

*A MANIFESTO FOR*

# **MODERN LIVING**

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# HALO

1, 2 BEDROOM APARTMENTS  
3 BEDROOM PENTHOUSES / 3, 4, 5 BEDROOM HOUSES  
LONG ROAD, CAMBRIDGE CB2

A MANIFESTO FOR

MODERN LIVING

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Our manifesto is based around seven concepts. These have been chosen to reflect the different elements of Halo and to continue the overarching idea that form follows function. We have formulated our manifesto based on the values and qualities of Halo that chime with the modern architectural style of your home. We aim to show you how the design of your home, inside and out, has been carefully considered to dovetail with and inspire the lifestyle you are leading. We want to show you how the design and detail of Halo can enhance your day-to-day experience.

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“FORM EVER  
FOLLOWS  
FUNCTION.”

LOUIS SULLIVAN

“Whether it be the sweeping eagle in his flight, or the open apple-blossom, the toiling work-horse, the blithe swan, the branching oak, the winding stream at its base, the drifting clouds, over all the coursing sun, form ever follows function, and this is the law. Where function does not change, form does not change. The granite rocks, the ever-brooding hills, remain for ages; the lightning lives, comes into shape, and dies, in a twinkling. It is the pervading law of all things organic and inorganic, of all things physical and metaphysical, of all things human and all things superhuman, of all true manifestations of the head, of the heart, of the soul, that the life is recognisable in its expression, that form ever follows function. This is the law.”

**HALO**

# **Nº 1**

**FORM FOLLOWS  
FUNCTION**



Lifestyle photography shown here

Good design isn't just about what works in practice. It's how it improves your life. How it makes preparing dinner more enjoyable, entertaining friends more relaxing, or the Monday morning rush more bearable.

# “RECOGNISING THE NEED IS THE PRIMARY CONDITION FOR DESIGN”

CHARLES EAMES

The space has been designed for people who have an active and busy lifestyle and want to make the most of a home designed for it. Different elements that have been included for your convenience are the layout of the kitchen and dining spaces, the easy access to balconies or outdoor areas, and the consideration given to lighting. We have embraced the idea of open plan living but have not stopped there.

The importance of function and how a space is used has been considered at every stage of the design process. At a macro-level, this concerns the positioning and relative size of the kitchen, dining space and bedrooms, and ensuring there is space for you to grow into your surroundings. On a more micro level, this relates to the positioning of plug sockets, the lighting scheme and providing space to hide away or display your possessions.

Look past the modern exterior of the properties and start thinking about how you will use the space. Which area will become your study and where will your desk and record collection go? How will the kitchen-dining layout make it simple to host dinner for all your friends, or eat outside in the summer? The view from your bedroom? Where you will curl up and watch films? Think about how you will be able to share the space with your friends but also carve out an area just for yourself. Imagine how the space will open up to the outdoors in summer but stay cosy and warm in winter. Think about how the kitchen will work for your morning routine and where you might sit and read in the evenings.



**“Efficient and elegant space planning, combined with good daylighting and sunlighting, are essential characteristics of our work.”**

ANDY VON BRADSKY

## THE BRAINS BEHIND HALO

PRP is an inter-disciplinary practice providing Architecture and a range of complementary design and consultancy services. With over 50 years’ experience in housing embracing all aspects of residential and mixed use development, their approach has always been to put people first — clients, communities, end users and all stakeholders involved in the development process. They aspire to quality in its widest sense; quality of life, quality of environment, quality of service, quality of place and quality of design through combining knowledge and experience with a passion for creativity and innovation.

We value our relationship with PRP as we share their focus on excellence in the design of the built environment. We believe that their international experience, combined with their focus on creating sustainable communities, have made them the perfect partner for Halo.

“Efficient and elegant space planning, combined with good daylighting and sunlighting, are essential characteristics of our work. Attention to detail and using refined and well-crafted materials that will age gracefully has been the hallmark of our work since our earliest days in practice. Today, these basic qualities remain central to our thinking but we combine them with an innovative and enquiring approach to meet the more complex agendas of sustainability and modern construction techniques.”

*Andy von Bradsky, Chairman, PRP*

**HALO**

# **Nº 2**

**LIGHT AND SPACE**



Lifestyle photography shown here

How can your future be bright if you don't have the space and light to grow? Design should let the sunlight in and give it room to dance.

# “SPACE AND LIGHT AND ORDER. THOSE ARE THE THINGS THAT MEN NEED JUST AS MUCH AS THEY NEED BREAD OR A PLACE TO SLEEP.”

*LE CORBUSIER*

Inside, we have created a single large open living space to incorporate both kitchen and dining areas. This provides a space that will be flexible to adapt to your evolving lifestyle and to accommodate your furniture and possessions. The sense of space is also created through the enhanced ceiling heights of 2.5 metres. The increased height is reflected in the fenestration, with brown/grey composite timber-aluminium clad windows and brushed steel ironmongery\*, which maximises access to views and sunlight.

The proportions and positioning of the windows and exterior doors have been designed specifically to enhance the light brought into the space. Elegant balconies, glass-sided corridors and folding doors combine to broaden the footprint of the property\*.

This brings the outside in, accentuates the views and increases the sense of space. Doors to the exterior have been selected to allow indoor areas to flow to the outside spaces. Whilst the windows and doors allow light in, they are triple glazed to retain heat.

The windows have been carefully positioned to provide views yet still allow for privacy. Gaze at the view from the kitchen to the garden. Take in the street scene from your front window. Or linger over the scene from your bedroom window. Frame your view outwards across the neighbourhood, out into the courtyards and shared spaces beyond\*.

\*Exact specification may vary between homes. Please consult your sales adviser for details.

Typical specification shown here



**HALO**

# **Nº 3**

**DETAIL**



Typical Crest Nicholson interior

From light switches to the flush cupboards, from the window stays to the door hinges; it is the little things that elevate a property.



# "GOD IS IN THE DETAILS."

*MIES VAN DER ROHE*

We pay attention to the details and we know that you do too. Much focus has been placed on the small details within your home as has the overall flow and light of the space. We know it is the interplay of the overall design and the individual elements that creates your home.

In the kitchen this means the finish of the Alno range of units, the under-lighting and the tried and tested SMEG appliances. Detail to us means ensuring that the stone work surfaces make preparing food a joy. Designing a kitchen that has an efficient layout so you can fix coffee and toast in under ten minutes on a Monday morning, but also luxurious enough so that you want to linger over the preparation of dinner for friends on a Saturday evening.

In the bathroom this means the Roca sanitaryware, the Hansgrohe chrome mixer taps, the double-ended bath, the finish of the Spacia Amtico flooring, and ensuring there is room to hang your towels all add to the detail. The bathroom space needs to provide maximum efficiency for a quick morning shower with the Hansgrohe concealed thermostatic shower, but also comfortable enough to provide a place of calm for a candlelit bath.

In all rooms, the placement of sockets and positioning of lights has been carefully designed to contribute to the usability of the space. How you will use the space has been considered in order to provide enough flexibility for you to position your furniture, hang your artwork, lay out your belongings and make your home truly your own. We have even incorporated somewhere to store your bicycles safely.

The properties are all finished to a high specification and the different finishes have been well designed and carefully chosen. We have considered the aesthetic appeal of the finishes but also their durability and practicality. From wood and the ecodeck composite timber decking, to stone, to metalwork, we have used quality materials and careful detailing to enhance all aspects of your home, while the brickwork has been chosen to give life and texture. Materials have been selected to give maturity to the scheme, which will only improve with time as Halo ages. Again, this is in line with our ethos of form following function.



**HALO**

**Nº 4**

**EFFICIENCY**



Lifestyle photography shown here

Designed in 2015, to be of its time and to use cutting edge materials and techniques. Classic design is future proof and will continue to shine in 2025, 2065 and beyond.

**“ARCHITECTURE  
SHOULD SPEAK OF  
ITS TIME AND PLACE,  
BUT YEARN FOR  
TIMELESSNESS.”**

*FRANK GEHRY*

A busy lifestyle demands efficiency in all areas. Efficiency from a functional layout, to the inclusion of innovations like a communal combined heat and power system in the apartment buildings, to the underfloor heating system to all rooms, and the programmable thermostats. We want you to be able to move from room to room with ease and to design the space so that everything you need is at hand. We ensure that your home is low maintenance and that the design is intelligent.

Efficient can also be interpreted in terms of environmental issues, specifically energy efficiency and sustainability. Both the heating and lighting systems have been designed to maximise this efficiency. The high efficiency condensing boilers used in the houses will decrease the time that it takes your home to warm up and the insulation will keep it warmer for longer; all homes have energy efficient lighting with low energy LED down lighters in kitchen, en suite, cloakroom and bathrooms. The properties are rated Level 4 under the Code for Sustainable Homes scheme with high standards of passive solar design and energy efficiency. We have employed best practice for heating efficiency incorporating improved thermal performance of the building fabric. Energy efficiency has also been considered in the ventilation, which includes both heat recovery and humidity controls, and the selection of energy efficient white goods.

**HALO**

**Nº 5**

**QUALITY**



Typical specification shown here

Look at the natural light reflecting off the table top. Enjoy the excellent design of your home. Quality should always be at hand.



**“DESIGN IS ABOUT  
MAKING THINGS  
GOOD (AND THEN  
BETTER) AND RIGHT  
(AND FANTASTIC)  
FOR THE PEOPLE  
WHO USE AND  
ENCOUNTER THEM.”**

*MATT BEALE*



For us, quality has been about choosing each element of Halo carefully and ensuring that it is the most appropriate and considered choice. Whether this has involved selecting efficient and functional appliances for the kitchen, choosing attractive and tactile engineered oak flooring, or specifying which shade of Saloni tile that will set off the design of the bathroom.

We want the indoor and outdoor spaces to look and feel amazing now but also to mature to continue to look incredible in ten, twenty, fifty years from now.

**HALO**

# **Nº 6**

**AMENITIES**



The perfect flat white, an eight course tasting menu to challenge your palette, a cooling pint of craft beer, a bespoke pair of brogues, or design-savvy Swedish homewares. Centre yourself to tap into the variety that lies only a short distance away.



**"IN GREAT CITIES, SPACES AS WELL AS PLACES ARE DESIGNED AND BUILT: WALKING, WITNESSING, BEING IN PUBLIC, ARE AS MUCH PART OF THE DESIGN AND PURPOSE AS IS BEING INSIDE TO EAT, SLEEP, MAKE SHOES OR LOVE OR MUSIC. THE WORD CITIZEN HAS TO DO WITH CITIES, AND THE IDEAL CITY IS ORGANIZED AROUND CITIZENSHIP — AROUND PARTICIPATION IN PUBLIC LIFE."**

*REBECCA SOLNIT,  
WANDERLUST: A HISTORY OF WALKING*







Looking outside your home, the city provides a wealth of lifestyle opportunities. Beyond the tourist trail, there is a host of cultural happenings, innovative restaurants and tempting cafés to while away an hour. By all means visit the colleges and punt along the backs, but then look a little further afield to where the discerning locals stop for a glass of wine or pick up their fresh bread.

## RESTAURANTS, CAFÉS AND BARS: BEST IN CLASS

Cambridge can do everything from Michelin starred dining to artisan coffee; similarly restaurants range from the new innovative establishments to city favourites that are tried and tested. Make it your mission to find the “best in class” or the latest must-go place, whether it be a rooftop cocktail, afternoon tea in Grantchester Meadows, or a meat feast in the shadow of St Johns.

**The Roof Terrace at The Varsity Hotel & Spa**  
*thevarsityhotel.co.uk*

**The Oak Bistro**  
*theoakbistro.co.uk*

**Midsummer House**  
*midsummerhouse.co.uk*

**Cotto**  
*cottocambridge.co.uk*

**Restaurant 22**  
*restaurant22.co.uk*

**Orchard Tea Gardens, Grantchester**  
*orchard-grantchester.com*

**St John’s Chop House**  
*cambscuisine.com/st-johns-chop-house*

**Fitzbillies**  
*fitzbillies.com*

## SHOPPING: SOURCING OFF THE BEATEN TRACK

If it’s high street shopping, the Grand Arcade has it covered; however, head off the beaten track for more hard to find, unique or bespoke items. Whether clothing, homewares or books, food or wine, Cambridge is well able to offer this.

Bowns

Nor Design for Scandinavian chic to accessorize your home

Cambridge Cheese Company

Ede & Ravenscroft

Cambridge Wine Merchants

## WHILE AWAY AN AFTERNOON

You may be well aware of the architectural delights of the Cambridge colleges whether viewed on foot or by punt. However, you don’t have to scratch deep below the surface to find a thriving cultural life that is targeted at year round residents.

Fitzwilliam Museum

Cambridge Botanic Gardens

Kettle’s Yard

Arts Picturehouse

West Road Concert Hall

Imperial War Museum at Duxford

Scott Polar Museum



**HALO**

# **Nº 7**

## **SHARED SPACES**



Your home doesn't begin and end at your front door. The visual identity of the exterior, the approach and the surrounding landscape should have been carefully planned and planted to create a harmonious environment.

**“ALL ARCHITECTURE IS  
SHELTER, ALL GREAT  
ARCHITECTURE IS THE  
DESIGN OF SPACE THAT  
CONTAINS, CUDDLES,  
EXALTS, OR STIMULATES  
THE PERSONS IN  
THAT SPACE.”**

*PHILIP CORTELYOU JOHNSON*

The development benefits from contemporary architecture from world-class residential architects PRP. All properties have high specification generous interiors with an emphasis on light filled spaces. This high quality finish has been extended to the space surrounding the properties with a central park and courtyard gardens creating high value open space, and ample covered and secure cycle parking throughout Halo.

Our focus has not just been on the interiors and how they are used, nor simply the exterior appearance of the properties. We have also considered the shared spaces around the properties, the vistas and views these will create, and how you may use and interact with these spaces. The everyday journey to and from each of the homes has been considered as an integral part of the design. The landscaping, main entrance doors, hallways lifts and stairs, have been designed to give these homes a strong character to the street and to frame the individual properties. The courtyard gardens and the car parking are part of this memorable route.

Included in this experience is the planting in the communal areas to ensure that Halo has a mature selection of trees and shrubs alongside more seasonal colour. The plants and shrubs, from viburnum to sambucus nigra to euonymus, have been carefully selected to provide year-round greenery. By contrast, we have also incorporated wildflower areas that will provide a more transient and changing landscape thus providing a year-round frame to your home with asymmetrical arrangements creating variations in the streetscapes.

Sightlines from the properties have been designed to maximise views of green areas, tree canopies, which include retained mature English oak trees, and the established hedgerows that border the properties. Within the parkland, new trees have been positioned to create quiet boulevards and shaded spaces, and water features have been considered in line with the natural topography of these areas.

**FORM**

The detail of each home is where the design comes in. We have not only considered how the overall space works, but also how each individual element comes together to make it not only functional but also a wonderful place to spend time. In the kitchen, the finish of each surface has been carefully chosen to maximise the light and open plan feel of the properties.

Appearances have not been at the expense of usability with materials tested for both their durability.

**“It takes a lot of hard work to make something simple, to truly understand the underlying challenges and come up with elegant solutions.”**

*STEVE JOBS*

We are confident that the aesthetic of the Halo development and its emphasis on light and space will make it a place that you and your family thrive. We want you to share our vision for this way of living and for your home to enhance your lifestyle.







Digital illustration is indicative only





The Caldwell Building features 2 and 3 bedroom apartments



# “LIGHT AND SPACIOUS LIVING IN A MODERN PROPERTY DESIGNED TO THE HIGHEST SPECIFICATION.”

ANDY VON BRADSKY,  
PRP ARCHITECTS

## THE DETAILS THAT WILL BRING YOUR HOME TO LIFE

### YOUR KITCHEN

At the heart of your home lies the Wellmann by The Alno Group kitchen, a German design renowned for sleek lines and bespoke designs. Promising to perform as beautifully as it looks, it features sleek soft close doors and drawers, complemented by stone work surfaces and upstands, as well as a glass splashback and task LED lighting.

Cooking and entertaining becomes even more of a pleasure with state of the art SMEG appliances attractively finished with mirror fronts. Within the houses, these include a multifunction maxi oven, five burner gas hob, internal extractor hood, integrated fridge freezer, dishwasher and multifunction microwave\*.

Oak wood flooring adds the final touch to your quality kitchen.

- A+ rated appliances
- Stone work surface with under mounted sink
- Hansgrohe taps
- Low energy LED lighting
- Pull-out recycling bins
- Plumbing provided for washing machine and tumble dryer (where applicable)\*
- Washer/dryer included to apartments

### YOUR BATHROOM AND EN SUITE

Begin your day on a refreshingly powerful note under your Hansgrohe shower. Or enjoy some tranquil ‘me’ time in a relaxing environment fully fitted with contemporary white Roca sanitaryware, Spacia by Amtico flooring, Saloni wall tiles all softly lit by low energy LED downlighting.

- Extractor fans to bathroom, en suite and cloakroom
- Chrome towel rail to both bathroom and en suite
- Mirrors fitted to the bathroom and en suite
- Shaver socket to bathroom and en suite

### DECORATION

With walls and ceilings painted a simple white it’s easy to add your own personal touch. The contemporary feel is extended to painted architraves, skirting boards and doorframes all finished in white satin complemented by matching Draks wardrobes with glass sliding doors in all master bedrooms.

### ELECTRICAL

Kitchen, bathroom, en suite and cloakroom will have low energy downlighters, all other rooms will have pendant lighting. BT points are fitted to the living room and master bedroom with Satellite/SKY+ connections to the living room and bedroom 1 (subject to customer subscription to SKY). There is a shaver socket to all bathrooms and en suites, as well as white recessed extractor fans. Power and lighting is fitted to the garage or carport where applicable to each property.

### HEATING WITHOUT COMPROMISE

To ensure the contemporary room layouts are not compromised, your home is warmed with a programmable thermostatically controlled Myson underfloor heating system via an energy efficient gas-fired central heating boiler, which also provides all your hot water requirements.

### SECURITY AND PEACE OF MIND

All external doors to your home have brushed steel multipoint locking systems, triple glazed windows and French doors to ensure the inside stays in and the outside stays out! Mains operated smoke and heat detectors, as well as a smoke/heat/carbon monoxide detector are fitted for additional peace of mind.

### EXTERNAL FINISHES

In addition to the communal landscaping featuring semi-mature trees your rear garden, where appropriate, is rotovated and fitted with an external tap and low energy lighting.

### FUTURE PROOFING

An NHBC ten-year guarantee ensures your home remains as good as new. In addition, Crest Nicholson provides a two year developer’s warranty with regular home inspections as part of it’s award-winning customer service.

\*Exact specification may vary between homes. Please consult your sales adviser for details.

# SEAL OF EXCELLENCE

At Crest Nicholson we continue to build attractive new homes that satisfy our customers' needs, whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology.

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light-filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 of Crest Nicholson home owners\* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABE Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

\*NHBC/HBF Customer Satisfaction Survey

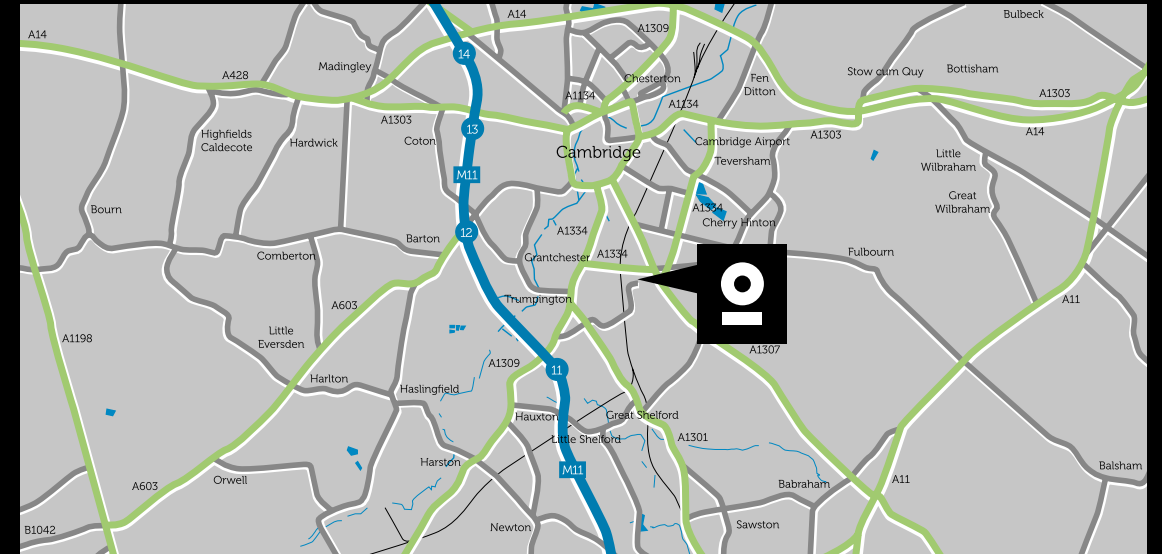
## THE LOCATION

Halo, off Long Road, Cambridge provides the opportunity for contemporary, spacious living. Halo has excellent transport connections including the bus way through to road, rail and air connections but retains local character due to its proximity to central Cambridge and all this area has to offer. Just a few minutes away is a large Waitrose and a John Lewis collection point along with all the amenities that Trumpington is able to provide. We believe that this development will offer potential purchasers the chance to be based in this desirable location without the need to compromise on the layout or convenience of their immediate surroundings.

## CONTACT

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