

HERITAGE STATEMENT

Client
Warbrook House Heritage Hotel Ltd

Project Address
Warbrook House, Eversley, Hook RG27 0PL

Date
March 2024

Revision No
P1

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The Proposal

This Heritage Statement has been prepared by Thomas-McBrien on behalf of the Client, Warbrook House Heritage Hotel Ltd, to support a planning permission and listed consent for works at Warbrook House, Reading Road, Eversley, Hook, RG27 OPL.

Works involve:

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

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

Heritage Impact

The proposed scheme is described in detail in the drawings and D&A statement prepared by Thomas-McBrien Architects.

The aspiration to move the main entrance of the hotel back to the main historic entrance to Warbrook House will reinstate the principal entrance to the house and re- activate the historical approach and appreciation of the original architectural experience when arriving. This in itself is a very positive enhancement of the appreciation of the listed building. The physical impact of this element of the proposal is minimal. Free standing reception desk will be installed. New electrical installations to accommodate the new reception is to be explored in further detail but generally accepted that these installations will pass over the existing floor with adequate protection covering in place.

Within the 1980's 'west wing' of the building complex, it is proposed that a number of new bedroom suites are created, replacing old, unused syndicate rooms. Staff offices are also relocated and a DDA compliant WC provided for. Further investigation is required but with careful planning, this element of the proposals will seek not to harm historic fabric but will help provide the hotel with further accommodation to give it a viable continuing use.

Conclusion

This statement, in association with the drawings and documents prepared by Thomas-McBrien Architects, describes how the proposed scheme will affect that heritage significance. Our overarching conclusion is that the effect is positive, and for that reason, the scheme complies with policy and guidance.

The conclusion of our assessment, contained in the previous section of this report, is that the proposals scheme for Warbrook House will preserve and enhance the special architectural and historical interest of the listed building. The proposals thus comply with S.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It does not lead to 'substantial' harm or any meaningful level of 'less than substantial' harm to any heritage assets.

In respect of the NPPF, the proposed scheme can certainly be described as 'sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'. The works are mainly focussed in areas of little or no heritage significance, and where they do affect the historic building they are focussed on reinstating its pre-eminent role in the use and functioning of the Estate with minimal impact on historic fabric.

The proposed scheme complies with the NPPF - it certainly does not lead to 'substantial harm to or total loss of significance of a designated heritage asset'. It also complies with Paragraph 134 for the reasons given in detail earlier in this report - the scheme is regarded as not only preserving, but enhancing the special interest of the listed building.

With regards to Hart's Local Plan, the proposals are clearly appropriate to the character and setting of the building - ensuring that alterations are carefully considered and sensitive to the historic fabric.

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Overall, the effect of the proposals on the heritage significance is positive. The majority of the works are focussed in the part of the building of least significance, and where they do impact the historic building are light touch and do not impact historic fabric.

The proposals will re-instate the main entrance to Warbrook House which is a particularly positive proposal as it also contributes to visitors appreciation of the historic building as first conceived.

They are also fundamental to ensuring the hotel - and historic building's continued high status and quality.

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