

6.2 STABLE BLOCK

6.2.14 IMPACT ON GARDEN VIEWS

The proposed terrace to the east of the Stable block is the most impactful on the gardens at Leonardslee, and has therefore been sensitively designed to mitigate any harm.

It's width accommodates diners, whilst avoiding mature trees within the gardens. The thin metal balustrade with timber handrail allows views through so as not to read as a solid element, and requires low maintenance over alternatives such as glass.

Below the terrace the undercroft is clad with black painted timber which is recessed from the terrace edge to create the illusion of the terrace floating over the landscape.

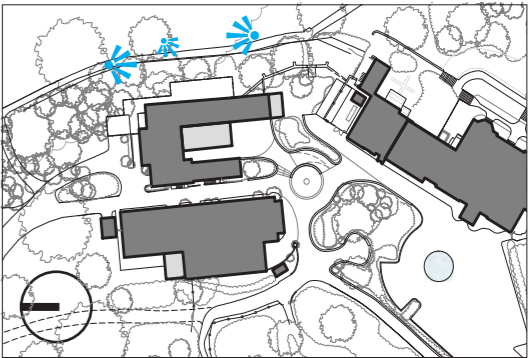
Whilst the terrace is visible from the immediate paths leading down into the gardens, its small scale and dense surrounding vegetation means that it is not visible from down by the lakes, or across the valley, as demonstrated in the accompanying HIA. The views below have been created to demonstrate views from within the garden.



Precedent images of the garden restaurant terrace at RHS Garden Hyde Hall



Existing photo



Key plan



Proposed View from the South looking up the hill



Proposed View from the North looking down the hill

## 6.2 STABLE BLOCK

### 6.2.15 SUMMARY

In summary the proposals for the stable block follow recommendations from the CMP for a hot food offering with table service to the gardens at a mid range price point, and upgraded WC facilities in line with a visitor attraction such as Leonardslee. The proposals allow for additional capacity to deal with the existing demand from visitors to prolong their visit to the gardens and increase the spend per head, which allows the gardens to be maintained with less reliance on additional footfall.

Whilst it is appreciated that the winter garden to the courtyard will alter the characteristic of the courtyard, the proposed structure has been designed to maximise and maintain visibility of the historic façades and will increase the capacity of the café throughout the shoulder seasons. Proposed upgrades to the existing lean to, and accessibility of the cobbled courtyard, will improve the visitor experience for all visitors to Leonardslee and fits into a wider accessibility programme throughout the estate.

The proposed terrace will offer a fresh perspective over the gardens, and encourage visitors to explore the wider area at Leonardslee.



*Proposed view showing new door openings out to the terrace*

## 6.3 FORMER GENERATOR BLOCK



6.3 FORMER GENERATOR BLOCK

6.3.1 INTRODUCTION AND BUILDING DESCRIPTION

The Former Generator Block sits to the north-west of the site adjacent to the Stables and houses the Dolls' House Museum, Courtyard Wine Garden and Alpine House.

It is a complex of spaces with the main block housing the Dolls' House Museum to the north, a collection by Helen Hollard, and a roofless courtyard to the south. The courtyard cafe adjoins the courtyard to the west, used as a cafe overspill and wine tasting, with the Alpine House used for plant propagation, sitting to the north of the museum.

The building is primarily constructed in red stock brick with the exception of the Alpine House which is a glazed, aluminium framed structure on red brick dwarf walls. There is a pitched slate roof to the Dolls' House Museum, a framed glazed roof to the Courtyard Cafe and Alpine House, whereas the courtyard is roofless.

The neighbouring separate store is also constructed in red stock brickwork with a pitched slate roof.



Photo of the refurbished rear events space



Photo of the existing exterior



Photo of the existing Dolls' House Museum exhibition



Photo of the existing courtyard



Photo of the existing courtyard

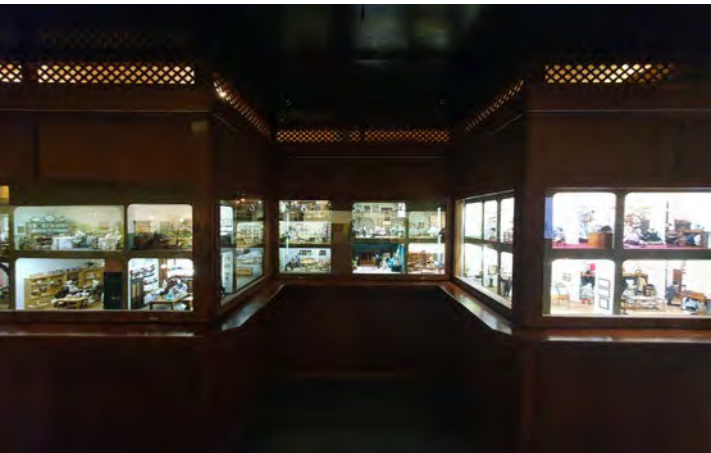


Photo of the existing Dolls' House Museum exhibition



Photo of the interior of the Alpine House



Photo of the exterior of the Alpine House



Photo of the entrance to the Dolls' House Museum

6.3 FORMER GENERATOR BLOCK

6.3.2 HISTORIC DEVELOPMENT

The Former Generator Block naturally evolved over a period of time when electricity was introduced to Leonardslee House. The brick structures of the current Doll's House Museum and Courtyard are likely to be original structures and are there fore considered curtilage listed.

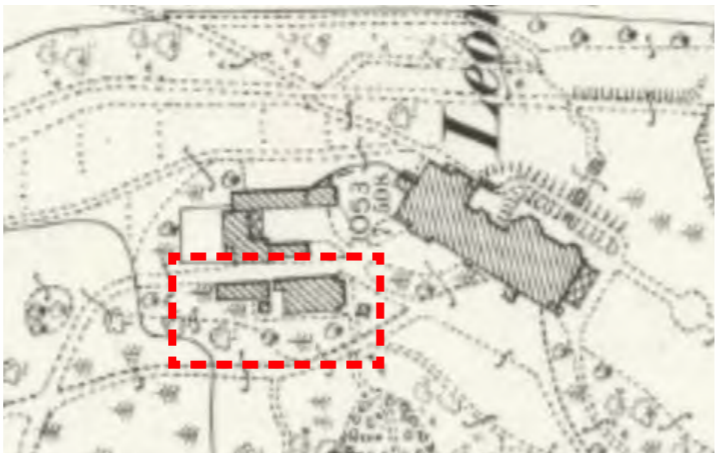
By the 1879 OS map, two separate buildings had been built to the west of the Stables. These are thought to have housed generators for the electrical supply to the house, which was introduced in the late 19th century. Over the turn of the century the building complex evolved significantly as is illustrated by the adjacent OS maps. Furthermore, the adjacent separate store which remains today first appears on the 1913 map.

It is possible that this era is when the function of the museum took over from its previous utilitarian use. Its new identity as a museum is illustrated in the adjacent photographs which depict the large taxidermy collection housed here by Sir Edmund Loder. This museum use is a further part of the Victorian visitor experience at Leonardslee, with the Pulhamite Rock Garden and animal enclosure, as well as the Gardens of the House.

The Alpine House was constructed in 1992 whilst the lean-to extension to the West (formerly housing a vintage car collection) is likely to be a modern addition and is not considered curtilage listed.



1879 - No building



1879 - Two separate structures



1913 - One larger structure and smaller shed



Historic undated photograph of the 'spacious outer room', which was found in the southern part of the Generator Block which is now the roofless courtyard space (Leonardslee Estate)



Historic undated photograph of the 'annex' room with blinds, which was found in the current Dolls' House Museum (Leonardslee Estate)

6.3 FORMER GENERATOR BLOCK

These photographs from the Historic England Archive (1949) clearly show a metal pitched roof form to the now open courtyard (formerly the Generator Hall), the current Dolls House Museum next to it, and the adjacent building where the Alpine House stands today; notably with a lower roof and concealed by the Stable Block.



Aerial photo, Historic England Archive (1949)

6.3 FORMER GENERATOR BLOCK

6.3.3 OPPORTUNITIES AND CONSTRAINTS

The Generator Block and Alpine House are located immediately to the west of the Stable Block and north-west of Leonardslee House. It comprises of the Dolls' House Museum, the Courtyard Cafe and the Alpine House, a plant propagating house. Its main significant is due to its vernacular architecture and position in the garden and the layout of the wider estate.

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

A policy from the CMP discusses the possibility of expanding the catering provision within the block to supplement the current food and beverage offerings within the adjacent Stable Block. The proposals outlined in this document reinstates a roof to the courtyard to create a flexible events space which can host larger visitor groups from schools or the community which currently the Clocktower Cafe cannot accommodate.

Similarly, the notes within the CMP state the opportunity for upgrades throughout specifically to the cafe and existing Alpine House. The proposals include full refurbishment of the Alpine House structure with minimal rebuilding required.

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.

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

Opportunity for change:  
The museum block has recently been updated to create a cafe and wine tasting garden, however there are opportunities to further enhance this area with upgrades to the greenhouse.

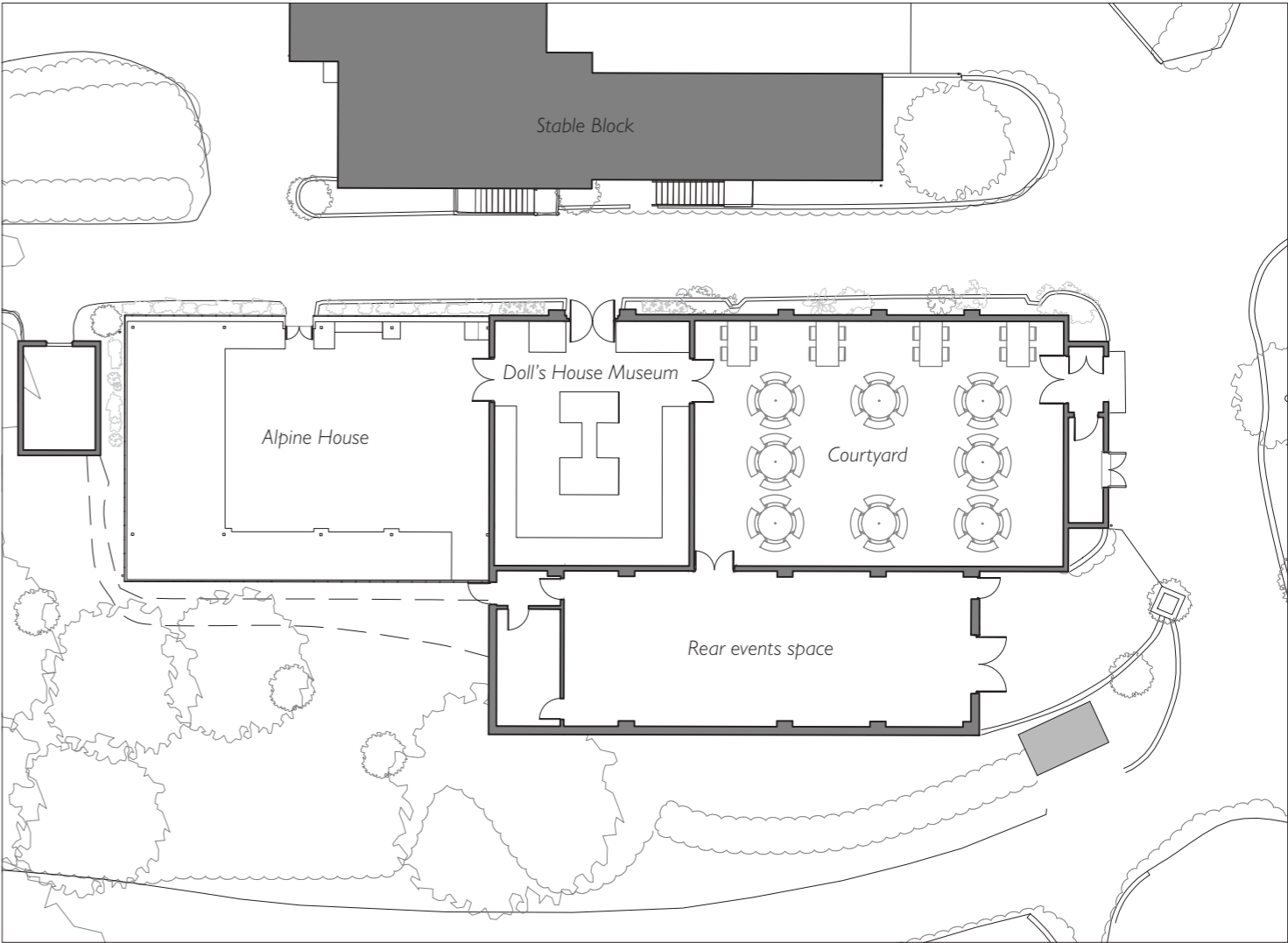
CMP Notes for the Opportunity for Change - section 6, page 130

Opportunity for change:  
This area has access to the courtyard as well as to the rear of the building giving it possibilities for a change in use if desired.

CMP Notes for the Cafe's Opportunity for Change - section 6, page 133

Opportunity for change:  
The greenhouse is not in a great condition and there is the opportunity to upgrade and change the greenhouse to suit.

CMP Notes for the Greenhouse's Opportunity for Change - section 6, page 135



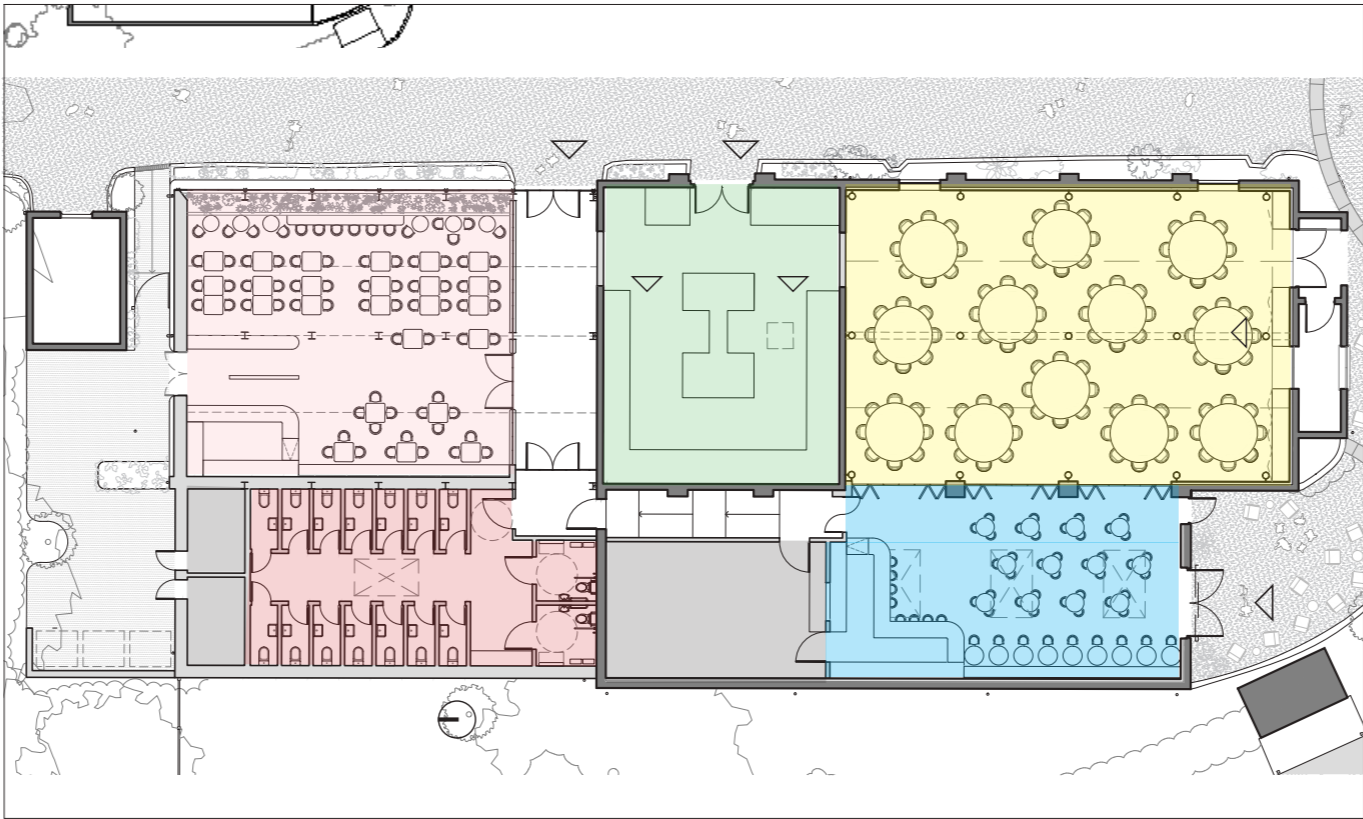
Existing ground floor plan of the Former Generator Block

6.3 FORMER GENERATOR BLOCK

6.3.4 DESIGN DEVELOPMENT

Initial proposals presented at pre-application stage included an events space, bar, alpine cafe and a large WC block provided within an extension to the rear of the property.

Following conversations with Historic England and investigations on site, the proposals have been amended and scaled back to reduce visitor pressure on the central historic core of the site.



Previously proposed ground floor plan PE/23/0245



Previous image of the cafe interior as presented with PE/23/0245



Previous view from the lane as presented with PE/23/0245

# 6.3 FORMER GENERATOR BLOCK

## 6.3.5 PROPOSED GROUND FLOOR PLAN

Proposals for the Former Generator Hall can be summarised into the following key interventions:

- Reinstating the historic roof form to the existing wine tasting courtyard to create an events space.
- Relocating the Doll's House Museum elsewhere on the site and create a service area which includes a servery to service the two events spaces and WC facilities for guests.
- Refurbishing the modern Alpine House Structure and replace a portion of the existing glass roof with a metal profiled roof to create an educational potting shed area and allow a back up venue for outdoor weddings.

Proposals have been developed with the policies and notes of the CMP. The massing, form, design justification and materiality are discussed in further detail on the following pages.

Key:

Alpine House

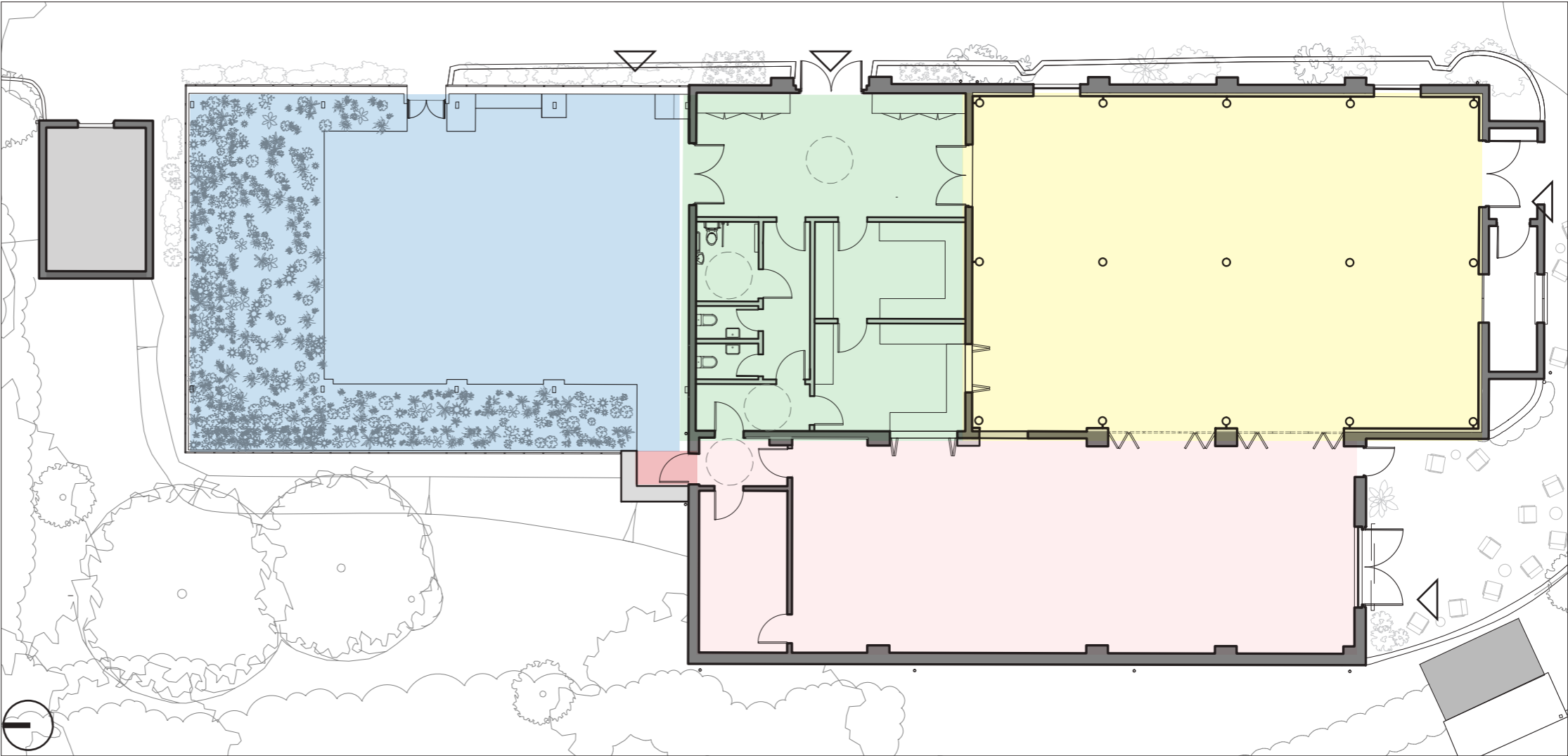
Small proposed extension link

Front Events Space

Rear Events Space

Supporting back of house spaces

Shed Store



Proposed ground floor plan with use key

6.3 FORMER GENERATOR BLOCK

6.3.6 PROPOSED FORM AND MATERIALITY

The axonometric drawing adjacent provides an overview of the proposed interventions to the Former Generator Hall. The historic double pitch form has been replicated in a Zinc standing seam over the current open courtyard to tonally complement the existing slate roof of the Doll's House museum, whilst achieve an industrial aesthetic which is closer to the existing metal roofs that can be seen in historic images.

The materials for the interventions have been carefully selected to tie into the existing industrial architecture of the Former Generator Block, and will ensure consistency across the façades.

To the east elevation, the existing low quality doors to the Doll's House museum will be replaced with Critall style frames, which will be consistent with the proposed reglazing to the Alpine House and the Events Space.

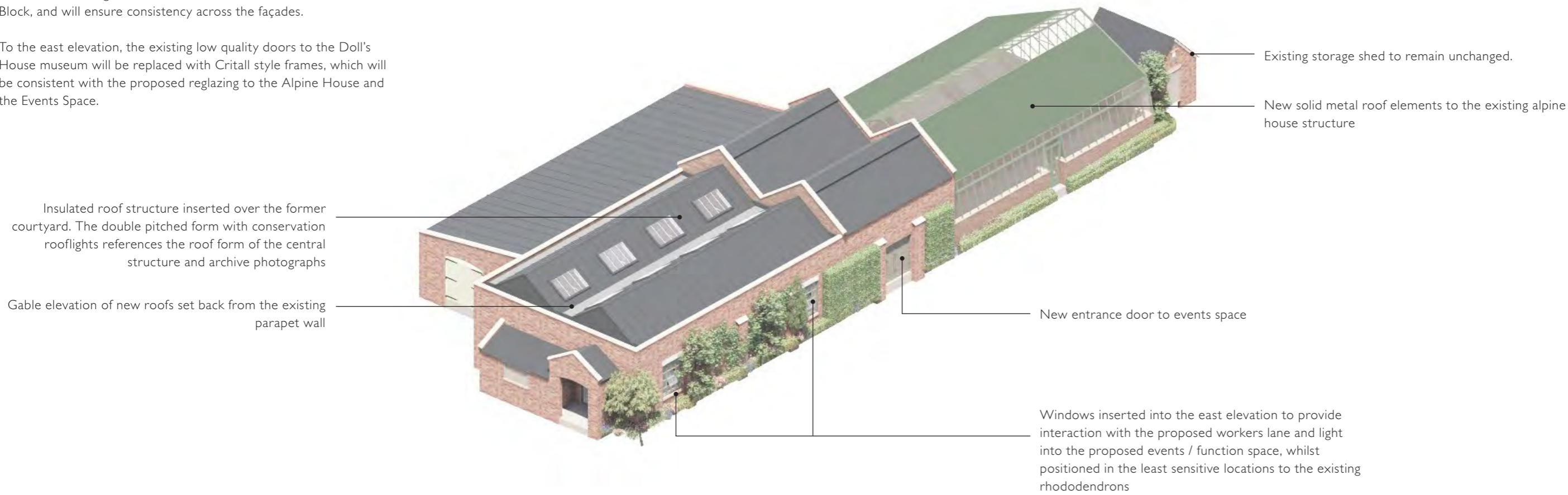


Image of existing open courtyard



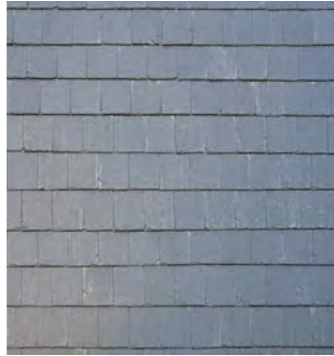
Existing brickwork



Painted metal windows



Matching red brickwork



Existing slate roof



Metal standing seam roofing

6.3 FORMER GENERATOR BLOCK

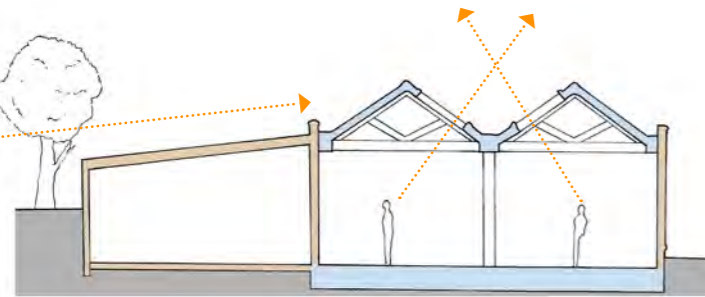
6.3.7 PROPOSED ROOF REINSTATEMENT

It is proposed to reinstate the roof over the Former Generator Hall, covering the existing courtyard with its historic form which echoes the roof form of the current Dolls House Museum.

A structure will sit inside the existing walls, clearly defining the new intervention and supported by circular metal columns matching those seen in historic photos. Roof lights have been placed in the inner valley to conceal them from view from the approach from the visitor entrance and from outside the main house to provide sufficient natural light.

Two new windows are proposed to the events and function space which provide a connection to the lane, and openings are proposed to connect through to a rear events space, sited on the former cafe overspill. The new windows are positioned to avoid significant planting externally.

The space will be insulated and heated to allow visitors to enjoy the facilities all year round, thus allowing visitor groups to utilise this space throughout the year.



Sketch showing the concealed nature of the new roof and rooflights



Proposed interior visual



Image of existing courtyard with semi painted walls and fake grass



Precedent interior images



6.3 FORMER GENERATOR BLOCK

6.3.8 PROPOSED NEW WINDOWS

Two openings will be formed in the existing western facade to allow the space to engage with the path, the openings have been carefully positioned to avoid affecting significant established planting.

The apertures will be detailed in a traditional style with brick window heads and slim powder coated steel frames in an industrial aesthetic, in keeping with the building's original use.

Combined with the openable rooflights, the windows will provide natural light and natural ventilation to the events space to reduce the energy emissions of the building.

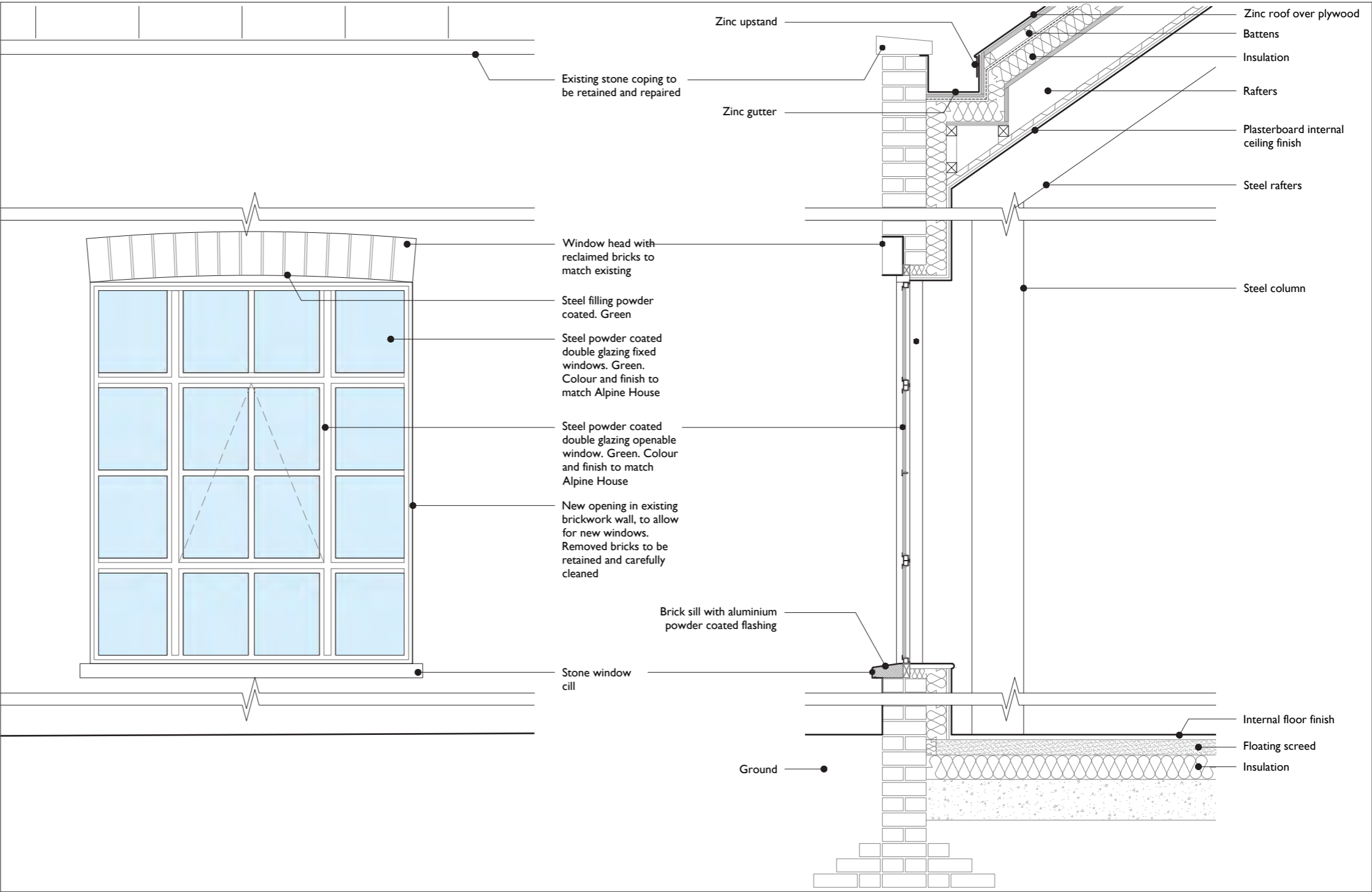
The windows will provide a discreet visual connection between the events space and the lane to encourage its visibility and new purpose.



Example precedent window



Image of existing courtyard walls



Indicative proposed window elevation and detail section

6.3 FORMER GENERATOR BLOCK

6.3.9 NEW ROOF TO THE ALPINE HOUSE

The Alpine House was constructed to replicate growing conditions in mountain ranges to enable a wider variety of plants to be grown. The structure is non historic and has little group value.

It is proposed to enable the existing space to be more functional by introducing a solid roof to two of the four pitches of the existing glazed roof. The reduced amount of glass will make the existing space more usable, and can be utilised as an area for school children and community groups to learn about plants and propagation, as well as a back-up area for outdoor weddings.



Proposed image of the existing alpine house with a new roof and flooring.



Existing Alpine House structure



Precedent image of potting sheds and planting



Precedent image of community groups that may use the space

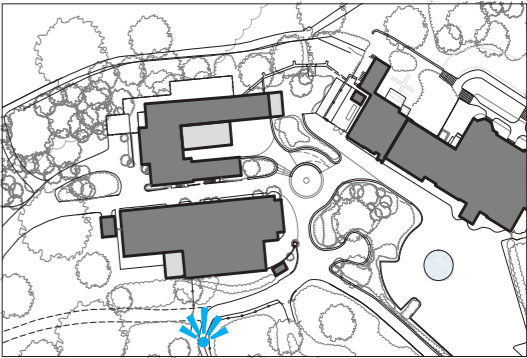
6.3 FORMER GENERATOR BLOCK

6.3.10 SUMMARY

The submitted proposals have been revised since pre-application and reduced in scale to ensure reduce potential visitor pressure on the centre of the site. The proposed spaces will accommodate larger groups which already visit Leonardslee however cannot be accommodated in the existing rooms provided. Additional WC facilities to the former generator block will improve the accessibility of the site and the overall visitor experience.

Due to the existing brick parapet walls, the proposed roof to the existing courtyard will have a minimal impact on the views from within the garden. The images (right) highlight the key view that will be impacted by the proposals.

The redevelopment of the courtyard to reinstate the historic roof form will better use an underutilised space, in line with CMP policy 4.2.3 and provide a supplementary use to the stable block. The refurbishment of the greenhouse is in line with the opportunity for change in the CMP and will provide a more functional space.



Key Plan



Existing view



Proposed view showing the discreet pitched metal roof within the brick courtyard walls

## 6.4 ENGINE HOUSE



6.4 ENGINE HOUSE

6.4.1 INTRODUCTION AND BUILDING DESCRIPTION

The Engine House sits in the base of the valley, adjacent to the Lakes within the Gardens. Its significance owes to its proximity to and association with the Grade II listed Leonardslee House.

The structure was formerly utilised to provide water to the estate from the adjacent ponds and has been converted into a small cafe, serving hot drinks and light refreshments. It is the only place for refreshments in the gardens, therefore is very well used in all seasons as a place to sit, rest and enjoy the view.

The Engine House is a single storey, red brick building with a steeply pitched, peg-tile roof and timber barge boards. There is a timber window high within the gable end of the east elevation and a low level timber casement window to the south. The entrance door to the north is a solid timber door.

A small terrace with large stone pavers and a brick base lies to the east, with built-in seating overlooking the lakes. It has an aging railing which does not conform to the latest building regulations.

Internally there is a singular space which was refurbished in 2017 with a modern fit out. The interior consists of white washed plastered brickwork with black painted tie beams throughout the space. A historic water tank believed to be from the building's previous life is still in situ and painted black.



Historic water tank



Photos of the exterior of the existing Engine House



Photo of the interior of the Engine House

6.4 ENGINE HOUSE

6.4.2 HISTORIC DEVELOPMENT

The exact date the Engine House was built in unknown, however it is speculated to have been between 1854 and 1876. It was built at the south-west corner of Engine Pond to pump water from the lake up to Leonardslee House and to provide the estate's water supply prior to the days of mains water. It is suspected that it was originally a timber construction denoted by the grey hatching on the 1876 OS Map, which indicates a different footprint orientation to the current building.

However, by 1896 the original Engine House had been rebuilt to form the current brick building as we know it today. Mains water was supplied to the parish of Lower Beeding by 1938. This was most likely the time when Leonardslee House was connected to the mains water supply and it was probably at this point that the Engine House and its technology became redundant. It lay empty for a number of years before it was refurbished into the cafe and terrace we see there now in 2017.

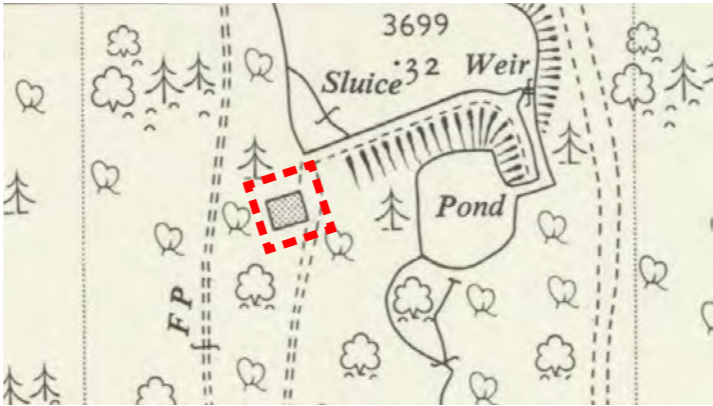
The Engine House is considered curtilage listed. There is evidence of a large chimney having being capped from the rear of the building, suggesting a more distinctively industrial appearance in the past.



Detail of the Engine House, 1874 OS Map (National Library of Scotland)



Detail of the Engine House, 1896 OS Map (National Library of Scotland)



Detail of the Engine House, 1957 OS Map (National Library of Scotland)



Historic photograph looking towards the Engine Pond to the Engine House, 1988, showing a thatched structure in the foreground which has been removed by the 1957 OS Map (Leonardslee Estate)

6.4 ENGINE HOUSE

6.4.3 OPPORTUNITIES AND CONSTRAINTS

Acting as a small cafe, it is the only place for food and beverages further into the gardens past the Stable Block, therefore is very well used throughout the year.

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

The policies from the CMP discuss the opportunity to expand on the existing Engine House cafe offerings and it being an ideal location for additional WCs further into the site. Therefore, as part of our proposals the cafe is being retained and the existing terrace seating is being expanded to wrap all the way around the building to allow more visitors to stop for longer. To the west elevation a small extension is proposed to house an accessible WC. Further notes on the opportunities for the Engine House discuss much of the same things.

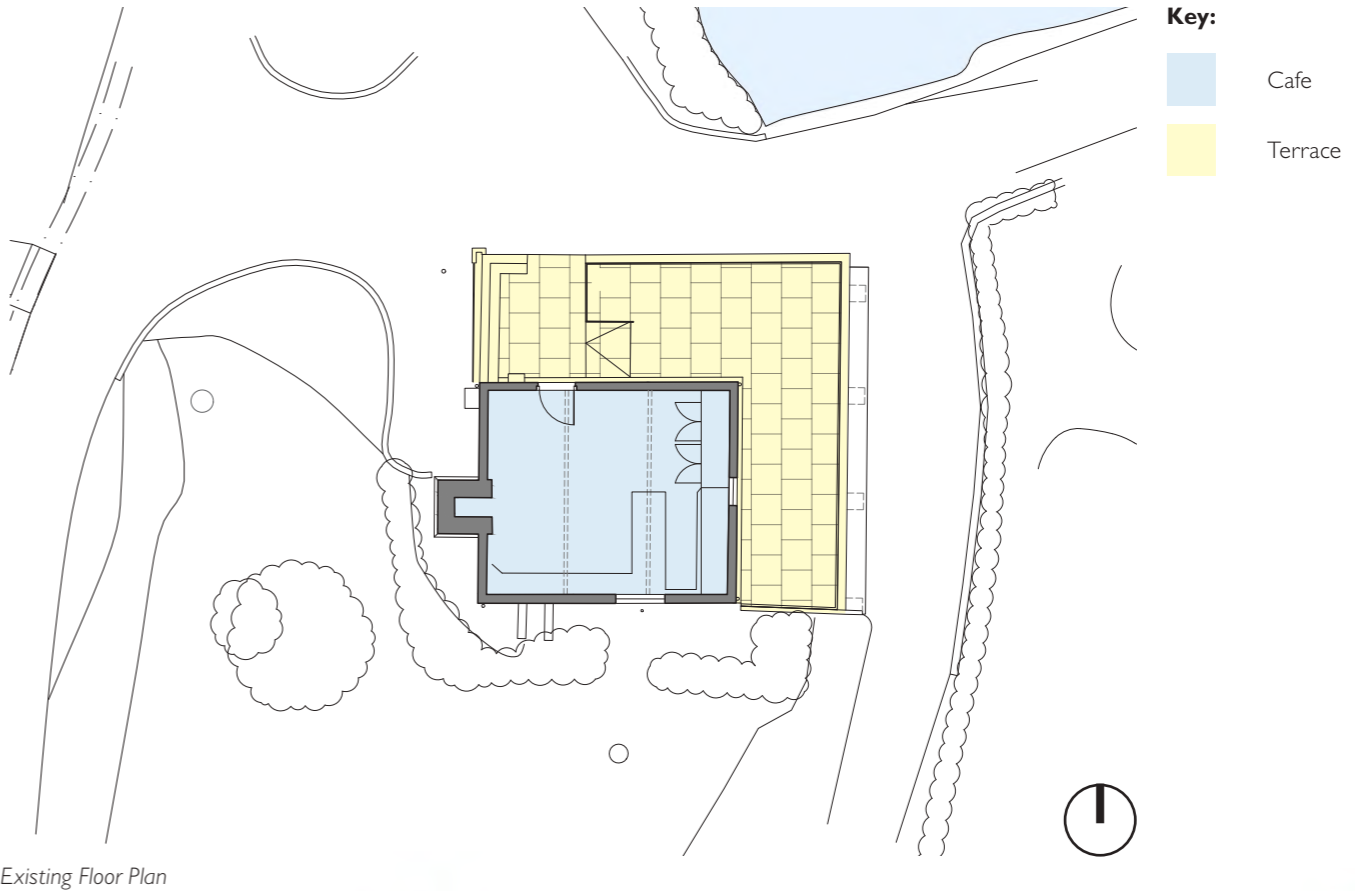
The Engine House located by the lake is used as a seasonal café during the summer, however more could be made of this. Its location by the lake makes it idea for visitors to stop for a warm drink in the winter months to grab a take-away for their walk round the gardens. Being located further away from 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 future development of the Engine House could be reviewed to include a toilet. The only toilet provision currently is at the Stables, and with such extensive gardens it would be beneficial to have one within the gardens to avoid visitors having to walk back up the hill to the Stables.

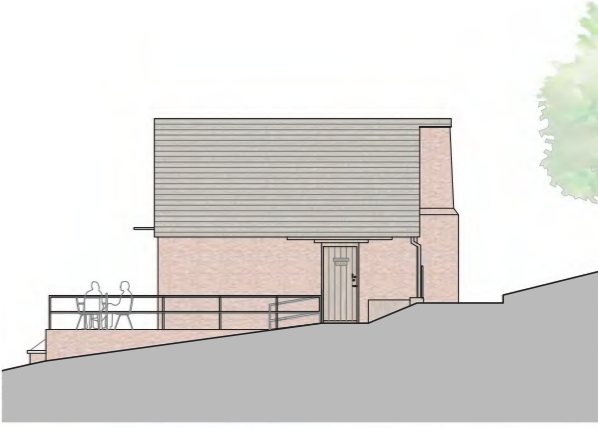
CMP Policies for the Use of the Garden Buildings - section 4.2.3, page 36

The engine house has recentky been refurbished to create a small take away cafe in the gardens. There is possible opportunity to increase the size of this and to potentially provide toilet facilities and a seating area. Dependant on obtaining the relevant consents.

CMP Notes for the Opportunity for Change - section 6, page 136



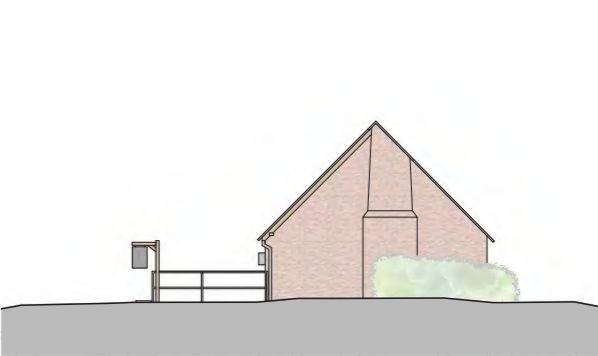
Existing East Elevation



Existing North Elevation



Existing South Elevation



Existing West Elevation

6.4 ENGINE HOUSE

6.4.4 PROPOSAL OVERVIEW

It is proposed to add an accessible WC within a small lightweight extension to the western side of the existing building, erect a gate to define a back of house areas for bin storage, and extend the terrace to increase the amount of seating to cope with an existing demand.

Introducing a WC into the gardens will be of great public benefit as currently visitors are required to go back up the valley from the Gardens to use the facilities. The WC has been made accessible to allow all visitors to utilise the facility, with a stained timber shingle roof and timber walls to contrast to the existing mass, clearly defining the extension as subservient. The WC will be installed with an independent Sewage Treatment Plant, additional information on the installation is detailed later in the DAS.

The terrace extension to the south will use matching materials to the existing, to respect the existing material palette. The proposed new guarding will comply with building regulations, meaning the terrace will be family friendly and suitable for all visitors. It will be screened from the approach into the valley by new planting and hedges.

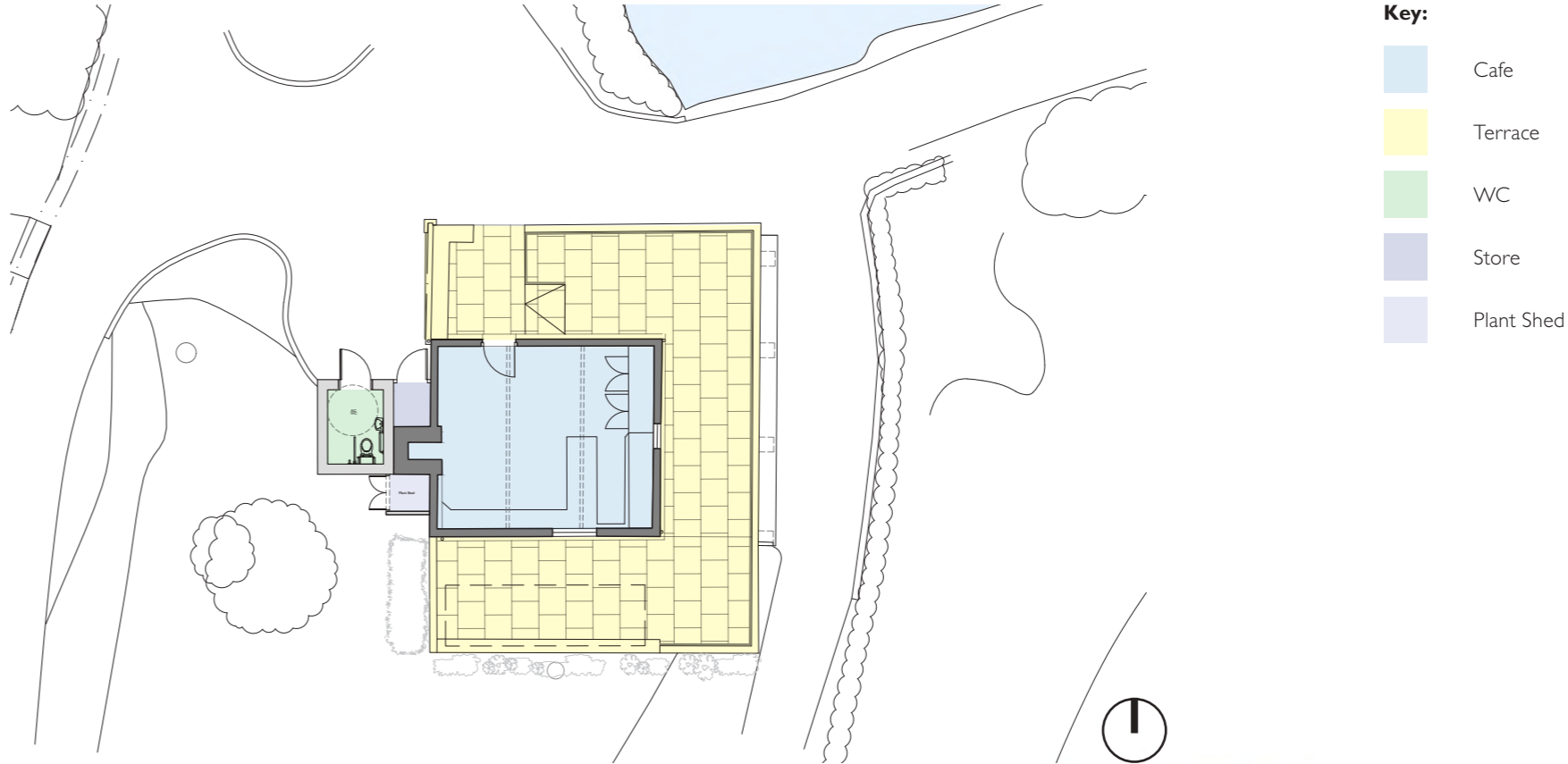
Another key heritage benefit is the reinstatement of the chimney which was believed to have been lost from the rear elevation. The chimney will be reconstructed in brick to match the existing stack, and will be capped with a design based on other similar chimneys.



Weathered timber shingle roof example - image by Branz



Weathered timber boarded wall - Image by SPP



Proposed Floor Plan



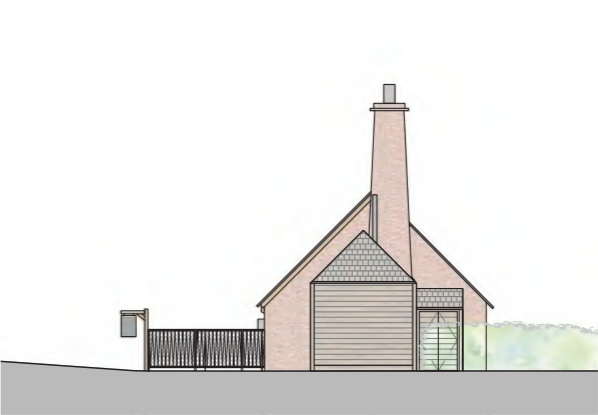
Proposed East Elevation



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation

- Key:**
- Cafe
  - Terrace
  - WC
  - Store
  - Plant Shed

- Key:**
- Existing
  - Proposed

6.4 ENGINE HOUSE

6.4.5 IMPACT ON VIEWS

Four key views of the Engine house from across the lake have been analysed to determine the impact of the proposals on the landscape.

This first view from the South East shows the extension of the terrace, and the impact of extending the terrace.

It is proposed to screen the terrace extension from the south as is currently the case, and bed the majority of the extended terrace into the hill so that it remains naturally screened and the impact on the views is minimised.

The proposed single storey extension is visible from across the lake from the North East. The massing is set back to appear subordinate to the existing structure, and simple material palette of timber shingles does not detract from the historic structure and will silver in time to blend in with the surrounding woodland.

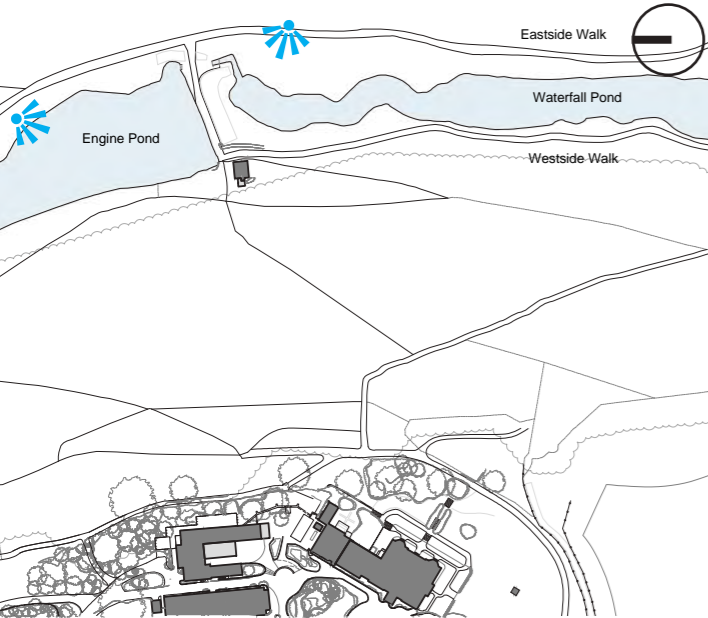
The impact of the extended red brick base and denser, compliant balustrading is minimal.



Existing view across the lake



Proposed view across the lake



Existing view from the north



Proposed view from the north