

# Marmalade Lane - CB4 2WP

New-build cohousing development combining environmental wellbeing and community

## Meet your hosts at Marmalade Lane

Completed on August 31<sup>st</sup> 2018, Marmalade Lane (formerly K1 Cambridge) is a cohousing project on Orchard Park. The development has very high environmental standards, a key aim of the members of the group, who were involved at all stages of the development. Cambridge Cohousing Ltd is the management company and all home owners are directors, with responsibility for the running of the community. In addition to their own home, residents have access to a large shared garden and common house, spare bedrooms, amenity rooms, office, laundry, workshop and gym.

## Development consortium

This is an innovative 'enabled' cohousing build, the first of its kind in the UK. With the help of Cambridge City Council, who owned the land, the group produced a brief for developers prior to a developer selection process. With Cambridge City Council they went on to select TOWNhus. TOWNhus are a collaboration between developers TOWN, in consortium with closed frame construction provider Trivselhus, and MOLE Architects, sponsors of Open Eco Homes. The build has been constructed by Coulsons, a Cambridge based building company.

## What is cohousing?

Cohousing communities are not communes: everyone has their own private home, their own front door and their own garden or balcony. But each household also benefits from extra shared facilities and spaces that allow – but don't require – members to do things together. Living in a cohousing community brings a few extra responsibilities, but many more benefits.

By pooling resources such as tools and equipment, and by acting collectively, cohousing communities gain more control over their environment. Residents of cohousing projects have a shared desire for the belonging, neighbourliness and mutual support which many people feel is missing from modern life, and contemporary housing developments. With a lighter environmental footprint, sharing resources also generally saves energy and carbon.

## More than just a house.

The development has 42 houses with shared facilities. These facilities have meant that many buyers have bought houses or apartments that can be more compact. The Common House enables residents to share meals and events, and choose to be social if they wish. Above all it is an intentional community of neighbours, welcoming and inclusive.



[www.openecohomes.org](http://www.openecohomes.org)

K1 co-housing development on Marmalade Lane, CB4 2WP – 2017  
Open Eco Homes is a Cambridge Carbon Footprint project. Charity number 1127376



# K1 co-housing development - CB4 2WP

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## How will the homes be low carbon?

The homes are constructed of highly insulated timber framed panels manufactured in the Trivselhus' factory in Sweden. Wall, floor and roof U-values will be around 0.18. Factory manufacture enables high standards of air tightness to be achieved. Triple-glazed windows and - doors will be built into the panels in the factory.

The grouping of the 42 dwellings into four 3-storey blocks gives compact building forms with a high ratio of volume to surface area, whilst still allowing for extensive glazing, giving light interiors and minimising the need for artificial light. South East and West facing glazing will enable the collection of solar heat during the winter months.

The homes will have a low requirement for heating which will be provided by air source heat pumps and ventilated by mechanical ventilation with heat recovery (MVHR). No gas will be used on site; this is the choice of residents, who will be able to buy their energy from 100% renewable suppliers.

## Appliances and lifestyle changes

Low-energy lighting will be fitted, and water fittings will be chosen for low water usage. Car parking is provided (1.25 spaces per household, less than normal standards) and the group expects to have a car-share scheme to make it easier for households to manage without cars. We are well placed for public transport, being by the guided busway, and Cambridge North station is within easy reach. There is extensive storage for bicycles.'

## Future plans

All roofs are designed to support PV panels, thus making it straightforward to retrofit PV at a later date.

Photo credits: Darc Studio.

**Age:** New build  
**Type:** Terrace houses and flats  
**Wall type:** Manufactured panel and CLT  
**Floor area:** Varies  
**Cost of project:** Not applicable  
**Occupants:** 42 homes. Occupancy varies.

### Key features

Insulation and glazing

- Manufactured, insulated panels
- High standards of insulation throughout
- Wall, floor and roof U-values around 0.18
- Triple-glazed windows and doors built into the factory manufactured panels.
- South-, east- and west- facing glazing for winter solar thermal gain
- Large glazing areas for light interiors and to cut down on lighting

### Heating/energy

- No gas on site
- Air source heat pumps
- Mechanical ventilation with heat recovery

### Water

- Fittings chosen for low water use

### Other

- Shared garden, workshop and common house

## Key contacts

Contact: K1 Cambridge  
([www.cambridge-k1.co.uk](http://www.cambridge-k1.co.uk))

Developer: TOWN  
([www.wearetown.co.uk](http://www.wearetown.co.uk))

Builder and panel house manufacturer: Trivselhus  
([www.trivselhus.se](http://www.trivselhus.se))

Architects: Mole  
([www.molearchitects.co.uk](http://www.molearchitects.co.uk))