

# Marmalade Lane

- BUILDING A SHARED FUTURE -

---

ORCHARD PARK . CAMBRIDGE

**TOWN.**







# A unique design

## WITH SHARED VALUES

Home doesn't start at your front door. Home is the street where your children play, where you meet and catch up with neighbours and the spaces you share.

Home is being part of a community.

Located in the Orchard Park area of Cambridge, Marmalade Lane is a cohousing community that promotes neighbourly living and helps conserve the environment. Each energy-efficient, beautifully-made home benefits from shared facilities that bring people together to participate in a community life with sustainable values.

Relax in your own garden or private balcony, while your children play safely in the large communal garden.

Eat with your family at home, or get together to cook dinner with neighbours in the Common House. There are even additional spare bedrooms you can reserve when you have guests staying the night. Cohousing gives you the freedom to live a more sociable way of life.

Marmalade Lane is an award-winning development of 42 custom-designed houses and apartments, located within cycling distance of the centre of one of the most famous cities in the world. Designed through a unique process that involved future residents from the outset, all homes use Trivselhus Climate Shield® technology and the highest standards of construction to create a community that's built for life.



WINNER OF THE 2015  
CAMBRIDGE PROPERTY AWARDS  
ENVIRONMENTAL CATEGORY



**A real sense of community**  
Cohousing gives you ownership of the environment you share with your neighbours. As well as your own fully equipped home, additional spaces and facilities help you reduce your footprint and encourage a more social way of life.





## THE COMMON HOUSE AND WORKSHOP

Marmalade Lane's exceptional shared facilities are all about supporting a more communal way of living while making your own private space go further.

The Common House provides a setting where residents can cook, eat and talk together, functioning as a meeting space at the heart of the community. The beautiful, double-height dining hall is large enough for everyone to get together on special occasions, yet intimate enough to share a glass of wine with your neighbours around the wood-burning stove.

There's a playroom for kids to use when it's cold outdoors, and three guest bedrooms, with a bathroom, for people to book when friends and family come to stay.

Flexible spaces are available to use for any number of shared activities, whether for doing yoga, watching movies or making art. Located a short walk across the garden, a workshop gives you space to pursue your hobbies.

## LIFE OUTDOORS

Each home enjoys its own outdoor space in the form either of a back garden or a large balcony. Car parking is kept to the periphery to keep Marmalade Lane, the landscaped street that runs through the heart of the development, a place for people. The large, south-facing shared garden has been carefully designed around retained mature oak trees and hedgerow, with space for children to play and for everyone to join in with growing fruit and vegetables.



Computer generated images are indicative only

## DESIGNED TO LAST

Marmalade Lane has been designed by award-winning Mole Architects as a modern reflection of the traditional townhouses and low-rise architecture of Cambridge. The design of the development is attractive and homely. Finished in one of four brick colours with generous porches, balconies and private gardens, each beautiful, sustainable home is made to rigorously high standards.

## MEET THE NEIGHBOURS

All households in Marmalade Lane will be members of Cambridge Cohousing Ltd, which means they have joint ownership of the common parts and contribute to its management. Residents come from all ages and walks of life and include families with young children, retired couples and young professionals. Existing members are from all over the world, some of whom are longstanding Cambridge residents while others are relocating from elsewhere. Everyone at Marmalade Lane has been brought together by shared environmental values and a desire to enjoy the benefits of living as part of a community. Members meet regularly and have monthly socials.



→ You can find out more about cohousing, and the opportunities to meet the people who will be your neighbours at Marmalade Lane, by visiting the K1 Cohousing website: [www.cambridge-k1.co.uk](http://www.cambridge-k1.co.uk)





# A special community

## IN A GREAT CITY

Situated to the north of Cambridge city centre, Marmalade Lane looks towards the city on one side and open skies on the other. In less than half an hour you can cycle into a truly international city that is home to some of the UK’s most important cultural, scientific and academic institutions, world-famous architecture and a host of theatres, restaurants, pubs and cafés. With festivals and events throughout the year, there are always new things to see, do and be a part of.

Getting around and away is easy. Take advantage of the extensive network of cycle and footpaths, bus routes, trains and quick access to major roads to discover the medieval villages and open rural landscape of East Anglia.

With direct train links to London, Birmingham, Stansted Airport and beyond, the world is right on your doorstep.

Destination	By bike	By bus*	By train**	By car
Cambridge City Centre	20 minutes	16 minutes		15-20 minutes
Cambridge Science Park	4 minutes			5 minutes
Cambridge North Station	8 minutes	15 minutes		9 minutes
A14 Junction				5 minutes
M11 Junction 14				7 minutes
London (King’s Cross)			57 minutes	1hr 30 minutes
Stansted Airport			45 minutes	45 minutes

\*Cambridgeshire Guided Busway  
\*\*from Cambridge North station

# Technical Features

Trivselhus Climate Shield® allows you to enjoy the benefits of technically advanced precision building techniques



## SUSTAINABLE

Trivselhus' eco-friendly principles ensure sustainably sourced building materials, with three trees planted for every one harvested to make the Trivselhus timber frame.



## COST EFFECTIVE

High quality building fabric and efficient building techniques give outstanding value.



## HEATING

Wet underfloor heating on the ground floor of all houses.



## RENEWABLE ENERGY

Hot water and space heating from clean energy generated on site through the latest air source heat pump technology.



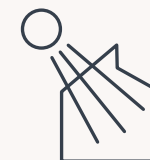
## BUILT FOR WARMTH

Closed timber panels are fitted with extreme insulation. Sophisticated detailing means airtight joints that stop warm air from leaking out.



## FABRIC FIRST MANUFACTURE

Energy saving potential is designed and built into our houses from the very start.



## GLAZING FOR SOLAR GAIN

Triple-glazed windows trap natural heat gain to reduce your bills.



## VENTILATION

An efficient active ventilation and heat recovery system recycles warmth and fresh air for a healthy indoor environment.



## 10 YEAR WARRANTY

A 10-year Checkmate warranty provides peace of mind for years to come.



**making**  
**sustainable**  
**living easier**





# At Marmalade lane you can live an eco-friendly life your way

Each house and apartment in Marmalade Lane is built with Trivselhus Climate Shield® technology to minimise energy use while keeping you cool in the summer and warm in the winter.

High ceilings and large windows make rooms feel large and bright. Light, open-plan living areas let you use your space in your own way.

Engineered oak flooring to the living areas and underfloor heating add to the sense of style and comfort, while front and rear gardens provide additional space to stretch out in.

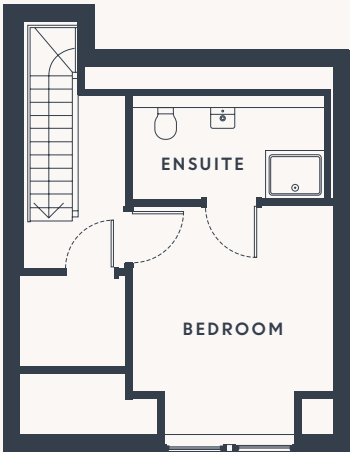


Computer generated images are indicative only and show mature landscaping



TYPE A

Extending over three storeys, this 108m<sup>2</sup> family home is available with three or four bedrooms. The open plan layout is inspired by the simplicity of Swedish design, with the kitchen, dining and living areas flowing into each other on the ground floor. Bedrooms and a family bathroom are upstairs, while a master bedroom on the top floor has an ensuite, and there is a further WC downstairs.



SECOND FLOOR A/T

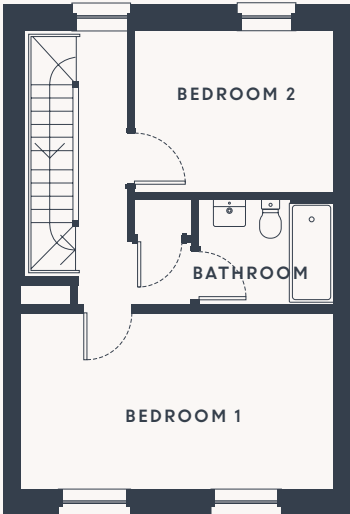
**Bedroom**  
3.42 x 3.89m  
(11'3" x 12'9")

**Ensuite**  
3.28 x 1.76m  
(10'9" x 5'9")



Total area

108.6 M<sup>2</sup> / 1,169 SQ FT

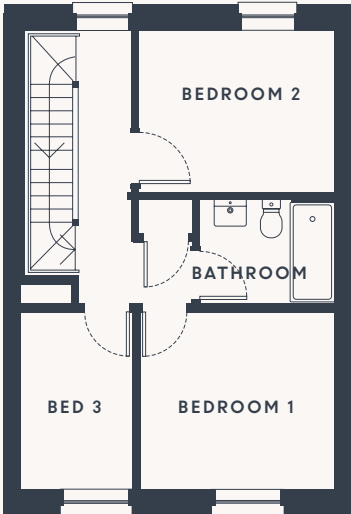


FIRST FLOOR A/T  
(PLOT 20)

**Bedroom 1**  
5.33 x 3m  
(17'6" x 9'10")

**Bedroom 2**  
3.35 x 2.76m  
(10'12" x 9'1")

**Bathroom**  
2.3 x 1.8m  
(7'6" x 5'11")



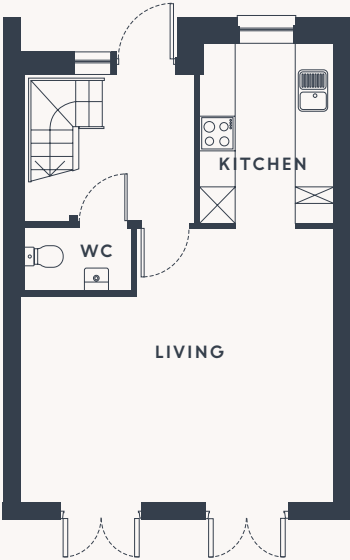
FIRST FLOOR A/T  
(PLOT 23 AND 29)

**Bedroom 1**  
3.35 x 3m  
(10'12" x 9'10")

**Bedroom 2**  
3.35 x 2.76m  
(10'12" x 9'1")

**Bedroom 3**  
1.86 x 3m  
(6'1" x 9'11")

**Bathroom**  
2.3 x 1.8m  
(7'6" x 5'11")



GROUND FLOOR A/T

**Living**  
5.33 x 4.64m  
(17'6" x 15'3")

**Kitchen**  
3.05 x 2.27m  
(10' x 7'5")

**WC**  
1.8 x 1.08m  
(5'11" x 3'7")

All room dimensions are approximate and for general guidance only. All dimensions shown are in metres and then in feet and inches. Floor plans are not to scale. Elevational treatments, landscaping details and positions and levels of buildings may vary. 3D layouts are indicative Individual plot designs vary. Floor plans can be viewed with the sales advisor. For individual plot specifications please see drawings which are available for inspection. This information does not constitute a contract, part of a contract or warranty.

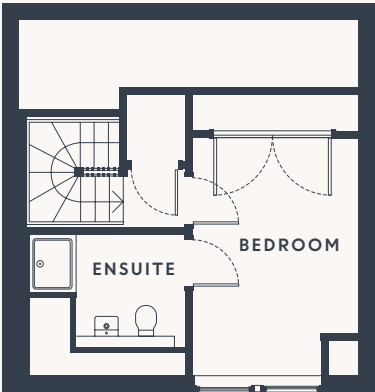


TYPE B

These large, 123m<sup>2</sup> homes are available with a choice of three large double bedrooms, or three doubles and a single, over three floors. The open-plan ground floor is lit by two sets of French windows, giving the full-width lounge and dining area views over the garden. Bedrooms and a family bathroom upstairs, and a large master bedroom and ensuite in the attic room, complete the spacious living accommodation.



Computer generated images are indicative only and show mature landscaping



SECOND FLOOR B/T

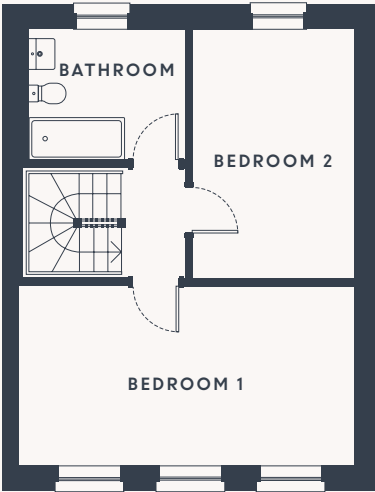
**Bedroom**  
2.45 x 4.19m  
(8' x 13'9")

**Ensuite**  
1.92 x 1.98m  
(6'4" x 6'6")



Total area

122.8 M<sup>2</sup> / 1,321 SQ FT

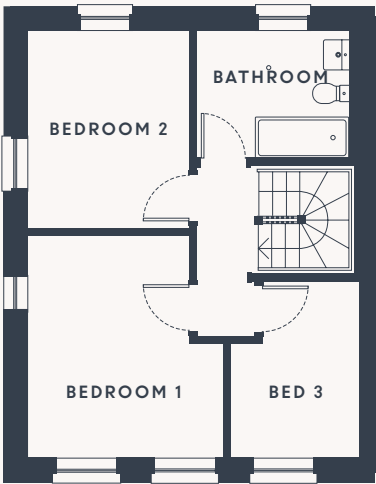


FIRST FLOOR B/T  
(PLOT 12)

**Bedroom 1**  
6 x 3.22m  
(19'8" x 10'7")

**Bedroom 2**  
2.92 x 4m  
(9'7" x 13'1")

**Bathroom**  
2.79 x 2.34m  
(9'2" x 7'8")



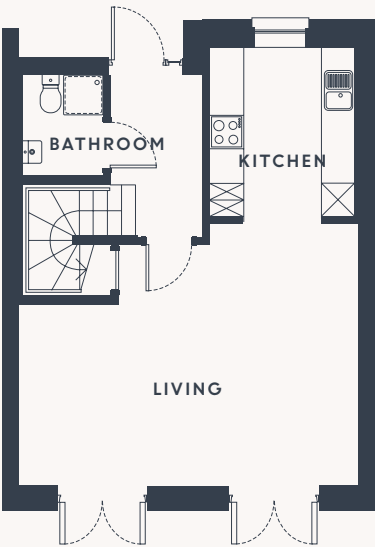
FIRST FLOOR B/T  
(PLOT 19, 24 AND 28)

**Bedroom 1**  
3.55 x 4.06m  
(11'8" x 13'4")

**Bedroom 2**  
2.92 x 3.6m  
(9'7" x 11'10")

**Bedroom 3**  
2.34 x 3.22m  
(7'8" x 10'7")

**Bathroom**  
2.79 x 2.34m  
(9'2" x 7'8")



GROUND FLOOR B/T

**Living**  
6 x 4.28m  
(19'8" x 14')

**Kitchen**  
2.63 x 3m  
(8'8" x 9'10")

**Bathroom**  
1.79m x 1.44m  
(5'10" x 4'9")

All room dimensions are approximate and for general guidance only. All dimensions shown are in metres and then in feet and inches. Floor plans are not to scale. Elevational treatments, landscaping details and positions and levels of buildings may vary. 3D layouts are indicative Individual plot designs vary. Floor plans can be viewed with the sales advisor. For individual plot specifications please see drawings which are available for inspection. This information does not constitute a contract, part of a contract or warranty.



## TYPE C

This 51m<sup>2</sup> ground floor home enjoys its own private garden, with a light, bright open plan interior beyond its own front door. A double bedroom and large bathroom lead from a flexible main space with kitchen, dining and living areas. (The 61m<sup>2</sup> first-floor apartments each have two bedrooms, and are currently all reserved.)

**currently all reserved**

## TYPE D

This 75m<sup>2</sup> apartment has two double bedrooms, and enjoys a west-facing balcony or terrace that captures the afternoon sun. Additional private secure storage provides extra space within each flat, both of which are accessed via a secure shared lobby.

**currently all reserved**







# The Finer Details

Your new home is stylish,  
eco-friendly and built to last

## CONSTRUCTION

- Trivselhus 'Climate Shield' timber frame manufactured in Sweden (Types A, B and C)
- Cross laminated timber construction (Type D)
- High insulation levels and airtightness
- Predicted EPC rating B
- Triple-glazed engineered timber windows faced with aluminium (outward opening)
- External front and rear double-glazed steel doors with multi-point locking (outward opening)
- External high-quality brick facing to front and rear
- Cedar cladding to front porch
- Glass-reinforced concrete window reveals
- Slate roof covering to pitched roofs
- Checkmate Castle 10 Warranty
- Lifetime Homes (type B only)

## INTERIOR FINISHING

- Engineered oak flooring throughout ground floor
- Carpet to stairs, landings and bedrooms
- White emulsion finish to all walls and ceilings
- Contemporary skirtings and architraves with white satin finish
- Brushed stainless steel ironmongery

## ELECTRICAL FITTINGS

- Recessed LED ceiling spotlights to kitchen
- Pendant light fittings to living and bedrooms and bathroom
- Digital TV/radio, telephone and internet points
- Mains-connected smoke alarms

## HEATING AND VENTILATION

- Primary space and water heating via Daikin air source heat pump with hot water store
- Wet underfloor heating to ground floor (Types A and B only)
- Radiators to other floors (also to Types C and D)
- Towel warmers to bathrooms
- Mechanical ventilation system with heat recovery

## KITCHEN

- Contemporary fitted kitchen
- Laminate or Earthstone solid-surface worktops
- Integrated appliances (varying by unit)
- Tiled splashbacks

## BATHROOMS

- Contemporary family bathroom by Ideal Standard
- WC with slow-close seat and dual flush
- Bath with shower and thermostatic mixer
- Integrated bathroom storage depending on specific unit

## EXTERNALLY

- Sheffield-style cycle stand to front (Types A, B and C)
- Air source heat pump enclosure
- 5-metre rear garden to houses
- Private terrace or balcony (Types C2 and D)
- Private secure storage cupboard (Type D)

## SHARED FACILITIES\*

- Communal waste and recycling stores
- Secure, covered cycle parking
- Car parking (one space per household)
- Large shared garden, landscaped and planted in accordance with landscape design
- Laundry
- Residents' kitchen
- Residents' lounge
- Play room
- Bookable guest bedrooms
- Community meeting rooms
- Office
- Workshop
- Shared external storage
- Ground floor lobby with secure camera entry system (Type D)
- Lift (Type D)

\* All shared facilities are subject to an annual service charge



# Marmalade Lane is a cohousing development that has emerged from a unique partnership between K1 Cohousing, TOWN, Trivselhus and Mole Architects.

## TOWN.

### TOWN

TOWN is a custom-build housing developer whose mission is to build homes people love in places they love, around proper streets in real neighbourhoods. TOWN is committed to building communities through practices that ensure sustainability and sensitivity to the local environment.



### TRIVSELHUS

### TRIVSELHUS

Trivselhus has over 20 years' experience of creating beautiful houses of unrivalled quality. It is a long-term leader in the demanding Swedish housing market, producing the highest quality buildings from the best materials in state-of-the art factories. The Trivselhus Climate Shield™ has been honed in the harsh Scandinavian climate to cut energy use to the minimum, so your home stays cosy whatever the weather and saves you money for years to come.

## Mole

### MOLE

Mole Architects, based in Cambridge, is known for its commitment to cutting-edge sustainability and design. Founded in 1997, its houses have won the British Homes Awards, the RIBA Manser Medal, the Homebuilding & Renovating Best House Award, the Ideal Home of the Year and the Architect's Journal Small Projects Award.



### K1 COHOUSING GROUP

The future residents of Marmalade Lane have been instrumental at every stage of the process, from early ideas right through to working alongside the developer team on the detailed design. Once complete, the Common House, shared garden and other communal parts of the development will be handed over to the residents to own and manage.



### CAMBRIDGE CITY COUNCIL

Cambridge City Council, as the original owner of the site, worked with K1 Cohousing for a number of years to set out the vision for this unique development. In 2015, together with the cohousing group, it selected TOWN and Trivselhus as development partner.





# Marmalade Lane

- BUILDING A SHARED FUTURE -



FOR MORE INFORMATION CONTACT SAVILLS

Unex House, 132-134 Hills Road, Cambridge, CB2 8PA

T: 01223 347000 E: [cambridgerds@savills.com](mailto:cambridgerds@savills.com)

[savills.co.uk](http://savills.co.uk)

HELP TO BUY AVAILABLE

Ask your sales advisor for more details

TOWN.



TRIVSELHUS



**DISCLAIMER:** This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Imperial measurements are for guidance purposes only. Maximum room dimensions are shown and are measured to include items such as kitchen units and are measured to a minimum ceiling height of 1500mm. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Computer generated images may show enhanced landscaping.

[www.marmaladelane.co.uk](http://www.marmaladelane.co.uk)