

LIMES PARK
BASINGSTOKE





THE PAST
IS OUR INSPIRATION

A DELIGHT
COMES SUDDEN ON MY HEART
AND I AM GLAD
AS I MYSELF WERE THERE!
NOR IN THIS BOWER,
THIS LITTLE LIME-TREE BOWER
HAVE I NOT MARK'D
MUCH THAT HAS SOOTH'D ME
PALE BENEATH THE BLAZE
HUNG THE TRANSPARENT
FOLIAGE
AND I WATCH'D
SOME BROAD AND SUNNY LEAF,
AND LOV'D TO SEE
THE SHADOW OF THE LEAF
AND STEM ABOVE
DAPPLING ITS SUNSHINE

From 'This Lime-Tree Bower my Prison' by Samuel Taylor Coleridge.
The poet, confined to his garden through temporary disability,
takes comfort from the beauty of the lime tree.

DELVE INTO A UNIQUE MEDICAL HISTORY

There has been a working farm on this land, originally part of the Vyne Estate, since Tudor times. When Park Prewett Farm was acquired in 1899 at a price of £30 per acre, the intention was to build a hospital.

The architect George T. Hine had designed numerous British hospitals and based his Park Prewett design on the Grove Hospital in Epsom. In keeping with many 19th Century hospitals, Park Prewett occupied substantial grounds on the outskirts of town, where fresh air and clean water were in plentiful supply. The scheme even included a railway line connecting with Basingstoke station – useful for transporting building materials, and during the war, wounded servicemen. As the highest point in the surrounding landscape Hine feared the estate would be very exposed, so it was surrounded by a belt of trees, most of which survive today.

Work on the buildings was halted when war broke out in 1914 and the army took over what became known as 'Number Four Canadian General Hospital' which took care of convalescents. The hospital finally opened in 1921 and remained in use until 1997. When war was again declared in 1939 all but 80 patients were evacuated and it reverted to a military hospital. It was here that Sir Harold Gillies carried out many of his pioneering plastic surgery techniques.

A working hospital

The estate in its heyday comprised large hospital buildings, staff houses and a farm. It was an important employer of local labour – as well as medical staff there were farm workers, gardeners, groundsmen, kitchen, stores and works staff. The farm provided livestock, vegetables and cereals with a separate department producing plants, flowers, herbs and fruit.



ENGLISH PARTNERSHIPS

English Partnerships is the national regeneration agency helping the Government to support high quality sustainable growth in England.

Park Prewett hospital site in Basingstoke is the first to be sold by the agency from its portfolio of 96 surplus NHS properties, transferred to them from the Department of Health. It is destined to become a vibrant new community providing much needed homes for the people of the town, and is one of the residential sites in the current Basingstoke & Deane Borough Council Local Plan.

Tenders for the site were judged on quality of design and the ability to meet English Partnerships' development standards covering energy efficiency, environmental issues, public security, safety and sustainability.

How Limes Park will meet English Partnerships' quality standards

- Accreditation in line with the Government's Public Service Agreement which stresses an obligation to create safe and secure environments.
- Application for 'Building for Life', the national standard awarded to new and refurbished housing projects that demonstrate a commitment to high design standards and place making.
- Achieving an environment that is accessible and appealing to all, regardless of physical ability, age, gender or circumstance.
- Use of modern construction techniques and new technologies that achieve significant efficiencies in terms of delivery and output.
- Employing building specifications and detailing integral to the construction of the building plus a regard for the impact on the environment.
- Demonstrating social, economic and environmental impact and long-term outcomes for local communities.





Newly planted avenue of trees leading from the central courtyard right down to The Spinney – a belt of mature beech and sycamore trees – which surrounds the site.



The striking Water Tower is a recognisable landmark visible for miles around.



Basingstoke's last remaining 1930s red K6 telephone kiosk.



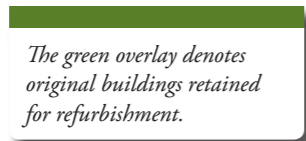
The 'core area' hospital buildings will be retained and refurbished to provide homes.



There are a number of beautiful lime trees within the grounds.



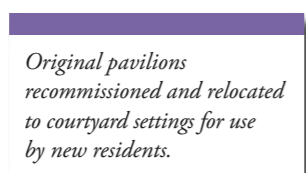
Grade II Listed 17th Century barn.



The green overlay denotes original buildings retained for refurbishment.



Communal gardens at the heart of refurbished buildings.



Original pavilions re commissioned and relocated to courtyard settings for use by new residents.

Area Names

- | | |
|--------------------|---------------------|
| 1 - The Bowes | 11 - The Clumber |
| 2 - The Grove | 12 - The Siding |
| 3 - The Crescent | 13 - The Potway |
| 4 - The Gillies | 14 - The Badbury |
| 5 - The Worting | 15 - The Silchester |
| 6 - The Vyne | 16 - The Chute |
| 7 - The Deane | 17 - The Hine |
| 8 - The Basswood | 18 - The Rowbotham |
| 9 - The Spinney | 19 - No. 4 |
| 10 - The Spoonwood | |



This site plan was drawn before building started on site. While it is always our intention to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds. Please check the details of your chosen plot with the Homes Consultant at reservation. The deed plan will be sent directly to your solicitors and should be inspected by you when you visit.



THE FUTURE
IS OUR RESPONSIBILITY

THE LIME

TREE CAN GROW TO 130 FT AND HAS

FLOWERS

THAT PERFUME THE AIR ALL AROUND.

IN CELTIC TIMES IT WAS

CONSIDERED SACRED

AND IT HAS MANY MEDICINAL

AND COSMETIC USES.

HONEY FROM THE FLOWERS

IS USED IN MEDICINE AND LIQUEURS,

LIME TEA

PROMOTES RESTFUL SLEEP

AND CHARCOAL FROM

THE WOOD

IS USED FOR GASTRIC UPSETS.

The Lime Tree Botanical family: Tiliaceae

A long bath in water infused with lime flowers was once considered to be good for hysteria. Fortunately, we no longer believe that sitting under a lime tree will cure epilepsy.

A NEW COMMUNITY FOR BASINGSTOKE

Limes Park occupies a superb location just over 2 miles from Basingstoke town centre, with access to the A33 for Basingstoke to Reading, plus the M4, the A339 Basingstoke to Newbury and M3. Until the hospital closed in 1997 it had provided sports and leisure facilities for the local community as well as a good many jobs. Local people are looking forward to these new homes and proposed facilities for the sense of 'community' they will bring back to the site.

Residents at Limes Park will have wonderful leafy surroundings in which to walk, jog or cycle in peace. And with Basingstoke itself so close, every kind of modern day amenity is there to be enjoyed. Shopping really does have the 'wow' factor, especially since the opening of Festival Place with its shops, department stores, restaurants and multi-screen cinema. Then there's The Anvil, an exciting venue for live music, comedy shows and dramas. Top of the Town provides more shops, a Farmers' Market and a museum.

Basingstoke Sports Centre has a subterranean swimming pool, sauna, jacuzzi and steam room, plus ground level gym and sports facilities. Just outside the town is a leisure park featuring the Aquadome, a bowling alley and cinema.

You can watch football at Basingstoke Town F. C., racing at nearby Newbury, and the Basingstoke Bison play in the Elite Ice Hockey League.

Educational facilities are excellent, with many large secondary schools, a sixth form college and several further education colleges.



GOING FOR GREEN

Because this is such a historically significant site, development needs to be handled very sensitively. Rather than slavishly copy existing buildings however, newbuild homes have been specially designed to complement them, with extensive use of natural slate, traditional brickwork and timber framed windows. As many materials as possible have been taken from sustainable sources.

Wherever possible trees, especially specimen trees, are being preserved and great care is being taken not to disturb the resident fauna.

Limes Park will include designated cycle routes, preserved public open spaces and new bus services to connect up with main routes and provide an alternative to the car for residents.

English Heritage

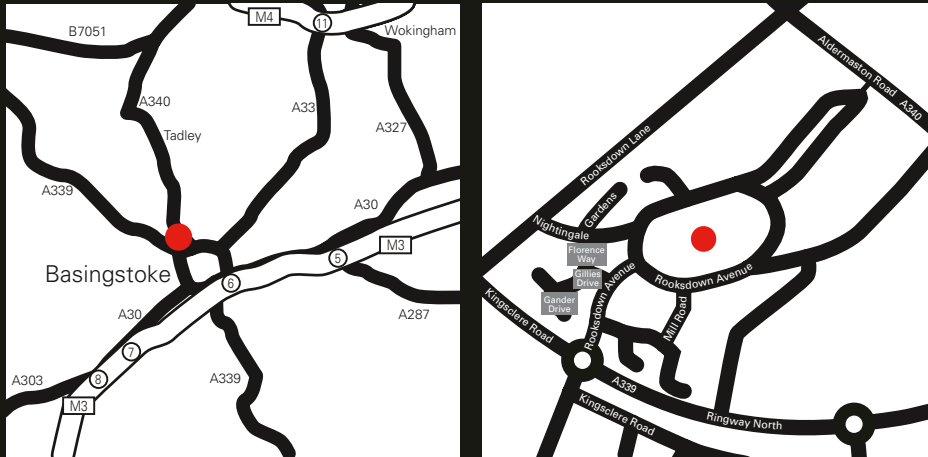
English Partnerships is working closely with English Heritage to ensure that buildings and landscapes of historic significance are preserved. At Limes Park these include the clock tower, water tower, main hall, six 'fan' buildings and the four garden pavilions – regarded as the 'core' of the site. The administration building, 7-storey water tower and central hall are particularly important in terms of the Conservation Area.

Community Trust Fund

It is envisaged that an estate management company will be set up to ensure the long term development and sustainability of the community, plus its integration into neighbouring Rooksdown Ward and Parish. It will be registered as a Charitable Company with these basic aims:

- To guide and support an associated Tenants and Residents Association.
- To enforce covenants regarding management of grounds, signs, aerals and extensions.
- To build links with local services, education authorities and co-ordinate with the local parish council.





Maps not to scale.



Limes Park, off Rooksdown Avenue, Basingstoke, Hampshire

Limes Park is located on the north-western side of Basingstoke, bounded by the ring road/bypass to the south and Aldermaston Road A340/Rooksdown Lane to the north.

There's good access to Junctions 6 & 7 of the M3 providing links with the M27 and M25. Basingstoke railway station approximately 2 miles away provides frequent trains to London Waterloo, travel time approximately 45 minutes.* There are also services to Southampton and Portsmouth. Airports at Southampton, Heathrow and Gatwick are all accessible from the development.

* Source – National Rail Enquiries.