

# RIGHT TO BUILD EXPO NORTHAMPTONSHIRE

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Adam Broadway  
Managing Director



*instinctively* green

# **Examples from the neighbourhood: enabling group Custom and Self Build housing- the K1 Cohousing project, Cambridge.**



**This is the story of Cambridge's First self  
commissioned Cohousing Development**

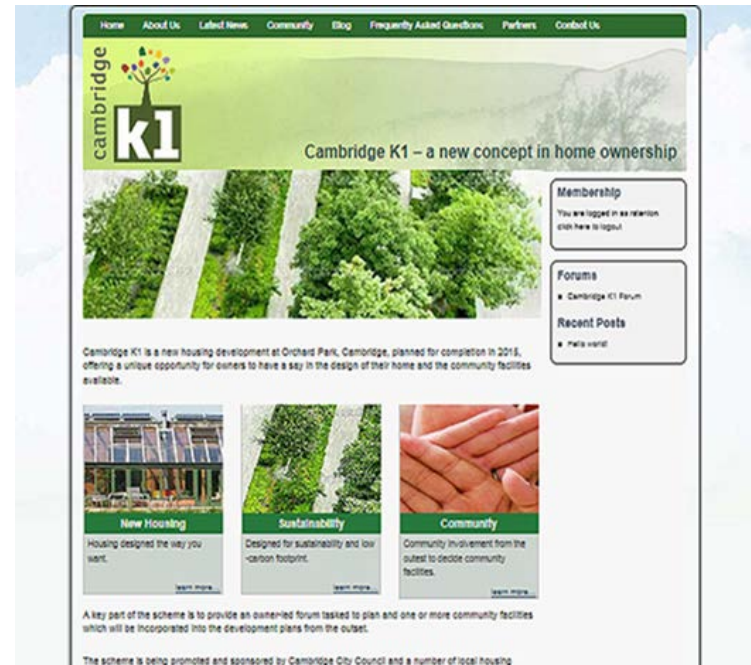


# Phased Work

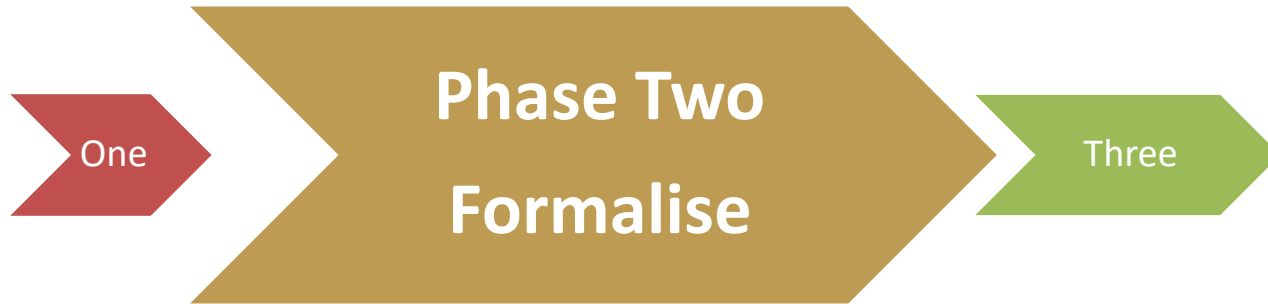


# Phase One.....key ingredients

- Active Marketing campaign
- Foundation Group set up
- Testing Concept include viability
- Feasibility Funding from Cambridge City

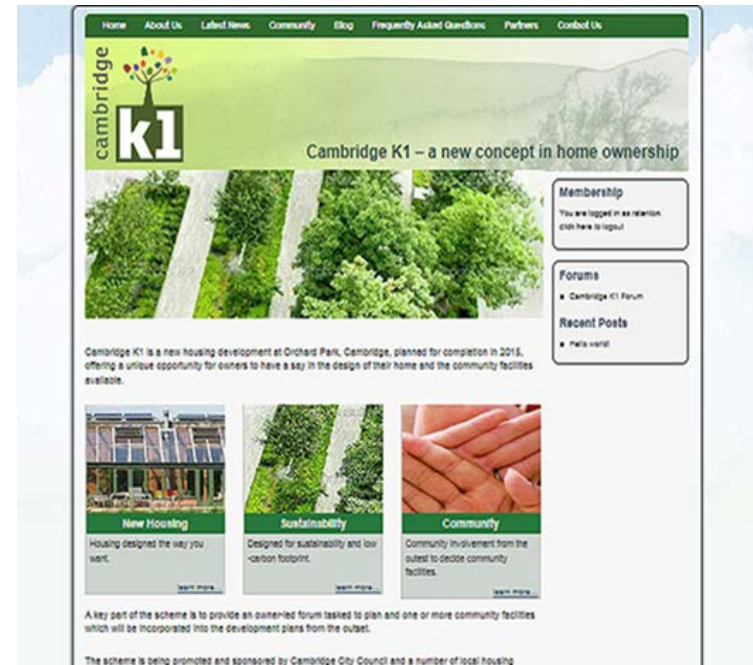


# Phased Work



# Phase Two.....key ingredients

- Foundation Group becomes ...**Cambridge Cohousing Ltd**
- Professional Support
- Creating the Client Brief....sets out group's requirements
- Consensus Decision making
- Business and social meetings





# The Client Brief.....creating consensus



# Active Engagement.....key ingredients







# Key Lessons from.....for phases one and two

- **Facilitation funding is essential**
- **Time....we started in 2010**
- **Planning = Very challenging**
- **High level of scrutiny.....Urban Design**



# Key Lessons from.....for phases one and two

- **Consistency of message**
- **Property and Construction costs increases**
- **Maintaining member interest**
- **Structured governance**



# Orchard Park, Kings Hedge Road, North Cambridge



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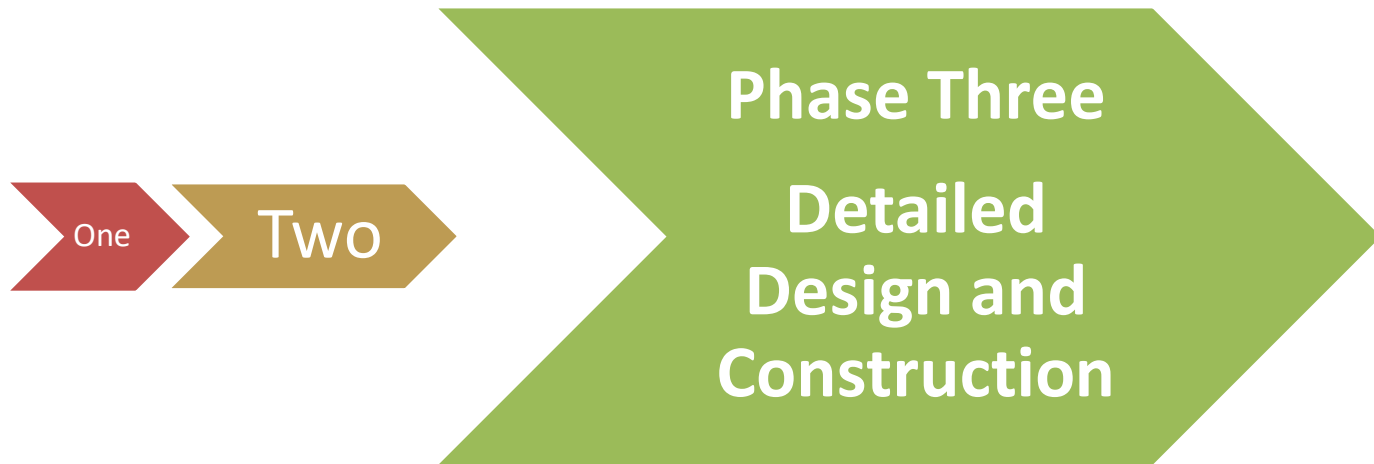


# Orchard Park, Kings Hedge Road, North Cambridge

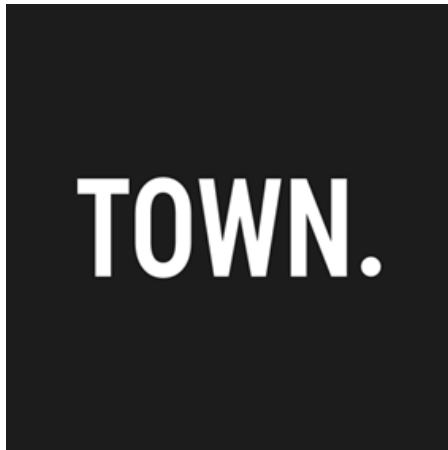




# Phased Work



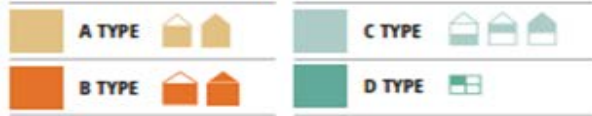
# Developer Selection and Construction



Mole

**COULSON**  
BUILDING GROUP

**DWELLING TYPES** See board 3 for detail.



**A. THE NORTH LANE TERRACE.**

Terraced dwellings of two-to-three storeys front Topper Street with 2m setbacks and rear gardens with access to the Lane.

**B. MAIN VEHICULAR ACCESS.**

Two-way access into parking area and one way into the Lane.

**C. THE SQUARE.**

Subtle changes in landscaping and materials providing a public realm surround to the Common House and connect the Lane to the Shared Garden.

**D. THE COMMON HOUSE.**

An architecturally distinctive centrepiece for the community, housing the most important shared facilities in a gateway location overlooking the Shared Garden.

**E. ELECTRICITY SUBSTATION.**

Relocated from the middle of the site.

**F. THE EAST TERRACE.**

A three-storey apartment building provides 10 apartments with balconies facing the Shared Garden, shares a lift core with the Common House and houses some of the secondary community facilities.

**G. THE PARKING COURT.**

Right-angle, chevron and undercroft bays meet parking requirements without encroaching on space for people.

**H. THE SHARED GARDEN.**

The focal space of the community with a cornucopia of uses. See board 2 for detail.

**I. BIKE SHEDS AND GARDEN SHEDS.**

A bike shed and garden sheds along the southern perimeter meet functional needs and help screen the Shared Garden for noise and wind.

**J. BIN STORES.**

Communal bin stores are distributed through the scheme for convenient access and easy storage.

**N. THE LANE.**

A neighbourly shared surface street for people, with vehicles as guests when necessary. See board 2 for detail.

**M. THE SOUTH LANE TERRACE.**

Terraced dwellings and paired flats of two-to-three storeys front the Lane with 3m setbacks and rear gardens to the Shared Garden.

**L. THE WEST TERRACE.**

Dwellings, which are of two-to-three storeys and set back 2m from Graham Road and have rear gardens to the Shared Garden, have gabled roofs for optimal passive solar gain.

**K. THE WORKSHOP UNIT AND DUPLEX.**

A special, three-storey mixed-use building mark the corner and the entrance to Orchard Park and provide a workshop for residents.





# TOWN.

Volume, space and light.  
High ceilings, tall windows, flow of space.



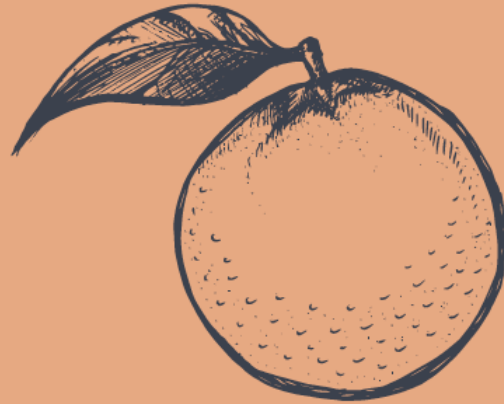




# TOWN.

A sense of place.  
Proper streets, front doors and next-door neighbours.





# Marmalade Lane

- BUILDING A SHARED FUTURE -





FIND OUT MORE

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



COLSON Mole





   
**Danger**  
Demolition in progress  
**Do not enter**

**COULSON**  
BUILDING GROUP  
**COULSON**  
BUILDING GROUP  
BUILDERS • JOINERY • SERVICES • RESTORATION

**COULSON**  
BUILDING GROUP  
APOLOGISE FOR ANY  
INCONVENIENCE CAUSED  
DURING THE COURSE  
OF THESE WORKS

GRAHAM ROAD



# Benefits to landowner and local authority

- Creates a land sale/value
- Quality design...sets out the ambition
- Flexible house designs
- High Sustainability and Environmental Standards
- Mixed tenure = mixed communities
- **BUT** does need appropriate planning policy framework



# Summary Benefits of CoHousing Schemes

- CoHousing schemes bring creativity and innovation
- Early Adopters.....community leaders
- Members bring Investment and Ideas
- Sustainability Champions



**Creates places by the people who want to live there**



GRAHAM ROAD

Any questions?

