



HACKWOOD PARK

Hackwood Park Proposal



HACKWOOD PARK

WELCOME

Background

The current owner of Hackwood Park works with the Maybourne Group as the hotel operator. The Maybourne Group comprises ultra high luxury hotels Claridge's, The Counnaught, The Berkeley, The Emory, The Maybourne Riviera in the south of France, and The Maybourne Beverly Hills.

Hackwood Park and Hackwood Mansion are significant heritage assets which have been maintained for 25 years but not used for 15 years.

The fact that the client has acted as custodian to the listed building and parkland has been a great benefit.

Proposal

Our proposal for Hackwood Park is to convert the mansion and stable from residential use to five star plus hotel use. The mansion (grade II* listed), its plan, form, decoration and style is entirely suitable (with little adaptation) to create a five country retreat, hotel and spa. With the history and setting making it a quintessentially English proposition. The mansion already has 16 bedrooms and by adding a new wing will provide 26 five star plus bedrooms and suites in addition to a ballroom and spa extension to the existing pool and gym facilities.

The stable block built shortly after completion of the mansion is also grade II* listed, and has already been adapted into bedrooms and drawing rooms, providing with the pavilions a total of a further 26 bedrooms and suites.

It is also intended to provide 12 lodges in Paradise wood, replacing non-listed building structures which already exist. The lodges are four to five bedrooms, and will provide another 48 five star bedrooms and suites, providing a total of 100 bedrooms for the hotel complement.

As part of the proposal is the restoration of the grade I listed landscape, particularly the portion design by Charles Bridgeman, Spring Wood.

The hotel will include the following facilities which will be accessible by hotel guests and external guests. It will provide:

- Short and long stay facilities
- All day dining restaurant service, breakfast, lunch, afternoon tea, and dinner
- Speciality restaurant with external dining
- Bar and cigar lounge, ballroom, conference facilities
- Large spa with various treatment rooms and spa cafe
- Indoor and outdoor heated swimming pools
- Tennis Courts
- Other lawn sports and with restoration of Spring Wood there will also be external theatre performances, recitals, concerts, exhibitions, provisions for weddings, christenings and other celebrations.

The proposal will include a staff facility building constructed in a non listed portion of the site next to the AM3 in addition to a deck car park, also outside the listed portion of the site, for visitors to the hotel.

History

- Originating as a wooded part of the Manor of Eastdrop, Hackwood Park's story begins with its enclosure as a deer park in 1223.
- Following the destruction of the lodge in the civil war, it was remodelled larger with a formal landscape being laid out.
- With the creation of the first Duke of Bolton, originally the 6th Marquess, a new house was built between 1683-7 and formal treatment of the Spring Wood potentially began.
- Over the course of the next two generations, the landscape of Hackwood Park and Spring Wood in particular were developed using walks, canals, radiating avenues, and ramparts.
- With the major portion of the park passing to the second Lord Camrose in 1965, the features of Spring Wood were rearranged and added to, with extensive replanting efforts in 1987 & 1990 following destructive storms.

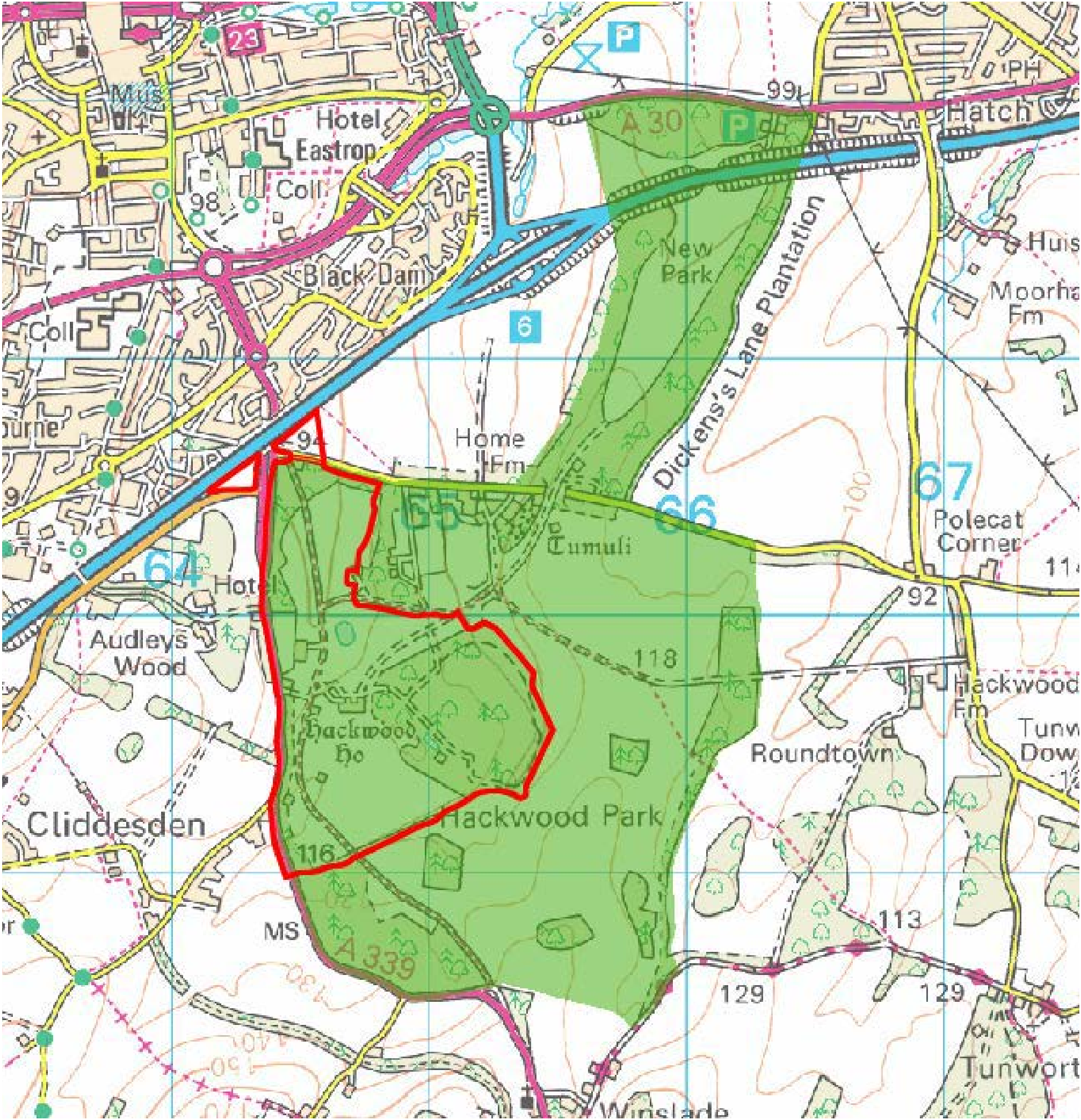


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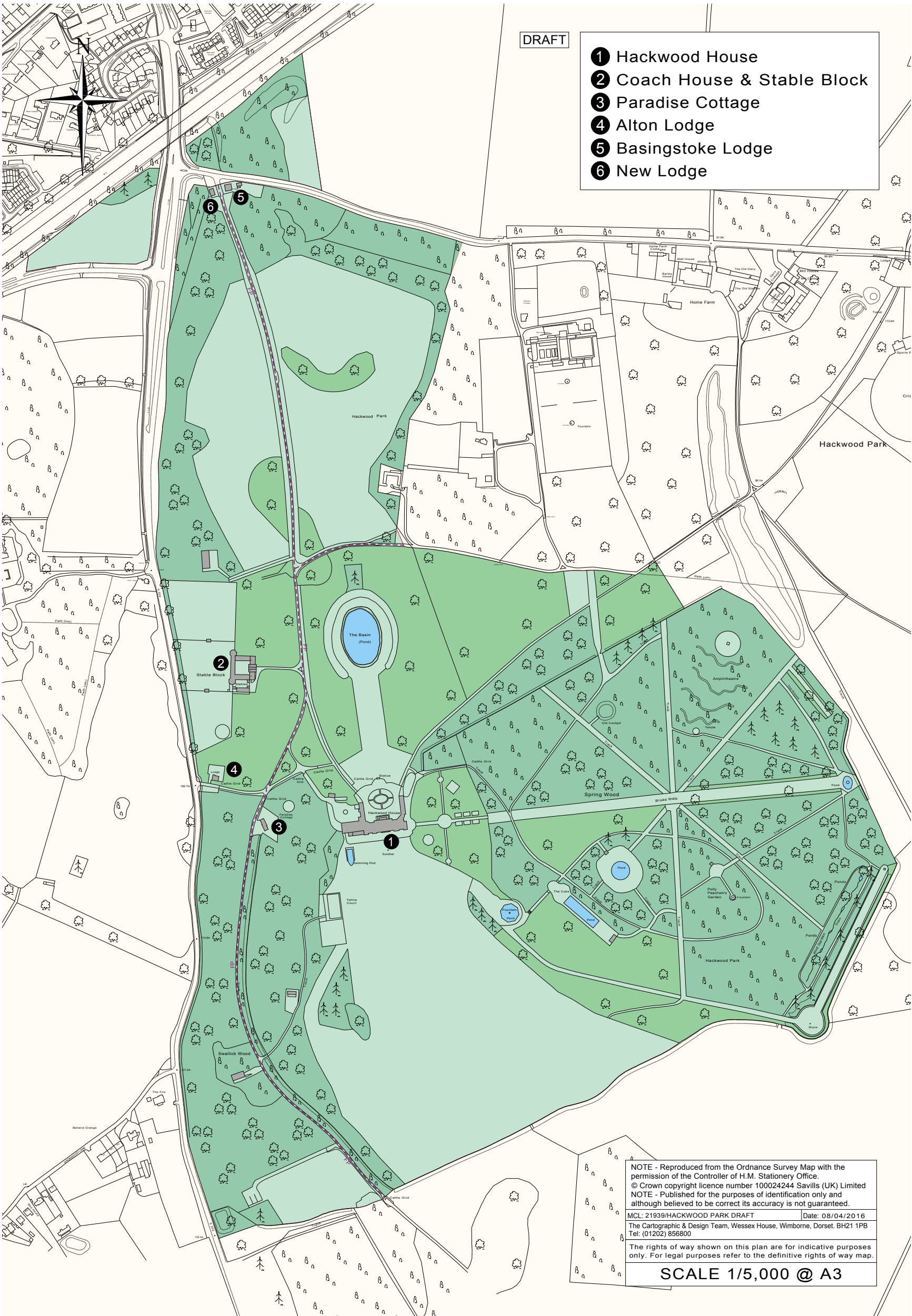
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Original extent of Hackwood Park.



Current ownership & extent of Hackwood Park today.



OS Map outline of Charles Bridgeman Spring Wood design.



Overlay of Charles Bridgemans design on OS map.

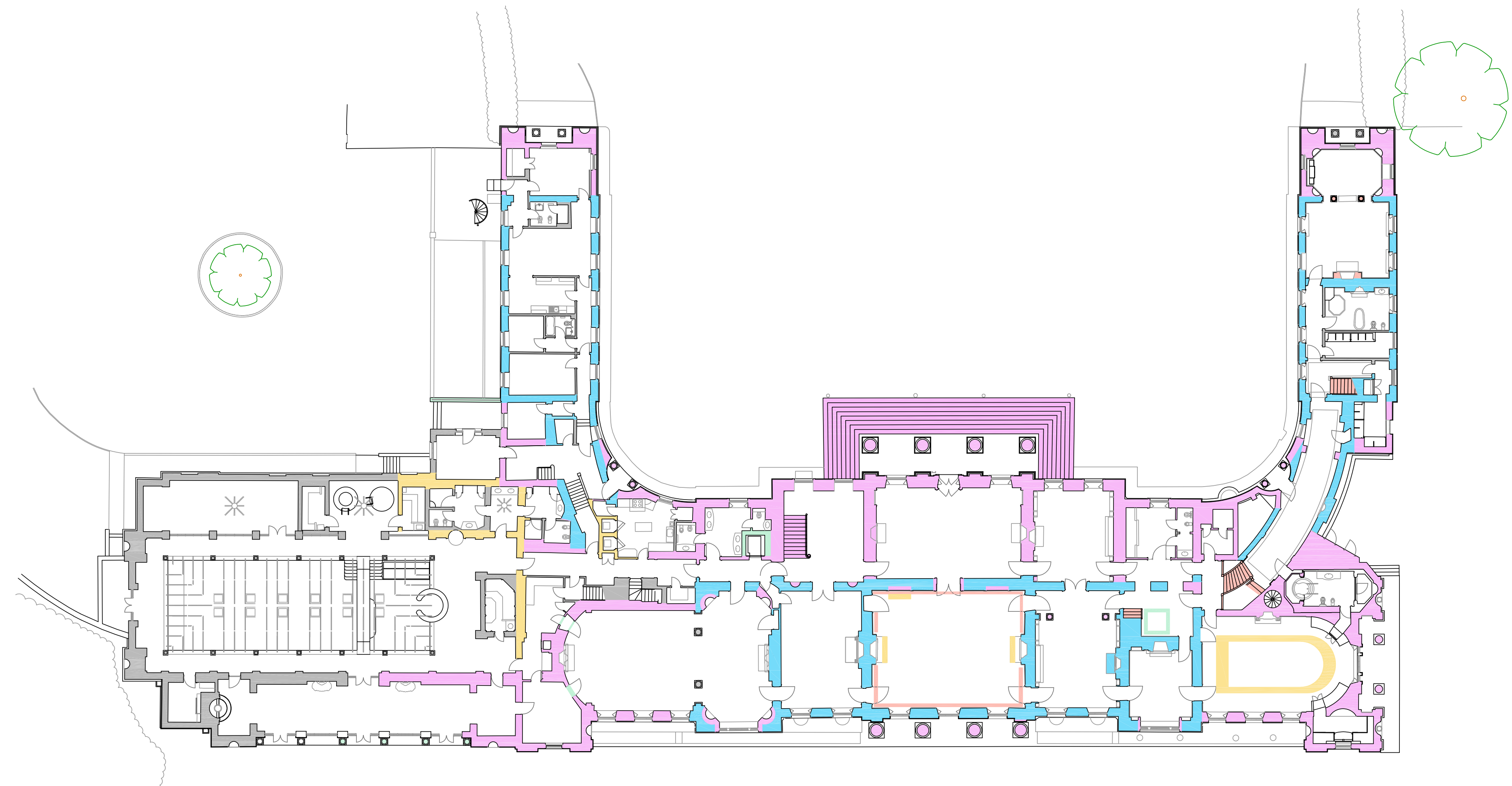


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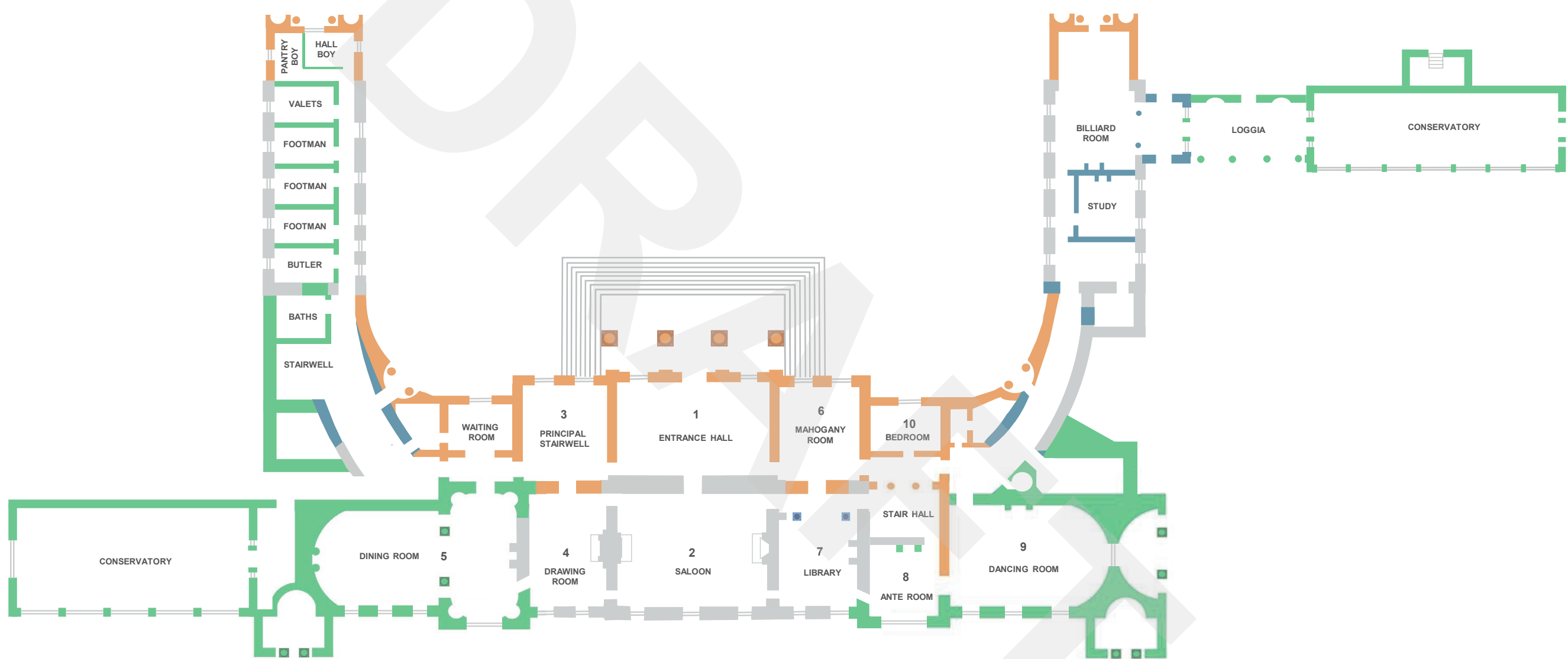


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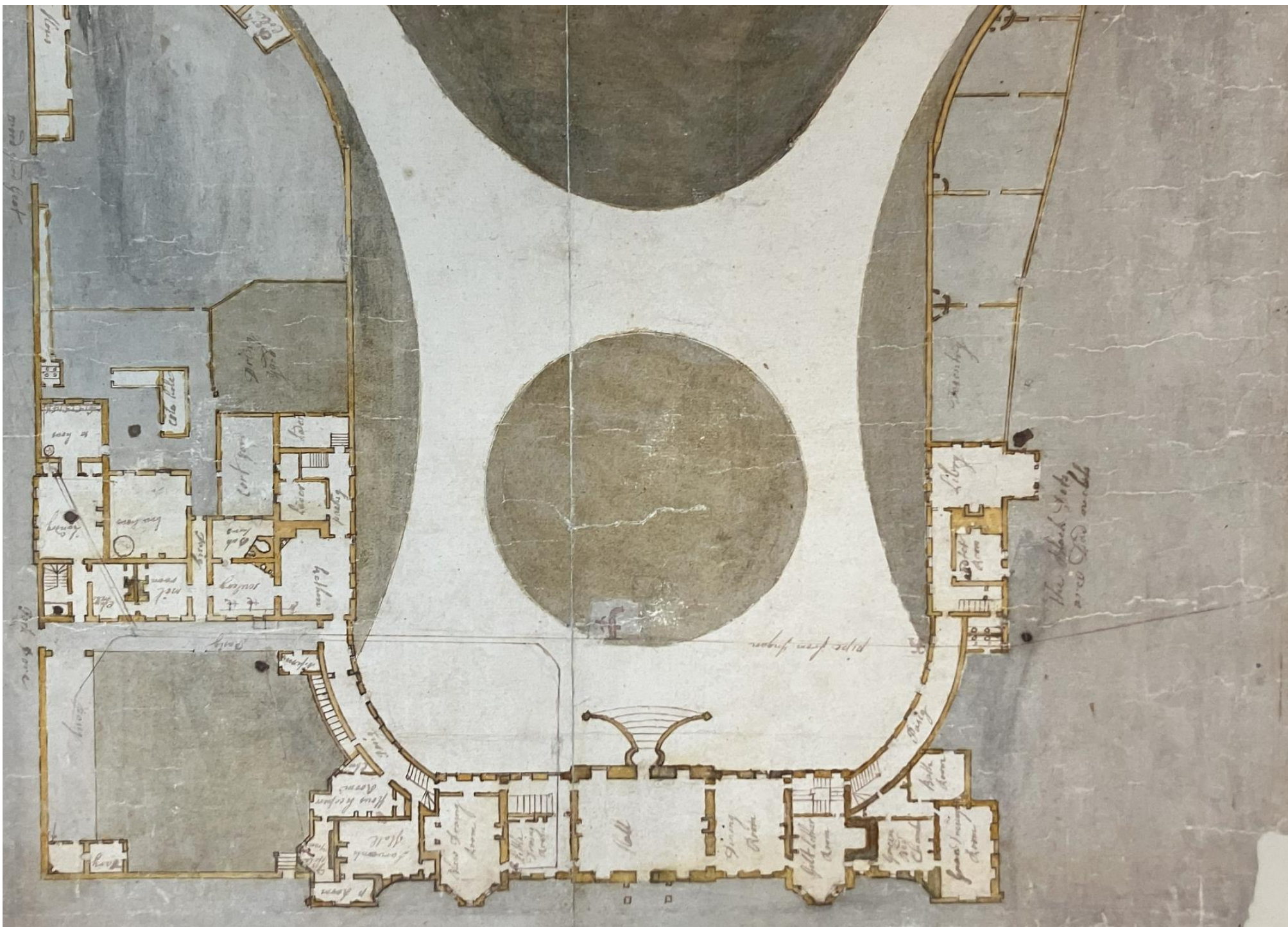


Chronological drawing showing the various periods of the development of Hackwood Mansion.

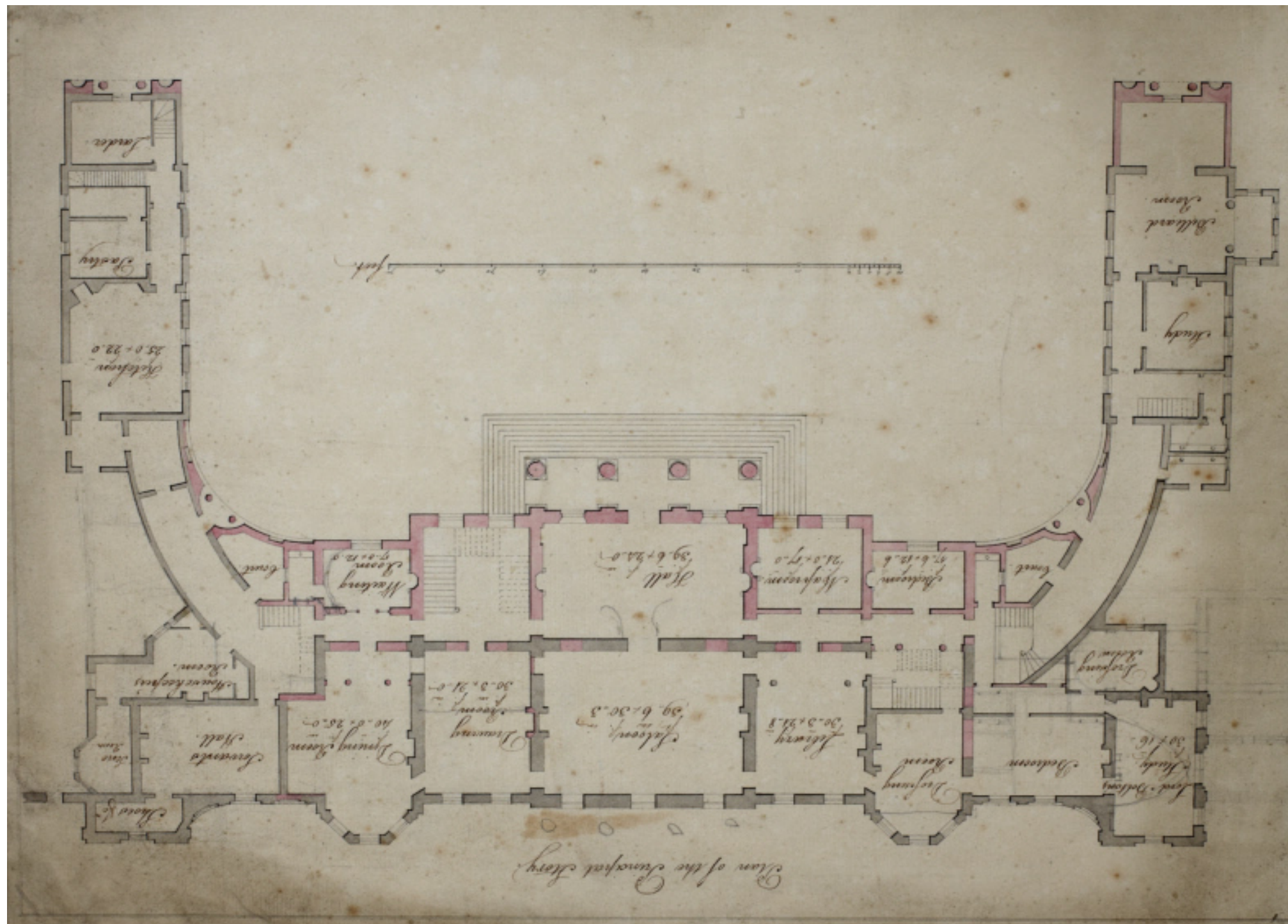
1683 1765 1807 1936 1965 2010



Plan development of Hackwood Mansion showing new extensions both to the East & West of the Mansion.



Plan by John Vardy showing symmetrical composition with two wings, plus a full extension to the west.



Final Plan by Lewis Wyatt.

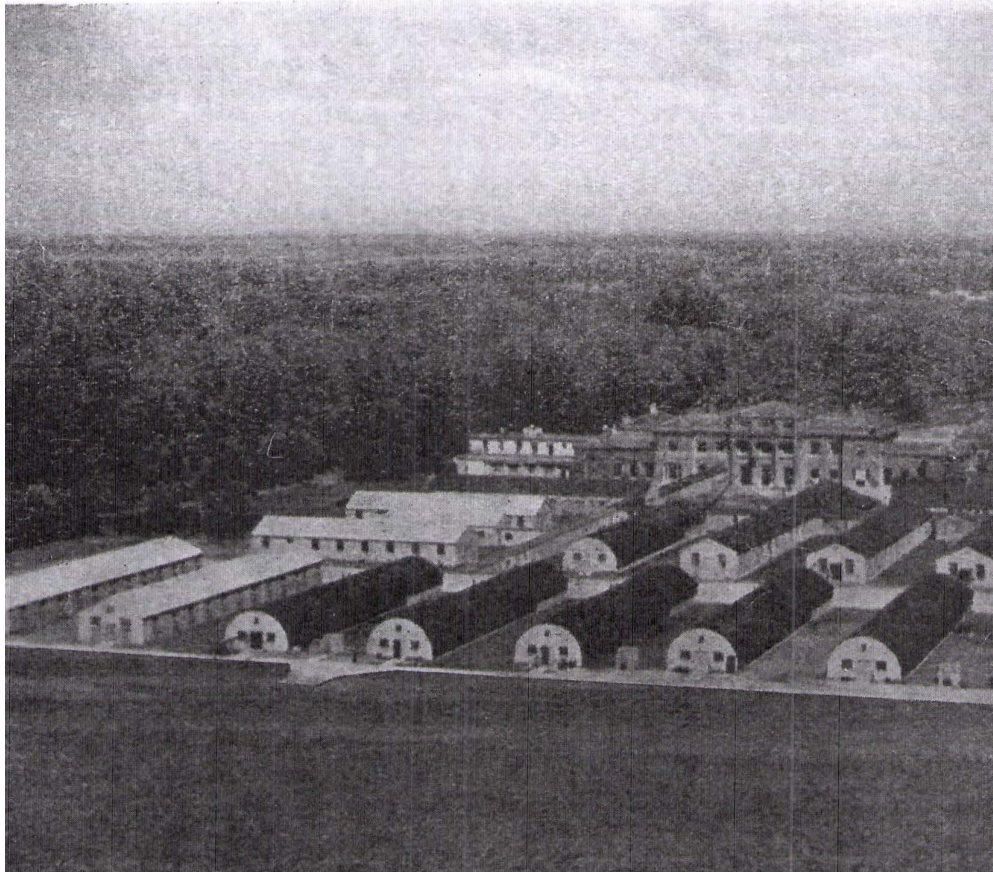


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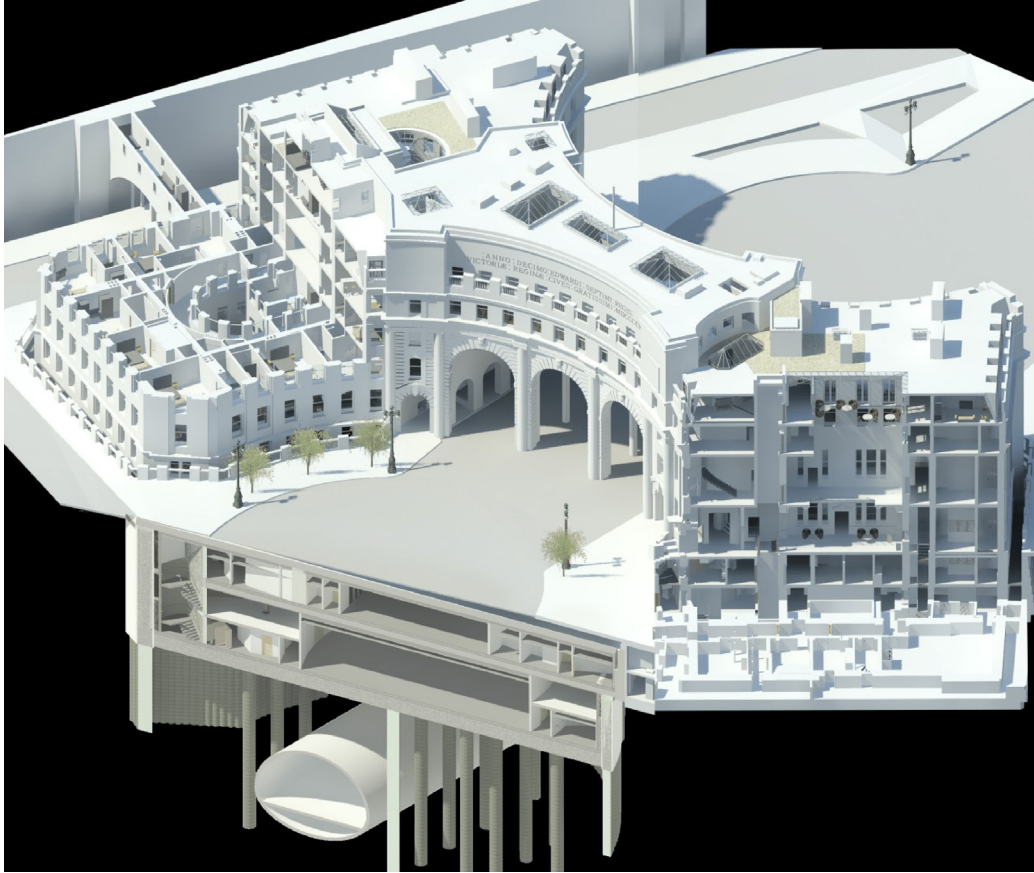
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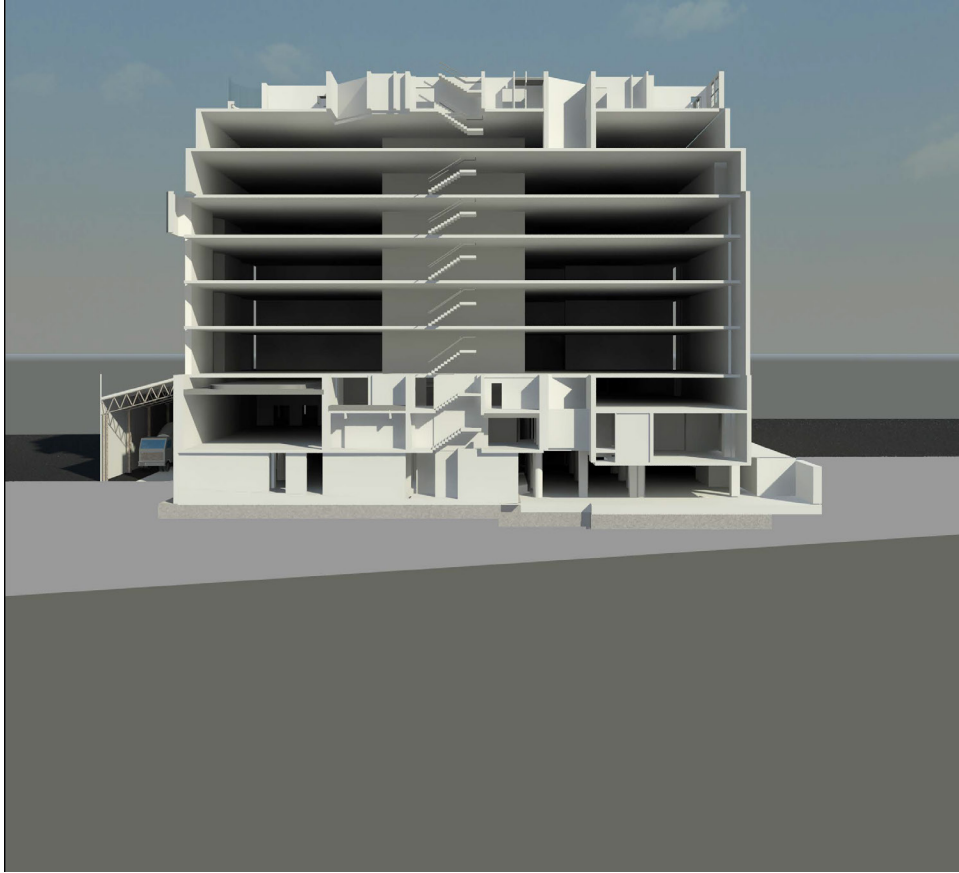
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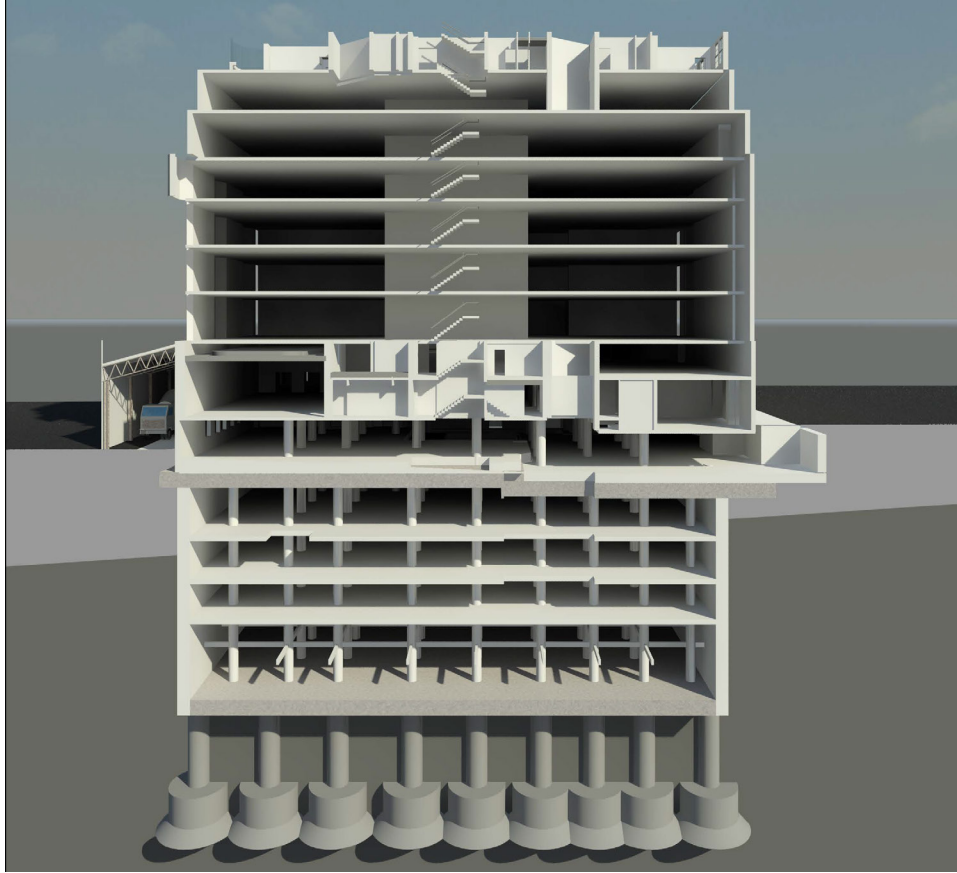
Canadian Field Hospital during WWII. Concrete foundations are currently hidden under the grass lawn to the south of the Mansion. This area will be used as an extended basement for the spa and kitchen facility.



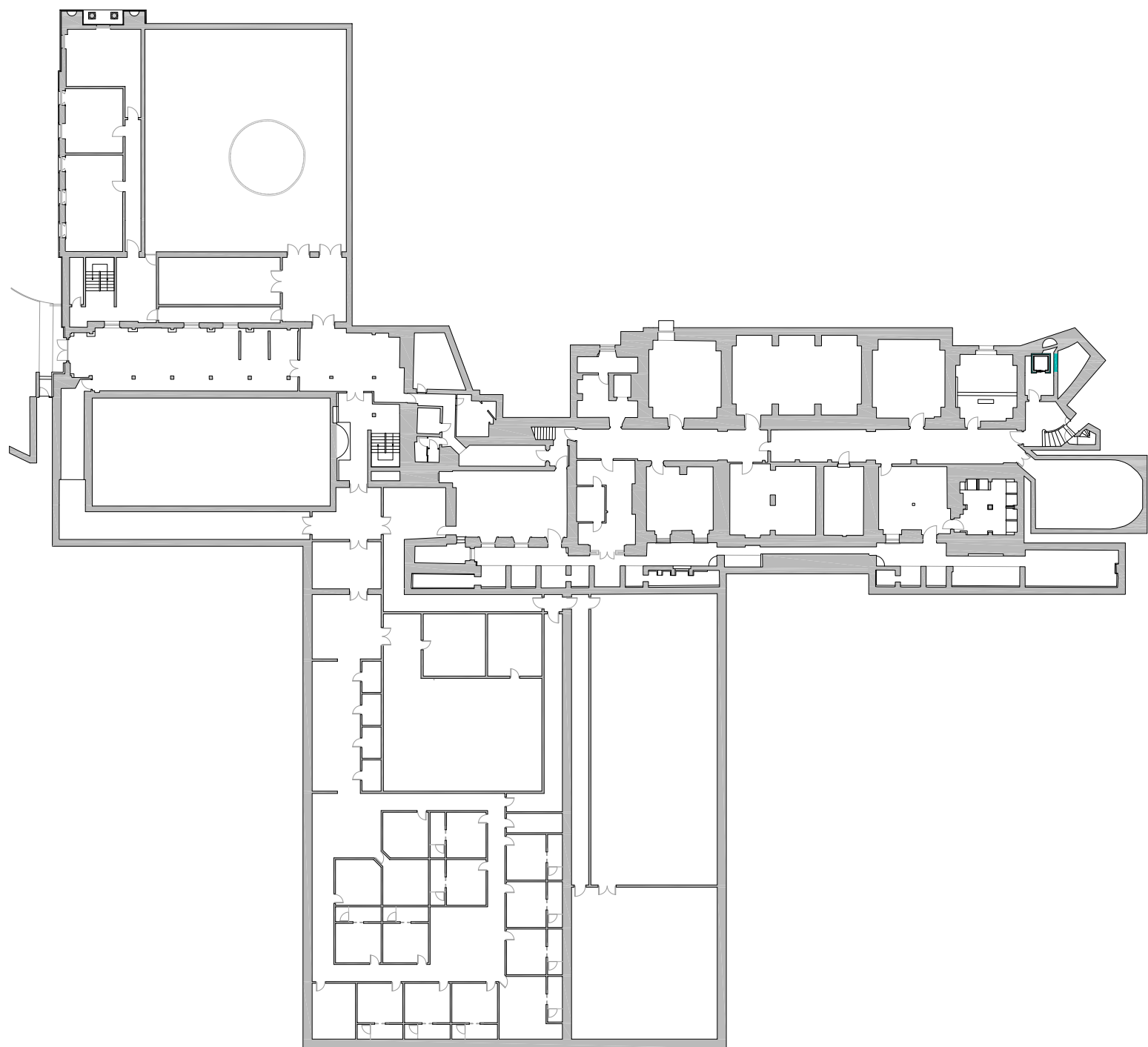
Professional team responsible for Admiralty Arch complex basement design on Buckingham Palace Mall including building over tube lines beneath.



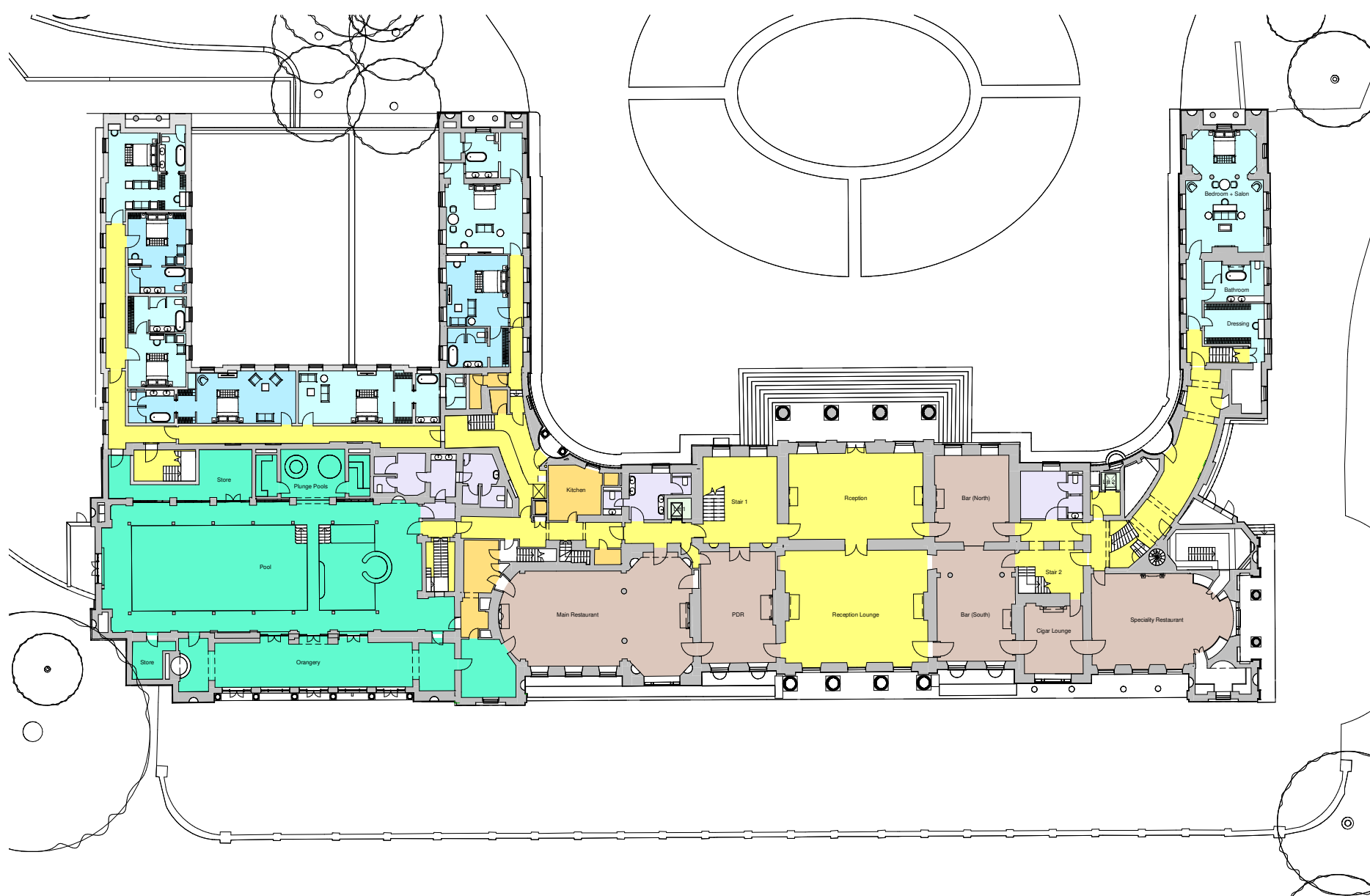
Claridge's construction by professional team.



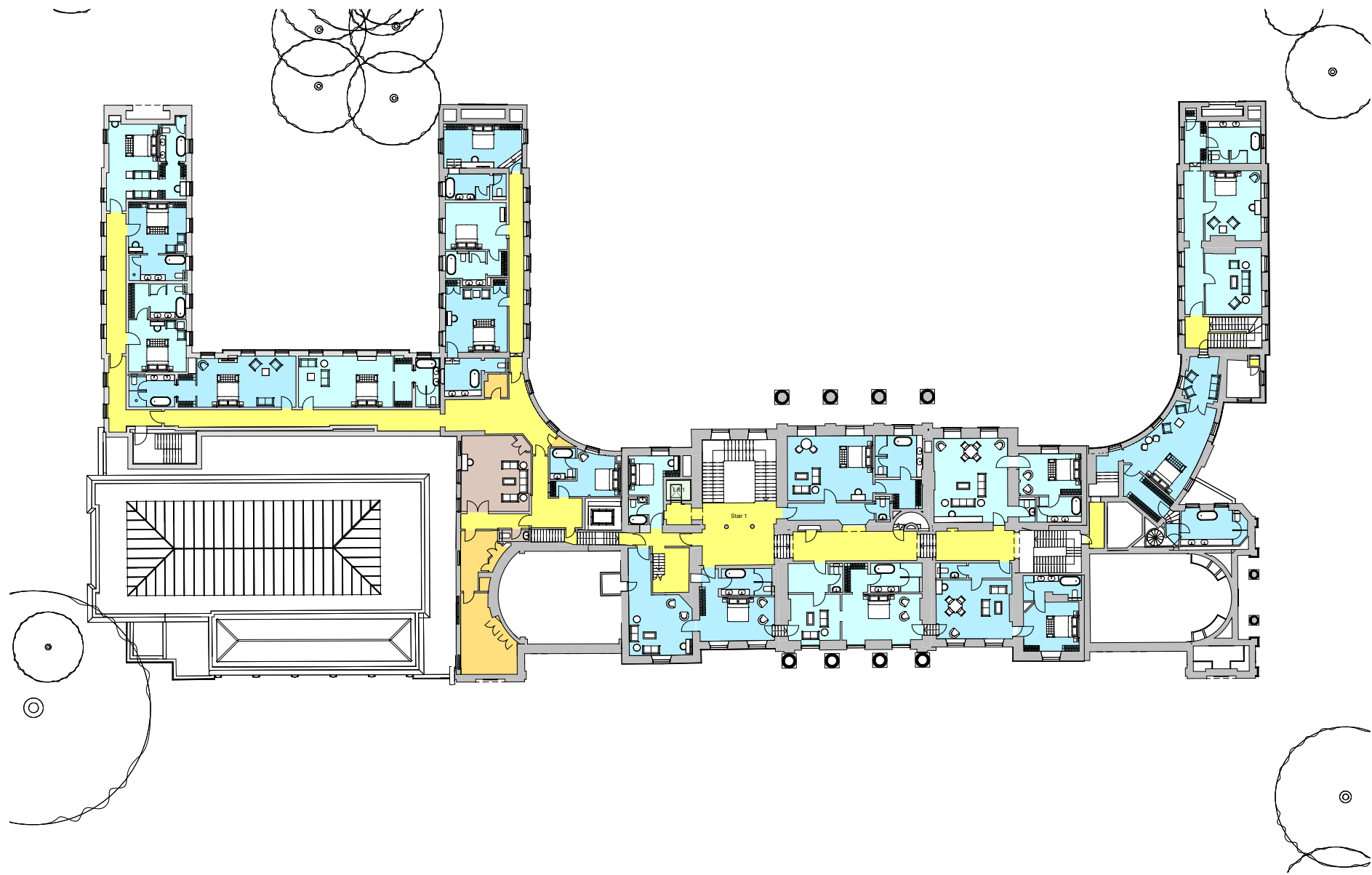
Claridge's with 5 basement scheme constructed whilst the Hotel was in full operation.



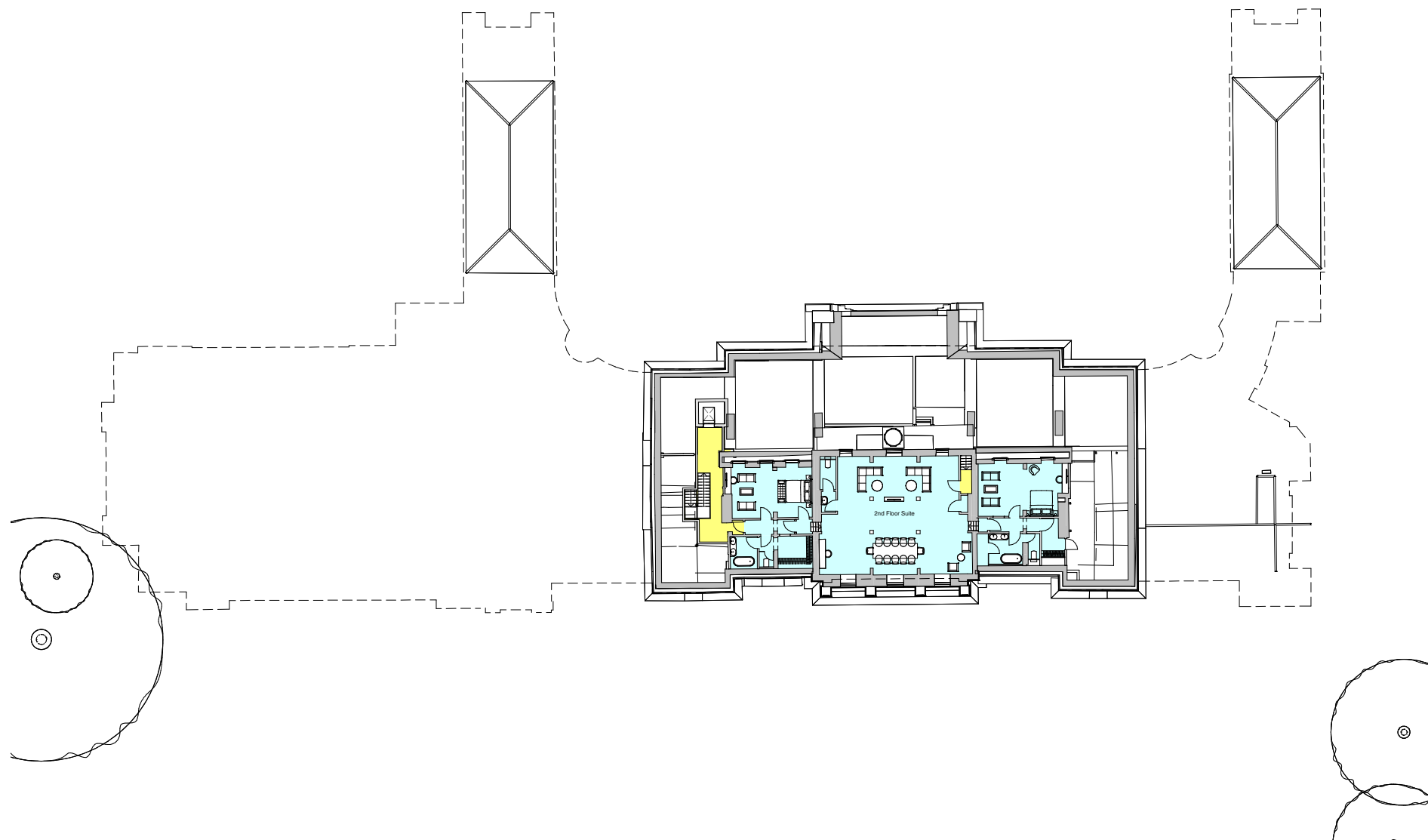
Proposed Basement with Spa, new kitchen and carbon net zero plant room for air source and ground source heat pumps.



Ground Floor Plan illustrating new wing for bedrooms and suites following John Vardys plan of 1760.



1st Floor Plan illustrating new bedroom and suite wing.



Second Floor proposed major suite with new access stair and extended lift to improve service and circulation.



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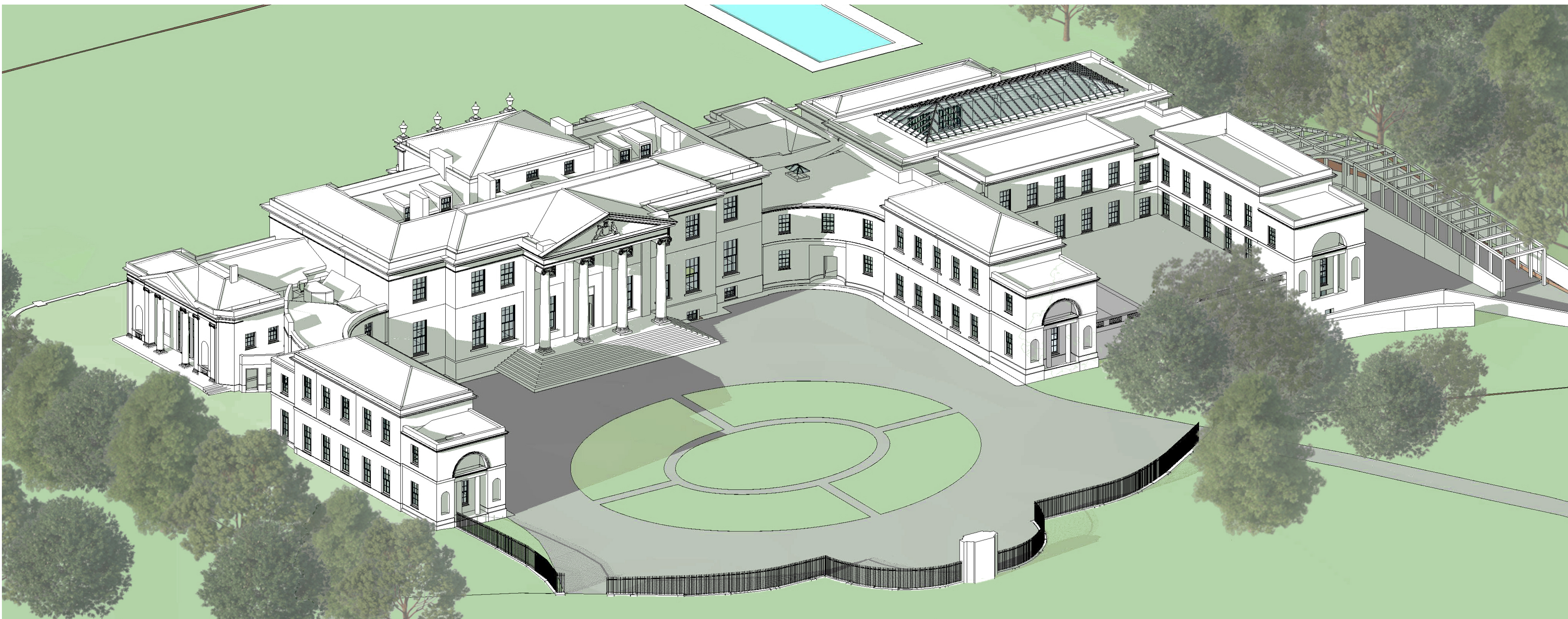
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Aerial view of Hackwood House showing service area to the West of the House screened by Yew Trees from front approach.



Hackwood House viewed from the South with Yew Trees hiding service area.



Axonometric view of proposed new wing maintaining primary symmetry of Mansion.



View of proposal from the South.



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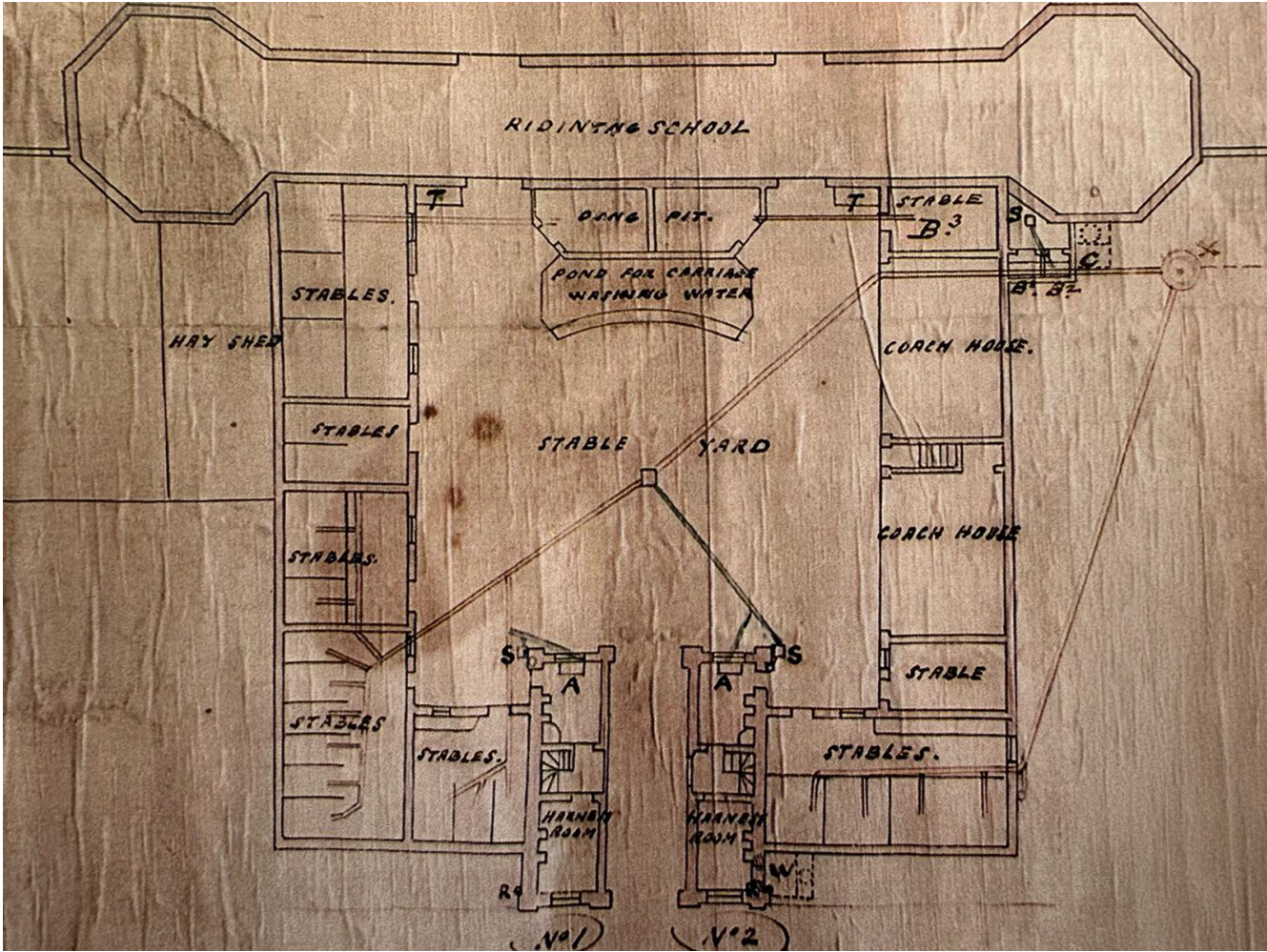
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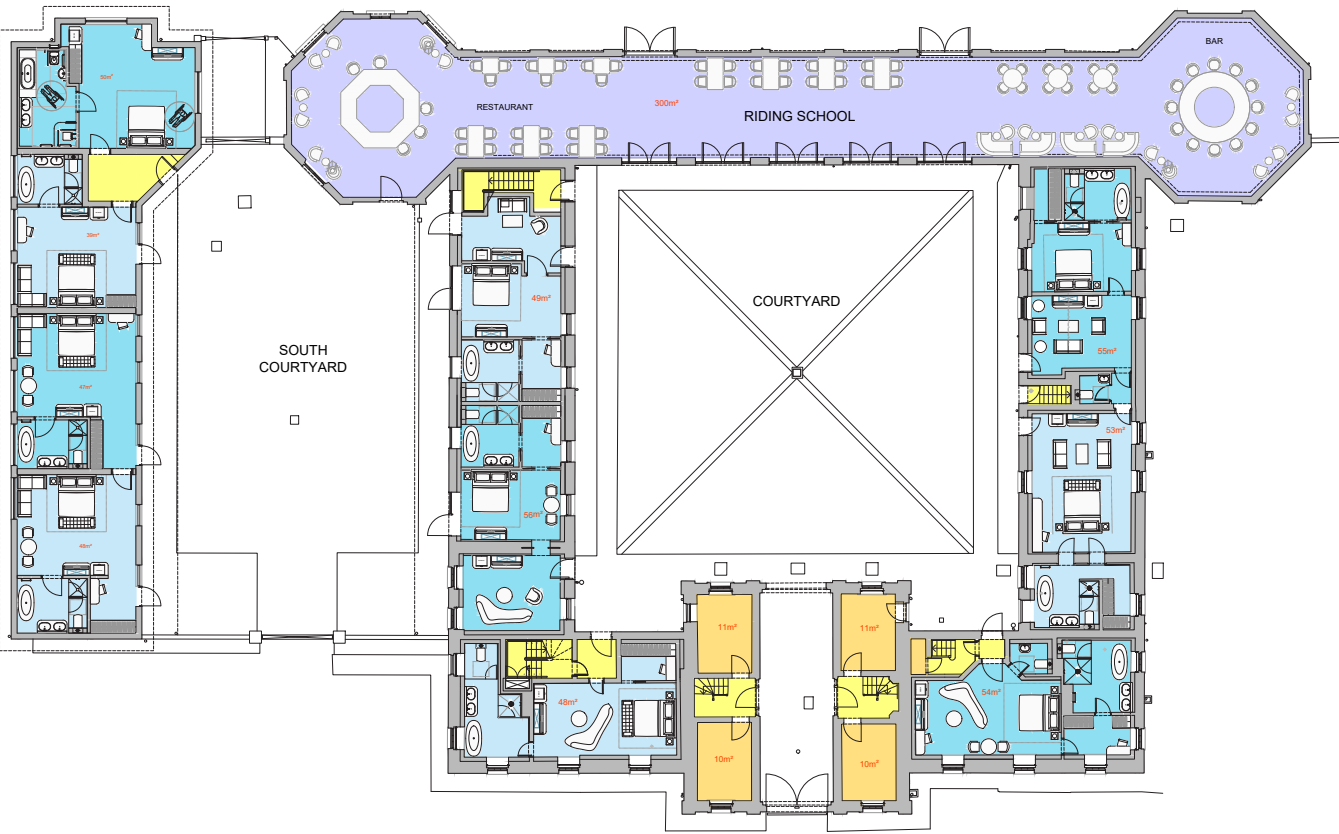
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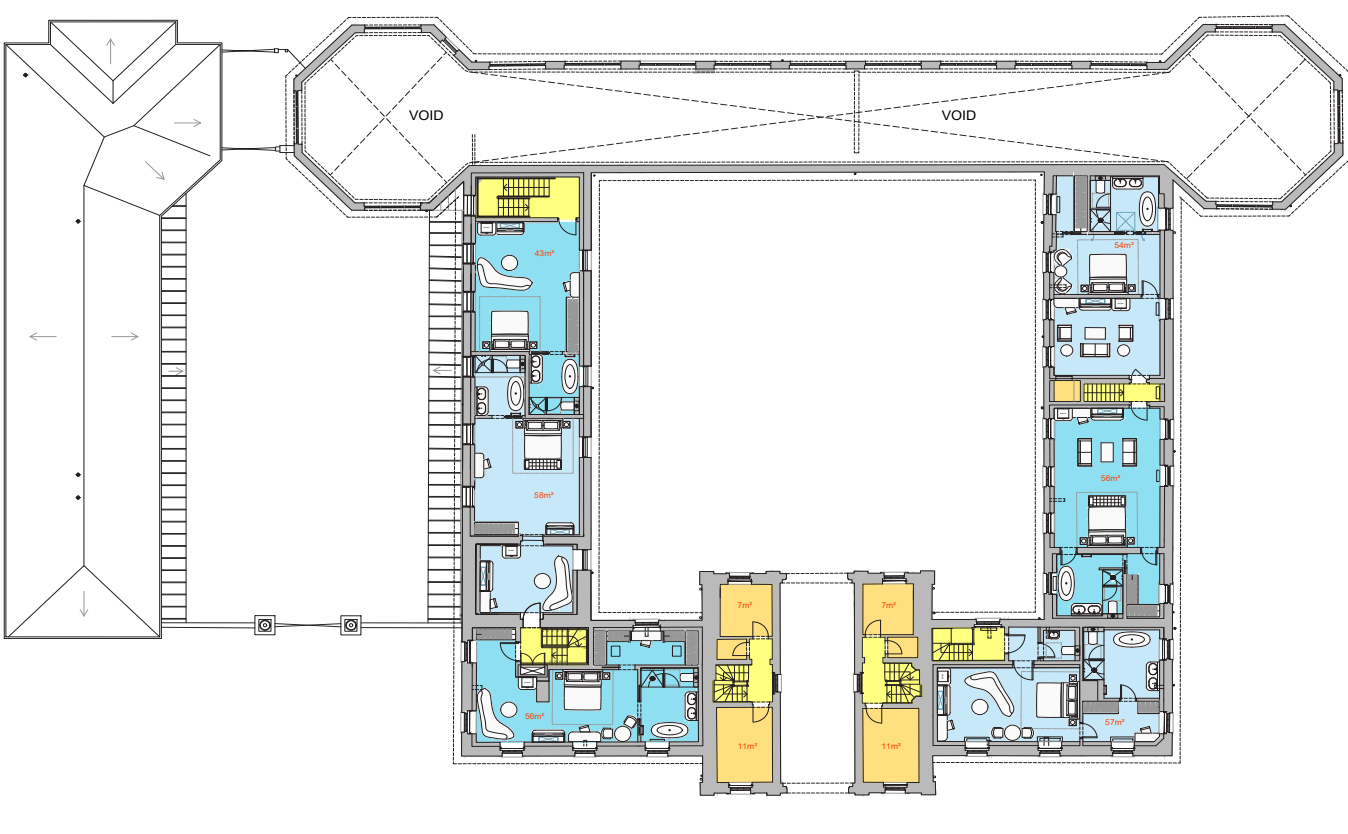
Stable Block by Lewis Wyatt, 1817, Grade II* Listed.



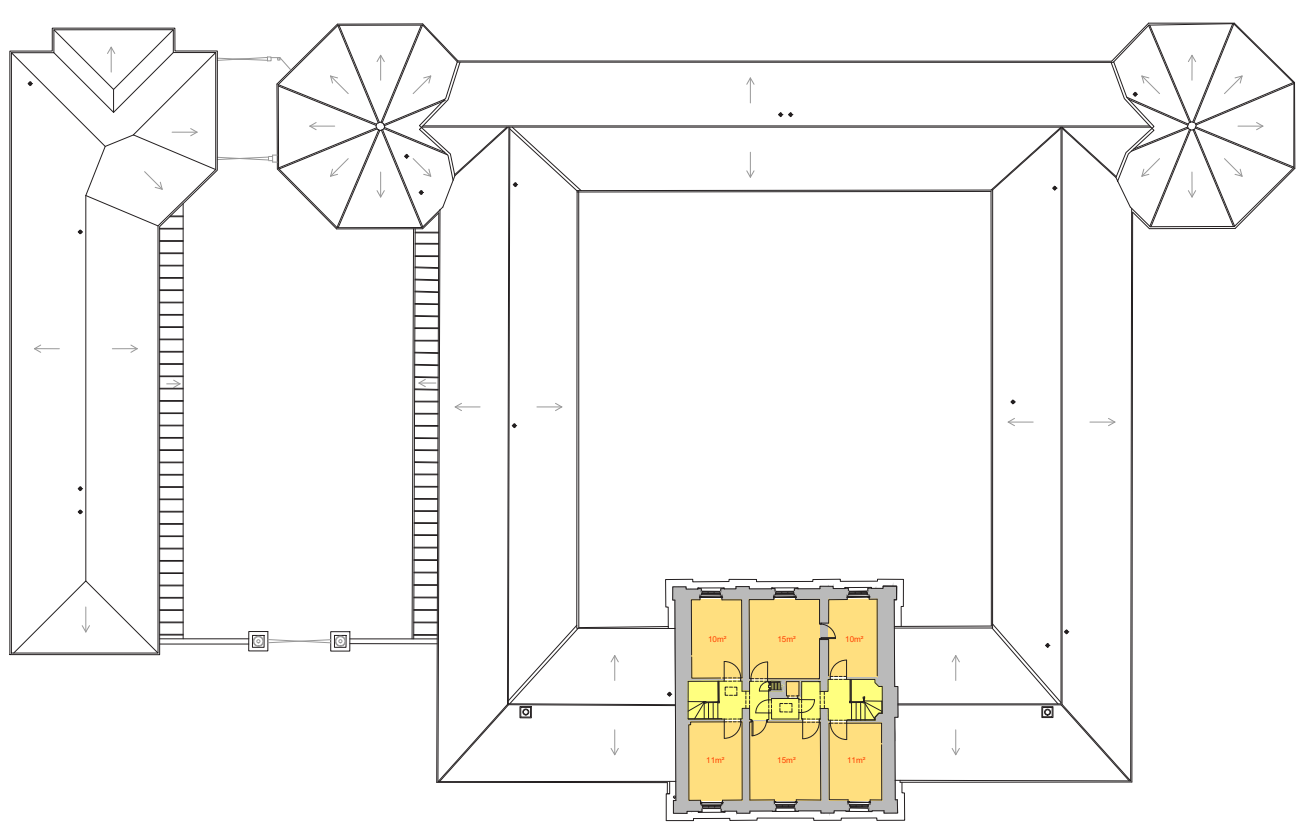
Historic Plan Layout. East & West Wings completely altered.



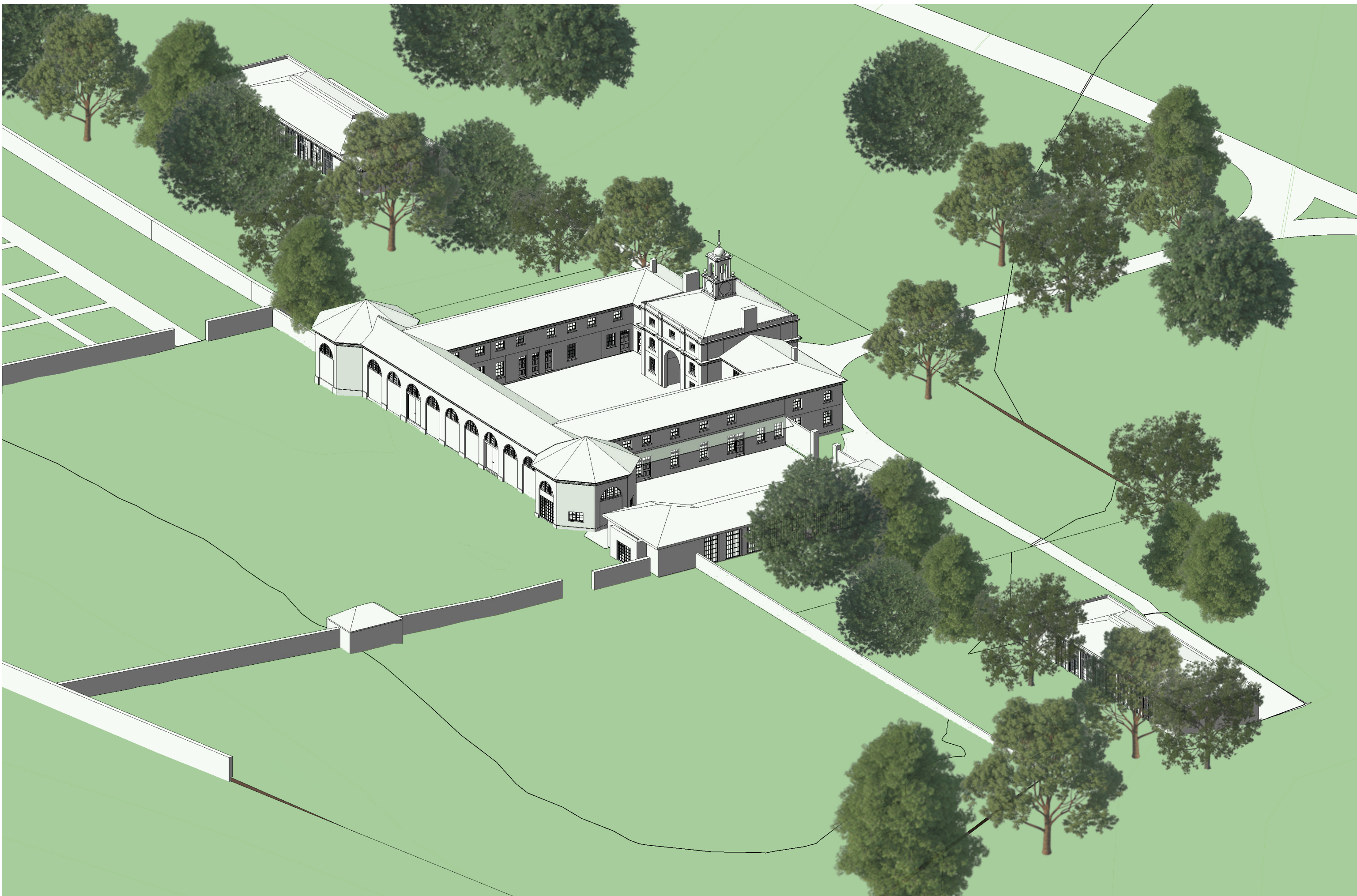
Ground Floor Bedrooms & Suites including Brasserie & Bar in the Riding School Wing.



First Floor illustrating Bedrooms & Suites.



Second Floor proposal.



Axonometric view of Stable Buildings & Pavilions.

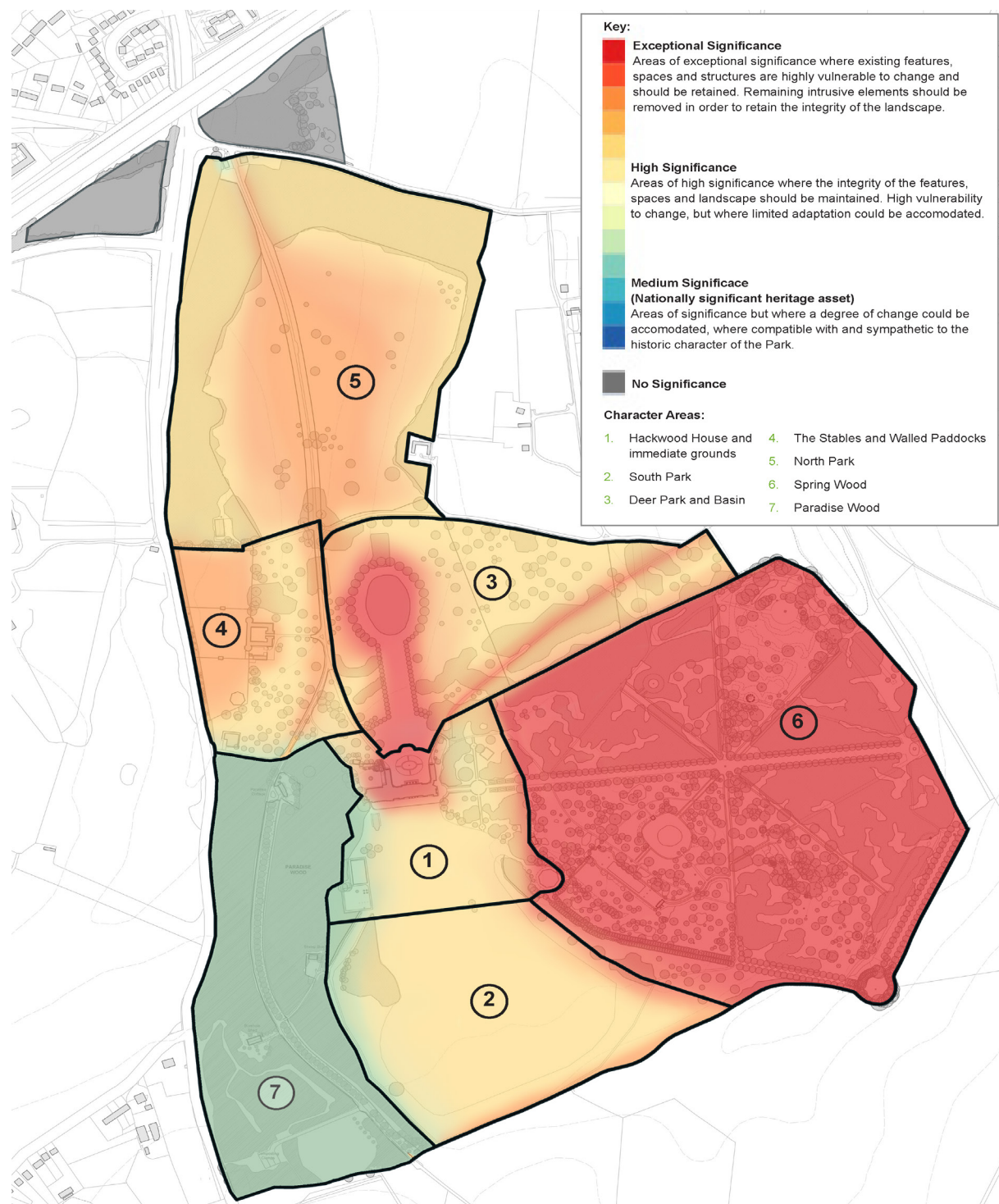


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Historic Significance Plan.

Spring Wood, Charles Bridgeman, 1725-1730.



Restoration of Spring Wood creating a Parkland for enjoyment & discovery. An area befitting for the finest weddings, events, theatrical performances, recitals, concerts & exhibitions.



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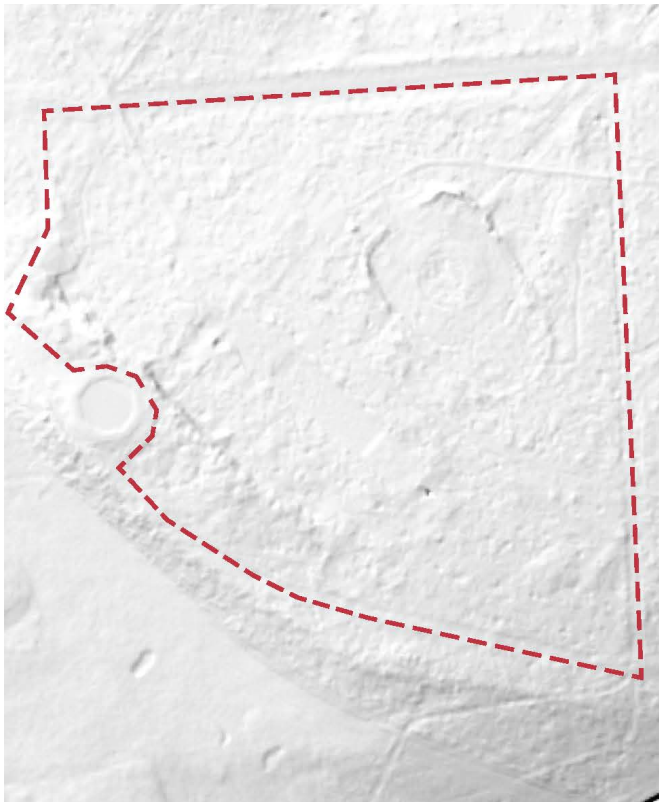
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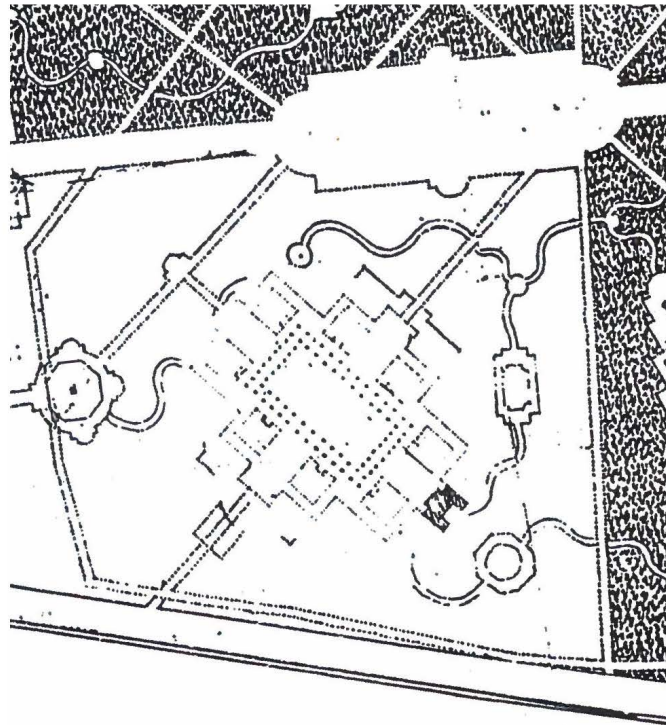
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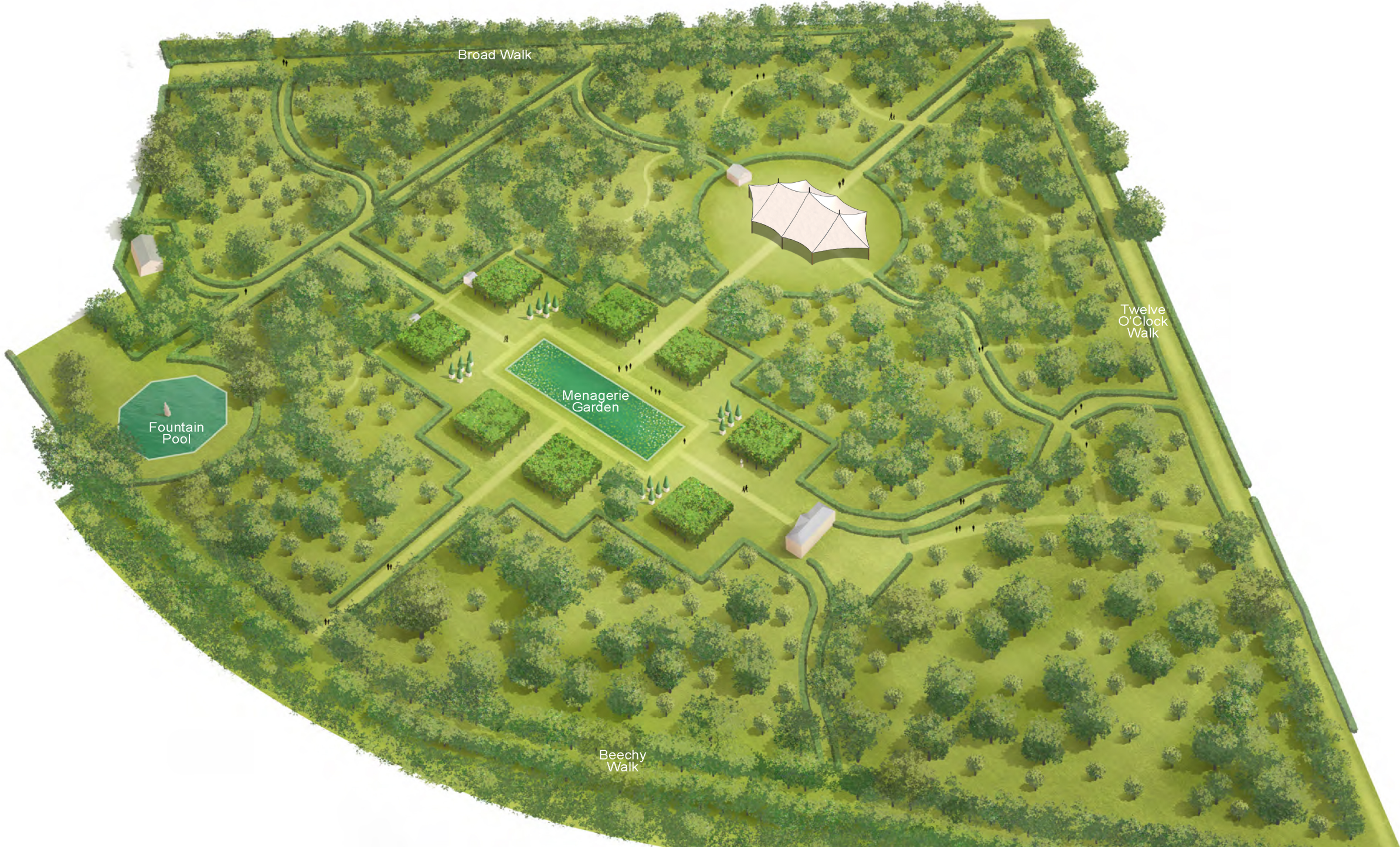
Menagerie Gardens today.



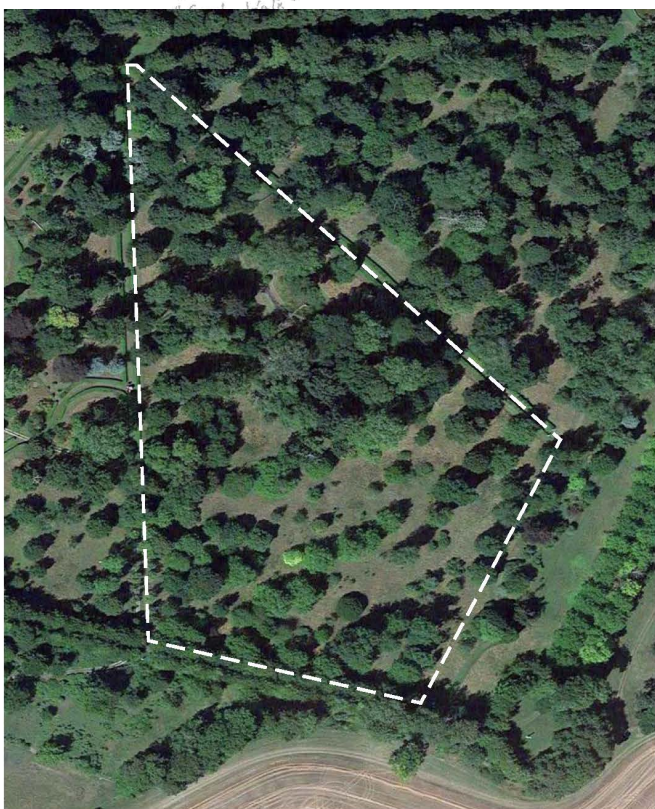
Lidar image illustrating the remains of Charles Bridgemans design.



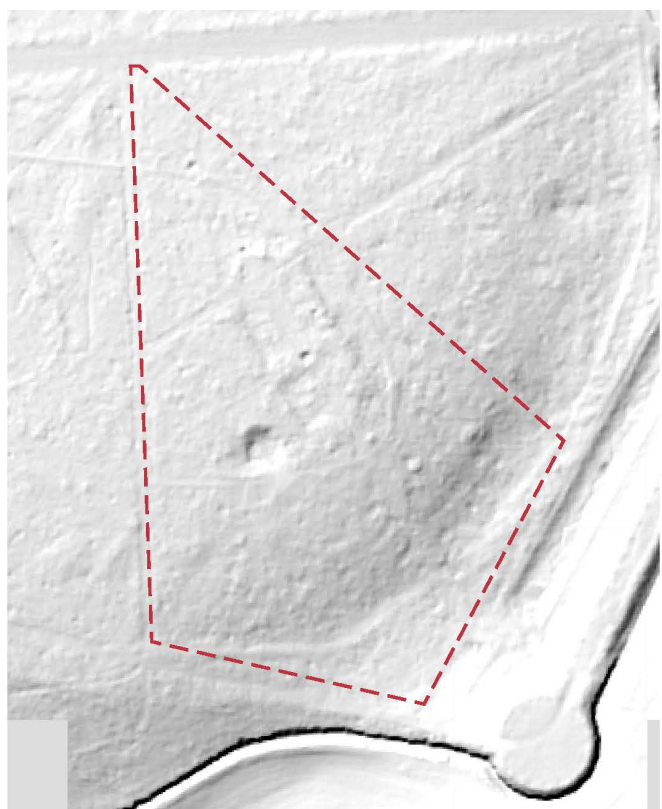
Charles Bridgemans design of Menagerie Gardens.



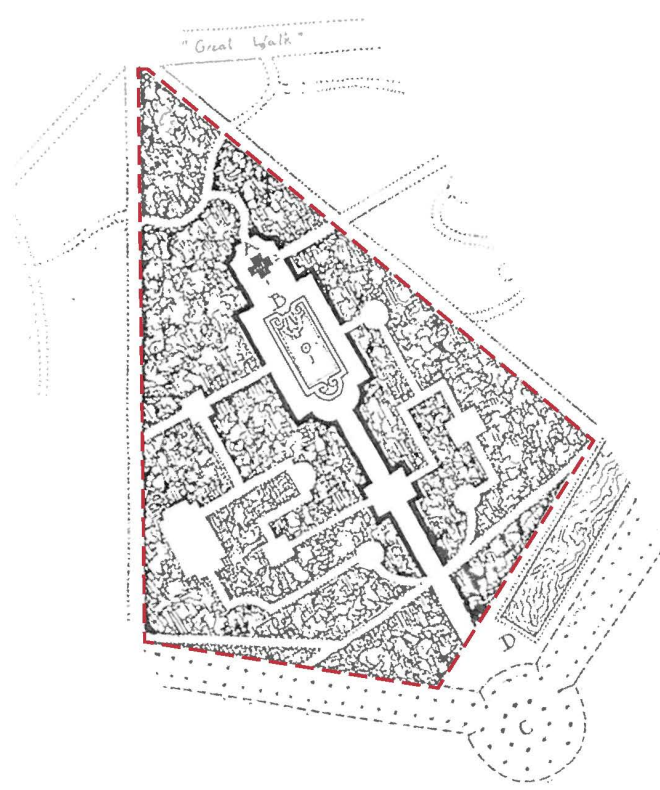
Restoration of the Menagerie Gardens, reintroducing formal gardens around the existing reflecting pool and pavilions by James Gibb. Potential areas for marquees, for weddings & events.



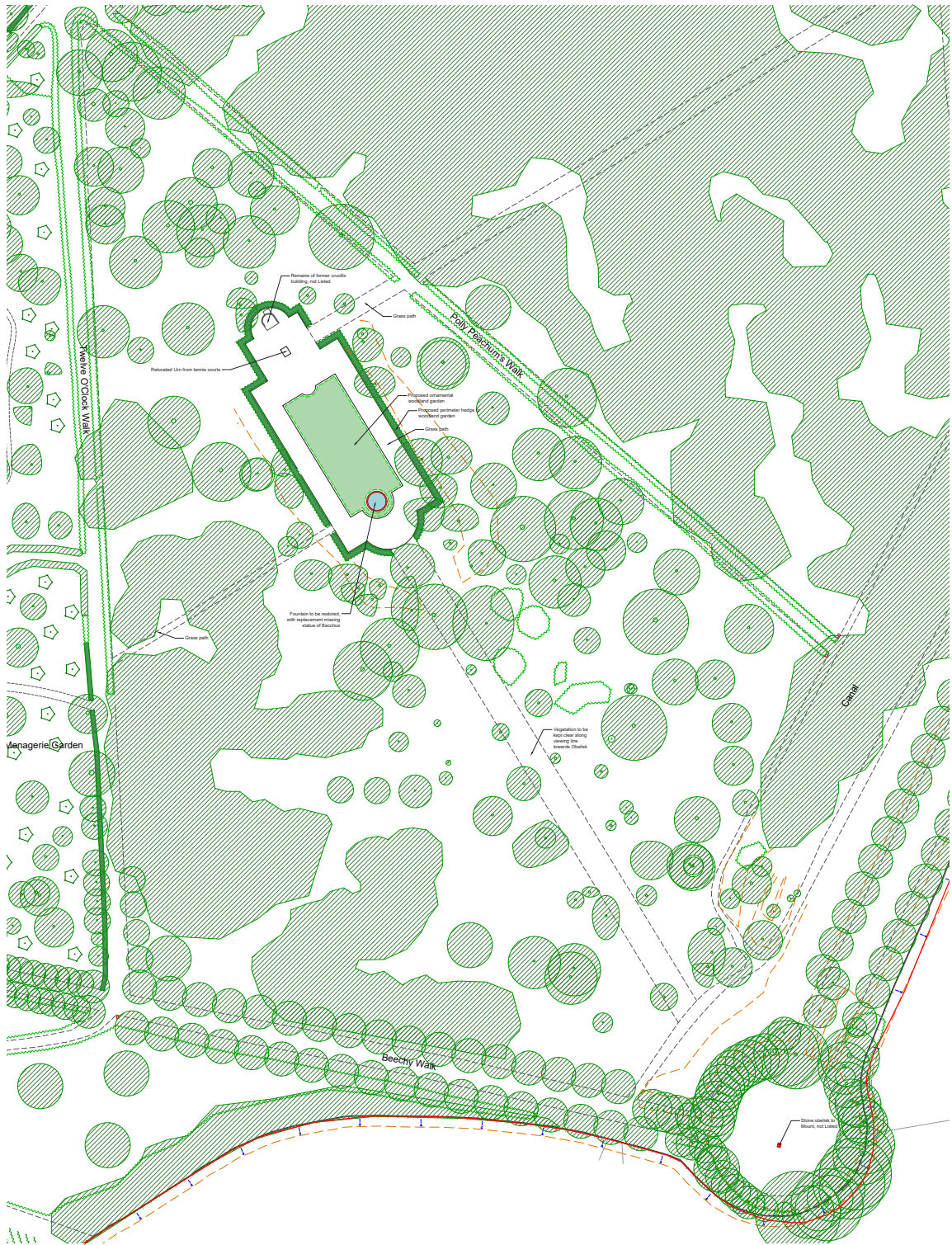
Polly Peachum gardens today.



Lidar image illustrating the remains of Polly Peachum design.



Polly Peachums design by Charles Bridgeman.



Proposed Polly Peachum restoration.



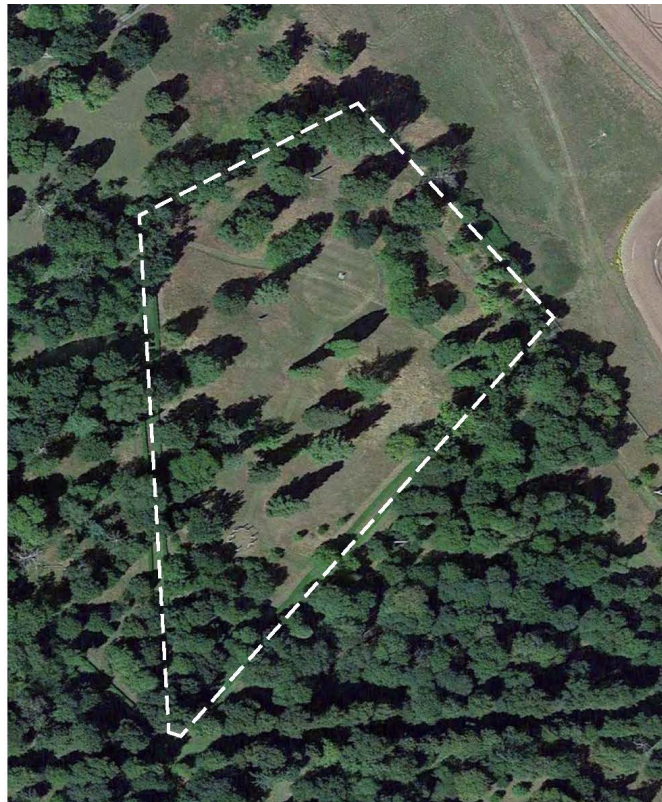
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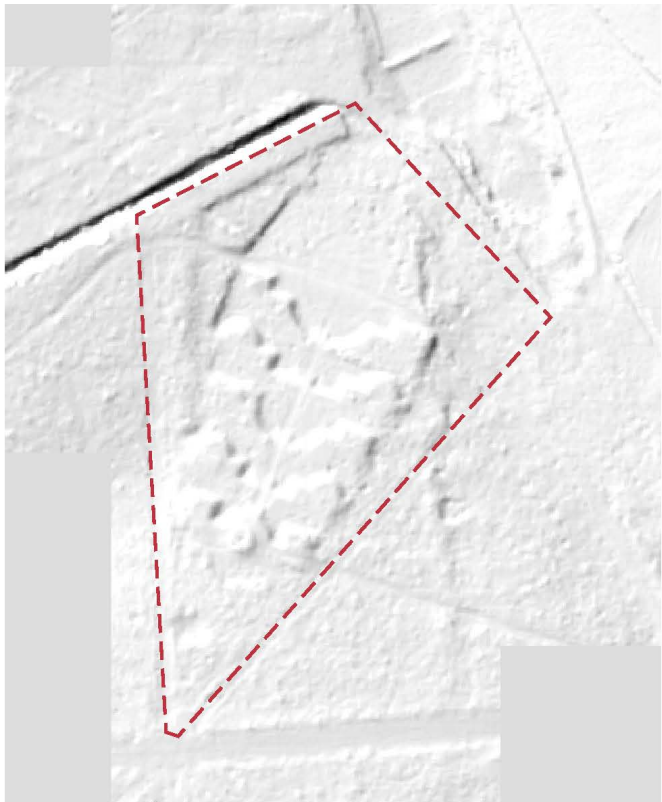


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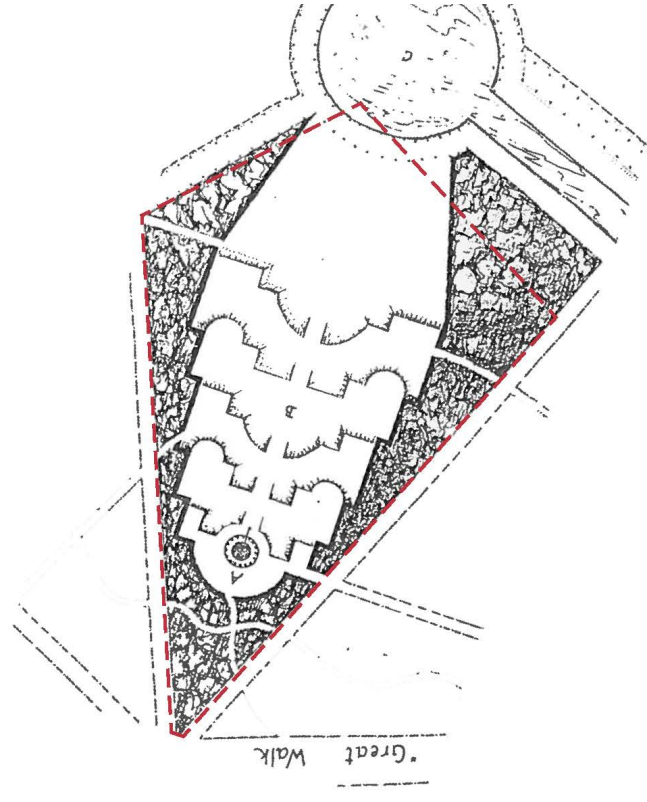
Restoration of the amphitheatre Spring Wood.



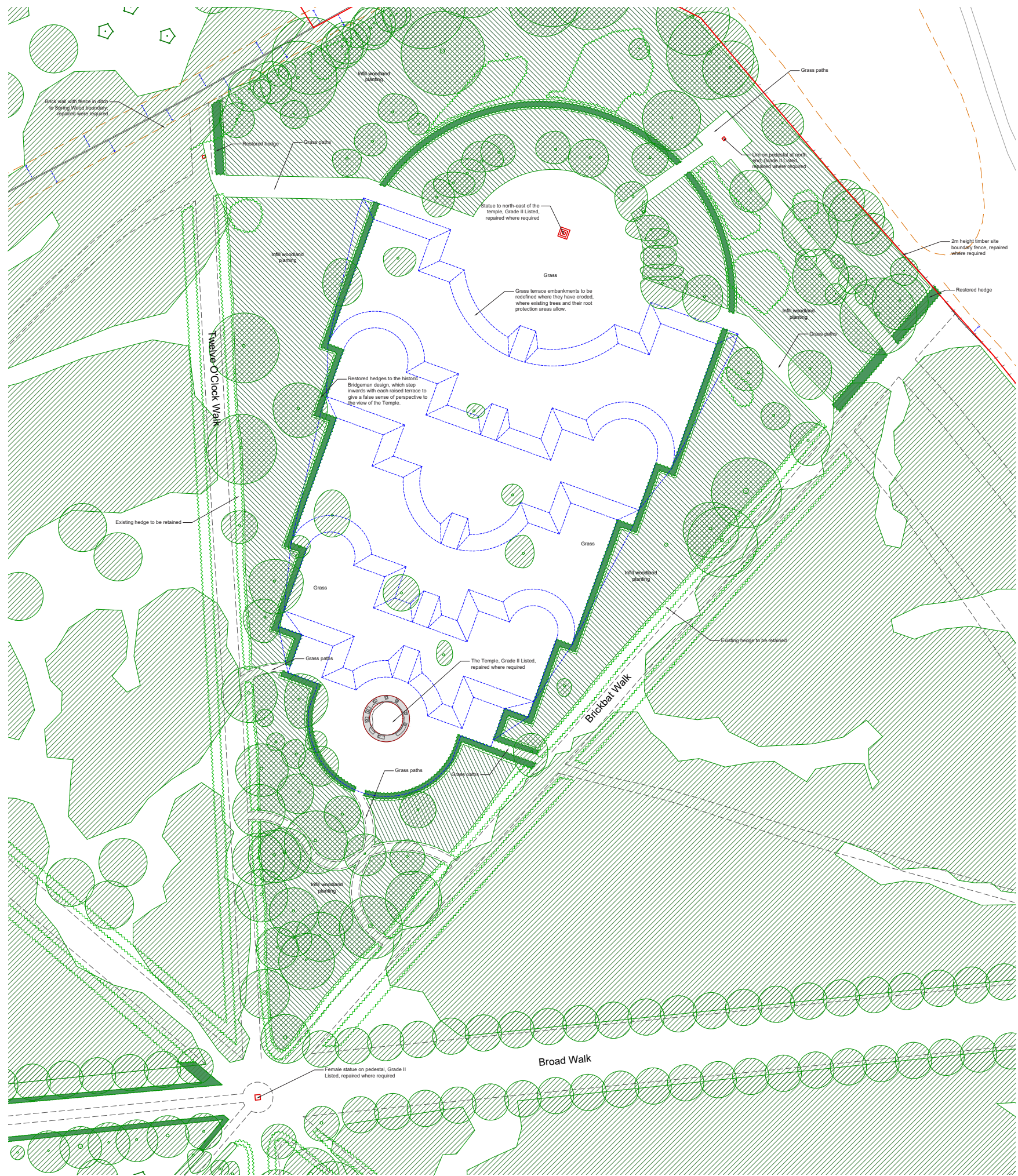
Amphitheatre area today.



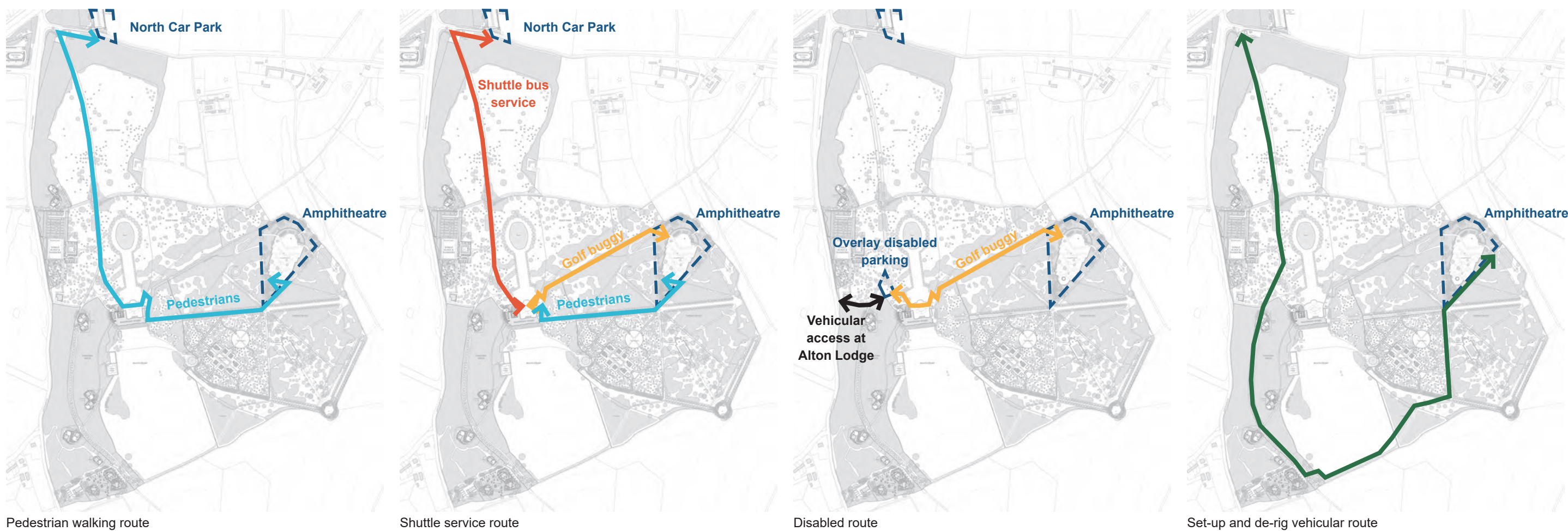
Lidar photograph of amphitheatre existing below vegetation.



Amphitheatre designed by Charles Bridgeman.



Proposed restoration of Amphitheatre to be used for open air theatrical performances, recitals & concerts.



Carefully considered service and access routes respecting the Grade I listed landscape.



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Proposed Lodges.



Greenkeepers



Alton House



Pump House



Paradise Cottage



Sheep Shed



Compost

Paradise Wood, although Grade I listed has always been a woodland area of no particular significance. Paradise Wood suffered catastrophic damage in the 1980s storm and has largely been replanted with fast growing trees to maintain the woodland boundary to the park. Within Paradise Wood there are a number of structures which will be demolished and replaced by 12 lodges. The lodges will complete the complementary bedroom suites and drawing rooms required to make Hackwood Park a country retreat hotel viable, producing in total an 100 bedroom suite hotel.



Hackwood Park today.



Hackwood Park with Lodges.



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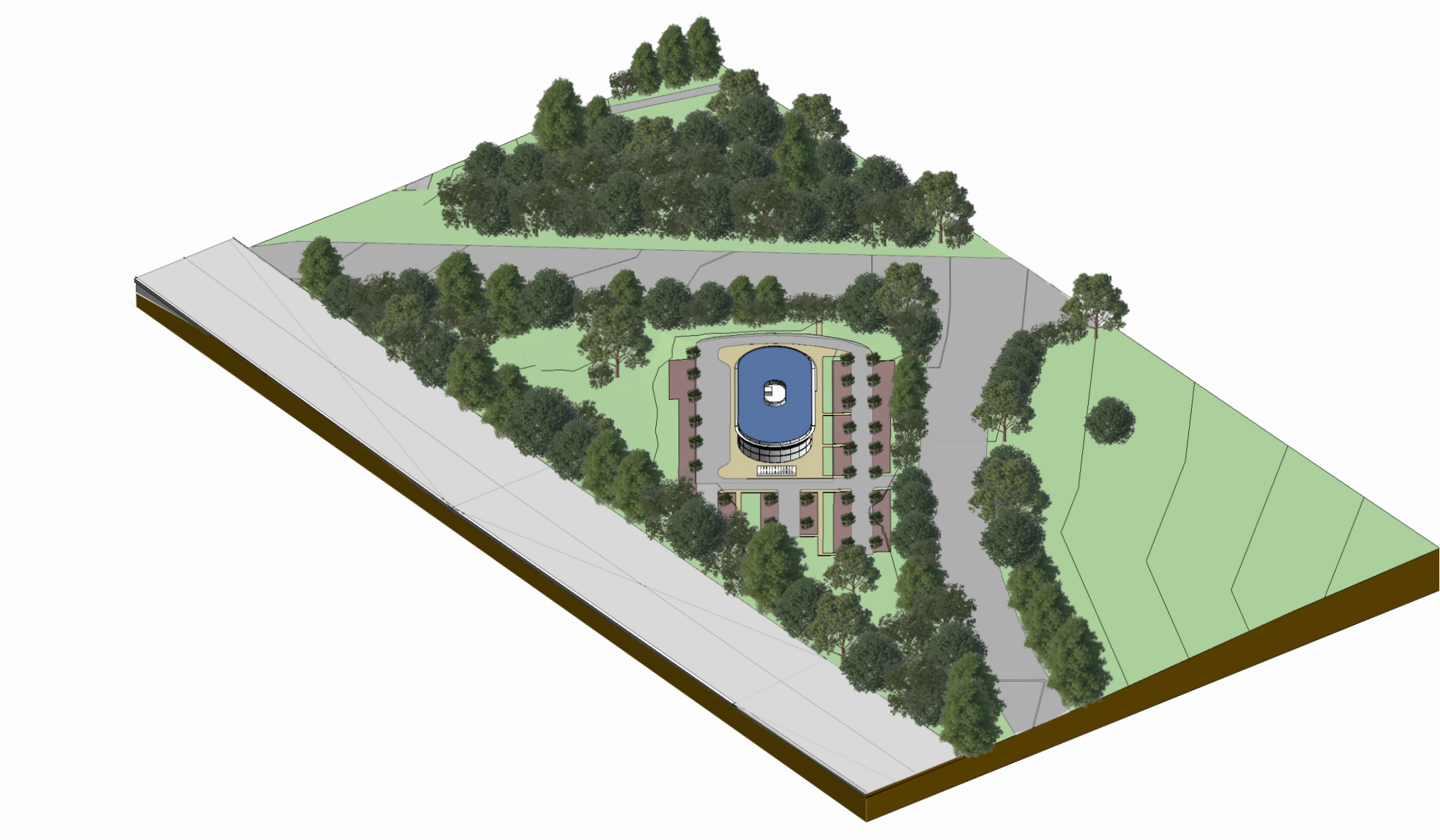
Hackwood Park Support Buildings



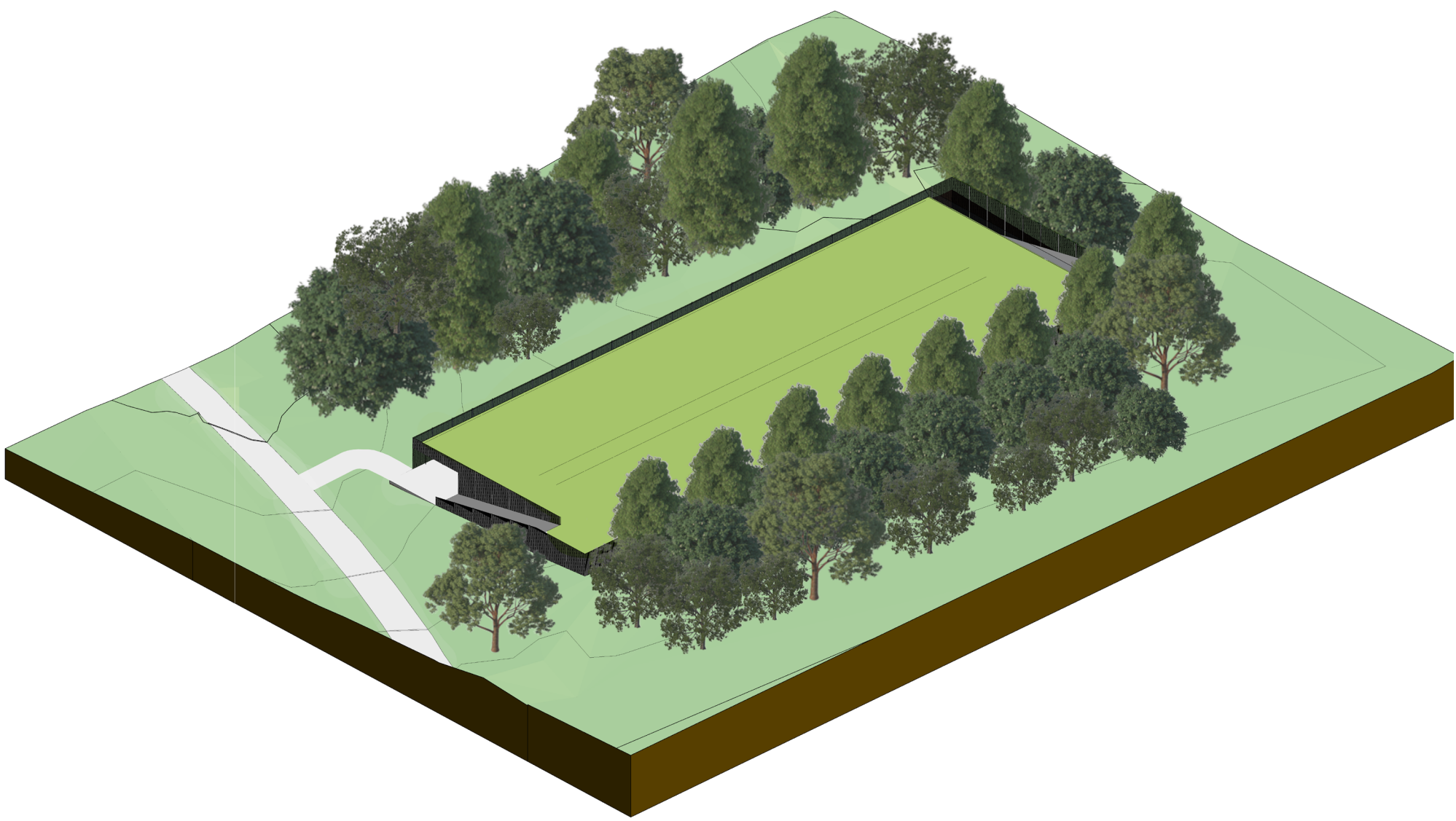
The ownership of Hackwood Park includes two triangular portions of land next to the M3. These portions of land are not listed.



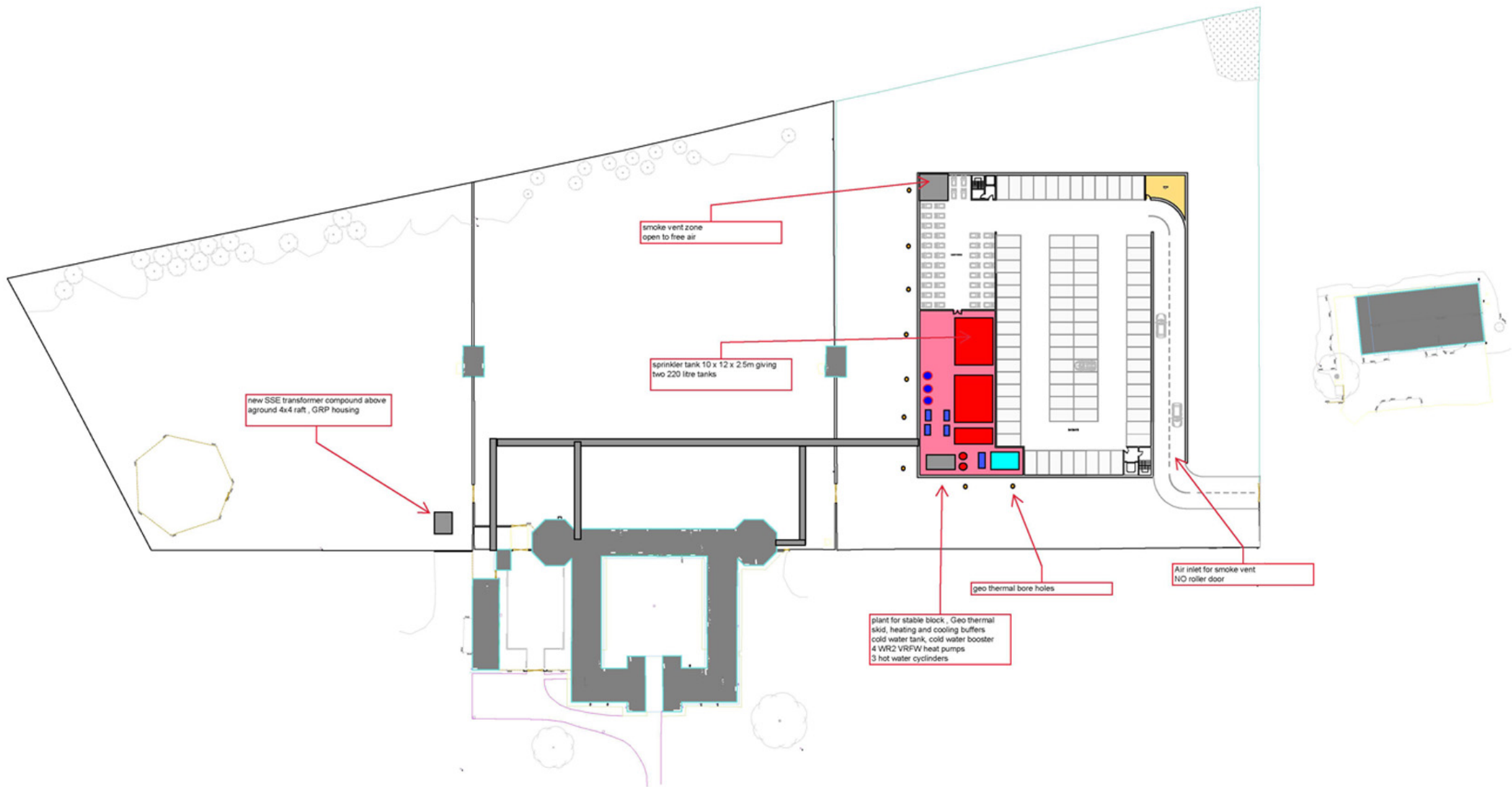
Western triangle will be used as a staff facility support building which will include staff changing locker facilities, a uniform store, staff dining, hotel storage for beverages, food & furniture, hotel office facilities for HR accounts, bookings and executive offices.



Axonometric view of hotel support building.



North triangle will be used for visitor car parking.



On site subterranean car park near the Stable Block for guests staying in the hotel to provide protection, security and lack of visibility of cars across the site.



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THANK YOU

Thank you for taking the time to visit our exhibition.
We hope that you've found the material useful and informative.

In summary the proposals include:

- The continued restoration of Hackwood House to its optimum viable use as a lifestyle plus country retreat hotel, providing 26 bedrooms and suites.
- Substantial investment in Hackwood will ensure continued restoration and upkeep of the existing Grade II* listed buildings and the Grade I listed landscape.
- Provide additional wing and basement architecturally complimentary to the mansion. Providing additional bedrooms, suites, ballroom, spa and kitchen facilities.
- Restoration of the stable block and construction of pavilions, providing 26 bedrooms and suites.
- The restoration of Hackwood Park, notably Spring Wood designed c. 1725-30) by the acclaimed Charles Bridgeman (1690-1738), enabling external theatre performances, recitals, concerts, exhibitions, provisions for weddings, christenings and other celebrations.

We believe the proposals will have wider strategic benefits for Basingstoke and Deane Borough:

- The creation of a five star plus country retreat, hotel and spa combined with the history and landscape of Hackwood Park will enhance the reputation and protect the heritage of the English countryside.
- The increased level of investment and tourism will result in the creation of jobs and the continued security of the tourism industry in Basingstoke and Deane Borough.

Next Steps

We will shortly be submitting a planning application to Basingstoke and Deane Borough Council for the development illustrated in this exhibition. To ensure that we understand the views of the local community, we would be grateful if you would take a few moments to let us know your thoughts by completing one of the feedback forms.

If you have any questions or would like to email feedback,
Please contact us on:

020 3267 0074

Or via email at

hackwoodpark@jbp.co.uk

Basingstoke and Deane Borough Council will consult residents, businesses and the local community during the application determination period. Basingstoke and Deane Boroughs' officers will collate all feedback from interested parties to form part of their report to the planning committee. Any feedback provided here or by email will form part of that report.

Thank you.

