



**THE**  
PANTILES  
**GARDEN**  
**ROOMS**



# THE PANTILES GARDEN ROOMS

**The Pantiles Garden Rooms is an exceptional new apartment building at the southern gateway to The Pantiles in Royal Tunbridge Wells.**

A beautiful eco-building with living green walls, an exceptional penthouse and eight individual apartments.

Award-winning local architects HMY, have designed a stunning contemporary building befitting the site's importance. The building's height and scale respond to its location, marking a transition between the 'Arcadian' scale of villas on one side and the larger town buildings to the other. Local developers, Regenerate.Land have produced an iconic building in a landmark location.

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## DESIGN DETAIL

**This is a distinctive building in a special location, where it is essential to get every detail right, from the choice and pattern of the bricks to the planting of the eye catching green wall. But it is also the aspects of the building that you can't immediately see that also set it apart, whether it is energy saving technology, new energy provision or waste water management.**



The bricks are hand-made. Quality Wienerburger Bricks from Germany, Con Mosso and Pagus Grey/Black laid Flemish Bond with projecting header and soldier course detail. A marriage of contemporary aesthetic with traditional detail and material. The penthouse walls are finished in zinc cladding with zipped weathertight raised seam joints. The material and colour are a contrast to the lighter Con Mosso brick elevations.



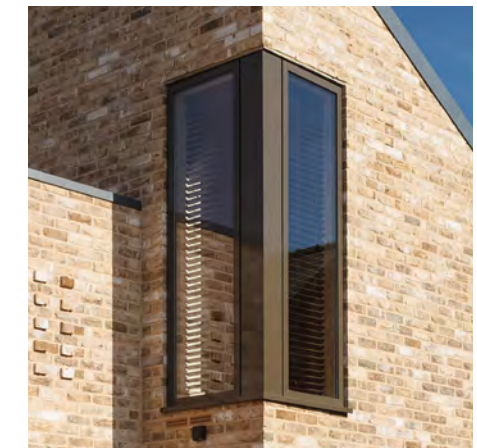
Green walls help to purify the air in an urban environment, act as a sound barrier, increase biodiversity and help dust suppression. Importantly for residents they also provide an identity with distinguishing features that mark the building out from the rest. A brown roof with British native plugs and seeds to replicate as far as practicable the ecological requirements for the local area. The natural habitat created is designed to support a variety of plants, birds and invertebrates.



German kitchen brands lead the world with their precision engineering and modern design. We have specified Häcker kitchens, renowned for their quality, functionality and durability.

They feature Laser Soft doors and drawers and are fitted with Caesarstone worktops, upstands and cut drainer grooves. German engineering has also been specified for all the appliances with Bosch appliances throughout.

Parking is at a premium in Royal Tunbridge Wells so it was vital to provide secure under-croft car parking at The Garden Rooms. With the future very much in mind, dedicated electric charging points are provided to deliver rapid and convenient charging times. An electric car sharing scheme is also envisaged to enable residents to reduce environmental impact as much as possible. If you prefer to peddle, secure parking for all bicycles is also available.



The Velfac powder coated aluminium doors and windows are another distinctive feature of the facade. High end Danish engineering with aluminium finish on the exterior, encapsulating painted timber internally. This distinctive frame construction provides excellent thermal insulation and more effective acoustic protection to minimise any external noise.



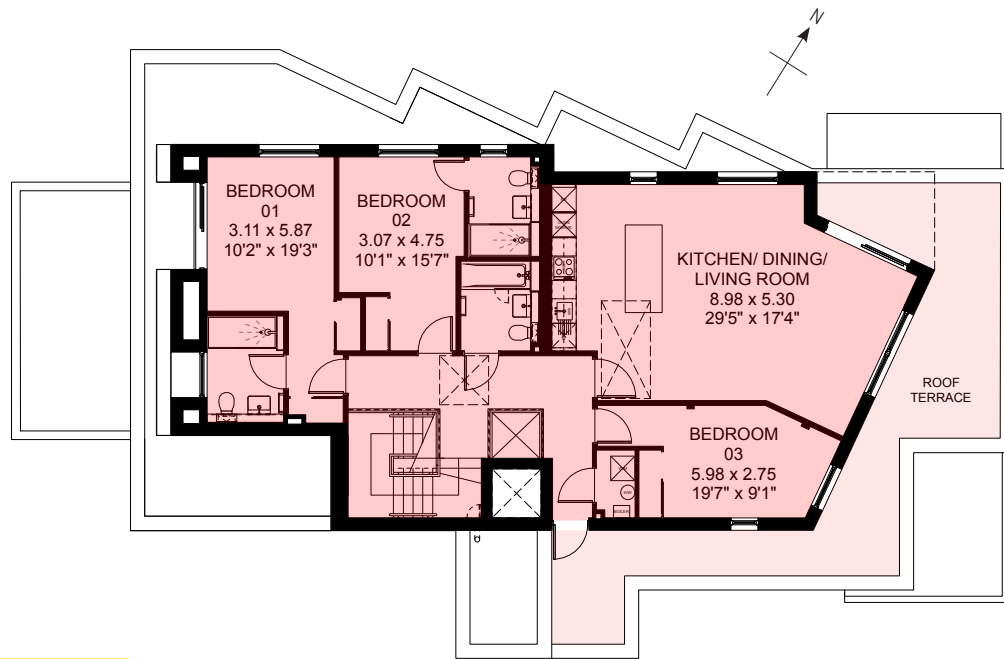


In addition to the large Penthouse on the fifth floor, there are two spacious apartments on each of the other four floors and secure parking spaces in the undercroft.

The design brief included a strong emphasis on internal space with generous room proportions, private external space through large balconies and terraces, and light from full-length windows in every apartment. The building provides spacious apartments far above the National Space Standards, in the case of the two bedroom flats in excess of 11%.

### FIFTH FLOOR

- Penthouse  
127 sq.m (1367 sq.ft)  
Roof terrace 34 sq.m (366 sq.ft)

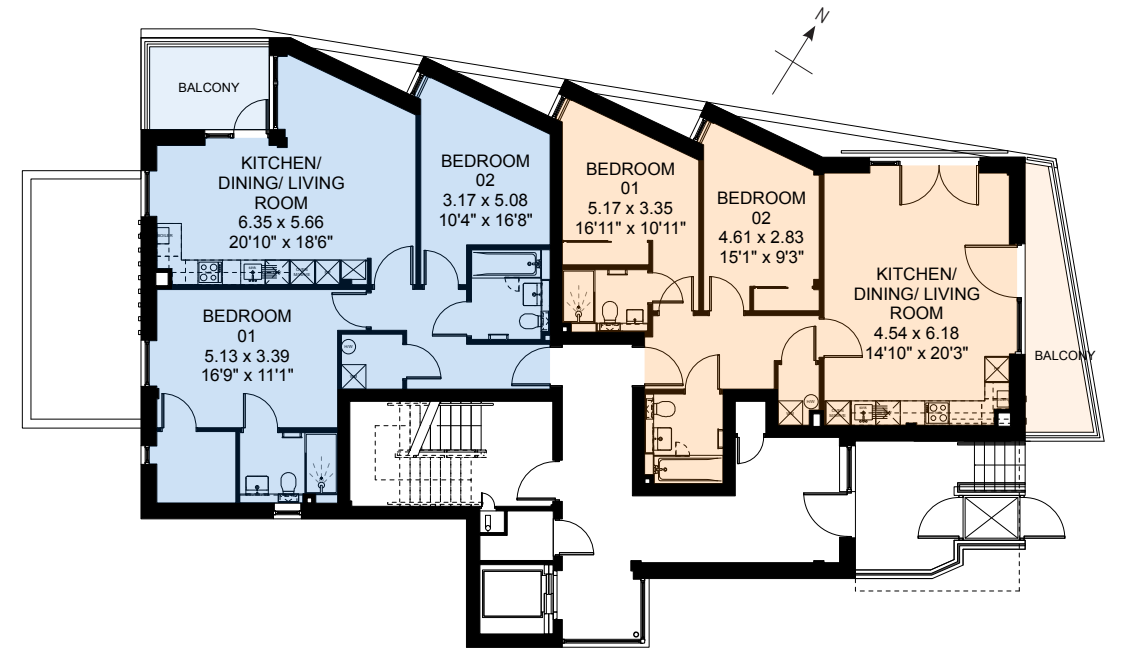


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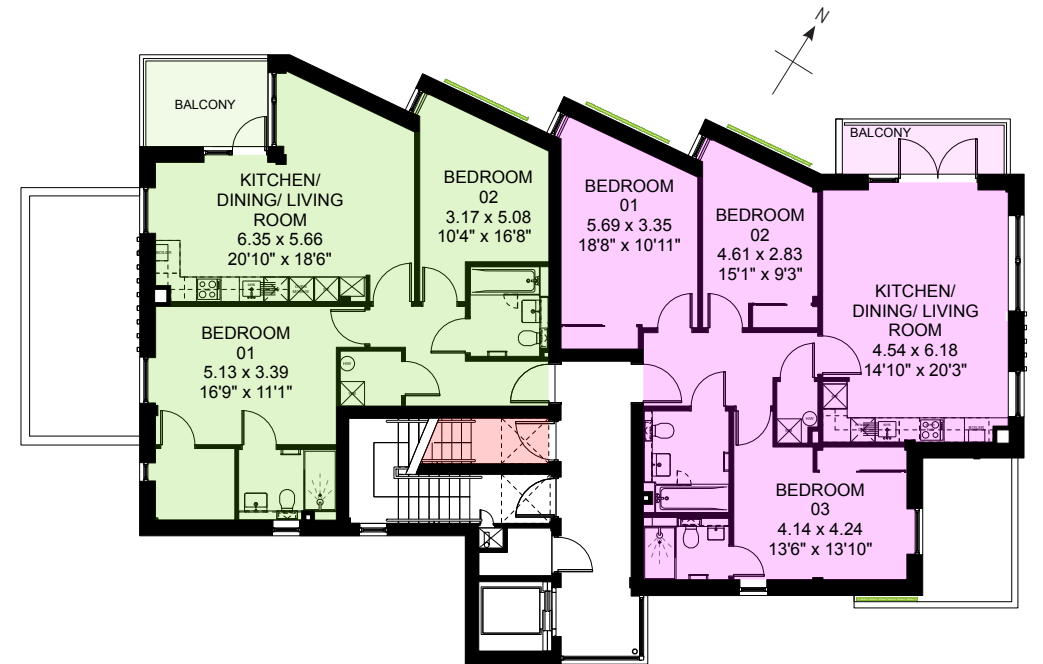
### GROUND FLOOR

- Apartment 1  
71 sq.m (764 sq.ft)  
Balcony 7sq.m (75 sq.ft)
- Apartment 2  
79 sq.m (850 sq.ft)  
Balcony 6sq.m (64 sq.ft)



### SECOND, THIRD & FOURTH FLOORS

- Apartment 3,5 & 7  
91 sq.m (978 sq.ft)  
Balcony 4.7sq.m (50 sq.ft)
- Apartment 4,6 & 8  
79 sq.m (850 sq.ft)  
Balcony 6 sq.m (64 sq.ft)



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## INTERIOR SPACES

The high ceilings and generous windows ensure that residents who are accustomed to country living and generous accommodation can enjoy as much light and space as possible.

There is a real inside/outside feeling in The Garden Rooms, with every apartment enjoying its own private outside space for enjoyment whatever the season.



The bespoke wood and aluminium windows and balcony doors from leading Danish manufacturer Velfac, not only work beautifully but are also highly energy efficient.

The bathrooms, kitchens and lighting design have all been planned according to the individual layout of each spacious home with leading-edge functionality and contemporary design driving the specification and decisions for this unique building.

Penthouse



Computer generated image

Apartment 7



Computer generated image



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## THE DEVELOPER

Since acquiring this special site overlooking the Pantiles, award-winning local developer **Regenerate.Land** recognised both an opportunity and a responsibility.

“We wanted to deliver an individual contemporary building amongst classic Georgian, Edwardian and Victorian architecture, in perhaps the most desirable and historical quarter of one of the best-loved of England’s Spa Towns.

The brief to local architects HMY was to create an iconic building of our time containing just nine spacious apartments, all with private outside space including a penthouse with truly outstanding views of the town and Kent countryside.

A bespoke energy-efficient building with living green walls and sedum brown roof, designed with passion and integrity using hand-picked materials that will stand the test of time, and whose



The Garden Rooms from the Pantiles

Computer generated image

occupants will say ‘we are proud to live in The Pantiles Garden Rooms.’

There has been so much interest from down-sizers and young professionals alike that we believe our scheme will help Royal Tunbridge Wells move with the times while being constantly aware of its fascinating people and unique heritage.”

Trevor Nicholson  
[www.regenerate.land](http://www.regenerate.land)



Lansdowne Villa 10 apartments



Lansdowne Villa 10 apartments



Cecil Court - 6 apartments



## THE ARCHITECT

**Hazle McCormack Young (HMY)**

“We were briefed to develop proposals for a high-quality contemporary apartment building on a sensitive and important site within the Conservation Area and adjacent to the historic Pantiles in central Tunbridge Wells.

The team recognised that the local authority planning department would be equally as invested in the quality of the proposal, so we developed a constructive conversation with planners to regularly review the design in development.

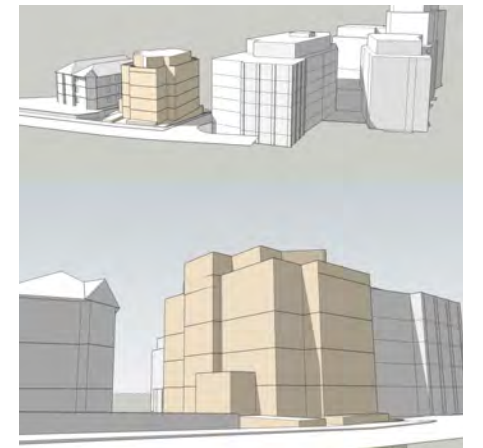
The design addresses challenges including proximity to an Area of Landscape Importance and the building’s setting in an historic area of the town. As such, the layout carefully resolves issues of privacy and includes an ‘open corner’ that helps focus views along back to the Pantiles.

The building’s height and scale respond to its location, marking a transition between the ‘Arcadian’ scale of villas on one side and the larger town buildings to the other. A focus on materiality and the quality of finish were aims for the design, with external materials and detailing taking reference from the local context.

These include textured brick, contrasting to emphasise the hierarchy of the elevations, with plinths, iron railings and deep reveals. The zinc-clad penthouse gives a bold, contemporary profile to the roof that echoes the local roofscape.

The building has a pivotal relationship to the Pantiles, a gateway building marking a transition into an historic townscape from the area of landscape importance. Natural planting and green walls help root the building into this context and soften its appearance as well as tempering the local microclimate.”

James Robson, Partner  
[www.hmy.uk.com](http://www.hmy.uk.com)





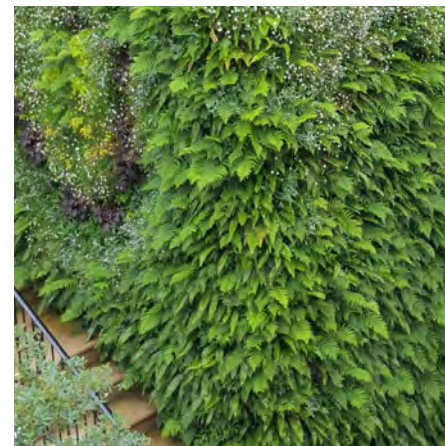
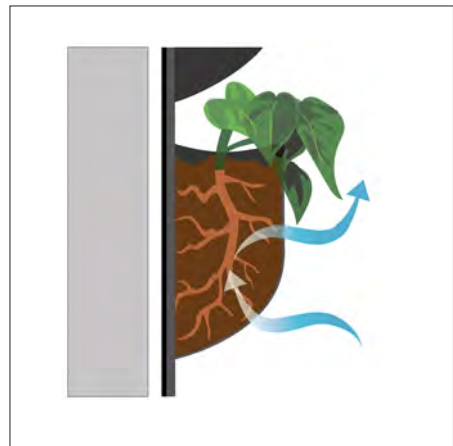
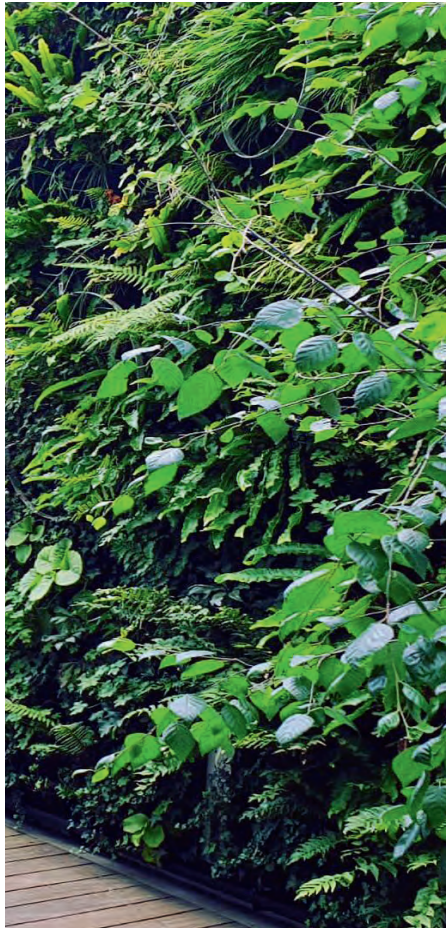
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## THE GREEN WALLS

**Living walls, also known as green walls provide both aesthetic and ecological benefits. They are certainly one of the most striking features of The Pantiles Garden Rooms exterior, presenting a wonderful, ever changing facade as you view the building from The Pantiles.**

Designed to promote optimum plant health, it is a light-weight, semi-hydroponic, modular panel system, constructed from a patented, advanced fabric. Each square metre holds up to forty nine pre-grown plants in individual pockets, planted on site. Each panel incorporates a drip-line to irrigate the plants and the water collected from the irrigation cycles is recirculated back through the system.

The walls also improve the thermal and acoustic insulation of the building.



Our specialist partner Scotscape look in detail at the site, scale and orientation before planting. They then keep the walls healthy all year round, allowing everyone to enjoy the full benefits of vertical greening. The detailed building design actually incorporates anchor points specifically to enable the vertical maintenance.



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## ROYAL TUNBRIDGE WELLS & THE PANTILES

**In the later part of the 17th Century, with the royal seal of approval, Tunbridge Wells quickly became the most fashionable drinking spa near London.**

As a result, the elegant covered and colonnaded walkway and surrounding buildings were developed in the 18th & 19th centuries, many of which provide the stylish shops, restaurants, art galleries and hotels today.



The Walks were originally paved with red clay tiles, fired in a pan. A double row of lime and elm trees were also planted to provide shade for the ladies and gentlemen promenading on the Walks.



The Pantiles is still a vibrant place to be, with regular live jazz, specialist craft and food fairs along with a local farmer's market. It is the heart of the town.



The Pantiles Garden Rooms are also located just 400 metres walk from the picturesque old High Street with a mixture of shops, restaurants and pubs, which leads to the mainline station (800 metres) with trains to London (45 minutes) and Hastings.

Closer by (200 metres) is the extensive Common to explore, with wonderful walks, open spaces and spectacular views back to the town.





One Suffolk Way, Sevenoaks, Kent TN13 1YL [www.regenerate.land](http://www.regenerate.land)



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