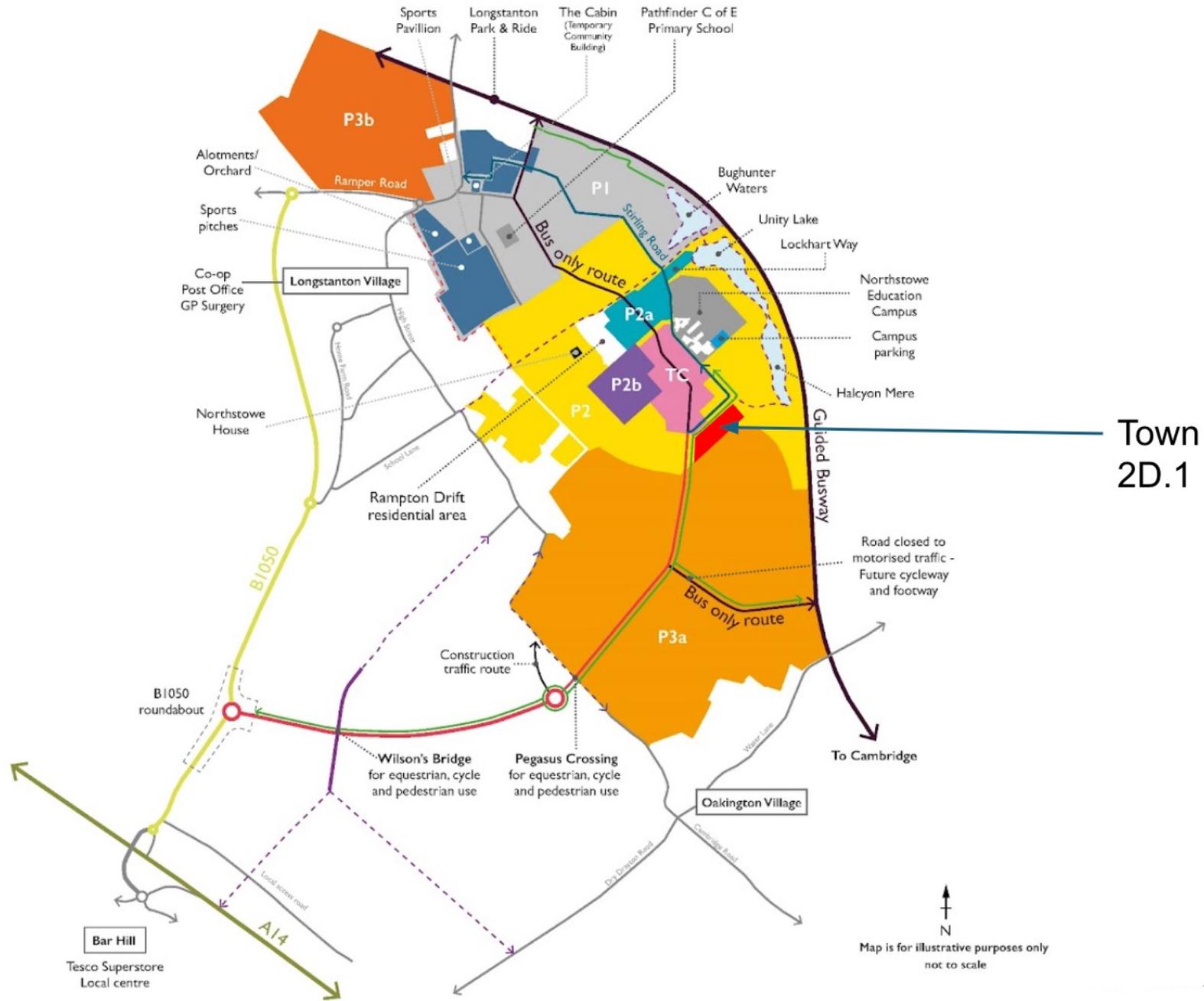


TOWNCOHOUSING.

COHOUSING AT NORTHSTOWE

Northstowe Community Forum | June 2025





TOWNCOHOUSING.

Masterplan

TOWN.



Building for a Healthy Life

Natural connections

- Edge to edge connectivity
- Follow desire lines
- Filtered permeability

Easy to find your way around

- Using streets for wayfinding
- Simple street pattern
- Different street design to aid legibility
- Frame views of features on or beyond the site
- Create legible elements within design

- 1 Continuous frontage to Greenway; the 'gaps' within the frontages amount to 35%
- 2 Continuous frontage to primary street and curved corner to area of town-wide importance
- 3 Tertiary streets making visual connections to Greenway and routes into town centre

- 4 Car-free lane providing distinctive green street
- 5 Cohousing blocks with large shared garden
- 6 Car parking for the cohousing is arranged in a series of corner car courts

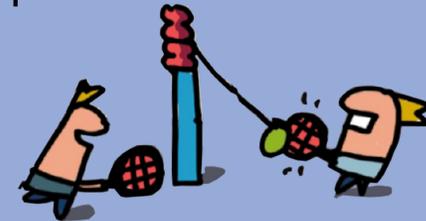
- 7 Car parking in a 'residential square' with play park
- 8 Parking in 'mews' street

TOWNCOHOUSING.



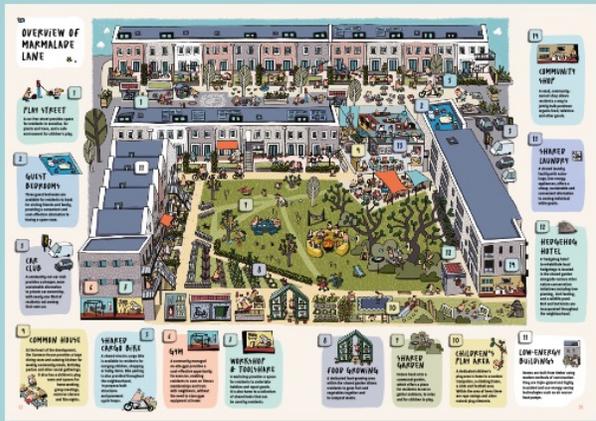
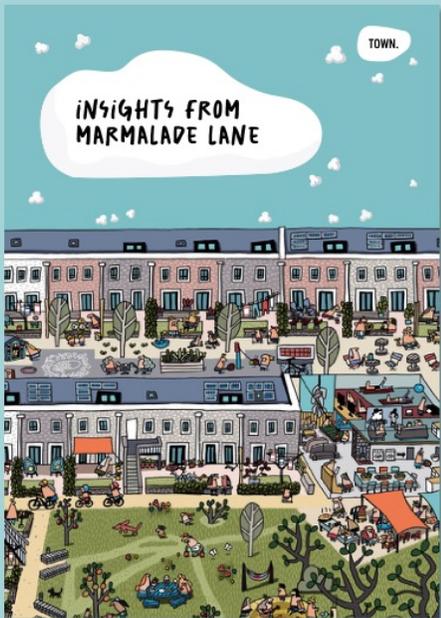
WHAT IS COHOUSING?

- Cohousing offers a more connected, sustainable and convenient form of living where people occupy individual homes with additional shared spaces and facilities which they jointly manage and make use of with their neighbours.
- It's designed to encourage social connections and opportunities for collaboration.



TOWNCOHOUSING.

'INSIGHTS FROM MARMALADE LANE'



COMMUNITY CAR CLUB

A shared car club, community owned and operated, provides a cost-effective, sustainable alternative to car ownership or second car ownership for many residents.

"THE FLEXIBILITY TO TAKE THE SPECIFIC JOUBNEY HAS BEEN UNEXPECTED BENEFIT OF THE CAR CLUB"

KEY BENEFITS:

- Heart icon
- Checkmark icon
- Leaf icon
- Recycling icon

STYL OF ANTI-CRISIS IN THE PARENTS CAR

KEY BENEFITS:

- Heart icon
- Checkmark icon
- Leaf icon
- Recycling icon

COMMUNITY VALUE IN BUSINESS

£1,735

The value of in-car emissions associated with private car ownership is likely to be roughly equal value, estimated at £1,735 according to the National Grid.

SHARED OUTDOOR AMENITY SPACE

The shared garden is a popular space for residents to enjoy. It is a great way to get around, change with friends, children and make your travel life a bit easier. It's a great way to get around, change with friends, children and make your travel life a bit easier.

"IT'S A GREAT WAY TO GET AROUND, CHANGE WITH FRIENDS, CHILDREN AND MAKE YOUR TRAVEL LIFE A BIT EASIER."

KEY BENEFITS:

- Heart icon
- Checkmark icon
- Leaf icon
- Recycling icon

"YOU'LL HAVE A GROUP OF ADULTS MAYBE SITTING AND HAVING A GLASS OF WINE. AND THE CHILDREN WILL JUST BE MILLING AROUND UNTIL YOU GET BORED OF THEM AND MAKE THEM GO TO BED"

"WE PUT UP A TENT AND THE KIDS HAD A BIG SLEEP-OVER."

KEY BENEFITS:

- Heart icon
- Checkmark icon
- Leaf icon
- Recycling icon



TOWNCOHOUSING.

Covering the social, environmental and economic benefits of Marmalade Lane 5 years on

AVAILABLE ON OUR WEBSITE

TOWNCOHOUSING.

THEMES



NEIGHBOURLINESS
AND BELONGING



CONVENIENCE



CARBON, ENERGY
AND RESOURCES



LEARNING



CHILDHOOD



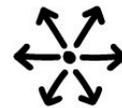
CONNECTION
TO NATURE



HEALTH AND
WELLBEING



COST OF
LIVING



WIDER
COMMUNITY
BENEFITS



☕ NEIGHBOURLINESS AND BELONGING



The Common House

Residents cited the sense of community as being 'the best thing about living at Marmalade Lane'.



"MY FAVOURITE THING ABOUT MARMALADE LANE IS BEING ABLE TO HAVE A SOCIAL LIFE JUST A FEW STEPS FROM MY HOME AND BEING ABLE TO BE ALONE ALSO WHEN IT SUITS ME"



98%

OF RESIDENTS SAID THAT THEY REGULARLY STOP AND TALK TO PEOPLE IN THE NEIGHBOURHOOD



☕ NEIGHBOURLINESS AND BELONGING

98% OF RESIDENTS SAID THEY REGULARLY STOP AND TALK WITH PEOPLE IN THE NEIGHBOURHOOD

SOCIAL VALUE IN NUMBERS

£210,304

96% FEEL THEY COULD GO TO A NEIGHBOUR IF THEY NEED ADVICE

SOCIAL VALUE IN NUMBERS

£121,098



78% OF RESIDENTS ARE ACTIVE IN TENANT AND SOCIAL GROUPS

SOCIAL VALUE IN NUMBERS

£333,694



♥ HEALTH AND WELLBEING

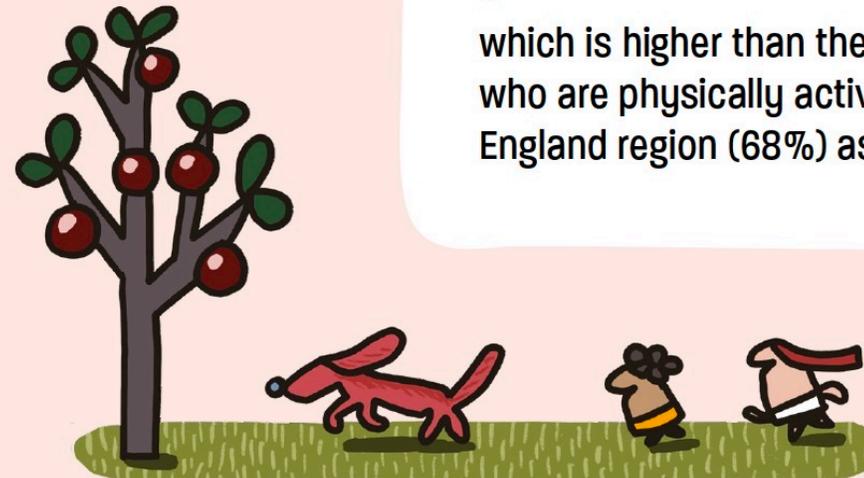
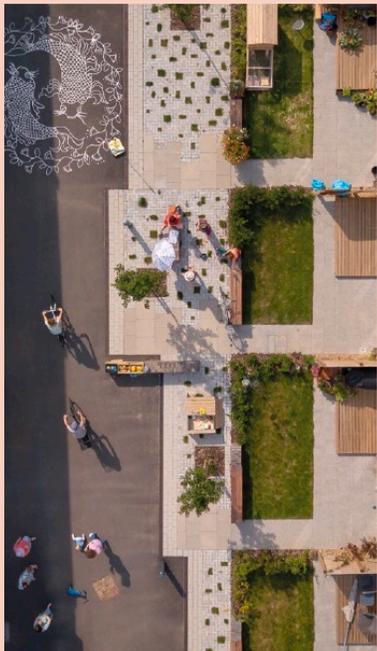
Beyond the vital contributions to wellbeing that are offered by being part of a strong community, Marmalade Lane offers practical opportunities for healthier lifestyles.



78%

OF RESIDENTS HAVE REGULARLY PARTICIPATED IN PHYSICAL ACTIVITIES AT LEAST ONCE A WEEK FOR AT LEAST TWO MONTHS

which is higher than the percentage of adults who are physically active in the East of England region (68%) as of 2021





CONVENIENCE

Events, facilities, resources and services available within the community enhance the convenience of residents' daily lives.

74%

OF RESIDENTS USE THE COMMUNITY SHOP



"I THINK OF IT AS A ONE-MINUTE NEIGHBOURHOOD!"



90%

OF RESIDENTS USED THE SHARED LAUNDRY IN 2023



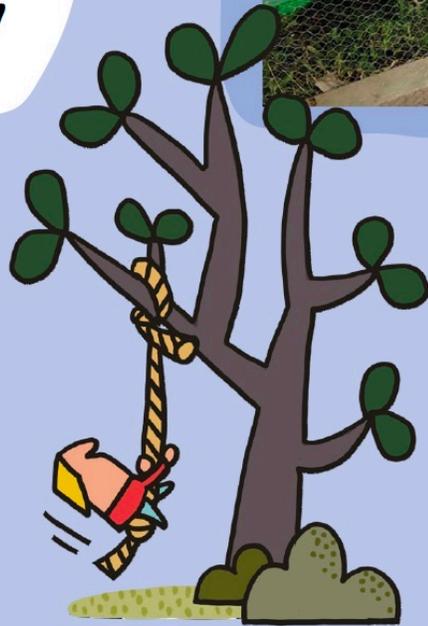


CHILDHOOD

"I NEVER PLAY IN MY OWN GARDEN. I CAN GET AWAY FROM MY BROTHERS AND SISTERS"



"WE PLAY HIDE AND SEEK IN THE BIKE SHEDS AND IN THE TREES"



"I LIKE PLAYING WITH ALL THE KIDS IN THE LANE... THERE ARE NO CARS"



COST OF LIVING

Homes at Marmalade Lane are designed to be cost-effective in operation, by using minimal energy.



THE CAR CLUB ALLOWS FOR THE COSTS OF CAR OWNERSHIP TO BE SHARED WITH NEIGHBOURS



76%
OF RESIDENTS
USED THE GUEST
BEDROOMS IN 2023

ALL RESIDENTS HAVE ACCESS TO A COMMUNITY-RUN SITEWIDE BROADBAND NETWORK



ANY QUESTIONS?



NORTHSTOWE COHOUSING

- [WeAreTown.co.uk/cohousing](https://www.wearetown.co.uk/cohousing)

SUVANA COHOUSING

- A cohousing community based on Buddhist values
- [Suvana.org](https://www.suvana.org)

TOWNCOHOUSING.

ANY QUESTIONS?