

An architectural rendering of a modern townhouse development. The scene shows a long row of townhouses with light-colored brick and dark roofs. A central courtyard is paved with a grid of green grass pavers. People are shown enjoying the space: a cat sits on a wooden fence on the left, a dog sits on a ledge on the right, and several people are sitting on benches or walking. A child is riding a bicycle, and another is walking. A small red toy car is also visible. The sky is blue with white clouds.

# K1 ORCHARD PARK

## CAMBRIDGE

**TOWNHUS.**





## WELCOME TO K1 ORCHARD PARK - A UNIQUE PLACE WITH A SPECIAL ETHOS.

K1 Orchard Park is Cambridge's first cohousing community. Made up of 42 custom-designed homes complemented by first-class shared facilities, it will be a place of neighbourliness and community spirit.

Cohousing communities are places created and run by their residents, and members of Cambridge Cohousing have been involved from the start of the planning process. Cohousing neighbourhoods provide not just individual homes but also a special opportunity to participate in community life. If you like the idea of living in an authentic urban village, K1 Orchard Park Cambridge is for you.

Homes at K1 range from one-bedroom apartments to five-bedroom houses, set around a play-friendly, car-free lane and large communal gardens. Homes are customisable to buyers' requirements and built using TOWNhus's precision-manufactured Swedish timber Climate Shield system, making them green, economical and super-efficient to run.

**To find out more about Cambridge Cohousing, visit**  
**[www.cambridge-k1.co.uk](http://www.cambridge-k1.co.uk) or email [hello@wearetown.co.uk](mailto:hello@wearetown.co.uk)**

### ABOUT THE DEVELOPER

TOWNhus is a collaboration between UK development company TOWN and Swedish house manufacturer Trivselhus.

## TOWN.

TOWN developments combine the best of the new – contemporary design, modern materials and high environmental performance – with the best of the old: solidity, spaciousness and light.

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

## TRIVSELHUS

Trivselhus is owned by Södra, a co-operative of almost 52,000 forest owners, whose best slow-grown timber Trivselhus uses alongside high-quality components and a precision manufacturing process to produce its closed timber panel Climate Shield system.

**[www.trivselhus.se](http://www.trivselhus.se)**



## A PLACE TO CALL HOME.

K1 Orchard Park evokes the qualities of Cambridge's best older residential areas. Set around a 'shared space' lane, contemporary townhouses combine a modern look and impeccable build quality with classical proportions – high ceilings, tall windows and proper front doors – characteristic of the city's most desirable neighbourhoods.

As well as their private homes, gardens and balconies, residents of K1 Orchard Park will share in collectively owned and managed spaces that give the cohousing community its special character and shared purpose.

### THE TERRACES.

On the North Lane Terrace, South Lane Terrace and West Terrace, you can choose your plot, your house type and how it is finished externally from an approved palette of materials, giving you a unique address. Each plot has a private garden.

### APARTMENTS.

The East terrace comprises a low-rise apartment building with generous west-facing balconies, full life access and private storage. It shares a main entrance with the Common House for easy access.

### THE COMMON HOUSE.

A prominent building forming a focal point within the community, the Common House incorporates a Great Hall where residents can dine and hold parties together, catering kitchen, cosy lounge, well-equipped games room, children's play room, laundry and guest bedrooms.

### THE LANE.

A shared lane, providing a neighbourly street for people, with vehicles as guests when necessary, the Lane will be extensively landscaped and have a grassy surface for a green, lived-in feel.

### THE SHARED GARDEN.

Home to everything from child's play to food-growing and designed to be a haven for birds and insects as well as residents, the shared garden has an open aspect to the south to catch all-day, year-round sunshine and incorporates two wonderful protected oak trees.

### COMMUNAL STORAGE.

Secure storage areas for cycles (3 per home), bins and garden equipment are placed in several locations within easy reach of homes.

### WORKSHOP.

For craft and making, a workshop space forms the ground floor of an architecturally distinctive corner building marking the gateway to Orchard Park.

### THE PARKING COURT.

This provides a parking space for each home and extra spaces for visitors without encroaching on space for people.







**MEMBERS OF CAMBRIDGE COHOUSING**

Photo: Penelope Lutoslawska



## WHAT IS COHOUSING?

Cohousing is a way of living that has been established in several countries around the world for many years. Small enough that residents can be familiar and known to one another, but large enough not to force them to be, cohousing communities are welcoming, inclusive places built around a shared desire for the belonging, neighbourliness and mutual support which many people feel is missing from modern life and contemporary housing developments.

By pooling resources like tools and equipment and by acting collectively, cohousing communities gain more control over their environment. 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.



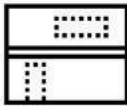


## THE CUSTOMISATION PROCESS.



### STEP 1: CHOOSE YOUR PLOT

Start by selecting your plot. You might want morning light into the master bedroom, or a view of the sunset from your lounge.



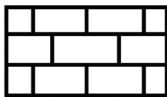
### STEP 2: SELECT YOUR 'SHELL'

Start by choosing your 'shell' from our range of houses and apartments. Each has its own potential in terms of size, number of rooms and price. All have high ceilings and tall windows giving plenty of space and light.



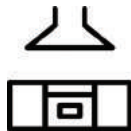
### STEP 3: CONFIGURE THE INTERIOR

Configure the interior layout, floor by floor, to suit your needs. Living areas can be open plan or separate rooms. You may want larger bedrooms, or prefer an additional study, nursery or spare room. You might like a loft for storage, or prefer a ready-made loft conversion.



### STEP 4: CHOOSE EXTERNAL OPTIONS

Really make your home your own by choosing from a palette of exterior brick finishes carefully selected to provide visual harmony across the development.



### STEP 5: SELECT INTERIOR FINISHING

Choose floor coverings, internal wall finishes, kitchen and bathrooms. We offer a standard specification with upgrade and downgrade options, including a 'self finish' option for those who want the experience of 'doing up' their own place.



### STEP 6: PURCHASE

Once you've decided what you want, our local agents will guide you through the process of completing your purchase.



## TECHNICAL FEATURES.



### TRIVSELHUS CLIMATE SHIELD SYSTEM

Homes at K1 Orchard Park will be built using the Trivselhus Climate Shield closed timber panel construction system. The system is based on 240mm thick wall panels precision-manufactured in Trivselhus's factory in Korsberga, Sweden, offering very high standards of insulation and air-tightness. All homes come with a full ten-year warranty from a recognised UK provider.

### TRIPLE-GLAZED WINDOWS

Every home will benefit from triple-glazed, aluminium-clad timber windows, offering a superior level of insulation and soundproofing. Windows will be openable to allow additional ventilation as required.

### PASSIVE DESIGN

Passive design and fabric first principles ensure that each home is expertly optimised to take advantage of winter heat from the sun. K1 homes will require minimal heating in winter, allowing much lower energy bills than most new developments.

### SOLAR ENERGY

Roofs at K1 have been optimised to allow for substantial solar energy generation, should residents want to explore this in the future.

### MVHR

Each house will have its own mechanical ventilation heat recovery system (MVHR) allowing air to be efficiently cycled and ventilated without losing warmth in the home.

### WATER EFFICIENT FITTINGS

All K1 homes will be provided with water saving fittings such as low-flush toilets, flow restrictors and aerators allowing residents to reduce water use without compromising on comfort.







PRICES & AVAILABILITY (APRIL 2016).

UNIT TYPE	DESCRIPTION	BEDROOMS	NET SALES AREA	UNIT PRICE*	AVAILABILITY
A1	A 2-storey terraced house measuring 5.2 metres wide and 7.8 metres deep; with storage loft.	Two to three bed	79.5m2	£384,165	Limited availability - please enquire
A2	A 2.5-storey terraced house measuring 5.2 metres wide and 7.8 metres deep; with habitable loft.	Three to four bed	103 to 109m2	From £423,366	Units available
B1	A 2-storey terraced house measuring 6.0 metres wide and 7.8 metres deep; with storage loft.	Two to three bed	91.8m2	£428,070	Limited availability - please enquire
B2	A 2.5-storey terraced house measuring 6.0 metres wide and 7.8 metres deep; with habitable loft.	Three to five bed	119 to 128m2	From £470,406	Units available
C1	Mid-terrace ground floor flat.	One bed	51.3m2	£266,563	Units available
C2	Mid-terrace first floor flat with balcony.	One to two bed	66.5m2	£296,356	Not available
D	Purpose build apartment with balcony, accessed by a lift and staircase im the Common House leading to an external walkway.	Two bed	75.3m2	£339,738	Units available
E	A one-bedroom first floor apartment located over the shared workshop.	One bed	51m2	£274,404	One unit available
F	A one-bedroom first floor apartment located over the Common House.	One bed	47m2	£252,451	One unit available

\* Prices are valid until 30th June 2016. Prices are exclusive of additional layout and finishing options.



## FIND K1 ORCHARD PARK.

Located in the modern neighbourhood of Orchard Park, north of Cambridge City Centre, K1 Orchard Park benefits from its own stop on the Cambridge Busway giving fast, direct access to the City Centre, and from a network of cycle routes to the city centre and the nearby Cambridge Science Park. The development is close to Junction 32 of the A14 and will have easy access to the new Cambridge North railway station opening in 2016.

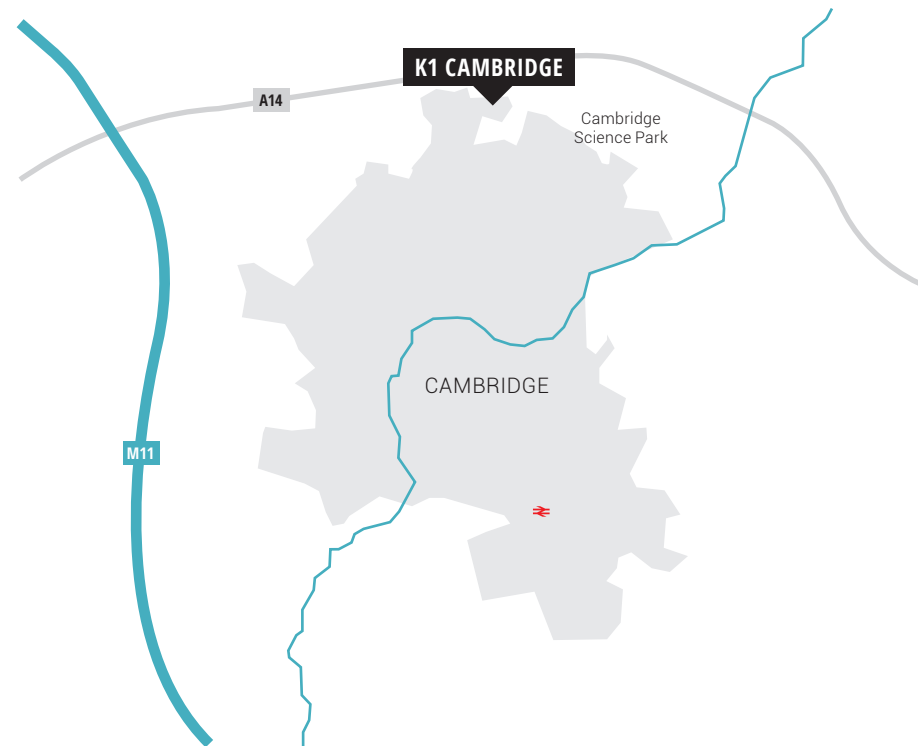
**BY BIKE:** 16 minutes from the centre of Cambridge; 22 minutes from Cambridge railway station.

**BY FOOT:** 50 minutes walk from the centre of Cambridge; 14 minutes from Cambridge Science Park.

**BY PUBLIC TRANSPORT:** 14 minutes from the centre of Cambridge by guided bus (the closest stop is located next to the site).

**BY TRAIN:** K1 is located 5 km from Cambridge station, providing direct links to London, and will be a 10 minute bike ride from the new Cambridge North railway station scheduled to open in 2016.

**BY CAR:** K1 is close to junction 32 of the A14.







## K1 CAMBRIDGE

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A **TOWNHUS.** DEVELOPMENT

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