

SECTION 5.0: GARDEN SHOP BUILDING

5.1 Designations

- The site lies within the Leonardslee Grade I Registered Park and Garden.
- The modern building is not curtilage listed.
- The site sits within the High Weald AONB or National Landscape.
- The site lies within an Archaeological Notification Area.

5.2 Descriptions

The garden shop is a low, single storey modern building of rectangular plan. The main body has a pitched roof and there are flat-roofed extensions to its peripheries. Following recent works, the building now features a solid metal roof and timber cladding to the walls.



The entrance to the garden shop building (north-west elevation)



North-east elevation of the garden shop building

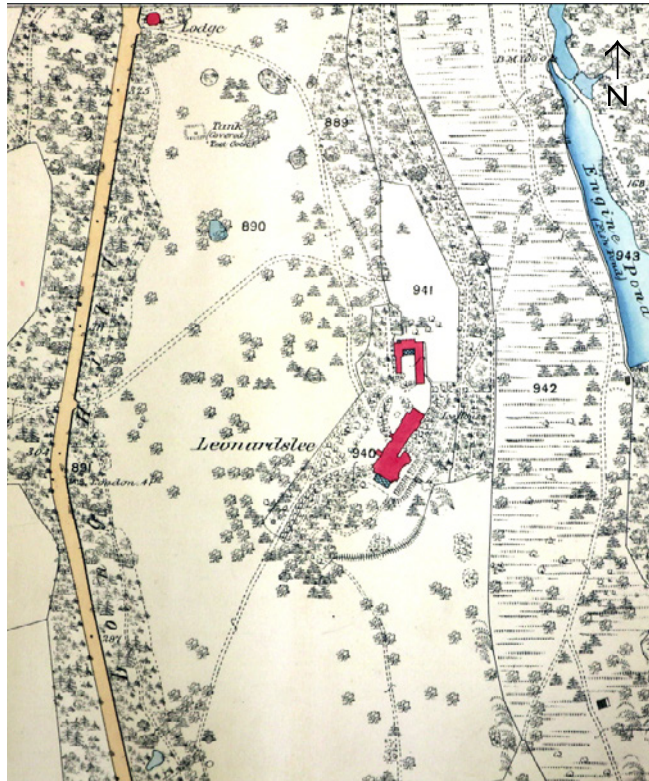


Interior of the garden shop

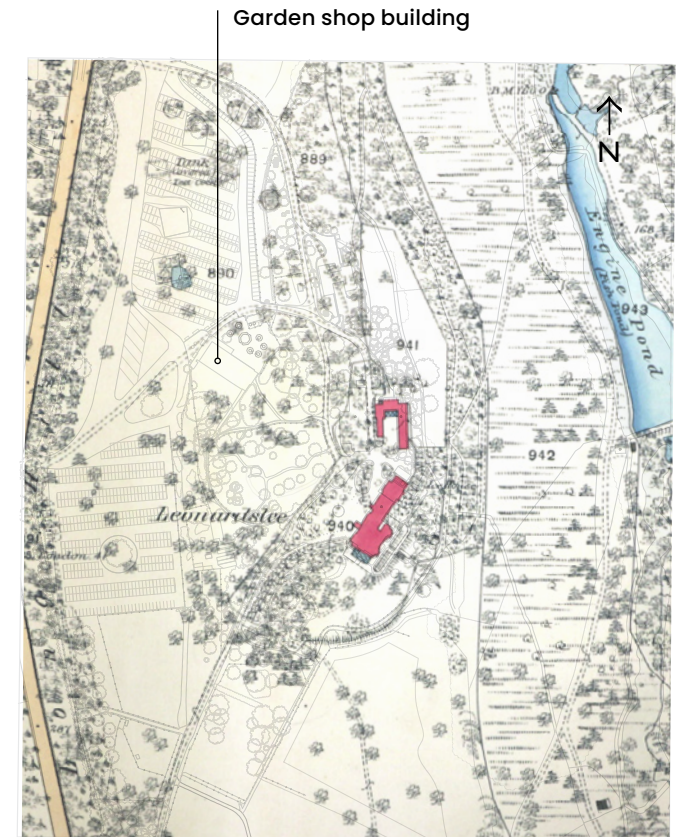
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5.3 Historic Development

The first edition OS map, dating to 1874, shows the site lay beyond the main core of the gardens, within the parkland situated to the west of Leonardslee house and to the east of the road. The parkland was characterised by scattered coniferous and deciduous trees, both individuals and in clumps, a pond circled by trees, and a dense belt of trees fringing the road. Three drives are shown approaching the house through the parkland, each following an informal, curving alignment. The main drive, to the north, approached via the Round House, a central drive accessed across the centre of the parkland, and a final drive approached from the south. The site lay immediately to the south-east of the central drive.



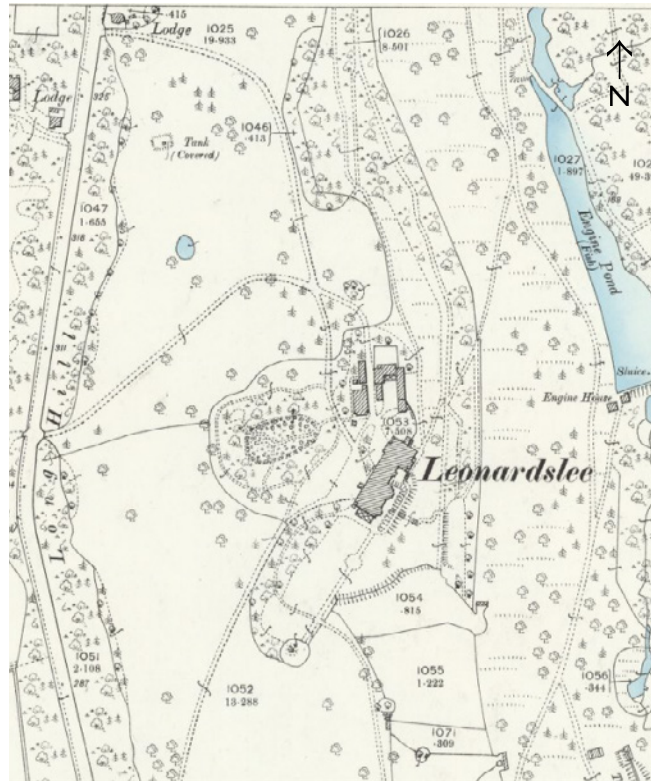
1874 OS map



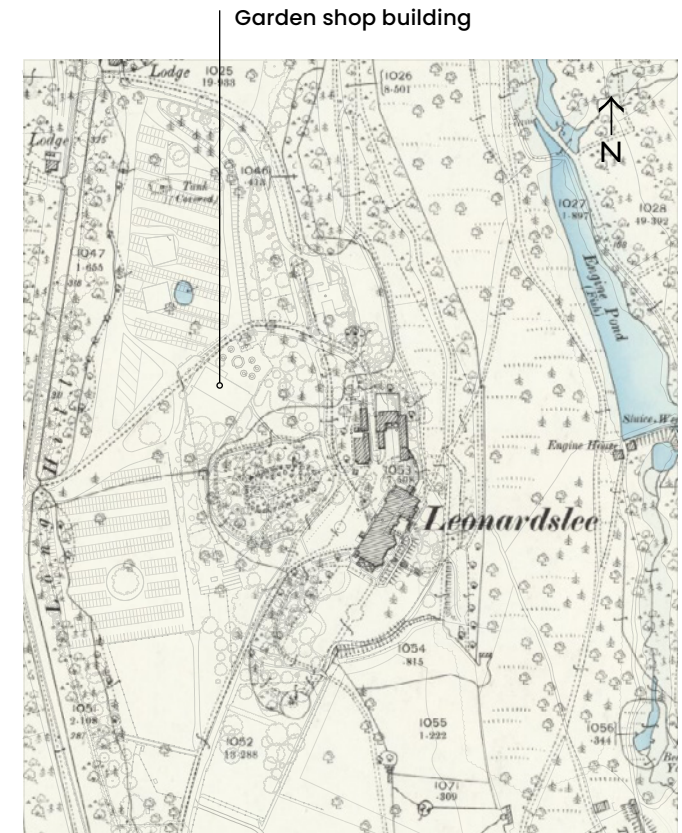
Overlay of current site plan and 1874 OS map showing the parkland location of the application site to the south-east of the central drive

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The second edition OS map, dating to 1896, shows the arrival of the rockery, which had been laid out on former parkland immediately to the south-east of the application site in 1890 by Pulham & Sons, commissioned by Sir Edmund Loder. The site still formed part of the open parkland setting with scattered trees.



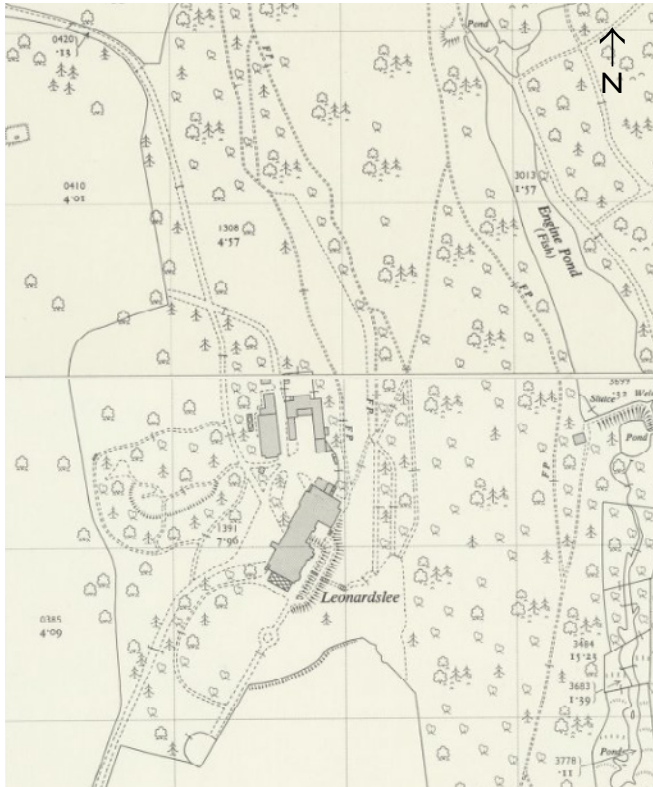
1896 OS map



Overlay of current site plan and 1896 OS map showing the application site between the central drive and the newly laid out rockery

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There does not appear to have been much change to the site's parkland quality in the intervening years between 1896 and 1957 as shown by comparison of the two OS maps. However, an aerial photograph dating to 1949 shows an enclosure, seemingly a tennis court, on the approximate location of the site.



1957 OS map



Historic England aerial dating to 1949 showing a tennis court enclosure on the approximate location of the site

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In 1970, a large glasshouse was built on the site. This remains today and forms the entrance to the house and gardens. The area around the greenhouse remained as parkland.

From 2018, the parkland around the site was considerably altered to form a car park, involving unfortunate tree felling and loss of the former parkland character. From this date, the glasshouse formed the entrance to the house and gardens, as well as a retail gift shop.

More recent works to the car park have involved the restoration of the belt of greenery to the western side, parallel with the road, and further softening with greenery and tree planting.

The glasshouse building was recently refurbished due to ongoing maintenance issues and necessary improvements to staff welfare. 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 (this did not require planning permission).



Google Earth aerial dating to 2011 showing the glasshouse, built in 1970, in place

Garden shop building



Google Earth aerial dating to 2018 showing the introduction of the car park to the west of the application site

Garden shop building

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5.4 Significance

Evidential Value

The current building is a modern structure with no significant evidential value.

The site has no archaeological potential associated with earlier buildings. Early OS maps show the area to be occupied by undeveloped parkland with no buildings in this location. Whilst there may be below ground remains associated with a tennis court known to have been on the approximate site, as seen on the 1949 aerial photograph, this was a 20th century feature of no significance, and the remains were likely truncated by the current building when constructed in 1970.

For these reasons, the site has **no evidential value**.

Historical Value

The wider setting to the building has some significance in forming the historic parkland entrance to the Leonardslee estate, with historic drives remaining on their original alignment. However, this character and, as a result, significance has been much altered owing to the replacement of parkland and parkland trees with hard landscaped car parking in c.2018. Fortunately, the visual impact of the car park is currently being addressed through the removal of hard surfacing and introduction of further planting.

As a building constructed in 1970, the building itself has no historic value and does not contribute to the significance of the Registered Park and Garden.

The modern building was constructed as an ancillary garden building to the Leonardslee estate; however, it has little visual or historic connection with the two Grade II Listed Buildings nearby, the main house at Leonardslee and the north-west lodge. It therefore does not form a significant element of their setting.

For these reasons, the site has **no historical value**.

Aesthetic Value

The modern garden shop has no particular aesthetic or architectural value, although the recent introduction of timber cladding forms a suitably rustic and pared back materiality appropriate to an ancillary estate building. Similarly, the pitched roof adopts a traditional roof form. The setting of the garden shop is characterised by car parking of no aesthetic value. The building and its modern setting do not contribute to the significance of the Registered Park and Garden.

For these reasons, the site has **no aesthetic value**.

Communal Value

The garden shop building has some communal value as the arrival point, entrance and shop for the Leonardslee estate, although this interest is negligible considering the modern nature and significance of the building.

The site has **negligible communal value**.

Garden Shop building has **no heritage significance**

5.5 Impact Assessment

5.5.1 Impact on the Grade I Registered Park and Garden

The garden shop building, which dates to 1970, is not considered to be curtilage listed or to be of any heritage significance. However, due to the position of the building within the Registered Park and Garden, the extension has been sensitively designed to reflect the design of the existing building. This has been done both to provide visual cohesion with the existing building and to ensure the extension does not impact on the Registered Park and Garden. The building features similar modern, flat roofed extensions on three sides to that proposed and has recently undergone alteration and refurbishment with a solid roof added. The proposals comprise the extension of the modern garden shop building to provide a café and ticket sales for the gardens. The café will replace the function of the existing Clocktower Café and the café to the Alpine House, which

was previously proposed at pre-application stage and is now omitted. The ticketing area within the new extension will replace the current temporary ticketing solution near the play area and the ticket kiosk proposed at the previous pre-application to the north of the Stables.

The extension has been sensitively designed with heritage and landscape actively taken into consideration in a mitigation through design approach. The narrow extension to the south elevation of the building will feature horizontal timber cladding with dark metal cladding to the roof to reflect the materiality of the existing building. This design will ensure it effectively integrates with the existing building and blends sensitively with its surroundings. The scale of the extension will be subservient to the main garden shop building featuring a low flat roof, meaning it will sit discreetly within its landscape and will not be visible from the historic gardens. The proposed extension generally follows the line of the existing protruding storeroom and as such would be virtually imperceptible from the west (main) elevation at which visitors arrive. The fact that the extension is proposed to fit snugly into the existing building also means that it would not be visible from the north elevation.

The mature planting within and around the rockery further will further ensure there is no intervisibility between the new extension and the main part of the historic gardens, ensuring that the significance of the Registered Park and Garden is preserved. A single rhododendron will be relocated in agreement with the gardener.

The car park area, which includes the garden shop building, is an area of the Registered Park and Garden, away from the house and Stables, that has undergone more modern alteration and change than other areas. As a result, it has lower relative significance. It is therefore considered to be a more appropriate position for the ticket sales and café rather than adding further infrastructure to the main core of the estate and within the heart of the Registered Park and Garden. The policy section of the Conservation Management Plan relating to use of park buildings also suggests the entrance and shop should remain in this

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location, although acknowledging the cramped conditions and raised the possibility of further developing this with a small café here. The proposals are therefore in line with that policy.

The new entrance point to the gardens from the shop will lead all visitors down the accessible route around the rock garden, thus removing the current segregation of visitors with accessibility issues. The route around the rock garden leads visitors to the gardens to approach the house via the southern historic carriageway approach and forecourt, which was a principal arrival to the estate in the late 19th century. This route both preserves historic circulation patterns and provides the visitor with key views of the main house before other ancillary buildings and the service wing, reflecting the historic hierarchy of buildings. It will allow an appreciation of the relationship between this key building and the gardens as a first impression to the site, which is currently lacking from the existing arrival from the north where the visitor is first confronted with the hedge screening the Generator Block.

The pay barrier will remain at the garden entrance building to ensure that the rock garden will not be divorced from its original intended context and the revised proposals address concerns about the potential damage of increased visitor pressure to this historic feature, previously flagged by Historic England.

One of the main concerns voiced at pre-application stage involved the potential harm of the successive concentration of the majority of new infrastructure in one area, at the historic core of the estate. As a result, various interventions proposed at the historic core have been removed, namely the ticket kiosk and the alpine house café with both functions removed to this location in the garden shop entrance building. The current proposals dramatically reduce the areas previously proposed at pre-application stage for ticket sales (in the ticket kiosk) and the café (in the alpine house) in an attempt to reduce the densification of interventions on the estate, particularly within the historic core around the main building.

Combined with the introduction of new WC facilities and café seating at the Engine House by the lakes, the proposals directly respond to feedback from Historic England about avoiding a densification of infrastructure in the historic core. Similarly, this spreading of visitor facilities and infrastructure, rather than clustering in one area, takes on board policy UGD4 in the GCMP.

Impact: **No impact**

5.5.2 Impact on the setting of the Grade II Listed Buildings (Leonardslee House and Lodge to north-west of Leonardslee)

There is no intervisibility between the proposed extension to the garden shop building and the Grade II Listed Leonardslee owing to the mature rockery planting and intervening distance. Similarly, there is no intervisibility between the proposed extension and the Grade II Listed Lodge to the north-west of Leonardslee owing to the planting belt providing a buffer between the car park and the road, the surviving parkland trees in the car park and the location of the extension tucked away to the south-east. The proposed extension will not therefore impact the setting of these Grade II Listed Buildings.

Impact: **No Impact**

SECTION 6.0: STABLES

6.1 Designations

- The site lies within the Leonardslee Grade I Registered Park and Garden.
- The Stable Block is curtilage listed owing to its proximity to and association with the Grade II listed Leonardslee House.
- The site sits within the High Weald AONB or National Landscape.
- The site lies within an Archaeological Notification Area.

6.2 Descriptions

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, and a staff cottage, Honey Cottage, at the southernmost end. The west range comprises additional staff accommodation and offices. Potters Cottage is situated in the northern section at upper level and Carriage Cottage is set above converted carriage bays in the southern section.

The building is built in sandstone, with pitched slate roofs. Massing varies between one to two stories, resulting in an irregular roofline indicative of the likely piecemeal development of the complex.



View of the stable yard and the north, east and west ranges of the Stables

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The Central Block (Clocktower Café)

Exteriors

The single-storey central block of the stable complex, occupied by the Clocktower Café, is made up of a historic elevation in stone to the north elevation and a glass conservatory to the south. The roof is clad in slate and features a clocktower cupola on the ridge. The roof of the conservatory to the south is glazed with a metal frame.

The north elevation comprises three bays with two timber, top-opening casements and a modern double glazed door with modern signage set into the fanlight. The windows and door feature arched stone lintels. The elevation features modern light fittings and a security alarm. There are two small skylights set into the roof, towards the apex.

The conservatory to the south elevation comprises a stone base plinth and a modern glazed elevation with two double glazed doors. The elevation features modern signage.

Interiors

The café comprises one large space featuring servery fittings and display cabinets. The space is characterised by a modern internal fitout, although it does retain historic top-hung timber casements. The floor finish is modern timber boards. The ceiling is white painted plaster with down stand beams and track lighting. The walls to the café are a mix of painted brickwork and painted boarding.

The modern glazed conservatory to the south features historic timbers supporting the modern glazing. A wide opening in the eastern wall leads to the east range Clocktower Café seating, to the south, and the café kitchen, to the north. Openings to the west lead to the cold store and the WCs within the west range.



North elevation of the central block and east range.



South elevation of the central block containing the modern conservatory to the Clocktower Café.



View of the Clocktower Café interior



View of the historic timbers within the modern conservatory

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The East Range and Honey Cottage.

The East Range

Exteriors

The single-storey east range adjoins the Clocktower Café to the south-east. It is constructed in stone with a slate-clad roof that is hipped to the north where it joins the central block and gabled to the south where it joins Honey Cottage. The roof features bracketed eaves.

The west elevation, which is the public-facing elevation, is a modern reconstruction and features four domestic-style timber casement windows alongside two sets of timber French doors. The east elevation, which is largely screened from view owing to the sloping bank and vegetation, features five timber casement windows. The elevation features various extract vents and there are plant and air conditioning units fixed to the lower levels.

An industrial kitchen occupies the northern section of the eastern range. The north elevation features a single window and door set accessing kitchen stores, housed in two containers adjacent.



West elevation of the east range



East elevation of the east range



The metal containers to the north of the east range

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Interiors

The east range contains seating for the café and the kitchen and is entirely modern in character and fit-out. The walls feature a green-painted boarded finish with an exposed stone wall at the south end and the floors feature modern timber boards. The ceiling is white plaster, with modern timber beams and pendant spotlights. The windows and doors are modern.

The kitchen features a utilitarian modern fit out suitable for catering. The walls and ceiling are painted and the ceiling features strip lighting.



Café seating inside the Clocktower Café



Kitchen within the east range

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Honey Cottage

Exteriors

Honey Cottage is similarly built in stone and comprises two storeys with a pitched, slate-clad roof and a stone chimney at the north end. The west elevation features two bays each with a timber casement at ground and first-floor level and with timber lintels above. The ground floor casements sit within larger stone arches, suggesting the casements are not original but infilled the earlier arches. The east elevation also features two bays with timber casements at ground and first-floor levels. The south elevation is plain with two sets of French doors, internalised within a modern glazed conservatory.

Honey Cottage is encircled by a small garden to the south bounded by tall hedges. This is accessed from the stable courtyard via a timber gate.

Interiors

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.



South elevation of Honey Cottage.



West elevation of Honey Cottage.



Kitchen within Honey Cottage.



Historic boarded door at first-floor level
(modern architrave)

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The West Range, Carriage Cottage and Potter Cottage

WCs and Potters Cottage

Exteriors

The west range is a block in stone with pitched slate roofs adjoining the central block and Clocktower Café to the west. The roofs feature bracketed eaves.

The section closest to and adjoining the café is three storeys and accommodates WCs serving the adjacent Clocktower Café at ground floor level and staff accommodation at first and second floor level (Potters Cottage). The roof features chimney stacks at each end, with the southerly stack at the apex and the northerly stack at the lower levels of the east-facing roof pitch. The modern conservatory conceals part of the east elevation, although four timber casements are visible, in a regular alignment, at first and second floor level. A window at ground floor has been removed and infilled. The west elevation features a first-floor entrance, accessed via a timber external staircase. The elevation features irregular fenestration, although all windows are timber casements.

The northern elevation of the west range shows sign of alteration featuring brickwork beneath a timber lintel at ground level with stonework above. The first and second levels feature two timber casements in alignment.



East elevation of the west range (north end)



West elevation of the west range (north end)



North elevation of the west range

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Interiors

The WCs accessed from the café to the east have a modern fit out, with modern strip lights, lino flooring and modern partition doors and walls. Similarly, the cold storage unit, to the north of the WCs and also accessed via the Clocktower Café, is modern in character. The floors are concrete, with plaster walls and ceilings, cupboards and metal racking. The cold storage unit blocks light from the historic timber window set in the north elevation.

Potters Cottage comprises two floors at first and second floor level of the northern part of the west range. The first floor features four rooms arranged around a central stair core and the second floor has five spaces. The interiors feature a few historic features including integrated timber joinery, timber casement windows and vertically boarded doors. There are also some simple historic architraves. The ceilings and walls are painted plaster with tiling in the bathroom. The floor finishes are a mixture of carpet in the living areas, tiles in the bathroom and modern boards.



Ground floor bedroom within Potters Cottage



Kitchen within Potters Cottage



Historic integrated cupboard



Historic moulded architrave



Modern WCs at the north end of the west range



Historic stair newel post with chamfered edges

SECTION 6.0: STABLES

The West Range: Storage and Carriage Cottage

Exteriors

The south section of the west range is two storeys and features storage space for the café and a WC at ground floor with office space above (Carriage Cottage). The east elevation of this two-storey block features three timber, double carriage doors at ground level, with fanlights and stone arches above, and a single door at the south end.

There is only one window, a timber casement, at first floor level, although the roof features two gabled dormers. The first floor of the west elevation is accessed via a timber external staircase, similarly to Potters Cottage. There are three small, top-hung ground floor windows and two gabled dormers. The south elevation features a single centrally positioned timber casement at first floor.



East elevation of the west range (south end)



West elevation of the west range (south end)



South elevation of the west range

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Interiors

The ground floor spaces at the south end of the west range are used as storerooms for the café. Historic bottom-hung timber framed windows, double ledge and brace doors and brick walls provide some historic features. However, the spaces are largely modern in character. The brick walls are painted cream/ yellow and the ceilings are painted white with modern light fittings. The floors are carpeted and simple timber storage racking is set against the walls.

At first-floor level, the southern end of the west range features two main rooms, divided by modern ply stud partition walls, accessed off a small lobby. Whilst historic windows remain, the interiors are characterised by a modern fit-out. The walls are painted brick or stone and the ceilings are painted plaster with modern strip lights. The southernmost space features exposed timber tie beams running east to west. The timber floor boards are modern.



Ground floor storage within west range of the Stables (south end)



Southern office room within the west range of the Stables (south end)



Northern office room within the west range of the Stables (south end)

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The Stable Yard

The courtyard formed by the U-shaped plan of buildings is surfaced in historic cobbles. The cobbles feature a historic gutter or drain at the centre and delineations to the east side, reflecting the location of former stable bays. The cobbles have undergone modern alteration in certain areas with modern drains set within concrete beds centrally. Island planting beds sit to the south of the stables, forming a semi-buffer between the stable yard and Leonardslee House.



View south from the courtyard to the main house showing the landscape buffer between the stable yard and the house



Cobbles within the stable yard showing areas of modern alteration

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6.3 Historic Development

The Carriage House and Stables were built in approximately 1856, shortly after the construction of the main house.⁰¹ The OS map of 1874 shows this group of adjoining buildings all in place; however, the difference in building heights, joints between buildings and variations in elevational design suggests a more iterative development. It seems therefore that changes and extensions were carried out between construction in the 1850s and the 1874 OS map. Whilst there is no map preceding the 1874 OS, fabric analysis provides clues into the development of the complex.

There are vertical joints on both the east and west elevations between the east range of the Stables and Honey Cottage. In addition, the north end of this range is hipped, whilst the southern end is not. It seems therefore that Honey Cottage was added after the east range, removing the former hipped roof to its south end to allow a smooth connection between the old and new blocks. Honey Cottage features large arches to the ground floor, later infilled with domestic windows, suggesting its former use for carriages, similarly to the west range. The single-storey element of the east range likely served as stables. Whilst the west elevation is a modern reconstruction erasing all trace of former stable bays, the historic cobbles within the courtyard feature delineations for bays, which potentially aligned with the former individual stables. Late 19th century Sales Particulars record the stables comprising 'accommodation for 13 horses, 8 or 10 carriages, harness and saddle rooms, singeing room, living and bed rooms for coachmen, grooms and helpers'.⁰²

The north elevation of the west range also features clues relating to an iterative development. The ground floor features a different materiality to the other stonework elevations, with brick beneath a timber lintel, indicating some form of change. The stonework above appears to have been carried out in two distinct phases with the lower courses smaller and more rounded and the upper levels made up of large, more angular edged stones.

The first edition OS map shows the buildings set in an irregular U-shaped plan, with a longer range to the east. The central block, which projects to the north beyond the east and west ranges, features an adjoining glazed structure to the south. Whilst the current glazing is modern, historic timbers supporting the roof remain in place, potentially dating back to the mid-19th century construction. The west range comprised a wider section to the north and a narrower block abutting to the south. A small, square outbuilding in timber is recorded at the north-western corner of the stables, which does not remain today, although the built fabric of the north elevation reflects the presence of this former structure featuring brickwork, rather than stonework, at ground level.

The stable courtyard was partially screened from the service wing of the house by organic-shaped planting beds radiating from a central point to the south-west of the west range of the stables. The largest of these planting beds, positioned between the main core of the house and the service wing, would have ensured very limited visibility between the main core of the house and the ancillary stable functions.

The landscape to the west of the Stables, on the opposite side of the service drive, was characterised by dense tree planting. The landscape immediately to the east featured more open lawns with garden paths laid out through wooded areas beyond. An icehouse was located to the south-west of the stables in woodland, elements of which remain.

⁰¹ Donald Insall Associates (2023) *Leonardslee Gardens Conservation Management Plan 2023*. (London, Donald Insall Associates)

⁰² Unpublished Hubbard report, p. 21.

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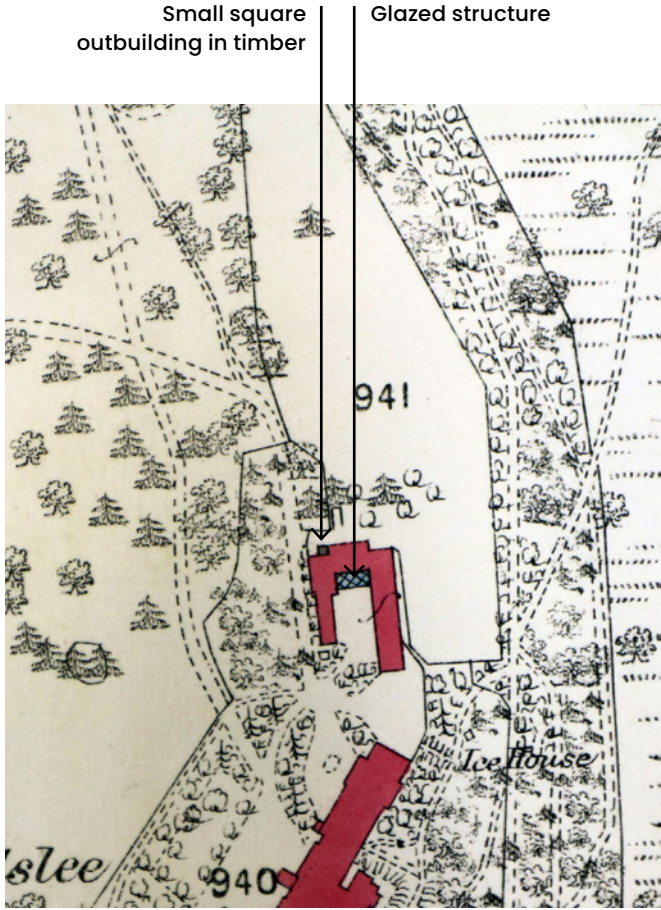
Vertical joint between the main part of the east range and Honey Cottage



Infilled arches to Honey Cottage



North elevation of west range showing a disparity in stonework between the lower and upper levels as shown by the red dotted line. The image also shows the ground floor brick facing, reflecting the presence of a former structure that was later removed.



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

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By 1896, a rear enclosure or yard had been fenced or walled off to the north of the Stable Block, adjacent to the service drive. The plan delineates the components making up the stable complex with the central and northernmost part of the west range forming one block, with a narrower block to the south-west and two blocks forming the eastern range. A small triangular extension had been added against the garden boundary wall to the latter with a smaller rectangular structure beyond. Neither of these remain.

The Generator Block had by this time been built to the west of the Stable Block, removing some of the trees on this side of the drive. The open space to the east of the stables had been altered with paths laid out in an informal arrangement as part of the development of the gardens across the estate. These wider garden improvements included the development of the rockery to the south-west of the stables.

The early 1909 OS map shows the glazed structure to the south of the central block with a more substantial roof cladding. This roof form aligns with an undated, but likely mid-20th century photograph. The current roof glazing is modern and post-dates this image. A small block extension with some form of wall enclosure or boundary had been added to the south end of the east range (eastern elevation). It may have served as a dog kennel. A low-level stone wall is still evident on the location of the enclosure. A small, detached outbuilding had also been added to the north-western corner of the northern yard; this has since been demolished.



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



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

Small detached outbuilding

Small attached block with enclosure



Historic undated [1960s?] photograph showing the earlier clocktower and the former solid roof and open-fronted character of the current glazed structure. A lean-to conservatory is also shown abutting the south end of the west range.



Low-level stone wall extending from the south end of the east range, potentially a former dog kennel (eastern elevation)

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An aerial photograph taken in 1949 shows the stable complex within its setting at the core of the Leonardslee grounds. The east elevation of the east range, albeit partly screened by trees and vegetation, appears as a long blank elevation, unarticulated by windows. The ground floor window within the east elevation of the west range immediately adjacent to the glazed extension to the central block had not yet been infilled, as it is today. The clocktower adopted a more slender profile than the existing clocktower.

The courtyard (west) elevation to the east range is made up of modern stonework of a different character to the historic masonry with modern cementitious pointing. The elevation also features a damp proof membrane just above ground level, indicating the modern reconstruction of this elevation at some point from the mid-20th century.

In 1988, the central block and parts of the east and west ranges were converted into a restaurant. The clocktower was replaced during the conversion. The conversion likely involved the reconstruction of the west elevation of the east range, discussed above. The restaurant was converted into the Clocktower Café in 2017 following the development of the estate under Penny Streeter.⁰³

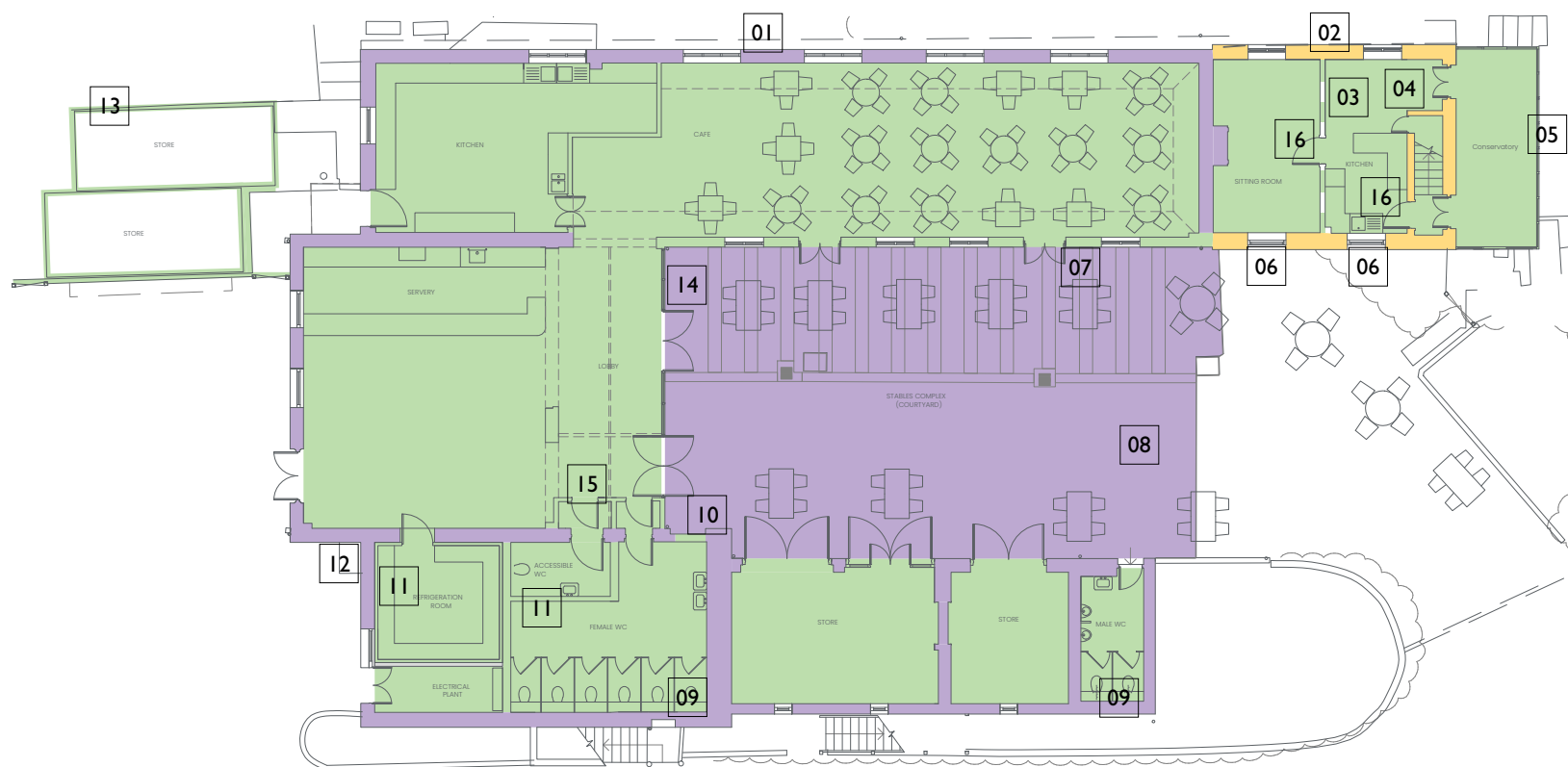


1949 aerial photo of Leonardslee House and outbuildings.
(Historic England Aerofilms Collection)

Ground floor window
within east elevation of
west range (now infilled)

⁰³ B. Edwards, Forum Heritage Services (2011) *Leonardslee Historic Building Appraisal*. Planning Application 2012 DC/12/1893. Available at: https://iawpa.horsham.gov.uk/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=DH&FOLDER1_REF=DC/12/1893

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GROUND FLOOR

HISTORIC DEVELOPMENT PLAN

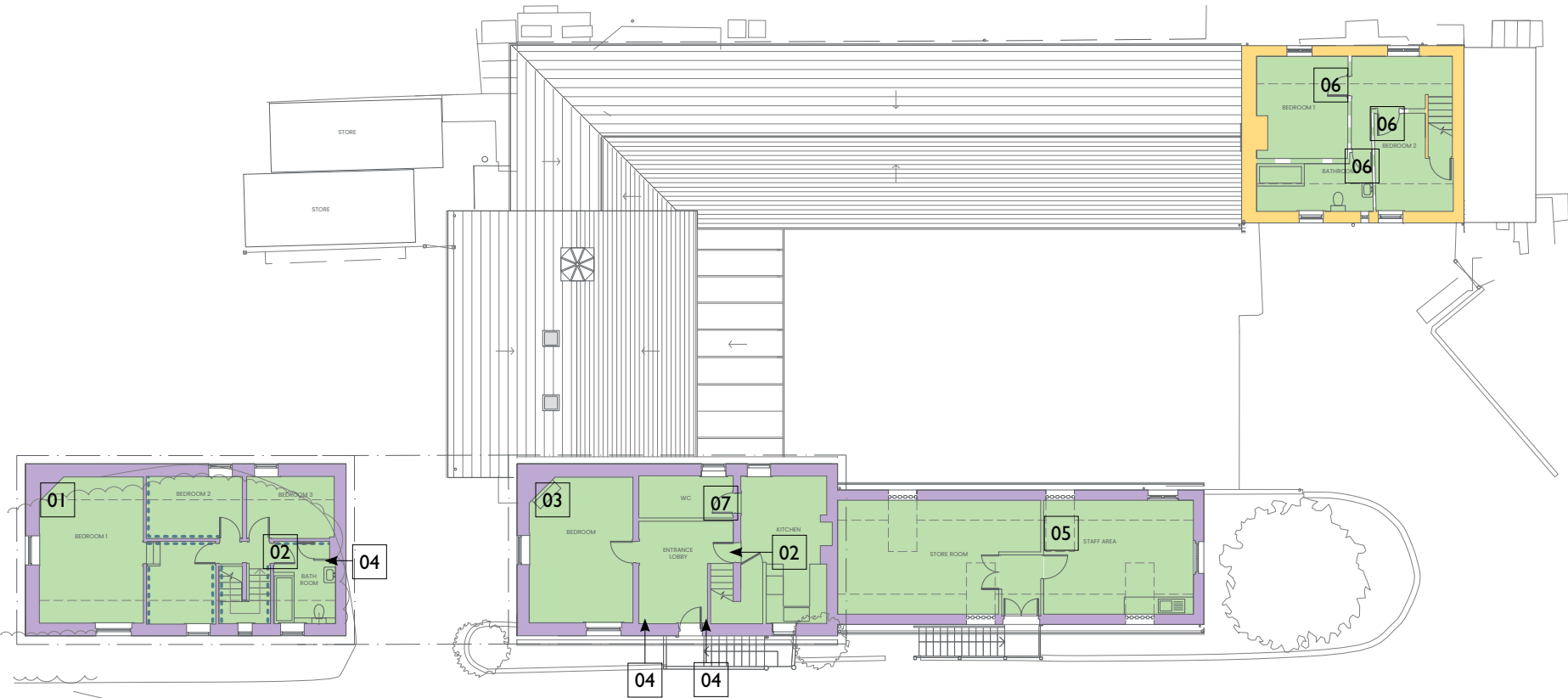
- c.1856
- 1856-1874
- 20th /21st Century

The interiors of all ground floor spaces are characterised by a modern fit-out with historic features remaining only where indicated by a separate note.

- 01 Carriage House and Stables built c.1856
- 02 Honey Cottage appears to be a later but pre-1874 addition
- 03 TBC opening up
- 04 Honey Cottage has modern interiors except timber boarded doors
- 05 Late 20th century conservatory
- 06 Non-original windows infilling earlier carriage arches
- 07 West elevation to east range is a modern reconstruction, potentially c.1988
- 08 Historic cobbles to stableyard
- 09 Modern WC fit-out
- 10 Window infilled late 20th century
- 11 21st century cold store and accessible WC
- 12 Later / non-original brick infill
- 13 21st century containers
- 14 Modern glazed structure although historic timber roof structure survives (chamfered)
- 15 WC lobbies added post 2012
- 16 Historic timber boarded door

This plan is not to scale

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FIRST AND SECOND FLOOR

HISTORIC DEVELOPMENT PLAN

- c.1856
- 1856-1874
- 20th /21st Century
- Locations of historic panelling

The interiors of all first and second floor spaces are characterised by a modern fit-out with historic features remaining only where indicated by a separate note.

- 01 Historic Fireplace
- 02 Simple historic moulded architrave
- 03 Modern Fireplace
- 04 Historic Joinery
- 05 Modern / ply partitions
- 06 Historic timber boarded door
- 07 Historic timber boarded door and wooden step

This plan is not to scale

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6.4 Significance

Evidential Value

The site of the Stables has no archaeological potential associated with earlier buildings. The mid-19th century estate plan, accompanying the sale of the previous house, St Leonard's Lodge, shows this former building and its outbuildings positioned to the south-west of the site with the site itself undeveloped and occupied by gardens and vegetation.

There is relatively little documentary or archival material relating to the Stables and there are, as a result, certain gaps in knowledge relating to the building's early development. The building fabric itself however provides useful evidence relating to the development of the complex. Whilst the 1874 map shows the Stables adopting their current footprint, the built fabric, elevational treatment and roof forms, provide clues indicating a more piecemeal development. These clues suggest the Stables were altered, possibly a number of times, between their construction date in the mid-1850s and the first OS map. The east range displays vertical joints at its southern end, between the main part of the range and Honey Cottage, on both elevations. There are also discrepancies in height and roof form with the two-storey Honey Cottage abutting the single-storey east range rather unusually. The roof form to the north end of the east range is hipped, as presumably the south end was, although today there is a gabled south end adjoining Honey Cottage. Taken together these features suggest that Honey Cottage was a post-1850s, yet pre-1870s, addition, which resulted in the alteration of the former southern end of the east range.

The ground floor of Honey Cottage features domestic-style windows sitting within large arches, indicating that these windows infilled much wider, earlier openings, of a type more common for a building accommodating carriages or wagons. These are comparable to those to the west range opposite, which served as the carriage house, and this similarity suggests that Honey Cottage originally provided further carriage accommodation, potentially with rooms upstairs for stable hands or grooms.

Analysis of the stonework to the north elevation of the west range reveals the lower stonework comprises smaller stones with a rounded treatment to the corners, whilst the upper courses comprise larger stones with more sharply angled edges. It is possible that the upper storeys formed a slightly later addition or were reconstructed; however, this is difficult to prove without further evidence.

The stone materiality to the west elevation of the east range is indicative of a later phasing. The stonework reflects a different tooling to the historic stonework used elsewhere, features ribboned cementitious pointing and a damp proofing membrane at the base of the building, indicating the elevation was rebuilt at some point from the mid-20th century onwards. The cobbled finish to the stable yard provides a clue as to the former use and arrangement of the east range, delineating five bays, which most likely related to five stable bays or loose boxes accommodated within the east range.

There remains some lack of clarity around the glazed structure at the centre of the U-shaped plan. Whilst this was in place on the 1874 map, it is unknown whether this was an original feature or added after the initial phase of construction. Whilst the glazing to the roof and elevation is modern, the timbers supporting the roof are historic. Further investigation into these timbers might reveal their date, which would be helpful in charting the development of the stable complex.

There remain some questions relating to the function and date of removal of various demolished blocks or structures, including the small buildings attached to the south-east end of Honey Cottage (shown from the late 19th century), the protrusion to the east of the east range, possibly a dog kennel (shown from the early 20th century), and the small block attached to the north elevation, to the north-west (shown from the mid/late 19th century). Evidence of the presence and removal of the latter is revealed in the built fabric of the north elevation, where the ground floor is clad not in stone but in brickwork (with a timber lintel above) where it was previously enclosed. Further research,

investigation and analysis has the potential to reveal more information about the phases of change characterising the development of the stables complex and the specific use of spaces, which would further enhance its evidential value.

For these reasons, the Stables have **High evidential value**.

Historical Value

The Stables have important historical value as the oldest estate buildings at Leonardslee, built to serve the main house in around 1856. The Stables therefore have a unique association with the house, which was built roughly contemporaneously between 1853 and 1855 by Thomas Leverton Donaldson for William Egerton Hubbard. It is unknown whether the stables were built by the same architect; however, their historical group value and association is reflected by a shared sandstone materiality (albeit ashlar for the house) and hipped, slate roofs. The survival of the Stables is especially significant considering the loss of a large part of the house, with the north-east wing removed in the 20th century.

The visual connection between the house and Stables is of important historical interest. The Stables were designed to be largely screened from the main house and its approach by large planted island buffers, ensuring the residents did not look out upon a working yard or service parts. The former service wing to the north-east, on the other hand, which only partially remains, had greater intervisibility with the Stables across smaller island planting beds. This sense of privacy for the house residents has today been altered with much more intervisibility between the house and Stables.

The piecemeal development and expansion of the Stables and Coach House accommodation between the mid-1850s and the mid-1870s is reflective of the expansion of the stabling and carriages needed by the family of William Egerton Hubbard. This not only reflects the status of the family but also the dominance of horse-drawn transport as a mode of travel more widely.

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From the mid-/ late 20th century, Honey Cottage, which is thought to have originally accommodated carriages, was converted to residential use, a large part of the Stables was converted to restaurant use, and with the remaining spaces given over to offices, storage and staff accommodation. This alteration and conversion are demonstrative of the provision of new uses for the stable complex following a shift in the site's functions, with the house becoming offices in the 1980s and the estate buildings converted for public use.

The Stables, in their service function to the house, share group value with the other ancillary estate buildings including the Generator Block and Engine House, which were built later in the 19th century. However, as the oldest estate building with the greatest survival of features that are reflective of its former function, the Stables has highest historical value.

The cobbles within the stable yard have important historical value, as features reflective of the former hard-working, utilitarian character of the yard. The delineations within the cobbles are also significant in indicating five bays, which are thought to have lined up with former stables or loose boxes within the east range (prior to modern reconstruction).

There are certain modern interventions, however, that detract from the historical significance of the Stables, including the rebuilding of the west elevation of the east range, eroding an understanding of the former appearance and character of this range, which is thought to have housed stables. Similarly, the 20th century changes associated with the conversion of the Stables have resulted in the loss and erosion of former internal features including the separate stalls, mangers and ironmongery as well as the original floor finishes, undermining the historical value of the Stables to a certain extent.

For these reasons, the Stables have **High historical value**.

Aesthetic Value

The aesthetic value of the Stables largely derives from its courtyard plan form, characterful elevations and varied roofline. The U-shaped courtyard plan presents an entirely different plan form to the more linear arrangement of the house, marking it out as a building with a distinct and separate character and function. It also reflects a model that is typical for working stable yards or farmsteads owing to its increased protection from the elements and space efficiency. The cobbled surface finish within the courtyard complete with drainage runs is also reflective of the building's former utilitarian function.

The range in roof heights and forms creates an interesting and eclectic skyline, which speaks of previous additions and extensions and, as a result, the piecemeal development of the complex. The slate cladding to these various roof pitches creates a sense of unity between the ranges. The chimneys and clocktower add verticality and further visual interest.

The historic elevations have particular character and visual interest especially where these have not been altered by modern changes. These elevations are characterised by their sandstone finish and pared back detailing, reflecting the Stables' role as subordinate to the main house. Characterful features include large arched openings, timber carriage doors with ironmongery and the clocktower, although this is known to be a 20th replacement of an earlier clocktower. In some incidents, the historic character of the elevations has been altered, lowering their aesthetic value. The west elevation to the east range has been rebuilt in the latter part of the 20th century and as a result features stonework that is tooled differently and is distinctly modern in treatment. This elevation also features domestic-style casement windows, which are less characterful and appropriate than the larger, arched openings seen elsewhere. The south side of the central range is obscured entirely by modern glazing forming the main entrance to

the Clocktower Café. Whilst there has long been a glazed structure in this location, this was historically more open and the current glazing is anomalous within this historic context and detracts from the aesthetic value of the elevation and the courtyard in general.

Other modern alterations or additions that detract from the historic character and visual interest of the Stables include the modern conservatory to the south of Honey Cottage and the infilled window facing the internal courtyard on the west.

For these reasons, the Stables have **High/ Medium aesthetic value**.

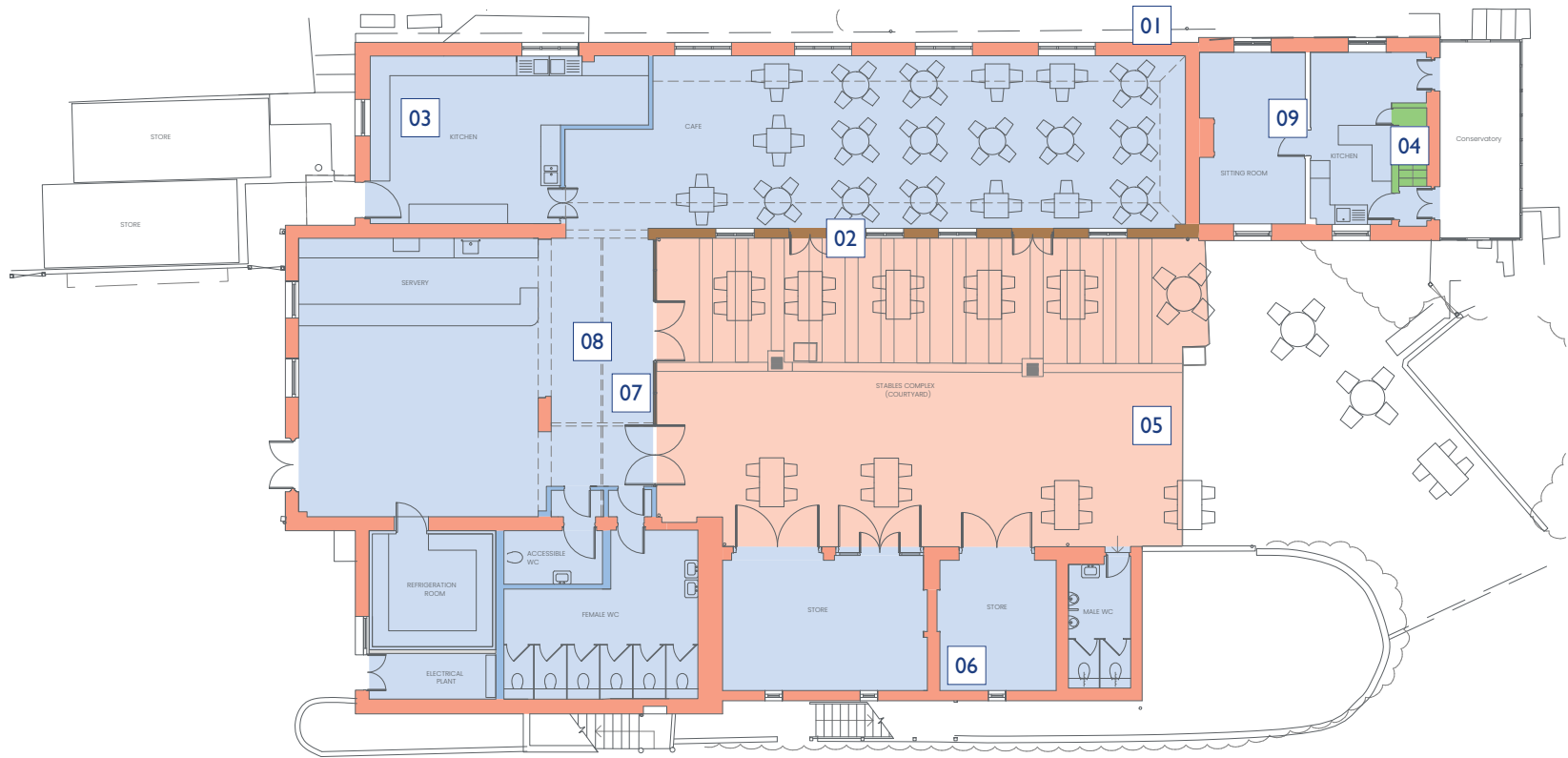
Communal Value

Of all the outbuildings, the Stables have the highest communal value as a building viewed and visited frequently by members of the public using the Clocktower Café or WCs. It is a prominent building to those visiting the hotel or restaurant in the main house or on the route into the gardens, both owing to its location and its characterful architectural language.

For these reasons, the Stables have **Medium communal value**.

Stables are of **medium significance**

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GROUND FLOOR
SIGNIFICANCE PLAN

- High
- Medium
- Low
- Neutral
- Intrusive

- 01 Stables’ building envelope and elevations are of high significance as characterful features that are roughly contemporaneous to the house and nod to its materiality and stylistic features

02 Modern reconstructed west elevation to east range features a more domestic character detracting from the Stables’ significance
- 03 Modern café/kitchen/WC fit-out of neutral significance

04 Modest historic stair of low significance

05 Historic cobbles of high significance reflecting former hard working nature of Stables

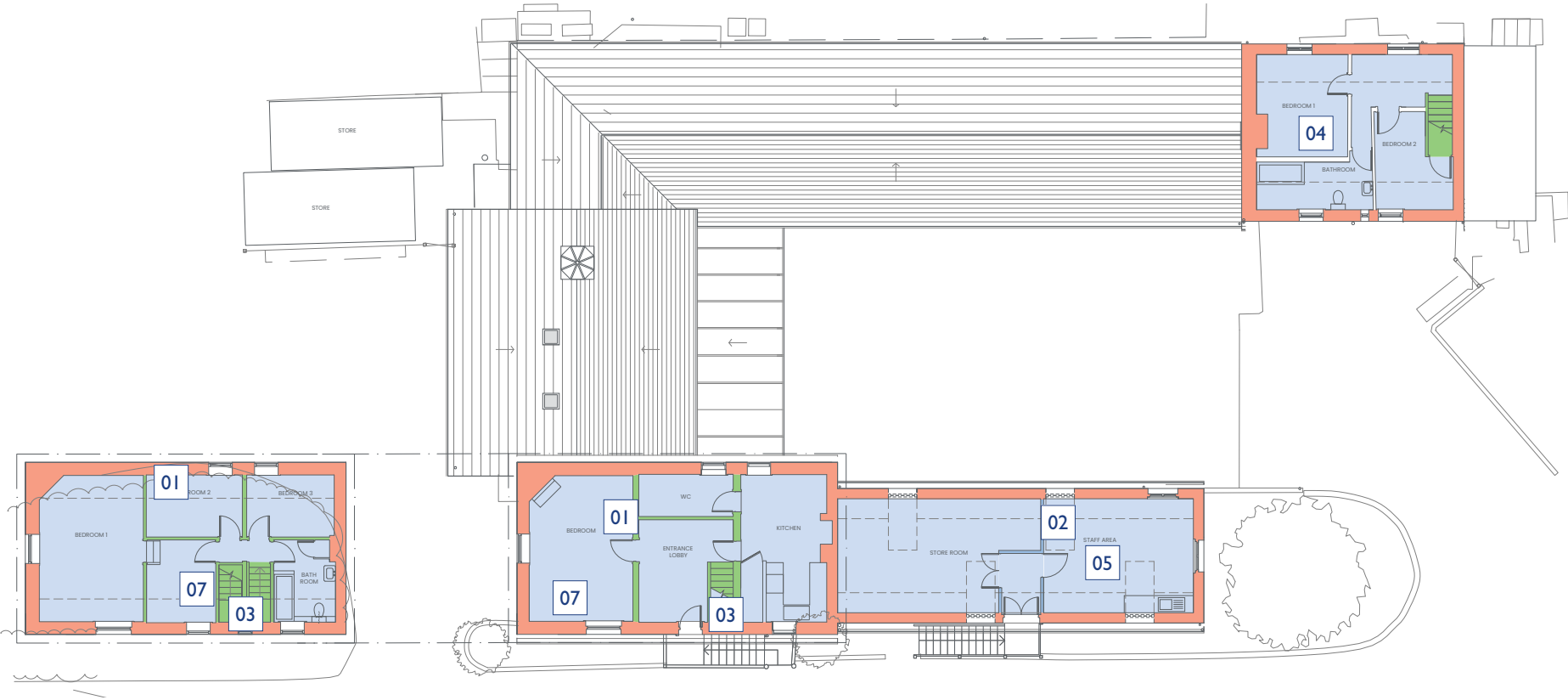
06 Where historic internal walls survive at ground floor level, these are of high significance in reflecting the former floor plan and layout
- 07 Poor-quality modern glazed structure detracts from character of elevations

08 Historic rafters supporting the modern glazed structure are of low significance

09 Honey Cottage ground floor interiors of modern fit-out and neutral significance, except historic boarded doors which have low significance

This plan is not to scale

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FIRST AND SECOND FLOOR
SIGNIFICANCE PLAN

- High
- Medium
- Low
- Neutral
- Intrusive

- 01 First and second floor partitions generally following their historic alignment of low significance
- 02 Modern partitions of neutral significance
- 03 Modest historic stair of low significance
- 04 Honey Cottage ground floor interiors of modern fit-out and neutral significance, except historic boarded doors which have low significance
- 05 Carriage Cottage interiors feature a modern fit-out and are of neutral significance
- 06 Potters Cottage interiors are of a modern fit-out and are of neutral significance, except where historic boarded doors, architraves and joinery remain which are of low significance

This plan is not to scale

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6.5 Impact Assessment

6.5.1 Impact on the curtilage listed Stables

The Stables are considered to be part of the curtilage of the main Grade II Listed Building at Leonardslee and of medium significance. Whilst they should therefore be treated as being covered by this grade II listing, their relative significance needs to be taken into account. Whilst constructed contemporaneously to the main house and featuring elements of shared materiality, as a former ancillary range to the main house, the Stables are of lower relative significance as set out in Section 4.3.5 of the significance assessment. The Stables comprise the main stable block as well as Honey, Potter's and Carriage Cottages.

Courtyard extension

The proposals involve the partial infill of the courtyard with a new timber structure with a glazed roof covering to provide more internal seating for visitors, thereby increasing capacity. The proposals directly respond to the Insalls' Conservation Management Plan, which describes the limited amount of seating at the Stables both internally and externally and suggests a larger quantity of seating be provided in this location.

The location of the intervention has been carefully informed by the phased history and significance of the elevations of the curtilage listed building. The proposals will leave the historic and high significance east elevation of the west range untouched, ensuring the characterful, historic carriage doors remain fully legible. The proposals instead target areas of previous modern alteration, namely the detracting west elevation of the east range, rebuilt in the 1980s with a different style masonry and incongruous domestic windows, and the similarly intrusive modern glazed conservatory to the central block. This approach ensures the highest significance elevations of the curtilage listed building will remain intact and legible.

Whilst the extension involves some erosion of the U-shaped plan form of the Stables and a minor alteration in character to the courtyard complex, the Stables have undergone various phases of changes, developing iteratively since their original construction in the 1850s, extension in the late 19th century and alteration in the 20th century. This phased development and the resulting piecemeal character of mixed roof lines, types and heights, and different windows and masonry styles, places the stables in a good position to accommodate further sensitive change as part of its character.

Unlike a previously consented planning application in 2012, which involved a more dramatic total infill of the stable courtyard and an additional storey to the east range, the proposals are pared back, lightweight and subordinate to the existing ranges. The proposed structure will not enclose the entire courtyard, occupying only the eastern side, ensuring that the U-shaped plan and form of the courtyard will still be legible and appreciable. Its lightweight timber and glazed materiality will not compete with the established sandstone materiality of the Stables and will allow visual permeability into the courtyard. Furthermore, the historic cobbled surface treatment will still be legible within the new extension.

Whilst the linear form of the structure and its pitched roof form nods to the established forms of the stable buildings, the height of the new structure has been designed to sit below the line of the eaves of the east range which it abuts ensuring its subservience to the historic Stables. Despite the modern, 1980s date of the stonework to the west elevation of the Stables, the abutment has been carefully considered to ensure minimal fabric alteration and the retention of the existing ventilation below the eaves. The use of established vernacular such as the linear range and pitched roof form, alongside contemporary materials, allows the new structure both to integrate with the existing buildings whilst also clearly demarcating itself as a contemporary phase of construction. Furthermore, its distinctly lightweight character and abutment to modern elements would allow reversibility in the future if its function became no longer necessary.

The existing modern windows and doors to the west elevation of the Stables, which will become internalised by the extension, will be replaced with more appropriate traditional full height glazed timber doors. Whilst this will involve some stonework removal below the existing windows, this is 1980s fabric of no significance, and the replacement will enhance the character of the elevation. The doors will be traditional in design and proportion, reflecting the style of those proposed to the east elevation, accessing the proposed terrace, to create a familial dialogue across the new interventions.

Whilst the new extension will involve some low-level harm to the Stables complex, through partial infill of the courtyard, this impact has been mitigated by sensitive, subservient, high-quality design and further balanced by the heritage and public benefits of the proposals in introducing further indoor seating and enhanced usage of the curtilage listed Stables.

Impact: **Low Impact**

New terrace

A new wooden terrace extension is proposed to the east of the east range to provide further outdoor seating for the Clocktower Café overlooking the gardens. Alongside, the proposed courtyard seating offer which introduces further indoor seating, this directly responds to the Insalls' CMP comments relating to the insufficient indoor and outdoor seating within the Stables by providing further outdoor seating.

The new terrace will abut the historic masonry of the rather neglected and underappreciated east elevation. However, as a lightweight terrace extension the historic character of the masonry will still be appreciable. In fact, the introduction of the terrace will facilitate and enhance access to this side of the building and its historic sandstone elevation, which is currently overgrown and unfrequented. The terrace structure will be supported by a lightweight metal structure with no fixings to the historic elevation in order to preserve

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the significance of this elevation. The terrace structure is designed to restrict lateral loading, therefore negating the need for any primary fixings into the façade. It will sit on thin screw pile foundations carefully inserted around the tree roots.

The establishment of the proposed terrace would involve the replacement of the existing 20th century windows with doors to provide access to the terrace. This would result in some localised fabric loss owing to the loss of historic stonework beneath the windows to create sufficient openings. The low-level harm is further offset by the terrace's provision of enhanced public access to this part of the curtilage-listed building and the creation of new views across the Registered Park and Garden. The proposed glazed timber doors will adopt the same style as those doors proposed within the west elevation for stylistic continuity and cohesion.

The introduction of the new terrace will involve the concealment of modern mechanical equipment and extract grilles both on low and high level, which detract from the character of the elevation. The terrace will sit over the level of said equipment and the underside of the terrace will have sufficient airflow for the function of the equipment.

The terrace will comprise a simple timber structure with a metal balustrade and retractable canvas awnings. The simple, pared back nature of the terrace, as well as its materiality has been purposefully designed to avoid visual competition with the dominant sandstone and slate materiality of the Stables and will be read as a sensitive, contemporary addition. The vegetation of the gardens will grow up around the supporting structure, ensuring that it becomes integrated within its landscape rather than an exposed feature. The retractable nature of the awnings will ensure that, when not in use, the character of the elevation will remain entirely legible.

Impact: **Low Impact**

New glazed entrance

The proposals involve the removal of the modern conservatory to the central block, comprising detracting glazing and PVC roof, and replacement with a more sensitive glazed entrance featuring a tiled roof. The historic timber frame which survives internally will be retained and reused.

The proposed tiled roof more accurately reflects the solid roof shown on a historic undated photograph (c.1960s) included in the history section, which was later replaced with the intrusive PVC roofing. The new roof will feature discreet conservation roof lights to ensure these are not overly dominant or detracting features. The more sensitive, traditional form of the new glazed entrance offers an improvement on the existing and will therefore enhance the character and appearance of the curtilage listed Stables.

The infilled window to the west range, adjacent to the new glazed entrance, will be reinstated, which will further enhance the character of the elevations and the arrival to the Stables. This draws on historic precedent, as the 1949 Historic England aerial distinctly shows this window pre-infilling.

Impact: **Low Beneficial**

Internal alterations

Within the east range, the proposals involve the removal of the modern kitchen fittings and the modern wall between the kitchen and café seating to introduce a new back-of-house area for staff and storage with easy access to the back-of-house parts externally. The removal of the kitchen allows the removal of the awkwardly aligned wall at the north end of the café seating and also provides an extension of the internal seating area within the southern part of this range and a wine bar to serve the new restaurant. These proposals involve alteration of modern elements only with no historic fabric impacted.

Within the central block, the modern café counter and layout will be removed in order to install a new enclosed kitchen layout, which will have the capacity to serve an increased number of guests within the new restaurant. The remaining masonry section of wall demarcating the historic building line from the glazed conservatory will be preserved, as will all other historic fabric and features. Inside the renewed glazed structure, an entrance lobby will be provided as well as additional indoor seating. These proposals work with the existing historic timber structure to the roof, reinstating these elements within the design. The modern entrance doors to the north of the central block, which are detracting and out of character with the Stables traditional design, will be replaced with more appropriate timber and glazed timber doors, to reflect the style of doors elsewhere proposed within the Stables.

Within the west range, the current WC provision will be upgraded and rationalised with the removal of the existing WC lobbies, stalls, and accessible WC and installation of two accessible WCs with baby changing. Further accessible WCs and baby changing will be provided in the southern part of the range within the existing store. This will involve two new door openings and localised loss of historic fabric. However, this low-level harm can be accommodated considering the extent of alteration to the Stables' interiors and the public benefit of providing enhanced, accessible WC provision and baby changing facilities. The proposals also address issues raised within Insalls' CMP relating to the insufficient baby changing facilities and the expansion of visitor WCs in line with enlarging the catering provision in this location.

These internal alterations largely do not impact historic fabric, focusing on rationalising areas that have undergone modern alteration and fit-out, and enhancing the accessibility and facilities within the Stables. There are only two areas of localised historic fabric removal, and the associated harm is outweighed by the public benefits of the enhanced restaurant and WC facilities.

Impact: **No impact**

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External Refurbishments

Across the stable block, in places where pointing has crumbled and been dislodged, it will be re-pointed in a suitable mortar and with appropriate techniques. This is in accordance with the Insall's CMP.

Surface treatments

The historic cobbles in the Stables' courtyard will be temporarily removed and reinstated to improve access across the courtyard for wheelchairs and buggies. These are highly significant in forming the historic courtyard surfacing, reflecting the location of former stable bays and illustrating the former working nature of the courtyard. The methodology involves careful recording, storage during the works and reinstatement in their original alignment, retaining historic demarcations and drainage runs in order to preserve their important contribution to the setting of the curtilage-listed Stables. Where areas of cobbled have been removed and replaced with infill modern materials, these will be replaced with cobbles to reflect the existing to enhance the character and appearance of the cobbled surface and setting to the buildings. The reinstated cobbles will still be legible inside the courtyard extension to retain this significant element of the courtyard's character.

The patina and character of the current cobbled finish, featuring various recessions and drainage runs, will be altered to a minor extent by the renewed level surface. However, the historic demarcations will be reinstated, remaining legible, and this low-level impact is outweighed by the public benefit of enhancing universal access across the courtyard and into the Stables.

The modern tarmac surfacing in front of Honey Cottage will be replaced by an extension of the cobbled surfacing to reflect the existing traditional surface finish. This more traditional and appropriate surface finish will enhance the setting of the curtilage-listed building, having a beneficial impact. There will be a clear demarcation between the

historic and modern cobbles to ensure the phasing of these surface finishes is legible.

Impact of works to historic cobbles: **Low adverse impact**

Impact of works reintroducing cobbles and removing tarmac: **Low beneficial impact**

Overall impact: **Neutral**

Back of house alterations

The back-of-house parts to the north-east of the Stables will be rationalised and screened to reduce the visual impact of these modern features on the historic Stables' elevations. The existing containers will be repositioned, aligned and enclosed by new timber fencing to consolidate these currently detracting, cluttered back of house parts. A new bin area will be provided to the east, with similar timber fencing, tidying the bins in one area out of visitor view. A new hedge will be planted to the west of the containers and the north of the Stables to screen the back-of-house area from view.

Impact: **No impact**

Alterations to Honey Cottage

Externally, the intrusive modern conservatory abutting the south elevation of Honey Cottage will be removed and replaced with a more sensitive, traditional structure with a lightweight timber frame, external stone cladding, and slate roofing with discreet conservation roof lights. This brings a considerable enhancement on the existing glazed conservatory structure added in the late 20th century and the proposals will therefore improve the character and appearance of the curtilage-listed stable complex.

Whilst the new structure is slightly higher than the existing glazed feature, it is of a considerably more sensitive design quality and comfortably sits below the eaves and gable of the south elevation of Honey Cottage, ensuring the historic building remains dominant. Sussex sandstone will be

used for the external walls in a finish to match the existing stonework to Honey Cottage, with a slate roof and black painted metal rainwater goods which will be in-keeping with the surrounding architecture.

The existing garden and access from the stable courtyard will be replaced with a tidier arrangement featuring a patio and separate, private gated entrance with level access. This domestic garden arrangement will be screened from view from the main Stables, ensuring the working, utilitarian character of the curtilage-listed Stables is preserved.

Internally, the ground floor spaces will be reconfigured to create a more open plan living space, involving the removal of the main dividing partition between the existing ground floor spaces and the removal of kitchen units. The retention of the wall nibs on either side will reference the alignment of this former historic partition and the historic floor plan. The low-level impact associated with the change in floor plan can be accommodated considering the neutral significance of the interiors within the overall significance of the curtilage-listed building. The impact is also partly balanced by the opening up of the blocked fireplace opening, reasserting its role as a central feature within the ground floor layout.

Similarly, upstairs the plan form will be reconfigured and bathroom fittings removed to create a more functional layout appropriate to modern living. Whilst this will involve some alteration of the current plan form, division of the chimney breast, the plan form has already been modified as reflected by the strange partition location in bedroom 1 immediately adjacent to the chimney breast and the interiors are of neutral significance. The staircase, which has some low significance, will be retained. The historic timber doors to the bedrooms will also be retained.

Impact of external proposals: **Low beneficial impact**

Impact of internal proposals: **Neutral impact**

Overall impact: **Low beneficial impact**

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Alterations to Potter's Cottage

The proposals to Potter's Cottage are minimal involving only the minor alteration of the modern partitions to the WC at first-floor level, the conversion of a second-floor bedroom to a living room, the creation of a new ensuite bathroom at second floor level and the reopening of the blocked fireplace at ground level. None of these interventions will impact the neutral significance of the interiors of Potter's Cottage, meaning the significance of the curtilage-listed Stables will be retained.

Impact: **No impact**

Alterations to Carraige Cottage

The proposals to Carraige Cottage are similarly minor involving the removal of the modern partitions and doors providing the entrance lobby to the two spaces and the removal of the modern kitchenette in the southern room. The rooms will be converted for residential accommodation with a new entrance lobby, a bedroom, bathroom and open plan living space. It is also proposed to repair the roof which is currently leaking. This will be beneficial in conserving the building and ensuring that it does not suffer any deterioration due to the leak. These proposals will not impact the neutral significance of the interiors, which are entirely characterised by a modern fit-out and will therefore preserve the significance of the curtilage-listed building.

Impact: **Low beneficial**

6.5.2 Impact on the Grade I Registered Park and Garden

The only interventions to the Stables that will be discernible from the Registered Park and Garden are the courtyard extension, the external terrace, the alterations to the back-of-house parts and the external alterations to Honey Cottage. These are therefore the only interventions that will be assessed in this section. Views assessment and analysis has helped assess the impact of these interventions.

As established in Section 4.2.5 (Contribution of curtilage-listed buildings to the significance of the RPG), the Stables and other curtilage-listed buildings contribute to the significance of the RPG at a relatively low-level in comprising part of the historic working or utilitarian area of the landscape. However, the exceptional significance of the gardens is better represented in the ornamental gardens lying on the valley slopes around the lake and in the formal gardens and rock gardens to the south and west of the house. The interventions to the Stables are located in a part of the gardens that has undergone the most modern

change and alteration and, as a lower significance area of the RPG, can therefore accommodate sensitive and subservient additions.

The marginal expansion of the Stables to accommodate the courtyard extension and external terrace is negligible within the context of the density of buildings in this part of the RPG and will not significantly impact or encroach on the character and quality of the gardens. Owing to its location, screened within the largely enclosed courtyard, the courtyard extension will not be visible from the highly significant parts of the RPG and where it is legible it will sit as a subordinate and visually permeable extension to the Stables.

The external terrace to the east of the Stables will also be screened from the majority of views in the gardens owing to the density of vegetation and topography of the valley slopes. [View 13](#), showing the location of the new terrace intervention in red, clearly illustrates that the new terrace to the east Stables range and the associated doors opened into the east elevation will not be visible from this area of exceptional significance within the gardens.



View 13 showing the lack of visibility between the valley lakes and the proposed terrace extension to the Stables

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The proposed terrace will only be discernible in certain close-range views, for example from the path nearby running parallel to the east range as shown in [Views 7a & b](#); however, even in these views, the simple, pared back structure will blend into the form of the existing building and surrounding vegetation, rather than appearing overly dominant within its landscape. The terrace will also bring the benefit of providing patrons of the restaurant with glimpses of the wider ornamental landscape and RPG, which is currently not experienced at all from this building, encouraging visits deeper into the gardens beyond the historic core of buildings.

The proposed alteration and consolidation of the back-of-house parts to the north of the Stables will be screened from view from the gardens by the surrounding vegetation and new hedge planting, improving the current arrangement with exposed and detracting containers. Similarly, the improved, replacement extension to Honey Cottage and the new garden layout, featuring the patio, will also be hidden by vegetation and planting. Owing to their sensitive buffering and screening, these domestic and working areas will not detract from the exceptional significance of the RPG.

Impact: **Neutral**



Kinetic Views 7a & b along the path to the east of the Stables showing the integration of the proposed terrace within its landscape setting

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6.5.3 Impact on the setting of the Grade II Listed Building (Leonardslee House)

The only interventions to the Stables that will be discernible from the Grade II Listed Building are the courtyard extension and the external alterations to Honey Cottage. There will be no intervisibility between the house and the external terrace, the house and the rationalised back-of-house parts, nor the house and any of the internal alterations. The courtyard extension and alterations to Honey Cottage are, therefore, the only interventions that will be assessed in this section, aided by views assessment and analysis.

As established in Section 4.3.5 (Contribution of curtilage-listed buildings to the setting of the Listed Building), the Stables complement the main Listed Building, illustrating the workings of a typical 19th century country estate and share a visual connection to the main house, therefore forming a medium contribution to the significance of the Listed Building's setting. It is worth noting, however, that historically there was less intervisibility between the house and working part of the estate including the Stables owing to dense vegetative screening.

The courtyard extension will be visible in views between the house and Stables; however, owing to its modest form, massing and roof height relative to the Stables, it will not disrupt the established hierarchies between the house, which forms the focal landmark building, and the Stables, which sits as a subservient ancillary building. Owing to the extension's considered scale and massing, it sits as a subordinate structure to the Stables and therefore respects the historic hierarchy between the house and Stables. The choice of materials, namely glazing and timber-framing, has been selected to avoid competing with the shared sandstone and slate vernacular of the house and Stables. The courtyard extension marks itself as a clearly modern, yet respectful, intervention and a permeable intervention within the historic core of the estate. It therefore will not impact the setting of the Listed Building.

The replacement extension to the south of Honey Cottage will only be visible in certain views from the Listed Building and its setting. Sitting below the line of the gable, it will largely not be perceptible from the forecourt in front of the house. However, from the raised terrace, forming part of the truncated service wing, the new pitched roof form will just be visible. In brief incidental views such as this, the new roof form, with its traditional pitched roof and slate coverings, will bring a considerable enhancement on the existing intrusive and overly domestic glazed conservatory. The new patio and garden layout will be screened from view by dense garden vegetation.

Impact: **No impact**