

# SECTION 7.0: GENERATOR BLOCK AND ALPINE HOUSE

## 7.1 Designation Summary

- The site lies within the Leonardslee Grade I Registered Park and Garden.
- The Generator 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 National Landscape or AONB.
- The site lies within an Archaeological Notification Area.

## 7.2 Descriptions

The Generator Block and Alpine House are located immediately to the west of the Stable Block and north-west of the main house. The buildings are accessed both from the north-west via the former service drive and the south-west via the former principal drive. A large tarmac forecourt and island planting beds sit between the site and the main house. The west elevations of the buildings are screened by dense vegetation.

The buildings comprise a main block featuring the Dolls' House Museum to the north and an open, roofless courtyard to the south. The Courtyard Café adjoins the courtyard to the west and the Alpine House sits to the north of the Dolls' House Museum. The buildings are constructed in red brick, except for the Alpine House, which is an aluminium-framed glass house with dwarf red brick walls.



View looking south along the service drive showing the Stable Block (left) and Generator Block and the Alpine House (right)

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### Courtyard

#### Exteriors

The Courtyard is a single-storey structure featuring full-height brick walls and no roof (removed in the late 20th century). The space functions as a wine garden or events space. The principal entrance to the Courtyard is through an arch set within a gabled entrance in the southern elevation. A pair of black painted gates sit in the arched opening. There are two internal modern glazed double doorways, one in the west elevation leading to the Courtyard Café, the other in the north elevation leading to the Dolls' House Museum, although the latter is currently not accessible. A low, brick block with a shallow-pitched slate roof is built against the southern gabled entrance, with timber serving hatches on either side, one facing south, the other facing into the courtyard space.

#### Interiors

The interior of the Courtyard, which is unroofed, is characterised by historic brick walls. These are painted in blue and white except for the pair of gabled roof forms forming the north elevation of the Courtyard. The area is surfaced in astroturf, with material shades and string lighting suspended above. There is a wooden storage cupboard built into the south-east corner of the Courtyard.



East elevation of the Courtyard.



South elevation of the Courtyard.



Interior of the Courtyard looking north.



Interior of the Courtyard looking south.

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### Dolls' House Museum

#### Exteriors

The Dolls' House Museum is a single-storey building, housing the Dolls' House collection formed by Helen Holland. The building is in a paler yellow brick than the main part of the Generator Block to the south and the double-gabled roof is clad in slates. The principal entrance to the museum is found in the eastern elevation and features modern double-glazed doors. There is another door to the south leading to the adjoining courtyard and a door leading to the Alpine House, although the latter is not currently accessible. The building features loft storage and has no windows.

#### Interiors

The interior is modern in character and comprises one large room, fitted with wooden display cases housing the dolls' house exhibits. The floor is surfaced in modern tiles and carpet. The low ceiling is painted black and features recessed spotlights and an attic hatch.



East elevation and entrance to the Dolls' House Museum



Dolls' House Museum interiors showing display cases

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### Alpine House

#### Exteriors

The modern Alpine House is used to store and propagate plants and is not accessible to the public. The building is accessed via glazed double doors set within the middle of the eastern elevation, with a secondary double-glazed door in the brick wall separating it from the Dolls' House Museum to the south (although this is not currently in use). The upper panes of the glazing are openable to provide ventilation.

#### Interiors

The Alpine House features potted plants on timber staging filling the space and an utilitarian, modern fit-out with wall-mounted insulated pipes and wiring and modern strip lights. The surface finishes are largely square concrete pavers, with a short section of red brick paving within the main doorway.



East elevation of the Alpine House



Alpine House interiors showing plant propagation and modern fit-out

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### Courtyard Café

#### Exteriors

The Courtyard Café, which adjoins the Courtyard to the west is a single-storey modern building, which acts as a secondary café during high season. The transparent Perspex roof is supported by steel girders. There are two external doorways within the southern elevation with a set of double, timber doors and a single timber door adjacent. Both feature shallow brick arches above.

#### Interiors

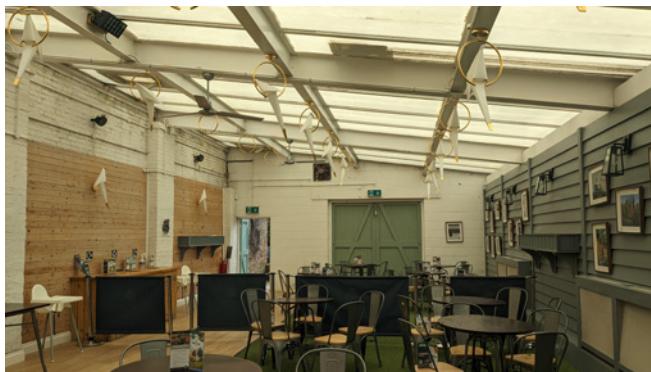
Modern glazed double doors lead to the Courtyard to the east. The internal walls comprise painted blockwork to the south, painted brickwork to the east and timber boarding to the other walls. The building has a modern café fit-out with café tables and chairs and a timber-clad servery against the north wall. The floor is modern timber boards. An external seating area to the south expands the building's seating provision.



South elevation of the Courtyard Café.



View showing the entrance to the Courtyard Café with seating in front



Interior of the Courtyard Café looking south

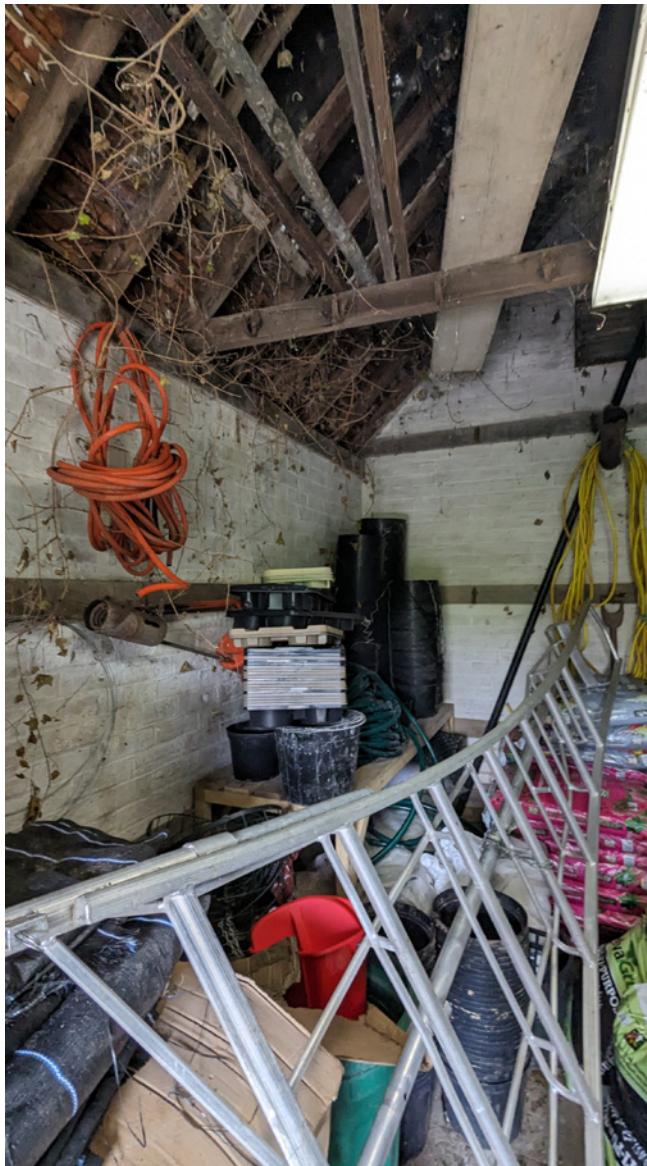
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### Shed to the North of Alpine House

There is a detached shed used for storage immediately to the north of the Alpine House. Its north, south and west elevations are screened by vegetation. The single storey, red brick building has a pitched tile roof. The building is accessed via a single wooden door in its east elevation, with a brick arch above. The gable features a small timber louvre. The interior features gardening equipment mounted on shelves along each wall, with white painted brick walls and an exposed timber roof structure.



East elevation of the Shed.



Interior of the shed showing the white painted brick walls and exposed roof structure

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### 7.3 Historic Development

The site of the Generator Block remained undeveloped and occupied by garden shrubbery, evergreens, and pathways until the late 19th century, as shown on the 1874 OS map.

By the 1896 OS map, two separate buildings had been built to the west of the Stables. These are thought to have housed generators for the electrical supply to the house, which was introduced in the late 19th century.<sup>01</sup> Whilst there is no documentary evidence relating to a former generator use, the building's form and design is reflective of this utilitarian function, with its pared back red brick walls and restrained detailing. The lack of windows was typical for a working building housing machines and engines with no need to enjoy views out or in. Comparable engine or power houses at Ascott and Waddesdon Manor, both built by members of the Rothschild family, feature a similar stripped back aesthetic, gabled roof form and simple red brick detailing. The control panel, used to monitor the generators, at Waddesdon, remains in situ and provides useful insight into the possible appearance of internal mechanisms in the Generator Block at Leonardslee.

There is concrete documentary evidence, however, of another use for the Generator building or buildings from at least the early 20th century. The complex housed Sir Edmund Loder's collection of hunting trophies, a function which will be expanded on the following pages.



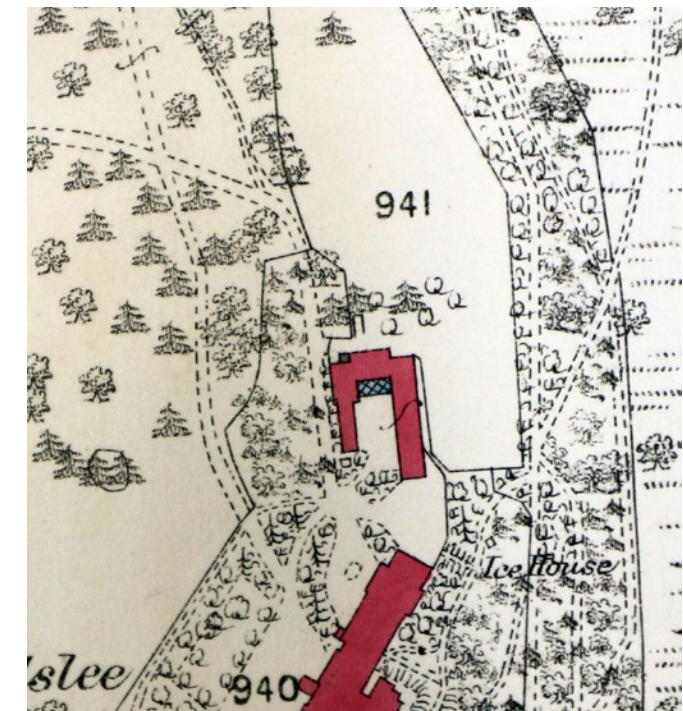
The powerhouse at Waddesdon Manor, introduced in the late 1890s by Baron Ferdinand de Rothschild, which housed two gas-powered generators to provide the house with electricity



The control panel for monitoring the generators and their supply within the powerhouse at Waddesdon Manor



Buildings erected at Ascott, Buckinghamshire in the 1890s accommodating a steam-powered electricity generating plant for Leopold Rothschild.



Detail of the site of the future Generator block, 1874 OS Map (West Sussex Record Office)

<sup>01</sup> Historic England list entry for the Leonardslee Registered Park and Garden notes that the building served this function.

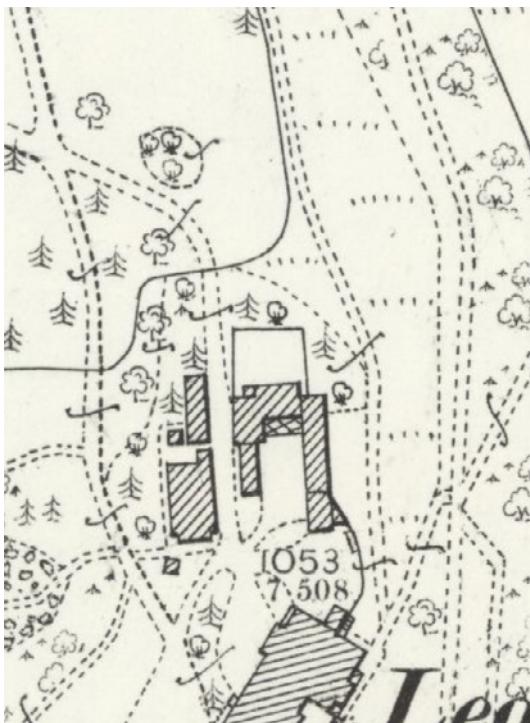
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The second edition OS map shows the original two buildings making up the Generator Block for the first time, positioned to the west of the Stables on the opposite side of the drive. The map depicts a belt of trees and shrubbery providing a buffer between the ancillary service buildings and the main core of the house to the south. The Rothschild powerhouses were similarly conveniently located but well-screened by trees and vegetation.

By the 1909 OS map, the buildings making up the Generator Block had been considerably altered. The larger southern building had been extended northwards, an extension which is demarcated today by the paler, yellow brickwork to the Dolls' House Museum in contrast to the red brickwork of the earlier section of the building. The former long, narrow

northern building, as shown on the 1896 OS map, had been truncated by the new extension and either partly or fully rebuilt to give an L-shaped building of more squat proportions. The two buildings had been merged by the expansion of the southern building northwards. A glasshouse had been added adjoining the west elevation of the Generator Block and a small, detached shed had been built to the north.

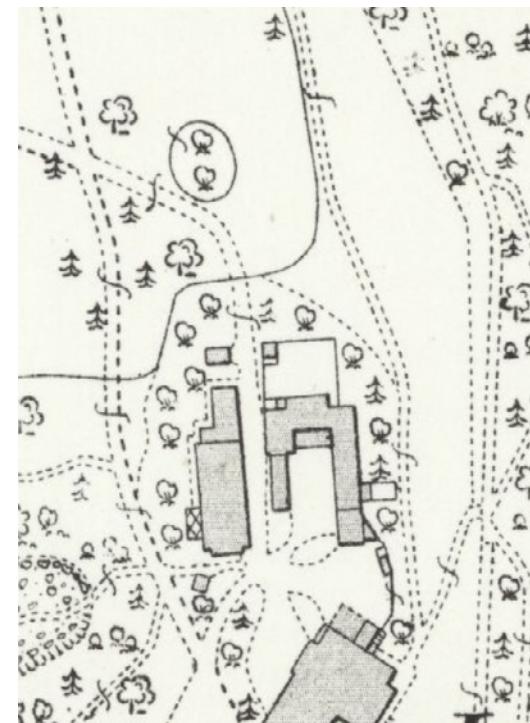
It is possible that the shift from generating function to museum function took place in line with the early 20th works to the complex. If this is the case, the generating function may have been the main function until the early 20th century, with the museum function taking over from the early 20th century following the significant reconstruction.



Detail of the Generator block, 1896 OS Map (National Library of Scotland)



Overlay of 1909 OS map over 1896 OS map showing the considerable late 19th/ early 20th century changes to the Generator Block



Detail of the Generator block post reconstruction works, 1909 OS Map (National Library of Scotland)



View of the Generator Block showing the distinct contrast between the red brickwork of the southern part of the building and the pale yellow brickwork to the Dolls' House Museum

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Local contemporary newspapers refer to the museum in relation to events and tours held at Leonardslee. The East Grinstead Observer, for example, records local volunteers being welcomed at Leonardslee, in August 1897, by Sir Edmund and Lady Loder who conducted the visitors around the museum and picturesque grounds.<sup>02</sup> The West Sussex County Times writes about a tour for the Young Men's Christian Association, in September 1898, which included a tour of the 'fine collection of animal specimens' at Leonardslee.<sup>03</sup> Whilst these accounts do not specify the location of the museum, historic photographs and accounts provide tangible evidence that this was located in the Generator Block. This location was corroborated by Christopher Loder, a descendant of Sir Edmund.<sup>04</sup>

Alfred Pease's memoir of Edmund Loder, published in 1923 shortly after his death, sheds some light on the museum's arrangement. Pease describes two rooms, first "the spacious outer room" with walls "bristling with horns and antlers", and the adjoining "annex to the larger room", which held the mounted specimens, and "whereby means of blinds they may be shielded from the light."<sup>05</sup>

The undated photographs of the museum interiors included here show the museum in the reconstructed building, likely at the turn of the 20th century when Sir Edmund Loder's collection was being widely lauded by visitors and in national hunting periodicals.<sup>06</sup> These photos show rooflights as the only visible window openings, gable ends, double gabled roof forms, and exposed brick walls. These features reflect the materials and design of the current Generator Block. The two top left photographs align with the first space

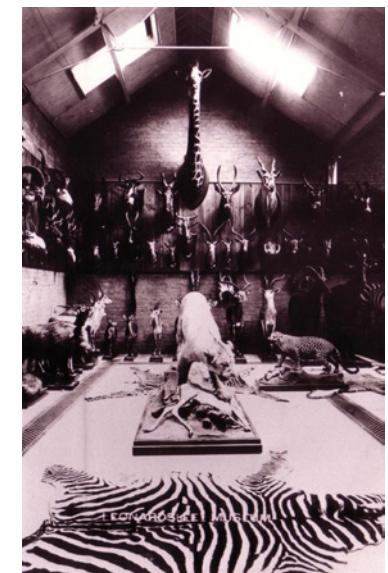
described by Pease, the spacious outer room containing horns and antlers and show the southern part of the Generator Block, with its roof in place. The far right image shows the second room, described featuring mounted specimens and windows with canvas blinds; this is the current Dolls' House Museum.



Historic undated photograph of the 'spacious outer room' of the museum which was housed in the southern part of the Generator Block (Leonardslee Estate)



Historic undated photograph of the 'spacious outer room' which was found in the southern part of the Generator Block (Leonardslee Estate)



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



Historic undated photograph of Loder's museum (Leonardslee Estate)

<sup>02</sup> East Grinstead Observer, Saturday 14 August, 1897. Accessible at: <https://www.britishnewspaperarchive.co.uk/viewer/bl/0003618/18970814/008/0008>

<sup>03</sup> West Sussex County Times, Saturday 17 September 1898. Accessible at: <https://www.britishnewspaperarchive.co.uk/viewer/bl/0001925/18980917/120/0008>

<sup>04</sup> Personal communication, Chris Loder, May 2024.

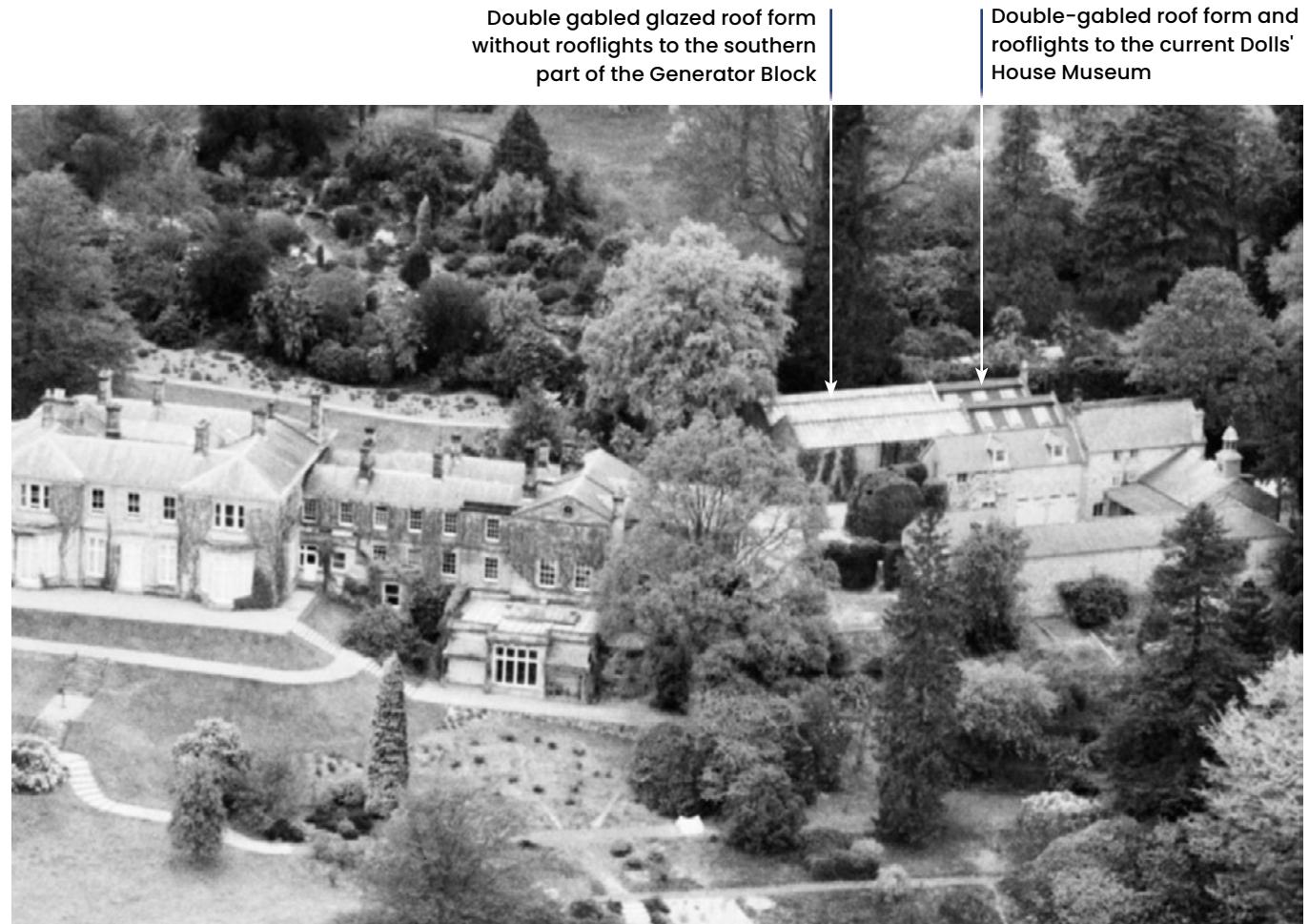
<sup>05</sup> A. E. Pease (1923) *Edmund Loder, naturalist, horticulturist, traveller and sportsman, a memoir.* (Hazell, Watson & Viney, London)

<sup>06</sup> A. E. Pease (1923) *Edmund Loder, naturalist, horticulturist, traveller and sportsman, a memoir.* (Hazell, Watson & Viney, London)

The complex was certainly largely occupied by the museum from the early 20th century; however, the exact phasing of the museum and electricity-generating functions and their coexistence is not fully understood.

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The aerial photograph of the estate in 1949, which shows the Generator Block, appears to correspond to the roof forms shown in the earlier interior photographs. The double-gabled roof form and rooflights in the roof of the current Dolls' House Museum align with the historic interior photograph of the 'annex', whilst the similarly double-gabled roof form and glazed structure of the southern part of the Generator Block corresponds to the 'spacious outer room' shown in historic photographs.



1949 aerial photo of Leonardslee House and outbuildings, showing the Generator Block on the right (Historic England Aerofilms Collection)

Double gabled glazed roof form without rooflights to the southern part of the Generator Block

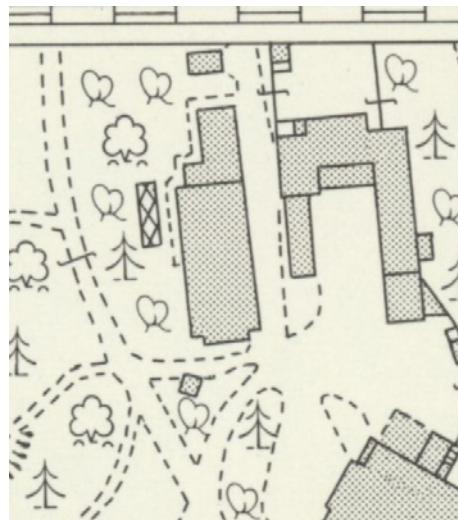
Double-gabled roof form and rooflights to the current Dolls' House Museum

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Following the death of Sir Edmund Loder in 1920, the estate went through a period of neglect until it passed to Sir Edmund's grandson, Giles Loder. Most live animals were sold off and newspaper accounts of the Leonardslee Museum found during this study end following 1920, suggesting Sir Edmund's trophy collection too was disbanded. Some of his collection is known to have gone to the Natural History Museum.<sup>07</sup> Mains electricity was established in the parish of Lower Beeding in 1930 and mains water supplied by 1938.<sup>08</sup> These developments likely made redundant any remaining independent water-pumping systems and generators at Leonardslee. Accounts of stored items being kept within the 'old museum at Leonardslee' in 1944 suggest these rooms were in part given over to storage.<sup>09</sup>

The OS map of 1957 shows the adjoining glasshouse to the west had been replaced by a detached glasshouse slightly further to the north.

Whilst the Alpine Block is generally believed to have been constructed in 1992, a historic photograph, probably dating to the 1960s, shows the glasshouse insitu, indicating that it was built sometime after the 1957 OS map, most likely during the 1960s. The Alpine House replaced the former masonry building of a smaller footprint shown on the 1957 OS map with the new glasshouse extending the width of the southern building to the Generator Block. It was designed to replicate the alpine conditions for growing plants.



Detail of the Generator Block, 1957 OS Map of Leonardslee (National Library of Scotland)



Historic undated photograph [1960s?] showing a glasshouse in the location of the Alpine House on the left hand side

07 Personal communication, Christopher Loder, May 2024.

08 (1987) 'Lower Beeding', in *A History of the County of Sussex: Volume 6 Part 3, Bramber Rape (North Eastern Part) Including Crawley New Town.* (Victoria County History, London) pp.7-12. Available at: <https://www.british-history.ac.uk/vch/sussex/vol6/pt3/pp7-12> Accessed 10 April 2024

09 West Sussex Record Office, ref. AM 291/2/3772.

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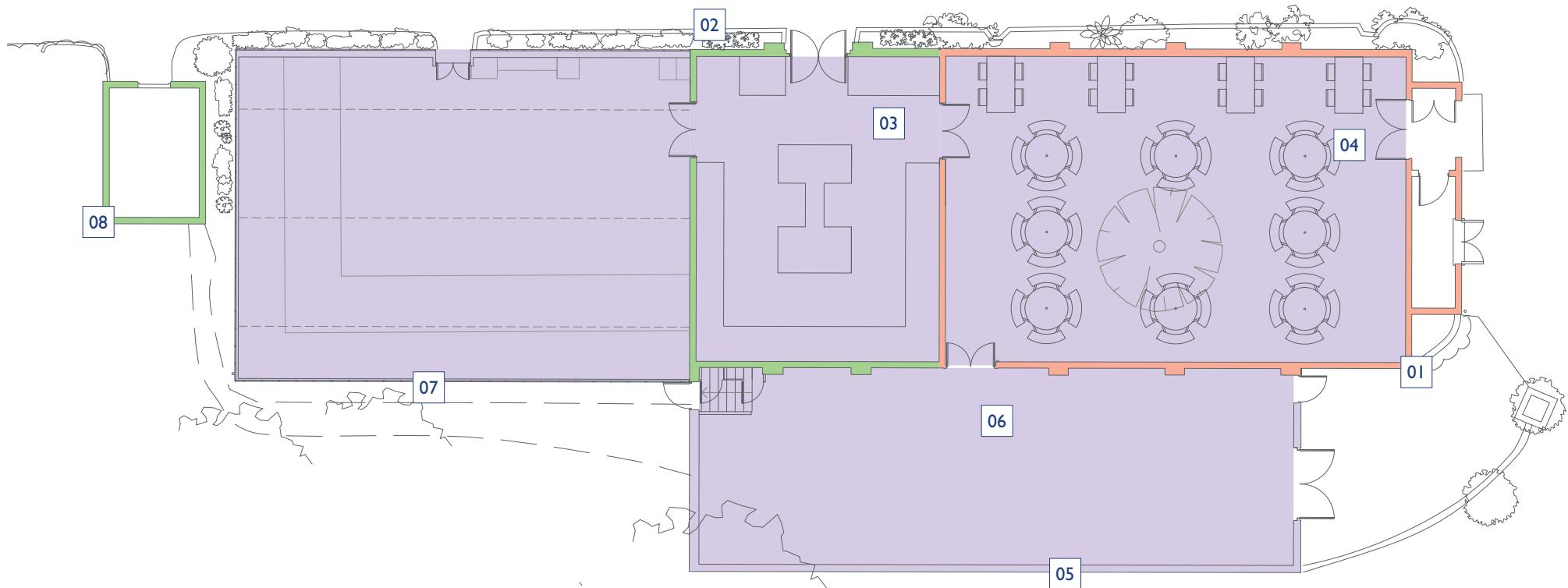
In 1981, Robin Loder inherited the estate and sold the house, retaining the gardens and outbuildings including the Generator Block. Over the late 20th century, the glasshouse to the west of the Generator Block was removed, and a large single storey extension constructed on the west side of the Generator Hall to house the Loder family's collection of Victorian motor cars. The roof of the Generator Hall was also removed, creating an open courtyard. The Dolls' House Museum was opened within the northern building of the Generator Block in 1998, a collection formed by a friend of the Loder family, Helen Holland. The collection was extended in 2003.

An aerial photograph of the Generator Block taken in 2015 shows the current arrangement of the buildings making up the Generator Block showing the open Courtyard to the south, the double gabled Dolls' House Museum to the north, the glazed Alpine House beyond and the Courtyard Café building to the west. Following Penny Streeter's acquisition of the estate in 2017, parts of the Generator Block was converted into a café and associated visitor facilities.



Aerial photograph of the Generator Block, 2015 (Google Earth)

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### GENERATOR BLOCK

#### HISTORIC DEVELOPMENT PLAN

- 1874-1896
- 1896-1909
- Post-1960

01 Southern end of Generator Block dates to sometime between 1874 and 1896 (most likely late 19th century when electricity introduced to house) to house generators for the electrical supply

02 By 1909, Generator Block buildings altered - northern part of block dates to this period as indicated by different brick colour (pale yellow).

03 Dolls' House Museum display dates to 1998 (extended 2003)

04 Roof removed late 20th century

05 Extension built in 1980s for Robin Loder's collection of Victorian motorcars

06 Modern interiors to all spaces

07 Alpine House built in the 1960s replacing a former masonry building

08 Shed added between 1896 and 1909 OS maps

*This plan is not to scale*

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## 7.4 Significance<sup>10</sup>

### Evidential Value

Prior to the development of the Leonardslee estate in the mid-19th century, there does not appear to have been a building on the site of the Generator Block, which lay to the north-east of the earlier house St Leonards Lodge, giving the site limited archaeological potential associated with earlier buildings from this period.

Since the late 19th century there have been various buildings on the northern part of the site. The current Generator Block has origins in the late 19th century but originally comprised two separate buildings as shown on the 1896 OS map. The northern of these buildings was rebuilt or considerably altered by 1909 to adjoin the larger building (which itself was enlarged) and then replaced in the 1960s by the glass Alpine House. There may be archaeological remains to the north of the site associated with the two previous built phases prior to the Alpine House. However, the impacts of demolition and construction are likely to have disturbed any below ground remains relating to earlier built phases.

The building fabric evidences these phases of redevelopment, particularly to the current Dolls' House Museum, which adopts a different pale-yellow brick contrasting with the red brickwork of the main part of the Generator Block to the south. This change of materials evidences its phasing as a later extension.

There are various gaps in knowledge relating to the site's former functions and internal workings with a scarcity of documentary sources or plans. The block is thought to have housed generators for the electrical supply to the house, which was introduced in the late 19th century. In the absence of plans, analysis of the built fabric provides evidence to support this. The building's pared back red brickwork and restrained detailing reflects a utilitarian, working building.

Historical images too are useful sources in informing us about the building's former functions and enhancing our understanding of the building. The mid-20th century aerial photographs show a double-gabled roof, with skylights at the northern end over the current Dolls' House Museum. The roof form and rofflights shown on the aerials align with photographs of the historic interiors of the 'annex' room with blinds, the current Dolls' House Museum. Whilst the present slate to the Dolls' House Museum roof is a later replacement and the rofflights are no longer in place, the louvred section at the apex is still legible. The aerial is also helpful in evidencing the form of the former roof, now lost, over the southern part of the Generator Block and provides a guide for reinstatement.

Historic internal photographs of the larger part of the Museum, 'the spacious outer room', show a glazed double-gabled roof, which aligns with the roof shown on the mid-20th century aerial of the southern part of the Generator Block. Both spaces are shown exhibiting taxidermy, animal skeletons and skins, and antlers. Together these sources provide robust evidence that both the southern part of the Generator Block (now roofless) and the current Dolls' House Museum section served as Edmund Loder's museum for a time from the early 20th century. Whilst the building/s appear to have been originally built for electricity generating plant, what is less clear is how long the generators and museum co-existed within different parts of the complex. There is potential that further focused research could reveal further information relating to these various uses.

There are additional gaps in knowledge, relating to exact dates for changes, including the removal of the roof to the southern part of the Generator Block; the addition of the single-storey extension to the west to accommodate motor cars (the Courtyard Café); and the end of the block's accommodation of the generators and museum. Further focused archival research may yield more information relating to the development of the building, which would further enhance its evidential value.

For these reasons, the Generator Block has **High evidential value**.

### Historical Value

The Generator Block has historic value as one of the estate buildings added in the 19th century to serve an ancillary function to the main house at Leonardslee. It therefore shares group value with the Stables, Coach House and Engine House, which were similarly built as service buildings in the mid-/ late 19th century.

It carries historical associations with the Loder family, notably Sir Edmund Loder who bought Leonardslee in 1888. Loder carried out significant improvements to the gardens and the estate and amassed a museum collection of national importance. The building housed Sir Edmund Loder's trophy collection of animal heads, which by the early 20th century was housed both in the southern part of the building (now roofless) and what is now the Dolls' House Museum. Historic photographs show mounted giraffe heads, antelope, as well as a range of antlers. This museum use is reflective of a wider Victorian and Edwardian trend, amongst the upper classes, for hunting, collecting and displaying exotic species, both for entertainment and for scientific study.

The Generator Block is originally thought to have been built to house generators for the electrical supply for the house. It is therefore illustrative of the introduction of electricity to the estate at Leonardslee in the late 19th century, giving it technological value. The scale of the building is reflective of the considerable infrastructure needed to support this technological innovation. It shares particular group value with the Engine House, which pumped water from the lakes to the house. Whilst former engine or generator houses do remain at some former country estates, many of these were demolished or adapted to suit new purposes, perhaps owing to their more limited character relative to other buildings such as stables. The survival of two of these types

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of engine/ generating buildings at Leonardslee is therefore significant.

The Generator Block is also illustrative of a wider, national story of technological advancement in country houses towards the end of the 19th century, championed by innovative landowners. In the second part of the 19th century a new landowning class emerged, alongside the traditional landed gentry, with wealth stemming from commerce, banking and industry. The Hubbard family that Loder married into had made their money trading as merchants in Russia, whilst the Rothschild family made their fortune through banking, trading and other business ventures. The Generator Block at Leonardslee, alongside similar buildings built for the Rothschild family at Ascott and Waddesdon, is reflective of technological innovations developed by the new landowning class to make life more comfortable for their families and guests.

The buildings making up the original Generator Block were altered in the early 20th century and again in the late 20th century. This piecemeal alteration and expansion of these estate buildings reflects the changing needs of the estate over this period. The partial reconstruction of the buildings in the early 20th century may reflect a shift from the generating function to the museum function, which clearly dominated both the southern part and the current Dolls' House Museum from the early 20th century.

Over the late 20th century, the building was used and extended instead for horticulture (the Alpine House) and car storage (the extension to the west, now the Courtyard Café). The present use of the complex, for events and refreshments reflects the shift from private family use to a publicly accessible place. The museum use does continue, however, in the form of the Dolls' House Museum, which was introduced in 1998, a collection formed by a friend of the Loder family, Helen Holland. This collection maintains the historic museum use of part of the building.

The Generator Block's various changes of use have unfortunately resulted in the loss of building fabric and alterations to the building envelope and interiors. The introduction of the Alpine House replaced an earlier masonry building, whether this served as part of the generator or museum function is unknown. The loss of the roof over the main southern part of the block, as well as the loss of the internal generating mechanisms, have eroded a sense of the building's former function, detracting from its historical value.

Later 20th century additions have lower historical value. The Courtyard Café, which was built to accommodate a collection of motor cars, does provide some illustration of the interests of the residing Loder family, although this former function is not particularly legible today. The Alpine House has some very low historical value in reflecting the Loder's continuing interest in horticulture and cultivating exotic species.

For these reasons, the Generator Block has **Medium historic value** (with **Low historic value** for modern extensions).

### Aesthetic Value

The Generator Block adopts a different architectural style and character to the neighbouring stables, reflecting its later addition and function. It is characterised by austere red brick elevations (except for the later Dolls' House Museum which features yellow brickwork) and minimal architectural detailing. This more robust architectural language and pared back aesthetic is typical of a building designed to accommodate electrical generators and is comparable to the electricity generating plant at Ascott, Buckinghamshire, and the powerhouse at Waddesdon Manor. Both of these comparators feature simple brick detailing, gabled roofs and no or minimal ornamentation. Similar to these precedents, our building lacks windows, which is further indicative of a working function; buildings housing machines and engines did not need views in and out, which would use up valuable wall space.

The interiors are limited to the Dolls' House Museum as the larger space to the south (the Courtyard) has lost its roof and is therefore currently an external space. The Dolls' House Museum interiors are modern in fit-out and of no particular aesthetic interest, except for the Dolls' House installation itself. The loss of the south roof and internal machinery makes it difficult to appreciate the building's former utilitarian function, eroding its aesthetic value considerably.

The extension to the west, the Courtyard Café, is of neutral aesthetic value, as a modern extension with no architectural features, limited character and a modern fit-out. The Perspex roof, which is leaking and defective, is a detracting feature.

The Alpine House is similarly a modern structure of neutral aesthetic value, possibly even detracting considering the flimsy, low-quality design and materials (aluminium and glazing) and its poor condition.

For these reasons, the exteriors of the Generator Block are of **Medium aesthetic value** (except for the modern extensions which are of **Low aesthetic value**). The interiors are of **Neutral aesthetic value**.

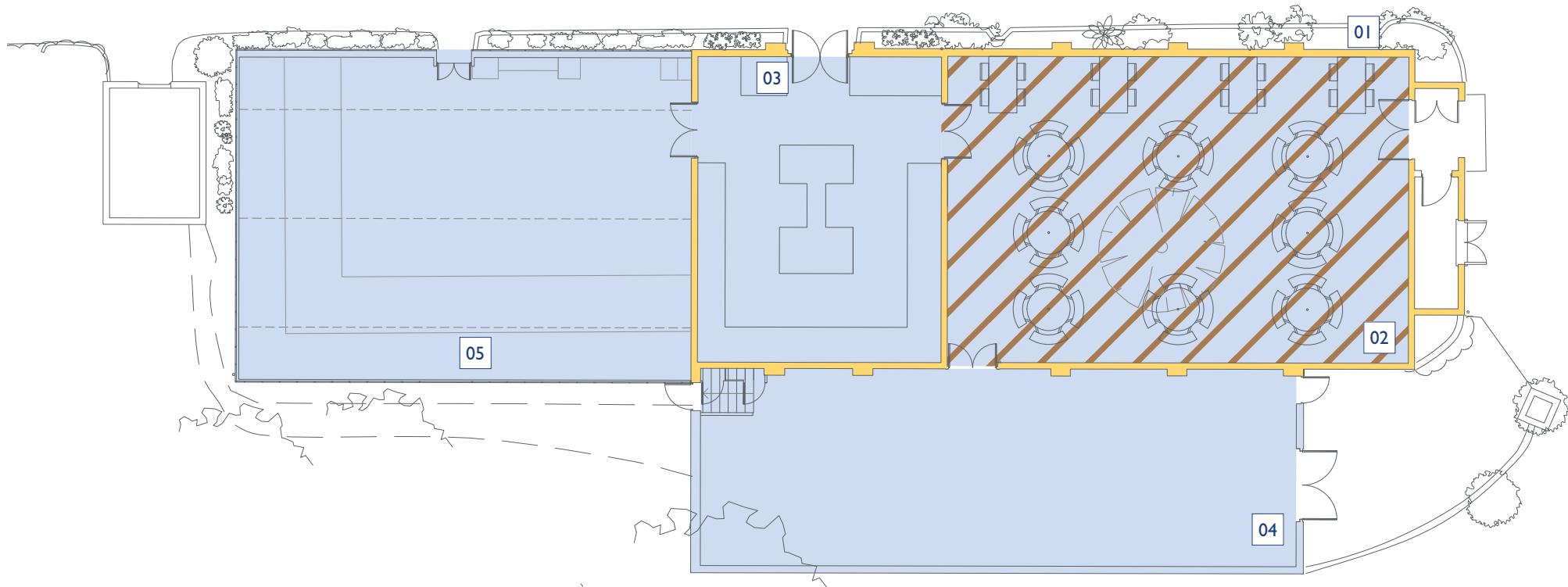
### Communal Value

The building has communal value as a building viewed and visited by members of the public visiting the Dolls' House Museum, the events space or the Courtyard Café. It is also viewed by those visiting the gardens and those visiting the hotel or restaurant. However, as a building with simpler, pared back detailing and little interpretation relating to its former use housing generators or as a museum, its communal value is relatively low.

For these reasons, the Generator Block has **Low communal value**.

The Generator Block and Alpine House are of **medium significance**.

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### GENERATOR BLOCK

#### SIGNIFICANCE PLAN

- High
- Medium
- Low
- Neutral
- Intrusive

01 Generator Block elevations of medium significance as plain elevations reflecting a late 19th century ancillary or utilitarian function

02 The historic Generator Block walls remain and are of medium significance, however, the loss of the roof detracts from the understanding of the former use and character of the building

03 Modern fit-out and interiors of Dolls' House Museum are of neutral significance

04 Modern extension of neutral significance

05 Modern glasshouse of neutral significance

*This plan is not to scale*

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## 7.5 Impact Assessment

### 7.5.1 Impact on the curtilage listed Generator Block

The Generator Block is considered to be part of the curtilage of the main Grade II Listed Building at Leonardslee. Whilst it should therefore be treated as part of the Listed Building, its relative significance needs to be taken into account. As a formerly utilitarian, ancillary outbuilding to the main house of simple, pared back design, the Generator Block is of lower relative significance as set out in Section 4.3.5 of the significance assessment. For the purposes of this report, the Generator Block includes the Alpine House and Doll's House Museum.

#### Conversion of courtyard to events space

The proposals will convert the current courtyard space back into a functional, roofed space, which will be used for events. The late 20th century removal of the roof to the southern part of the Generator Block eroded the legibility of the building and its former working function and detracts from its significance. The proposed reinstatement of a roof will therefore bring considerable heritage benefit to the oldest part of the Generator Block and the curtilage-listed building as a whole.

The installation of the new roof will involve the removal of the tree; however, this is not a historic or significant tree. The double-gabled and pitched roof form references the historic roof detailing as seen in historic images and, whilst the original roof was glazed, the proposed standing seam zinc roof reflects the industrial aesthetic of the Generator Block. Both the proposed detailing and materiality help illustrate the building's former, utilitarian function, enhancing its technological value. The proposed roof cladding differs to the slate cladding to the northern part of the Generator Block (existing Dolls' House Museum), which helps to demarcate the construction phasing of the building. However, the colour palette will be similar.

Two new window openings are proposed to the east elevation of the events space. In line with previous pre-application response, the number of windows has been reduced from four to two and the width of these two windows has also been reduced. The location of the windows has also been altered in order to avoid impacting significant planting. Whilst the new windows will involve some fabric impact, this has been minimised as far as possible and is localised, impacting medium significance fabric within a curtilage listed building that has undergone phases of change and alteration. The impact is balanced considering the wider benefits brought by the re-roofing of the building. The design response ensures that the windows are not overbearing or dominant within the elevation, which is characterised by its plain, utilitarian brickwork walls. The style and materiality of the powder-coated metal windows sensitively reflect the industrial character and former function of the building.

Two new openings will be created in the internalised west elevation of the events space, and the existing door opening within this elevation will be extended, to provide enhanced access through to the front event space (current Courtyard Café). Similarly to the above, this involves localised fabric loss, which is mitigated by the reinstatement of the roof to the events space and the enhanced visitor usage of these spaces. As an internalised elevation, the proposals will have minimal visual impact upon the appearance of the Generator Block. Bifold doors will be installed to provide permeability between the event space and front event space and to allow flexible use of these spaces.

Impact: **Moderate beneficial**

#### Alterations to the Alpine House and new link to rear

The brick base walls and metal frame of the Alpine House, which dates to the mid-20th century, will be retained and reclad. The modern glasshouse is not particularly characterful or well-designed as reflected by its neutral significance. The glazing and doors will be replaced by powder-coated metal windows and doors and the roof will be clad in green profiled metal sheeting. These sensitive alterations provide an enhancement on the existing. The style and materiality of the new windows, doors and roof finishes will nod to the industrial character of the southern part of the Generator Block, whilst also referencing the precedent for glasshouses within the setting of the building as indicated on 1909 and 1957 OS maps and in the form of the current Alpine House. This sensitive blend of horticultural, ornamental and industrial reflects the previous building uses in this area of the estate. The recladding therefore enhances the contribution the Alpine House makes to the significance of the curtilage-listed building.

A small brickwork link will be added to the rear (west) of the building, linking it to the front event space. This involves excavation of the ground in this location and localised removal of the modern walls to the Alpine House and the current courtyard café. This loss of modern fabric of neutral significance will not impact to the significance of the curtilage-listed building.

Impact: **Low beneficial**

## SECTION 7.0: GENERATOR BLOCK AND ALPINE HOUSE

### Conversion of current Dolls' House Museum to WCs and bar

Since the last pre-application meeting, the previous WC extension to the north-west of the Generator Block has been removed in favour of using the existing spaces within the building as far as possible to further reduce new interventions into the historic core of the estate. Instead of this previously proposed WC extension, the Dolls' House Museum will be converted to accommodate facilities serving the events spaces and the Alpine House, with new partitions to create a hall, WCs, cloakrooms, and a kitchen/bar. Two new openings (Circa 1.5m wide and 1m high) and not full height are proposed. These will feature exposed lintels to allow the wall to still read as external in character.

The Dolls' House Museum fittings, installed here in the 1990s, will be dismantled, repaired where necessary and reinstalled in the Red House at ground level, where the display will remain publicly accessible. The new divisions required will only impact the modern fit-out and neutral significance interiors and will not therefore impact the significance of the curtilage-listed building.

The only external change to the current Dolls' House Museum is the replacement of the detracting modern doors to the east elevation with more sensitive powder-coated doors to reflect the style of new windows and glazing to the events space to the south and the Alpine House to the north. This familial language of windows and doors will enhance the visual cohesion of the Generator Block and will better reflect its former function as a working building.

Impact of new openings: **Low adverse impact**

Impact of replacement door: **Low beneficial impact**

Overall impact: **Neutral**

### Front events space

Minor alterations are proposed to the current courtyard café to convert it to a front event space, ancillary to the front event space to the east. Subdivisions will be added to the north end to provide a kitchenette and store and the modern door and stair currently exiting the building to the north will be removed to provide access to the new building linking the front event space and the Alpine House. The extension was added to the Generator Block in the late 20th century and alterations will only impact modern fabric of no significance, ensuring the significance of the curtilage-listed Generator Block is preserved.

The main double opening to the south will be infilled with a window, with the external doors retained. Whilst the extension building is a modern addition of neutral significance, the width and style of the doors reflect the former 20th century use of this extension for storing antique motor cars and their retention therefore sensitively preserves the legibility of this former use.

Impact: **No Impact**

### 7.5.2 Impact on the Grade I Registered Park and Garden

Since the last pre-application meeting, the previously proposed WC extension to the north-west of the Generator Block has been removed to reduce the density of interventions in the historic core of the Registered Park and Garden.

The interventions to the Generator Block that will be discernible from the Registered Park and Garden are the re-roofing of the courtyard space to the south and the introduction of window openings in the east elevation; the recladding and re-roofing of the Alpine House; and the alteration of the southern doors to the current courtyard café to windows.

As established in Section 4.2.5 (Contribution of curtilage-listed buildings to the significance of the RPG), the Generator Block 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 Generator Block 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 main alterations that will impact the RPG are the re-roofing of the courtyard and recladding of the Alpine House; both will enhance the curtilage-listed building's contribution to the RPG. The missing roof to the courtyard dilutes an understanding of the Generator Block's former function as a working building housing the generators for the electrical supply to the house. The new double-gabled metal roof to the courtyard will therefore help illustrate the former utilitarian function of the building and its role within the estate. The recladding of the Alpine House, a modern structure of neutral significance and limited character,

## SECTION 7.0: GENERATOR BLOCK AND ALPINE HOUSE

with powder-coated metal windows and a zinc roof will enhance the building's contribution to the Generator Block and its wider setting referencing the former working and horticultural uses within this building and this part of the estate. The pared back aesthetic of the recladding is shown in [View 2b](#), which demonstrates the enhancement of the proposals on the existing Alpine House and its contribution to the historic core of the RPG.



View 2b showing the sensitive integration of the Alpine House recladding within this part of the RPG

Other alterations including the new powder-coated doors to the Dolls' House Museum, the new window openings in the east elevation of the courtyard and the replacement of the southern doors to the current courtyard café with a window. These are minor in nature and extent and will not result in any visual impact to significance of the Registered Park and Garden.

Impact: **Low beneficial**



### 7.5.3 Impact on the Grade II Listed Building (Leonardslee House)

The only intervention to the Generator Block that will be discernible from the Grade II Listed Building is the re-roofing of the courtyard. Other interventions will either not be visible from the house or are too minor to register as an impact on the setting of the Listed Building.

As established in Section 4.3.5 (Contribution of curtilage-listed buildings to the setting of the Listed Building), the Generator Block complements the main Listed Building, illustrating the workings of a typical 19th century country estate and whilst there are glimpse views between the house and the Generator Block, historically denser vegetative buffers provided screening between the house and these working areas.

The reinstatement of the roof to the Generator Block will be appreciable from upper floors of the main house, as well as, at intervals, from its forecourt. The proposal will enhance an understanding of the former utilitarian, functional role of the Generator Block as ancillary to the main house and will therefore enhance the setting of the Listed Building.

Impact: **Low beneficial**

# SECTION 8.0: ENGINE HOUSE

## 8.1 Designations

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

## 8.2 Descriptions

The Engine House is located at the heart of the Registered Park and Garden, in the valley floor to the east of the house. The building sits at the southernmost tip of the west bank of the lake called Engine Pond at the junction of three gravel footpaths. It functions as a seasonal café during the summer and features a small, paved terrace wrapping around the north and east sides of the building, affording picturesque views across the lake and gardens. The building features hedge boundaries to the south and west.

### Exterior

The Engine House is a single storey, red brick building with a steeply pitched, peg-tile roof and timber bargeboards. The building is simply detailed with minimal articulation and decorative features.

The eastern elevation features a high-level timber window in the gable, two metal brackets above and below and a modern, wall-mounted plinth holding a small bust below. The western elevation is characterised by the historic brick chimney stack, which has been truncated, blocked and covered by an extended leg of the tiled roof.



South elevation of the Engine House



North and west elevations of the Engine House

The entrance to the building, a simple timber door, is found in the north elevation. This elevation features modern service boxes and signage. The south elevation features a modern, double casement window with a timber lintel and stone sill. Modern drainage goods are painted black.

The terrace is surfaced in large stone pavers and is raised to its eastern side owing to the sloping ground levels. The terrace is bounded by a utilitarian iron railing and features café seating. A timber and brick bench follows the east boundary of the terrace.



North elevation of the Engine House



East and north elevations of the Engine House

## SECTION 8.0: ENGINE HOUSE

### Interior

The interior of the Engine House comprises a single space. The building was converted into a café in 2017 and the interiors are largely characterised by a modern fit-out.

The ceiling is painted plaster with recessed spotlights and features exposed tie beams that have been painted black. A small attic space within the roof is accessed via a hatch set in the west side of the ceiling. The brick walls to the east and

west have been painted, whilst the north and south walls have been boarded out and painted. The floors are surfaced in modern boards.

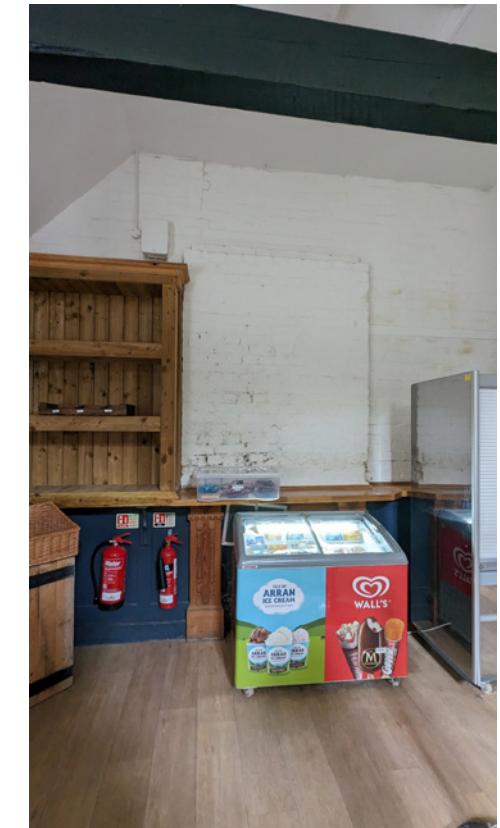
A large black painted metal cylinder, which appears to be a water tank original to the engine house, is mounted on a stone base next to the doorway. The chimney breast is evident in the west elevation.



Engine House interior featuring exposed tie beams



Historic water tank



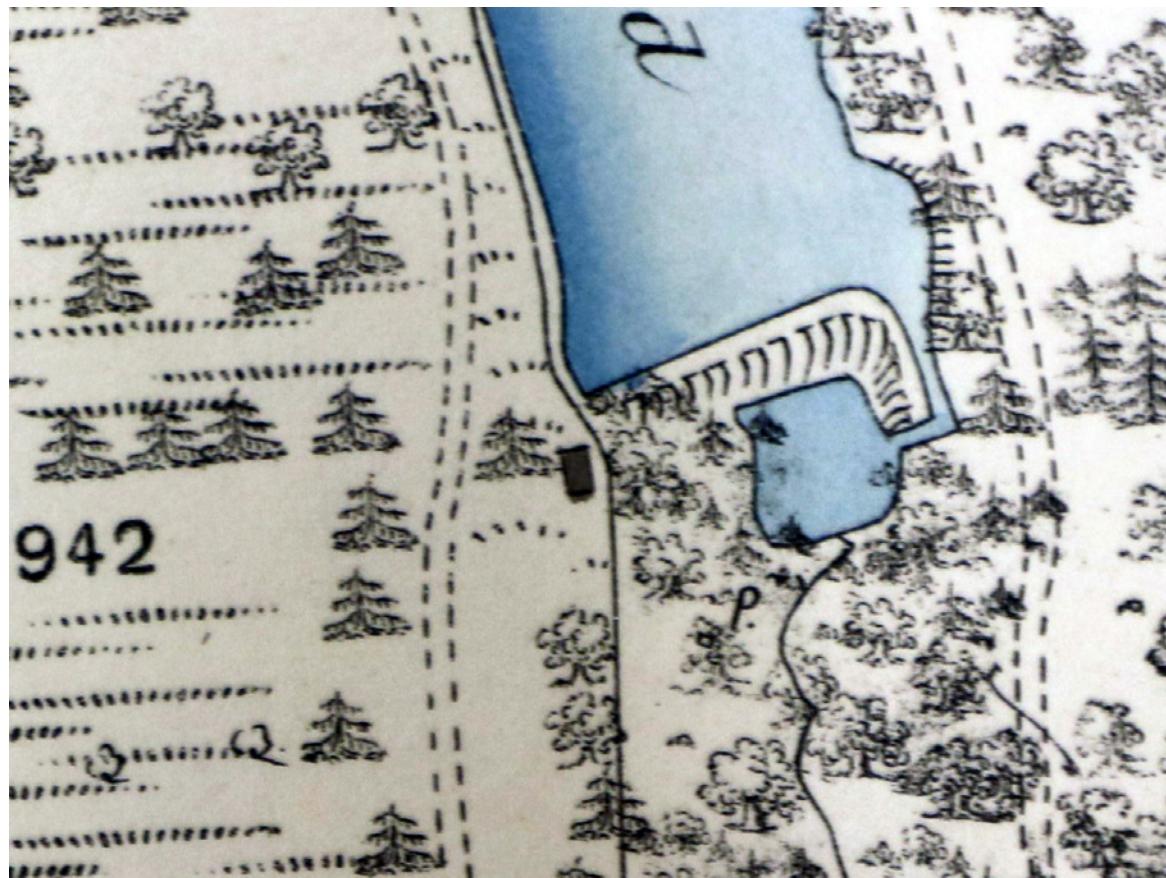
Engine House interior showing the chimney breast

## SECTION 8.0: ENGINE HOUSE

### 8.3 Historic Development

The first Engine House at Leonardslee was constructed in the second half of the 19th century, between 1852, when the estate was mapped in Sales Particulars, and the 1874 OS map.<sup>01</sup> It was built at the south-west corner of Engine Pond to pump water from the lake up to the house and to provide the estate's water supply prior to the days of mains water.

The 1874 OS map shows the Engine House as a small, rectangular building standing in isolation at the south-west corner of Engine Pond, adjacent to a sluice weir. The original building appears to have been a timber construction as indicated by its grey colouring, as opposed to the pink used to denote masonry. Whilst a path running on a north-south alignment to the west of the lakes was in place, the building was not accessed directly by any footpath at this point.



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

<sup>01</sup> The Keep Archive Centre, ref. SAY 2831

### Engine Houses on Country Estates

Brick outhouses accommodating water pumps were common across country estates where the main dwelling was set above the level of the nearest water source. Initially powered by water or horse, from the 19th century country estates made use of the latest industrial innovations, namely the hydraulic pump, to power their water supplies.<sup>02</sup> Surviving examples of engine houses built on private estates in the mid to late 19th century are small, single room, brick or stone rectangular buildings with few doorways or windows.<sup>03</sup> Many such buildings were adapted or demolished in the 20th century as they became redundant.

<sup>02</sup> M. Palmer (2013) 'Nineteenth-century technical innovations in British country houses and their estates', *Engineering History and Heritage*, 166 (1), doi: 10.1680/ehah.11.00028.

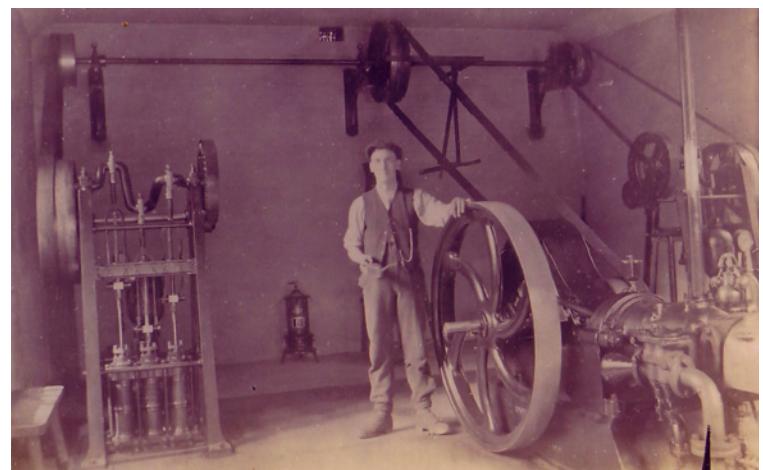
<sup>03</sup> Historic England (2002) Pumping House To North Of Farm Buildings At Home Farm. Available at: <https://historicengland.org.uk/images-books/photos/item/10E01/07115/13> (Accessed 10 April 2024)

## SECTION 8.0: ENGINE HOUSE

By 1896, the original Engine House had been rebuilt to form the current brick building. An additional building had been constructed to the north-east of the Engine House, closer to the weir. The reconstruction of the Engine House and the arrival of the new building indicates the increased demand for water at the house. The buildings were now served by a separate footpath branching from the main north-south path passing to the west of the lakes. The second building is shown on a photograph dated 1988 as a smaller thatched building with a projecting bay to the north. The thatch is badly deteriorated showing rafters below and both buildings have been engulfed by vegetation indicating years of disuse.



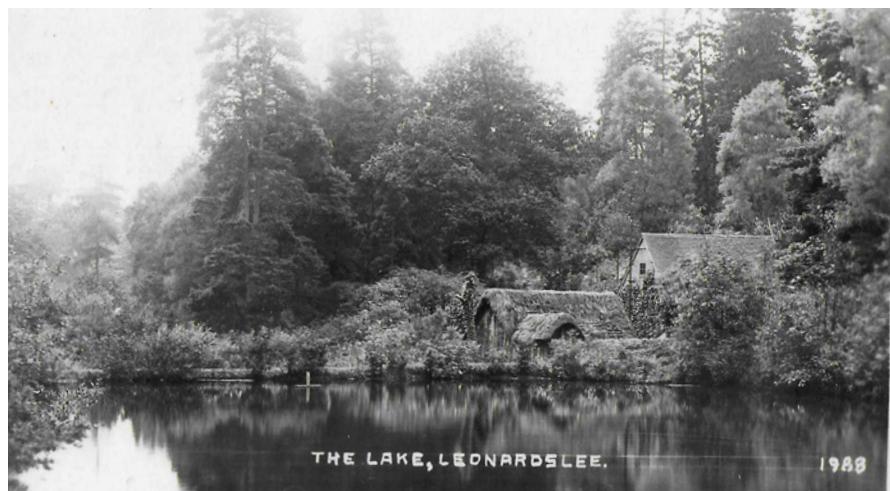
Detail of the Engine House, 1896 OS map (National Library of Scotland)



Historic photograph of a working estate building, potentially the Engine House with its former pumping machinery (with a lower ceiling), showing a three cylinder water pump on the left and the flywheel engine that drives the belts to the right (Leonardslee Estate)



Historic photograph showing the main house sitting above the surrounding parkland and woodland. The Engine House is visible to the right and features a lean to structure to the west of the main pitched-roof building and an additional building to the east (perhaps aligning with the additional building shown on the 1896 OS map, or possibly an extension to the Engine House)



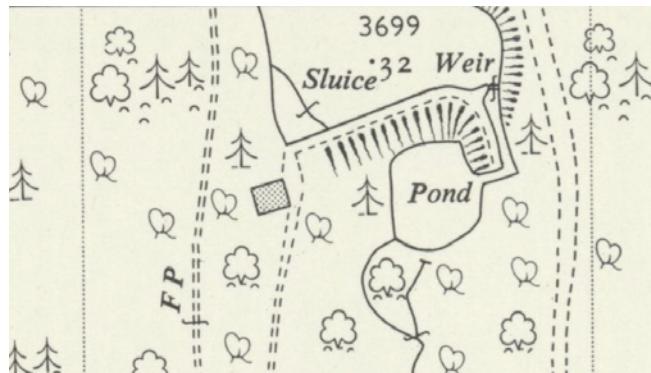
Historic photograph looking across Engine Pond towards the Engine House showing the additional thatched building towards the weir 1988 (Leonardslee Estate)

## SECTION 8.0: ENGINE HOUSE

Mains water was supplied to the parish of Lower Beeding by 1938.<sup>04</sup> This development most likely involved the connection of Leonardslee House to the mains water supply and it was probably at this point that the Engine House and its technology became redundant.

By the 1957 OS map, the second building to the north-east of the Engine House was no longer shown, indicating it may have been demolished by this point (and the photograph is incorrectly dated). Alternatively, if the photograph is correctly dated, the OS surveyor may not have surveyed the area fully owing to its overgrown nature.

The equipment within the Engine House was removed and the building remained empty for some years. The Engine House was converted to café use in 2017 and the terrace was constructed.



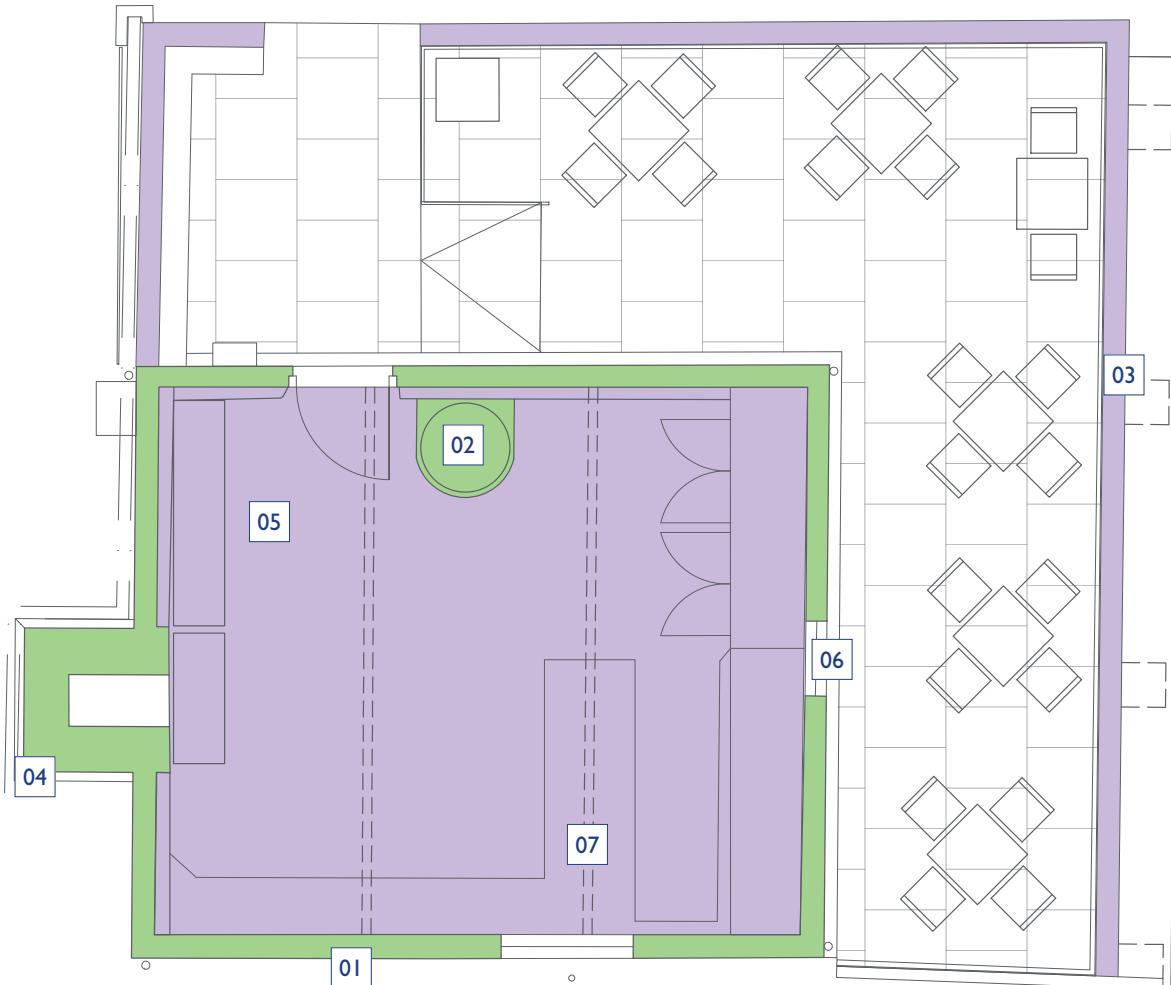
Detail of the Engine House, 1957 OS map (National Library of Scotland)



Engine House prior to restoration in the early 21st century

<sup>04</sup> 'Lower Beeding', in *A History of the County of Sussex: Volume 6 Part 3, Bramber Rape (North Eastern Part) Including Crawley New Town*, 1987. (Victoria County History, London) pp.7-12. Available at: <https://www.british-history.ac.uk/vch/sussex/vol6/pt3/pp7-12> Accessed 10 April 2024

## SECTION 8.0: ENGINE HOUSE



### ENGINE HOUSE

#### HISTORIC DEVELOPMENT PLAN

1874-1896

1896-1909

Post-1980s

- 01 Current Engine House built between 1874 and 1896  
OS maps (earlier engine house on approximate site prior - c.1850s/60s)
- 02 Historic water tank associated with former pumping function
- 03 Terrace added in 2017 when building converted to a café
- 04 Historic chimney stack truncated
- 05 Modern café interiors
- 06 Window altered/ enlarged in 2017 during the conversion
- 07 Historic tie beams

*This plan is not to scale*

## SECTION 8.0: ENGINE HOUSE

### 8.4 Significance

#### Evidential Value

Prior to the development of the Leonardslee estate in the mid-19th century, there does not appear to have been a building on the site of the Engine House and Engine Pond to the east had not yet been laid out, giving the site limited archaeological potential associated with earlier buildings and landscape features.

The building shown on the first OS map was timber, whilst the second edition OS map shows the present brick building in the same position. Whilst the earlier timber structure was likely demolished, as a lightweight timber structure with minimal foundations it is unlikely to have left significant archaeological remains. There is some archaeological potential to the east of the site for remains associated with an additional thatched masonry building built just after the Engine House, in the late 19th century; this was demolished by the mid-/ late 20th century and presumably served an ancillary function.

The building's wider valley setting has some very low archaeological potential, relating to the former iron ore industry, which developed here in the 16th century and focused around ancient 'Hammer Ponds' used to power hammers and machinery. However, the focus of the forge here lay to the south towards Crabtree.

The site has **Low archaeological value**.

The building was built to pump water from the lake up to the house and the wider estate; however, other than historical maps labelling the building, the position of the building adjacent to Engine Pond, the truncated chimney and one internal historic pumping mechanism, the building fabric gives limited clues relating to this function. Further detailed study and comparison with other estate engine houses would likely reveal more evidence about the function and internal workings of the building.

Whilst the historic development of the building's footprint is well-understood through study of map regression, no historic plans have been identified of the building meaning there are some gaps in knowledge relating to the building's early phasing and former functions and mechanisms.

The building's external envelope is indicative of changes to the building fabric, including the north elevation, which appears to have been partly rebuilt; the chimney to the east elevation, which has been truncated and incorporated into the roof; and changes to the building fenestration both to the east and the south. These changes are all evident of changes to the building following its cessation of use as an engine house in the early/ mid-20th century.

The building fabric has **Medium evidential value**.

#### Historical Value

Whilst the Engine House is not one of the earliest outbuildings at Leonardslee, it has historic value as a late 19th century building constructed to serve an ancillary function to the main house. In this sense, it shares group value with the Stables, Coach House and Generator Block, which were all built to provide a service function to the main house at Leonardslee in the mid- / late 19th century. Alongside these buildings, it is also indicative of the demands of the residing family at Leonardslee and the expansion of the estate. The necessity for enhanced pumping or engine facilities is also reflected by the addition of a second building, immediately to the north-east of the existing Engine House, in the late 19th century (since demolished).

The building's conversion to a café in 2017, as well as various fabric and internal alterations in the 20th century, reflect the redundancy of the building's original function, owing to the introduction of mains supply to the parish in the late 1930s. These alterations, including the truncation of the chimney, fenestration alteration and the removal of the majority of its internal mechanisms, have eroded an understanding of the building's original function and its historic value to an extent. The survival of the tank internally is important

in illustrating the building's former utilitarian function. The partial survival of the chimney similarly references its engine house function. The changes in brickwork visible externally, particularly around windows, reflect later alterations to the building to adapt it to its new use.

The building's function of pumping water from the lakes to the house and the wider estate gives it technological value, similarly to the Generator Block, which is thought to have housed the generators for the electrical supply for the house. Brick buildings housing water pumps were often found on country estates where the main dwelling was higher than the nearest water source.

For these reasons, the Engine House has **Medium historic value**.

#### Aesthetic Value

The Engine House has some low-level aesthetic value as a modest, isolated outbuilding within the immediate setting of the picturesque chain of lakes in the woodland gardens at Leonardslee. Whilst characterised by its simple brick materiality and detailing, the gabled building has a pared-back quality, reflective of its former utilitarian function, and a certain rusticity, enhanced by its lakeside setting. The modern terrace is simple and discreet but of no aesthetic value.

Internally, the building has a modern café fitout, which is of no particular aesthetic value. The only surviving historic features are historic tie beams, which have been interrupted by a modern suspended ceiling, and the surviving water tank. Both of these elements add interest and character to the otherwise modern interiors.

For these reasons the Engine House exteriors have **Medium aesthetic value** and the interiors have **Neutral aesthetic value**, except for the historic features which have **Low aesthetic value**.

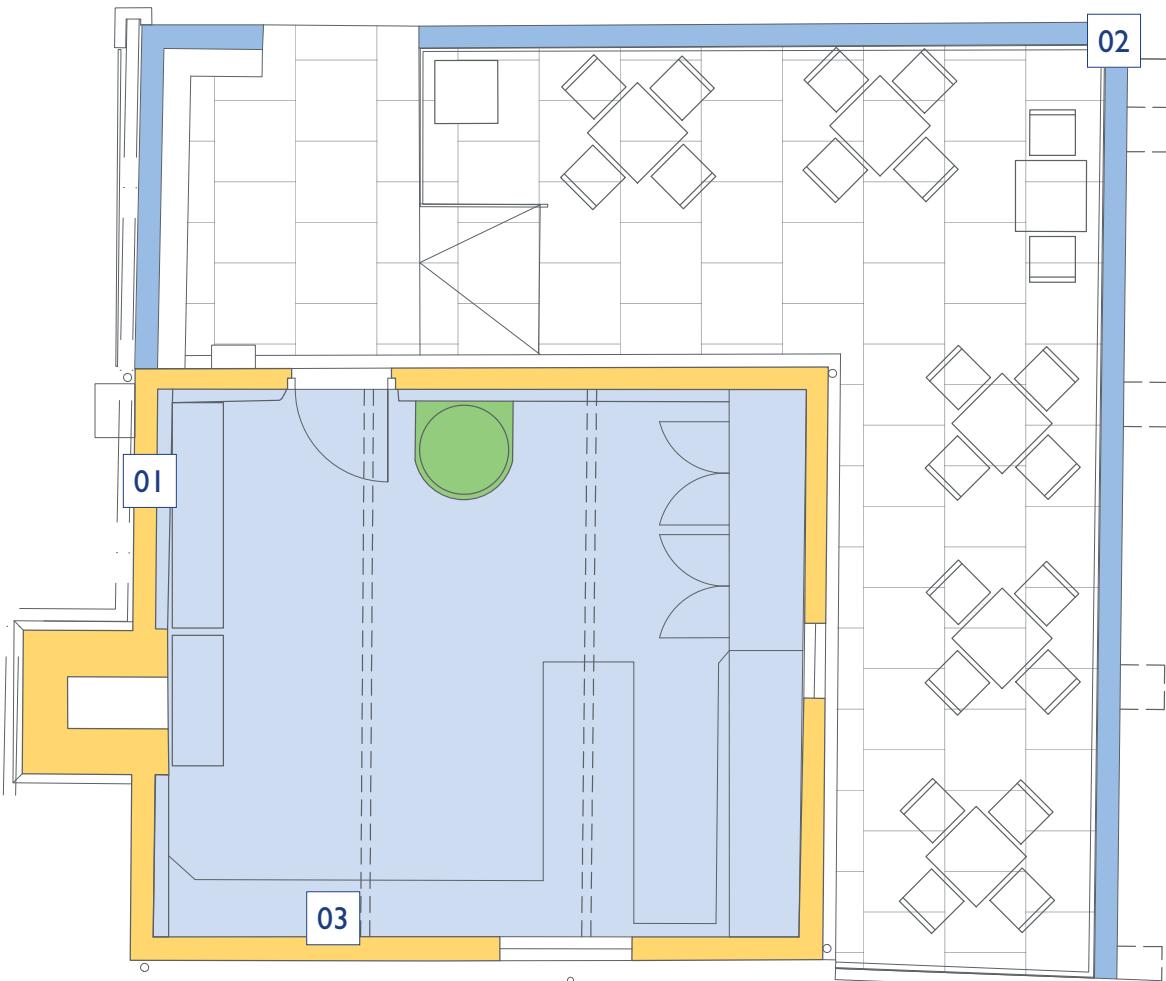
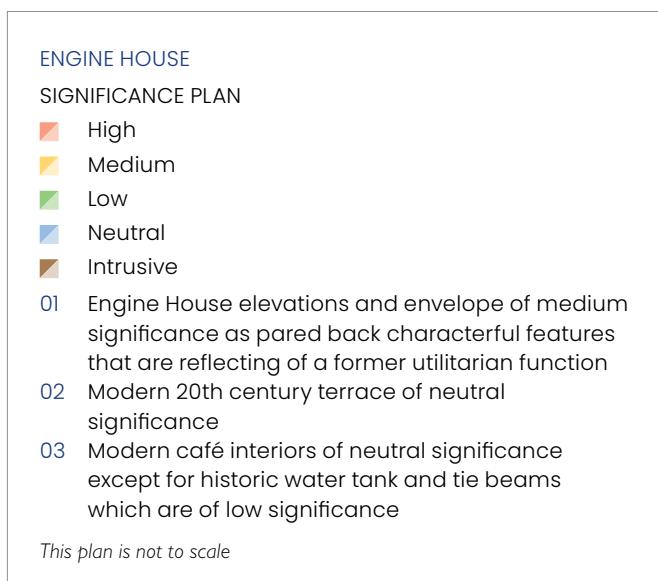
## SECTION 8.0: ENGINE HOUSE

### Communal Value

The building has some communal value as a building viewed by members of the public whilst walking around the lakes; however, it is less frequented than the outbuildings close to the house and in this respect its communal value is more limited.

For these reasons, the Engine House has **Low communal value**.

The engine house is of **medium significance**



## SECTION 8.0: ENGINE HOUSE

### 8.5 Impact Assessment

#### 8.5.1 Impact on the curtilage listed Engine House

The Engine House is considered to be part of the curtilage of the main Grade II Listed Building at Leonardslee. Whilst it should therefore be treated as part of the Listed Building, its relative significance needs to be taken into account. As a modest, former ancillary outbuilding to the main house of simple, pared back design, the Engine House is of lower relative significance as set out in Section 4.3.5 of the significance assessment.

#### Terrace extension

The proposed extension of the existing café terrace to the south will read as a lightweight, modest addition to the building, which already features a modern terrace wrapping around its north and east sides. The low level of the terrace extension ensures that the feature will not conceal any historic or characterful features and will allow it to sit as a recessive feature that does not detract from the character or significance of the curtilage Listed Building. New stone floor tiles will be used for the extension to match the existing to ensure visual cohesion. The proposed replacement railings around the entire terrace, which will be powder-coated brown, will provide a visual enhancement on the existing utilitarian rusted railings, receding and blending into the form of the Engine House and the wider landscape setting.

The levels will be altered locally to the south of the building to accommodate the new terrace. There was an earlier building in this location dating to the mid-19th century, prior to the construction of the masonry Engine House in the late 19th century; however, this was a lightweight timber building, which is unlikely to have featured significant foundations. Any archaeological remains associated with this building would most likely have been truncated by the construction of the current Engine House and as a result the proposals are not considered to impact significant archaeology relating to earlier buildings nor the Archaeological Notification Area.

The terrace extension proposals involve the removal of a hedge and vegetation of no particular age or significance to the south and west of the building with the introduction of new vegetation to both sides of the extension to ensure that the new intervention is well-screened in views and the appreciation of the architecture of the Engine House is not diluted.

Impact: **No impact**

#### Chimney reinstatement

The reinstatement of the partially lost chimney will form an important heritage benefit, enhancing the historic and aesthetic values of the curtilage listed building. At present, the former function of the building, as a pump house pumping water up from the lakes to serve the wider estate, is largely illegible owing to the modern truncation of the chimney and the loss of the internal pumping mechanisms. The reintroduction of the chimney will illustrate the former industrial, ancillary nature of the building, which would have featured a fire to power the pumps. The new chimney will also enhance the prominence of the Engine House in views across the lakes. The new brickwork and pointing will match the historic brickwork and the chimney will feature a traditional clay chimney pot. The existing roof finishes will be adapted locally to accommodate the rebuilt chimney with tiles and lead flashings made good to ensure the new chimney integrates sensitively.

Impact: **Moderate beneficial**

#### New accessible WC, plant shed and bin store

A new accessible WC, plant shed and bin store will be introduced to the west of the building. These additions are of a small scale and tucked away from the main views of the building across the lakes from the east, ensuring that they do not detract from the character of the key elevations. Whilst the new block will abut the chimney to the west and dilute its form and that of the west elevation to an extent in views to the west, this visual impact is negligible owing to the low height and small-scale massing of the additions. The new block will also be screened by new vegetative screening to the west. The low-level harm is outweighed by the considerable heritage benefit of reinstating the chimney in its historic form, enhancing the prominence of the building and the legibility of its former function within its landscape. The harm is further balanced by the provision of an accessible WC in this part of the estate, which will improve access to the lakes and encourage visitors to explore the estate more extensively. The material treatment of the new additions, using cedar panels and shingles, maintains the legibility of the historic building's phasing, clearly demarcating the additions as a later phase to the historic building. A new sewage treatment plant for the WC will be accommodated underneath the new terrace, ensuring it is screened from view to avoid any visual impact on the curtilage Listed Building.

Whilst the new terrace and the new additions to the west do extend the footprint of the building to a minor extent, there is historic precedent for more buildings associated with the Engine House and its pumping function in this location. A late 19th century building positioned closer to the weir was in place until the late 20th century. Considering the historic precedent of more development in this location, the Engine House can accommodate some, modest extension.

Impact: **Low beneficial**

## SECTION 8.0: ENGINE HOUSE

### 8.5.2 Impact on the Grade I Registered Park and Garden

As established in Section 4.2.5 (Contribution of curtilage-listed buildings to the significance of the RPG), the Engine House and other curtilage-listed buildings generally contribute to the significance of the RPG as a relatively low-level in representing the former functional, working elements of the estate. However, the Engine House has a slightly stronger connection with the RPG owing to its positioning by the lakes and its picturesque relationship with the lakes and surrounding woodland.

The extension of the terrace to the south will result in some negligible visual impact to the Grade I Registered Park and Garden; however, this impact has been mitigated and minimised by design as far as possible and is outweighed by associated heritage benefits. The impact of this and other interventions has been tested and assessed through views assessment and analysis.

The terrace extension will be visible from views to the east of the lakes; however, its lightweight form and materiality ensures that it will not form a prominent feature in these views. Whilst there is already a terrace in situ, the modest extension to this terrace is not considered oversized relative to the building and will not encroach disproportionately on the surrounding gardens. The use of brown brickwork and stone paving to match the existing terrace, the new brown railings and new planting to the south of the extension will ensure the extension blends and recedes discreetly into its surrounding scenery as indicated by [Key Views 12 & 13](#). The increased outdoor seating, alongside the new accessible WC, will encourage more visitors to dwell in this part of the gardens, which will help disperse visitors beyond the historic core of the estate.



View 12 showing the form of the terrace is barely legible



View 13 showing the proposed terrace's improvement on the existing



## SECTION 8.0: ENGINE HOUSE

In other Key Views around the lakes within the Registered Park and Garden, the extension will largely not be legible, ensuring the unique picturesque character and appearance of the heritage asset is preserved. In views to the north-east of the lakes, owing to the positioning of the terrace and the distance from the Engine House, the terrace will not be visible, as indicated by **Key View 14**. Owing to its position and intervening vegetation, the terrace will not be legible in views to the north or the west of the Engine House. In views to the south, from the lakeside walk, it will generally not be perceptible owing to the gradient of the land, as shown by **Key View 10a**, except for views in close range such as **Key View 10b**, albeit barely legible owing to the lightweight form of the railings and the hedge screening.



View 14 showing the terrace is not visible from the north-east side of the lakes



View 10a showing the terrace will not be visible



View 10b showing the lightweight form of the terrace



## SECTION 8.0: ENGINE HOUSE

Whilst involving a modest extension of the Engine House into the surrounding landscape, the small additions to the west of the Engine House, for the WC, plant and bin store will not detract from the significance of the Registered Park and Garden. The new blocks will not be visible in key views across the lakes and will be barely legible in views to the west owing to the tree and vegetation planted to the west of the Engine House. Any negligible visual impact is offset by the provision of an accessible WC in this part of the Registered Park and Garden, which is currently lacking and preventing visitors spending time at the Engine House café and from exploring the parts of the gardens to the east of the lakes. The impact is further balanced by the reinstatement of the chimney, which will reassert the prominence of the Engine House and an understanding of its function within the wider RPG, as indicated by [Key Views 10b, 12, 13 and 14](#).

Impact: **No change / impact**

### 8.5.3 Impact on the Grade II Building (Leonardslee House)

The proposals will not directly or indirectly impact the significance of the main Listed Building at Leonardslee. Owing to the Engine House's distance from the house, its location at the bottom of the valley and the intervening woodland gardens, there is no visual connectivity between this building and the house, meaning the alterations will not impact the setting of the heritage asset. The modest nature of the proposals also ensures that the building's legibility as an ancillary, subservient outbuilding to the main house will remain intact.

Impact: **No impact**