

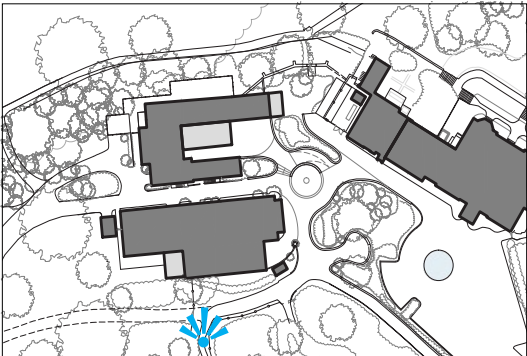
6.3 FORMER GENERATOR BLOCK

6.3.10 SUMMARY

The submitted proposals have been revised since pre-application and reduced in scale to ensure reduce potential visitor pressure on the centre of the site. The proposed spaces will accommodate larger groups which already visit Leonardslee however cannot be accommodated in the existing rooms provided. Additional WC facilities to the former generator block will improve the accessibility of the site and the overall visitor experience.

Due to the existing brick parapet walls, the proposed roof to the existing courtyard will have a minimal impact on the views from within the garden. The images (right) highlight the key view that will be impacted by the proposals.

The redevelopment of the courtyard to reinstate the historic roof form will better use an underutilised space, in line with CMP policy 4.2.3 and provide a supplementary use to the stable block. The refurbishment of the greenhouse is in line with the opportunity for change in the CMP and will provide a more functional space.



Key Plan



Existing view



Proposed view showing the discreet pitched metal roof within the brick courtyard walls

6.4 ENGINE HOUSE



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6.4.1 INTRODUCTION AND BUILDING DESCRIPTION

The Engine House sits in the base of the valley, adjacent to the Lakes within the Gardens. Its significance owes to its proximity to and association with the Grade II listed Leonardslee House.

The structure was formerly utilised to provide water to the estate from the adjacent ponds and has been converted into a small cafe, serving hot drinks and light refreshments. It is the only place for refreshments in the gardens, therefore is very well used in all seasons as a place to sit, rest and enjoy the view.

The Engine House is a single storey, red brick building with a steeply pitched, peg-tile roof and timber barge boards. There is a timber window high within the gable end of the east elevation and a low level timber casement window to the south. The entrance door to the north is a solid timber door.

A small terrace with large stone pavers and a brick base lies to the east, with built-in seating overlooking the lakes. It has an aging railing which does not conform to the latest building regulations.

Internally there is a singular space which was refurbished in 2017 with a modern fit out. The interior consists of white washed plastered brickwork with black painted tie beams throughout the space. A historic water tank believed to be from the building's previous life is still in situ and painted black.



Historic water tank



Photos of the exterior of the existing Engine House



Photo of the interior of the Engine House

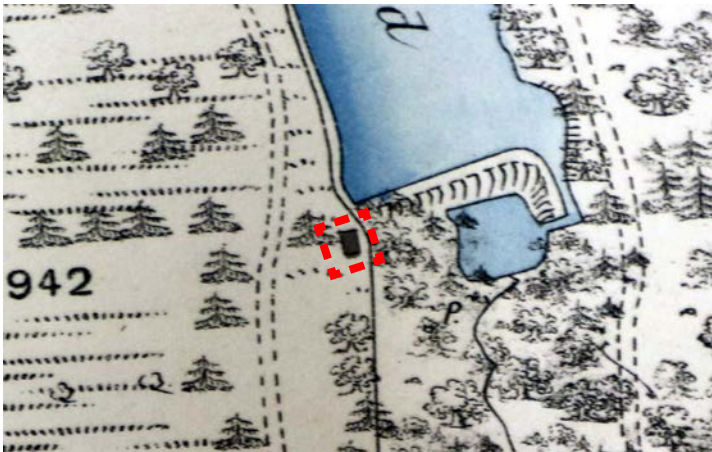
6.4 ENGINE HOUSE

6.4.2 HISTORIC DEVELOPMENT

The exact date the Engine House was built in unknown, however it is speculated to have been between 1854 and 1876. It was built at the south-west corner of Engine Pond to pump water from the lake up to Leonardslee House and to provide the estate's water supply prior to the days of mains water. It is suspected that it was originally a timber construction denoted by the grey hatching on the 1876 OS Map, which indicates a different footprint orientation to the current building.

However, by 1896 the original Engine House had been rebuilt to form the current brick building as we know it today. Mains water was supplied to the parish of Lower Beeding by 1938. This was most likely the time when Leonardslee House was connected to the mains water supply and it was probably at this point that the Engine House and its technology became redundant. It lay empty for a number of years before it was refurbished into the cafe and terrace we see there now in 2017.

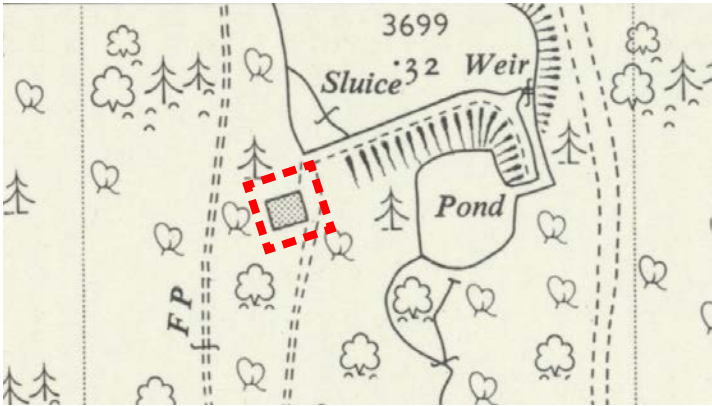
The Engine House is considered curtilage listed. There is evidence of a large chimney having being capped from the rear of the building, suggesting a more distinctively industrial appearance in the past.



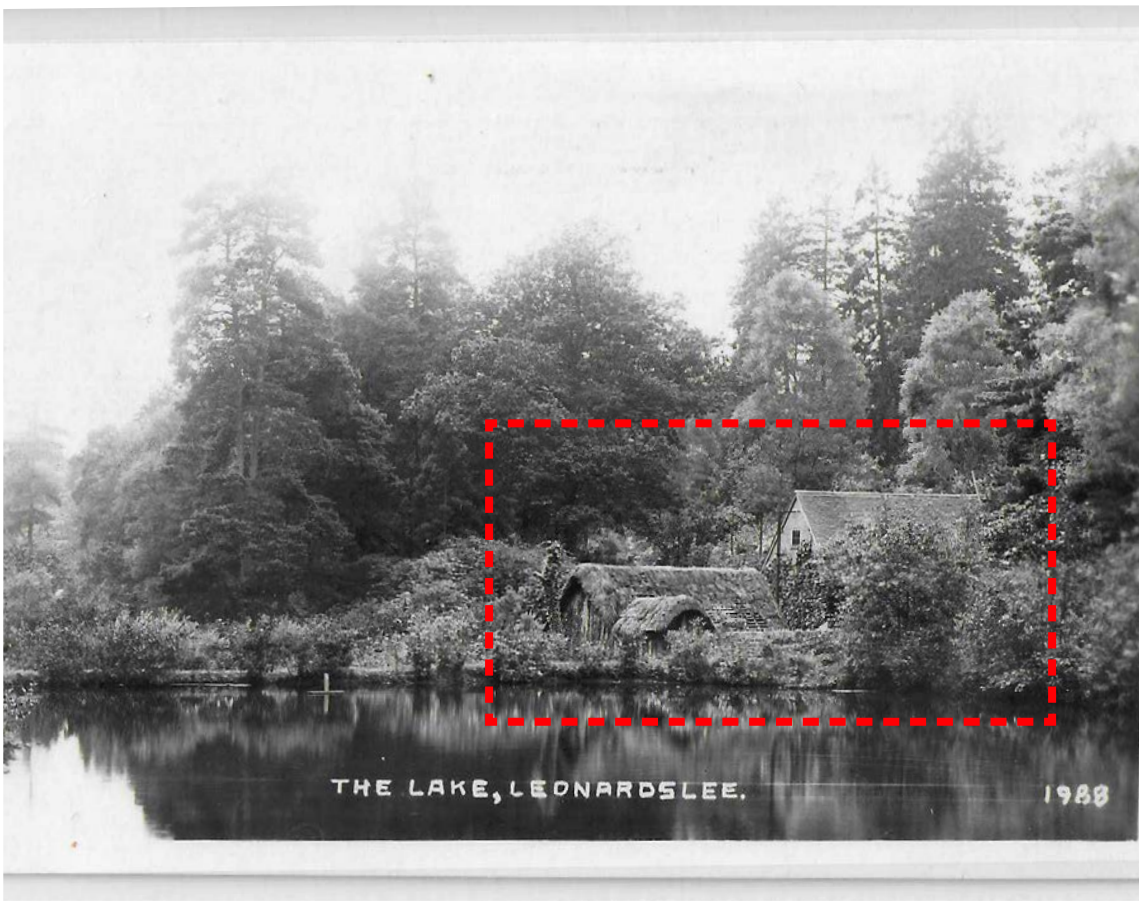
Detail of the Engine House, 1874 OS Map (National Library of Scotland)



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



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



Historic photograph looking towards the Engine Pond to the Engine House, 1988, showing a thatched structure in the foreground which has been removed by the 1957 OS Map (Leonardslee Estate)

6.4 ENGINE HOUSE

6.4.3 OPPORTUNITIES AND CONSTRAINTS

Acting as a small cafe, it is the only place for food and beverages further into the gardens past the Stable Block, therefore is very well used throughout the year.

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

The policies from the CMP discuss the opportunity to expand on the existing Engine House cafe offerings and it being an ideal location for additional WCs further into the site. Therefore, as part of our proposals the cafe is being retained and the existing terrace seating is being expanded to wrap all the way around the building to allow more visitors to stop for longer. To the west elevation a small extension is proposed to house an accessible WC. Further notes on the opportunities for the Engine House discuss much of the same things.

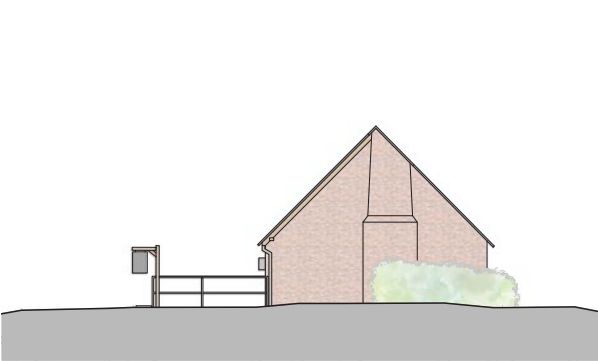
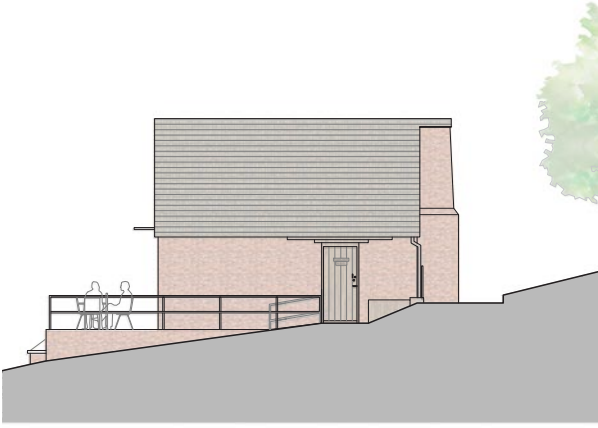
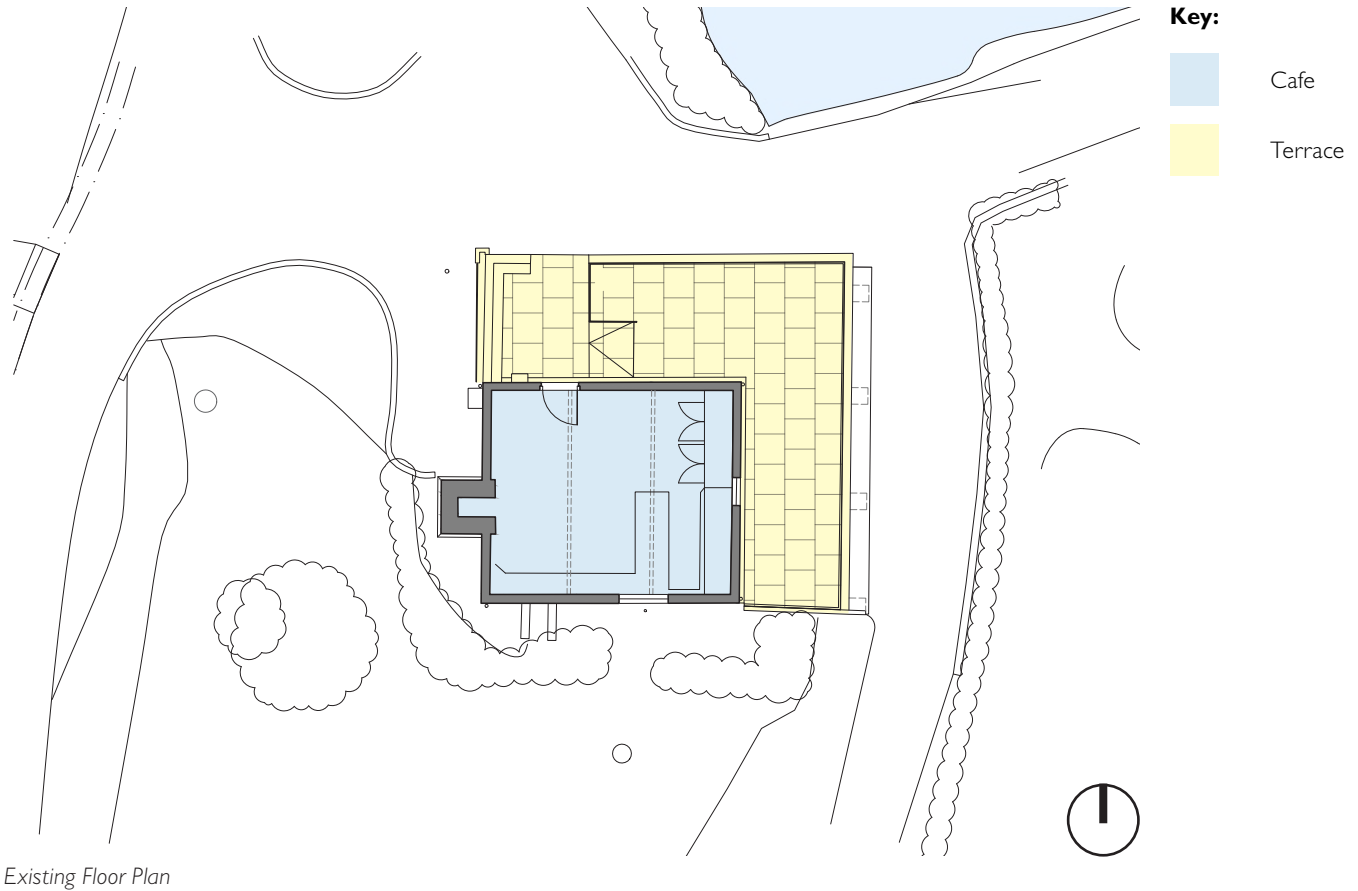
The Engine House located by the lake is used as a seasonal café during the summer, however more could be made of this. Its location by the lake makes it idea for visitors to stop for a warm drink in the winter months to grab a take-away for their walk round the gardens. Being located further away from the main estate buildings would give the opportunity for visitors to make a stop without having to return back up the hill to the stables café.

The future development of the Engine House could be reviewed to include a toilet. The only toilet provision currently is at the Stables, and with such extensive gardens it would be beneficial to have one within the gardens to avoid visitors having to walk back up the hill to the Stables.

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

The engine house has recently been refurbished to create a small take away cafe in the gardens. There is possible opportunity to increase the size of this and to potentially provide toilet facilities and a seating area. Dependant on obtaining the relevant consents.

CMP Notes for the Opportunity for Change - section 6, page 136



6.4 ENGINE HOUSE

6.4.4 PROPOSAL OVERVIEW

It is proposed to add an accessible WC within a small lightweight extension to the western side of the existing building, erect a gate to define a back of house areas for bin storage, and extend the terrace to increase the amount of seating to cope with an existing demand.

Introducing a WC into the gardens will be of great public benefit as currently visitors are required to go back up the valley from the Gardens to use the facilities. The WC has been made accessible to allow all visitors to utilise the facility, with a stained timber shingle roof and timber walls to contrast to the existing mass, clearly defining the extension as subservient. The WC will be installed with an independent Sewage Treatment Plant, additional information on the installation is detailed later in the DAS.

The terrace extension to the south will use matching materials to the existing, to respect the existing material palette. The proposed new guarding will comply with building regulations, meaning the terrace will be family friendly and suitable for all visitors. It will be screened from the approach into the valley by new planting and hedges.

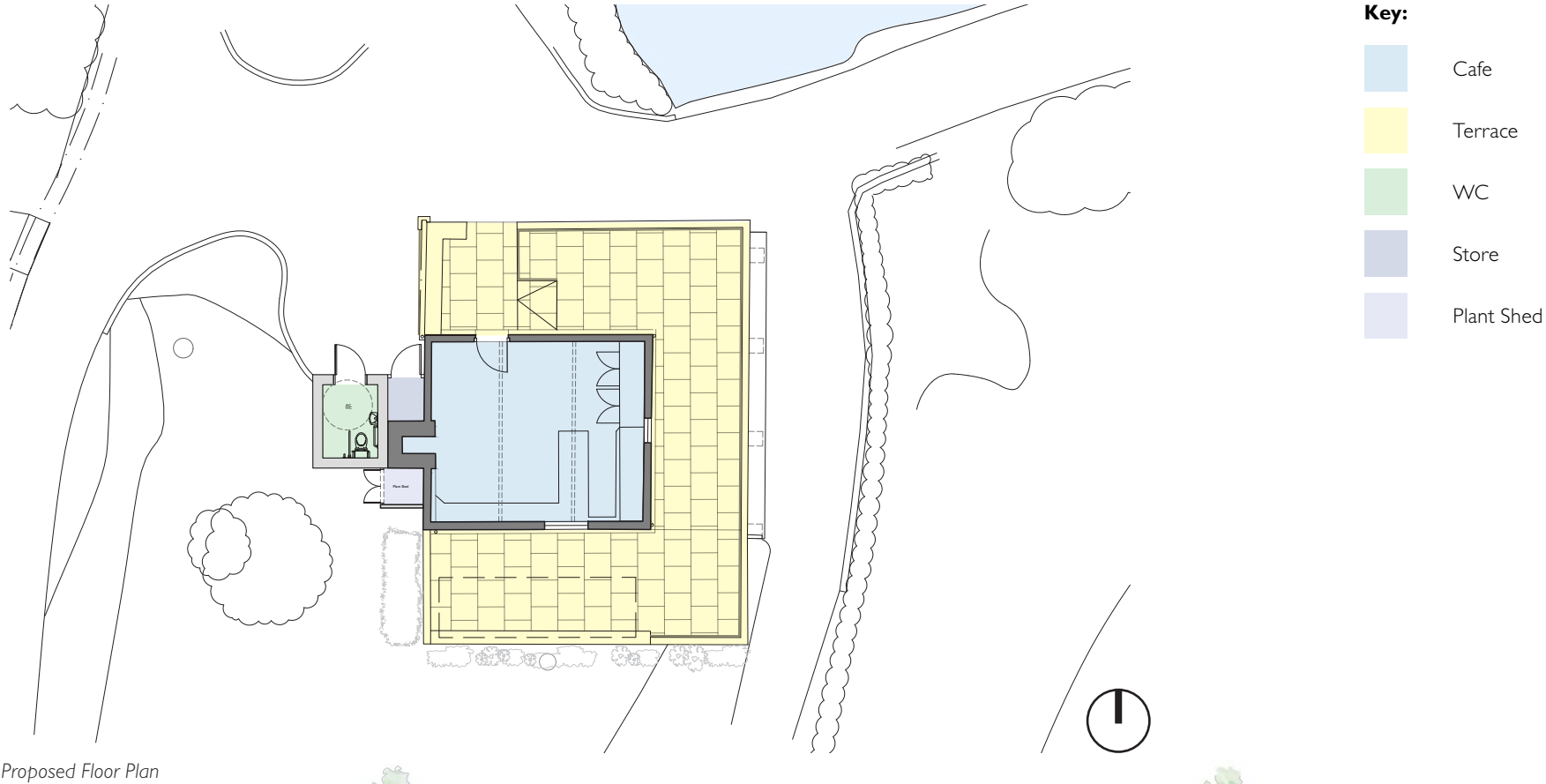
Another key heritage benefit is the reinstatement of the chimney which was believed to have been lost from the rear elevation. The chimney will be reconstructed in brick to match the existing stack, and will be capped with a design based on other similar chimneys.



Weathered timber shingle roof example - image by Branz



Weathered timber boarded wall - Image by SPP



Proposed Floor Plan



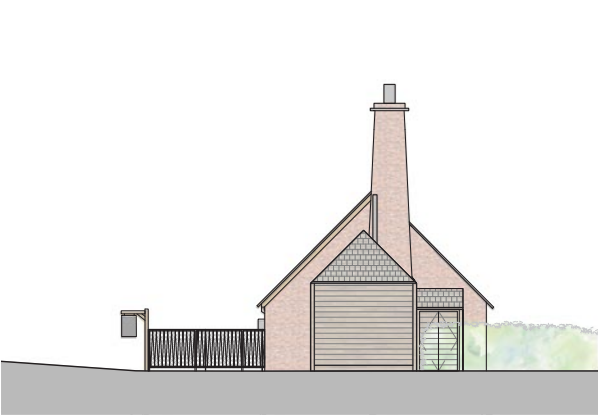
Proposed East Elevation



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation

- Key:**
- Cafe
 - Terrace
 - WC
 - Store
 - Plant Shed

- Key:**
- Existing
 - Proposed

6.4 ENGINE HOUSE

6.4.5 IMPACT ON VIEWS

Four key views of the Engine house from across the lake have been analysed to determine the impact of the proposals on the landscape.

This first view from the South East shows the extension of the terrace, and the impact of extending the terrace.

It is proposed to screen the terrace extension from the south as is currently the case, and bed the majority of the extended terrace into the hill so that it remains naturally screened and the impact on the views is minimised.

The proposed single storey extension is visible from across the lake from the North East. The massing is set back to appear subordinate to the existing structure, and simple material palette of timber shingles does not detract from the historic structure and will silver in time to blend in with the surrounding woodland.

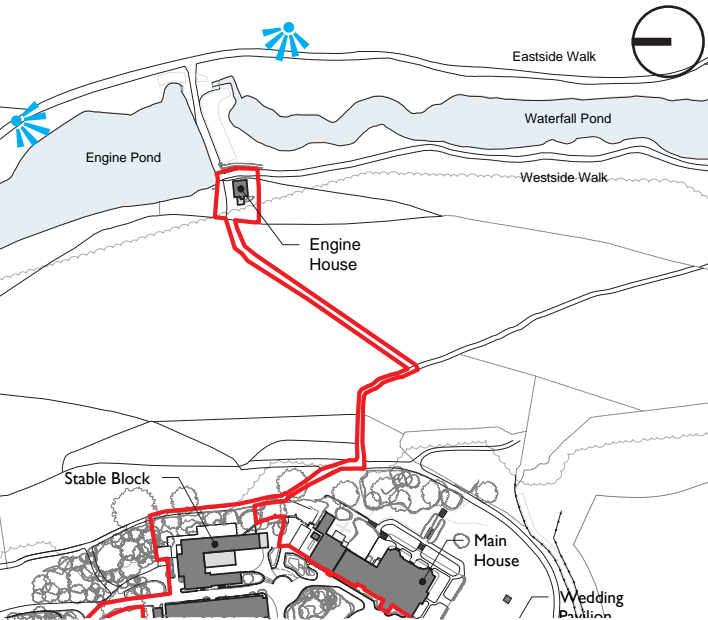
The impact of the extended red brick base and denser, compliant balustrading is minimal.



Existing view across the lake



Proposed view across the lake



Existing view from the north



Proposed view from the north

6.4 ENGINE HOUSE

The extended terrace does extend closer to the existing path, however the existing bench will not be continued therefore the route of the path remains unchanged and the change in view is very minimal. From a distance, the impact in the view is minimal due to the retained planted screening which will obscure the majority of the terrace to the south.

From the eastern slope of the Valley gardens, the proposed extension is not visible. This view demonstrates that the extension to the terrace will improve the symmetry of the building and its immediate setting.

6.4.6 SUMMARY

Our proposals have been developed in line with the CMP to improve upon the existing food and beverage offerings within this part of the Garden. Furthermore, the introduction of an additional accessible WC will improve the accessibility of the wider gardens to more patrons with elderly or young family members, and others with accessibility requirements. Extending, and in a sense completing, the terrace will also provide an additional rest stop opportunity, and will hopefully reduce the concentrated visitor numbers at the Stable Block Clocktower Cafe.

The reinstated chimney will enhance views of the Engine House, reintroducing lost character and height, making the heritage asset more legible as a former industrial building.

The extension in which the WC will be housed will be subservient in both size and materials so as not to detract from the Engine House itself. To summarise, these proposals look to provide a positive addition to Leonardslee for all.

Together with the accessible path and improved signage, this infrastructure will allow visitors to reach further into the gardens and reduce pressure on the central historic core of the site.



Existing view from the south



Proposed view from the south



Existing view from the west



Proposed view from the west

