

6.4 ENGINE HOUSE

The extended terrace does extend closer to the existing path, however the existing bench will not be continued therefore the route of the path remains unchanged and the change in view is very minimal. From a distance, the impact in the view is minimal due to the retained planted screening which will obscure the majority of the terrace to the south.

From the eastern slope of the Valley gardens, the proposed extension is not visible. This view demonstrates that the extension to the terrace will improve the symmetry of the building and its immediate setting.

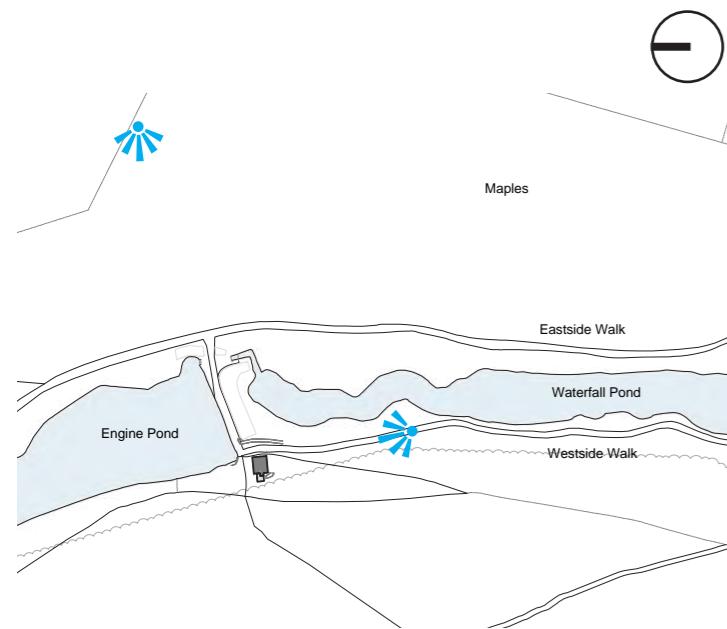
6.4.6 SUMMARY

Our proposals have been developed in line with the CMP to improve upon the existing food and beverage offerings within this part of the Garden. Furthermore, the introduction of an additional accessible WC will improve the accessibility of the wider gardens to more patrons with elderly or young family members, and others with accessibility requirements. Extending, and in a sense completing, the terrace will also provide an additional rest stop opportunity, and will hopefully reduce the concentrated visitor numbers at the Stable Block Clocktower Cafe.

The reinstated chimney will enhance views of the Engine House, reintroducing lost character and height, making the heritage asset more legible as a former industrial building.

The extension in which the WC will be housed will be subservient in both size and materials so as not to detract from the Engine House itself. To summarise, these proposals look to provide a positive addition to Leonardslee for all.

Together with the accessible path and improved signage, this infrastructure will allow visitors to reach further into the gardens and reduce pressure on the central historic core of the site.



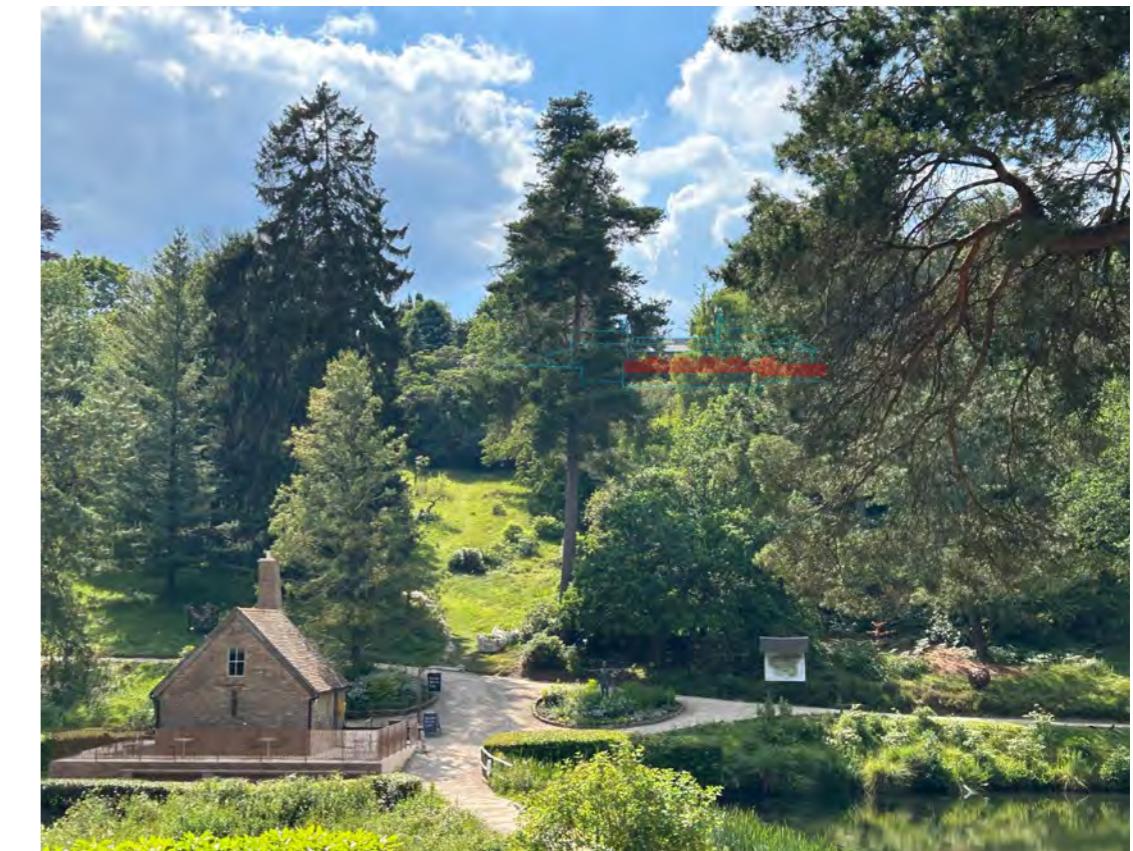
Existing view from the south



Proposed view from the south



Existing view from the west



Proposed view from the west

6.5 WEDDING PAVILION



6.5 WEDDING PAVILION

6.5.1 INTRODUCTION

A new wedding pavilion is proposed to the lawns adjacent to Grade II listed Leonardslee House within the Grade I listed Park and Gardens. A large marquee was approved as part of a 2018 planning application (Ref: DC/18/0687) in this location which was installed temporarily and is now removed. A smaller more refined offering is now proposed to provide an external setting which could be used to hold intimate wedding ceremonies, partially protecting the bride and the groom from the elements.

6.5.2 HISTORIC DEVELOPMENT OF THE SITE

The 1879 OS Map shows the application site before it was formalised in the later 19th century.

The sale of the estate in 1888 to Sir Edmund Loder was followed by a period of extensive re-landscaping, including the extension and formalisation of the lawns to the south-west of the house. The OS map of 1899 shows fewer trees and vegetation to the south-west of the house. Whilst these were largely cleared forming a more formal rectangle of lawn, some isolated trees were in fact retained but were not shown on the 1899 OS map. A linear axial path aligning with the south-east elevation of the house was laid out, which widened into a circular feature at the centre of the lawn.

The lawn was now bounded to the south-west by a clearly delineated line of trees, through which passed an informal curved path. These landscaping developments introduced a more formal quality and a more open aspect from the house looking across the parkland to the south.

The OS map of 1899 also shows this area of garden was closely connected to the site of the wallaby and sheep enclosure, and the associated Pulham rockwork, to the south-west of the house. This had been laid out in 1890. In fact the axial path extending from the south-east elevation of the house ran directly to the rockwork and the enclosure. The formal landscaping was clearly intended as an area for the family and their guests to walk out across the lawn with the enclosure as a terminating feature and destination, before walking back to the house via the belt of trees to the north-west of the lawn.

By the 1909 OS map, small clumps of trees had been introduced at the south-west edge of this rectangular lawn, although the open aspect of the site remained largely unaltered.



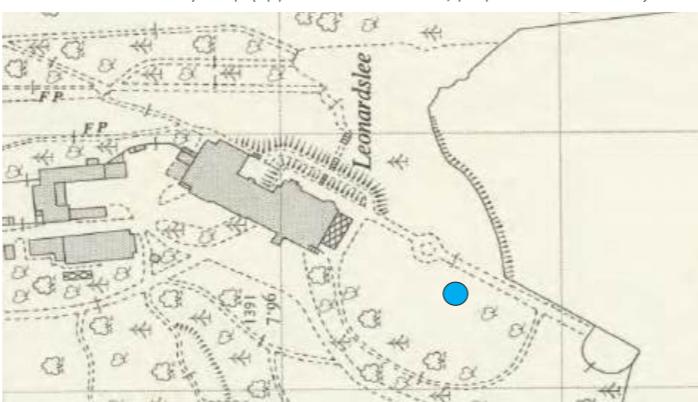
1879 Ordnance Survey Map (approximate location of proposal shown in blue)



1899 Ordnance Survey Map (approximate location of proposal shown in blue)



1909 Ordnance Survey Map (approximate location of proposal shown in blue)



1957 Ordnance Survey Map (approximate location of proposal shown in blue)



Undated 20th century photograph showing Leonardslee House from the woodland gardens



Historic photo of Leonardslee date unknown

6.5 WEDDING PAVILION

6.5.3 OPPORTUNITIES AND CONSTRAINTS

As noted in the introduction, the proposal has been developed in line with the adopted CMP and GCMP for Leonardslee Gardens. The relevant policies and notes on management and future use proposals can be seen to the right.

Whilst there are no specific policies relating to the lawns in the GCMP there are notes which discuss the potential for using this area for wedding events. It also highlights the issue of maintaining the grass here, this is due to the number of existing events/footfall and the impact of the previous large marquee. By introducing a smaller refined pavilion, this addresses the future use suggestion and will reduce the impact of large temporary structures on the grass.

The policies from the CMP discuss the Use of the Gardens. It notes the need to retain the special character of the Estate and how all proposals should be appropriate and not detract from its significance. The proposal does not take away from the character of the lawns, and will provide a more appropriate wedding event solution in both scale and management of the surrounding landscape.

Proposals and new planting

There are plans for a bandstand adjacent to the house for potential wedding use.

CGMP Proposals for the Lawns - section 6.9, page 62

Management

Due to the numerous events which take place here throughout the year the grass to lawn doesn't really grow well. Even with the matting and bark laid for the illumination event the grass still gets destroyed and needs replanting.

CGMP Management notes for the Lawns - section 6.9, page 63

1. The special character of the gardens at Leonardslee should be carefully managed to ensure any proposed developments will not detract from the significance of the designated heritage asset.
2. Each individual character area has significance in its own right as well as part of the overall gardens and these areas should be looked at as part of the whole estate when identifying new uses for each area.
3. Garden Infrastructure The location of proposed new infrastructure, including children's play area, and other large structures, within the gardens needs to be carefully considered. The clustering of new infrastructure within one area of the gardens should be discouraged so as to not permanently change the character of any one area. New infrastructure and buildings should be carefully considered as to the most appropriate location based on the appearance and scale. There is potential to encourage visitors to the outer reaches of the parkland with new visitor infrastructure in these locations. This will encourage more of a spread of visitors across the site rather than staying within the paths close to the lake and house, minimising any potential harm caused.

CMP Policies for the Use of the Gardens - section 4.2.4, page 37

1. Before any work is carried out to the buildings or landscape at Leonardslee Park and Gardens advice should be sought on the necessary consents required, and these consents should then be properly obtained from Horsham District Council to facilitate the lawful development of the site.

CMP Policy for the Planning in relation to the Gardens - section 4.4, page 42



Aerial view showing the former temporary marquee for weddings established on the lawn in 2018

6.5 WEDDING PAVILION

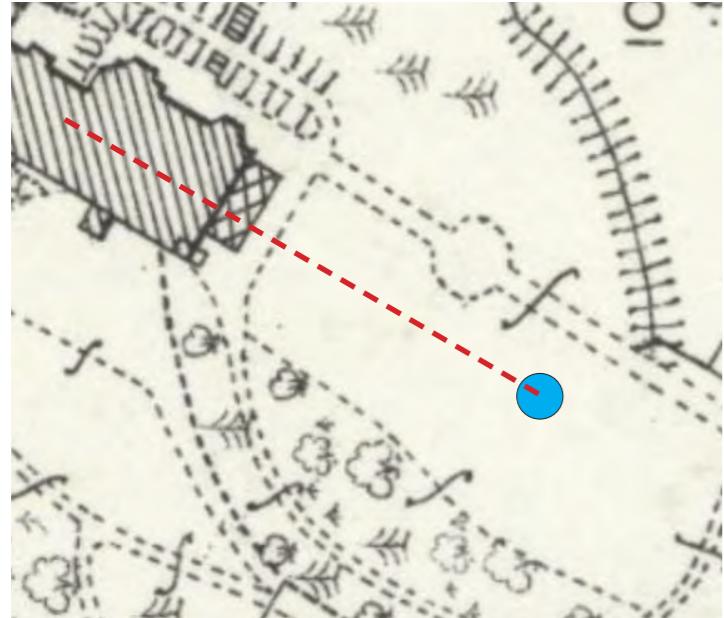
6.5.4 OPPORTUNITY TO ENHANCE WEDDING OFFERING

Leonardslee House provides the opportunity to hold outdoor wedding ceremonies within its grounds, with receptions accommodated inside the reception rooms.

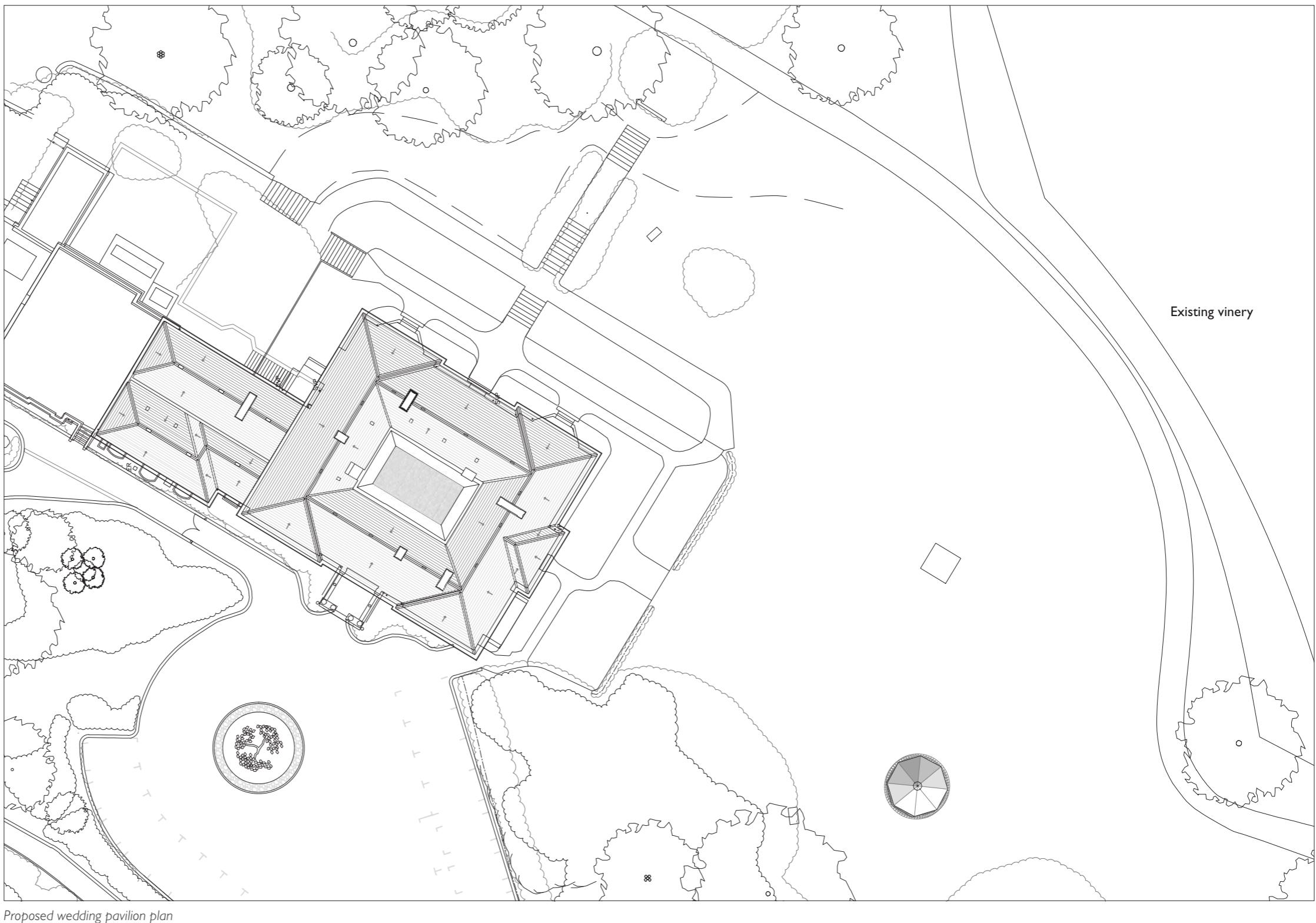
A key offering is to provide an external setting which could be used to host a limited amount of external ceremonies in good weather, partially protecting the couple and key persons involved with the ceremony from the elements.



Past wedding event held inside Leonardslee House



Historic Map from 1879 (approximate location of proposal shown in blue)



6.5 WEDDING PAVILION

6.5.5 PROPOSAL OVERVIEW

The proposed traditional wedding pavilion is clearly subservient to Leonardslee House in terms of its scale, mass and proportions. The structure is approximately 35m from the House, providing a clear separation and ensuring the pavilion stands as a garden structure, as opposed to an extension of the house.

Similar structures by the same fabricator have been erected in a number of historic settings. In 2018 permission was obtained for permanent footings serving a marquee a similar area adjacent to Leonardslee House. In comparison, the scale of the proposed pavilion is much less and more transparent. No permanent seating is proposed to limit visual clutter and offer flexibility.



Swynford Manor, Newmarket



The Pear Tree, Wiltshire.



Thicket Priory, York - Grade II listed (ref: 1148430)



Elevation showing the scale of the proposed Wedding Pavilion (left) in relation to Leonardslee House (Right)

6.5 WEDDING PAVILION

6.5.6 DETAIL PROPOSALS - APPEARANCE AND MATERIALITY

The structure is a proposed delicate painted metal frame with a painted metal roof, clearly contrasting to Leonardslee House. The side elevations are transparent with fine detailing and decoration at low level. An immediate base of limestone paving will be formed around the base, with a decorative circular pattern, flush to the lawns to enable level access.

6.5.7 ECOLOGY

The proposal has little to no impact on the ground and landscape due to its size. If anything, it is an improvement on the previously approved marquee, which had a negative impact on the grass of the lawns and clutter in the intricate setting of Leonardslee House.

6.5.8 IMPACT ON VIEWS

The pavilion has been placed on the central axis of the house, in response to the symmetrical proportions of the secondary south facade. The pavilion will therefore not affect the relationship between the Grade II listed house and the Grade I Registered Parks and Garden setting.

The wedding pavilion proposal will provide a smaller, refined and more discreet solution than that of the previously approved large marquee which sat on the lawns. This will be a permanent, small structure therefore minimising the impact on the landscape itself. As mentioned, the previous marquee had adverse impact on the grass of the lawns due to its size.

6.5.9 SUMMARY

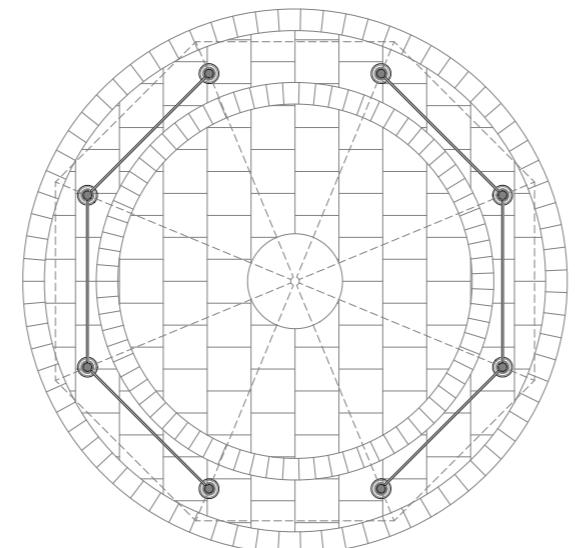
As noted in section 6.5.3, the proposal has been developed in line with the adopted CMP and GCMP for Leonardslee Gardens.

Whilst there are no specific policies relating to the lawns in the CGMP there are notes, which discuss the potential for using this area for wedding events. It also highlights the issue of maintaining the grass here, this is due to the number of existing events/footfall and the impact of the previous large marquee. By introducing a smaller refined pavilion, this addresses the future use suggestion and will reduce the impact of large temporary structures on the grass.

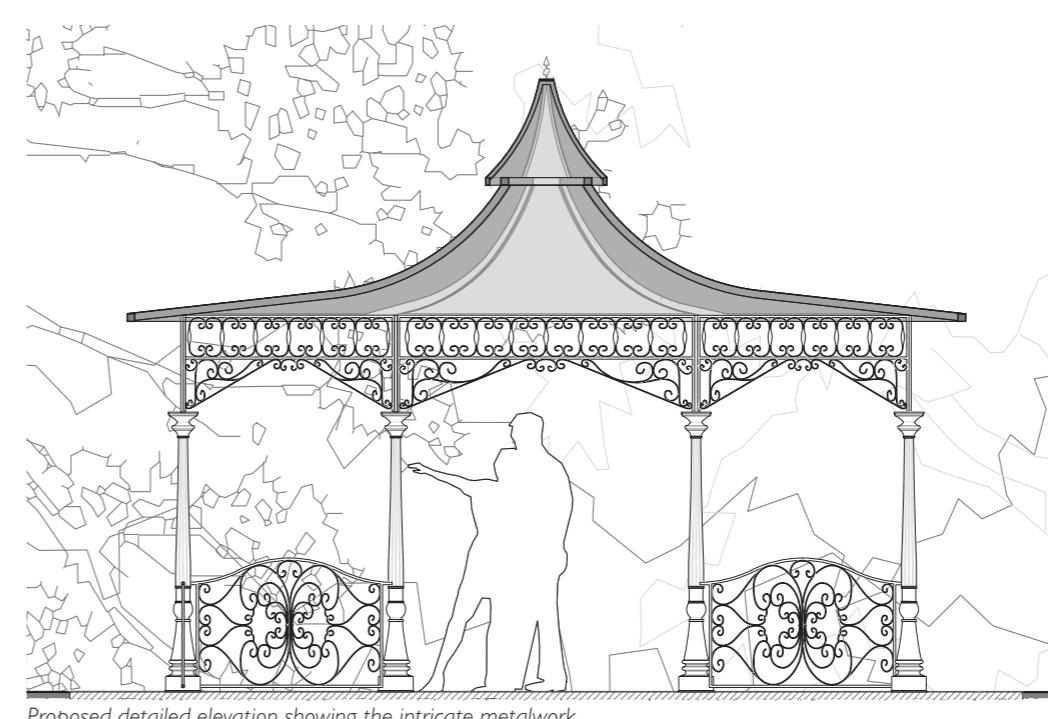
The policies from the CMP discuss the Use of the Gardens. It notes the need to retain the special character of the Estate and how all proposals should be appropriate and not detract from its significance. The proposal does not take away from the character of the lawns, and will provide a more appropriate wedding event solution in both scale and management of the surrounding landscape.



Proposed south elevation with Leonardslee House in the background



Proposed plan showing stone pavers to the base



Proposed detailed elevation showing the intricate metalwork

6.6 GUEST ACCOMMODATION



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6.6.1 CONSOLIDATION OF ACCOMMODATION

Whilst visitors can stay at Leonardslee House, the Hotel has a limited number of rooms and is aimed towards the higher end of the hospitality market.

Following the relocation of garden staff to the newly constructed Compound building, there are a number vacant office spaces within the historic core of the site which can be utilised for other purposes.

It is proposed to sensitively renovate three areas for additional visitor accommodation to form the basis of a renewed offering at Leonardslee, which focuses on rustic, family accommodation which will complement the existing offer at Leonardslee House.



Leonardslee House



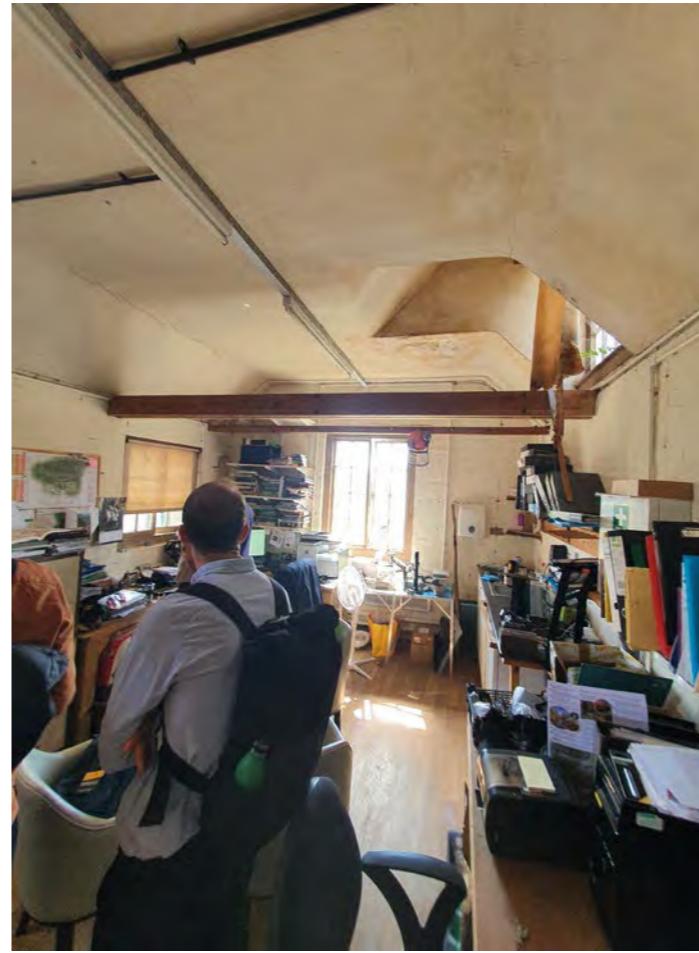
Period Guest Rooms within Leonardslee House



Restaurant Interlude



Existing Potter's Cottage



Interior of existing staff office above the Coach Store



Proposed rustic interiors of the new accommodation

6.6 GUEST ACCOMMODATION

6.6.2 HONEY COTTAGE

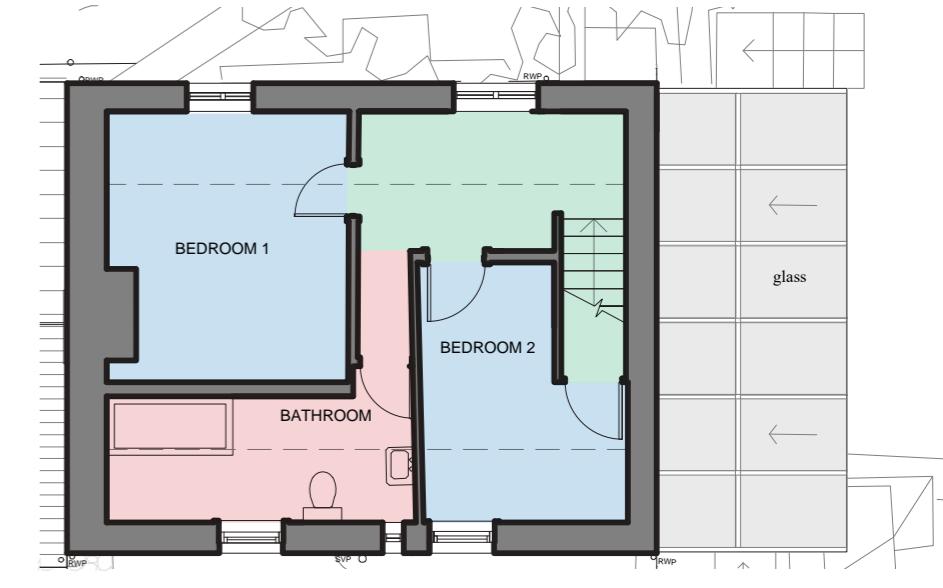
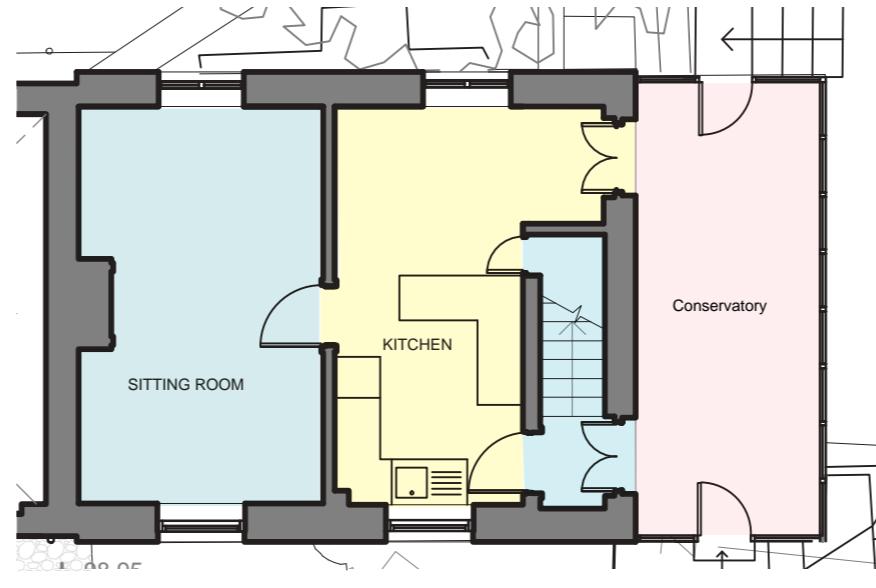
Honey cottage is located at the southern end of the Stable Block and is considered curtilage listed. The two storey cottage is currently shared by staff members who will be relocated to more suitable accommodation in the Red House, away from the historic core of the complex.

Honey Cottage features two main ground floor rooms and three at first-floor level, arranged around a small landing. The fit-out is largely modern with limited historic features except the casement windows and vertically boarded doors, which are painted white. The ceilings and walls are painted plaster with simple skirting. Floor finishes are modern including carpet, tiles and vinyl.

Site investigation works were carried out which identified that the wall dividing bedroom 1 and the bathroom was modern plasterboard, indicating that the first floor layout has been altered to accommodate an internal WC.

Key:

- Bathrooms / En Suite
- Bedroom
- Sitting Room
- Kitchen / Dining Room
- Office
- Store Room
- Circulation



Photos of the existing exterior of Honey Cottage



Photos of the existing interior of Honey Cottage



Opening up works identified a modern partition between Bedroom 1 and Bathroom

6.6 GUEST ACCOMMODATION

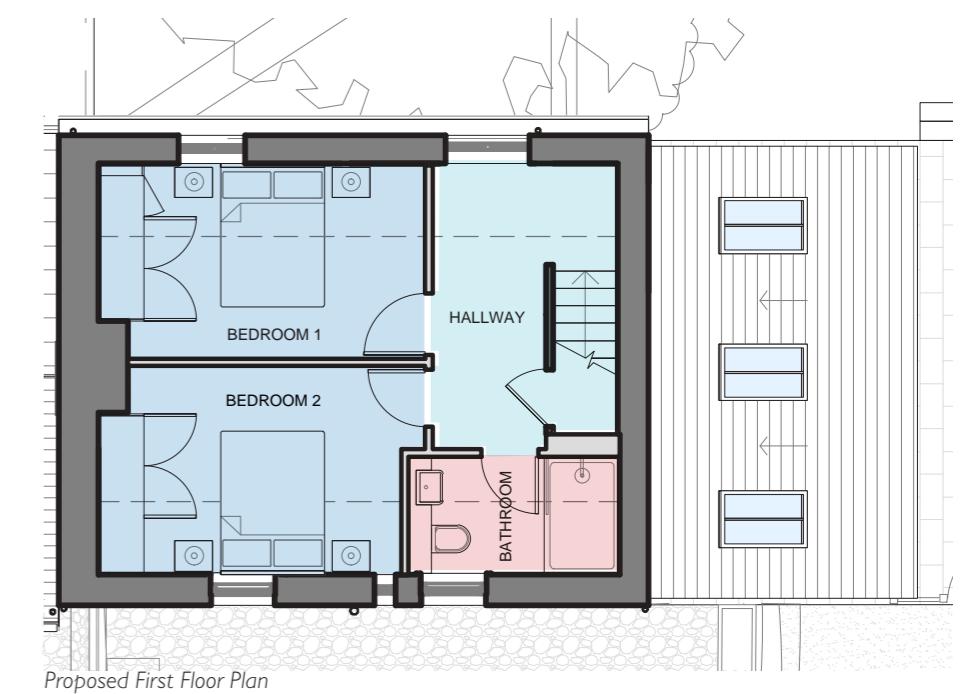
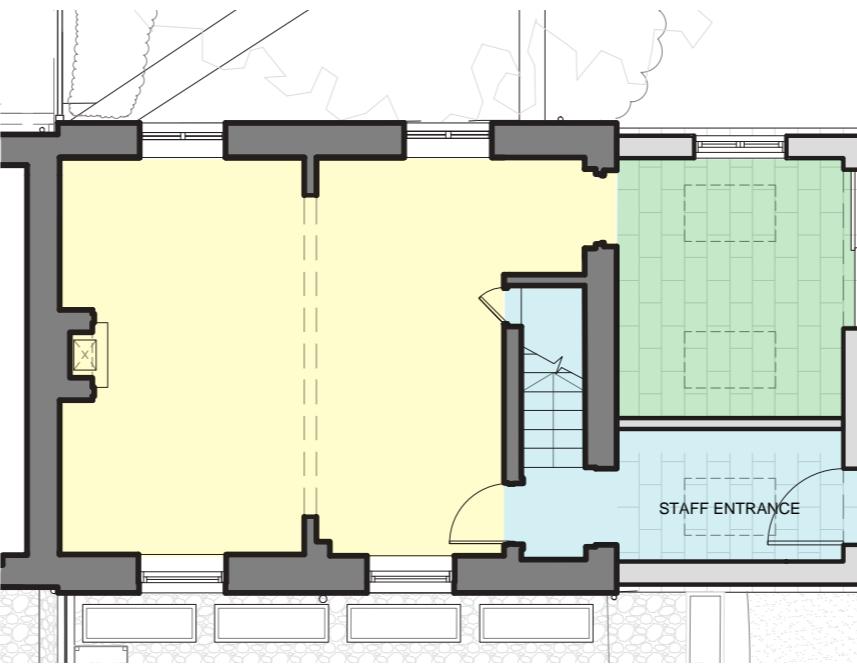
The proposals at Honey Cottage consist of the following:

- Replace the modern conservatory with new Sussex Sandstone walls to match the existing facade, with a solid slate roof to create entrance porch and create an all year round living area, insulated to modern building regulations.
- Enlarged opening of the existing door between the kitchen and living area to create a single kitchen and living area.
- New entrance gate and approach from private access away from the public domain.
- Reconfiguration of the first floor partitions to create two double bedrooms and upgraded bathroom facility.
- Internal decorative refurbishment throughout.
- Reinstating a working fireplace to the Living Room

Whilst the existing ground floor partition is historic fabric, it is not best practice to have an escape route through a kitchen as per the existing arrangement, therefore it is proposed to relocate the kitchen to the North of the ground floor. It is also proposed to link the two rooms to form a large kitchen / living area, offering more flexibility. Nibs and a downstand beam will be formed to indicate the historic location of the wall.

Key:

- Bathrooms / En Suite
- Bedroom
- Kitchen / Dining Room
- Office
- Store Room
- Circulation



Proposed West Elevation

Proposed South Elevation

6.6 GUEST ACCOMMODATION

6.6.3 POTTER'S COTTAGE DESIGN PROPOSALS

Potters cottage is located on the first and second floor of the stable block, accessed from the North Side of the stable block via its own stairs.

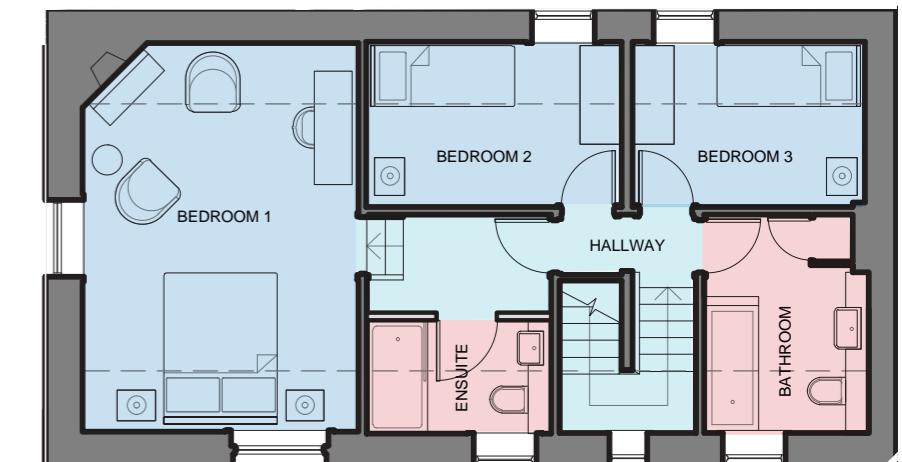
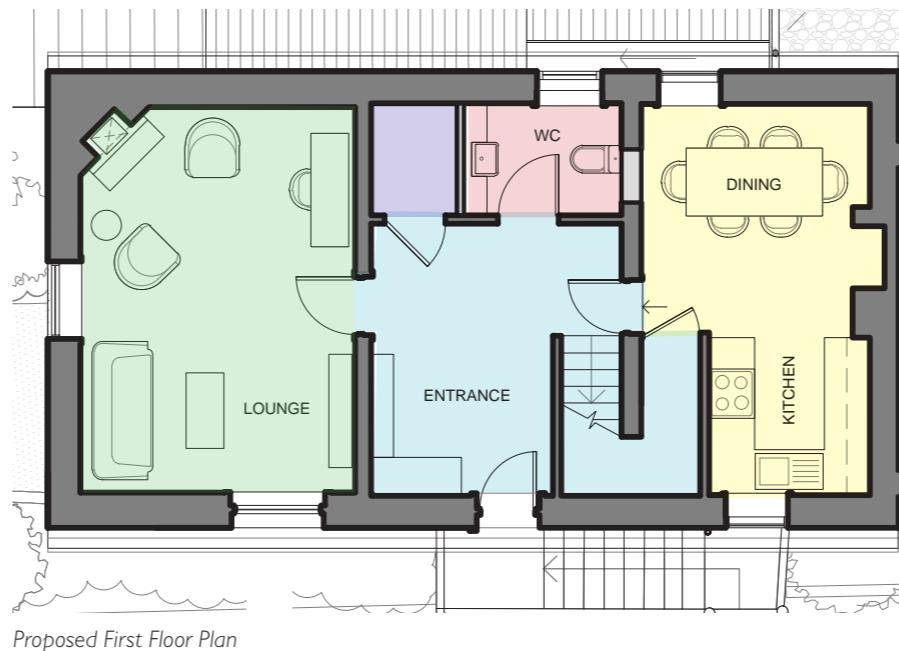
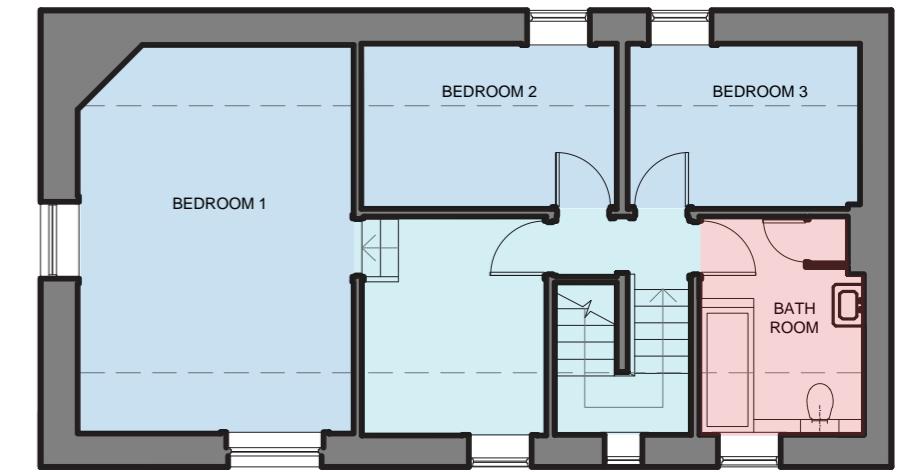
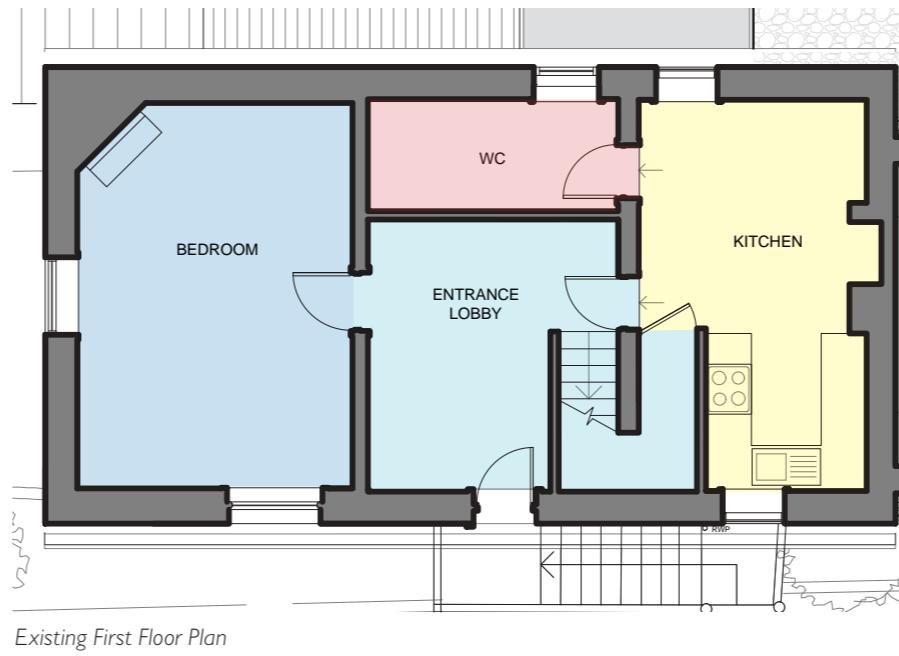
The proposals at Potter's Cottage consist of the following:

- Reconfigured kitchen and WC to first floor.
- Additional en-suite added to second floor primary bedroom.
- Internal decorative refurbishment throughout.
- The corner fireplace to the living room and bedroom I will be unblocked.



Key:

- Bathrooms / En Suite
- Bedroom
- Kitchen / Dining Room
- Office
- Store Room
- Circulation



Photos of the existing interior of Potter's Cottage

6.6 GUEST ACCOMMODATION

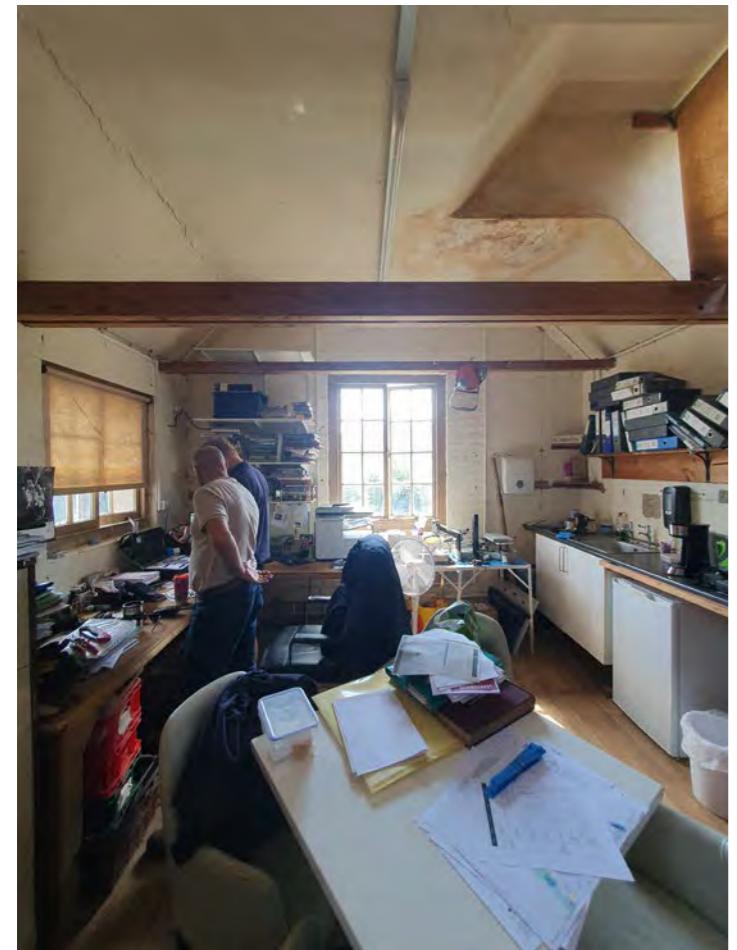
6.6.4 CARRIAGE COTTAGE DESIGN PROPOSALS

The newly named 'Carriage Cottage' is formed of two former staff offices, located on the first floor of the stable block, accessed via a separate external staircase from the north.

The existing condition of the space is poor, with signs of water ingress from the roof visible in a number of locations. The existing modern partitions are of neutral significance, with a small entrance lobby leading to two rooms.

The following works are proposed to Carriage Cottage:

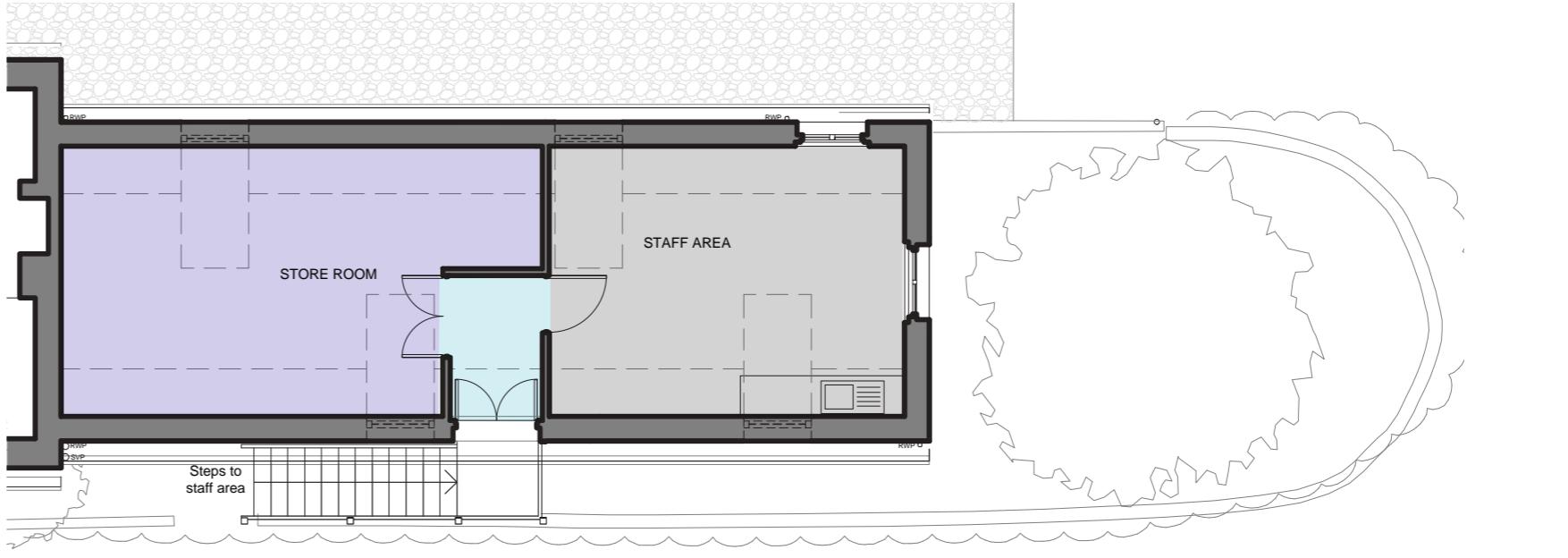
- Conversion from staff offices to a 1 bedroom self contained guest accommodation apartment.
- Reconfigured layout with lightweight partitions to form a generous entrance hall, separate bedroom, bathroom with shower and kitchen dining area.
- Internal decorative refurbishment throughout.



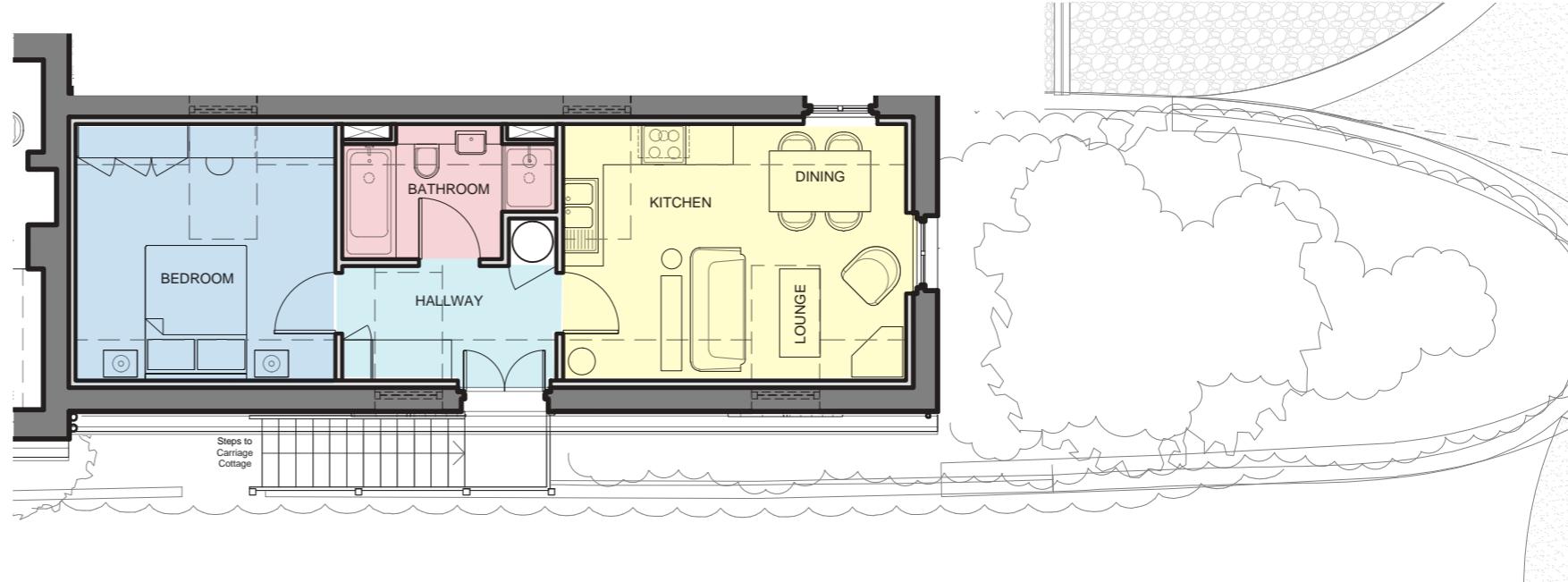
Photos of the existing interior of Carriage Cottage

Key:

	Bathrooms / En Suite
	Bedroom
	Kitchen / Dining Room
	Office
	Store Room
	Circulation



Existing First Floor Plan



Proposed First Floor Plan

6.7 RED HOUSE



6.7 RED HOUSE

6.7.1 EXISTING BUILDING DESCRIPTION

The Red House was constructed by Robin Loder in 1986 as a home for his family. The building itself has no heritage value, is not curtilage listed, and is not in keeping with the rest of the estate.

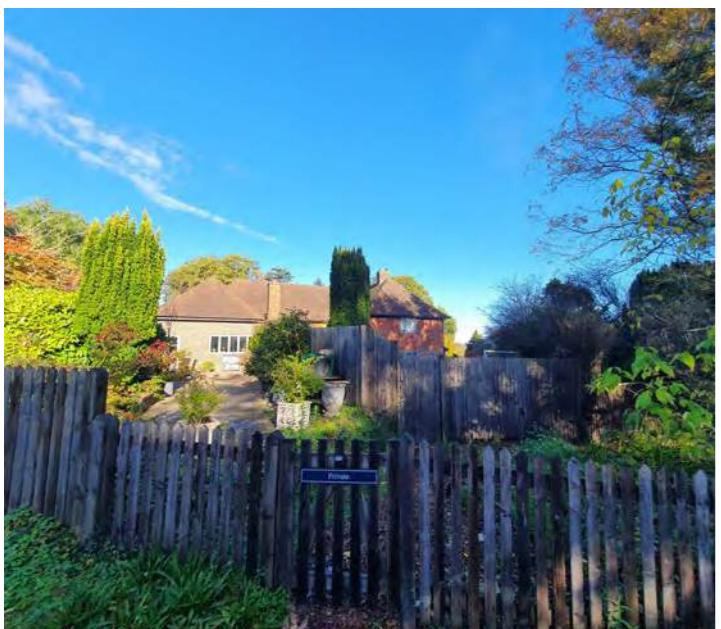
A two storey red brick, H-shaped building with red timber shingles to one end and contemporary casement windows across the elevations. It has a clay tile simple hip roof with a number of brick chimneys and contemporary rooflights. It is bounded by a private garden and a timber picket fence.

One half of the building is still used as private residence, and is not part of our proposals. The other side (part of our proposals) comprises of one large staff welfare space and three smaller WC spaces to the ground floor with three offices spaces within the eaves on the first floor (converted attic space).

The external building fabric is in reasonable condition, and has been maintained well. The interior of the office and staff welfare is in poor condition and would benefit from restoration.

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

The one policy from the CMP discusses the appropriate current use of the property, part of which is a private home and part is staff welfare/offices. As a result the top floor will be retained as staff accommodation with two bedrooms and a shared living space. The ground floor will now host the Doll's House Museum which is being moved from the Former Generator Block.



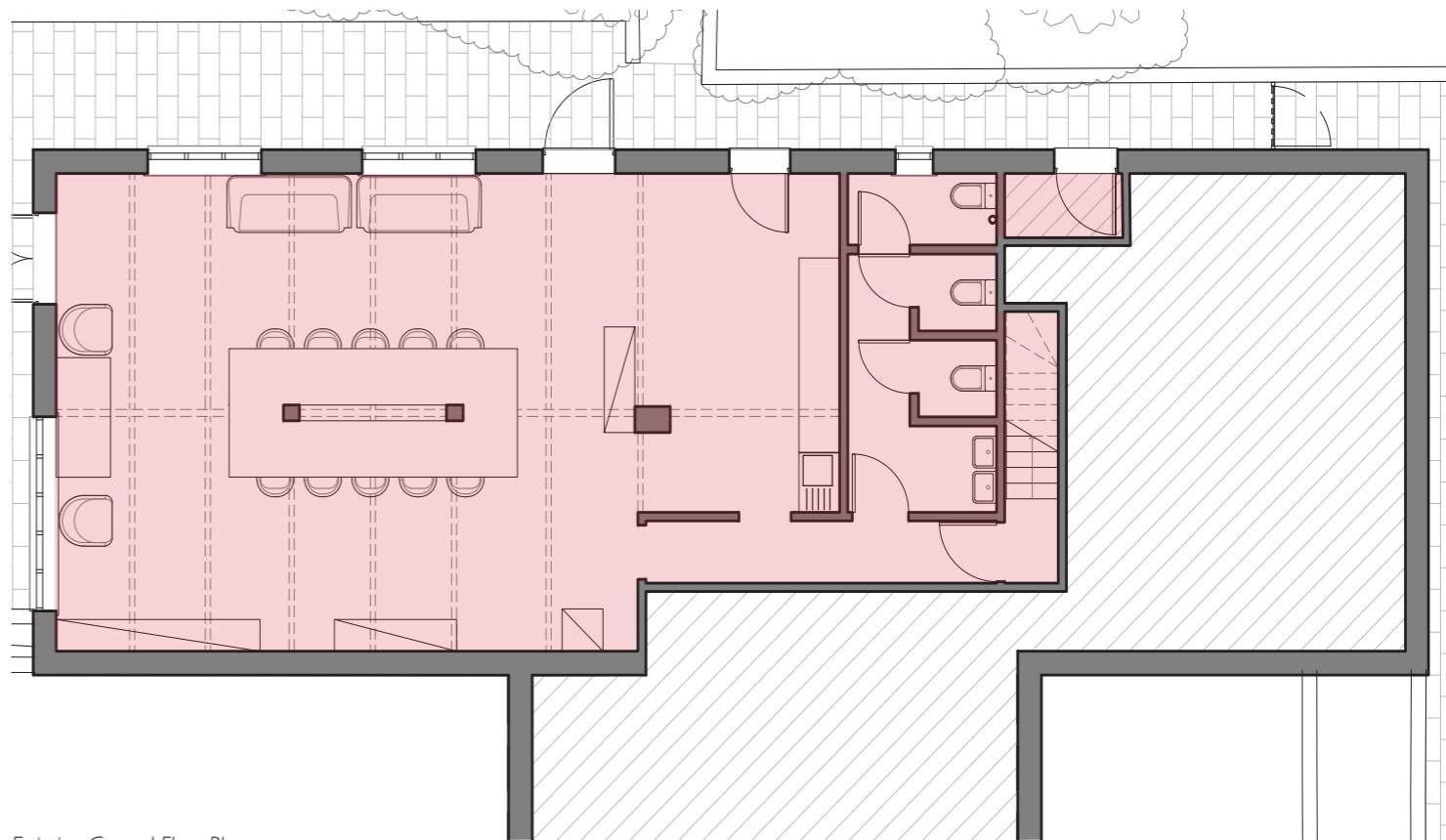
Photos of the existing exterior of Red House

The red house and Round House are currently private residential. This use works well for these two buildings as it ensures they are well maintained.

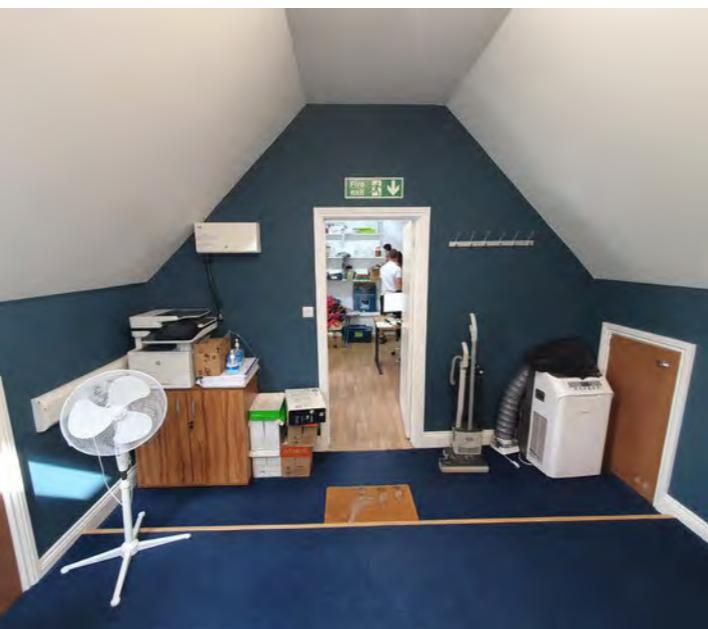
CMP Policies for the Use of the Garden Buildings - section 4.2.3, page 36

Key:

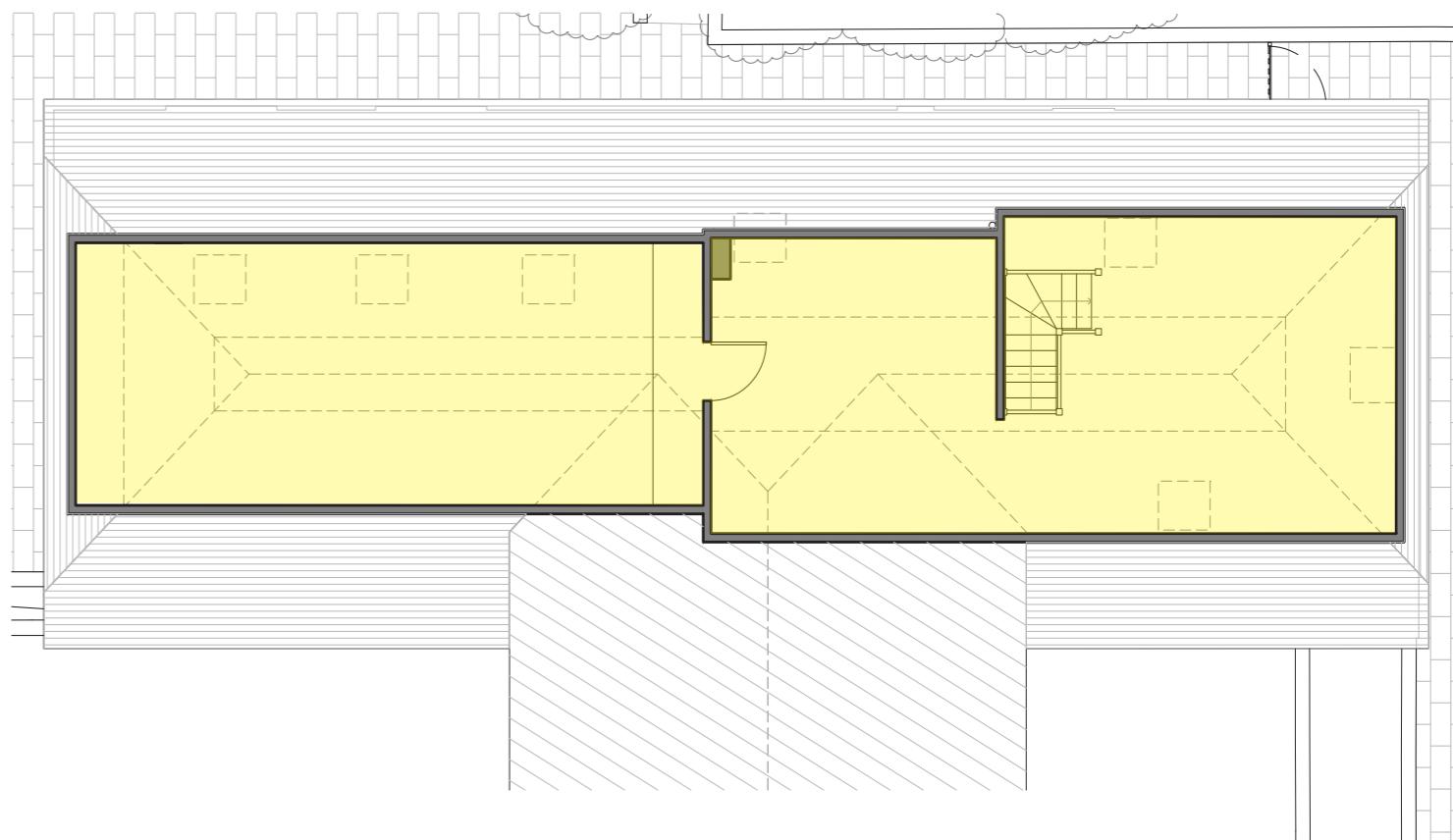
- Former Staff Welfare (pink)
- Existing Staff Offices (yellow)



Existing Ground Floor Plan



Photos of the existing interior of Red House



Existing First Floor Plan

6.7 RED HOUSE

6.7.2 PROPOSED BUILDING USE AND INTERNAL AMENDMENTS

Works to Red House are limited to internal alterations and a proposed change of use. Unused office spaces to the first floor are proposed to be converted to staff accommodation which was previously housed within the Stable Block. This groups the purpose built staff accommodation on site to a single building with access from the road to the rear.

The ground floor staff amenity area will house the Doll's House Exhibition which is well located adjacent to the play area. The existing windows will be blacked out with reversible film so as not to impact the external elevations.

