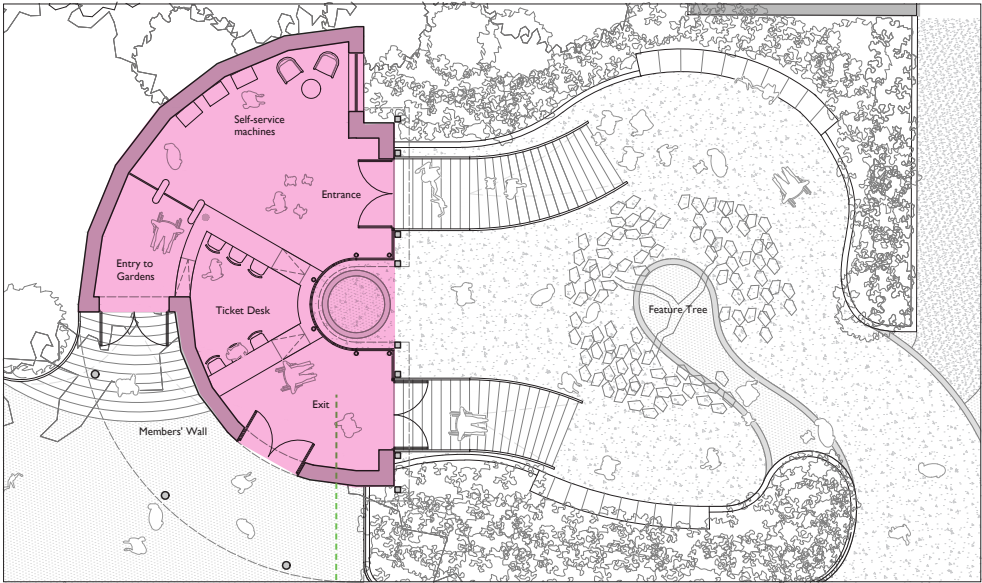


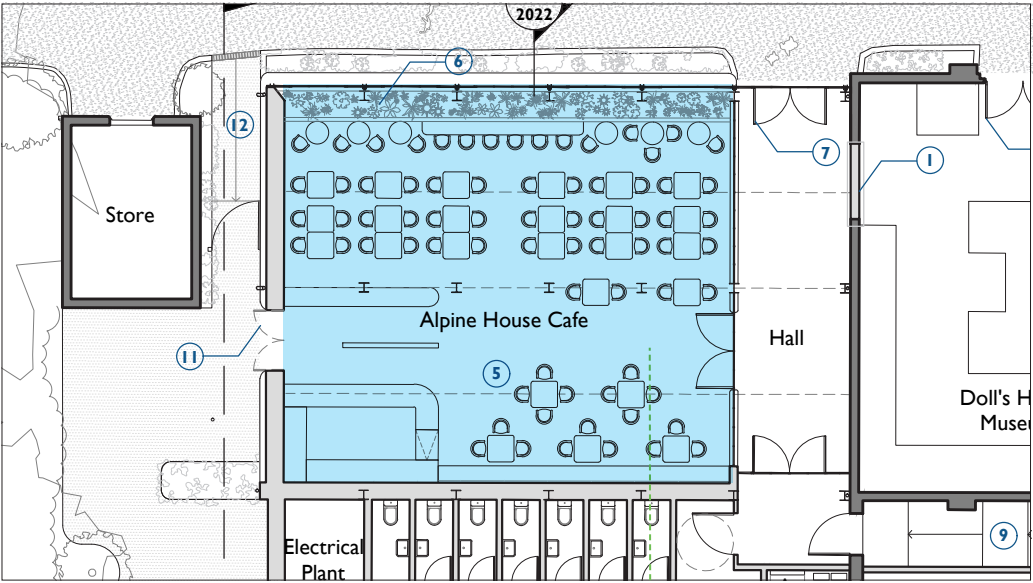
6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.5 DESIGN DEVELOPMENT

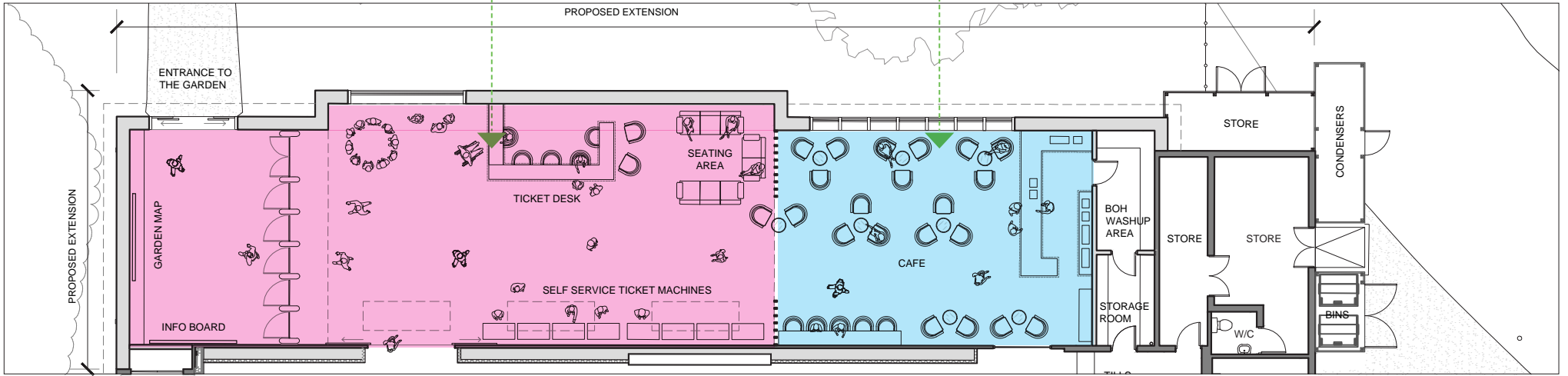
The proposed extension to the ticket entrance building will house both the ticket sales and grab and go cafe. The following diagrams compare the pre-application proposals to the submitted design. The submitted proposals have a larger ticket area with smaller cafe to reflect the need for enlarged visitor entrance facilities.



Previously proposed Ticket Kiosk (approx 55 m²) submitted for pre-application 1 - PE/23/0245



Previously larger Alpine House Cafe proposal (approx 124 m²) submitted for pre-application 1 - PE/23/0245



Submitted proposed Cafe (approx. 58m²) and Ticket Sales (approx 175m²)

Key:

- Proposed new Ticket sales and Turnstiles
- Proposed new Cafe

6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.6 IMPACT ON VIEWS

The proposed extension does not increase the visual mass of the existing structure, thus not materially impacting the Gardens. Internally the design will be light and modern so as not to compete with the views out to the garden.



Proposed visual from inside the new extension the ticket desk, ticket machines and turnstile entry to the Gardens



Proposed visual of the new cafe



Precedent image of the cafe at the Weston with a view to the gardens



Precedent image at the Gardener's Retreat Cafe, Norwich



Precedent image at Hilltop Lodge RHS Garden Hyde Hall, Essex



Precedent Cafe at Chiswick House, London

6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.7 PROPOSED EXTERNAL ELEVATIONS

The proposed elevations highlight the new extension to the south west elevation.

The exterior of the extension will be clad in horizontal timber cladding to match the existing building and is punctuated with new glazing to break up the facade to create an engaging, active frontage.

There is a slightly higher portion of roof above the cafe which breaks up the elevation, which is proposed to be clad in a dark metal to match the existing material palette whilst retaining the datum of timber cladding.



Proposed north west elevation (entrance from car park)



Proposed south east elevation



Proposed south west elevation (new entrance to and from garden)



Proposed north east elevation (no change)

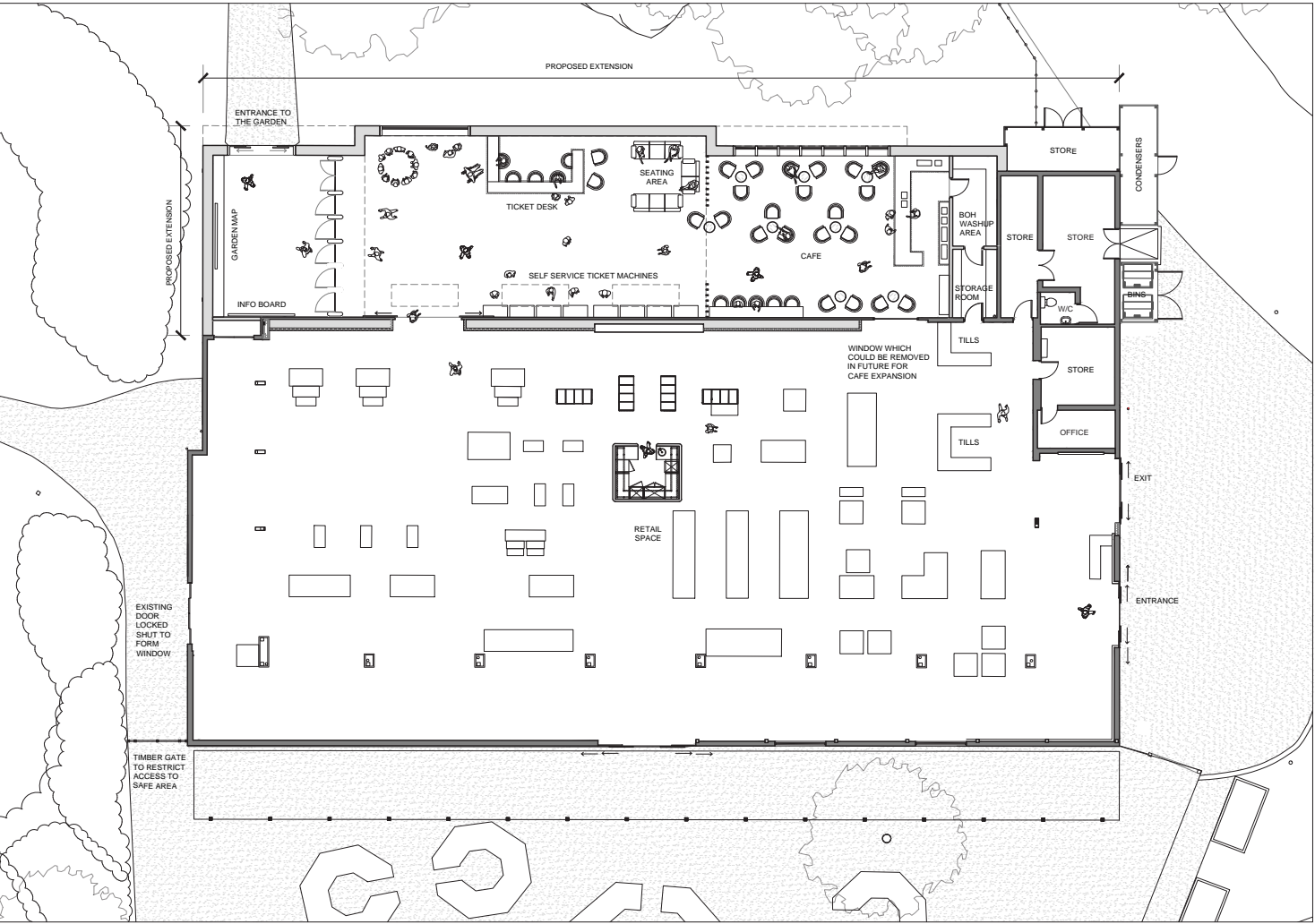
6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.8 FUTURE-PROOFING FOR EXPANSION

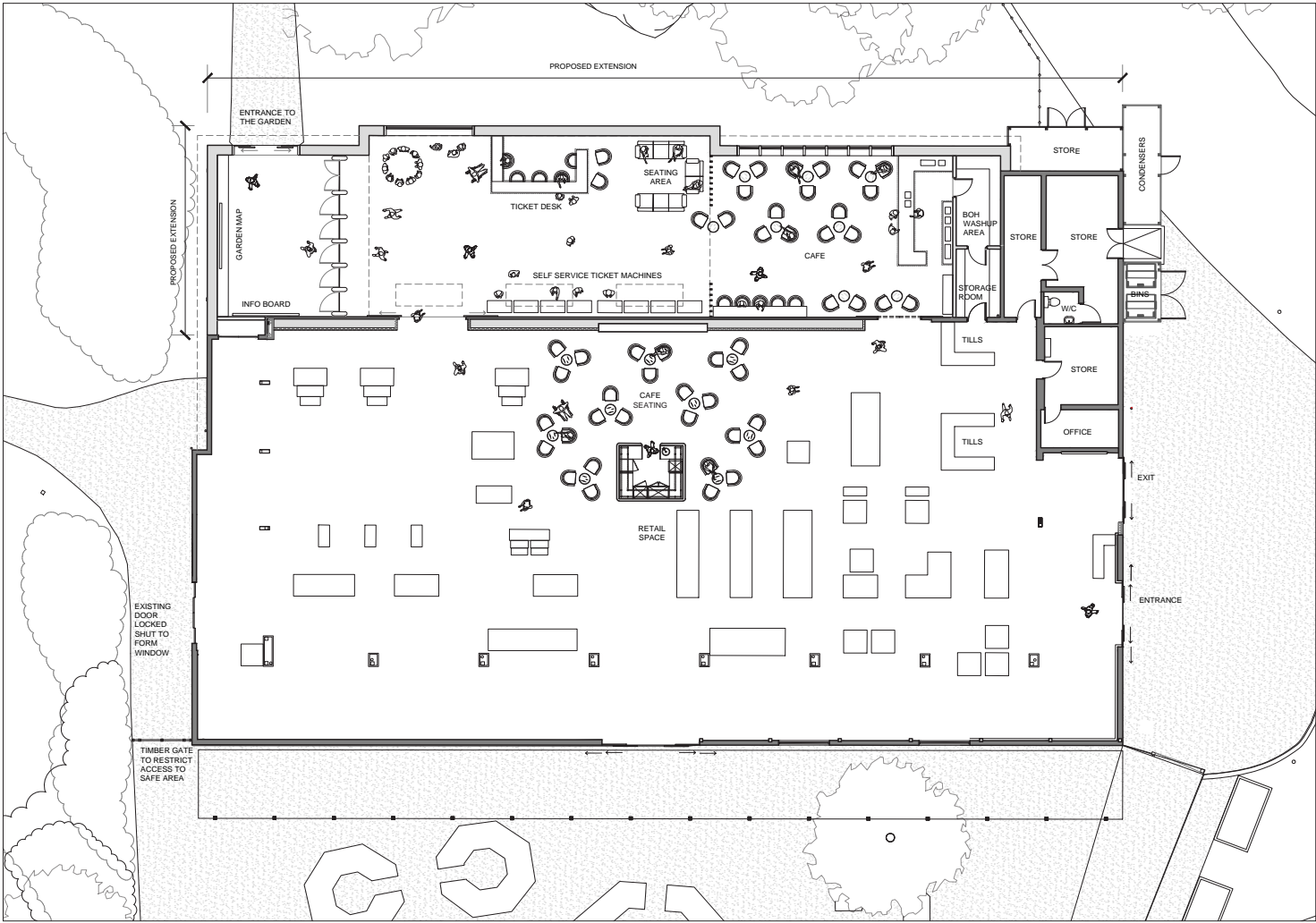
HDC and HE have highlighted during the pre-application process that the cafe is small in relation to this area of the site and that the applicant should explore how the cafe could be expanded internally to avoid a future application to expand into the gardens.

Since the pre-application the cafe layout has been adapted and a window added to the main space which would allow a future connection into the glasshouse, as well as allowing views through the cafe.

The plan to the right shows how the display units could be reduced to provide an expanded area of seating within the original glasshouse footprint, thus not adding pressure in the future for further expansion.



Proposed ground floor plan showing baseline proposals for the cafe



Proposed ground floor plan showing an expanded cafe internally

6.1 GARDEN SHOP ENTRANCE BUILDING

6.1.9 SUMMARY

In summary, the proposals will:

- Create a cohesive entrance and exit route to the gardens which will improve the visitor experience to the gardens, encouraging visitors to discover the house through key historic entrance views.
- Introduce views into the Gardens before purchasing a ticket.
- Reduce visitor pressure on the Stable Block and surrounding historic core by distributing visitor infrastructure around the site.
- Create a high quality grab and go cafe in an area of minimal significance
- Improve the southern facade of the existing retail building.
- Be in line with the Conservation Management Plan for this area of the site.



Proposed visual showing the view to the Gardens through the picture window in the new extension



Proposed view showing the extension largely screened by trees from the path to the south

6.2 STABLE BLOCK



6.2 STABLE BLOCK

6.2.1 INTRODUCTION AND BUILDING DESCRIPTION

The Stable Block is located immediately to the north of Leonardslee House and neighbours the Former Generator Block. It is made up of an ensemble of buildings and its significance lies within its proximity to the Grade II listed Leonardslee House, and is therefore considered Curtilage listed.

The building is built in Horsham sandstone, with pitched slate roofs and a clock tower believed to have been installed in the 1980s denoting the central section of the U-shaped block. Massing varies between one to two stories, resulting in an irregular roofline indicative of the likely piecemeal development of the complex.

There are a number of timber sash dormer windows to the lower western range roof with timber casement windows across the rest of the buildings which make up the Stable Block.

A modern addition is the glazed lean-to sun room to Honey Cottage, a further one is the existing entrance to the cafe with two sets of uPVC French doors to and from the courtyard connected to a historic timber frame. One single storey elevation facing west into the courtyard appears to have been added in the 1980s with a different type of stone and window fenestration to the rest of the complex.



Existing internal west elevation



View to the Clocktower Cafe from the courtyard entrance



North elevation of the west range



Cafe seating inside Clocktower Cafe



View of historic timbers within the modern conservatory

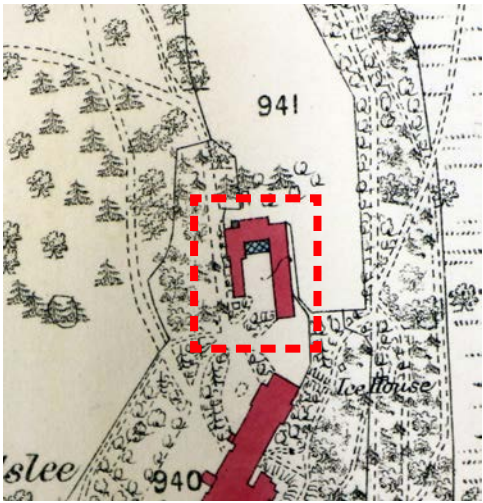
6.2 STABLE BLOCK

6.2.2 HISTORIC DEVELOPMENT

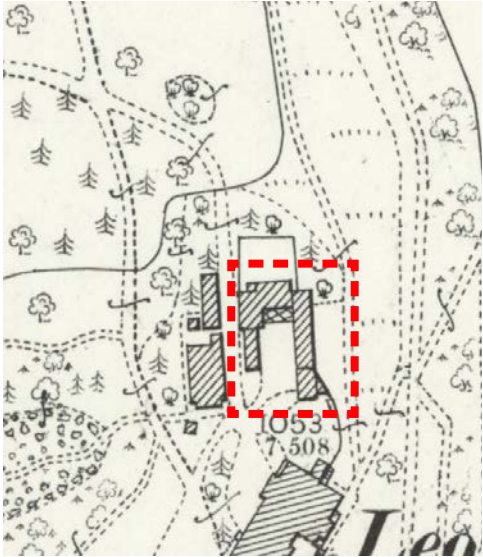
The Carriage House and Stables were built in the mid 19th century, in approximately 1856, shortly after Leonardslee House was built. The character of which can still be read today in the form of the large carriage doors in the western range. It appears a number of alterations and extensions were introduced between the 1850s and the later 1874 OS map.

A number of small updates continued to be made throughout the latter 19th century and into the early 20th century. These iterations were mainly landscaping and a glazed lean to (since removed).

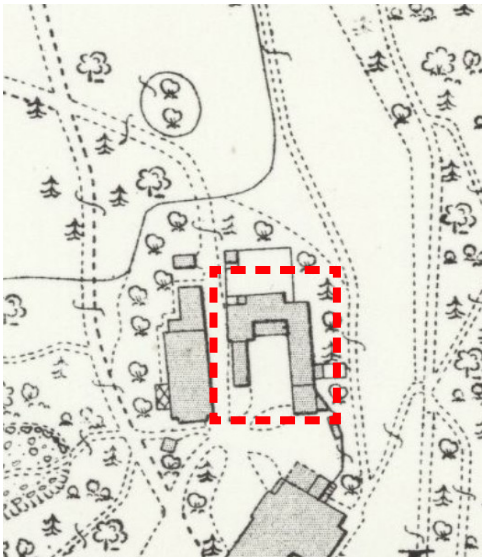
In the 1946 historic aerial photograph seen to the right one can see the Stable Block complex sitting to the right of the Main House at the historic core of the Leonardslee grounds. In 1988, the central block and parts of the east and west estate were converted into a restaurant. The clocktower was replaced during the conversion. The restaurant was converted into the Clocktower Café in 2017 by the current owner.



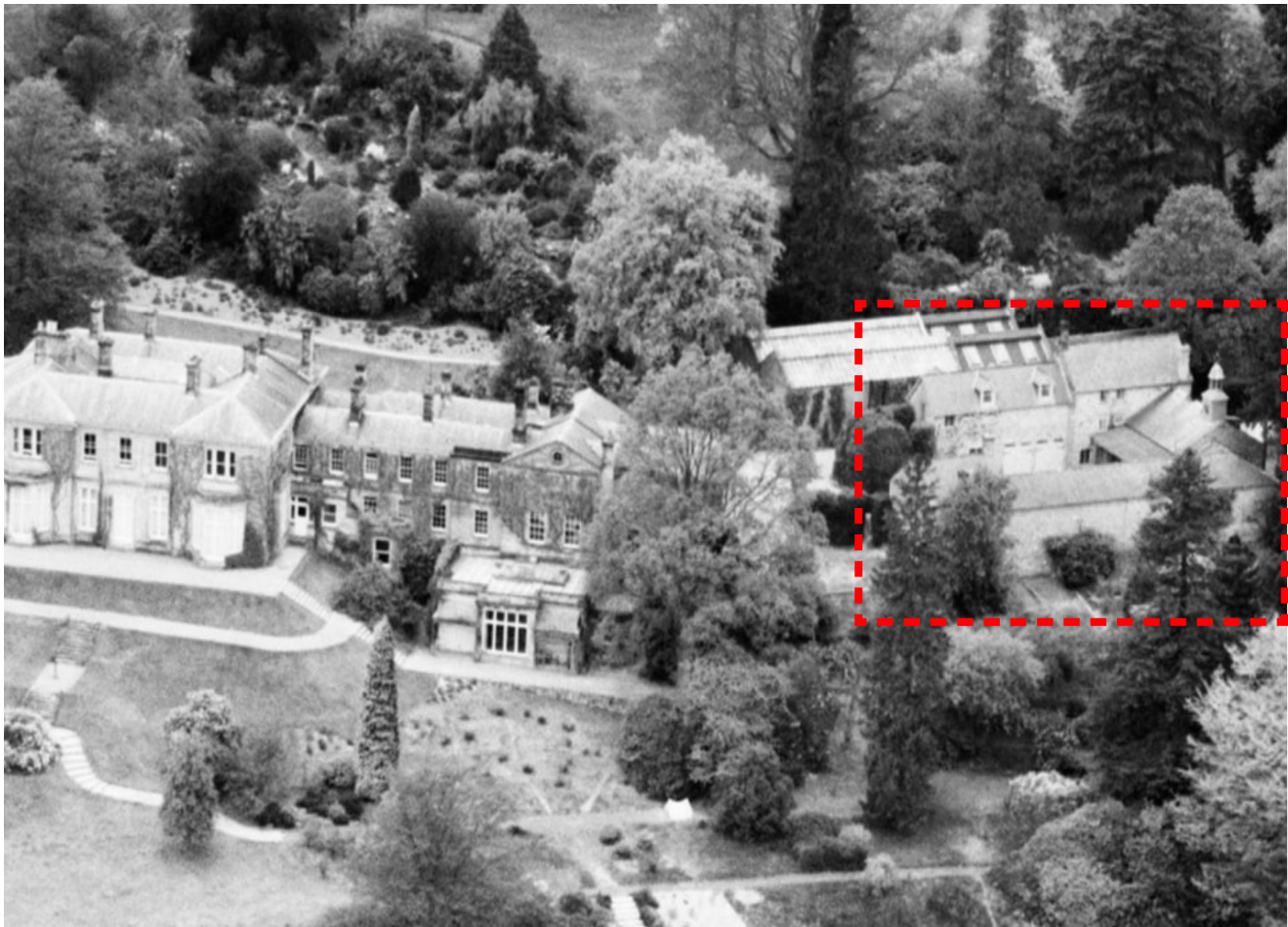
Detail of the Stable Block, 1874 OS Map
(West Sussex Record Office)



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



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



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

6.2 STABLE BLOCK

6.2.3 OPPORTUNITIES AND CONSTRAINTS

The Stable Block is located immediately to the north of the main house. The buildings comprise a U-shaped block featuring the Courtyard Café within the central block, with an adjoining tearoom within the eastern range. There is staff accommodation and unused offices to both the southernmost end and within the west range.

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

Policy 4.2.3 from the CMP discusses the current limitations of the food and beverage offerings and seating capacity at the Stable Block. This is reflected in the proposal for the Stables which includes a refurbishment and enhancement of the cafe into a hot food restaurant, with additional year round seating inside a winter garden, and an external raised terrace for use in summer and shoulder seasons.

The CMP notes make similar comments in their discussion for the opportunity to rearrange and enhance the cafe offering and size. Similarly, the opportunity for the store rooms and upstairs offices to be better utilised as spaces. As a result the proposal reorders the ground floor store rooms into improved WCs and the upstairs staff offices into guest accommodation (discussed in section 6).

The stables currently offers drinks and a limited range of cold snacks, a limited amount of seating is arranged inside and out. There is no hot food available to visitors to the gardens (excluding Interlude) this should be considered along with a larger quantity of seating to give visitors the ability to prolong their visit to the gardens.

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

Opportunity for change:
The cafe area is small for the size of the gardens and there is opportunities to rearrange the spaces within the stables.

CMP Notes for the Opportunity for Change - section 6, page 119

Opportunity for change:
There is the opportunity to make changes to the cafe area internally to re-imagine the layout or change the use if the cafe was to be relocated elsewhere on the estate.

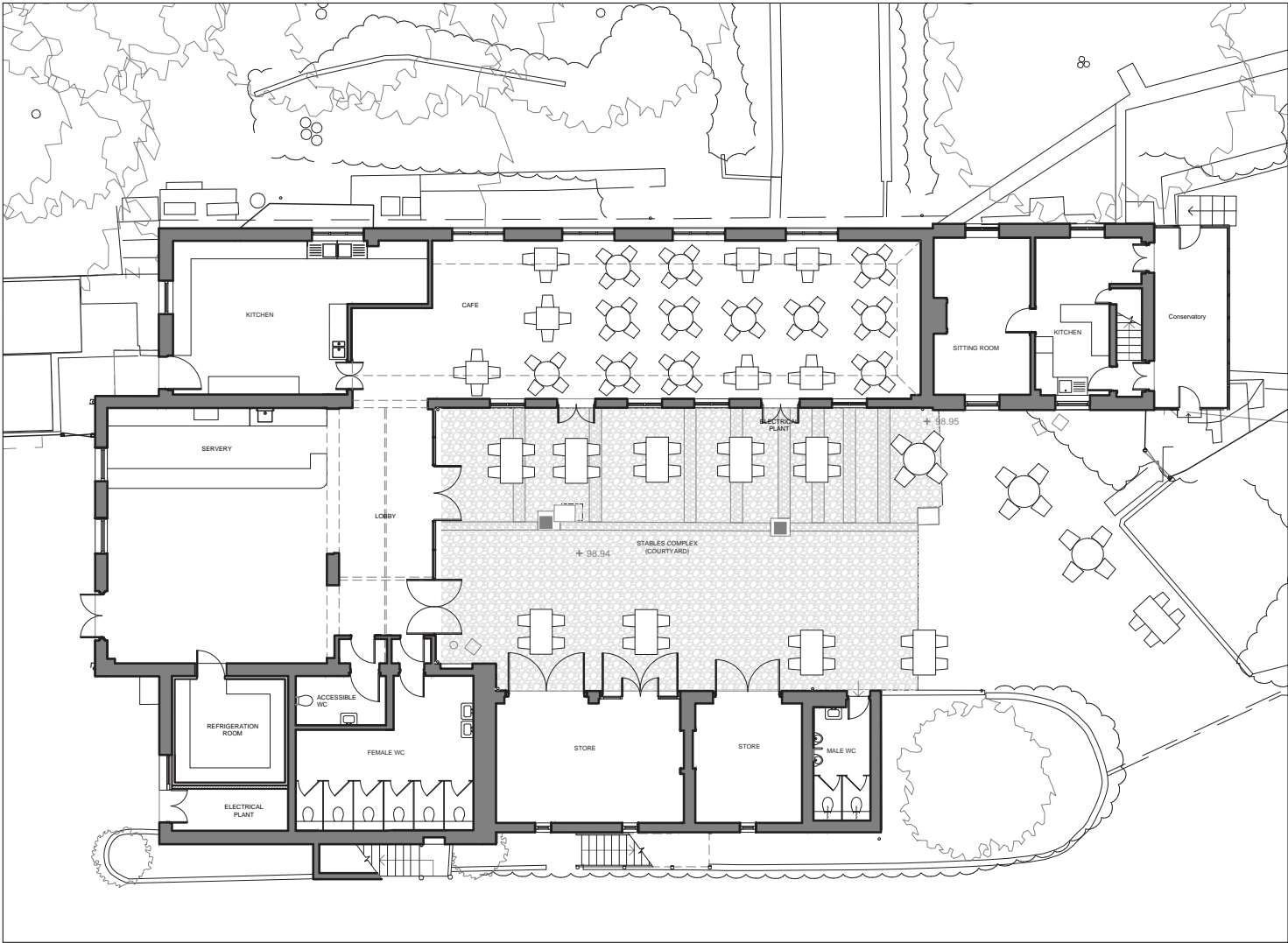
CMP Notes for the Opportunity for Change - section 6, page 121

Opportunity for change:
These rooms are very spacious for stock rooms and could be arranged to provide additional cafe space.

CMP Notes for the Stockrooms Opportunity for Change - section 6, page 124

Opportunity for change:
This is a good size office but could be combined with the adjacent office to create one large space.

CMP Notes for the Offices Opportunity for Change - section 6, page 127



Existing ground floor plan