

## DESIGN & ACCESS STATEMENT

**Client**  
Warbrook House Heritage Hotel Ltd

**Project Address**  
Warbrook House, Eversley, Hook RG27 0PL

**Date**  
March 2024

**Revision No**  
P1

## CONTENTS

INTRODUCTION	03
THE SITE	04 - 07
SITE PHOTOGRAPHS	08 - 09
SITE HISTORY	10 - 11
LISTED BUILDINGS	12 - 13
PLANNING HISTORY	14 - 15
THE PROPOSAL	16
DESCRIPTION OF PROPOSED DEVELOPMENT	17
CONCLUSION	18

## INTRODUCTION

We, Thomas-McBrien Architects, have been instructed by our client, Warbrook House Heritage Hotel Ltd, to seek planning permission and listed consent for the:

- relocation of the main entrance/reception area of the hotel to its original location in the main hall / front entrance of the existing, Grade I Listed house.

Works are also proposed in the contemporary 'west-wing' extension of the property.

Works include ::

- creation of 8no new bedrooms with ensembles
- creation of new staff/office facilities; and
- the installation of DDA compliant WC

In addition, our client would like to undertake general repairs and decorations to the new main entrance / reception area.

Details of the proposal have been outlined in the subsequent pages of this document.

For ease of reference, the submitted drawings which accompany this application are as follows:

-----

2308\_WAR\_P-010\_Site Location Plan\_P1  
2308\_WAR\_P-020\_Block Plan\_P1  
2308\_WAR\_P-100\_EX Ground Floor Plan\_P1  
2308\_WAR\_P-110\_DM Ground Floor Plan\_P1  
2308\_WAR\_P-120\_PR Ground Floor Plan\_P1  
2308\_WAR\_P-300\_EX East Elevation\_P1  
2308\_WAR\_P-301\_EX West Elevation\_P1  
2308\_WAR\_P-302\_EX North Elevation\_P1  
2308\_WAR\_P-303\_EX South Elevation\_P1  
2308\_WAR\_P-310\_DM East Elevation\_P1  
2308\_WAR\_P-320\_PR East Elevation\_P1

-----

The drawings are supported by the following documents:

2308\_WAR\_Design & Access Statement\_P1 *(by Thomas-McBrien Architects)*

2308\_WAR\_Heritage Statement\_P1 *(by Thomas-McBrien Architects)*

## SITE LOCATION

The proposals are located on the ground floor of the existing Warbrook House, Reading Road, Eversley, Hook RG27 0PL.

The site falls within the District Authority of Hart, Hampshire - in close proximity to Basingstoke, Reading, Heathrow Airport. The site is accessible to Central London via train connections from Reading, Fleet and Farnborough railway stations.

Warbrook House and its grounds are situated directly to the west of the A327, Reading to Farnborough Road, at the south end of Eversley - approximately 500m from the village centre.

The site is currently used as a hotel and wedding/events/meeting venue for a wide range of activities including; conferences, training and team building.



Aerial view  
The site within the wider context

## THE SITE

Warbrook House is a Grade I Listed Building designed and built by renowned architect John James for his own use in 1727. The building is sited within 121 acres of formal gardens and park land which are Grade II\* Listed. The gardens are laid out to the architect's own design and in accordance to the principles of d'Argenville.

This application seeks the relevant permissions to undertake works to the ground floor of the existing, Grade I Listed, Warbrook House.



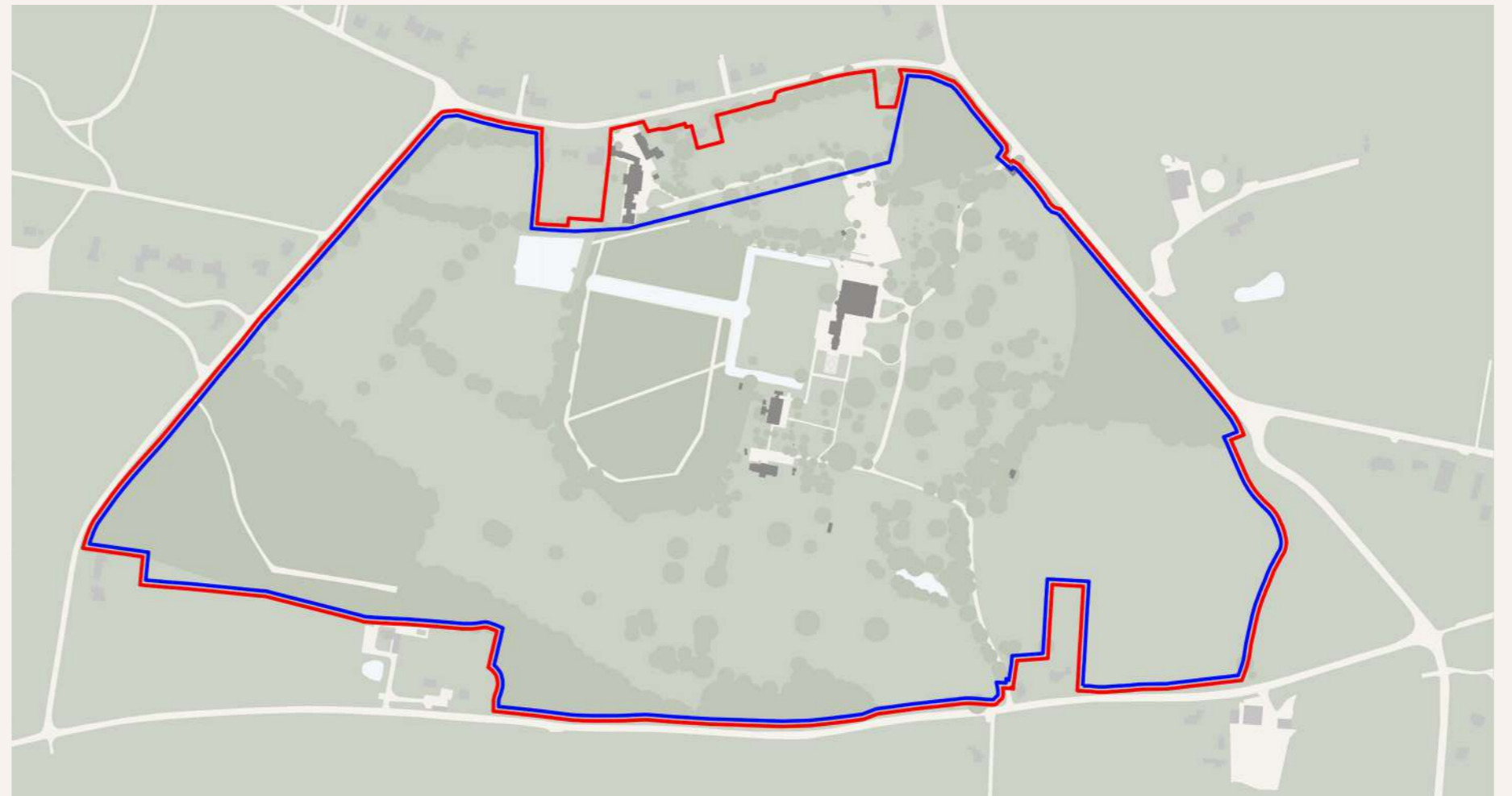
Aerial view  
The site within its immediate context

## THE SITE

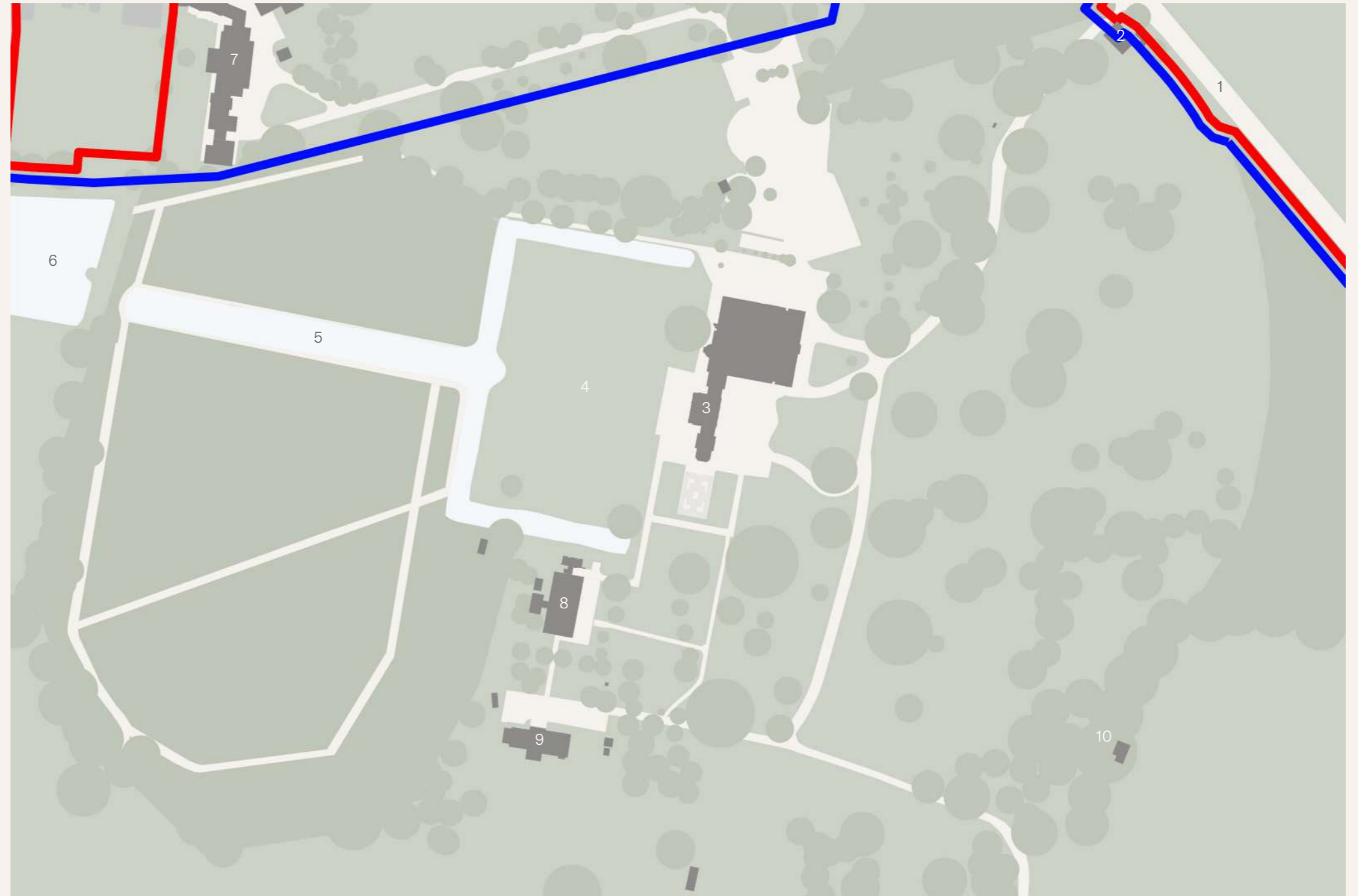
The adjacent drawing presents the existing site plan, indicating the site ownership boundary (red) and the built form found across the site. The area highlighted in blue, indicates the extents of the Grade II\* Listed gardens in which the existing buildings sit.

The Grade I Listed Building, Warbrook House, acts as the focal point of the site with the surrounding landscaping and canals carefully planned, positioned and orientated around the axis of the original building.

The subject of this application, relates to the existing, Grade I Listed, Warbrook House.



Site plan  
The existing site



Site plan of the immediate area

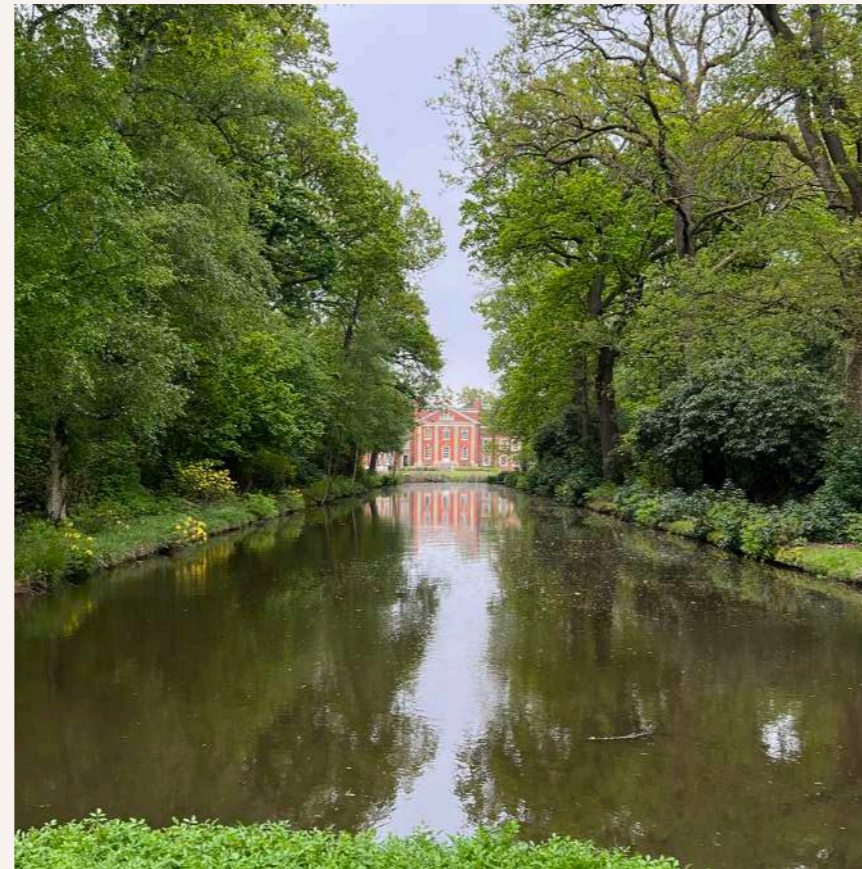
1. A327 Road
2. Lodge House & Main Entrance
3. Warbrook House (Grade I Listed)
4. Gardens & Grounds (Grade II\* Listed)
5. Canal
6. Pond
7. Warbrook Grange
8. Existing marquee
9. Park House
10. Sports Pavilion

Site plan  
The hotel and its immediate surroundings

SITE PHOTOGRAPHS



Lodge House & main entrance



Vista along the canal towards the house



Warbrook House





Warbrook Grange



Existing marquee



Park House

## SITE HISTORY

Warbrook House, nestled in the serene village of Eversley in Hampshire, stands as a magnificent example of Georgian architecture and historical grandeur. Designed in the early 18th century by the renowned architect John James, who was a notable figure in the English Baroque movement and a contemporary of Sir Christopher Wren, the house was completed in 1724. Warbrook House was initially constructed as a private residence, embodying the elegance and refined aesthetic of the period, with its symmetrical design and classical proportions.

Set within a sprawling estate of approximately 130 acres, Warbrook House is enveloped by picturesque landscapes, including formal gardens, woodlands, and water features, which are indicative of the English garden style that became popular during the Georgian era. The estate's design emphasizes harmony with nature, providing a tranquil and idyllic setting.

Over the centuries, Warbrook House has witnessed numerous changes in ownership and has been adapted for various uses while retaining its architectural integrity and historic significance. The Grade I listed building and its grounds, recognized as a Grade II\* listed site on the Register of Historic Parks and Gardens, underscore its importance as a heritage asset and a testament to Britain's architectural and landscape history.

In recent years, Warbrook House has transitioned into a venue for weddings, conferences, and events, leveraging its historic charm and beautiful surroundings to provide a unique setting for various occasions. The house also offers accommodation, catering to guests who seek the experience of staying in a historic Georgian mansion amidst the peaceful countryside of Hampshire.

Despite its evolution in function, Warbrook House remains a symbol of architectural elegance and a preserved piece of England's rich historical tapestry, continuing to enchant visitors with its timeless beauty and storied past.

A detailed description of the listings is included later in this report.

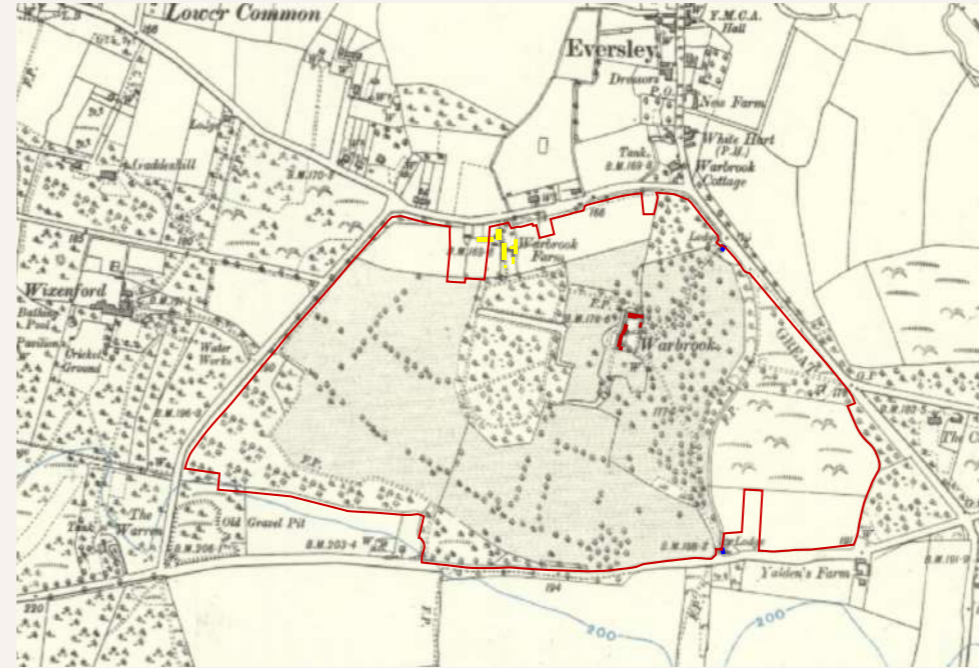


Warbrook House : As shown in Country Life 1966

1871



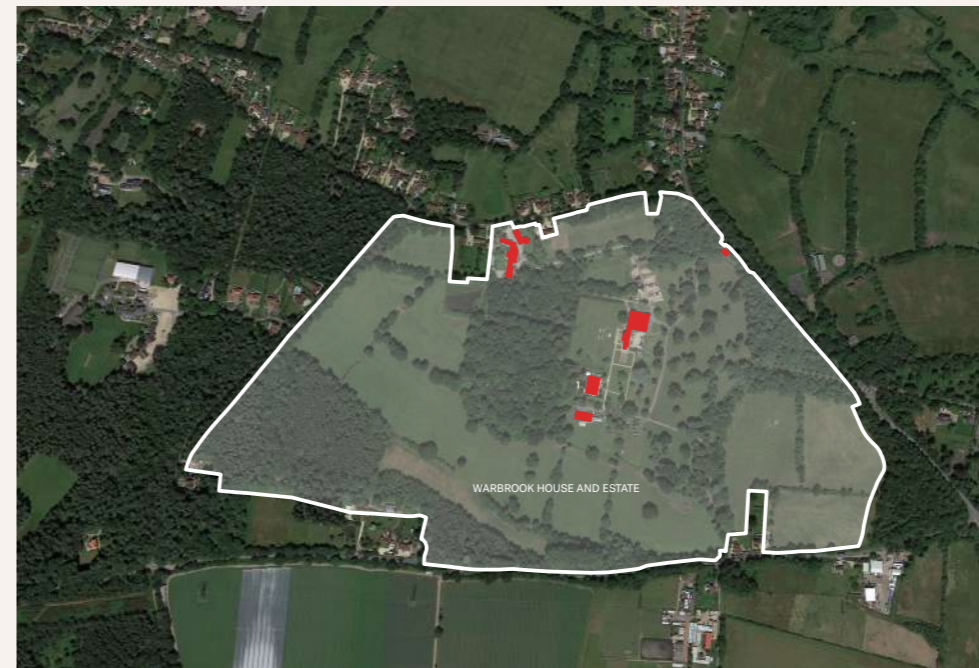
1909



1930



2024



## LISTED BUILDINGS

The following pages present the details included within Historic England's Official List Entry's for both the Grade I Listed House and the its surrounding Grade II\* Listed Park and Garden. The entries provide an in-depth history of the site and a detailed description of the hotel and gardens.

### Warbrook House

Heritage Category: Listed Building  
Grade: I  
List Entry Number: 1260096  
Date first listed: 07-Jul-1952  
List Entry Name: WARBROOK HOUSE

Location  
County: Hampshire  
District: Hart (District Authority)  
Parish: Eversley  
National Grid Reference: SU 77395 61829

### DETAILS

Designed and built by John James of Greenwich for his own use in 1727. The original structure is of 2 storeys, with attic and semi-basement, having east and west symmetrical elevations of 3 windows, in the same form. A stone frame of 4 plain pilasters merge into a plain frieze at the top and a slightly projecting plinth at the bottom; above this is a fully-moulded stone cornice, set back and then returned at the ends, with a pediment above it (against the plain attic wall) which contains a central venetian stone framed window. The walling is in finely-joined bright red brickwork (Flemish bond), with rubbed flat arches, plain stone keystones and stone cills. Sashes. Stone doorframe of tall proportions, with a moulded cornice resting on an architrave, on a high plinth: 2 stone steps lead down to a stone pavement, which extends forward on a raised terrace, to end in a flight of 8 stone steps, flanked at the bottom by urns on square bases. The terrace continues across the front of the building, and is flanked by end walls in brickwork. The doorway leads into an entrance hall, which has a plaster ceiling, walling panelled above and below dado level, panelled doors within architraves, arranged formally. On the east side a flight of stairs rises within a 2-storeyed stairwell, again with plastered ceilings and panelling. Other features include folding interior shutters, turned and carved stair rails, door furniture, a stone fireplace and a white marble floor laid diagonally, with small black squares set (again diagonally) at the corners of the flags. The side elevations of the centre block are plain, with a deep 2nd floor band, a series of small attic windows (some filled, others enlarged), a small pediment-shaped gable in the centre, lying between chimney stacks at each end, each of 2 separate flues tied together by an arch. These side elevations are mainly hidden by later wings of 2 storeys (from ground level) which starts as 1 window units but end as blocks projecting front and rear, 2 windows wide on each of the 3 faces, each with a gable. The wing elevations have a parapet with cornice below the coping, a 2nd floor stone band, a 1st floor brick band, and a plinth, the brick walling being relieved by plain rusticated stone window surrounds. Sashes. To the north is a long 2-storeyed range of 7 windows, erected in 1936 in a matching (brick work) style, the return end (of 1 window above a doorway) joining with an old stable block, which is now much altered. An C18 red brick wall, with piers at intervals, extends eastwards from the end of the north wing, to form a courtyard with the modern work. Ref Smaller English House 1660-1800 by Richardson and Eberlein, and Country Life Vol LXXXV pp 250-276.

### Park and Gardens

Heritage Category: Park and Garden  
Grade: II\*  
List Entry Number: 1000249  
Date first listed: 30-May-1984

Location  
County: Hampshire  
District: Hart (District Authority)  
Parish: Eversley  
National Grid Reference: SU7691961766

### DETAILS

Formal pleasure grounds and a geometric designed landscape with long axial vistas, laid out c 1724 by the architect John James to his own design around his small country villa, according to the principles of d'Argenville.

### HISTORIC DEVELOPMENT

John James (c 1673-1746), surveyor of HM Works, is well known for The Theory and Practice of Gardening, published in 1712. He translated this from a French book by A J Dezallier d'Argenville (1680-1765) and the two hundred subscribers who contributed towards the costs of its production included many landowners whose own landscape gardens subsequently became renowned and influential. After a successful and lucrative career in which he succeeded Wren as Surveyor to the Fabric of St Paul's in 1723, James purchased land at Warbrook in 1724. This enabled him to fully implement his ideal of a country estate using the theories propounded in d'Argenville's text and his experience gained through his various architectural commissions and appointments. The latter included Orleans House, Twickenham for James Johnston, Secretary of State for Scotland under William III, and Appledurcombe, Isle of Wight (qv) for James Worsley, and between c 1700 and 1705 he was working at nearby Herriard Park (qv) for Thomas Jervoise.

Following the loss of his son and wife in the 1730s and financial loss after the failure of his brother's printing business in 1738, James moved back to Greenwich. After his death in 1746 the Warbrook estate was sold to maintain his widowed daughter-in-law. The ownership passed through a rapid succession of ownerships: James Comyn, then Sir George Nares and his son, and, during the late C18, John Bishop. James' layout of field boundaries, axial drives, and canals seems to have changed little by the mid C19 (OS), with many of these features surviving into the mid C20.

Augustus Stapleton, Private Secretary to Lord Canning, acquired Warbrook in 1838, introducing changes during his period of residence which made the grounds more informal and private. The most significant changes were the closing of the major north to south and east to west drives and the construction of a new lodge on Reading Road. Ancillary buildings and stables (and possibly a farm) south of the house were removed and Warbrook Farm was laid out on the north-west boundary of the estate.

During the early C20 the house was let to Lady Glass. In the 1920s the Stapletons sold the estate to the artist William Ranken who undertook extensive restoration work to the house, but the gardens seem to have remained unchanged (Architectural Review 1923).

Mrs Humphreys-Owen had bought the property by 1935 and made substantial alterations to the house, commissioning Lord Gerald Wellesley and Trenwith Wells to build an extension to the north and a double-height sleeping loggia to the south. The work included changes to the formal gardens, a sunken garden, and an octagonal lily pool. The new gardens were designed and constructed by William Wood of Taplow.

The site has undergone major changes in the mid C20 with the conversion of the house to a conference and business centre. This has involved major building additions and the introduction of service areas and other facilities. The site remains (1999) in private corporate ownership.

## DESCRIPTION

### LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Warbrook House lies directly to the west of the A327, Reading to Farnborough road, at the south end of Eversley village, some 500m from the village centre. This road forms the north-east boundary to the site, with St Neot's Road to the west and the Bramshill to Eversley road to the south. The house was built on what was originally heathland, an expanse of low, flat acidic land which was part of Eversley Common. Warbrook lies 2.5km west of the village of Eversley Cross along a direct line with the Cross and Eversley Centre, this axis continuing through the formal gardens and to the west of St Neot's Road through woodland. This extensive design links Warbrook out into the landscape and countryside, beyond the estate and the modern ownership boundaries. The water table lies close to the ground surface and the site is crossed by a network of ditches and small streams, hence its name Warbrook.

### ENTRANCES AND APPROACHES

The entrance drive leads off the A327 180m to the north-east of the house and leads south-south-west across the site, passing some 40m to the east of the house before meeting a drive which runs from west to east from Park House, a late C20 residential block, to a point where the drive turns southwards to run parallel to a stream to the lodge on the south boundary of the site. The present drive alignments are the result of C19 and C20 alterations to the original drives which constituted the axis lines of James', C18 formal geometric layout. James' north to south axis ran south for c 1km from the junction between Eversley Street and Warbrook Lane while the east to west axis ran for 2.35km from Eversley Cross, across Eversley Centre, Eversley Chase and an area of common known as the Great A. These two lines, which set up the main organising principles for the entire landscape, were lined by oak avenues and met at the head of a large oval coach sweep which led to the east front of the house (OS drawing, 1792; Parish map, 1837; Tithe map, 1842). Thus the original view of the entrance front to Warbrook was framed through a grid of oak trees but approached on a more gentle oval sweep. Both axes can still (1999) be discerned in the field, and the line of the avenue across the Great A survives.

### PRINCIPAL BUILDING

Warbrook House (listed grade I) sits at the centre of the landscape, aligned with James' east to west axis and, prior to the alteration of the drives, the major north to south axis. The central surviving section of James' Warbrook house is a prime example of a small Palladian villa or 'box' set within a geometric landscape layout.

### GARDENS AND PLEASURE GROUNDS

The original forecourt to the east front survives, flanked by walls and defined on its eastern edge by the balustraded C18 ha-ha. The front door is reached by a short flight of eight stone steps from the forecourt, with the William Collier sundial, the only surviving garden ornament from James' layout, set axially across from this main entrance. To the east of the house, on the main entrance front, field evidence including surviving trees indicates that the area around the oval coach sweep was laid out as an elaborate oak grove.

The main east to west axis continues through the house and extends westwards to form the axis of symmetry around which the formal gardens on the west side of the house are laid out. The principal features surviving from James' original layout are the canals, although these have changed in size over the centuries. The principal long canal lies on the central design axis with groves of trees on either side. A vista along this canal through the flanking groves of trees extends from a raised entrance door on the garden front of the house, and the return view from the far end of the canal focuses on the house. This central canal is linked by a perpendicular canal issuing into two further basins, one which lies to the north and the other to the south. The feeder stream for this system bounds the lawns on three sides.

By 1898 (OS) the formal canals had been partially filled in, with the southern basin truncated and the northern basin and north-east section of the perpendicular canal removed. The two basins seem to have originally extended up to the level of the house. They were reinstated early in the C20, although not back to their original lengths (they remain 4m short). There is now (1999) a small fountain at the eastern end of the central canal. The Tithe map (1842) shows a rectangular pond (stew pond?) lying at an oblique, north-west angle to the north basin and although this is not extant, some areas of open water and marsh indicate its position and extent.

The outer edges of the canal arms, which delineate the area in which the former parterre garden was set, seem to have been lined with a 1-1.5m yew hedge some 2.5m from the water. Some of these yews have survived and now appear as mature trees (1990s).

The woodland groves to either side of the long canal are pierced by vistas which radiate from the house. Field evidence and the surviving symmetrical pattern of the layout suggest that there were originally three radiating vistas forming a patte d'oie. Only two of these remain, that down the central canal and the south-west diagonal alley through trees with its surviving vista to the house. The alignment of the north-west vista can be traced but as it would now terminate on the C19 Warbrook Grange farm, it may be that this vista was removed in the C19. The woodland groves are mainly oak with hazel coppice and late C19/early

C20 group plantings of rhododendron, bamboo, and poplars. A perimeter walk still leads around the outer extent of the grove.

Between the canals and the house, the broad open lawn area leading up to the west front and surrounded on three sides by the canals was originally the site of a parterre garden. It is not known when this was grassed over but its existence can be deduced from the principles of garden layout presented in The Theory and Practice of Gardening as well as from archaeological survey.

A series of gardens was added to the south of the house on the site of the stable (and farm?) buildings (Tithe map, 1842). Initially the area had been laid out very simply with a path running through the area from the south-west corner of the house (OS 1910). This was developed during the 1930s by Mrs Humphreys-Owen as a series of formal gardens including a sunken garden and a lily pool (photographs of 1939 in guidebook). The lily pool has been redeveloped (mid C20) as a swimming pool with new facilities. The sunken garden survives and provides an area for formal bedding.

### PARK

In the fields west of the house there are surviving clumps of pine and oak composing views from the formal gardens and remnants of C18 boundaries. The woodland groves are separated from this area by a section of curved balustrade which terminates the western end of the long central canal. This balustrade was supposedly acquired during the 1930s from the demolition of Waterloo Bridge; another section stands at the end of the Great A, against the parkland boundary on the east.

To the east of the house, parkland extends right up to the A327. Originally this area directly to the east of the ha-ha fronting the house was laid out with axial avenues and an oak grove set within a small trapezoidal area of parkland. This then gave out directly onto Eversley Common. In 1868 (Inclosure map) parts of Eversley Common were formally enclosed as part of the estate; prior to this they had been a 'borrowed' landscape. Alterations to the drives were accompanied by a new footpath curving through Eversley Green, allowing pedestrians access through the estate from north to south, in compensation for the enclosure of the north to south drive. Probably also as part compensation for the loss of common land, the Great A was designated for recreation. The formal eastern approach leading from Eversley can still be discerned across this area. The formation of the road along the western boundary of the estate also took place at this time. Thus although these 1868 changes altered the layout of the park, the basic principle of grazed parkland remains today (1999) and the outlying field boundaries and general configuration of the area survive, or can be traced archaeologically.

To the south of Warbrook House a ha-ha separates the lawns on which Park House Training Room (1980s) now stands from farmed parkland to the south.

## PLANNING HISTORY

This section records the recent planning history of the house sites, with a selection of applications relating to the - relocation of the main entrance/ reception area of the hotel highlighted:

74/00005/LBV

Demolition of latter part of work and replacement and new staff quarters  
Decision: **GRANT**

78/05073/HIST

Change of use of part of Warbrook House, Eversley to a training and conference centre.  
Decision: **GRANT**

79/05427/LB

Conversion of garages and potting shed to bedrooms and bathroom  
Decision: **GRANT**

80/06662/LB

Courtyard conversion-provide for conference facilities and accommo  
Decision: **GRANT**

81/08850/HD

Extension to form bedrooms  
Decision: **GRANT**

82/00207/LB

Two storey extension to form bedrooms  
Decision: **GRANT**

84/11619/FUL

Internal alterations to bedrooms & enclosure of court - yard.  
Decision: **WITHDRAWN**

84/00281/LBC

Formation of roof over courtyard to provide lounge bar and games room  
Decision: **WITHDRAWN**

84/00284/LBC

Alterations to first and second floors  
Decision: **WITHDRAWN**

84/12109/FUL

Roofing over courtyard area to provide lounge bar and games room.  
Decision: **WITHDRAWN**

84/00295/LB

Roofing over courtyard area to provide lounge bar and games room  
Decision: **WITHDRAWN**

86/13915/FUL

Formation of glazed roof over existing courtyard.  
Decision: **GRANT**

86/00359/LBC

Formation of glazed roof over existing courtyard.  
Decision: **GRANT**

87/15107/FUL

Relocation of fountain and boiler room access  
Decision: **GRANT**

87/00414/LBC

Relocation of fountain and boiler room access  
Decision: **GRANT**

87/16142/FUL

Erection of new detached house and detached garage together with new access  
Decision: **REFUSE**

88/17657/FUL

Erection of new detached house  
Decision: **REFUSE**

90/19670

Erection of a four bedroom house with a separate garage.  
Decision: **GRANT**

90/19945/FUL

Erection of new detached house and garage  
Decision: **REFUSE**

92/00863/LBC

Alterations to Grade 1 house primarily on 2nd floor to remove post-war partitions. Re-instatement of original layout. Ground floor alterations to outbuildings to improve training suite. First floor alterations also  
Decision: **GRANT**

92/21523/OUT

New development (Class C1) residential conference centre on land to the east of Warbrook House adjacent to re-opened drive (outline permission)  
Decision: **WITHDRAWN**

92/21522/FUL

Redevelopment of derelict farm to form residential and training annexe to use of main house. Alterations to the car park layout adjoining Warbrook House.  
Decision: **GRANT**

93/23334/FUL

Erection of new detached house and garage  
Decision: **REFUSE**

94/00322/COCOM

Large pine tree located before Mud Lane.  
Decision: **REFUSE**

97/00778/FUL

To erect a 25m tower complete with two dual polar antennas and one equipment cabin.  
Decision: **REFUSE**

98/00560/LBC

Additional of CCTV camera system (9no cameras)  
Decision: **GRANT**

99/01110/LBC

Works relating to roof, chimneys, parapet wall, flank walls, rainwater system and various internal repairs as set out in the schedule of works received 14/09/99  
Decision: **GRANT**

00/01530/LBC

Internal alterations to the first floor bedroom accommodation and minor works to ground floor in 1930's wing.  
Decision: **GRANT**

01/01538/LBC

Demolition of conservatory and replacement with new conservatory. Frames white painted hardwood with double glazed window units with low emissivity coating.  
Decision: **GRANT**

01/01537/FUL

Demolition of existing unsafe conservatory and replacement with new conservatory.  
Decision: **GRANT**

## PLANNING HISTORY *continued...*

### 06/02615/PDEL

Proposed installation of additional antenna at existing telecommunications radio base station

Decision: [OPINION ISSUED](#)

### 07/00472/MAJOR

Change of use to training/conference centre and hotel.

Decision: [GRANT](#)

### 07/00472/DCON

07/00472/MAJOR - Condition 5

Decision: [OPINION ISSUED](#)

### 12/02614/DCON

Discharge of condition 3 (materials) pursuant to 12/02614/FUL;  
Erection of a marquee (temporary five year permission).

Decision: [GRANT](#)

### 12/02614/DCON1

Discharge of condition 2 (Tree Protection) pursuant to 12/02614/FUL;  
Erection of a marquee (temporary five year permission).

Decision: [GRANT](#)

### 12/02614/NMMA

Amendment to 12/02614/FUL;

Erection of a marquee (temporary five year permission).

Decision: [GRANT](#)

### 17/01011/PREAPP

Projects; 1: general refurbishment, repairs and alterations to Warbrook House including conversion of the contemporary extension. 2: Permanent outbuilding to replace temporary marquee. 3: refurbishment of The Park House to reinstate to C1 usage. 4: Conversion of lodge to independent C3 unit. 5: Conversion of The Grange to residential use. 6: Residential development on land adjacent to The Grange.

Decision: [OPINION ISSUED](#)

### 17/02328/AMCON

Application to vary condition 1 of planning permission 12/02614/FUL to allow for the retention and continued use of the temporary marquee at the site for a further 5 years, until 1st March 2023.

Decision: [GRANT](#)

### 17/02932/LBC

Relocation of the main entrance of the building (back to its original location), including new entrance doors and replacement black painted metal handrails to entrance steps; creation of a spa area, including treatment rooms and accessible rooms; erection of a single storey side extension to provide a new accessible entrance to the north of the spa and incorporating a new reception room; conversion of the Peony room back to a bedroom; conversion of second floor Syndicate rooms and Breakout area provide two new two-bedroom family suites; and associated internal alterations.

Decision: [GRANT](#)

### 17/02931/FUL

Single storey side extension to provide new spa and accessible entrance and a new reception room to the north of the existing spa facility, the provision of new entrance doors to the new main entrance and the provision of black painted metal handrails to the steps serving the new main entrance to replace the existing handrails.

Decision: [GRANT](#)

### 19/01354/FUL

Erection of a marquee (temporary five year permission)

Decision: [GRANT](#)

### 19/01354/CON

Approval of condition 5 - noise attenuation - pursuant to 19/0354/FUL Erection of a marquee (temporary five year permission)

Decision: [GRANT](#)

### 20/00684/OUT

Outline application for the erection of 4no new dwelling houses within the unlisted grounds of Warbrook House.

Decision: [WITHDRAWN](#)

### 20/02222/FUL 8/17657/FUL

Erection of raised decking and boundary fence and the siting of two hot tubs at the hotel spa (retrospective)

Decision: [GRANT](#)

### 20/02423/FUL

Temporary siting of two containers to the west of the spa (retrospective)

Decision: [REFUSE](#)

### 20/02475/FUL

Temporary siting of six containers in the car park (retrospective)

Decision: [REFUSE](#)

## Planning Summary

Whilst there is an extensive planning history associated with the entirety of the site, there has typically been a positive response to any applications related to the relocation of the main entrance / reception area of the hotel to its original location, in the main entrance hall of the existing, Grade I Listed house.

## THE PROPOSAL

The application seeks planning permission and listed consent for the:

- relocation of the main entrance/reception area of the hotel to its original location in the main hall / front entrance of the existing, Grade I Listed house.

Works are also proposed in the contemporary 'west-wing' extension of the property. Works include ::

- creation of 8no new bedrooms with ensembles
- creation of new staff/office facilities; and
- the installation of DDA compliant WC

In addition, our client would like to undertake general repairs and decorations to the new main entrance / reception area - the actual scope of work is unclear at this time, so we are content for a 'further details' request to be conditioned at this time.



Warbrook House  
Photo of the entrance to the front of the existing, Grade I Listed property.



## DESCRIPTION OF THE PROPOSED DEVELOPMENT

### Access

It is proposed to move the hotel's main entrance to where it would have been originally located, to the main entrance hall of the existing house.

### Amount

This proposal will provide an additional 8no bedrooms (with ensuites) in the more contemporary 'west-wing' of the property but there will be no increase or decrease in internal floor area.

### Appearance

This proposal aims to improve the appearance of Warbrook House. Our client, would like to undertake general repairs and decorations to the new main entrance / reception area - we are happy for a further details request to be conditioned.

### Landscaping

There are no landscaping proposals associated with this application.

### Layout

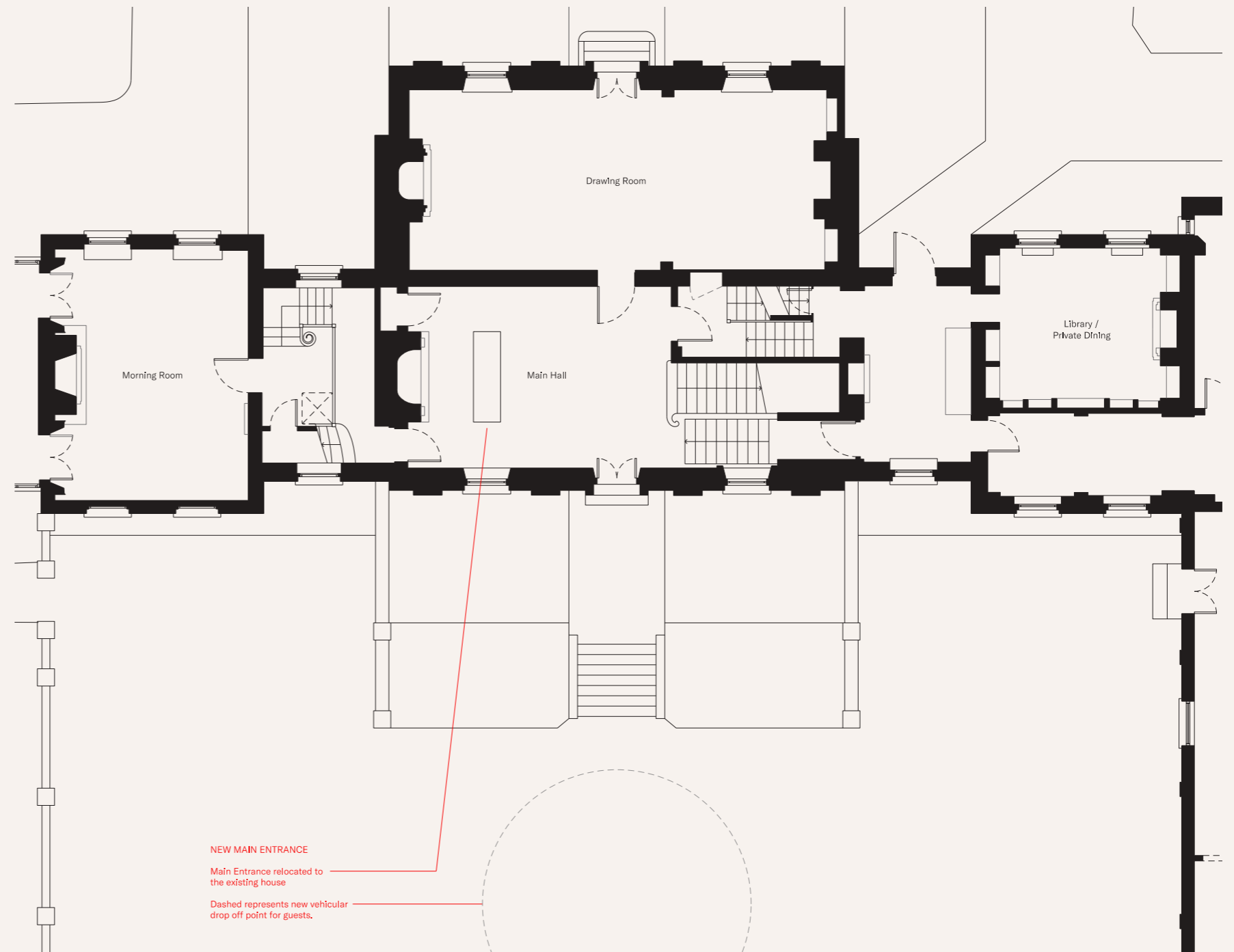
The relocation of the main entrance / reception area is a significant change but the layout of the Hotel will largely remain as is.

### Scale

The proposed works do not affect the scale of the building.

### Use

The buildings use class will remain as C1 Hotel / Conference.



Warbrook House  
Proposed - Ground Floor Plan

## CONCLUSION

In our opinion, we believe a planning application for a development reflective of the one outlined in this document should be supported for the following reasons:

- The proposals seek relocate the main entrance / reception area of the hotel to its original location, in the main entrance hall of the existing, Grade I Listed house.
- The proposal elevates the sense of 'arrival' aspect to the Hotel and Hotel grounds.
- The proposal provides an additional 8no bedrooms (with ensembles) - further provision and capacity for future guests.
- There is no increase in scale, form or massing.
- There is no increase in capacity or additional vehicular movements to the site.
- There are no landscaping proposals associated with this application.

All in all, we believe the proposed alterations sought under this application would have a positive impact on the estate, building and the Hotel business as a whole.

---

Thomas-McBrien  
42 Theobolds Road  
London  
WC1X 8NW

020 3633 5035  
mail@thomas-mcbrien.com  
thomas-mcbrien.com

VAT No: 278 5742 54  
Company No. 10826648  
Thomas-McBrien Ltd is registered in England

Copyright of Thomas-McBrien Ltd - 2024. All rights reserved. No implied usage license exists.  
No part of this document may be reproduced, edited or copied without written consent from the author