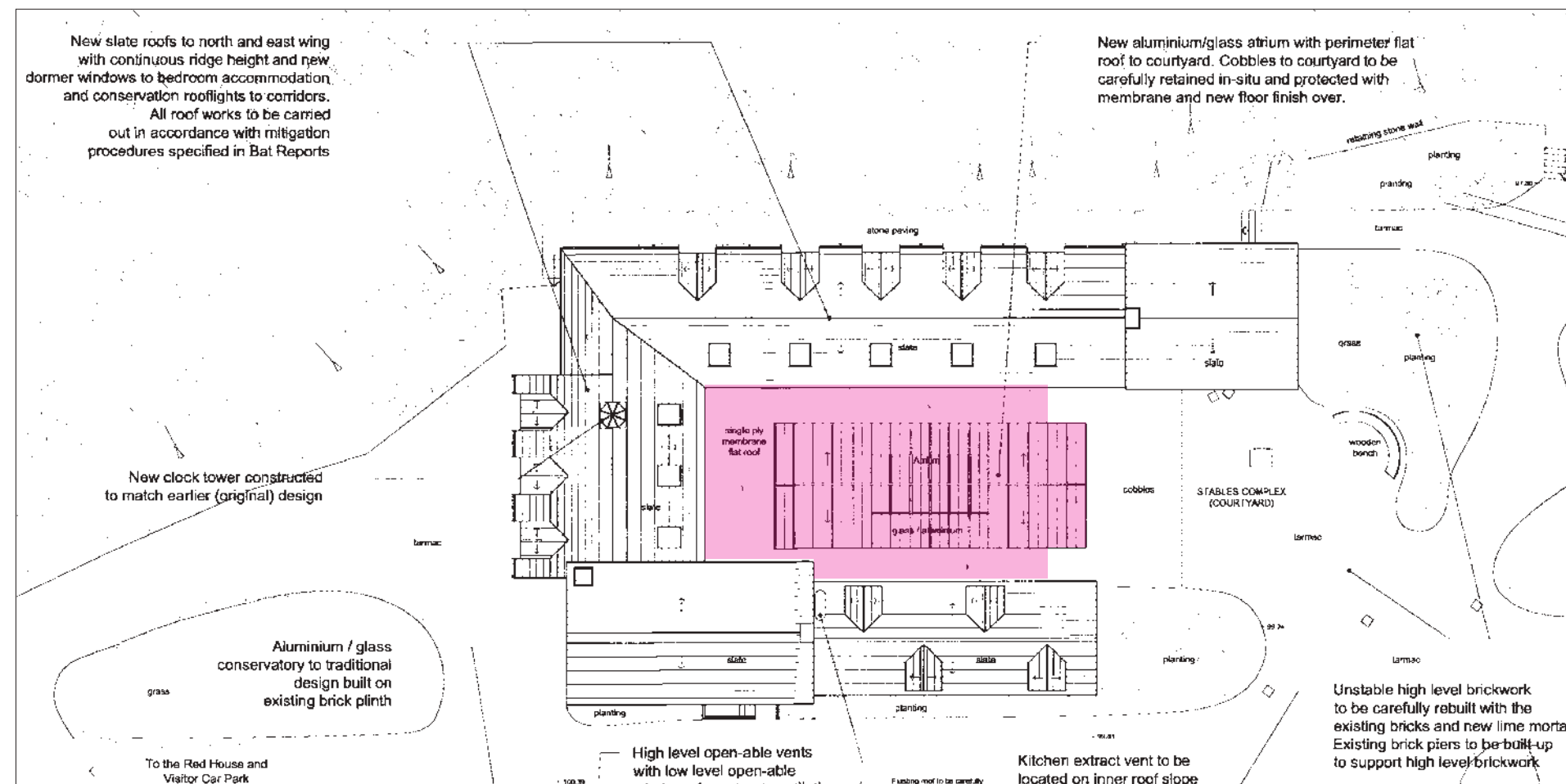
Existing ground floor plan

6.2 STABLE BLOCK

6.2.4 PREVIOUS PROPOSALS

Horsham District Council granted planning permission in 2012 for the previous owner of the Leonardslee Estate which involved increasing the ridge height to the eastern wing of the stable block to add a second storey of accommodation, as well as covering the majority of the courtyard with a central glazed lantern with a flat roof to the perimeter and stone external walls, highlighted in pink to the right.

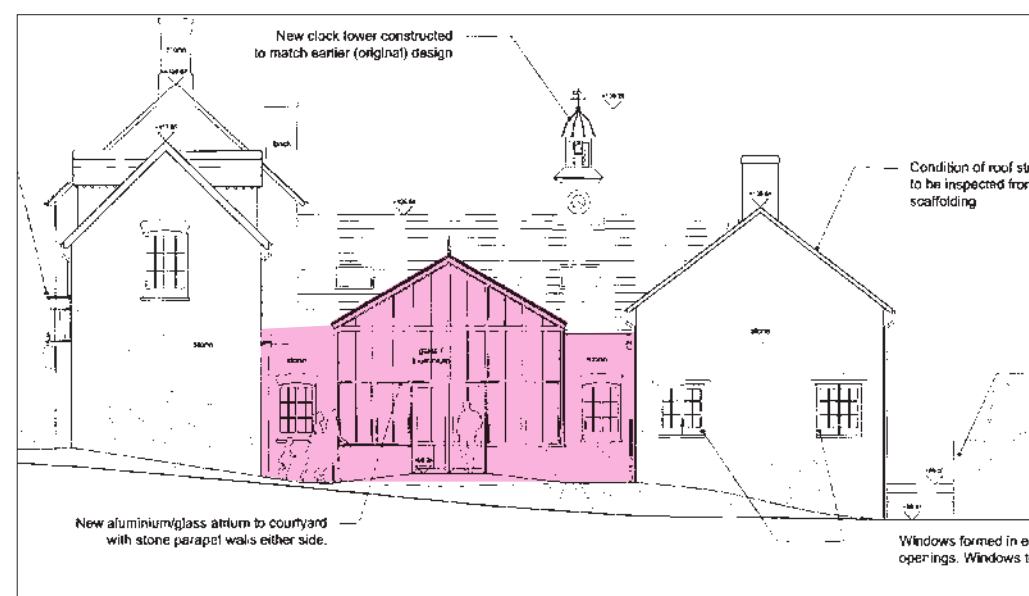
The proposals which are outlined in this document illustrate a much smaller, more refined, lightweight extension in the courtyard without raising the roof pitch of the historic roofline. The proposals also utilise the outdoor space to the perimeter of the building by creating additional outdoor seating reducing the need to extend the building further as the previous application had permitted.



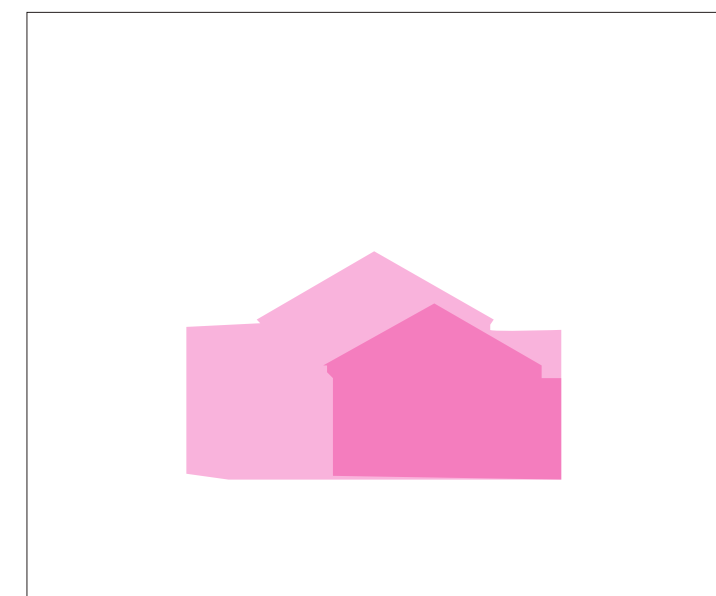
Approved proposed plan from 2012 planning application. Ref: DC/12/1892 showing the courtyard fully infilled (pink)



Current Purcell proposals



Approved proposed elevation from 2012 planning application. Ref: DC/12/1892 showing the courtyard fully infilled (pink)



Comparison showing reduction in section from previously consented proposals (light pink) to the submitted proposals (dark pink)

6.2 STABLE BLOCK

6.2.5 DESIGN DEVELOPMENT AND PRE-APP FEEDBACK

The design of the stable block has been developed through an ongoing dialogue with Horsham District Council (HDC) and Historic England (HE).

The initial submission involved covering the perimeter of the courtyard with a fixed roof, and a central covered area with a retractable roof.

The following comments were received which resulted in a redesign of the approach taken:

- *“The roofing and enclosure of the stable yard is the most contentious part of the proposal from a heritage perspective.”*
- *“The openness of this area creates opportunity to appreciate and understand the historic significance of this stable complex.”*
- *“The proposed enclosure with an overtly modern construction design and re flooring of the yard would have a harmful impact on the special interest of the listed building.”*
- *“A compromise would be a timber structure supporting fabric canopies and set away from the existing eaves and walls to avoid physically harmful weather junctions.”*
- *“Reluctant to agree the covering of the stone floor albeit with glazed panels.” and “Perhaps some levelling over of the floor is possible but I would like a large proportion of the yard floor exposed.”*

The revised design introduced a smaller transparent winter garden into the central courtyard. This change is supported by HDC whereby the following comments were provided at the second pre-application meeting

- *“Emphasis on traditional timber detailing in keeping with the historic stable block”*
- *“While HE think the conservatory would cause some harm to the understanding of this area as former stables and the appreciation of their elevations, HDC and HE agree that there is some justification for it and that it will deliver improvements to the appearance of the existing entrance..”*

The finalised proposals submitted in the document therefore provide further detail surrounding the traditional detailing of the proposed winter garden and further outline the improvements to the appearance of the existing entrance.



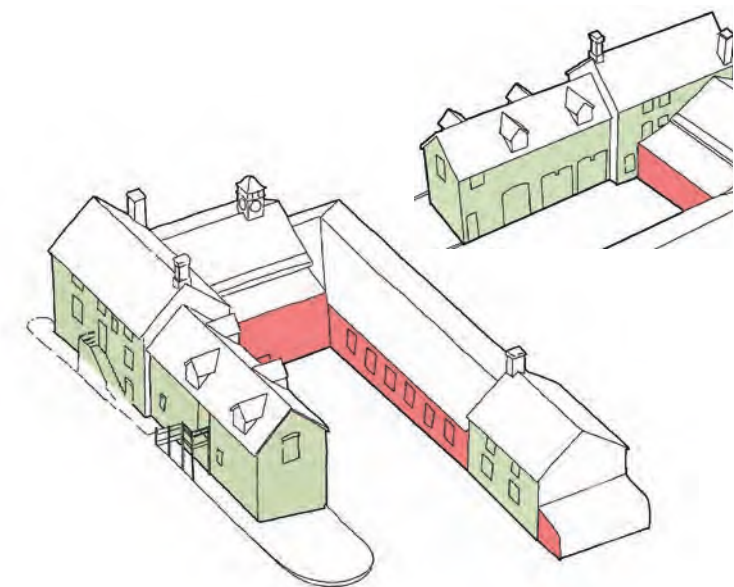
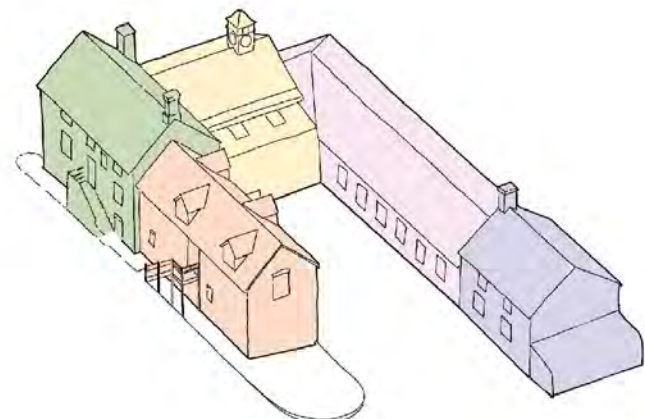
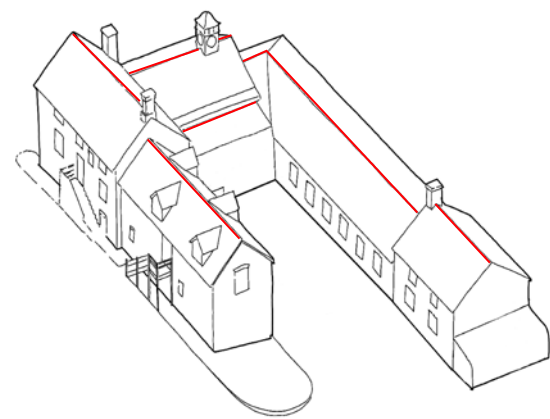
Design submitted as part of pre-application 1



Design submitted as part of pre-application 2

6.2 STABLE BLOCK

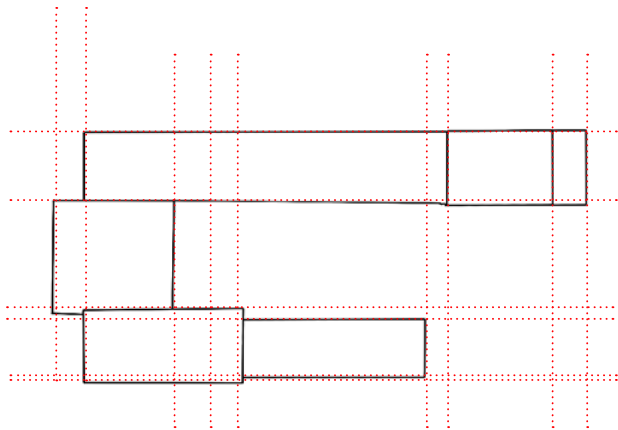
6.2.6 OPPORTUNITIES AND CONSTRAINTS



“THE STABLE BLOCK”

Whilst not listed as a designated heritage asset within its own right, the Stable Block is included within the listing description of Leonardslee House. The entry into the listing describes the block as a single entity: “A U-shaped range of the carriage house and stables surmounted by a clock tower; built during the 1850s”;

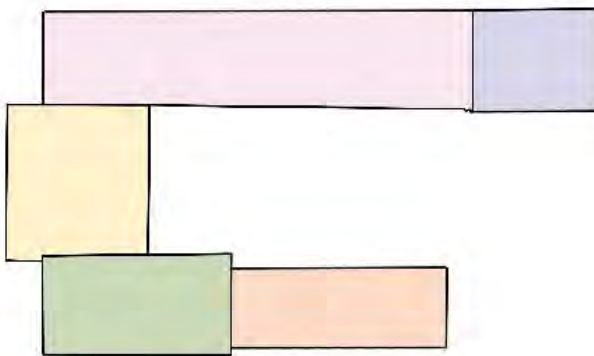
The Stable Block is not however a formal U-shaped courtyard of equal proportions as is typical on other similar Estates. There are several changes in external wall line, ridge and eaves heights and fenestration types; indicating that the buildings were arranged to enclose a courtyard for practical reasons stemming from a vernacular, rather than an architectural concept.



ARCHITECTURAL ENSEMBLE

The stable block consist of 5 separate buildings which traditionally would have been constructed to house separate functions:

- Horses / Stables / Hay
- Carriages / Carriage House / Cars
- Coachman / Drivers / Groomsmen Cottages and Accommodation

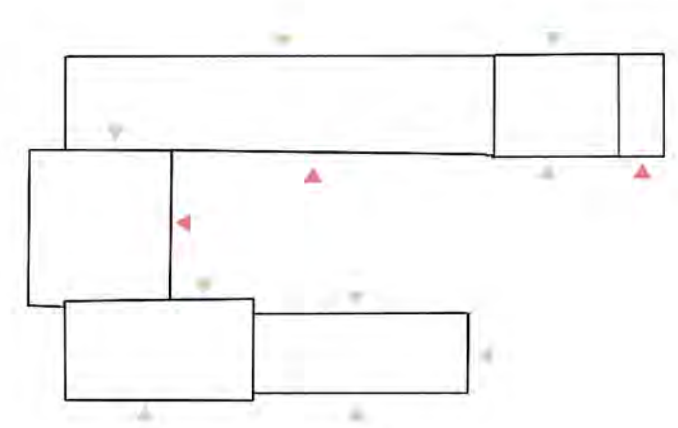


ASSESSMENT OF HERITAGE VALUE

Site assessments support that the majority of façades are historic, and have been altered very little. There are three notable non-original façades:

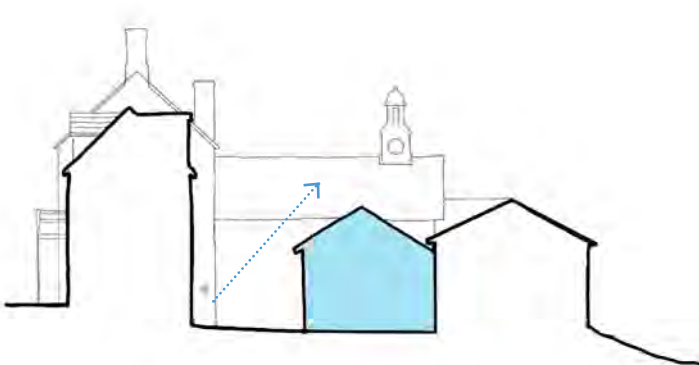
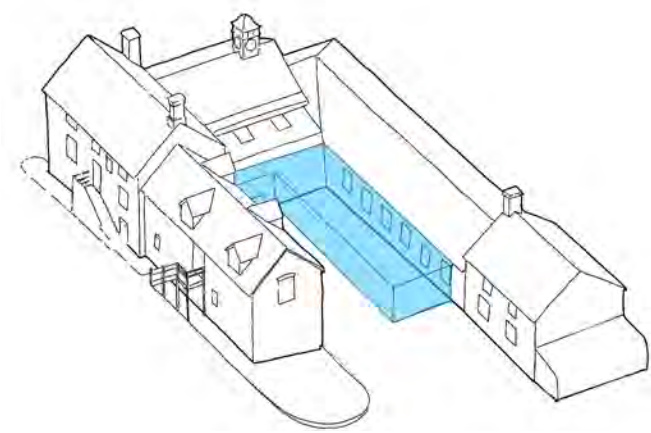
- Site analysis shows a historic timber structure that was likely to be an open canopy, and which has been clad in UPVC when the conversion to the restaurant took place in the 1980s.
- The north facade of the stables appears to have been rebuilt which is evident by the modern stonework and window fenestration.
- The glazed conservatory to Honey Cottage is a clearly modern addition.

Site assessments support that the majority of façades are historic, and have been altered very little. There are three notable non-original façades:



6.2 STABLE BLOCK

6.2.7 OPPORTUNITIES AND CONSTRAINTS



NATURAL PLACE TO EXTEND

These working buildings have a long lineage of extensions and adaptations to suit the changing need of transport, technology and living requirements, and other than some staff accommodation these buildings are no longer utilised for their original functions. This proposed further stage of development is the natural evolution for the Stable Block, in order to secure the long term future of the Stable Block and wider Leonardslee Estate.

The natural place for an extension to the stable block is to adjoin non historic and previously altered façades of the former stables, and replace the low quality reconstruction of a canopy below the clock tower elevation where change has already occurred.

ECHOING THE EXISTING FORMS

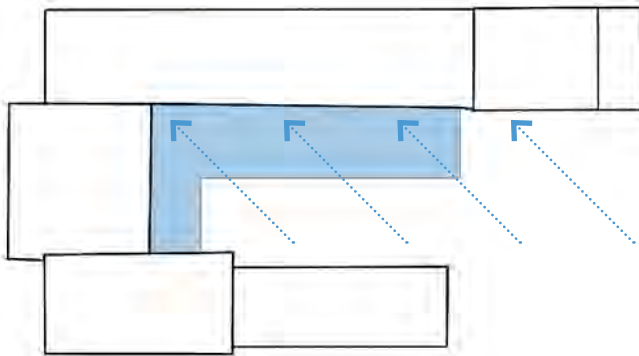
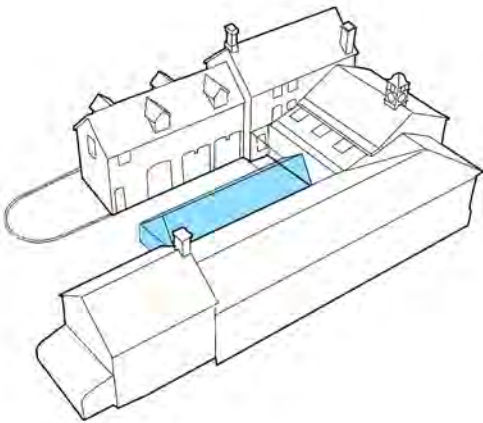
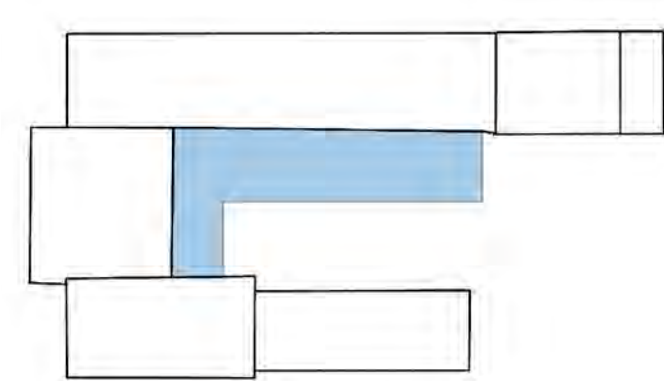
The dominant vernacular of the buildings is a rectilinear pitched roof form. The design proposal will respect the surrounding forms whilst a lower ridge and eaves will ensure subservience to historic surrounding context.

The pitched form will allow an aspect to the sky from adjacent to the carriage house, and allow views to the clock tower to remain.

A TRANSPARENT STRUCTURE

Whilst the mass will reference the historic forms, the base will be glazed to allow views through to the courtyard.

The character of the extension will appear as a blend of contemporary in it's materiality whilst steeped in references to the surrounding historic architecture.



6.2 STABLE BLOCK

6.2.8 PROPOSED GROUND FLOOR PLAN

As part of consolidating the food and beverage offering at the Leonardslee Estate, the Clock Tower Cafe will be re-branded, serving freshly cooked hot meals, as opposed to pre-prepared grab and go food and hot drinks.

The cafe is already at capacity and is overwhelmed when large groups arrive and at busy times.

The submitted proposals include:

- Improved kitchen facilities below the clock tower area with dedicated staff changing area and staff WC
- Upgraded accessible WC facilities in the former Carriage House for visitors to the restaurant.
- Sensitive winter garden extension to the courtyard to create additional covered dining covers for all season use. This will require the levelling of the courtyard to improve accessibility, ensuring the improved offering will be open for all to use, with cobbles recorded and reinstated to preserve character.
- Raised lightweight viewing terrace to the East overlooking the gardens.
- Reinstating the blocked up window to the lean-to

Key:

Winter Garden

Indoor Dining Area

External Terrace

Bar

Reception / Entrance

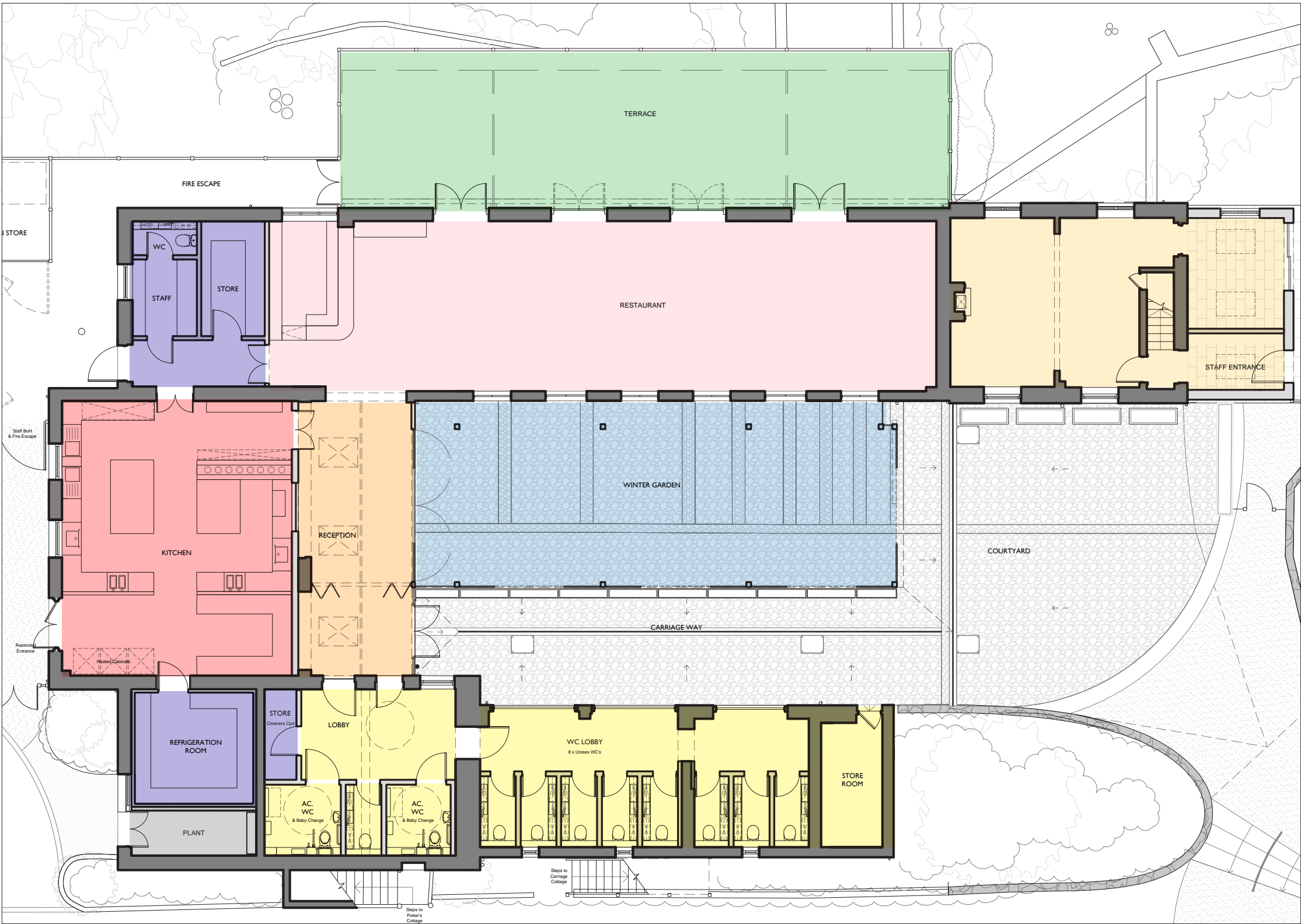
Kitchen

WCs in former Carriage House

Plant Rooms

Storage / BoH

Proposals for Honey Cottage refer to section 6.6



Proposed ground floor plan with use key



6.2 STABLE BLOCK

6.2.9 IMPACT ON VIEWS

The glazed winter garden has been designed to sit within the courtyard of the former stables as opposed to covering it fully, adjoining the two non original façades with least historic value (please see site analysis diagrams).

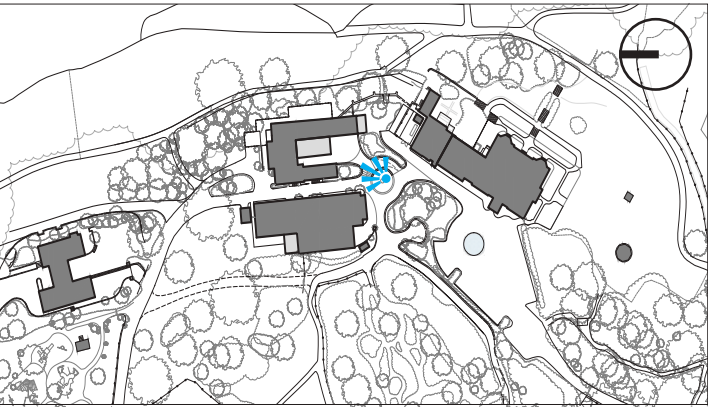
The connection to the existing roofs is subservient below the existing eaves line and is non destructive, thus not harming the existing building form. In addition the low quality modern uPVC lean to glazing of the existing entrance will be replaced with a more in keeping painted timber glazed screen and a slate roof with conservation rooflights, thus improving the quality of the existing structure.

The dominant vernacular of the buildings is a rectilinear pitched roof form. The design proposal will respect the surrounding forms whilst a lower ridge and eaves will ensure subservience to historic surrounding context.

The proposed pitched form and glazing will create a connection between the interior and exterior whilst retaining views to the Carriage House and Clocktower.



View of historic timbers within the modern conservatory



Key plan



Proposed external visual showing views to the historic façades