

## Links

Marmalade Lane :: <http://www.marmaladelane.co.uk>

## Day 1 Virtual Tour – Marmalade Lane Transcript

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Francis will be sharing marmalade lane

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myself. Yeah.

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game.

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Okay, so I live in marmalade lane. I also work for the developer town which is a small developer and this was their first project although they're now working with other cohousing groups in the UK and they also have other and development projects underway.

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So, let me take you on a tour.

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And we're stopping here with this slide, and partly because I love the picture but partly because there's a quote here from housing today which is into the mainstream magazine in the housing sector in the UK and it's just a lovely quote about cohousing

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I think marmalade lane came at exactly the right moment in the UK tapped into a lot of agendas and one load of awards, as a consequence.

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This is just an image of the build as it's being built this is what we call the Great Hall, it's sort of community hall, effectively, and it's it's made up cross laminated timber.

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So let's start at the beginning of the journey, this is, this is star on the map that shows where marmalade lane is it's part of a larger urban fringe development, nine a particularly good area, probably around two miles outside of the center of Cambridge,

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which is probably around a 20 minute bike ride away.

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The development is part of is about 1000 homes, and they might be suffered from the financial crash in 2006. So, it started being developed in 2006 and then the financial crash came along.

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Things ground to whole and and Mama lane moves really something good, that came out of the financial crash because the developers walked away from that site.

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It's called ky on the council which owned the land wants to land receive, they wanted it all to be market sale, but they were up for doing something different.

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They've been to Germany been to Burbank really inspired by collective self build type projects and cohousing seemed to add value from a social perspective and so the designated it for cohousing which is really really unusual in the UK.

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But they wanted the comfort of having a developer involved because they wanted to be sure the project would happen.

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And happen in a timely way and it wouldn't go into hold, and along the way. So their next step was to recruit a group.

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And so they started really from the beginning. And this is just another image but capturing some of the, and you what I'm now talking about so they went through a process of finding people who are interested, forming a group getting grant funding to try

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and been that process. The guy who developed a client brief, against which was then used for to tender for a developer so on the left we have the original master plan for the site day much built as the rest of all to park around courtyard parking in turn

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lane, not really nothing else very much interest, and on the light you have the CO housing groups, thinking about the layout

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and.

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And again, moving on, on the left is a more worked up version of the CO housing groups, thinking about the layout, used to go out as part of the brief to get an enabling developer.

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And you can see that one of the things that they. The group was trying to do was, was to maximize the shared garden space preserve some of the existing mature trees and trying to keep parking on the periphery.

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In, as it begins to develop food that tendering process and the discussions with the group so this is the first emergent thinking at that point.

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And here is not sure I'm wrong, that is the group's layout. This is the first thoughts given by town as a developer to the layout.

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They were exploring density in case, increasing house numbers was something the council was going to want to increase the land value. So they had a number of options I presented.

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They pulled the location of the CO. The common house forward in their design right to the heart of the community through the evolution of the design with the group.

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The CO house, the common house moves its location and the parking moves its location to the side.

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showed you the layout, and just get back into say that.

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The end result is still at 42 dwellings half apartments one two bedroom. Half a houses, all of those different bedroom sizes, the units come in different sizes, hitting different price points, which was important to the group to try and get a multigenerational

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community. As an outcome.

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But once town is appointed things really progress are fairly normal pace for development. And, but a new if you're in the extent of joint working that continued and the group organized itself around these work streams to liaise with the developers.

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And here is the finished outcome.

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With a common house, sitting here with the only building with a chimney.

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There are also some shared facilities down in the bottom left hand corner folder the gym and a workshop. And then you've got some growing area here so I'm just going to come today quickly through the key features so low carbon approach and bhi source

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pounds, it's all timber based, and to promote anchor replacing, there was the option all the way through the process of customization, with some limitations around that as well.

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So, to try and not unduly make the construction process too complex.

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This is the coffee lane. This is what is called marmalade lane and a name chosen by the residents. You can see very much designed for sociability it's unusual in the UK because it has bad gardens, facing front doors on the other side of the lane.

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you can see the walls with the benches for seating.

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And then if we go to here this is view of the shared Gardner the fund is a growing area. It's not big enough for individual allotments but it grows, and produce to go into shared meals.

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And you can see the Bank of trees is preserved in.

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In the shared garden that would otherwise have been destroyed for development.

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This is the inside of the common house the ground floor, a big open plan space you saw an earlier stage in its building earlier image and day much a multi purpose room.

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This is allowed during just showing that again, you've got that big slightly L shaped space, and with offered a kids.

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The smaller kids room, a kitchen with an open hatch go through to the lobby area, and the staircase up to the apartments, and there's also a utilities corridor with a larger toilets kitchen cupboard and the all important laundry with for washing machines

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in an apartment.

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And this is up on the next level up there are three guest bedrooms on the right hand side guest bathroom, and then a multi purpose room, and a sitting room really and adults only room that opens out on to a balcony.

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And on bottom right of it, picture you can see one of the larger apartments, and it's two balconies and that, that is where I live, so I'll be one of those rooms.

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And then here this is the other bit of the shared areas, this is the bottom of two story building with one bed apartments above it, and it's on a sort of awkward junction to be quite difficult to have as a residential apartment.

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It has a gym at the back, and a workshop and the fun news for cycle pairs would work. And now has a potter's wheel in it for those interests and poetry.

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This is another image which I shared quite a lot because it shows two adjoining plots in the development, one that is designed to the master plan. It's really all designed around cars you can see the amount of space that is lost to car parking and moving

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cars around and gouges, and the impact on that is why the center is a tiny shared garden is a public open space, very underutilized and normally surrounded by cars, and you get a real compare and contrast and it's an image that is day much requested in

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the UK.

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And then, I'm here now into sort of photos so I'm just going to take you very quickly through. And this is images, different bits of the lane there's a portico the entrance coated with has meant that we've done much lived outside so you can see an outside

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outside living area and dining area.

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Been stores on the line. Also, so a bike store like many of them, not enough for Cambridge, and that is you're so used for a garden shed, and on the light is a 10 meter by two meter windowless room that was enclosed back of the parking under craft, and

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it's now used for an internal shop, again, something that happened during coded.

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And here is an image of the workshop it's some in the middle of being the organizer was a bit disorderly when I took the picture, and hit on the light is a coded friendly film doing set up.

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and here is a party rain stopped play so the band moved inside and we all stood outside Cohmad consequence, and here on the right is that upper room that I was talking about adults only being used as an office during covert, and two images of the community

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kitchen also industrial in feel there much of a choice of the community.

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And then we'll go back to that as well. Think, and then just, like, I think it's probably my final slide just some images of some of the creatures that also live in the community, we overwinter hedgehogs in our plant moon slightly warmer condition, and

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we have chickens who were not booked for bird flu or normally roaming freely in the garden.