



Athena

EDDINGTON • CAMBRIDGE



## ATHENA

*Athena is exemplar period homes designed for the 21st century; lifetime homes and apartments built to award-winning designs, inspired by the city's historic character.*

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Eddington, a distinctive, enduring new neighbourhood in North West Cambridge, is the University of Cambridge's vision for an outstanding extension to the city that delivers sustainable living, learning and working in a vibrant urban environment.

*Homes and apartments for  
Cambridge today, and tomorrow.  
Athena is a place of enduring  
quality anchored by the essential  
elements of lifelong well-being,  
and an investment in a  
sustainable future.*



*Eddington is a new community setting the standard in sustainable living. It is the vision of the University of Cambridge and one of the largest developments in its 800 year history. In addition to providing homes for its staff and students, this contemporary urban neighbourhood will provide Cambridge with additional housing, amenities and accessible green spaces, creating a vibrant environment for all its residents.*

# A NEW PLACE

*to call home.*

The University has worked with Hill to ensure that, in the planning of the new homes, the well-being of the residents, sustainability, and ecology have been integral to the design. Through a responsive estate management company, the University will provide lasting stewardship to maintain and enhance the character and quality of this new and exciting neighbourhood.

Beautifully and innovatively designed and inspired by the architecture of the city, Eddington is transforming the University's vision of an exemplar community into reality.



# A NEW

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*Eddington has been carefully considered as a community where people come first, and where the essential components of a balanced neighbourhood come together. That means at Athena, everything necessary to support convenient, sustainable day-to-day living and working is close at hand.*

# ATHENA LIFE IN BALANCE

Cycling and pedestrian-friendly routes without traffic, lead to sports fields, nurseries, play spaces and the University of Cambridge Primary School.

The market square, one of the fundamental building blocks of any strong neighbourhood, is Eddington's natural meeting place, supporting its community with a variety of events, shops and activities.



# PERIOD HOMES FOR THE 21<sup>ST</sup> CENTURY

The architecture of Cambridge has been shaped over centuries. Athena's homes, streetscape, and landscape draw on that rich heritage to evoke the city's mellow patina in a contemporary neighbourhood designed for convenient living, learning and working, today and in the future.

Athena homes have exemplary performance and sustainability built-in, measured on factors from environmental impact of construction to health and well-being, as well as protection and enhancement of the area's ecology.

*Designed with contemporary materials that capture the identity of Cambridge heritage, Athena homes are built with sustainability and well-being in mind, for Cambridge life, today.*



*A new neighbourhood for*  
**HISTORIC  
CAMBRIDGE**



*From the historic streetscape of Cambridge comes inspiration for Athena's elegant and distinctive identity:*

Consciously evoking the character and charm of today's Cambridge, Eddington's engaging pattern of avenues and streets and Athena's diversity of homes, from villas and townhouses to mews and apartments, have been carefully designed to conjure the multi-layered, evolved sense of place that is the product of centuries of growth and renewal.

Eddington reflects its heritage in other ways: signature buff brick for a strong local Cambridge identity, rich landscaping, pedestrian-friendly roads, animated familiar architectural features, bay and corner windows, fan-shaped dormers, and balconies that surprise and delight. Even Athena's house numbers, carefully inscribed into the facade of each house, points the way to an enduring neighbourhood.



Computer generated image of Florey Terrace

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*Athena's carefully considered landscape and tree-lined public spaces recall the charm of Cambridge gardens and greenery; with a contemporary feel, they create inviting and surprising places to meet.*



Generous spaces and high ceilings, warmth and solidity, light-filled and distinctive; flexible rooms for living, entertaining, or even home working.

Calm, clean lines; rooms with just the right palette of materials make Athena homes. From engineered wood floors to all houses, tasteful kitchens, stylish bathrooms and en-suites to all.

Rooms that reach to courtyard gardens, terraces and balconies, all of which bring the outside closer and make the most of the light and space.

Athena is homes with character, for the 21st century.





Crafted, considered and contemporary design, with quality in all the details.

Lasting elegance in the bathroom; with Duravit and Hansgrohe fittings, comfort with a heated towel rail. Style and efficiency in the well designed kitchen, bespoke to Athena, integrated with Siemens and Bosch appliances.

Athena homes offer spacious and light-filled flexible spaces to suit 21st century living.

*The Veteran Oak Apartments; the gateway to Athena, watched over by Eddington's imposing, ancient oak tree. Generous, light-filled, contemporary apartments with full-height windows and recessed balconies from one of the world's leading architects and Stirling Prize winner, Alison Brooks.*





# DO WHAT COMES NATURALLY

*Parks and playing fields; happy hours outdoors are part of the landscape at Eddington, with space for every age from four to forty-four. Or ninety-four.*

With wide spaces at Storey's Field, pitches and tennis courts to enjoy, and at Brook Leys, on Eddington's wilder side, the opportunity to roam among nature.

ACRES  
*of green open space*



SPORT  
*pitches, tracks and courts*



SCENIC  
*cycling and walking*



PARKLAND  
*landscape and nature*

Storey's Field, a similar size of Parker's Piece in Cambridge, offers green space for walks and games at Eddington's centre. The lakes and lagoons at Brook Leys, part of almost 60 acres of natural landscape along Eddington's edge, brings the countryside into the city, and offers extensive habitat for wildlife.

And for everyone who wants to grow, the joy of Eddington's allotments, laid out for the good life, only a stone's throw from Athena.



Life at the  
HEART  
OF IT  
ALL

University of Cambridge  
PRIMARY SCHOOL

*an inclusive and high-quality  
education for local children*

MARKET  
SQUARE

*with supermarket and independent shops*

COMMUNITY  
CENTRE

*from concerts to classes*

HEALTH  
CENTRE

*with up to five GPs close at hand*

4★ HOTEL

*with restaurant\**



*The market square, an important focal point for any neighbourhood, is designed to accommodate a range of events and provide a lively engaging environment for the existing Cambridge community. Conveniently close, shops and social spaces around the square make it a natural meeting point for residents, neighbours and visitors to enjoy.*

Storey's Field Centre, with spaces for events, from film screenings and music recitals to weddings and dance classes and Eddington's nursery, make the market square the social hub of Eddington.

Accommodating spaces, the largest for up to 180 people, the Storey's Field Centre is an outstanding facility that will serve both the new Eddington neighbourhood and wider Cambridge community.



\* Due to open by 2020

Athena's

# INSPIRED

creators

*Quality of life is woven into the fabric of Athena and Eddington. Each decision by its architects has been made with well-being of people and their environment in mind, to shape an enduring sustainable neighbourhood and the distinctive character of a place to call home.*

We shape our buildings and they go on to shape our lives, so the design vision of Athena's architects has been for life the way it should be, and a sense of place that makes sense. Homes of character and distinction set in a rich environment where sustainability is integrated into everyday living, simply the new normal.



*Our vision merges pioneering design with timeless craftsmanship to create a diversity of streetscapes and homes. Providing unique and unexpected contrasts between generous public spaces, lush greenery and vibrant street networks, Athena sets a new precedent for Cambridge living.*

**Alison Brooks, Creative Director**  
Alison Brooks Architects



*Inspired by the architectural heritage of the city, Athena reinforces a sense of place, to create a benchmark for Cambridge living - a sustainable urban neighbourhood, with lifetime homes of character and distinction.*

**Teresa Borsuk, Senior Partner**  
Pollard Thomas Edwards



*We have infused Athena's various private and public outdoor spaces with a distinct character and richness of detail, while also creating a strong overall landscape framework to engender a sense of community and encourage interaction within the neighbourhood.*

**Robert Myers, Director**  
Robert Myers Associates

*Embracing*

# A NEW LEVEL

*in sustainable living*

*Living well is the sum of many things, including minimising environmental impact. Athena makes living well and sustainably a simple and convenient fact of life in the home, the neighbourhood, or the local environment.*

Athena is seamlessly integrated into Eddington's neighbourhood system for living lightly. Transport is efficient and people-centred, energy-use reduced, waste and water managed effectively. Biodiversity is part of the landscape, and habitats for wildlife. And a little bit of grow your own.



## ENERGY CENTRE

Eddington's energy centre delivers heat and hot water to Athena's homes. Major system efficiencies reduce CO2 and energy wastage.



## RAIN WATER RECYCLING SYSTEM

In the largest rain water re-cycling system in the UK, rain and surface water flows down Eddington's landscaped swales to Brook Leys lakes to be naturally filtered through reed beds, sterilised and returned for flushing toilets, use in washing machines and watering gardens, reducing domestic water consumption by almost half the UK average.



## INNOVATIVE REFUSE SYSTEM

Ready to take everyday refuse and recycling is Eddington's innovative underground bin system: no more wheelie bin-blight and recycling, made even easier.



## ECOLOGY & BIODIVERSITY

Eddington's open spaces are not just for people. Areas have been landscaped for bio-diversity and wildlife too. Thousands of trees have been planted, and many of Eddington's buildings have features to encourage bird nesting.



## SUSTAINABLE TRAVEL

Walking and cycling have been integrated into Eddington life from the earliest design stage. Secure bike-paths connect easily and conveniently to the city: a car club and regular buses link Eddington to Cambridge, making getting about a breeze, and reducing the need for car travel.

Athena

# SIMPLE SMART SUSTAINABLE

*For each home and every generation at Athena, convenient, uncomplicated sustainability is the new normal. Not high-tech. Just thought out, and a natural part of Athena life.*

## THE FUNDAMENTALS

Robust construction and high levels of insulation keep the heating turned down. Energy efficient kitchen appliances, aerated showerheads and taps help keep electricity and water consumption low.

## THE DESIRABLES

Green roofs benefit Eddington's ecology and slows rain run-off to prevent flooding. Solar panels offer additional renewable energy for the home whilst triple glazing keeps in the warmth and keeps out the chill.

## THE INVISIBLES

Eddington's underground district heating and hot water system is highly energy efficient. Its water recycling system, the UK's largest, channels run-off down landscaped swales, filtered naturally through Brook Leys reed beds, and returns it for garden watering, flushing toilets and for use in washing machines.

*Built to Sustainable Homes Code Level 5 and Lifetime Homes Standard*



*A home for today, in tomorrow's Cambridge.*

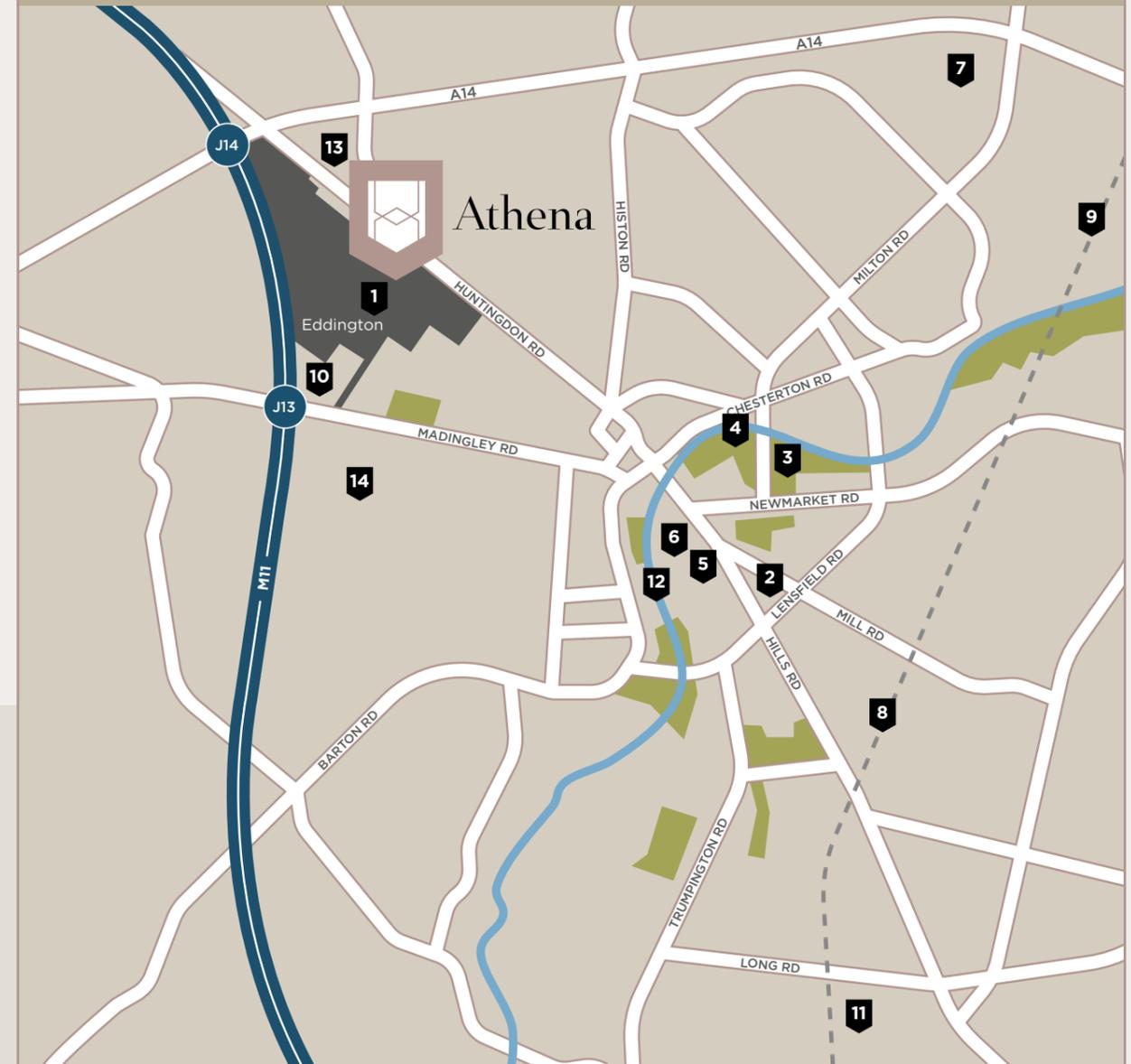
*For living, learning or working, Athena and Eddington are close to the heart of the historic and innovative Cambridge, its colleges, stations, research and business centres.*

# MAKING CONNECTIONS

*with ease*

	CYCLING FROM ATHENA	CAMBRIDGE NORTH RAILWAY STATION 3.8 MILES	CAMBRIDGE RAILWAY STATION 3.3 MILES	CAMBRIDGE CITY CENTRE 2.1 MILES	CAMBRIDGE SCIENCE PARK 3.6 MILES
	DRIVING FROM ATHENA	4.1 MILES	3.5 MILES	3.2 MILES	3.6 MILES
	FROM CAMBRIDGE RAILWAY STATION	STANSTED AIRPORT 30 MINS	LONDON KING'S CROSS 53 MINS	LONDON LIVERPOOL ST 1 HOUR 8 MINS	
	FROM CAMBRIDGE NORTH RAILWAY STATION	45 MINS	54 MINS	1 HOUR 23 MINS	
	FROM ATHENA	JUNCTION 13 M11 MOTORWAY 0.5 MILES	STANSTED AIRPORT 28 MILES	CENTRAL LONDON 65 MILES	

Athena can be accessed via Madingley Road and Huntingdon Road. For satellite navigation please use postcode CB3 0QZ. The Athena Sales & Marketing Suite is located opposite the University of Cambridge Primary School.



- 1** Eddington Market Square
- 2** Parker's Piece
- 3** Midsummer Common
- 4** Jesus Green
- 5** Grand Arcade
- 6** Cambridge Market Square
- 7** Cambridge Science Park
- 8** Cambridge Railway Station
- 9** Cambridge North Railway Station
- 10** Madingley Road Park & Ride
- 11** Addenbrooke's Hospital & Biomedical Campus
- 12** King's College Chapel
- 13** Girton College
- 14** West Cambridge Sports Centre

Cambridge

# A WORLD FAMOUS CITY...

*Home to a world renowned university; the city lies on the River Cam, 50 miles north of Greater London; bristling with beautiful historic buildings and outstanding architecture, a place of open-air markets and riverside picnics. A vibrant city centre boasts artisan makers, to stylish boutiques and gourmet eats; with beautiful gardens and green spaces never far away.*





*...with*  
**WORLD CLASS  
OPPORTUNITIES**

*A global centre of excellence, innovation and education spear the city. A technology hub, boasting a large cluster of high-tech businesses from software, electronics and biotechnology, harnessing the talent from the university and beyond to become the UK's best performing city.\**



*Hill is proud to have been selected to work with the University of Cambridge to bring Eddington to life.*

Hill is an award-winning housebuilder, and one of the top 15 housebuilders in the United Kingdom. We specialise in developing distinctive new homes across London and the South East.

We have worked for a number of years on the planning, design and construction of the new homes at Eddington along with a team of award-winning architects, designers and consultants. With attention to detail in design, materials, sustainability and landscaping; Athena is our realisation of the University's vision for an exemplar extension to the city.



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DESIGN AND PRODUCTION DS.EMOTION

[ATHENA-CAMBRIDGE.CO.UK](http://ATHENA-CAMBRIDGE.CO.UK)

