



# Down Hall

HOTEL | SPA | ESTATE

Down Hall's impressive historic mansion, intimate luxury spa and contemporary west wing is ideal for hosting meetings and events. Set within 110 acres of outstandingly beautiful park and woodland and located just 45 minutes from central London.



45

minutes from central London

110

acres of countryside

12

meeting spaces

220

largest function room capacity



EAST OF ENGLAND  
*Tourism*  
 AWARDS 2022-2023

IN ASSOCIATION WITH



SPONSORED BY



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BROUGHT TO YOU BY LOCALiQ



**GOLD**

LARGE HOTEL OF THE YEAR

Down Hall

HOTEL | SPA | ESTATE

Sponsored by Ensors Chartered Accountants







# Facilities

We are delighted to offer an array of exciting amenities at our hotel, ensuring that all guests have a memorable and enjoyable stay. Here are some of the fantastic amenities we provide:

**Woodland Walk:** Immerse yourself in the natural beauty of our 110-acre estate with a leisurely stroll along our Woodland Walk. Discover the tranquillity of our manicured gardens or venture deeper into the forest using our walking maps, which offer a variety of short, medium, and long routes.

**Giant Chess:** Challenge your colleagues to a friendly competition with our giant chess. This game provides plenty of entertainment and friendly rivalry.

**Playing Field:** Our expansive grounds feature a spacious playing field, perfect for engaging in various sports such as football, cricket, or any other outdoor activities. We host an array of outdoor spaces ideal for team building from woodland trails to sports day to inflatables.

**Tennis Courts:** For tennis enthusiasts, we offer hard-court tennis facilities suitable for players of all skill levels. Whether you're a beginner or an experienced player, a game on our tennis courts is a great way to stay active and rejuvenate. Tennis rackets and balls are available free of charge from our Reception.

**Padel Tennis Court:** Padel is a fun and fast-paced sport that combines elements of tennis and squash. To reserve your slot on the Padel tennis court during your stay, please contact our reception.

**Gym:** Keep fit in our gym during your stay at Down Hall! The gym features a wide range of innovative gym and exercise equipment from leading fitness provider, Technogym, alongside a great selection of free weights and exercise balls. The gym features running machines, cross trainers, exercise bicycles, a rowing machine, free weights plus exercise balls and mats.

**Eden Spa:** With 4 luxury treatment rooms, a hydrotherapy pool, sauna, steam room and relaxation areas, the Eden Spa offers a tranquil escape from day to day life where you can relax the mind, revive the body and soothe the soul. \*Please note the spa is an additional charge\*





## Restaurants & Bars

We offer a wide range of dining experiences at Down Hall Hotel, Spa & Estate:

**Garden Room Restaurant (for group up to 6):** Enjoy a leisurely dinner at our Garden Room restaurant, which serves exciting dishes from a modern English menu prepared with ingredients sourced from our own vegetable garden.



**The Terrace:** Down Hall's Terrace is the ideal place to unwind, enjoy a light lunch, and savour cocktails while taking in the beautiful views of the landscaped gardens and fountain. The combination of a well-designed outdoor bar, comfortable furniture, and heaters ensures that guests can make the most of this space, regardless of the weather conditions.



### The Fox Bar, Lounge & Grand Hall:

The Fox Bar is the ideal place to enjoy an aperitif before dinner, a digestif after your meal or a night cap before bed. The Fox Bar offers a wide selection of cocktails, wines, beers, Champagnes alongside an inspiring Bar Menu featuring a selection of dishes using fresh herbs and ingredients from our own Kitchen Garden, classic bar bites and salads to enjoy in the relaxing atmosphere of the hotel's Main House in the winter or alfresco on our Terrace in the summer.



**Private Dining:** We offer a range of sumptuous banqueting menus including a daily lunch menu in our restaurants and three course dinners in our beautiful private dining rooms. Why not explore our upgrade packages for conference group dinners to BBQ (20 people+) or our new street food offering (50 people+). Our BBQ menu includes options such as 8oz flame grilled burgers, Cumberland sausage rings and Jospers smoked BBQ pulled pork. Our street food menu offers choices including a stonebaked pizza bar, classic British fish and chips or traditional paella being cooked outside. Ask the team for more details on these packages.



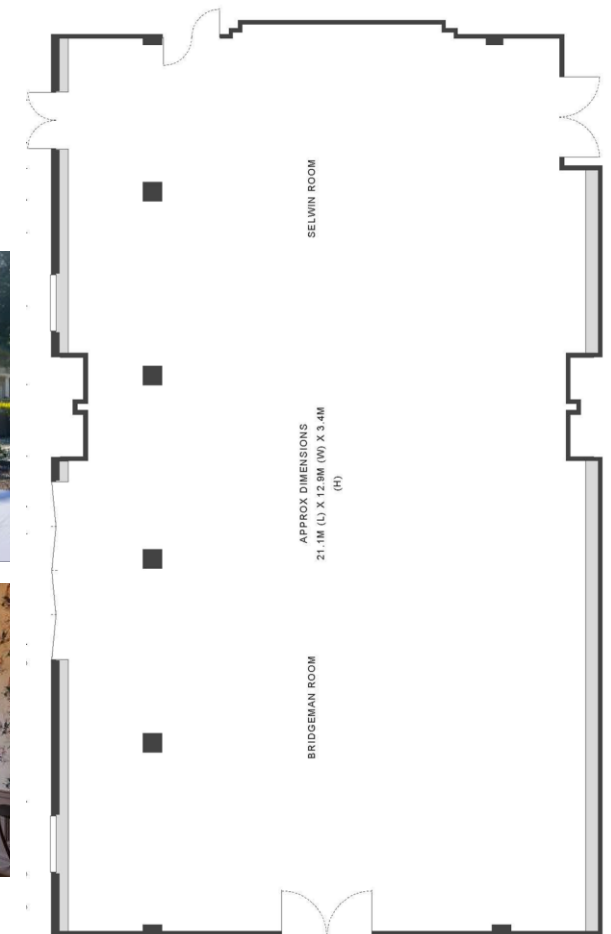


# Bridgeman Selwin Suite

Approx. dimensions: 21.1m (l) x 12.9m (w) x 3.4m (h)

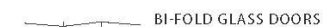
Location: West Wing

Complimentary Wi-Fi



## Room Capacities

<i>Boardroom</i>	50	<i>U Shape</i>	58
<i>Cabaret</i>	136	<i>Dinner</i>	200
<i>Classroom</i>	105	<i>Theatre</i>	220



# Selwin Suite

Approx. dimensions: 8.8m (l) x 12.9m (w) x 3.4m (h)

Location: West Wing

Complimentary Wi-Fi



## Room Capacities

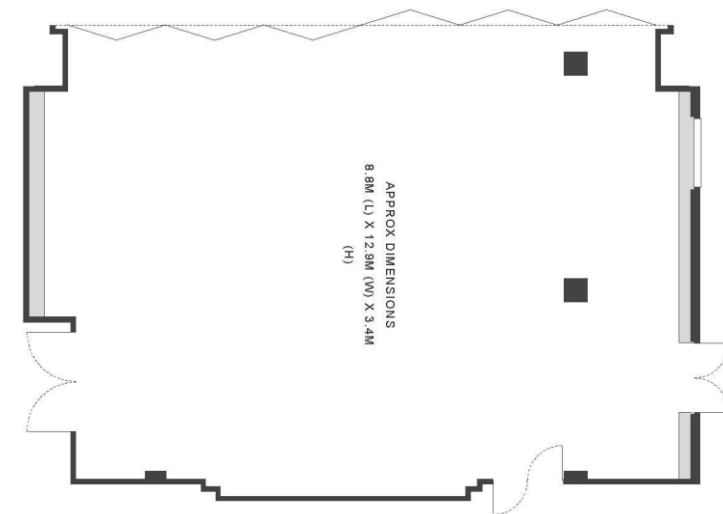
Boardroom 22

Cabaret 48

Classroom 40

U shape 36

Dinner 70



DOOR



WINDOW



ROOM PARTITION



# Bridgeman Suite

Approx. dimensions: 12.1m (l) x 12.9m (w) x 3.4m (h)

Location: West Wing

Complimentary Wi-Fi



## Room Capacities

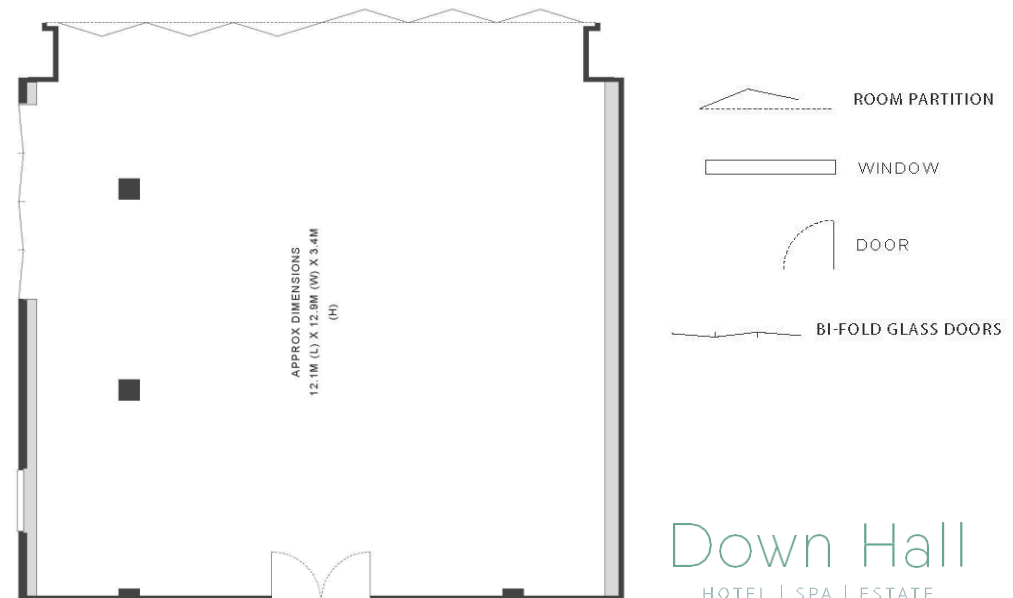
Boardroom 34

Cabaret 72

Classroom 80

U shape 40

Dinner 110





# Oxford Belcamp Suite

Oxford Room approx. dimensions: 16.8m (l) x 5.8m (w) x 2.9m (h)

Location: West Wing

Belcamp Room approx. dimensions: 7.1m (l) x 5.8m (w) x 3.1m (h)

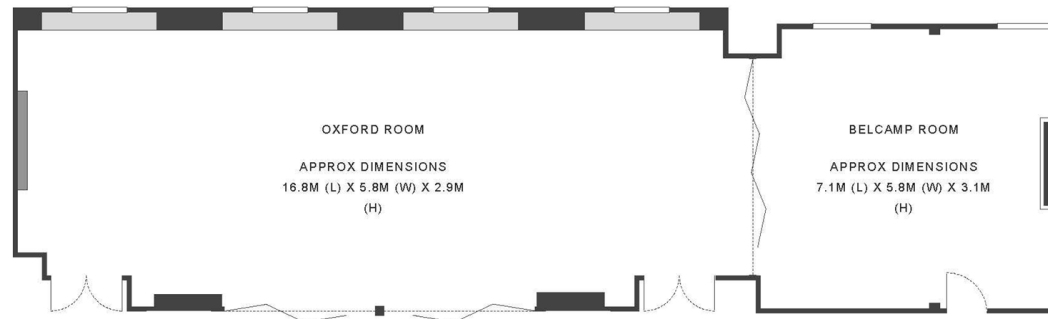
Location: West Wing

Complimentary Smart Screen & Wi-Fi



## Room Capacities

Boardroom	46
Cabaret	91
Classroom	60
U shape	47
Dinner	104





# Oxford Suite

Approx. dimensions: 16.8m (l) x 5.8m (w) x 2.9m (h)

Location: West Wing

Complimentary Smart Screen & Wi-Fi



## Room Capacities

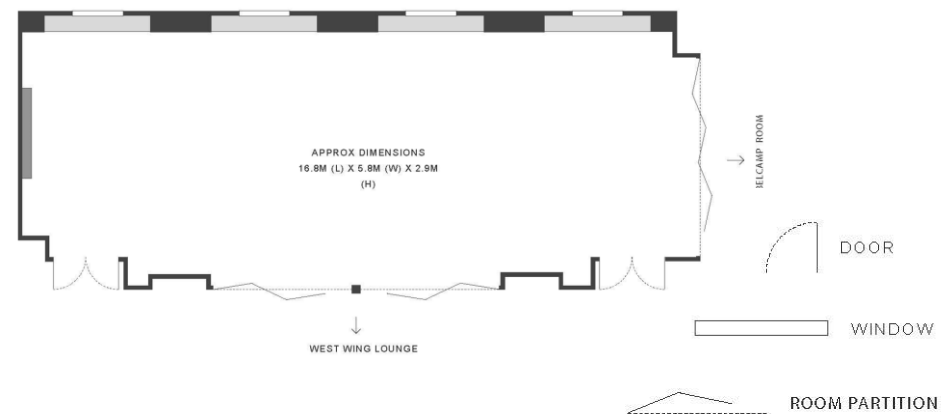
Boardroom 34

Cabaret 63

Classroom 42

U shape 35

Dinner 72





# Belcamp Suite

Approx. dimensions: 7.1m (l) x 5.8m (w) x 3.1m (h)

Location: West Wing

Complimentary Smart Screen & Wi-Fi



## Room Capacities

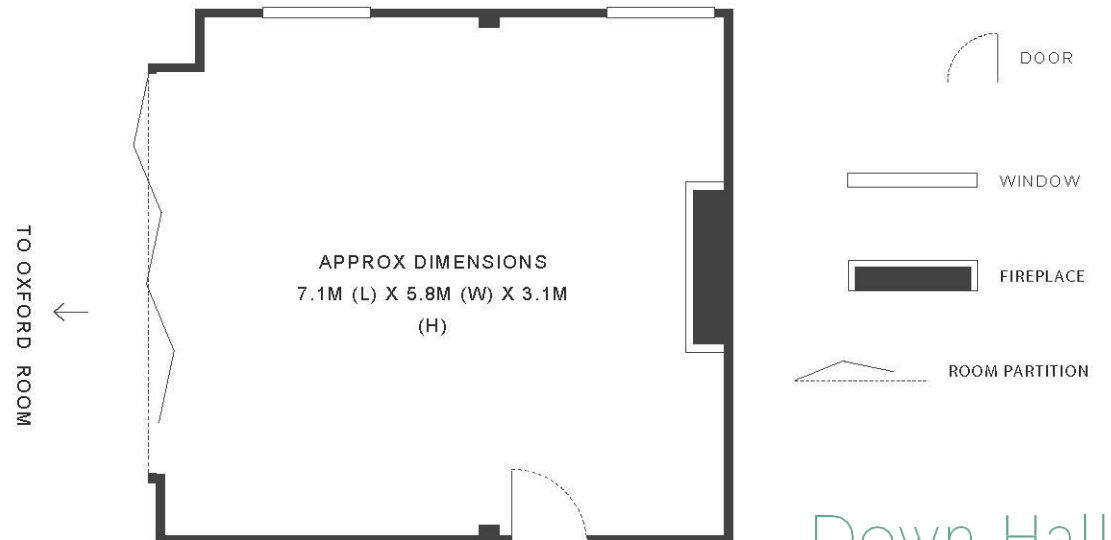
Boardroom 16

Cabaret 28

Classroom 16

U shape 15

Dinner 32





# Oxford Suite & West Wing Lounge

Oxford Room approx. dimensions: 16.8m (l) x 5.8m (w) x 2.9m (h)

Location: West Wing

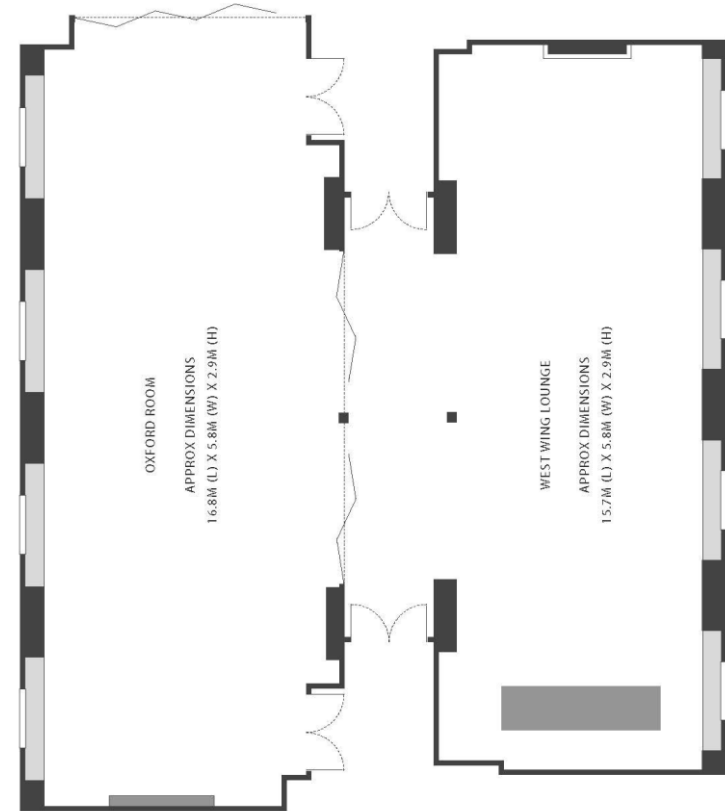
West Wing Lounge approx. dimensions: 15.7m (l) x 5.8m (w) x 2.9m (h)

Location: West Wing



## Room Capacities

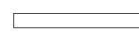
Reception 150



DOOR



FIREPLACE



WINDOW



ROOM PARTITION



BAR

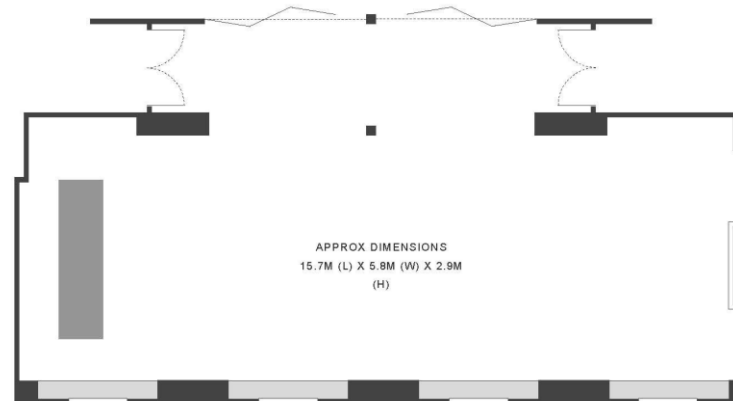
# West Wing Lounge

Approx. dimensions: 15.7m (l) x 5.8m (w) x 2.9m (h)  
Location: West Wing



## Room Capacities

Reception 80





# Gibbs Suite

Approx. dimensions: 6.6m (l) x 5.8m (w) x 3.1m (h)

Location: West Wing

Complimentary Smart Screen & Wi-Fi



## Room Capacities

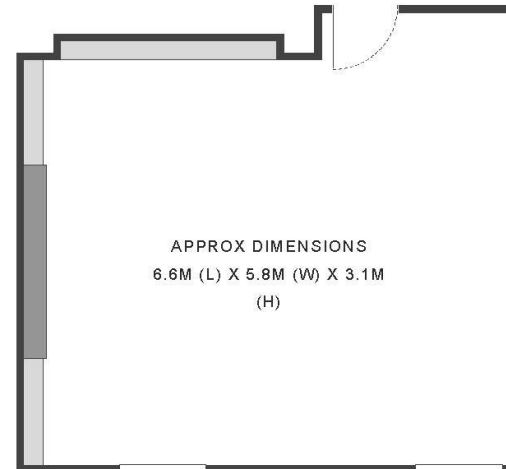
Boardroom 16

Cabaret 12

Classroom 16

U shape 16

Dinner 16



DOOR



WINDOW

# Glasscock Suite

Approx. dimensions: 6.7m (l) x 5.8m (w) x 3.1m (h)

Location: West Wing

Complimentary Smart Screen & Wi-Fi



## Room Capacities

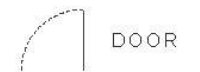
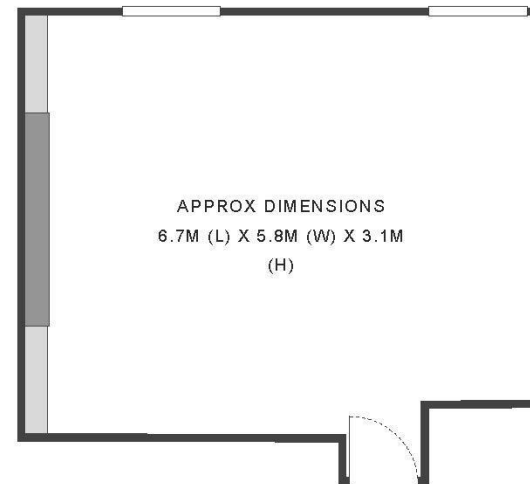
Boardroom 6

Cabaret N/A

Classroom N/A

U shape N/A

Dinner 6





# Prior Suite

Approx. dimensions: 11.9m (l) x 7.9m (w) x 4.8m (h)

Location: Main House

Complimentary Wi-Fi



## Room Capacities

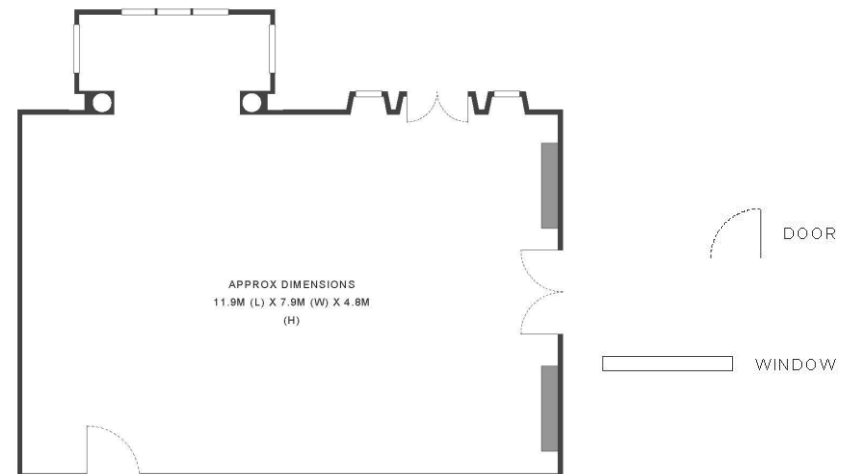
Boardroom 28

Cabaret 48

Classroom 45

U shape 32

Dinner 60



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# Harley Suite

Approx. dimensions: 10.9m (l) x 7.8m (w) x 4.8m (h)

Location: Main House

Complimentary Wi-Fi



## Room Capacities

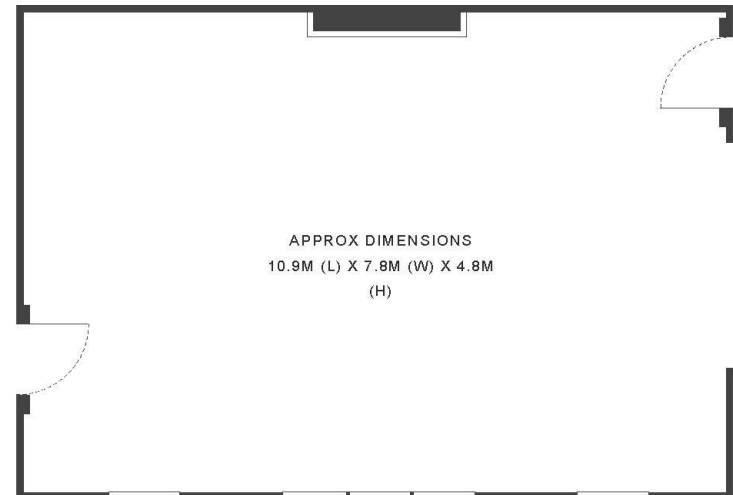
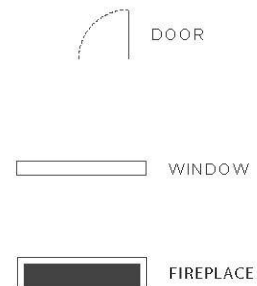
Boardroom 28

Cabaret 35

Classroom 40

U shape 32

Dinner 50





# Rookwood Suite

Approx. dimensions: 7.9m (l) x 5.5m (w) x 5.1m (h)

Location: Main House

Complimentary Wi-Fi



## Room Capacities

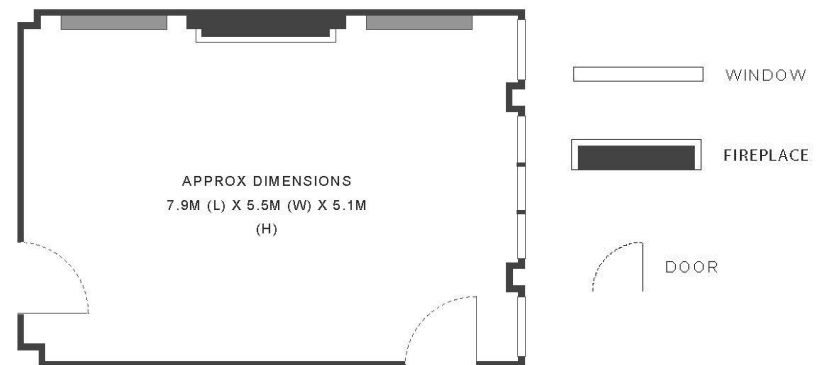
Boardroom 18

Cabaret 12

Classroom 20

U shape 15

Dinner 20



# Lyndhurst Suite

Approx. dimensions: 7.9m (l) x 5.5m (w) x 5.1m (h)

Location: Main House

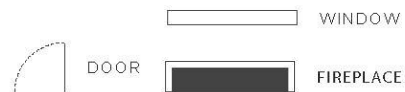
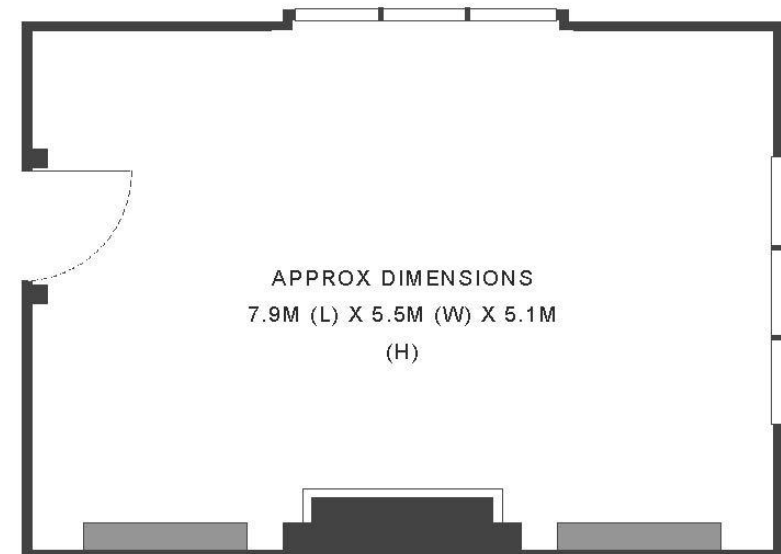
Complimentary Wi-Fi



## Room Capacities

Boardroom 18

Dinner 16



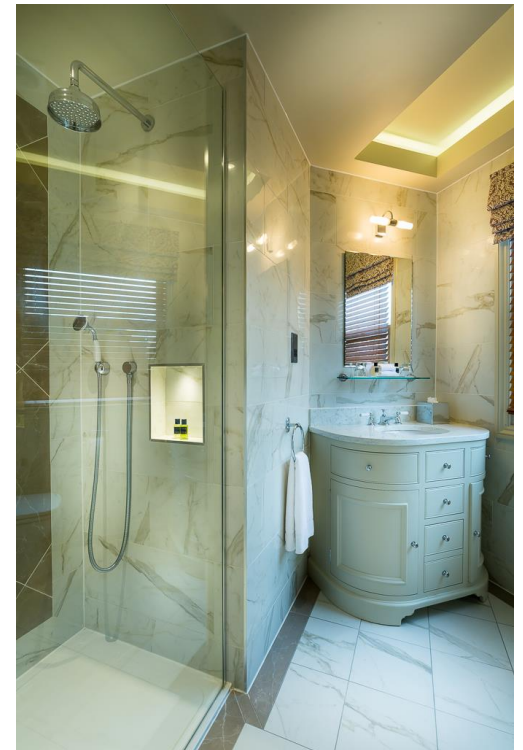
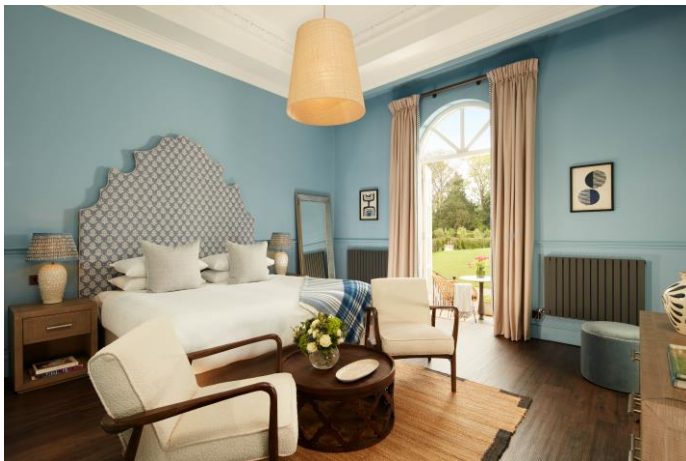


# Accommodation

98 beautifully designed bedrooms, complimentary wifi and parking is included.

Residents can enjoy complimentary use of the gym with sauna and steam room located in the West Wing. The Eden spa with hydrotherapy pool, sauna, steam room, relaxation areas and treatments rooms is the ideal place to unwind, please note this facility is an additional charge and pre-booking is highly recommended.

Set within 110 acres there are a host of walking routes to enjoy, walking maps can be provided by Reception. A tennis court and paddle tennis court are available to enjoy, rackets can be provided by the hotel.





# Down Hall Sustainability Policy



## From seed to plate

We have developed a one acre kitchen garden which provides an abundance of fruit, vegetables and salad used by our team of Chefs. We change our menus seasonally in order to best utilise ingredients from the kitchen garden. Any excess produce is given to team members to avoid waste.

Outside of our on site produce we source as much of our ingredients as we can locally, using the very best produce from Essex, Hertfordshire, Cambridgeshire and Suffolk.



## Recycling of materials

We are zero to landfill. All waste materials including food, glass, paper and cardboard, metal are recycled or composted.



## LED lighting

All lighting has been converted to LED bulbs which are up to 80% more efficient than traditional lighting. 95% of the energy in LED's are converted into light and only 5% is wasted as heat. Lights are switched off in meeting rooms, bedrooms and back of house areas when not required.



## EV chargers

We have 6 electric vehicle chargers for guests to use on site during their visit.



## In-house green team

We have implemented a dedicated team to explore and actively implement CSR within the hotel. The green team meets on a regular basis to work in initiatives and schemes to ensure the hotel keeps moving forward with being sustainable, environmentally aware, community driven and charitable.



## Water

We use recycled glass water bottles for our conferences and in-house guests, filled from our own in-house water plant. These are sanitised and refilled onsite.



## Down Hall produce

We offer our own Down Hall Garden Gin and Vodka made from botanicals and Douglas fir foraged in our grounds. We will soon have bees on site producing honey and thriving in our estate.



## 110 acres

We are set within 110 acres of woodland, parkland and formal gardens. We have developed a 5 year woodland management plan and are committed to stocking our grounds with additional trees, flora and fauna.



## Charity

Our chosen charity is St Clare's Hospice, we actively fund-raise to support this cause.



# The History of Down Hall

**1021** - We know from records that Down Hall was one of ten medieval manors in the Parish of Hatfield Broad Oak that were already considered ancient at the time

**1323** - Robert Taper is the first person we can name as having been in possession of the manor of Down Hall in the early 1300s

**1536** - At the beginning of the Dissolution of the Monasteries in 1536, Hatfield priory was dissolved and all tithes and patronages, including that of Down Hall, were granted to Barking Abbey. Ownership transfers to William Glascock on purchase of a miscellaneous land lot.

**1536-1720**- Down Hall passes down the Glascock family line until it is sold to Matthew Prior with investment from Edward Harley.

**1720** - Prior commissioned James Gibbs to design a new house and Charles Bridgeman to replan the garden. At the time of Priors passing the gardens have been complete by works on the house have not begun.

**1741**- Down Hall is purchased by William Selwin. On passing the property to his son Charles, the Tudor dwelling is taken down and rebuilt it in a handsome, substantial manner albeit in a plain classical style. The total transformation of Down Hall was completed in 1777 though some original Tudor fireplace mantels and door surrounds were retained and which can still be found at the hotel today.

**1873** - To reflect the importance of Down Hall as being the administrative heart of the Selwin/Ibbetson kingdom, in 1871 Frederick Pepys Cockerell was commissioned to replace the existing mansion with a sumptuous new one in the Italianate style. At the time of completion in 1873, Down Hall was a particularly striking example of the best concrete work of the period.

**1914** - At the start of World War 1, the house became a Red Cross Auxiliary hospital. In February 1919 the Hospital was closed and Down Hall returned to a family home.

**1932** - Down Hall was sold in late 1930, possibly early 1931, and re-enters the annals of history in 1932 as Downham school, an upmarket boarding school for girls. Some notable ladies that attended Downham include: Pamela Harriman, Anne Clarissa Eden and Frances Shand Kydd - mother of Diana, Princess of Wales.

**1973** In 1973, St Ouen Antiques had bought the property and announced an opening in early 1974 at 'Down Hall' with a display of English and Continental period furniture and fine art.

**1986** - Down Hall is bought by Veladail Hotels, owners of the estate to this day. Over the ensuing years, they have invested millions of pounds in restoring the house to its former glory as well as sympathetically modernising and updating the property to create the contemporary, country mansion you see today. All the public rooms are named after some of the people contained in this timeline, so when you are walking around the hotel, or indeed the estate, we hope you will imbibe some of the unique and fascinating history of Down Hall that goes back over 1,000 years.







*Elegantly proportioned, with floods of natural light and tranquil views across the park,  
Down Hall's rooms and suites set the scene for a calming and comfortable country retreat*