



CLEARVIEW
DEVELOPMENTS



THE OLD BANK

TUNBRIDGE WELLS

BRITISH
HOMES
AWARDS



CELEBRATING EXCEPTIONAL DESIGN

2020 FINALIST



THE OLD BANK

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STATEMENT (997 words)

Name of Developer
Clearview Developments

Name of Architect
Kent Design Partnership

Location
Southborough, Tunbridge Wells, Kent

Number of units
Seven two- and three-bedroom apartments

Size in sqft
660 - 1157 sqft

Tenure mix
Private Rental



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FOREWORD

To ensure that some of the UK's historic housing stock remains part of today's property market, we have made it our mission to breathe new life into dilapidated buildings.

This sentiment mirrors the government report 'Living with Beauty' by the 'Building Better, Building Beautiful Commission' from January 2020, which calls for more industry action to recycle existing buildings that improve local communities. Our objective is to make old buildings future-proof by keeping their historic charm but equipping them with the modern conveniences that today's discerning residents are seeking.

To achieve the best possible end product, we join forces with experienced professionals who understand the dynamics and challenges of repurposing existing buildings. Exceptional structural engineers, seasoned architects and creative interior designers help us create an attractive property through clever room layouts and design. Specialist manufacturers of tiles, bricks and other essential building materials provide products that come closest to those materials used during the initial build.



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MARKET OVERVIEW

Tunbridge Wells' rich history, charm and vibrant community are making it a sought-after destination for house hunters of all ages but the council's latest Housing Needs Study warns of a lack of private rental stock.

It also states that 'the private rented sector plays an essential role in the housing market by offering flexibility and choice to people, supporting economic growth and access to jobs.'

With strong demand but an official lack of Build-to-Rent stock, we were determined to find a neglected building that carried true potential to be transformed into an attractive BTR scheme.

The Old Bank presented the perfect opportunity to create homes that appeal to young professionals, families and downsizers alike. This was confirmed during our community consultations with local residents.



Tunbridge Wells town centre.



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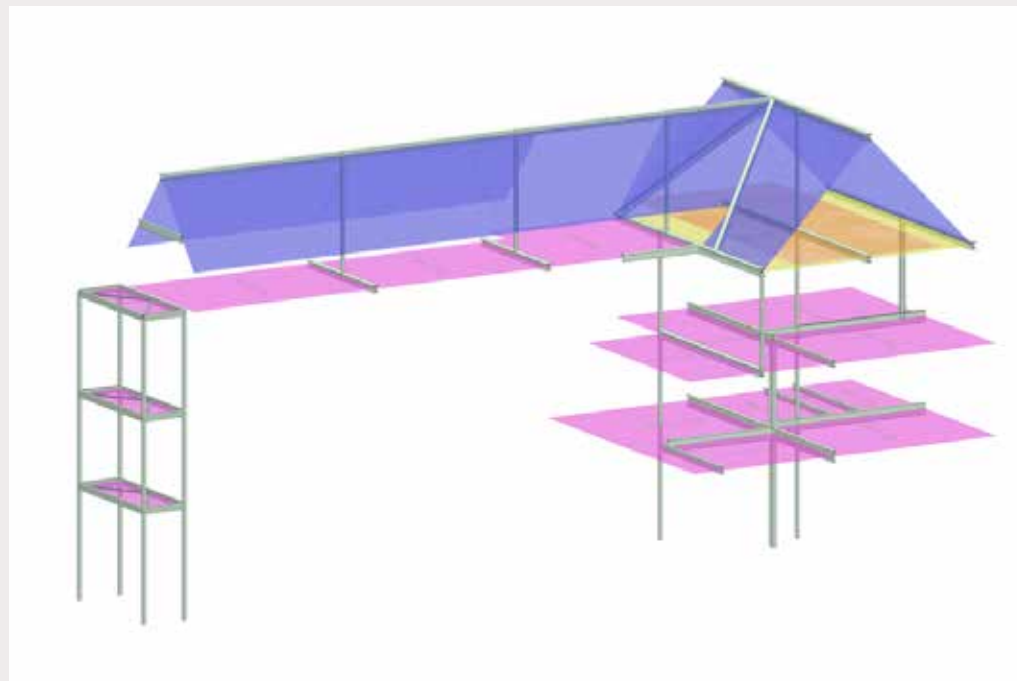
Newly installed steel beams.



The 1,500mm thick walls of the former vault.



Technical drawing of the entirely new structure that was inserted into the existing building to form the new skeleton.



A

THE OLD BANK BANKING ON RESTORATION

Located only two miles from Tunbridge Wells' town centre, The Old Bank is a Georgian property and former NatWest building that we have completely redesigned to house seven two-and three-bedroom rental apartments. Before its transformation, the property stood empty for over 12 years and deemed 'too difficult of a project' by other developers.

After creating a detailed construction plan, we were in a confident position to take on the build challenges which entailed the penetration of 1,500mm thick walls of the bank's subjacent vault chambers. To make the property fit for residential use, we had to reconfigure the entire structure, insert a new 'skeleton' for the existing building (see illustration left) and develop new floorplans. A logistical challenge was the very constraint building site that made it extremely difficult to position the necessary heavy machinery. A problem that we solved through the strategic placement of cranes. These carefully lifted all machinery into position in addition to lowering the long steel beams that allowed for the open-plan living which the units are admired for today. It was an unseen manoeuvre for a construction site in Tunbridge Wells and attracted quite an audience of locals who admired our solution to revive this building.

Despite these hurdles, the potential of the property convinced us to go ahead with the project. Jason Tema, Director at Clearview Developments says: "From the moment we saw the building, we knew that we can create something wonderful that will add value to the neighbourhood. As builder-developers with in-house construction arm, we had the required capability and knowhow to take on such a specialist project."

The finished product attracted a storm of viewings and the development was fully occupied within 3 weeks of the launch in January 2020.



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BANKING ON RESTORATION



After stripping the building back to its bare bones, the new floorplans were implemented.



We pride ourselves in keeping or building sites clean and structured at all times.



Clearview Developments' team members in their element.





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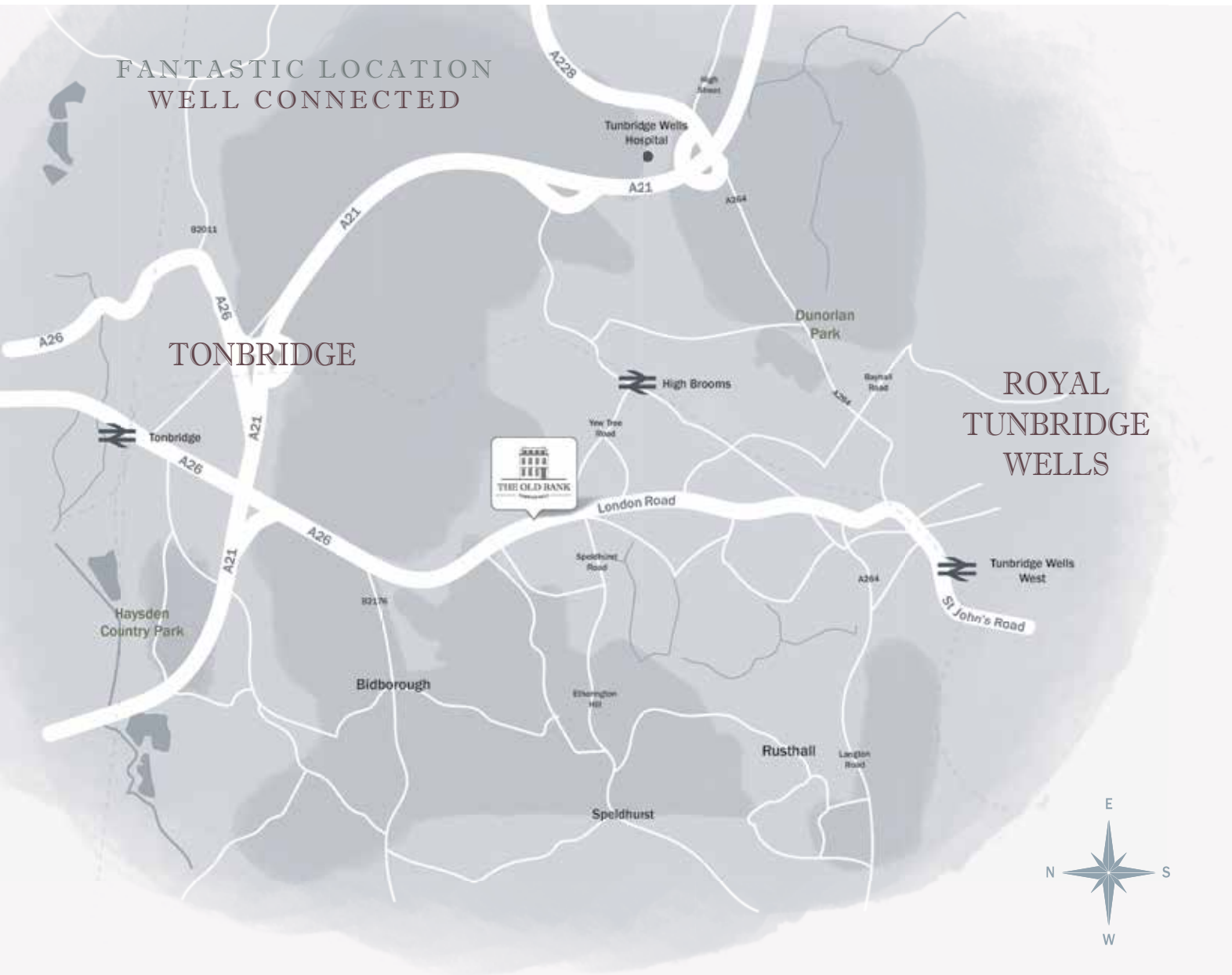
THE OLD BANK
BANKING ON RESTORATION



The interior at one of the apartments at The Old Bank.



Tunbridge Wells surrounding area.



Commuters benefit from High Brooms train station being just over a mile away, providing direct access into London in under 60 minutes. Resident families appreciate being in close proximity to primary, secondary and grammar schools, whilst our sporty residents take advantage of the surrounding parks or nearby Tunbridge Wells Sports Centre. The area is also walker's paradise with many unspoiled scenic views to be admired within the beautiful Kent countryside.

Bearing in mind our broad target audience, it was crucial that the interior design appeals to different types of residents but also respects the property's history. To ensure that the project features true innovation in design and delivery, we made use of our industry contacts to source high-end materials and finishes. The interior of all apartments now oozes modern convenience. Upon entry, residents are greeted by bright and spacious hallways that lead to the open-plan living area.

Measuring between 660 sqft to 1157 sqft, the residences provide the perfect space to entertain family and guests, whilst underfloor heating, luxury designer radiators, premium carpets and wood flooring create a cosy atmosphere during the winter months. Residents who crave a private outside space during the summer months, have chosen one of the apartments on the first, second or third floor which boast lovingly designed, private balconies or terraces.



Top left
Modern bathrooms at The Old Bank.

Bottom left
Lovingly designed bedrooms.

Top right
Kitchens made in Germany.

Bottom right
Private terrace area.



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The kitchens are made in Germany and equipped with Bosch appliances, including the fridge/freezer, washer/dryer and dishwasher. Stylish quartz stone worktops and splashbacks add to the elegant feel of the kitchen.

The bathrooms wow with a contemporary, curvaceous design. Glazed ceramic bath-showers, heated chrome towel rails and high-quality Italian tiles create a tranquil and luxurious atmosphere, underlined by mirror cabinets with motion sensor lighting, LED energy efficient down lights and polished chrome switches. The spacious bedrooms are kitted out with fitted floor-to-ceiling wardrobes to cater for even the most fashionable resident. Double-glazed windows contribute to a good night's sleep.

Shared amenities at The Old Bank include landscaped gardens and shed storage. Health and safety measures are put in place via fire shield internal doors, smoke and heat detectors, security communal door and external lights.

To celebrate the heritage of the building, each apartment has been lovingly christened with unique bank-related names as for example *The Treasury*; which is apartment No 2, located in the former vault of the bank.



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B

PHOTOGRAPHS OF EXTERIOR AND INTERIOR OF COMPLETED PROJECT

Before The old facade of The Old Bank



After The newly designed facade of The Old Bank





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B

PHOTOGRAPHS OF BOTH
EXTERIOR AND INTERIOR OF
COMPLETED PROJECT

The old building's rear being
prepared for its complete facelift.



The new rear of
The Old Bank.



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PHOTOGRAPHS OF BOTH
EXTERIOR AND INTERIOR OF
COMPLETED PROJECT

Before
New steel frames are being installed.



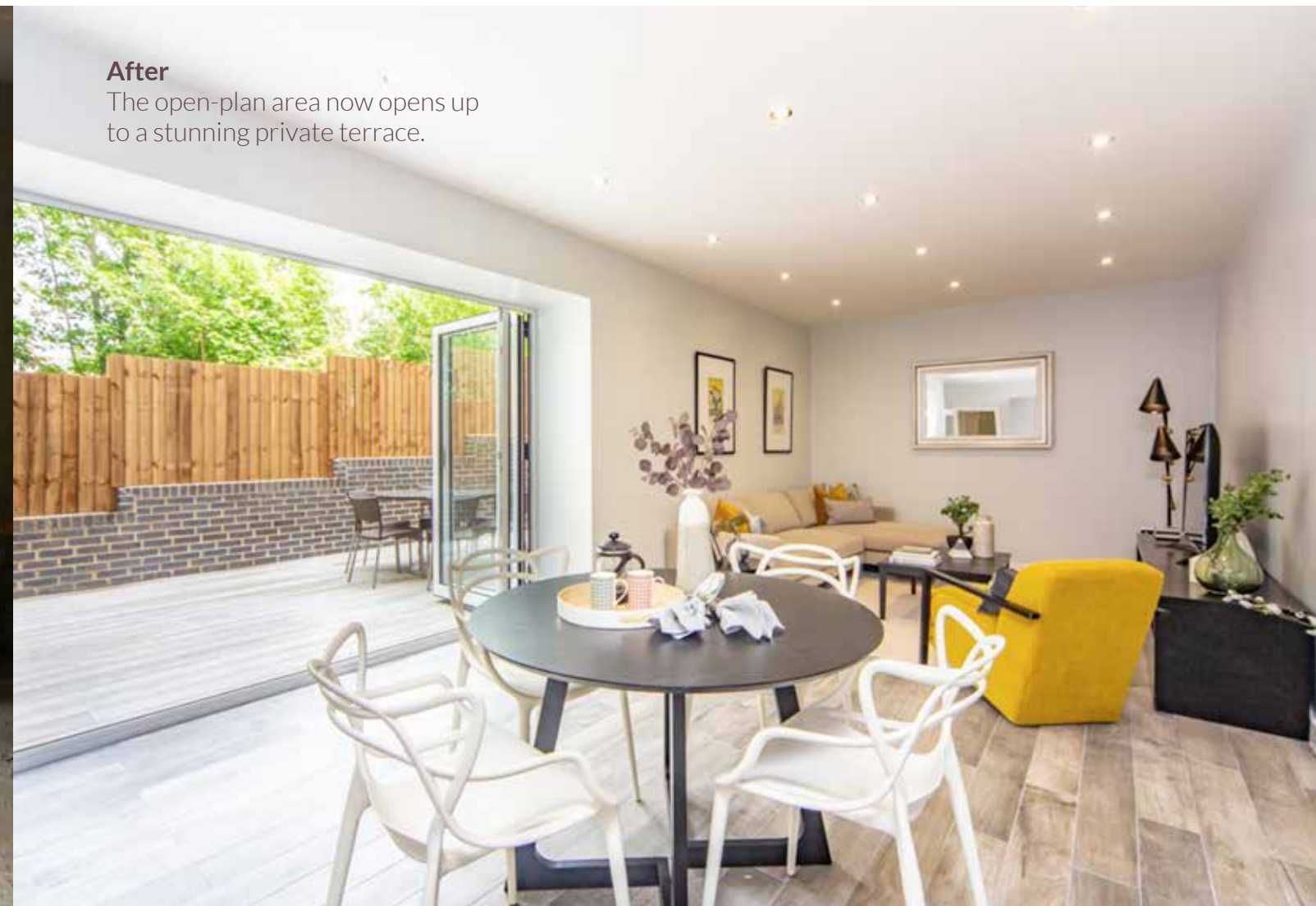
After

The sleek design of the kitchen/diner is practical and creates a friendly ambience.



After

The open-plan area now opens up to a stunning private terrace.





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PHOTOGRAPHS OF BOTH
EXTERIOR AND INTERIOR OF
COMPLETED PROJECT

After

The former vault is now a cosy living room,
offering enough space to entertain friends and family.





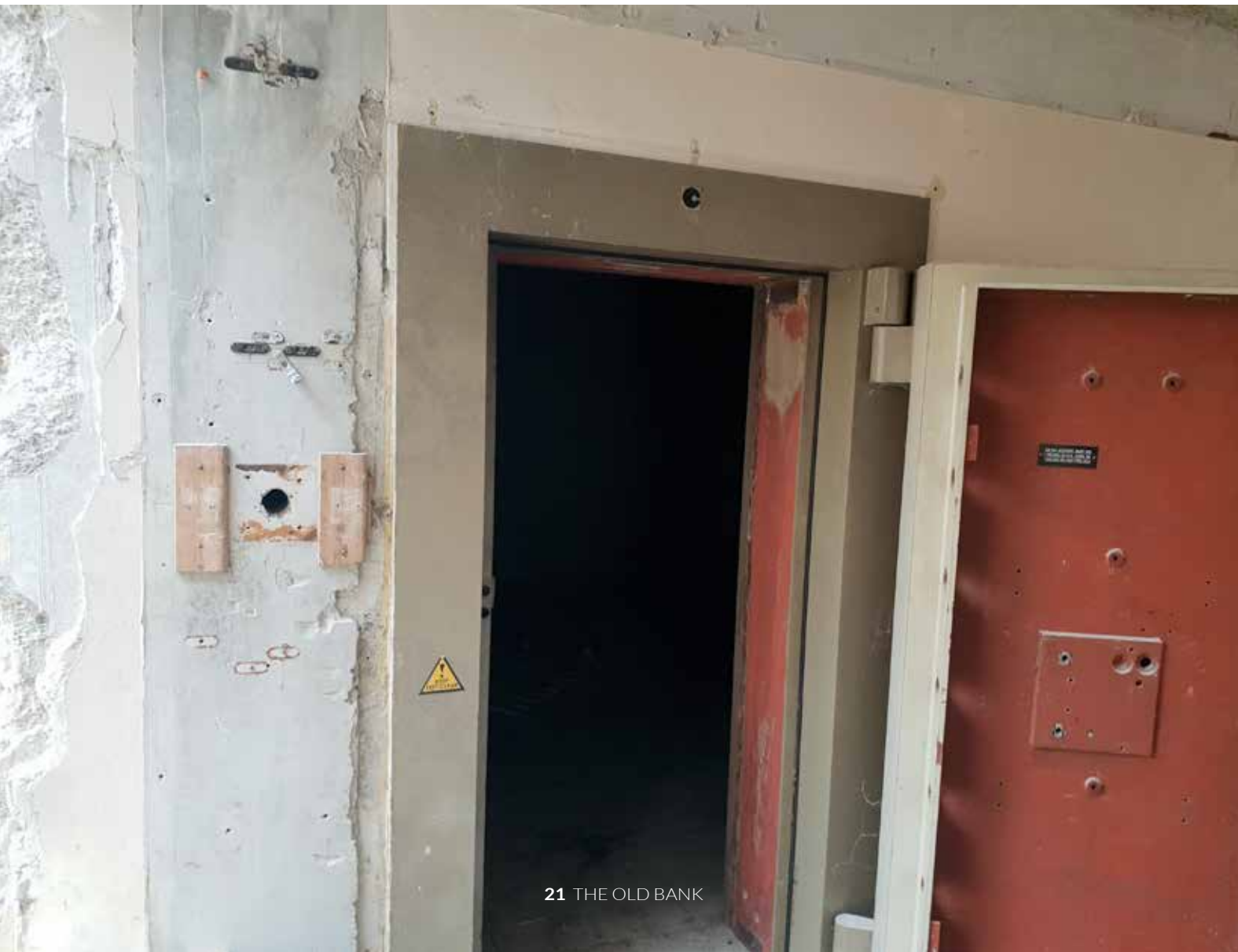
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PHOTOGRAPHS OF BOTH
EXTERIOR AND INTERIOR OF
COMPLETED PROJECT

Before

The vault's former thick steel door.



After

The ceiling height of over 7ft is being emphasised with LED energy efficient down lights.





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B

PHOTOGRAPHS OF BOTH
EXTERIOR AND INTERIOR OF
COMPLETED PROJECT

Before

The rear being prepared for a brighter future.



After

Residents of the ground-floor flat love using their terrace – a real sanctuary.





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B

PHOTOGRAPHS OF BOTH
EXTERIOR AND INTERIOR OF
COMPLETED PROJECT

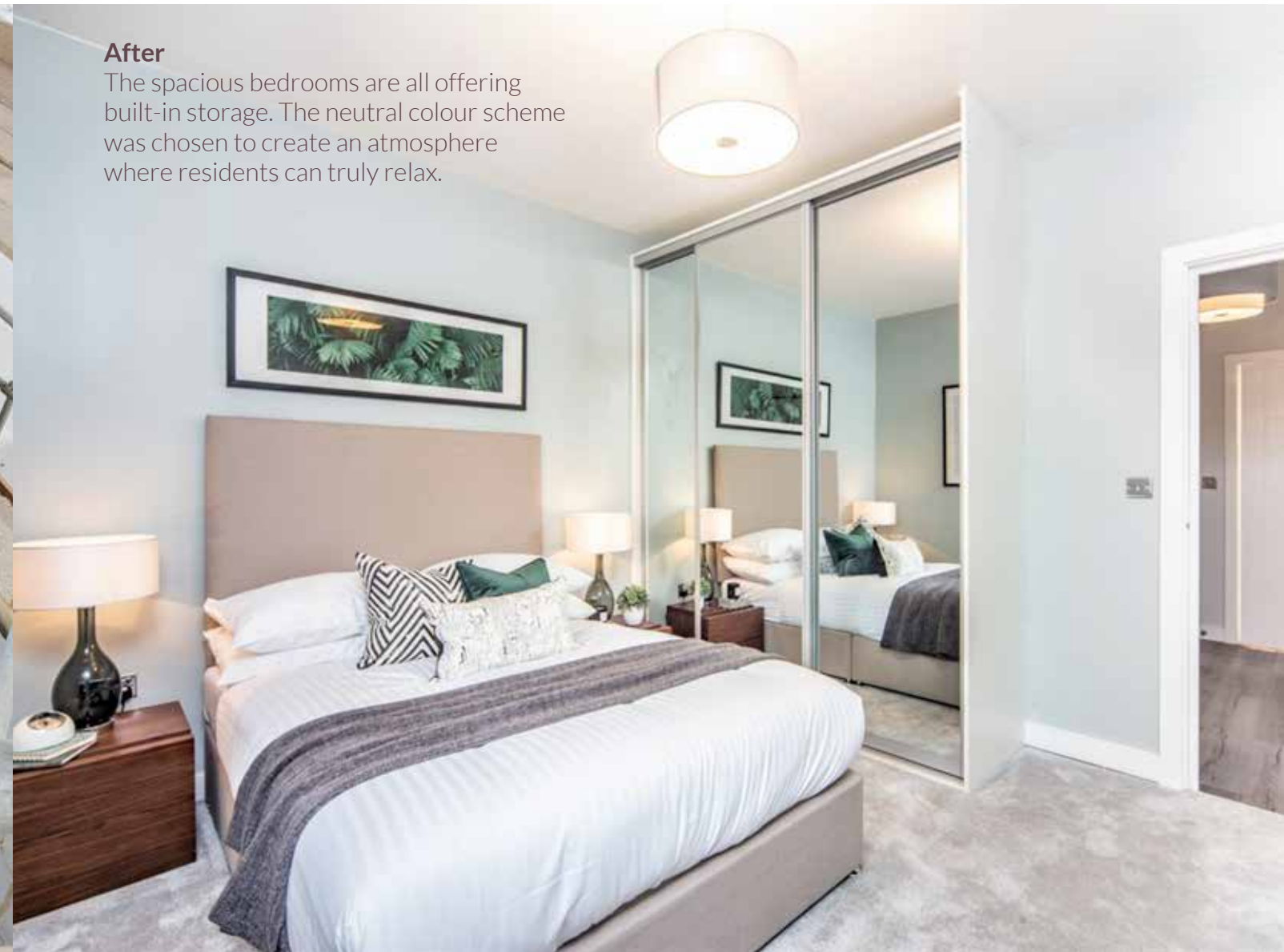
Before

The new floorplan is being implemented and built.



After

The spacious bedrooms are all offering built-in storage. The neutral colour scheme was chosen to create an atmosphere where residents can truly relax.





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PHOTOGRAPHS OF BOTH
EXTERIOR AND INTERIOR OF
COMPLETED PROJECT

Before
The upper floor during restoration works.



After
The neutral colour scheme is continued throughout the bedrooms of all apartments.



After
A completed living area in one of the upper floor apartments.





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B

PHOTOGRAPHS OF BOTH
EXTERIOR AND INTERIOR OF
COMPLETED PROJECT

Before

The rear/garden area during construction works.



After

The new communal garden right after construction finished. The newly planted grass is now boasting a juicy green colour and presents a perfect relaxation space for young and older residents.





FLOORPLANS



THE OLD BANK

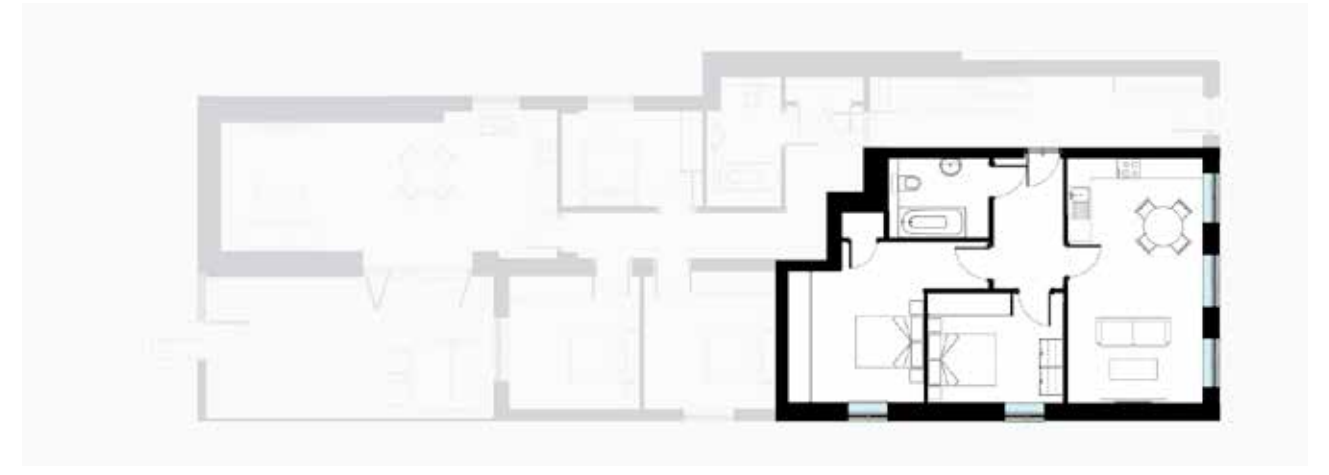
THE TREASURY



Ground Floor

Total Floor Area 88sqm (944sqft)	Open plan living space 29.9sqm (322sqft)	Bedroom 1 11.4sqm (122sqft)	Bedroom 2 12sqm (129sqft)	Bedroom 3 9.1sqm (98sqft)
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THE GOLDSMITH



Total Floor Area 61sqm (660sqft)	Open plan living space 21.9sqm (236sqft)	Bedroom 1 16.3sqm (175sqft)	Bedroom 2 9.6sqm (103sqft)
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THE ELIZABETH



First Floor

Total Floor Area 87sqm (938sqft)	Open plan living space 28.9sqm (311sqft)	Bedroom 1 12.7sqm (137sqft)	Bedroom 2 12.4sqm (133sqft)	Bedroom 3 9.3sqm (100sqft)
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THE WALBROOK



Total Floor Area 73sqm (787sqft)	Open plan living space 31.7sqm (341sqft)	Bedroom 1 17.1sqm (184sqft)	Bedroom 2 16.2sqm (174sqft)
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C

FLOORPLANS

THE MONTAGU



Total Floor Area 87sqm (938sqft)	Open plan living space 28.9sqm (311sqft)	Bedroom 1 12.7sqm (137sqft)	Bedroom 2 12.4sqm (133sqft)	Bedroom 3 9.3sqm (100sqft)
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THE BRISTOL



Total Floor Area 65sqm (695sqft)	Open plan living space 29.7sqm (319sqft)	Bedroom 1 16sqm (172sqft)	Bedroom 2 10.1sqm (109sqft)
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THE SHAKESPEARE LOWER FLOOR



Total Floor Area 108sqm (1157sqft)	Open plan living space 28.4sqm (305sqft)	Bedroom 1 24.4sqm (263sqft)	Bedroom 2 14.2sqm (153sqft)
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THE SHAKESPEARE UPPER FLOOR



Bedroom 3 13.7sqm (147sqft)



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D

EXECUTIVE SUMMARY *(250 words)*

Located in the sought-after town of Tunbridge Wells, The Old Bank is a Georgian property and former NatWest building that was completely redesigned to create a selection of seven beautiful two-and three-bedroom rental apartments, ranging from 660 sqft to 1157 sqft in size.

The project is the result of Clearview Developments' hard work, a boutique builder-developer with in-house construction arm and specialist interest in rejuvenating dilapidated buildings.

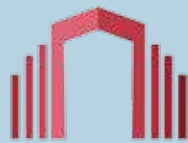
Before its transformation, The Old Bank stood empty for over 12 years and was deemed 'too difficult of a project' by other developers. This was due to the structural challenges, which required the penetration of 1,500 inches thick walls of the subjacent vault chambers. In addition, the team had to reconfigure the entire structure of the building, essentially inserting a new skeleton for the existing building to make it fit for residential loads and purpose.



The branded and secured site during construction.

Despite the construction hurdles, Clearview Developments' hard work paid off and the end product attracted a storm of viewings, driven by a high demand for rental homes in the area. The Old Bank was fully occupied within 3 weeks of the January 2020 launch.

With Tunbridge Wells attracting a broad target audience, it was crucial to create an interior design that appeals to different types of residents but also respects the property's history. To ensure that the project features true innovation in design and delivery, Clearview made use of its extensive industry contacts to source high-end materials and finishes. The interior of all apartments now oozes modern convenience.



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