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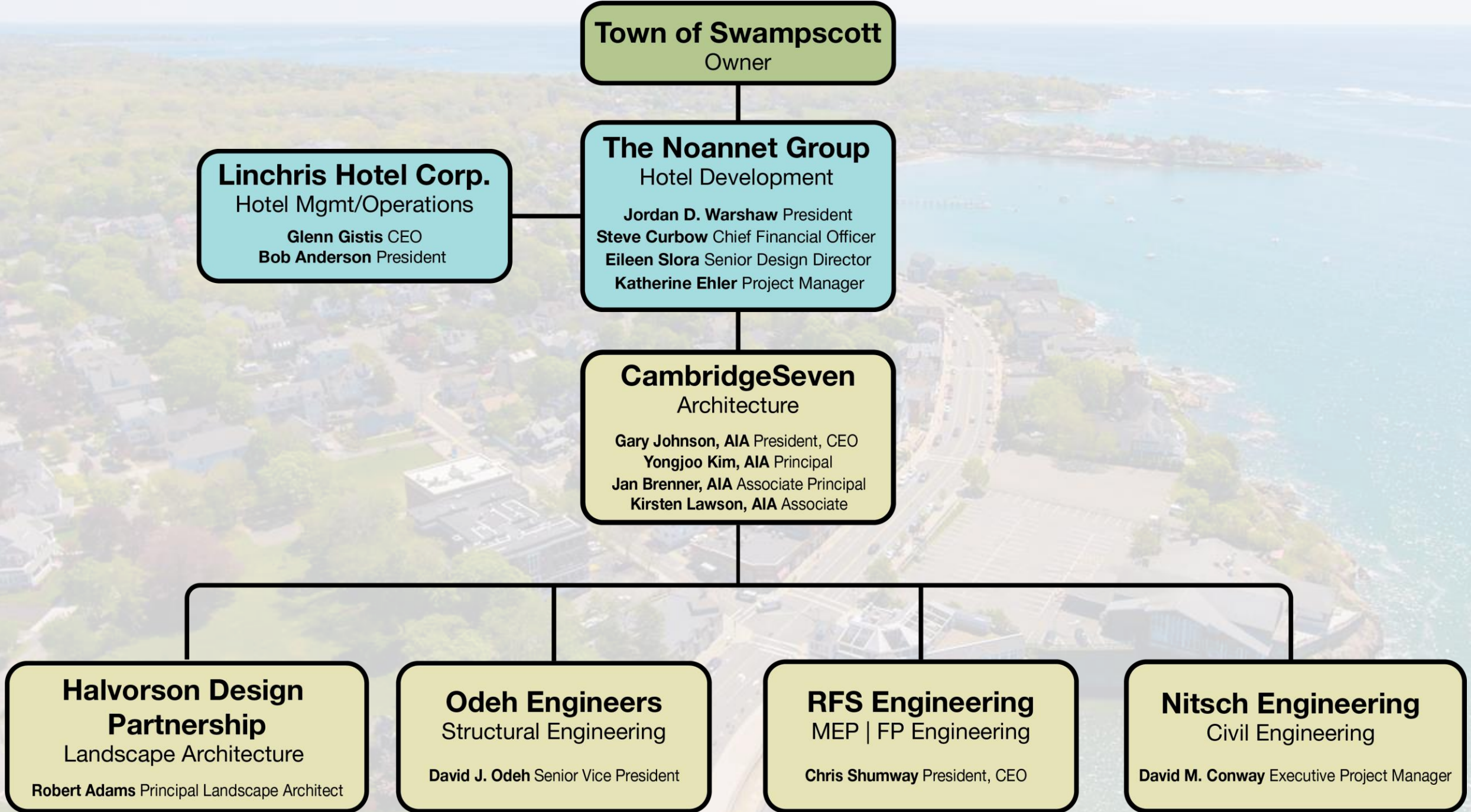
CambridgeSeven

Redevelopment of Hadley School

Town of Swampscott, MA

January 30, 2024

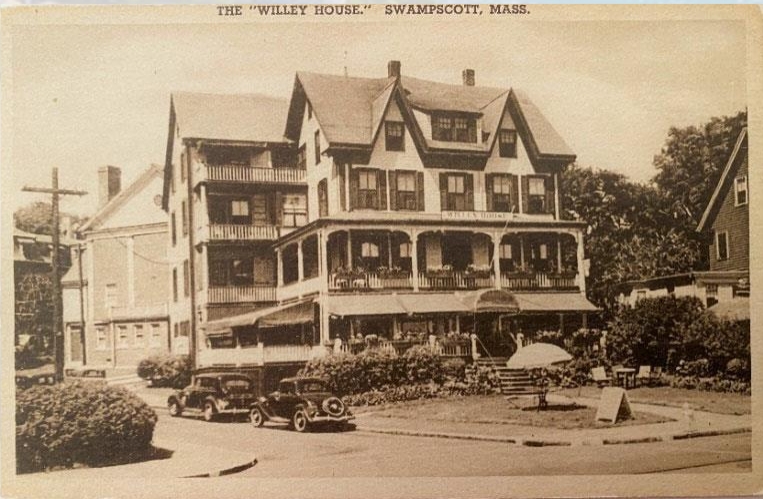
Team Introduction



An aerial photograph of a coastal town. A main road curves along the shoreline. To the left of the road is a dense residential area with many houses and trees. To the right of the road, there are several buildings, including a large, modern-looking building with a glass facade situated on a rocky outcrop overlooking the ocean. The ocean is visible on the right side of the image, with some waves breaking near the shore. The sky is clear and blue.

Vision

What was once Boston's summer retreat...



...will soon welcome a new, vibrant year-round retreat



Dramatic function space with dedicated outdoor terrace



Restaurant with rooftop bar



Full-service spa with rooftop pool, hot tub



Warm, friendly public spaces



Speakeasy lounge



Lodge-style game room

An aerial photograph of a coastal town. A winding road runs along the coastline, separating a residential area with many houses and trees from a large, modern building complex situated on a cliff overlooking the ocean. The building complex includes a large, multi-story building with a glass facade and a smaller building next to it. The ocean is visible on the right side of the image, with waves breaking against the shore. The sky is clear and blue.

3 Planning Approaches

1) Base Plan: Garden Option – Building Massing Diagram



1) Base Plan: Garden Option – Program Summary

	Existing	New	Guestroom
Basement Level	9,252	8,399	
1st Level	9,252	11,330	
2nd Level	9,252	9,072	27
3rd Level	8,026	9,932	27
Roof Level		10,907	8
Subtotal	35,782	49,640	62

Total Area 85,422

Meeting Space* 5,545
Restaurant/Kitchen 4,194

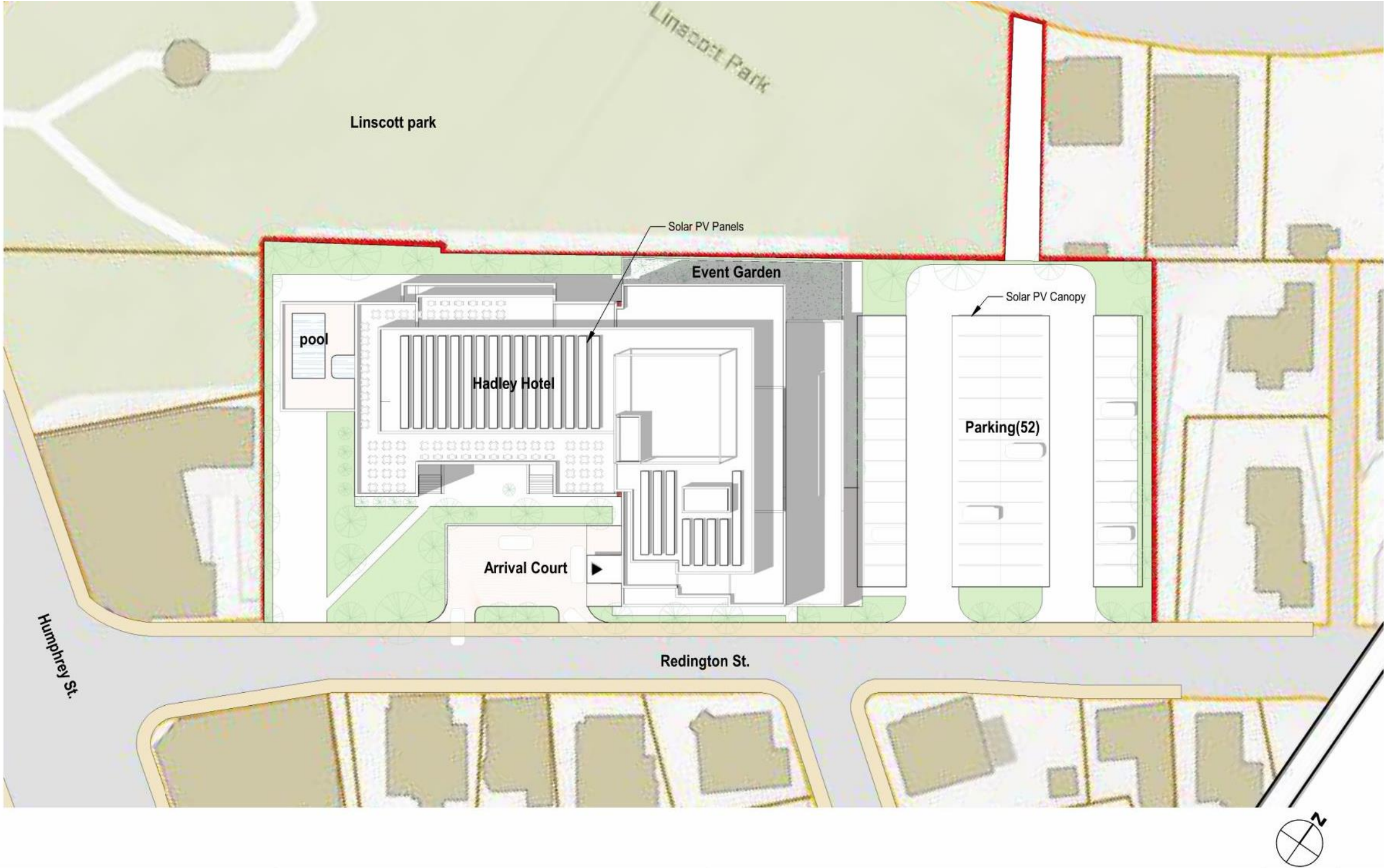
Spa-Fitness 2,902
Amenity 4,311

BOH 13,962

*includes Pre-function



1) Base Plan: Garden Option – Site Plan



1) Base Plan: Garden Option – Lower Floor Plan



1) Base Plan: Garden Option – First Floor Plan



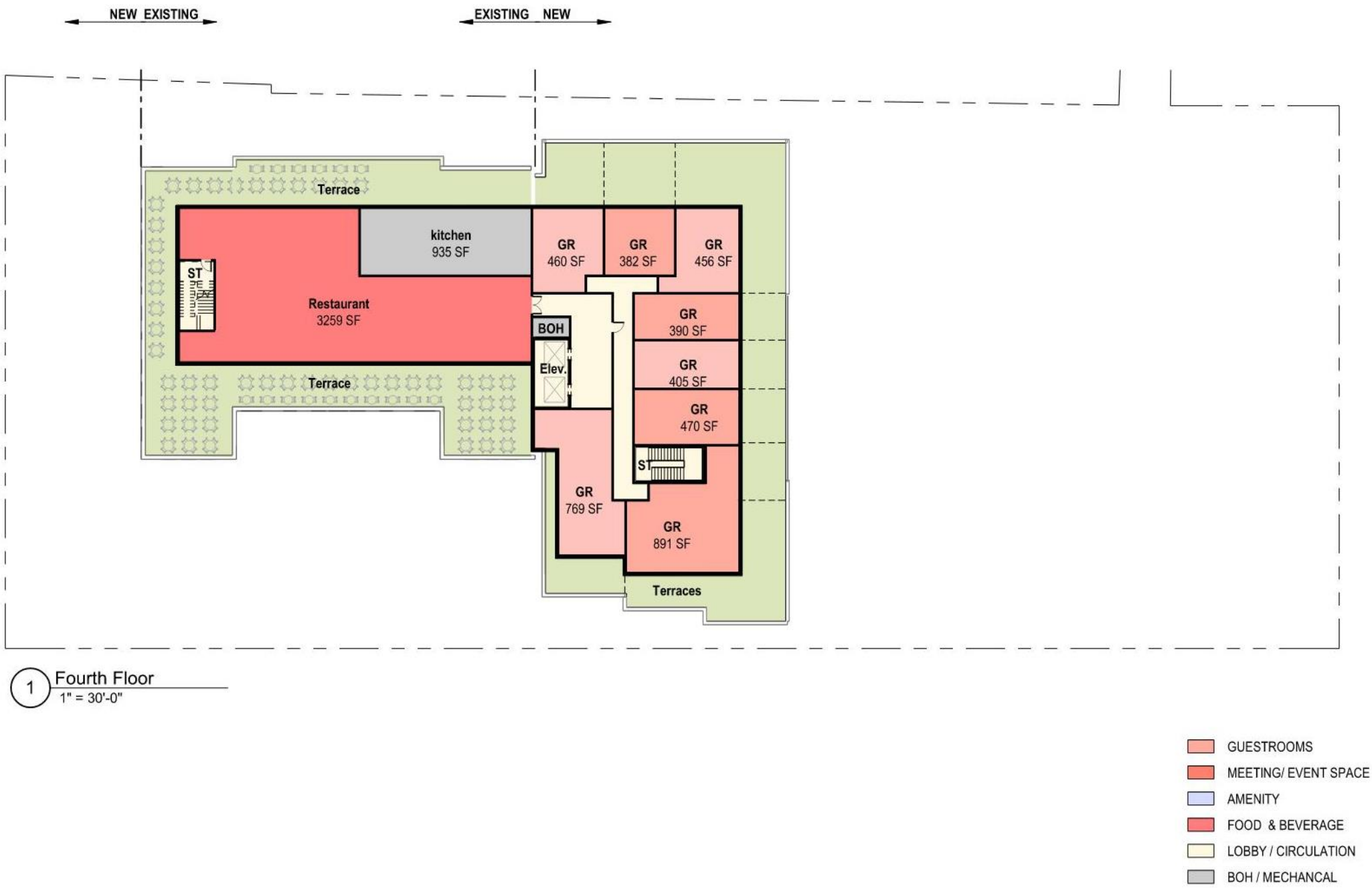
1) Base Plan: Garden Option – Second Floor Plan



1) Base Plan: Garden Option – Third Floor Plan



1) Base Plan: Garden Option – Fourth Floor Plan



2) Alternate Plan: Seaside Option – Building Massing Diagram



2) Alternate Plan: Garden Option – Program Summary

	Existing	New	Guestroom
Basement Level	9,252	17,281	
1st Level	9,252	18,742	23
2nd Level	9,252	9,072	16
3rd Level	8,026	9,932	26
Roof Level		4,896	5
Subtotal	35,782	59,923	70
Total Area		95,705	
Meeting Space*		6,725	
Restaurant/Kitchen		5,135	
Terrace Bar		1,322	
Spa-Fitness		3,041	
Amenity		3,756	
BOH		14,046	

*includes Pre-function & Pantry



2) Alternate Plan: Seaside Option – Site Plan



2) Alternate Plan: Seaside Option – Lower Floor Plan



2) Alternate Plan: Seaside Option – First Floor Plan



2) Alternate Plan: Seaside Option – Second Floor Plan



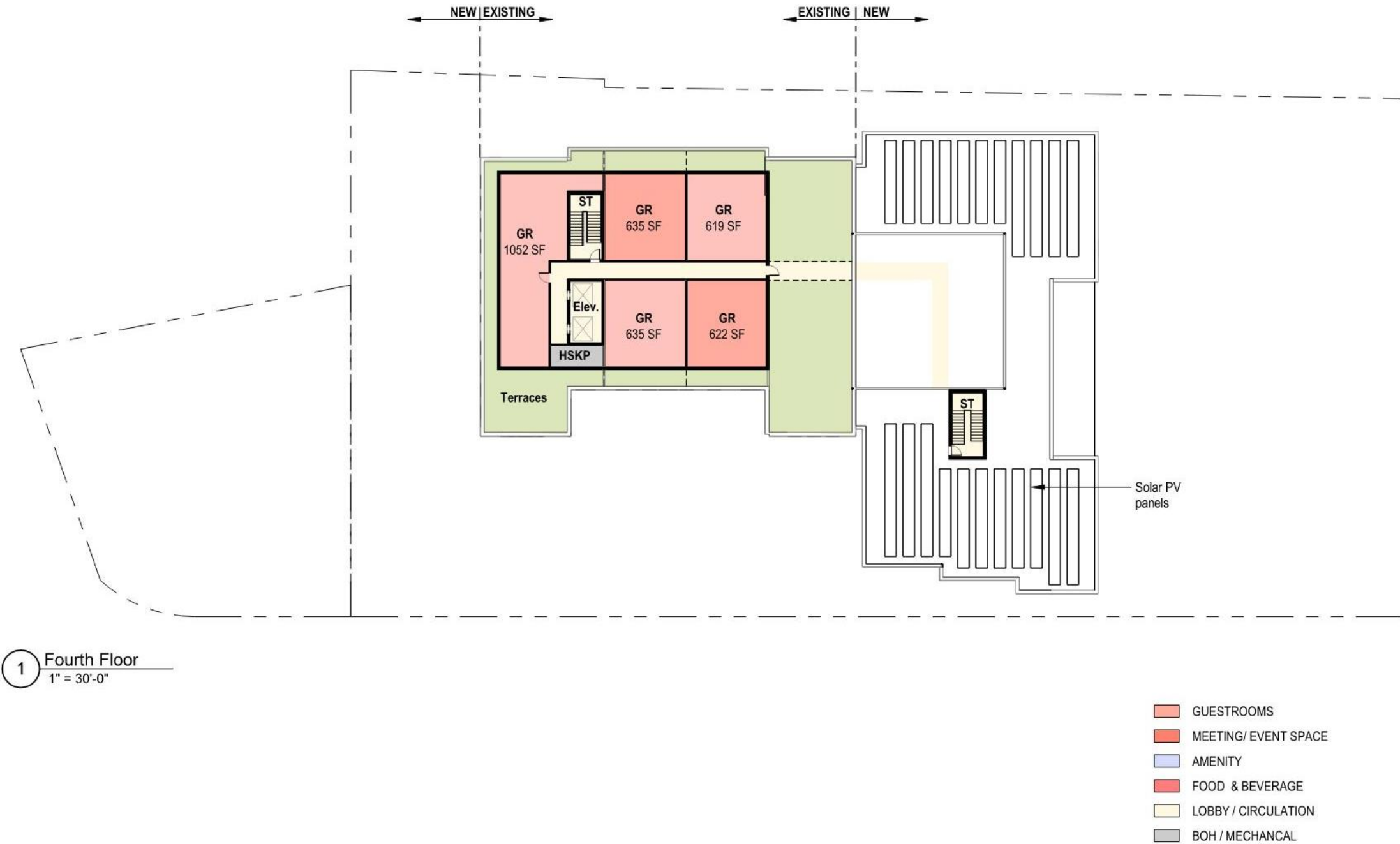
2) Alternate Plan: Seaside Option – Third Floor Plan



1 Third Floor
1" = 30'-0"

- GUESTROOMS
- MEETING/ EVENT SPACE
- AMENITY
- FOOD & BEVERAGE
- LOBBY / CIRCULATION
- BOH / MECHANICAL

2) Alternate Plan: Seaside Option – Fourth Floor Plan



3) Hawthorne-by-the-Sea Option – Based on *Revisioning Hawthorne* Option 2: Swampscott Town Square



Contextually Designed Projects

An aerial photograph of a coastal town, likely in New England, showing a mix of residential and commercial buildings, green spaces, and a road that curves along the shoreline. The ocean is visible on the right side of the image. The text "Contextually Designed Projects" is overlaid in the center.

A Welcoming Oasis – Raffles Boston Hotel & Residences, Boston, MA



“One of the best places I’ve ever stayed”
Travel and Leisure Magazine



Urban Sophistication – Four Seasons - One Dalton Street, Boston, MA

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American Architecture Award
Chicago Athenaeum



Hospitality Influenced Streetscape – Cambria Hotel, Somerville, MA



*Top 100 Places to Stay – Yelp
#2 hotel in the United States*

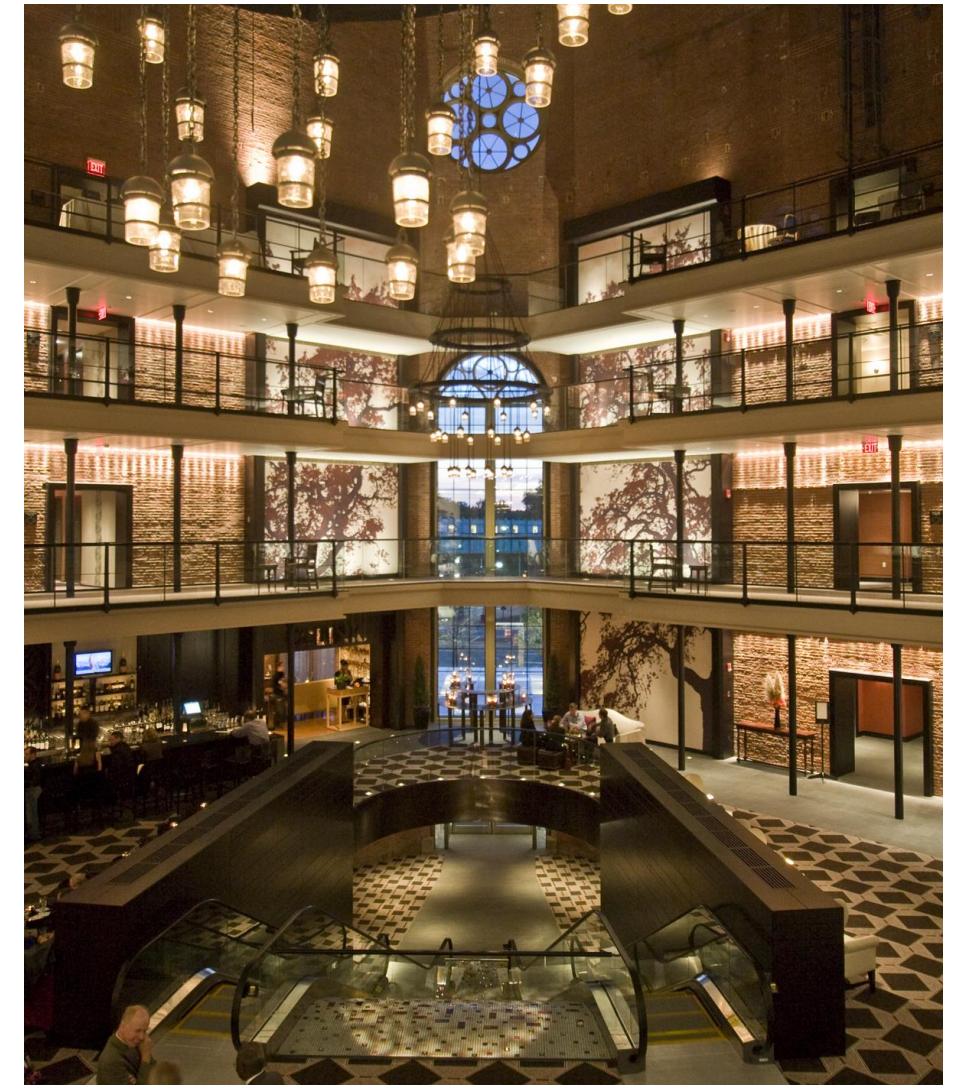


Hospitality Adaptive Reuse – Liberty Hotel, Boston, MA

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Best Firm – Renovation
LOOP Design Awards
Gold Key - Excellence in Hospitality Design
HOTELS Magazine
2008 Preservation Award
Massachusetts Historical Commission



Historically Modern – Belclare Wellesley, Wellesley, MA



Townscape Compatibility – Williams Inn, Williamstown, MA

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Hospitality Design Award
Boston Society for Architecture
Honorable Mention in Mountain Destination
LIV Hospitality Design Awards



Bridging the Old and New – Gatehouse 75, Charlestown, MA



Neighborhood Integrated Hospitality – The Charles Hotel, Cambridge, MA

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Neighborhood Icon – Atelier 505, Boston, MA



*Winner of industry's top award: ULI
Award for Excellence*



Historic Charm – Hanover Inn, Hanover, NH

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Masterful Integration of Disciplines – Lubin-O'Donnell Center, Boston, MA



American Architecture Award
Chicago Athenaeum
National Education Facility Design Merit Award
AIA-CAE
BSA Design Excellence Citation



Thank You



Creating landmark buildings that enhance their communities

CambridgeSeven Improving lives through thoughtful design

