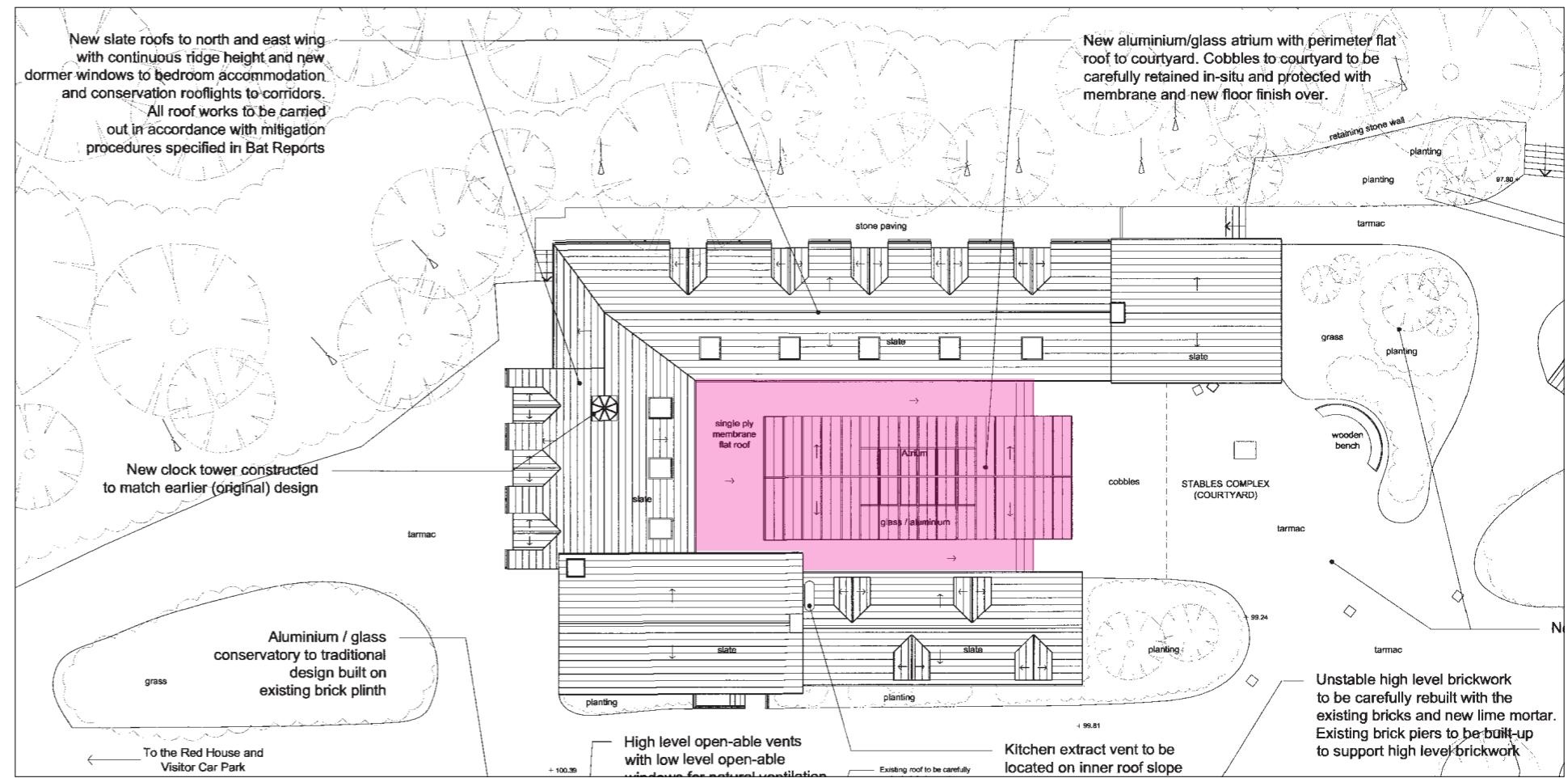


6.2 STABLE BLOCK

6.2.4 PREVIOUS PROPOSALS

Horsham District Council granted planning permission in 2012 for the previous owner of the Leonardslee Estate which involved increasing the ridge height to the eastern wing of the stable block to add a second storey of accommodation, as well as covering the majority of the courtyard with a central glazed lantern with a flat roof to the perimeter and stone external walls, highlighted in pink to the right.

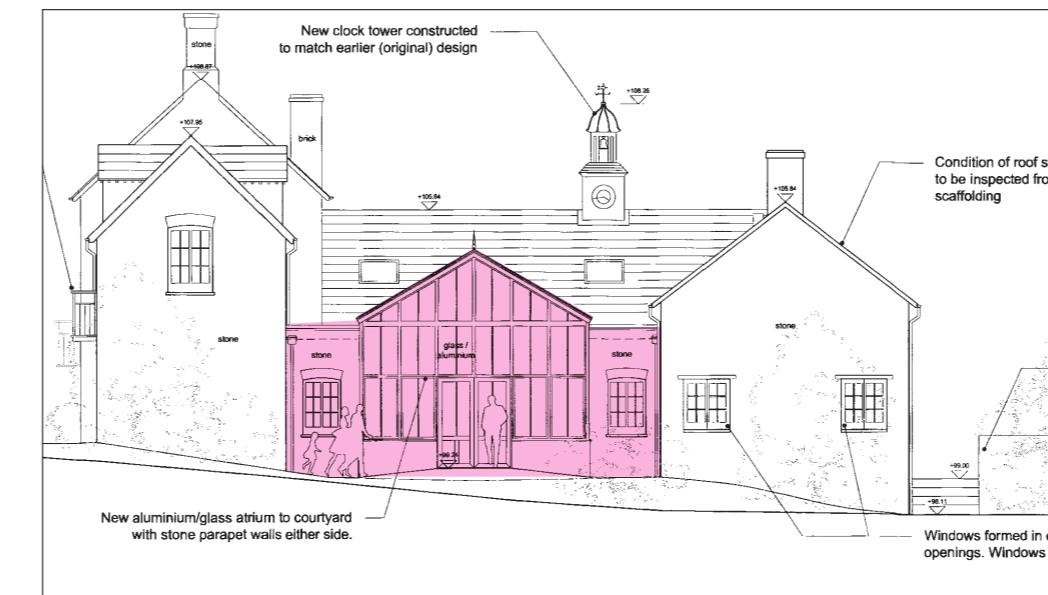
The proposals which are outlined in this document illustrate a much smaller, more refined, lightweight extension in the courtyard without raising the roof pitch of the historic roofline. The proposals also utilise the outdoor space to the perimeter of the building by creating additional outdoor seating reducing the need to extend the building further as the previous application had permitted.



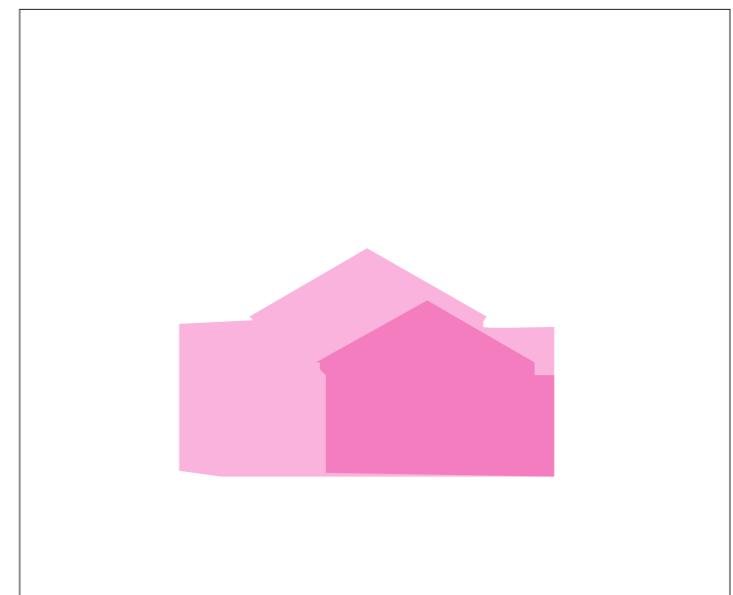
Approved proposed plan from 2012 planning application. Ref: DC/12/1892 showing the courtyard fully infilled (pink)



Current Purcell proposals



Approved proposed elevation from 2012 planning application. Ref: DC/12/1892 showing the courtyard fully infilled (pink)



Comparison showing reduction in section from previously consented proposals (light pink) to the submitted proposals (dark pink)

6.2 STABLE BLOCK

6.2.5 DESIGN DEVELOPMENT AND PRE-APP FEEDBACK

The design of the stable block has been developed through an ongoing dialogue with Horsham District Council (HDC) and Historic England (HE).

The initial submission involved covering the perimeter of the courtyard with a fixed roof, and a central covered area with a retractable roof.

The following comments were received which resulted in a redesign of the approach taken:

- *"The roofing and enclosure of the stable yard is the most contentious part of the proposal from a heritage perspective."*
- *"The openness of this area creates opportunity to appreciate and understand the historic significance of this stable complex."*
- *"The proposed enclosure with an overtly modern construction design and re flooring of the yard would have a harmful impact on the special interest of the listed building."*
- *"A compromise would be a timber structure supporting fabric canopies and set away from the existing eaves and walls to avoid physically harmful weather junctions."*
- *"Reluctant to agree the covering of the stone floor albeit with glazed panels." and "Perhaps some levelling over of the floor is possible but I would like a large proportion of the yard floor exposed."*

The revised design introduced a smaller transparent winter garden into the central courtyard. This change is supported by HDC whereby the following comments were provided at the second pre-application meeting

- *"Emphasis on traditional timber detailing in keeping with the historic stable block"*
- *"While HE think the conservatory would cause some harm to the understanding of this area as former stables and the appreciation of their elevations, HDC and HE agree that there is some justification for it and that it will deliver improvements to the appearance of the existing entrance.."*

The finalised proposals submitted in the document therefore provide further detail surrounding the traditional detailing of the proposed winter garden and further outline the improvements to the appearance of the existing entrance.



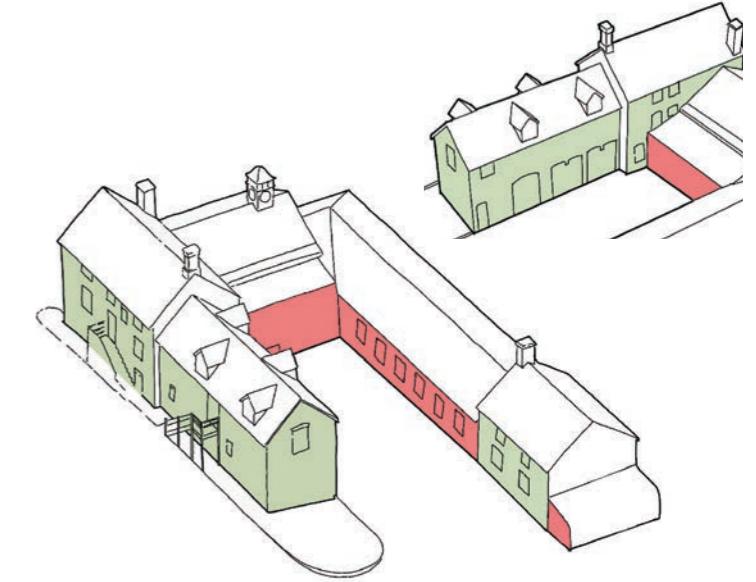
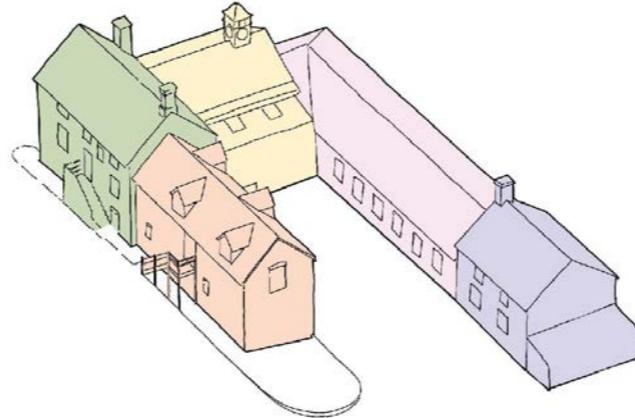
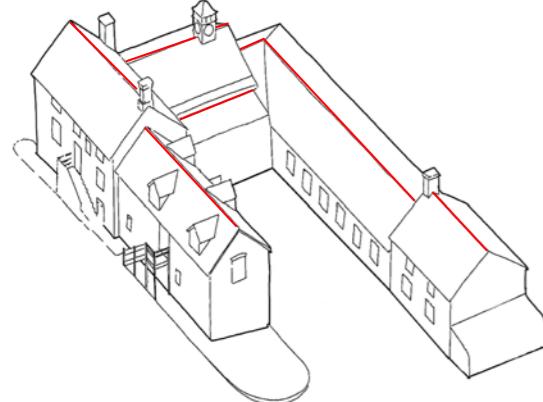
Design submitted as part of pre-application 1



Design submitted as part of pre-application 2

6.2 STABLE BLOCK

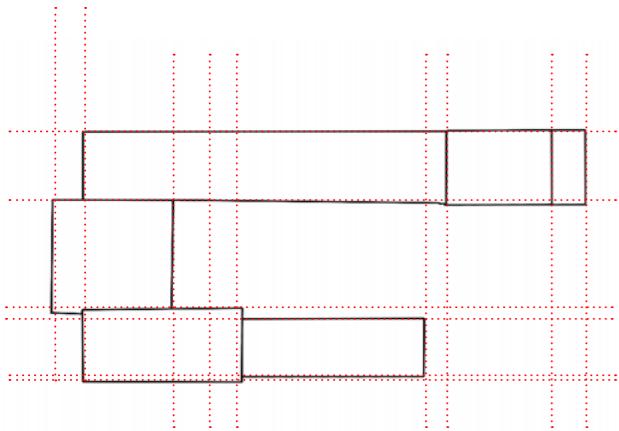
6.2.6 OPPORTUNITIES AND CONSTRAINTS



“THE STABLE BLOCK”

Whilst not listed as a designated heritage asset within its own right, the Stable Block is included within the listing description of Leonardslee House. The entry into the listing describes the block as a single entity: “A U-shaped range of the carriage house and stables surmounted by a clock tower; built during the 1850s”;

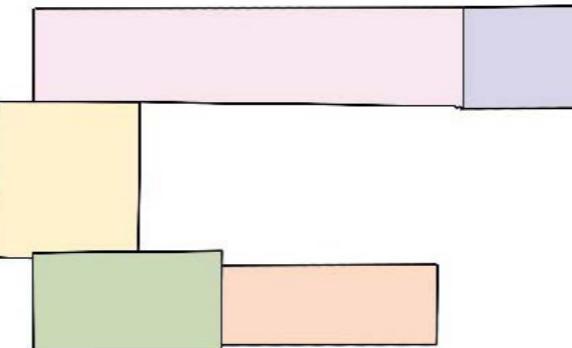
The Stable Block is not however a formal U-shaped courtyard of equal proportions as is typical on other similar Estates. There are several changes in external wall line, ridge and eaves heights and fenestration types; indicating that the buildings were arranged to enclose a courtyard for practical reasons stemming from a vernacular, rather than an architectural concept.



ARCHITECTURAL ENSEMBLE

The stable block consist of 5 separate buildings which traditionally would have been constructed to house separate functions:

- Horses / Stables / Hay
- Carriages / Carriage House / Cars
- Coachman / Drivers / Groomsmen Cottages and Accommodation

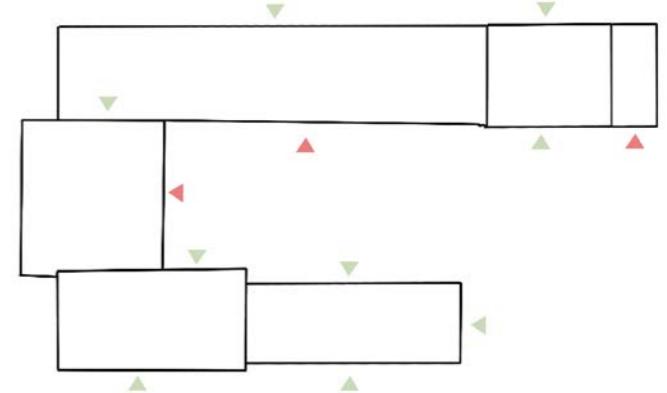


ASSESSMENT OF HERITAGE VALUE

Site assessments support that the majority of façades are historic, and have been altered very little. There are three notable non-original façades:

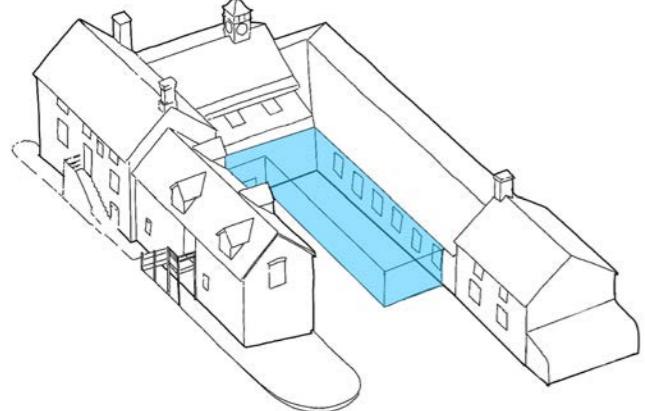
- Site analysis shows a historic timber structure that was likely to be an open canopy, and which has been clad in UPVC when the conversion to the restaurant took place in the 1980s.
- The north facade of the stables appears to have been rebuilt which is evident by the modern stonework and window fenestration.
- The glazed conservatory to Honey Cottage is a clearly modern addition.

Site assessments support that the majority of façades are historic, and have been altered very little. There are three notable non-original façades:



6.2 STABLE BLOCK

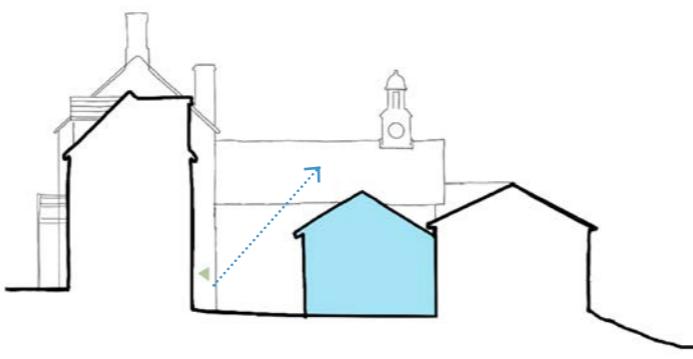
6.2.7 OPPORTUNITIES AND CONSTRAINTS



NATURAL PLACE TO EXTEND

These working buildings have a long lineage of extensions and adaptations to suit the changing need of transport, technology and living requirements, and other than some staff accommodation these buildings are no longer utilised for their original functions. This proposed further stage of development is the natural evolution for the Stable Block, in order to secure the long term future of the Stable Block and wider Leonardslee Estate.

The natural place for an extension to the stable block is to adjoin non historic and previously altered façades of the former stables, and replace the low quality reconstruction of a canopy below the clock tower elevation where change has already occurred.



ECHOING THE EXISTING FORMS

The dominant vernacular of the buildings is a rectilinear pitched roof form. The design proposal will respect the surrounding forms whilst a lower ridge and eaves will ensure subservience to historic surrounding context.

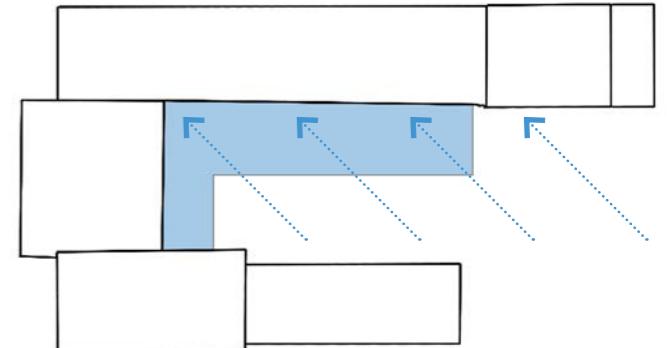
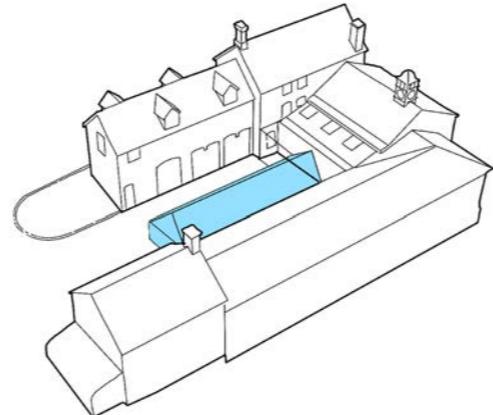
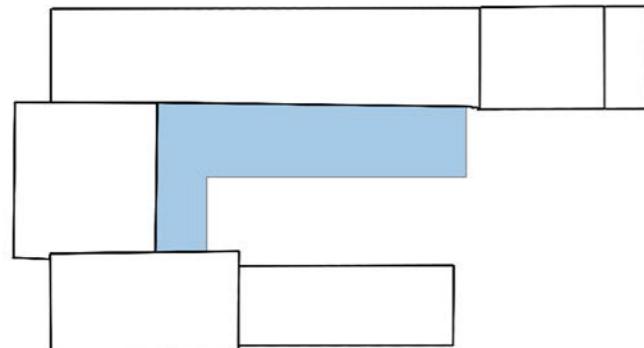
The pitched form will allow an aspect to the sky from adjacent to the carriage house, and allow views to the clock tower to remain.



A TRANSPARENT STRUCTURE

Whilst the mass will reference the historic forms, the base will be glazed to allow views through to the courtyard.

The character of the extension will appear as a blend of contemporary in its materiality whilst steeped in references to the surrounding historic architecture.



6.2 STABLE BLOCK

6.2.8 PROPOSED GROUND FLOOR PLAN

As part of consolidating the food and beverage offering at the Leonardslee Estate, the Clock Tower Cafe will be re-branded, serving freshly cooked hot meals, as opposed to pre-prepared grab and go food and hot drinks.

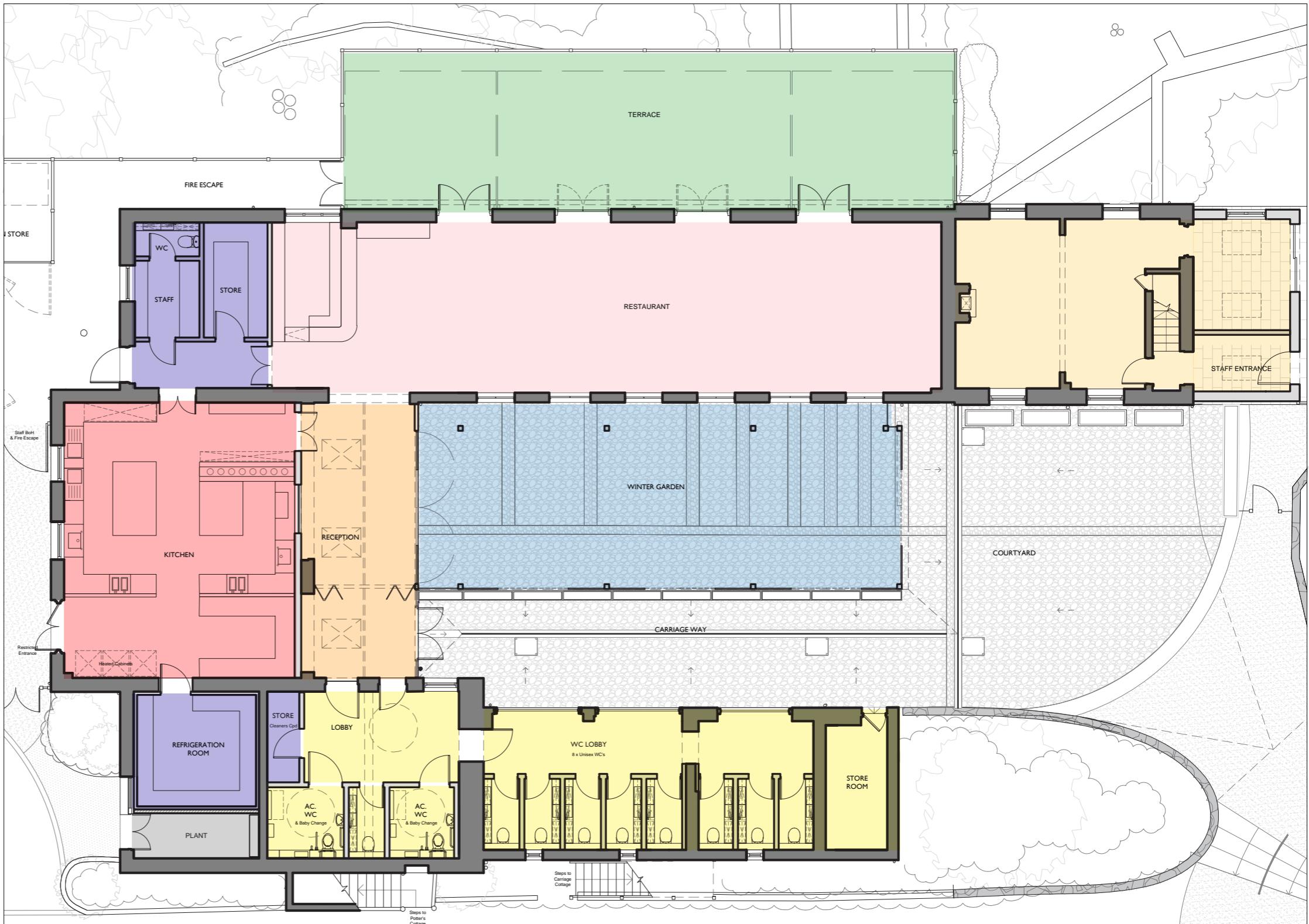
The cafe is already at capacity and is overwhelmed when large groups arrive and at busy times.

The submitted proposals include:

- Improved kitchen facilities below the clock tower area with dedicated staff changing area and staff WC
- Upgraded accessible WC facilities in the former Carriage House for visitors to the restaurant.
- Sensitive winter garden extension to the courtyard to create additional covered dining covers for all season use. This will require the levelling of the courtyard to improve accessibility, ensuring the improved offering will be open for all to use, with cobbles recorded and reinstated to preserve character.
- Raised lightweight viewing terrace to the East overlooking the gardens.
- Reinstating the blocked up window to the lean-to

Key:

- Winter Garden
- Indoor Dining Area
- External Terrace
- Bar
- Reception / Entrance
- Kitchen
- WCs in former Carriage House
- Plant Rooms
- Storage / BoH
- Proposals for Honey Cottage refer to section 6.6



6.2 STABLE BLOCK

6.2.9 IMPACT ON VIEWS

The glazed winter garden has been designed to sit within the courtyard of the former stables as opposed to covering it fully, adjoining the two non original façades with least historic value (please see site analysis diagrams).

The connection to the existing roofs is subservient below the existing eaves line and is non destructive, thus not harming the existing building form. In addition the low quality modern uPVC lean to glazing of the existing entrance will be replaced with a more in keeping painted timber glazed screen and a slate roof with conservation rooflights, thus improving the quality of the existing structure.

The dominant vernacular of the buildings is a rectilinear pitched roof form. The design proposal will respect the surrounding forms whilst a lower ridge and eaves will ensure subservience to historic surrounding context.

The proposed pitched form and glazing will create a connection between the interior and exterior whilst retaining views to the Carriage House and Clocktower.



View of historic timbers within the modern conservatory



Key plan



Proposed external visual showing views to the historic façades

6.2 STABLE BLOCK

6.2.10 DETAIL PROPOSALS - PROPOSED INTERIORS

The proposal is for a glazed facade to allow views through to the former stables and a partially glazed roof to ensure a light bright space in the sheltered courtyard.

The glazed structure will allow views out to the historic carriage doors on the two storey west elevation through the glazed windows and roof. The new intervention has been designed to be visually permeable, through its materiality, form and massing, ensuring the understanding of the courtyard stable plan remains legible and appreciable.

Traditional painted timber internal detailing will echo the vernacular of the stables and provide a bright and airy dining space for visitors to enjoy.



Precedent winter garden image



Precedent winter garden image



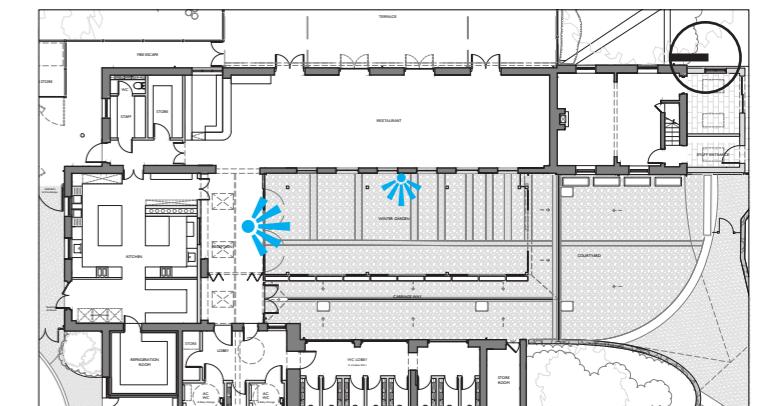
Precedent oak peg detailing



Proposed internal visual showing views to the historic façades



Proposed external visual showing views to the historic façades



Key plan

6.2 STABLE BLOCK

6.2.11 COURTYARD PROPOSALS

The existing cobbles appear to be from the 19th century, and are considered highly significant. They do however pose issues in terms of level access for visitors in wheelchairs, elderly visitors and visitors with buggies due to their uneven nature. There are also modern drains with unsympathetic repairs which have been inserted over time.

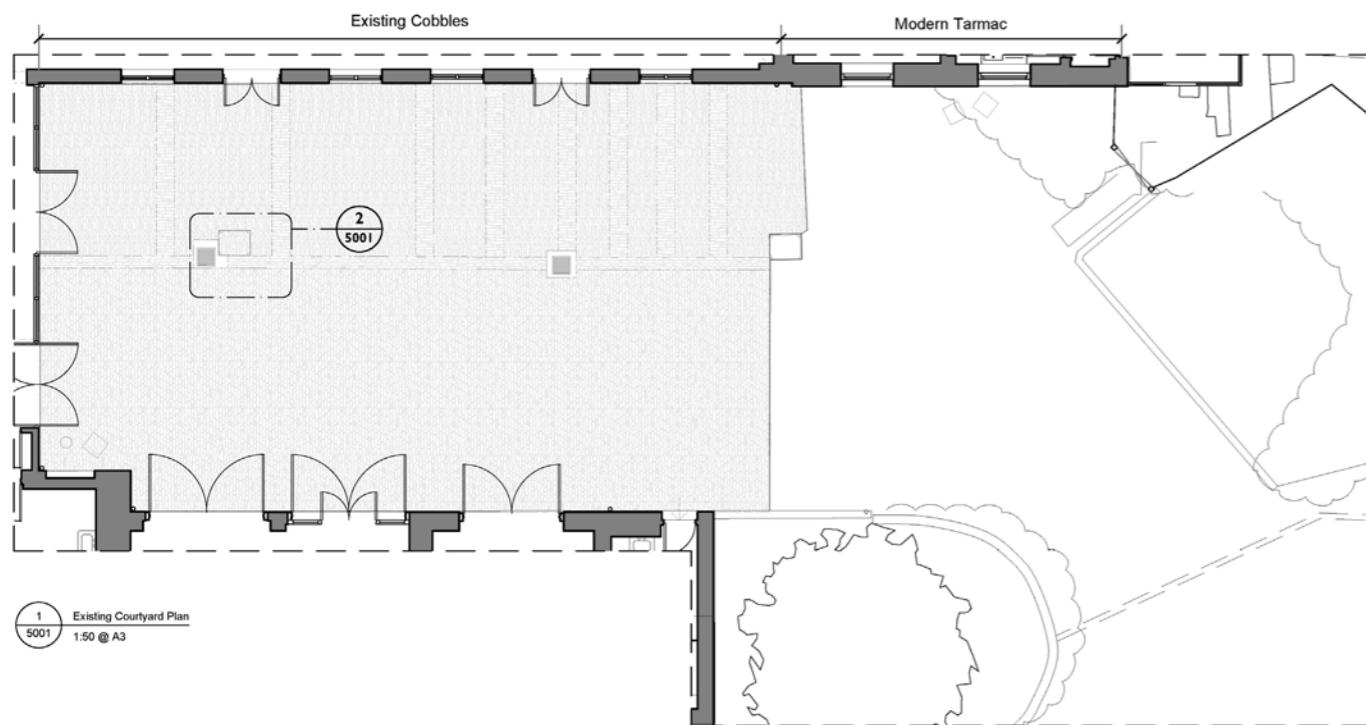
To improve accessibility and the aesthetic of the courtyard it is proposed to:

- Record and carefully lift the existing cobbles, recording positions and storing the cobbles in their specific order.
- Install new discreet drainage in a location which accommodates the extension.
- Relay the existing cobbles in their existing positions to a flatter surface with flush bed joints which expose the arris of the cobbles but provide an improved surface for mobility

To improve the overall aesthetic of the courtyard, it is proposed to replace the area of hardstanding to the south which is currently tarmaced with modern cobbles or a similar tone and size so that the courtyard is more legible as an area.

Site investigations were undertaken to ensure that the cobbles could be carefully lifted and relaid without damage, and that the resulting surface would be improved. The existing cobbles varied in size between by were a relatively consistent depth. The two barriers to accessibility were the sharpened changes in level and the eroded bedding between the individual cobbles.

By carefully lifting and relaying the cobbles, the sharper changes in level will be reduced, and the bed joints will be set flush to expose the arris of the cobbles but retain the character, layout and position of the existing cobbles with improved accessibility. Inensitive repairs will not be reinstated, with new cobbles inserted to these areas.



Existing Courtyard Plan



Existing cobbles to the courtyard



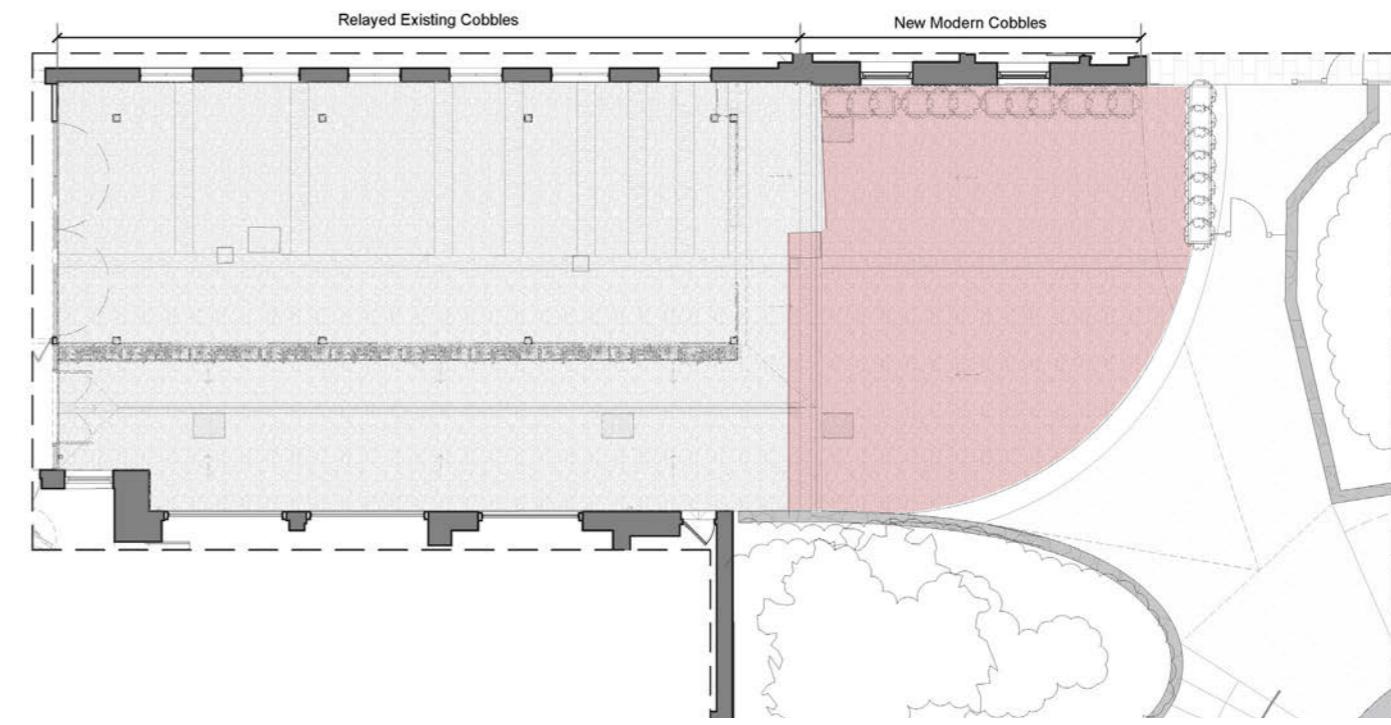
Cobbles within the stable yard showing areas of modern repair and alteration



Images of the site investigations undertaken in September 2024 showing consistent depths of cobbles.



Example image of cobbles laid in a more accessible fashion. Cobbles will be extended to the front of Honey Cottage to expand the existing aesthetic and enhance the setting from continuity of finishes.



Proposed Courtyard Plan