

K1 Cohousing at Marmalade Lane - CB4 2EZ

Award winning new-build combining environmental wellbeing and community

Meet your hosts at Marmalade Lane

K1 Cohousing at Marmalade Lane is not a standard housing development. When you visit, the first thing you'll notice is that the cars have been banished to a communal car park on the edge of the site. There are no driveways, no garages.

The residents walk easily between houses, meet and chat on the paths, enjoy their own front gardens or the very large shared garden that sits just beyond them, without competing with the cars or the noise of traffic. Children safely rush off to visit their friends in the house five doors down or pop into the playroom in the common house.

In the common house there is also a large kitchen and multi-functional space for sharing meals and other activities together, a laundry to save the cost of multiple washing machines, extra guest rooms for visitors (which allow some people to downsize and others effectively to upsize) and a workshop space with access to shared tools (saving money for each household).

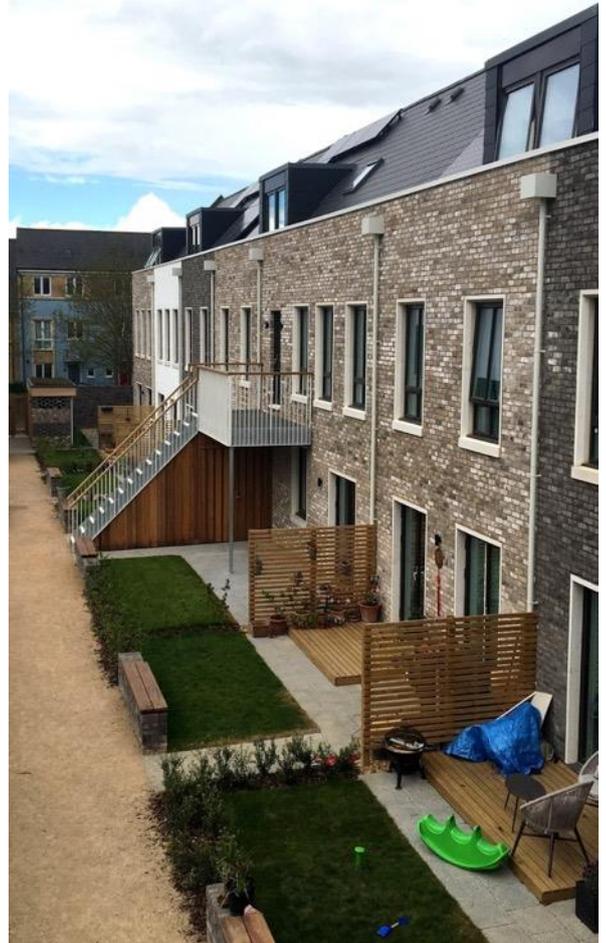
Privacy and sociability

Most housing developments are designed for privacy and cars, and this has the consequence of separating us from one another (intentionally or not). Marmalade Lane puts sociability first, whilst still providing the private space most of us need.

Everyone has their own private home, their own front door and their own garden or balcony. But the division between private space and common space is less defined. There is a social permeability to the landscape, where people can easily transition from the social to the private sphere and vice versa.

Each household 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. There is an annual financial contribution towards communal facilities and each adult member is expected to take part in at least one of several organising groups, though there is also a group for people who don't like being on groups but are quite happy to be called upon to help in other ways. Because there are 42 households there are plenty of different skills and talents to share.

Cohousing has been described as a "practical lifebelt for the modern human". It's easy to see why. In Denmark and the United States, where cohousing is well established, it is credited with reducing social isolation, improving mental health and regenerating previously forgotten neighbourhoods. We could learn the lessons here. The NHS recommends five key ways to keep happy: connect, be active, keep learning, give to others, be mindful. These are also the key drivers of any cohousing community.



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Environmental features

Two-times winner of the Cambridge News Property Award for Environmental Build of the Year, RIBA East and RIBA National Award Winner, the K1 homes are constructed of highly insulated timber framed panels manufactured in the Trivselhus factory in Sweden. Wall, floor and roof U-values are around 0.18. Factory manufacture enables high standards of air tightness to be achieved. Triple-glazed windows and -doors are 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 have a low requirement for heating, which is provided by air source heat pumps and ventilated by mechanical ventilation with heat recovery (MVHR). No gas is used on site; this is the choice of residents, who will be able to buy their energy from 100% renewable suppliers. Some of the homes are fitted with PV and all the homes are PV compatible if the residents chose to add panels later.

A number of the properties are being monitored under the *Building for 2050* government initiative to assess the environmental efficiency of a fabric first approach to energy conservation and lower carbon build www.buildingfor2050.co.uk.

Low-energy lighting and low water use fittings are standard. There is extensive storage for bicycles. The guided busway runs alongside and Cambridge North station is within easy reach.

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 ≈ 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 (MVHR)
- PV arrays on some houses

Water

- Fittings chosen for low water use

Other

- Shared garden, workshop, laundrette and common house

Key contacts

- Household: K1 Cambridge
www.cambridge-k1.co.uk
- Developer: TOWN
www.wearetown.co.uk
- House manufacturer: Trivselhus
www.trivselhus.se
- Architects: Mole
www.molearchitects.co.uk
- Builders: Coulson
www.coulson.co.uk