

6.6 GUEST ACCOMMODATION

6.6.1 CONSOLIDATION OF ACCOMMODATION

Whilst visitors can stay at Leonardslee House, the Hotel has a limited number of rooms and is aimed towards the higher end of the hospitality market.

Following the relocation of garden staff to the newly constructed Compound building, there are a number vacant office spaces within the historic core of the site which can be utilised for other purposes.

It is proposed to sensitively renovate three areas for additional visitor accommodation to form the basis of a renewed offering at Leonardslee, which focuses on rustic, family accommodation which will complement the existing offer at Leonardslee House.



Leonardslee House



Period Guest Rooms within Leonardslee House



Restaurant Interlude



Existing Potter's Cottage



Interior of existing staff office above the Coach Store



Proposed rustic interiors of the new accommodation

6.6 GUEST ACCOMMODATION

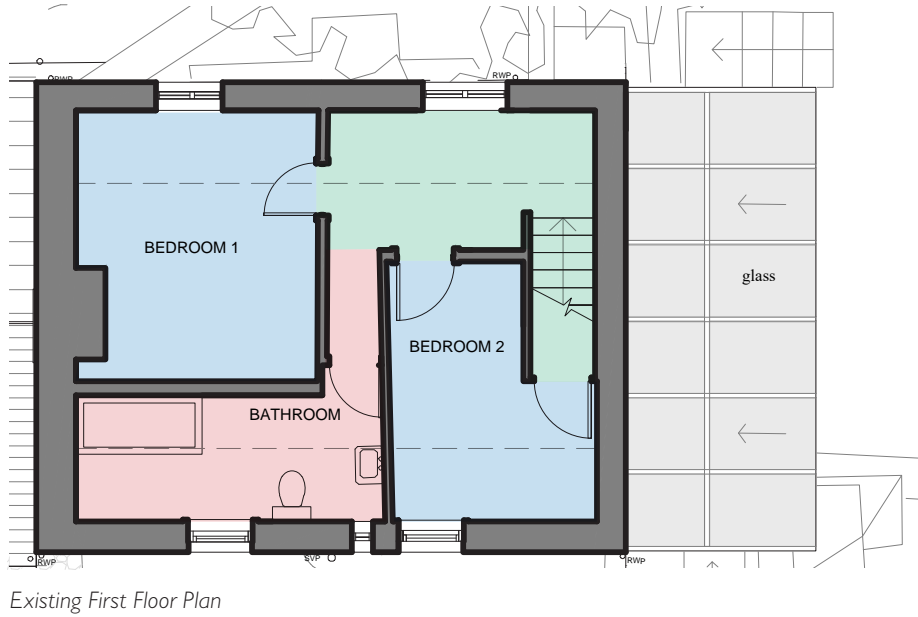
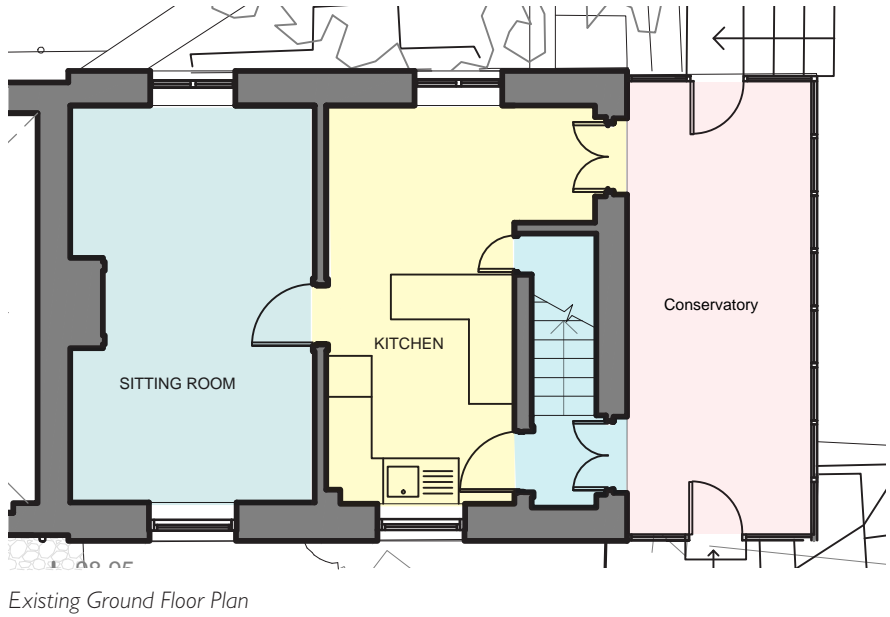
6.6.2 HONEY COTTAGE

Honey cottage is located at the southern end of the Stable Block and is considered curtilage listed. The two storey cottage is currently shared by staff members who will be relocated to more suitable accommodation in the Red House, away from the historic core of the complex.

Honey Cottage features two main ground floor rooms and three at first-floor level, arranged around a small landing. The fit-out is largely modern with limited historic features except the casement windows and vertically boarded doors, which are painted white. The ceilings and walls are painted plaster with simple skirting. Floor finishes are modern including carpet, tiles and vinyl.

Site investigation works were carried out which identified that the wall dividing bedroom 1 and the bathroom was modern plasterboard, indicating that the first floor layout has been altered to accommodate an internal WC.

- Key:**
- Bathrooms / En Suite
 - Bedroom
 - Sitting Room
 - Kitchen / Dining Room
 - Office
 - Store Room
 - Circulation



Photos of the existing exterior of Honey Cottage



Photos of the existing interior of Honey Cottage



Opening up works identified a modern partition between Bedroom 1 and Bathroom

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The proposals at Honey Cottage consist of the following:

- Replace the modern conservatory with new Sussex Sandstone walls to match the existing facade, with a solid slate roof to create entrance porch and create an all year round living area, insulated to modern building regulations.
- Enlarged opening of the existing door between the kitchen and living area to create a single kitchen and living area.
- New entrance gate and approach from private access away from the public domain.
- Reconfiguration of the first floor partitions to create two double bedrooms and upgraded bathroom facility.
- Internal decorative refurbishment throughout.
- Reinstating a working fireplace to the Living Room

Whilst the existing ground floor partition is historic fabric, it is not best practice to have an escape route through a kitchen as per the existing arrangement, therefore it is proposed to relocate the kitchen to the North of the ground floor. It is also proposed to link the two rooms to form a large kitchen / living area, offering more flexibility. Nibs and a downstand beam will be formed to indicate the historic location of the wall.

Key:

Bathrooms / En Suite

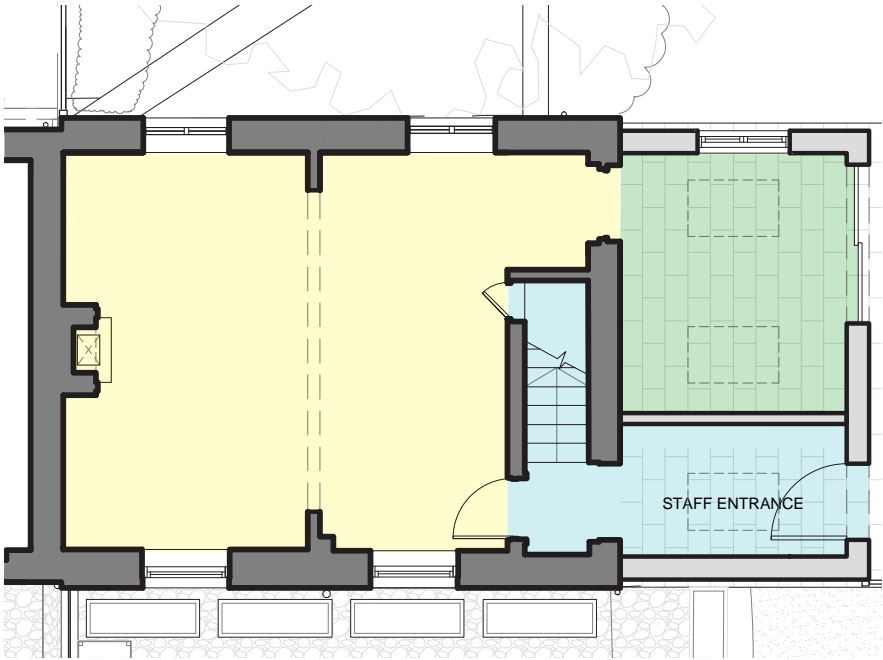
Bedroom

Kitchen / Dining Room

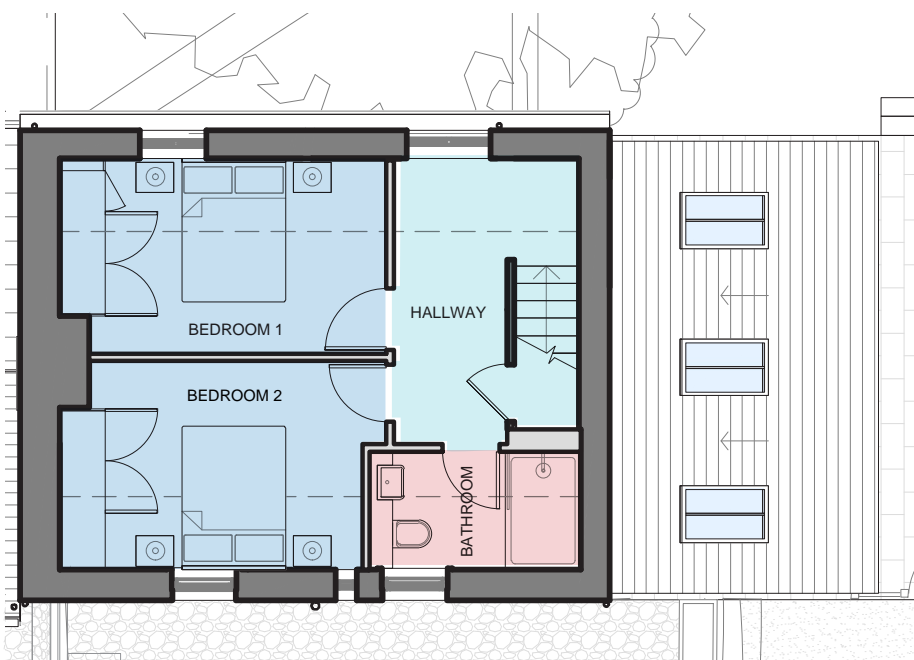
Office

Store Room

Circulation



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed West Elevation



Proposed South Elevation

6.6 GUEST ACCOMMODATION

6.6.3 POTTER'S COTTAGE DESIGN PROPOSALS

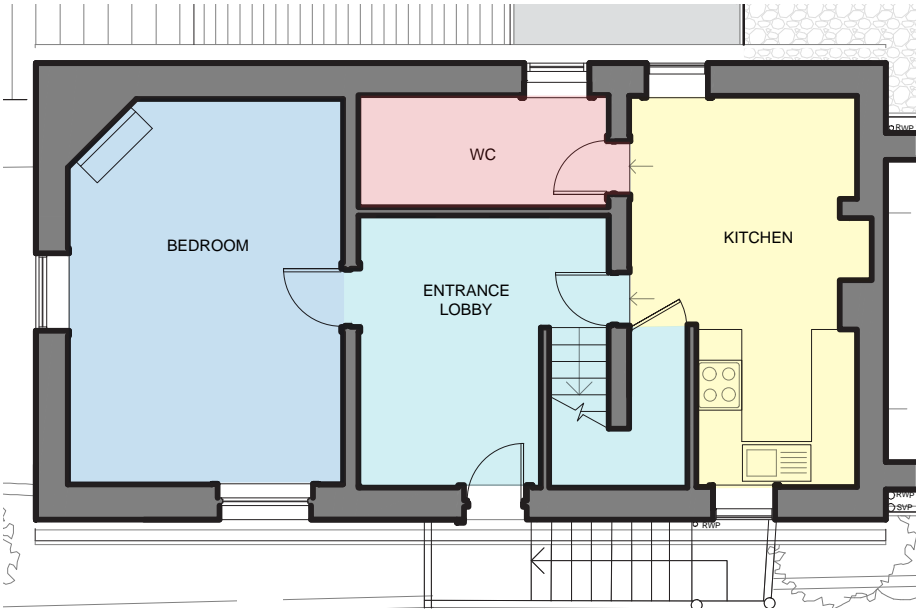
Potters cottage is located on the first and second floor of the stable block, accessed from the North Side of the stable block via its own stairs.

The proposals at Potter's Cottage consist of the following:

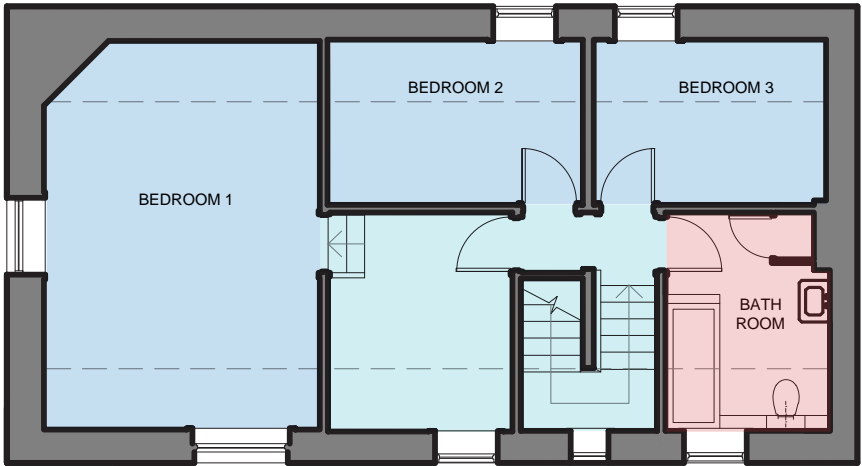
- Reconfigured kitchen and WC to first floor.
- Additional en-suite added to second floor primary bedroom.
- Internal decorative refurbishment throughout.
- The corner fireplace to the living room and bedroom 1 will be unblocked.



Photos of the existing interior of Potter's Cottage

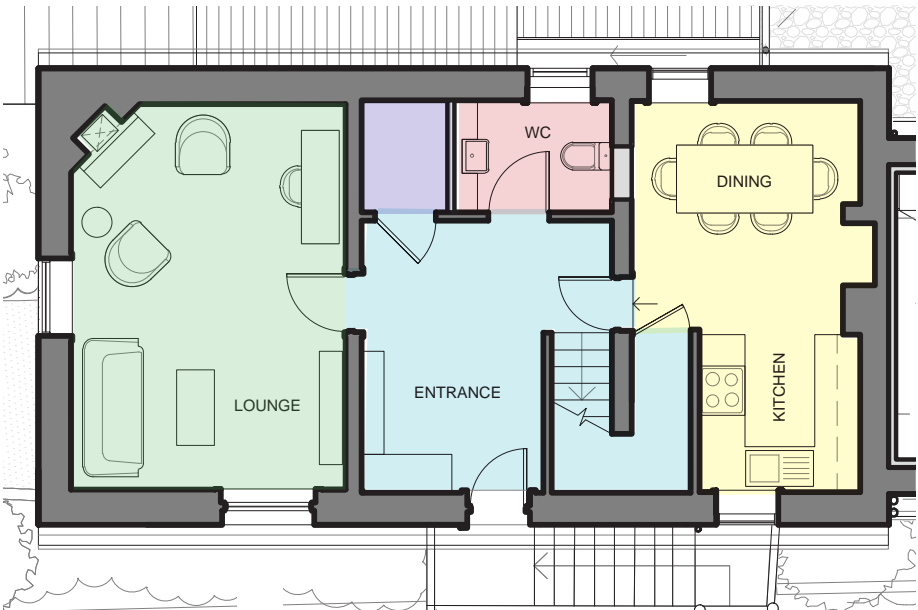


Existing First Floor Plan

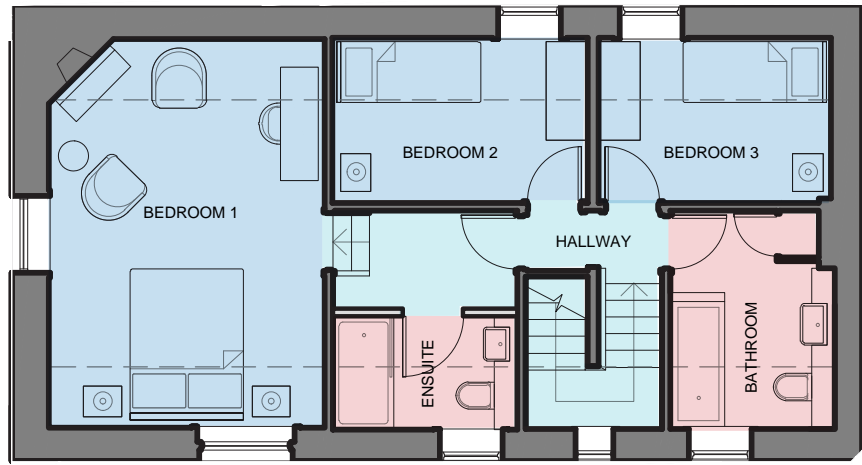


Existing Second Floor Plan

- Key:**
- Bathrooms / En Suite
 - Bedroom
 - Kitchen / Dining Room
 - Office
 - Store Room
 - Circulation



Proposed First Floor Plan



Proposed Second Floor Plan

6.6 GUEST ACCOMMODATION

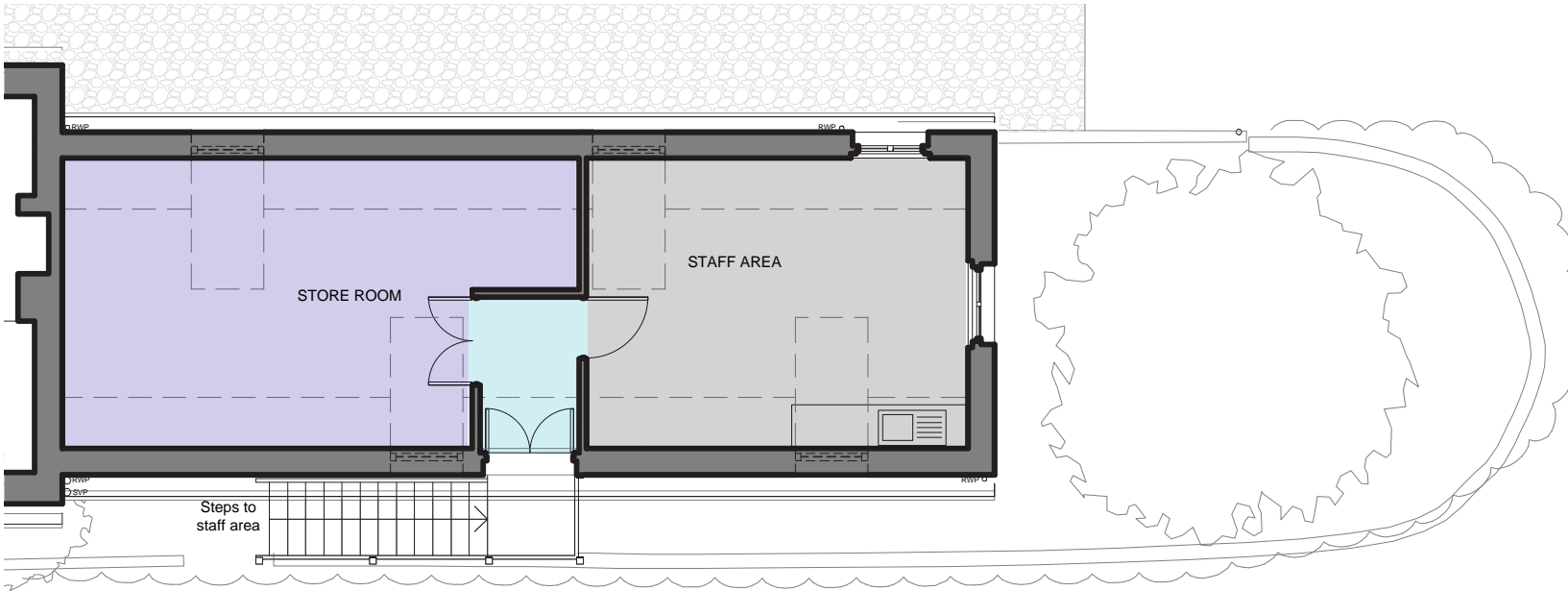
6.6.4 CARRIAGE COTTAGE DESIGN PROPOSALS

The newly named 'Carriage Cottage' is formed of two former staff offices, located on the first floor of the stable block, accessed via a separate external staircase from the north.

The existing condition of the space is poor, with signs of water ingress from the roof visible in a number of locations. The existing modern partitions are of neutral significance, with a small entrance lobby leading to two rooms.

The following works are proposed to Carriage Cottage:

- Conversion from staff offices to a 1 bedroom self contained guest accommodation apartment.
- Reconfigured layout with lightweight partitions to form a generous entrance hall, separate bedroom, bathroom with shower and kitchen dining area.
- Internal decorative refurbishment throughout.



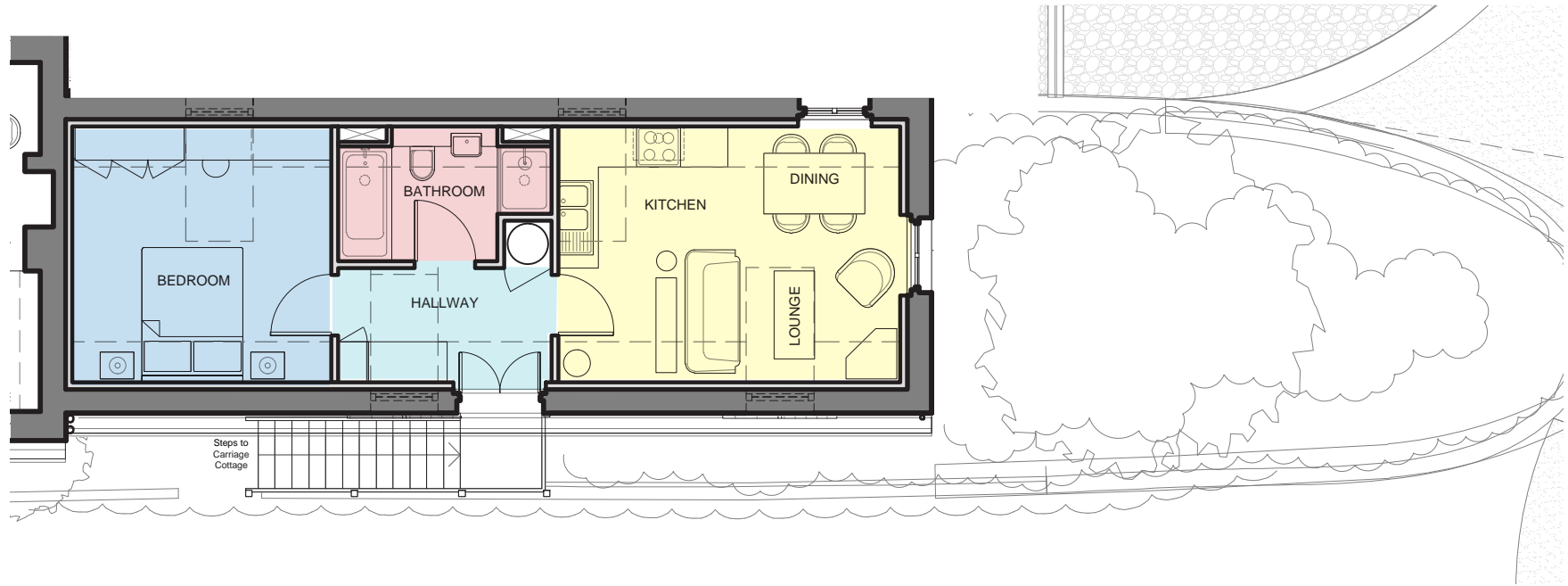
Existing First Floor Plan



Photos of the existing interior of Carriage Cottage

Key:

- Bathrooms / En Suite
- Bedroom
- Kitchen / Dining Room
- Office
- Store Room
- Circulation



Proposed First Floor Plan



6.7 RED HOUSE

6.7.1 EXISTING BUILDING DESCRIPTION

The Red House was constructed by Robin Loder in 1986 as a home for his family. The building itself has no heritage value, is not curtilage listed, and is not in keeping with the rest of the estate.

A two storey red brick, H-shaped building with red timber shingles to one end and contemporary casement windows across the elevations. It has a clay tile simple hip roof with a number of brick chimneys and contemporary rooflights. It is bounded by a private garden and a timber picket fence.

One half of the building is still used as private residence, and is not part of our proposals. The other side (part of our proposals) comprises of one large staff welfare space and three smaller WC spaces to the ground floor with three offices spaces within the eaves on the first floor (converted attic space).

The external building fabric is in reasonable condition, and has been maintained well. The interior of the office and staff welfare is in poor condition and would benefit from restoration.

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

The one policy from the CMP discusses the appropriate current use of the property, part of which is a private home and part is staff welfare/ offices. As a result the top floor will be retained as staff accommodation with two bedrooms and a shared living space. The ground floor will now host the Doll's House Museum which is being moved from the Former Generator Block.

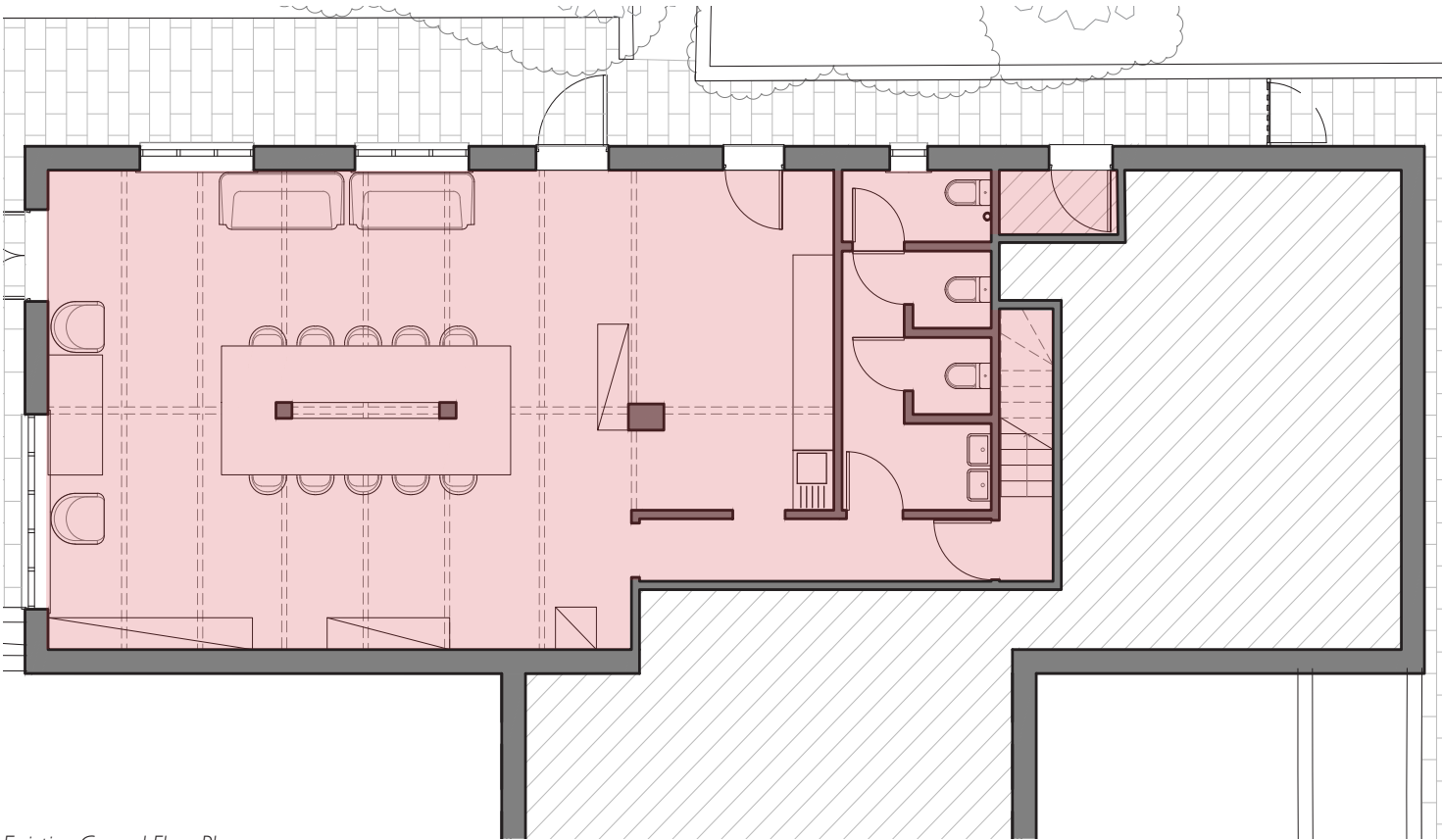
The red house and Round House are currently private residential. This use works well for these two buildings as it ensures they are well maintained.

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

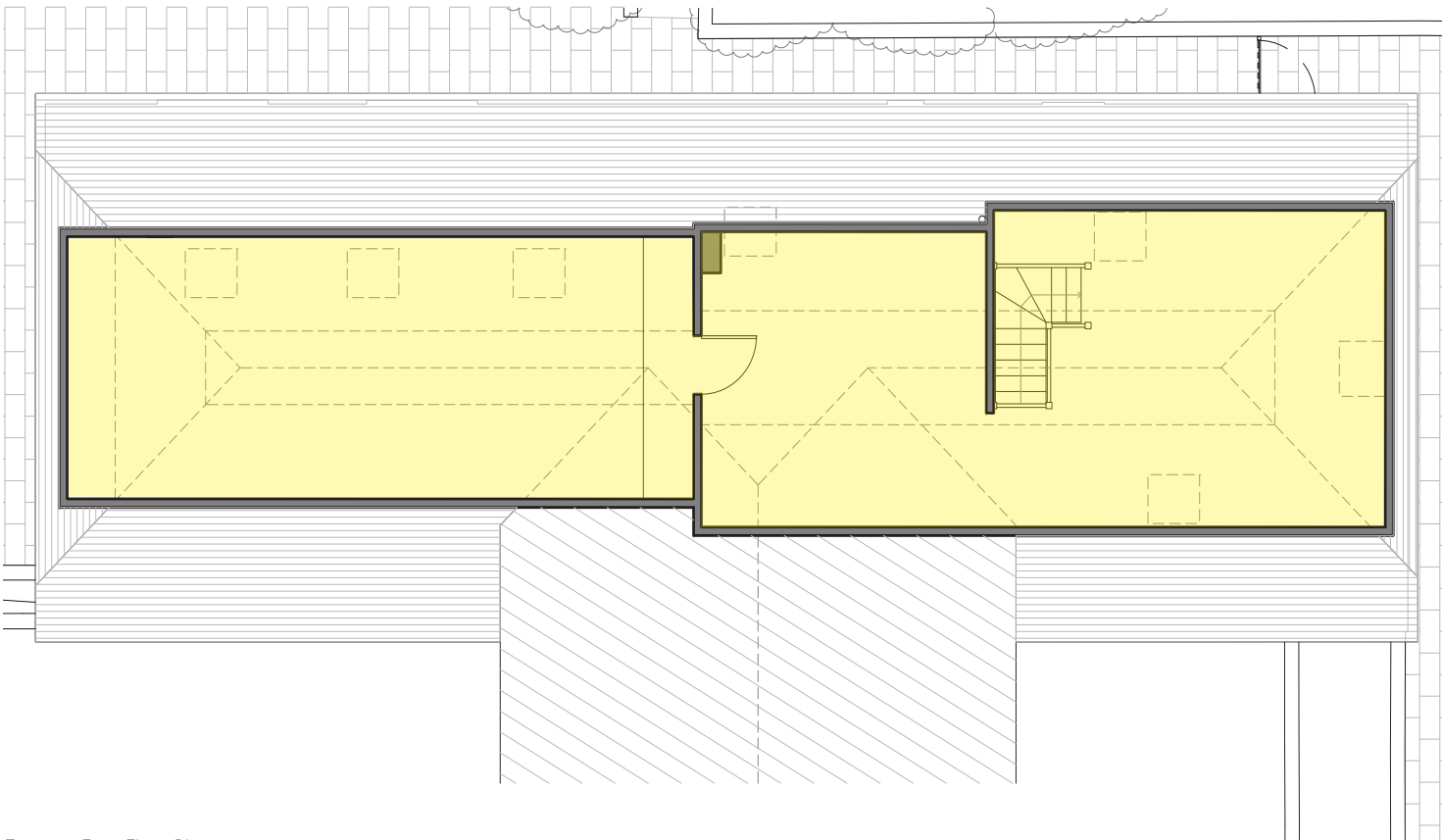
Key:

Former Staff Welfare

Existing Staff Offices



Existing Ground Floor Plan



Existing First Floor Plan



Photos of the existing exterior of Red House



Photos of the existing interior of Red House

6.7 RED HOUSE

6.7.2 PROPOSED BUILDING USE AND INTERNAL AMENDMENTS

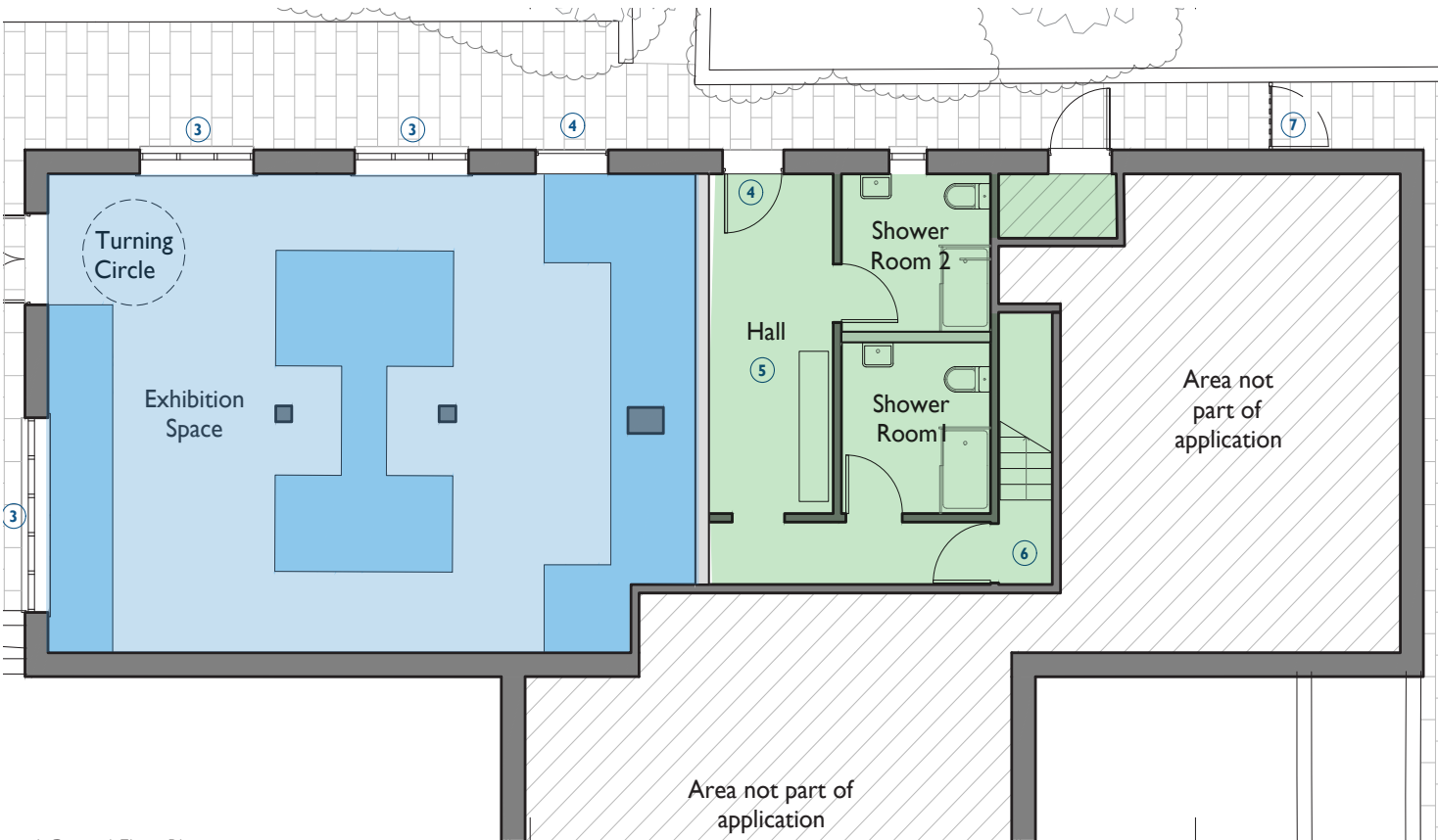
Works to Red House are limited to internal alterations and a proposed change of use. Unused office spaces to the first floor are proposed to be converted to staff accommodation which was previously housed within the Stable Block. This groups the purpose built staff accommodation on site to a single building with access from the road to the rear.

The ground floor staff amenity area will house the Doll's House Exhibition which is well located adjacent to the play area. The existing windows will be blacked out with reversible film so as not to impact the external elevations.

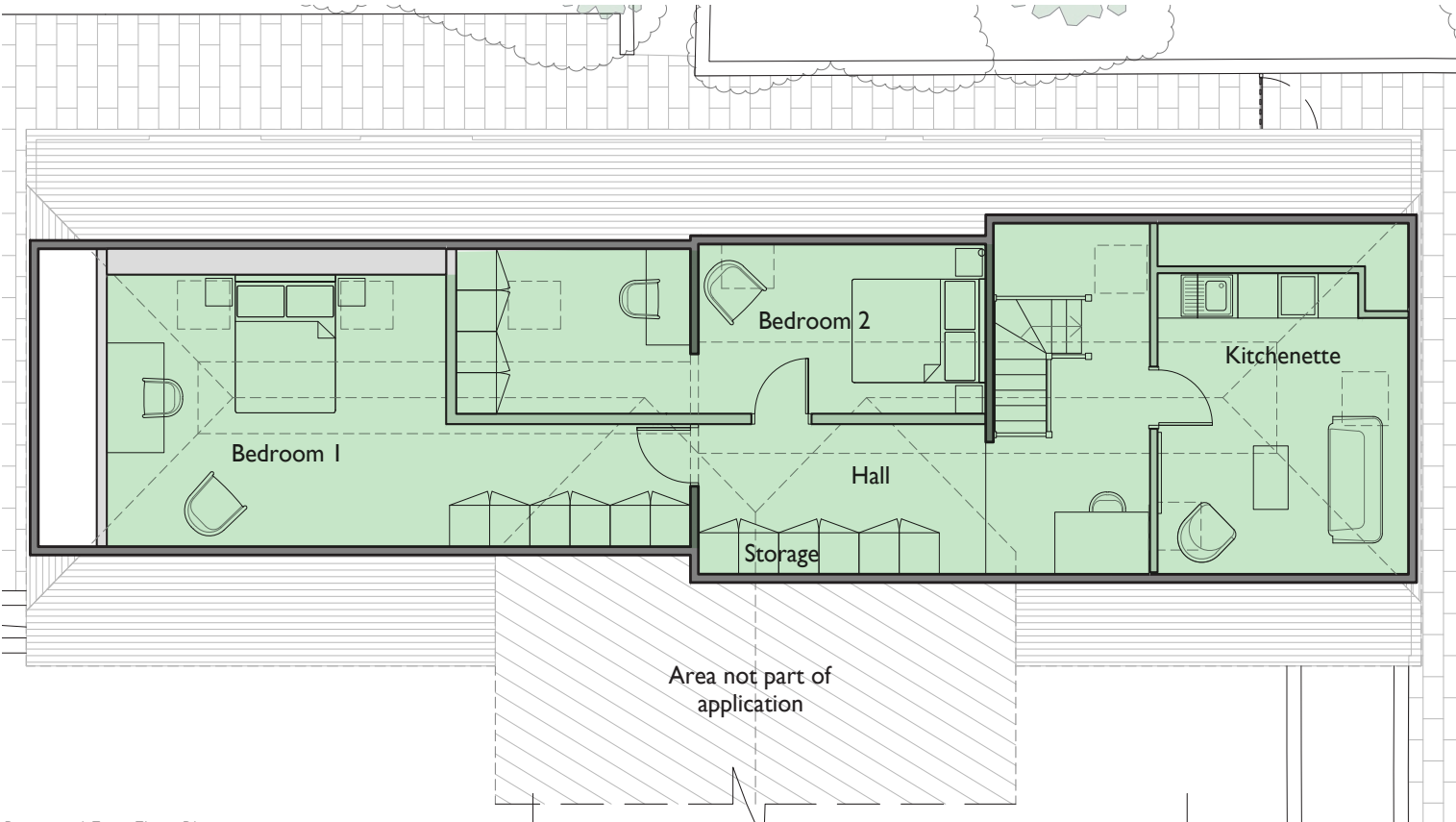
Key:

Proposed Exhibition

Proposed Staff Accommodation



Proposed Ground Floor Plan



Proposed First Floor Plan

7.0 SITE WIDE SUPPORTING STRATEGIES

