

## SECTION 9.0: WEDDING PAVILION

### 9.1 Designations

- The site lies within the Leonardslee Grade I Registered Park and Garden.
- The proposed site of the Wedding Pavilion is within the setting of 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.

### 9.2 Descriptions

The proposed Wedding Pavilion will be located on the large rectangular stretch of lawn to the south-west of the main house. An undulating belt of shrubbery and vegetation bounds the lawn and application site to the south-west. A small brick shed is tucked within this vegetative belt.

The ground drops away to the north-east of the site and the lawn wraps around to the east of the house, where a series of formal garden steps navigate the level changes and lead downhill to the woodland gardens. A large statue ('Faith') is located to the east of the site, at the brow of the hill, before the level drops away. A vineyard to the south-east of the site is partly screened by this level change, although the white picket fence bounding it is particularly visible. To the north of the site, in front of the south-western elevation of the main house, is a paved and gravel terrace separated from the lawn by a low hedge.



View looking north-east across the site looking towards Leonardslee House



View looking east across the site towards the statue and the vineyard



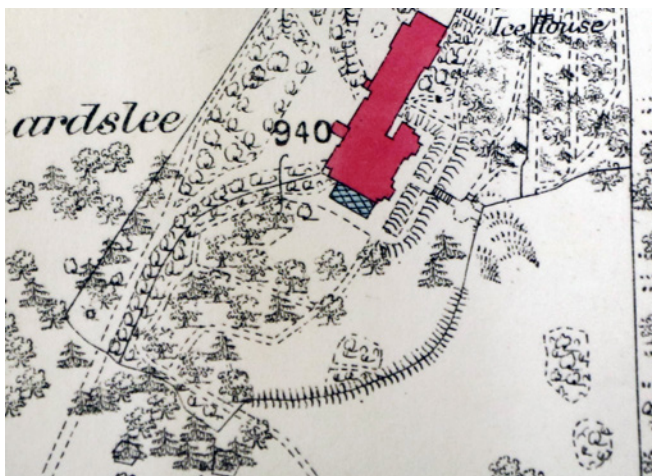
View from the terrace in front of the house looking south across the site towards the vineyard

## SECTION 9.0: WEDDING PAVILION

### 9.3 Historic Development

The OS map of 1874 shows the application site before it was formalised in the later 19th century. This informal landscape to the south-west of the house was characterised by lawn surrounded by and interspersed with tree planting and featuring various irregular walks and paths. A terraced area in front of the house is shown to the north of the site featuring a large conservatory, which is no longer in place. The conservatory, which is of considerable height indicating the size of plant specimens brought in from the garden greenhouses, would have provided a peaceful place to sit and enjoy views of the gardens. A Ha-Ha is shown sweeping around the lawns in an arc from the south to the north-east, demarcating the boundary between the gardens and the parkland beyond. The parkland was characterised by open landscape featuring clumps of trees and parkland paths.

An undated photograph of the garden frontages of the house, to the south-east and south-west, shows the large conservatory attached to the south-west elevation and the gardens laid out around the house. Whilst the application site itself is not shown, owing to trees and vegetation to the left of the image, the photograph clearly shows that the gardens had a more characterful and ornamental quality than present. A prominent deciduous tree was positioned immediately to the south-east of the house, with a couple of tall conifers to the north-east, and further vegetation on the left-hand side of the image. None of these trees or the ornamental borders or parterre to the south-east of the site remain today. The Ha-Ha is visible in the foreground, with ladies walking or sitting around it. There is much less vegetation shown on the OS map of 1896 and this, alongside the fashion of the ladies, suggests it was taken in the 1870s or 1880s.



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



Undated photograph of the garden frontages of Leonardslee House, with ornamental gardens laid out around [c.1870] (Leonardslee Estate)<sup>01</sup>

<sup>01</sup> The unpublished Hubbard report describes the figures in the photograph as Louisa Ellen Hubbard (the wife of William Egerton Hubbard) and daughters.



## SECTION 9.0: WEDDING PAVILION

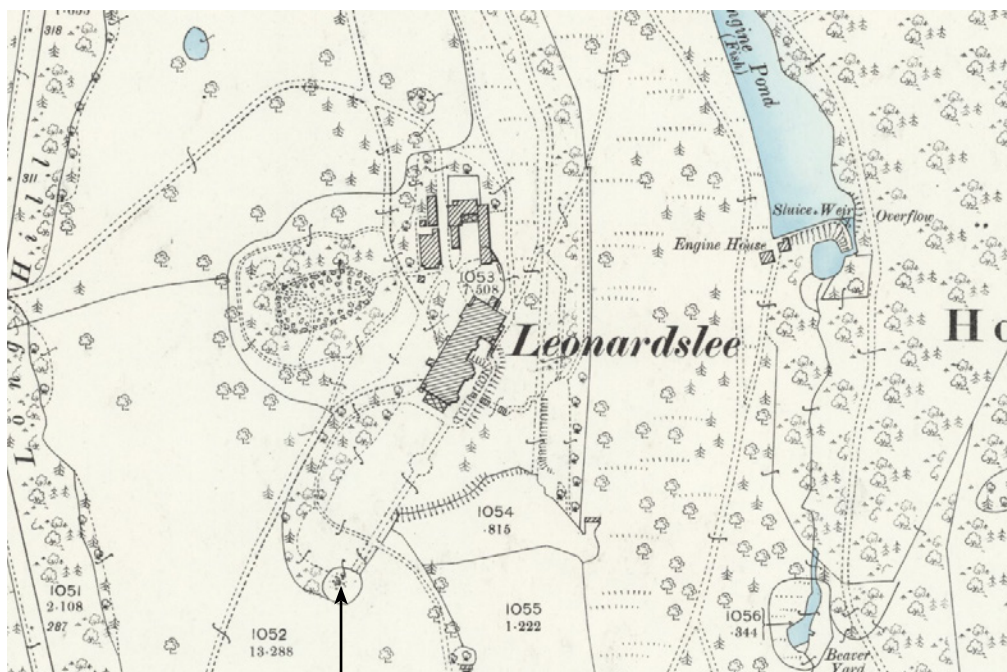
The sale of the estate in 1888 to Sir Edmund Loder was followed by a period of extensive relandscaping, including the extension and formalisation of the lawns to the south-west of the house. The OS map of 1896 shows fewer trees and vegetation to the south-west of the house. Whilst these were largely cleared forming a more formal rectangle of lawn, some isolated trees were in fact retained but were not shown on the 1896 OS map. A linear axial path aligning with the south-east elevation of the house was laid out, which widened into a circular feature at the centre of the lawn. The lawn was now bounded to the south-west by a clearly

delineated line of trees, through which passed an informal curved path. These landscaping developments introduced a more formal quality and a more open aspect from the house looking across the parkland to the south.

The second edition OS map of 1896 also shows this area of garden was closely connected to the site of the wallaby and sheep enclosure, and the associated Pulham rockwork, to the south-west of the house. This has been laid out in 1890. In fact the axial path extending from the south-east elevation of the house ran directly to the rockwork and the enclosure.

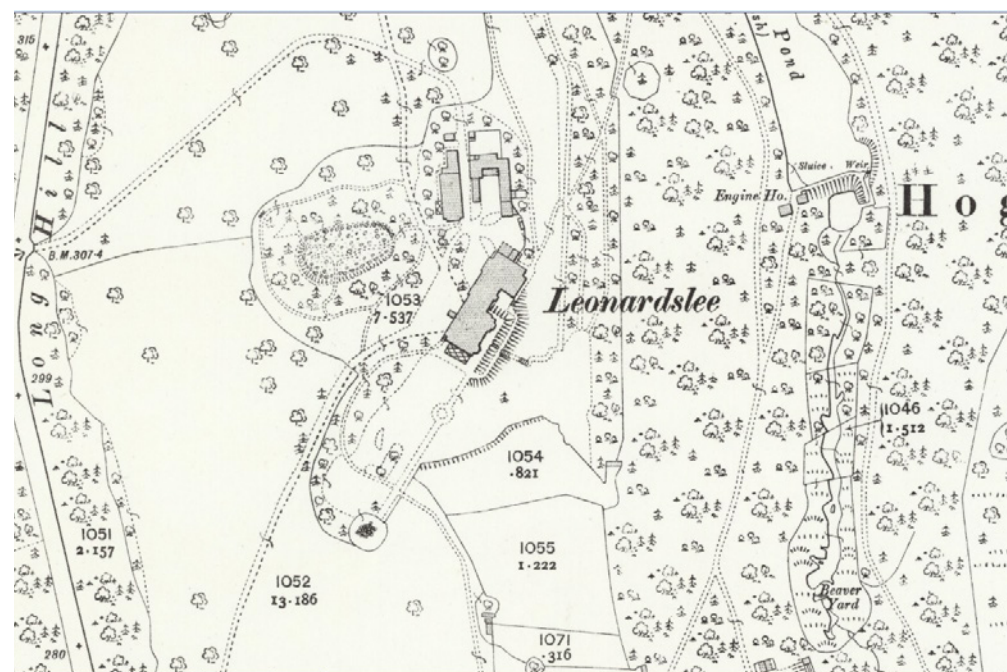
The formal landscaping was clearly intended as an area for the family and their guests to walk out across the lawn with the enclosure as a terminating feature and destination, before walking back to the house via the belt of trees to the north-west of the lawn.

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



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

Wallaby and sheep enclosure



Detail of the site, 1909 OS map (National Library of Scotland)



## SECTION 9.0: WEDDING PAVILION

An undated photograph of the southern elevation of the house and associated gardens shows the lawn to the south-west of the house, which was formal and open in character, and the axial gravel path following the line of the south-east elevation. The circular feature within this path is shown to encompass a mature tree (a Tulip tree). Another mature tree was shown immediately to the south-west of the house, as it appeared on the earlier c.1870s/1880s image. The conservatory remained attached to the south-west elevation and therefore indicates this photograph was taken prior to 1945 by which point it had been removed.<sup>02</sup>

An aerial photograph taken in 1949 shows that the conservatory to the south-east elevation had been demolished, leaving a large empty terrace overlooking the south-west lawn. Although not visible within this photograph, a scar indicating the former roofline of the conservatory is visible to the south-west elevation. The lawn was still lined by mature trees and shrubbery to the west, with the mature tree remaining at its centre, set within the axial path aligning with the south-east elevation of the house. A small white structure can be seen close to the terraces' western edge, north of the application site.

Robin Loder retired from running the gardens in 2005 and was followed by his twin children Tom and Mary. Under them, the garden was sold in 2010.



Undated photograph of the south-western elevation of Leonardslee showing the formal landscape around it [early 20th century] (Leonardslee Estate)



Historic photograph, c.1909, showing the significant size of the conservatory



Undated historic photograph [c. early 20th century] showing the large conservatory and the formal nature of the lawns, topiary lined steps and mature trees including the cedar to the right



1949 aerial photo of Leonardslee House and outbuildings, looking west (Historic England Aerofilms Collection)

<sup>02</sup> Insalls, CMP, p. 13.



## SECTION 9.0: WEDDING PAVILION

A temporary marquee for weddings was established on the south-west lawn in 2018, which remained until 2021.

In 2021, a sculpture park was established in the gardens, which included the installation of a 7.5 metre statue, 'Faith', on the south-eastern edge of the lawn, in approximately the same location as the former tree and circular feature within the path.



Aerial view showing the former temporary marquee for weddings established on the lawn in 2018 (Google Earth)

## SECTION 9.0: WEDDING PAVILION

### 9.4 Significance

#### Evidential Value

The site of the wedding pavilion has some moderate archaeological potential associated with the former St Leonard's Lodge, which according to the mid-19th century Sales Particulars map, was located to the south-west of the current house over the current lawn. Whilst there is potential for archaeological deposits associated with the construction and demolition of this previous building, these may have been impacted to an extent by the footings excavated for the former temporary marquee installed in 2018.

For this reason, the site of the wedding pavilion has **Medium evidential value**.

#### Historical Value

The area of lawn to the south-west of the Listed Building has some significance as a historic area of landscape associated with the main Listed Building, although perhaps to a slightly lesser degree than the areas around the main south-east and north-west frontages. The north-west frontage formed the main elevation and approach with drives converging at a forecourt, whilst the south-east elevation formed the main garden frontage featuring terraces and steps down towards the woodland gardens. However, the site initially formed an intimate area of garden used for recreation as indicated by the 1870 OS map, which shows a large conservatory abutting the south-west elevation and mature trees and a parterre characterising the lawn. This would have served as a peaceful location to enjoy views of the garden, which at this point was characterised by relatively dense tree planting giving it an enclosed character.

The area was altered and formalised in the late 19th century with trees and vegetation cleared and a much grander lawn laid out with an axial path running in alignment with the south-east elevation of the house and more informal circuit paths laid out through the vegetation. The paths led both directly and indirectly to the sheep and wallaby enclosure and the Pulham rockwork positioned centrally, indicating that these features formed key points of interest for the family and their guests when walking in the gardens. The area also formed a prime location to enjoy views out over the park to the south-east, which was separated by a Ha-Ha. These changes are reflective of the extensive late 19th century landscape improvements of Edmund Loder, who also laid out the Pulham rockwork (both the rockery and the rockwork associated with the wallaby enclosure to the south of the site), developed the woodland gardens and expanded the estate buildings. Together these developments are reflective of the late Victorian interests in ornamental and formal elements of landscape gardening.

For these reasons, the site of the wedding pavilion has **Low historical value**.

#### Aesthetic Value

The landscape to the south-west of the house has some aesthetic value; however, this is relatively low owing to modern alterations both to the area and its setting. Whilst the area remains open lawn with the dense tree buffer framing it to the north-west, it has lost its historic ornamental and formal character owing to the removal of mature trees on and around the lawn, the loss of the parterre or planting beds and the absence of the paths crossing the lawn. The connection between the house and the landscape has been eroded owing to the mid-20th century removal of the conservatory, formerly attached

to the south-west elevation of the house, which afforded views out across the garden and park. The relationship between this area and its wider landscape setting has also been impacted. The vineyard beyond the Ha-Ha has altered the former parkland character, divorcing it from the gardens, and the lawn no longer features its direct route to the wallaby enclosure and Pulham rockwork, which is now cluttered with fences and gates.

For these reasons, the site of the wedding pavilion has **Low aesthetic value**.

#### Communal Value

The site of the wedding pavilion has some low-level communal value for those who have previously got married on this site at Leonardslee and for those who enjoy views out across the lawn from the hotel.

For these reasons, the site of the wedding pavilion has **Low Communal value**.

The site of the wedding pavilion is of **low significance**



## SECTION 9.0: WEDDING PAVILION

### 9.5 Impact Assessment

#### 9.5.1 Impact on the Setting of the Grade II Listed Building (Leonardslee House)

The wedding pavilion, which is proposed within the setting of the Grade II Listed Building, will not directly impact the significance of the heritage asset. The location and siting of the new pavilion have been carefully considered to ensure it is aligned with the central axis of the house yet set at some distance from the main building to avoid visually competing with the heritage asset. It is also of an appropriately diminutive, modest scale, sitting considerably lower than the main ground floor of the house, ensuring its physical and visual subservience to the Listed Building.

The southern frontage of the house does not form the principal elevation but rather a garden-facing elevation that has undergone modern alteration in line with the removal of a historic conservatory of considerable size and height in the mid-20th century. The conservatory provided articulation to the elevation and reflected the importance of access to the gardens for the family, providing an interim, mediating space between the house and its lawns. This building would have housed interesting plant specimens brought in from the garden and would have provided a peaceful entertainment space for the family as well as a place to enjoy views of the garden. The loss of this feature has compromised the character and significance of the elevation, which features visible scarring from the removal and now appears blank and divorced from its landscape setting with a large area of hardstanding in front. The proposed introduction of the pavilion nods to the former recreational, leisure function of the conservatory and helps to re-establish the lost connection between this frontage of the house and its garden setting.

The house previously featured a large marquee in this location, covering a much larger area. The marquee, which was consented in 2018, remained until 2021 and formed a detracting feature within the setting of the Listed Building, obscuring views of the elevation and intervisibility between the house and its gardens. The modest wedding pavilion that is proposed is more permeable in design, allowing views across the lawns to the Listed Building and provides a considerable enhancement on this previous structure.

While it is acknowledged that the proposed structure would obscure, to a minimal extent, the view of the southern elevation from the garden, this particular view is not considered to be a key contributor to the significance of the listed building and as such a change in this view would not result in harm to said significance. Furthermore, the design has been carefully selected to echo the lost conservatory and is more sensitive than the previously consented marquee.

Impact: **Low beneficial**



View 6

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

The area of lawn to the south-west of the Listed Building where the wedding pavilion is proposed has some significance within the Grade I Registered Park and Garden as a historic area of landscaping associated with the main Listed Building. It is an area that has undergone iterative change from the late 19th to the 20th century, evolving from a small informal lawn to a more expansive, formalised lawn under the Loder family. However, this does not form the principal frontage (to the north-west) nor the main garden frontage (to the south-east) and its previous connection between the house and gardens is currently compromised owing to the loss of the conservatory, lowering the legibility of the former use of this area of landscaping and its significance. The area's former ornamental character and significance, previously featuring formal shrubberies, beds and paths, has also been eroded by the loss of these features. The addition of the white picket fence to its boundary to the south-east and the large modern statue have also further altered its former character.

The addition of the wedding pavilion forms a continuation of the iterative, increasingly formal developments in this area of garden, whilst ensuring to reflect the recreational role of the lawn as somewhere to enjoy views of the house and wider landscape. In this sense, the addition of the new structure reinstates the ornamental, yet intimate quality of this garden area within the immediate curtilage of the house as reflected on late 19th century maps and images.

The site has lower relative significance than other highly significant parts of the Registered Park and Garden, namely the woodland gardens laid out around the lakes. These highly significant areas are located in the valley to the east and visually and physically distanced from the application site owing to the topography and intervening trees and vegetation. The significance of these areas will not therefore be impacted by the proposals.

## SECTION 9.0: WEDDING PAVILION

The addition of a decorative pavilion within the setting of the main house follows in the vein of the wider trend for the introduction of ornamental follies, summerhouses, lodges and structures as embellishments to historic country estates in the 19th and 20th centuries. At Leonardslee, the north lodge was introduced in the 1820s, the southern lodge in the late 19th century and other ornamental features such as rockeries also added in the late 19th century, each adding to the picturesque character of the gardens. The new addition is not therefore out of keeping with the historic development and character of the Registered Park and Garden at Leonardslee.

Whilst the former building on the site, St Leonards Lodge, was located to the south-west of the current house, overlays of historic maps showing this earlier building with the current proposals indicate that the new pavilion should sit just to the north-east of its former footprint. As a result, any remaining archaeology associated with this earlier building will not be impacted by the proposals and the proposals will not result in archaeological impact to the Archaeological Notification Area.

The replacement of the larger, less sympathetically designed marquee with this pavilion is constituted to be an improvement and as such it is considered that the impact is within the realms of low beneficial in relation to the Registered Park and Garden.

Impact: **Low beneficial**



## SECTION 10.0: FORECOURT

### 10.1 Designations

- The site lies within the Leonardslee Grade I Registered Park and Garden.
- The forecourt lies within the immediate setting of the Grade II listed Leonardslee House.
- The site lies within the High Weald AONB or National Landscape.
- The site lies within an Archaeological Notification Area.

### 10.2 Descriptions

The forecourt is a large, tarmacked area used for car parking by hotel guests and visitors to Interlude Restaurant. Centrally there is a large metal sculpture and water feature. A narrow strip of grass divides the car parking bays from a path leading towards the estate buildings to the north-east and the southern drive to the south-west.

There are island planting beds to the north-east of the forecourt providing a degree of separation between the house and the former estate buildings. Planting beds in front of the house provide a buffer between the house and the

forecourt. A hedge separates the forecourt from the house lawn to the east. The forecourt area features a number of signposts and other street furniture including bins and bollards of different types.



View of the forecourt from the south-west



View of the forecourt, central water feature (sculpture temporarily removed for repair) and planting beds in front of the house



View looking across the forecourt from the north-east



View looking across the forecourt from the south



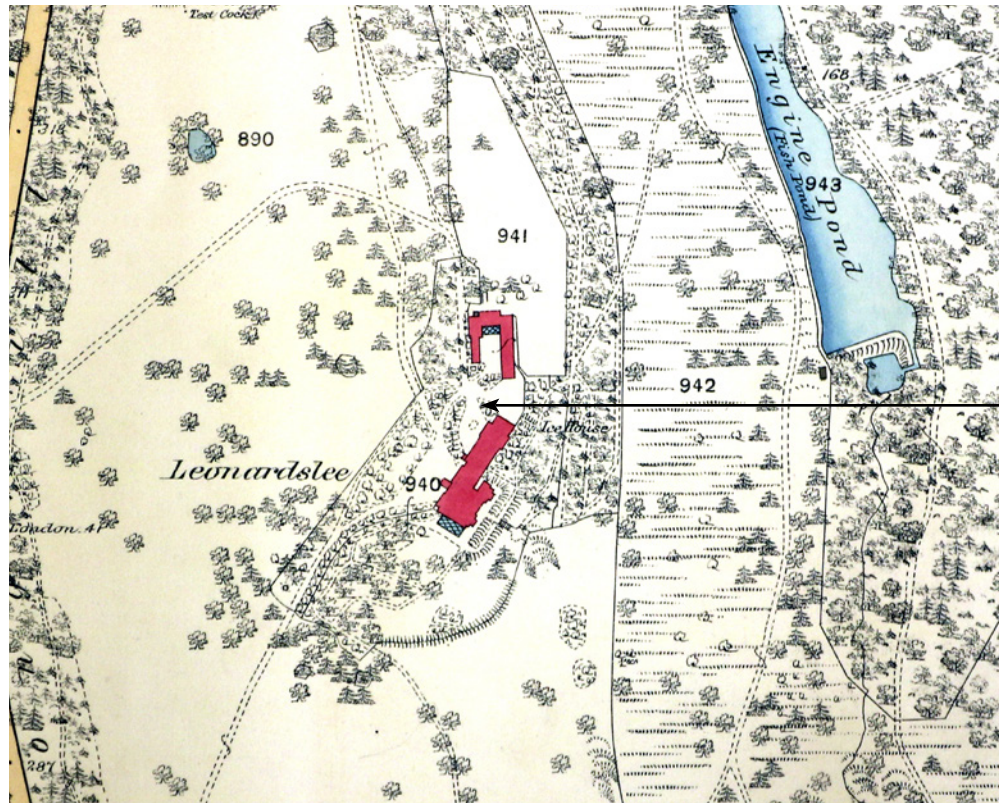
View of the house, forecourt and island planting beds from the north-east

## SECTION 10.0: FORECOURT

### 10.3 Historic Development

The OS map of 1874 shows the original forecourt to Leonardslee. This comprised a modest open area in front of the house, accessed by the principal north and south drives, as well as the middle drive which approached via the stables. The forecourt was planted on each side with a buffer of trees and vegetation. The planting opposite the house, to the north-west, appears to take the form of low-lying shrubs, rather than trees.

To the north, between the main core of the house and the service wing, a large, planted bed provided some physical and visual separation between the principal part of the house and its ancillary parts. The bed similarly provided screening to the stables. Additional buffering to the stables was provided by further island planting beds.



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

Large island planting  
beds between the house  
and its ancillary parts



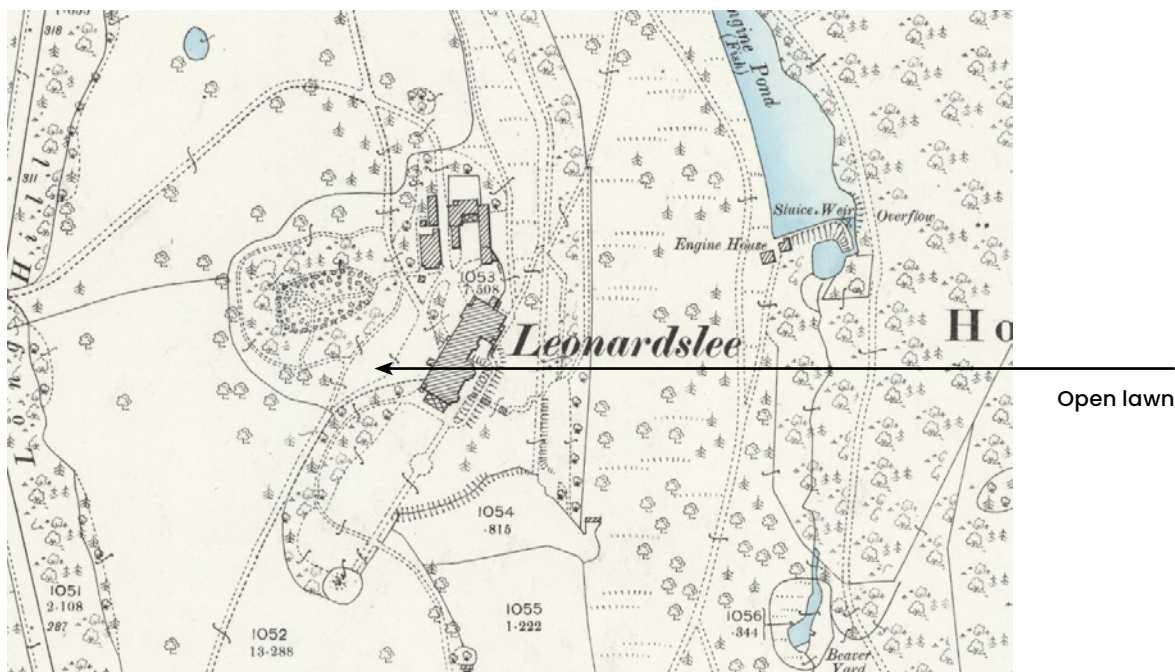
## SECTION 10.0: FORECOURT

The late 19th century OS map shows little change in relation to the forecourt, although the lozenge of landscaping opposite the house to the north-west is shown as open lawn. By this point the area within the curtilage of the house had undergone various ornamental improvements including the laying out of the rock garden to the west of the house and the formalisation of the area to the south-west of the house.

The south-western area now featured open lawn, surrounded by a belt of trees, crossed by a formal path accessing a second piece of Pulham rockwork. The rockwork was laid out at the centre of a railed enclosure for mountain sheep. It was clearly designed as a formal feature on an axis with the house reached by a formal path extending across the south-west lawn. Visitors to the house would have enjoyed walking around the gardens surrounding the house, exploring ornamental features within the landscape such as the two Pulhamite rock formations.

A lodge had been added to the southern drive at its junction with the road (not visible on this map detail), enhancing the status of this approach. Visitors from this period most likely arrived at this drive, approaching the house from the south, before being dropped off at the forecourt with their carriages continuing round to the stables.

The map clearly shows the organic arrangement of the island planting beds separating the house from the service wing and ancillary parts of the estate.



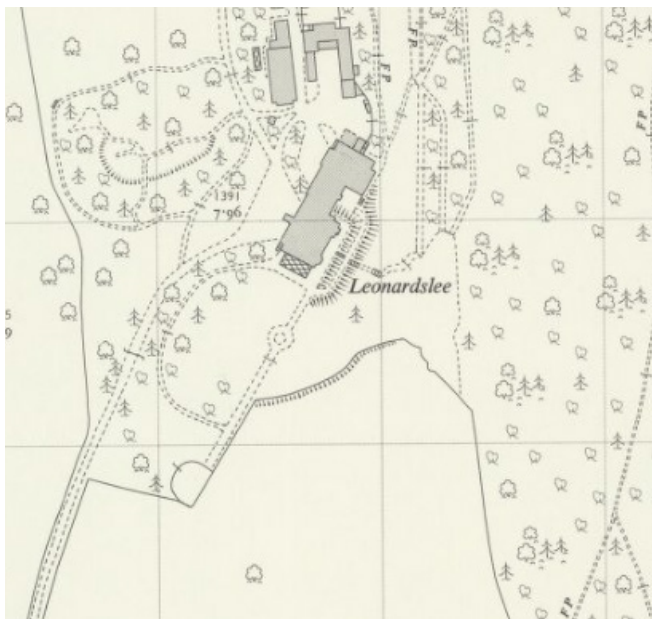
Detail of the site, 1896 OS map (National Library of Scotland)

## SECTION 10.0: FORECOURT

The mid-20th century OS map shows much the same picture in terms of the arrangement of the forecourt and the lawn opposite, lined by the odd rhododendron and tree. Although one of the island planting beds to the north-east had been removed.

Two undated [mid-20th century] black and white 20th century photographs show the narrow forecourt and the lawn opposite, lined by the odd rhododendron and tree. At this point there were only narrow planting beds in front of the house. A photograph dating to 1979 shows a similar arrangement in terms of the lawn and forecourt, although the planting beds in front of the house had been expanded.

Whilst the axial path accessing the Pulham rockwork to the south-west of the house remained in place, the railed enclosure around the rockwork had been truncated from its formerly circular form.



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



Undated 20th century photograph [mid-20th century] showing the narrow forecourt and lawn opposite with two trees and a rhododendron



Undated 20th century photograph [mid-20th century] showing the narrow forecourt and lawn opposite with a tree on the edge of the lawn



Photograph dating to 1979 showing the narrow forecourt and lawn in front of the house



## SECTION 10.0: FORECOURT

The 2018 aerial shows the lozenge of lawn to the north-west of the forecourt had been removed with only a strip of grass left here in its place, resulting in a significantly more expansive area of hardstanding in front of the house. The changes to the forecourt were most likely carried out in 1984 with the conversion of the house to offices for Eurotherm International.

Lawn opposite the  
house now lost leaving  
only a strip of grass



Aerial view showing the late 20th century enlargement of the forecourt (Google Earth)



## SECTION 10.0: FORECOURT

Overlays of historic 19th century mapping over the 2018 aerial show the extent of the modern expansion of the forecourt and the associated loss of the lawn. The aerals also show the current planting beds between the house and stables have been reduced, truncated and altered from their original alignment.



Overlay showing the 1874 OS map and the 2018 aerial



Overlay showing the 1896 OS map and the 2018 aerial



## SECTION 10.0: FORECOURT

### 10.4 Significance

#### Evidential Value

Prior to the construction of Leonardslee House in the mid-19th century, the site was occupied by an intersection of drives associated with the former St Leonard's Lodge to the south-west. There is therefore limited to no potential for archaeological remains associated with former buildings and structures, aside from former road surfaces if these were hard surfaced. Whilst historic maps and images show us the form of the original forecourt prior to its 20th century alteration, as a modern tarmac surface, the present forecourt has no potential to tell us about past human activity.

For these reasons, the forecourt has **Neutral evidential value**.

#### Historical Value

The forecourt has historic value as the principal arrival point to Leonardslee, forming the intersection of the three drives in front of the house and an open area to enjoy views of the Listed Building. However, this historic value is currently compromised by the form and materiality of the existing forecourt, namely the loss of the extensive greenery and vegetation framing the forecourt and the detracting tarmac surfacing. The setting of the Listed Building would be enhanced by the addition of further planting in the forecourt, referencing the historic arrangement.

The former landscaping providing a vegetative screen between the house and its service wing, as well as the ancillary buildings beyond, has also been compromised by modern alteration, truncation and removal of island planting beds. As a result, the visual separation between the main core of the house and its working, service parts has been eroded.

The rockwork to the south-west of the house, which lies within the wallaby enclosure, was designed as the central feature for an enclosure of mountain sheep and historically formed a key area within the immediate curtilage of the house, with good connections to the main Pulhamite rock garden. However, the focal role of this feature within the semi-formal gardens to the south-west of the house has been weakened and is now illegible to visitors owing to the loss of the axial path and view from the house and the intrusive modern fencing around the wallaby enclosure. The dialogue and connection between this rockwork and the main rock garden, as ornamental Pulhamite features to explore within the immediate environs of the house, has also been eroded and visitors do not appreciate the history of these features.

For these reasons, the forecourt has **Low historical value**.

#### Aesthetic Value

In its current form the forecourt has limited aesthetic value. Its plan form has been altered from the original narrow forecourt with lawn opposite to a more expansive area with detracting tarmac hardstanding. The area features limited greenery or vegetation, which exacerbates its bald, exposed appearance. As a result, the forecourt in its present form does not provide an appropriate setting for the Grade II Listed Building.

For these reasons, the forecourt has **Intrusive aesthetic value**.

#### Communal Value

The forecourt, and associated landscaping, has communal value as the principal historic arrival to the estate, a role which it retains today as the main arrival point for occupants of the hotel and diners at Interlude. However, its communal value is currently compromised by the detracting tarmac materiality and lack of planting, meaning its current form departs from the original appearance of the area.

For these reasons, the forecourt has **Low communal value**.

The forecourt in its current form is of **low significance**

### 10.5 Impact Assessment

*Existing arrangement, the need for car parking in this location and overview of the response of the design to the historic setting*

The historic entrances and routes are still visible in the paths that exist today, and all three entry points to the estate remain utilised. The southern route "C" is still used by hotel and restaurant guests, albeit visitors have to turn around in front of the house instead of storing carriages in the stables. "A" and "B" entrances to the site are still utilised, however visitors to the gardens park in the car park and enter through the Entrance Building.

Upon entering the site for the Gardens or the Hotel, each visitor has sight of one of the Lodges to the north or south, and arrives via winding driveways, with views of the parkland and estate much like visitors experienced during the heydays of the House.

The subsequent surprise view of the Main House is part of every visitor's journey before they travel onto their next destination whether that's choosing which pathway to take into the gardens or visiting the hotel and restaurant.

## SECTION 10.0: FORECOURT

Relocating restaurant and hotel guest parking to the main car park was explored as part of the briefing process. As the gardens have to be secured during the night due to theft and vandalism, visitors must enter through the visitor Entrance Building. Therefore, to allow hotel guests to arrive and depart during the night or early in the mornings, the entrance building would have to be permanently staffed which adds an additional running cost.

In addition, it would be a security and health and safety requirement adequately light the route to the car park, and the car park itself during the night to allow the safe use of the car park. This would lead to further light pollution and disturbance to the neighbours which is not desired.

As the amount of parking cannot be reduced for functional reasons, the design team have focussed on relocating cars from directly in front of the house during day to day operation. This has been achieved by creating a small stretch of overflow bays to the south, which allow the overall capacity to be maintained whilst reducing the visual impact of cars on the front of the house. As these bays will be less frequently used, the overflow bays will have a permeable grasscrete surface to further reduce the visual impact of the parking spaces.

In addition to the above, the existing path will be decreased, and the small verge of grass replaced with a deeper bed of plants which can provide a higher screening to the parking. A larger bed has been introduced at the junction between the new path to the working area and Camellia Walk, which means that at this point no cars will be in the immediate foreground when viewing the main house.

The lawn opposite the house was unfortunately lost in the late 20th century most likely in conjunction of the conversion of the house to offices for Eurotherm International in 1984 (with the increased need for parking). In its current hotel use, the main house continues to require more parking (and space for turning) than a private dwelling.

Since last pre-app, the hard landscaping has been reduced in response to comments, with a 293sqm reduction in hard landscaping relative to the current arrangement, with the following revisions:

- An increased landscape buffer is proposed providing a buffer between the house and its service wing and former working areas. This buffer has been expanded since last submission and more closely responds to the more expansive vegetative screening shown on historic OS maps dividing the main part of the house from the ancillary areas. The revised scheme will increase the existing planted beds by 47% (check this).
- The introduction of a new Streeter collection of South African plants to continue the legacy of Loder plantmen and horticultural evolution at Leonardslee.
- As a result, the parking area will feel less expansive and adopt a more organic character.

The increase in the existing planted beds has been calculated:

- Existing area of planted beds 511sqm
- Proposals submitted at last pre-application 700sqm
- Revised area of planted beds 804sqm
- The resulting scheme reduces the amount of hard landscaping by 293sqm, an increase in soft landscaping by 57% compared to the existing arrangement

Whilst still needing to retain parking, in acknowledgment of the feedback, the parking spaces will be reduced and more of these spaces will be made accessible.

The current detracting tarmac will be replaced with a more sensitive surface finish – tar and chip has been selected to reflect the materiality and texture of gravel traditionally used for forecourts/ carriage sweeps. This finish will considerably improve the current, detracting forecourt setting.

These landscaping proposals should be seen in conjunction with:

- The new signage and wayfinding throughout the Gardens and around Leonardslee House will be improved with additional interpretation added near the house. This approach provides visitors with initial views of the house from the south set within its landscape, rather than the hedge to the rear of the Generator Block providing the first impression to the site. This creates a more appropriate arrival to visitors of the site who will be able to better appreciate the historic functions of the house, gardens and estate.
- The enhanced connection/ new crossing between the two areas of Pulham rockwork from the new arrival point. These areas of rockwork will be easily accessed from the new southern arrival through a new crossing and wayfinding, enhancing the dialogue between these two significant features and encouraging visitors to explore both rockwork areas (a narrative which is currently neglected and underappreciated). The chain link fencing which currently surrounds the wallaby enclosure and southern Pulhamite Structure and detracts from its character and appearance is to be replaced with estate fencing which will improve the appreciation for it as an historic structure and enhance its significance.
- The legibility of the Pulhamite structure within the Wallaby enclosure is also to be improved by relocating signage to a better vantage point and removing a store.



## SECTION 10.0: FORECOURT



View 3



View 4



View 5

### *Mitigation through design*

All entrance views of house are preserved, and visitors will still be able to understand the hierarchy of the Main House in comparison to the surrounding Gardens and landscape. All visitors will get the south view upon arrival and explore the other views from the Garden.

Whilst historically carriages would have entered the forecourt from one direction, and left from another the proposed small, planted roundabout structure is a nod to the cyclical character of the original carriage driveway.

Late 19th century maps and early 20th century photographs show that between the main entrance of the house and the service wing lies a large, planted bed providing some physical and visual separation between the principal part of the house and its ancillary parts. The bed similarly provided

screening to the stables and subsequent generator block. Given the current separate uses of the main house (hotel and restaurant Interlude) and ancillary working buildings (for garden only visitors), it is proposed to reinstate this historic visual and physical separation with a new planted bed which will also reduce the amount of hard standing in front of the house. A raised planted bed has been chosen in lieu of a low grassed lawn to provide visual screening to the reduced number of car parking to the front of the house.

The materiality of the landscape scheme has been carefully considered and reflects the historic character of the overall registered park and garden and setting of the listed building unlike the current tarmac paving.

Bound gravel has been selected as a practical pathway to replace the existing tarmac. The gravel will differentiate the working area from the front of Leonardslee House. The colour selected will incorporate warm tones from the sandstone and darker grey tones of the slate roofs.

Cobbles have been selected to abut the historic structure to break up the hard landscaping and provide a natural boundary to the former Generator Block.

Tar and chip has been selected as an alternative to traditional loose gravel, which would not be appropriate for a highly trafficked area. The colour will be selected to read harmoniously with the sandstone building and will be a significant improvement to the existing tarmac forecourt. The resemblance to gravel is considerable and is reflective of a typical country house drive setting.

## SECTION 10.0: FORECOURT

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

It is considered that the proposed landscaping works will have a beneficial impact on the Registered Park and Garden in increasing the amount of planting and softening the overall character of this section of the estate.

The vehicular journey to the house from the south which was a key historic view is improved by increased planting which will screen the car parking from view on approach.

The oldest part of the house is framed by the new opening created in the bench seating / raised bed wall, retaining the historic approach views enjoyed by visitors to the house from the north.

The separation between the house and its ancillary buildings is reintroduced which further reestablishes a connection to the original landscape character of this section of the estate.

In practical terms this screening also clearly delineates vehicular and pedestrian access which will have a positive impact on the visitor experience and overall sense of cohesion.

Impact: **Medium beneficial**

### 10.5.2 Impact on the setting of the Grade II Listed Building

The setting of the listed Leonardslee House would be enhanced by the proposed works as it would reestablish a forecourt which is more similar to the original and more sympathetic to the historic context of the house both through design and materiality.

As demonstrated above, the design has been based on a thorough understanding of the history of the house and its setting and seeks to re-image rather than recreate a sense of separation from the ancillary buildings such as the stables which will be beneficial in delineating the separate but related characters.

It is therefore considered that the proposed works would have a beneficial impact on the setting of the Grade II listed building.

Impact: **Medium beneficial**



## SECTION 11.0: SUMMARY

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This document, provides a description of the estate and its constituent buildings and spaces as well as an overview of its historical development. As per the NPPF and in accordance with Conservation Principles it provides an assessment of the significance of the heritage assets comprising the listed building, curtilage listed buildings and registered park and garden. The proposed works are outlined along with the rationale for each set of works. An analysis of the potential impacts to the significance of the heritage assets is also provided, again as per the NPPF.

The works to which this application is concerned are necessary in improving the visitor experience at Leonardslee and in many cases present substantial heritage benefits which are summarised for ease here:

To support the masterplan proposals, the proposed Heritage Benefits which the development will bring have been collated:

- Reduction in hard landscaping directly in front of Leonardslee House forecourt by 293sqm.
- Replacing the tarmac in front of Leonardslee House with a more appropriate finish (Tar and Chip) for a heritage setting.
- Improving the connection between the Pulhamite structures with a new connecting path across the entrance road to Leonardslee House.
- Replacing chain fencing around the southern Pulhamite Structure with Estate Fencing in improve views from the vehicular entrance to Leonardslee House.
- Improving the legibility of the unique Pulhamite structure in the Wallaby Enclosure by relocating signage and removing a store.
- Improving signage / wayfinding throughout the Gardens and adding interpretation around Leonardslee House.

- Reinstating based on archive information the missing roof to the former generator block hall.
- Reinstating the historic chimney to the Engine House to improve legibility of its historic use within the Gardens.
- The Stable Block courtyard cobbles will be carefully recorded, and the arrangement repaired and reinstated to expand the cobbles in place of tarmac.
- Reinstating the blocked up historic window to the Stable Block.
- Re-pointing areas of the Stable Block, and roof repairs.
- General refurbishment of the Stable Block cottages, with traditional materials and repair methods and unblocking fireplaces.
- Highlighting the last remaining view of Leonardslee House from the lakeside and maintaining and conserving the view point with an appropriate management plan.

Enhanced woodland/heathland management on the east side of lakes with the following:

- Wayfinding pathways on the east side of lakes,
- Enhancing viewpoints,
- Appraising the route for additional bench seating,
- Additional interpretation boards.

Heritage impacts have been acknowledged and minimised where possible through a mitigation through design approach. It is considered that any residual impacts can be balanced by the public benefit of the improvement and secured viability of this public resource and the widespread heritage benefits outlined above.

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# APPENDIX A: LEONARDSLEE REGISTERED PARK AND GARDEN LIST ENTRY

**Heritage Category:** Park and Garden

**Grade:** I

**List Entry Number:** 1000159

**Date first listed:** 31-May-1984

Early C20 landscaped plantsman's garden with early C19 origins and with mid to late C20 addition and development.

## HISTORIC DEVELOPMENT

The land of St Leonards Forest was granted by Charles II to his physician, Sir Edward Greaves, from whom it passed to the Aldridge family. In 1801, some 400ha of the Aldridge estate in the south of the parish were sold to Charles George Beauclerk who built a house called St Leonards Lodge on the site and began to lay out the gardens and park. In c 1852 the estate was bought by William Egerton Hubbard who built the present mansion and continued to develop the gardens, selling the estate to his future son-in law Sir Edmund Loder. From 1889 until he died in 1920, Sir Edmund greatly expanded the gardens and created a large collection of rare wild animals including unusual species of deer, wallabies and a colony of beavers. The gardens suffered a period of neglect during the 1930s and early 1940s but were restored and improved by Sir Edmund's grandson, Sir Giles Loder, from 1946 (VCH). On his retirement in 1981, management of the gardens was taken over by his son, Robin Loder, and they remain (1997) in private ownership while the mansion, known as Leonardslee, and a narrow surrounding band of land is in separate, commercial ownership.

## DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Leonardslee lies on the east side of the A281 Cowfold to Horsham road, in the village of Lower Beeding. The 86ha site, which comprises 32ha of ornamental gardens and a further 54ha of parkland and woodland, lies within a deep, sheltered, north to south stream valley, its slopes rising steeply on the west side to level ground alongside the A281 and on the east side, on more gentle contours, towards the crest of Hogstolt Hill. The site is bounded on its west side by clipped hedging and an intermittent internal tree fringe along the A281, on the west side of which are the C19 landscaped gardens of South Lodge and Selehurst. The cottages and farm buildings of Crabtree abut the south-west corner. To the north, east and south the site merges beyond its enclosing agricultural fencing into the surrounding landscape of small-scale valleys and crests occupied by well-wooded farmland.

**ENTRANCES AND APPROACHES** The site is entered on the west side from the A281 beside a small, octagonal, two-storey lodge known as the Round House (listed grade II), moved to its present position from Horsham in the 1820s (owner pers comm, 1997). The drive follows an easterly, then a south-easterly, gently downhill course, flanked by trees and shrubbery, to the principal, west front of the mansion. En route, on its east side, the drive passes a two-storey brick and tile-hung house, built in 1985 as the Loder family home and some 75m further on (20m north of the mansion), the U-shaped range of the carriage house and stables surmounted by a clock tower, built during the 1850s (guidebook 1993) and converted to a restaurant in 1988. Immediately to its west a brick outbuilding, formerly housing generators for the electrical supply to the house, now contains a bonsai collection (opened 1991) and a collection of Victorian motor cars; an adjacent Alpine House was built and opened in 1992. A further drive to the west front of the house enters from the A281 at the Lower or South Lodge in the extreme south-west corner of the site.

**PRINCIPAL BUILDING** The mansion of Leonardslee (listed grade II) sits on a natural terrace above the steep west side of the valley, commanding extensive views east and south over the gardens to Hogstolt Hill and to the South Downs some 15-25km distant. The two-storey Italianate house, built in ashlar with a slate roof, sash windows and an entrance porch supported on four rusticated Tuscan columns, was designed and built from 1853 to 1855 by T L Donaldson (1795-1885). It replaced an earlier, stone-built house on the same site, designed by John Johnson (1732-1814) c 1801 for Charles Beauclerk and known as St Leonards Lodge, the name soon being changed to Leonardslee with Donaldson's new house. The present house was reduced in size c 1971 and then renovated and converted to office accommodation by Eurotherm International in 1984.

**GARDENS AND PLEASURE GROUNDS** The ornamental gardens lie largely on the east- and west-facing slopes of the valley, to the north, east and south-east of the mansion and with further smaller areas to its immediate west and south-west. On the east side, the garden front of the mansion opens onto a series of steep, grassed terraces with a central flight of steps leading down to a lower lawn, enclosed on its south-east side by shrubbery and along its south side by a ha-ha (the line of which is shown on the sale plan of 1852). On the south front, the mansion opens onto level lawns with islands of shrubbery and the Camellia Walk, while on its west side, beyond the forecourt car park and enclosed by a fringe of trees and shrubs, is the Rock Garden. Constructed in c 1900 by Messrs Pulham (guidebook 1993) and roughly oval in shape, it is laid out as a series of stratified, rocky outcrops which combine natural sandstone with artificial Pulhamite rock and which are intensively planted with hummocks of azaleas, dwarf rhododendrons and dwarf conifers. Paths weave around the outcrops and set within them on the west side end of the garden is a small pool, adjacent to which is the site of a former fernery (Garden Hist 1989), now demolished. North-west of the rock garden is a large temperate greenhouse used for plant sales.

## APPENDIX A: LEONARDSLEE REGISTERED PARK AND GARDEN LIST ENTRY

North of the mansion, two parallel main routes, an upper and a lower lakeside path, lead northwards through the gardens covering the western slope of the valley, the routes being interconnected by secondary paths criss-crossing the slope. Some 100m north of the mansion, the upper path runs along the broad, gravelled New Terrace, laid out below the new (1985) Loder house, which overlooks grassy slopes framed with azaleas, specimen maple and cherry trees and hybrid rhododendrons and from which there are glimpses of the lakes in the valley below. Northwards beyond the Terrace and above the upper path is the Loderi Garden, planted with a wide range of species rhododendron beneath a light canopy of mature trees including fir and larch and containing original plants of *Rhododendron loderi* raised by Sir Edmund in 1901. Northwards again, on slopes shown planted with trees and shrubs in 1874 (OS 1st edition), Middle Walk passes through further glades of rhododendron and other exotic shrubs and small trees growing beneath mixed exotic trees including ginkgo, Dawn and Californian redwoods. At its far northern end, the upper path opens into the Dell, from which there are fine views southwards to the chain of lakes in the valley below. The Dell, laid out as an American garden by the Beauclerk family before 1852 (sale particulars), is planted with trees and shrubs of mixed ages, some surviving from the early C19, including rhododendron, dogwood, magnolia, cedar, redwood, fastigate beech and oak. A focal point of the Dell is the Memorial Table, a Sussex millstone with an inscription in memory of Sir Edmund Loder.

From the Dell, the upper path descends open grassy slopes to the Clapper bridge spanning a pond on the northern boundary, before joining the main, lower path which winds the length of the valley alongside the chain of four major lakes and several smaller ponds. Of these, only the southernmost New Pond (a former hammer pond) is shown on the sale plan of 1852, the remaining ponds being constructed in the late C19 and in some cases enlarged in the late C20. Southwards from the Clapper bridge pond are the Top Ponds, constructed between 1874-5 and 1909 (OS editions) and planted with shrubs and waterside plants,

and Mossy Ghyll Pond, established at the same period but enlarged in the late C20. A dam containing the south end of Mossy Ghyll Pond gives access to the lower slopes of the east side of the valley and to the deep Ghyll itself, these areas being planted with hybrid rhododendrons and azaleas beneath a light canopy of pine and oak. Towards the top of the Ghyll, on its north side, is the Top Garden, planted with varieties of *Rhododendron loderi* in 1952.

South of Mossy Ghyll Pond is Engine Pond, constructed between 1852 and 1874, which is fringed with Scots pine and which was extensively planted with deciduous azaleas in 1992. At its southern end is a small brick pump house, shown on the 1st edition OS map and formerly housing pumps to supply the estate's water. Southwards below its dam is Waterfall Pond, with water entering over a rocky fall in its north-east corner. This lake was created in its present, enlarged form in the late C20 and incorporates the former Beaver Pond which housed beavers from 1899 to 1947 (guidebook 1993). The lake surrounds were extensively cleared and remodelled in 1992-3, the immediate banks planted now for autumn colour and the eastern slopes with azaleas and above with large collections of species and varieties of oak and maple. The grassy western banks are now open in character and dotted with trees. On the upper slopes to the south-west of Waterfall Pond is the Camellia Grove, planted in 1957-8 by Sir Giles Loder mainly with several hundred cultivars of *Camellia japonica*. To its north is a collection of sorbus on the Sorbus Bank. South of Waterfall Pond the lakeside path continues southwards to complete a circuit around the shores of New Pond which was created in the mid C18 from two older ponds (ibid).

A complete and detailed description of the planting in Leonardslee Gardens is contained in the current guidebook.

**PARK** The park lies above the valley, on the south-west-facing slopes of Hogstolt Hill and in a belt to the west and south of the house. Hogstolt Hill, known as the Old Park and in use as a deer park for most of the C19 (ibid) is now (1997) grazed by deer and wallabies, its turf scattered with a light cover of clumps and individual mature native trees including oak, beech, sweet chestnut and pine. The woodland increases in density towards the north-west side of the hill, on the slopes above the Waterfall Pond. South Hanger Wood, its mature beech trees badly damaged in the storm of 1987, forms a boundary belt along the lower, east end of the hill. The parkland above the valley to the south-west, known as the New Deer Parks, and a connecting strip running northwards parallel to the main road, are both open in character and laid to pasture dotted with occasional mature individual trees or small clumps. This pattern of landscape is shown established on the OS 1st edition surveyed in 1874.

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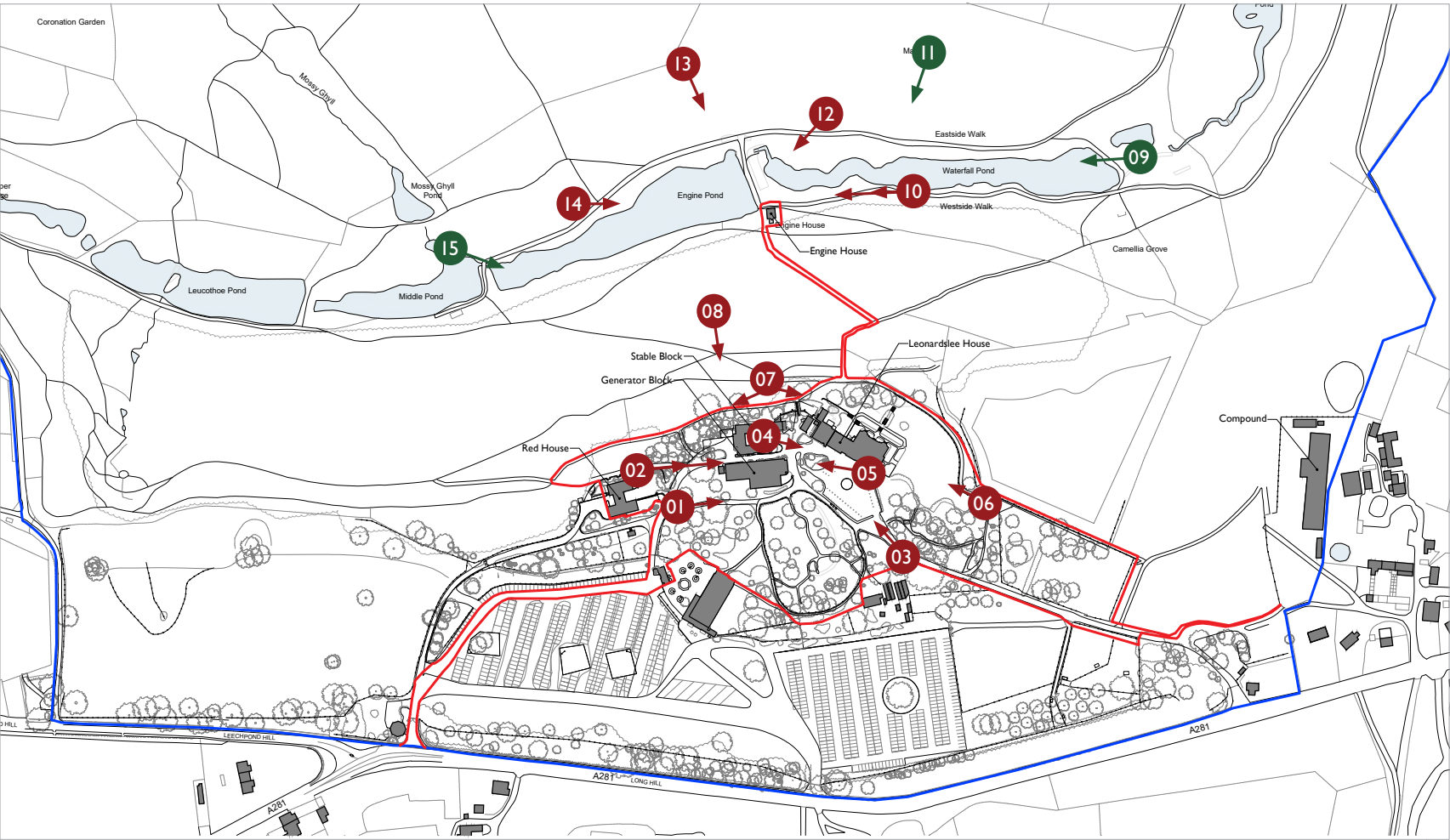
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Archival items Sale particulars and map of 1852 (private collection)

Description written: November 1997 Amended: January 2000 Register Inspector: VCH Edited: June 2000



# APPENDIX B: VIEWS ASSESSMENT



-  Additional views identified by Purcell to test the impact of the proposals
-  Key historic views as identified in Insalls CMP

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