



CAMBIUM

SOUTHFIELDS

THE HOUSES

THE HOUSES

MODERN FAMILY LIVING

THE HOUSES AT CAMBIUM ARE THE PERFECT
PLACE TO ENJOY THE SERENITY OF THE OUTDOORS,
FROM THE COMFORT OF YOUR VERY OWN SPACE.

Computer generated image of The Houses
at Cambium for illustrative purposes only



THE HOUSES ARTFULLY
COMBINE MODERN
LIVING SPACES WITH
TRADITIONAL
COMMUNITY VALUES

The Houses at Cambium boast living spaces cleverly arranged across 3 or 4 floors, and impressive outdoor spaces from which to enjoy the flourishing outdoor community.

At the heart of each house sits a generous family living/dining room, with glazed doors that open out onto your very own garden or terrace. Elegant finishing combines form and function, with touches such as ceramic tiles and engineered timber flooring indoors meeting those careful considerations ideal for your outdoor enjoyment, including LED lighting to patios and water butts in the garden for rainwater collection.

Computer generated image of The Boulevard at Cambium for illustrative purposes only





SPECIFICATION



INTERIOR FINISHES

Two colour palette options available (subject to stage of construction)

Ceramic tiles to ground floors (except garages where applicable)

Engineered timber (FSC® certified) flooring to living room

Carpet to stairs, hallways and bedrooms

Painted plasterboard ceilings, walls, skirting and architraves

Painted solid core internal doors

Timber (FSC® certified) entrance doors with contemporary high quality ironmongery

Utility cupboards

Built-in wardrobe to master and second bedroom

Double glazed windows with opening door to terraces

Non-toxic materials used for interior finishes

KITCHENS

Contemporary kitchen units with handleless doors

Composite stone worktop

Stainless steel sink with chrome mixer tap

Tiled kitchen splash back

Energy efficient appliances (Bosch or similar)

Integrated stainless steel single oven and microwave

Ceramic induction hob with integrated recirculation fan above

Integrated full-height fridge/freezer

Integrated multi-function dishwasher

Space saving waste and recycling bins

BATHROOMS/EN SUITES

Contemporary white sanitaryware to bathrooms, en suites and WCs

White bath to selected bathrooms

White shower tray with glass screen or door to selected bathrooms

Chrome thermostatic bath/shower mixer with shower head

White semi-recessed basin with chrome mono-bloc mixer tap to selected bathrooms and wall mounted vanity units to master en suites

White dual flush floor mounted WC with concealed cistern

Contemporary floor tiles

Contemporary wall tiles

Under counter fitted storage cabinetry

Back-lit mirror to main bathrooms

Underfloor heated floor tiles to all bathrooms and WCs

Chrome heated towel rail to master en suites

TERRACES (TO SELECTED HOMES)

Well-proportioned terraces with metal balustrades and/or brick parapets

Decking finish on raised terraces

GARDENS

Paved patio area to all gardens (size of paved areas varies between house types)

LED lighting to patio areas

Water butt for rainwater collection in rear garden

Timber (FSC® certified) clad, secure bike storage in front or rear garden (if not provided in garage)

Timber (FSC® certified) clad bin storage in front garden (if not provided in garage)

Lawn and planting bed areas to selected homes

HEATING

Air source heat pumps providing heating to each home

Underfloor heating to all living areas

Individual thermostatic temperature controls in main rooms

BUILDING FABRIC

Concrete ground floor

Structural walls with brick cladding

Zinc (or similar) cladding to mansard roof areas (where applicable)

Metal balustrades to Juliet balconies

Soundproofing of walls and floors separating homes to outperform current building regulations

ELECTRICAL FITTINGS

Smart energy monitoring

External lighting to front entrance and rear patio areas

Energy efficient recessed ceiling down lighters throughout

Television points in selected rooms

Condensing washer/dryer unit in utility cupboard

Contemporary switch plates and sockets

Fresh air ventilation to each home

Feature lighting to underside of kitchen wall units

Broadband enabled

MANAGEMENT AND SECURITY

Designed in unison with Secured by Design principles to ensure security

Intruder alarm system

CCTV system in public realm

Multi-locking system to front door

Interconnected mains supply smoke/heat detection system with battery back-up to each home

10 year NHBC warranty, from completion of the building

EXTERNAL COMMUNAL AREAS

Landscaped public areas around the development

Communal play and relaxation space

Communal planter beds

TRANSPORT

Individual secure cycle storage for every home

At least one car parking space for every home (either garage or on street parking)

Membership to car sharing scheme for one year

GREEN LIVING INSIDE AND OUT

Cambium has been designed to provide optimum green and sustainable living for each and every one of its residents.

The design strategy will see green roofs, living walls and the planting of over 30 new trees. All plans have evolved around the retention of the 200 year old oak tree, central to the scheme. The creation of a vibrant outdoor community is vital for Cambium, and as such natural play areas and scattered seating have been included to help create a pleasant neighbourhood.

Within the living spaces, only environmentally sound LED lighting will be used, though all homes have also been designed to maximise natural light. Air source heat pumps will be included with The Houses which actively avoid the burning of fossil fuels, and extensive water saving methods have been used throughout the development, with even the roof water directed straight into our planters.

One of our key aspirations right from the inception of the development has been centred around health and wellbeing – how residents can live well and healthily within their homes and their surroundings. This ethos has informed

CAMBIUM'S GREEN SPACES
WILL BECOME THRIVING
ECOSYSTEMS, FLOURISHING
WITH FLORA AND FAUNA

everything from our choice of construction material, our open plan layouts, the provision of ventilation systems providing constant fresh air into the home, and the use of energy saving products such as washer dryers and dishwashers. This is also reflected in the landscaping of both shared and private spaces in order to allow natural interaction and development of a fledgling community. As much as possible we also want to offer healthy travel options for our residents and this is why we have provided secure bike storage, walking maps and one year's membership to a car sharing scheme for every household.

#44

Recycling on a grand scale

As well as planting 30 trees along Cambium's boulevard, we're making sure that we re-use trees removed during construction when creating the communal landscaped play and seating areas. We'll also be recycling most materials removed during demolition as part of the construction of the development, ensuring we minimise the waste we produce.

#LendleaseStories



SITE MAP



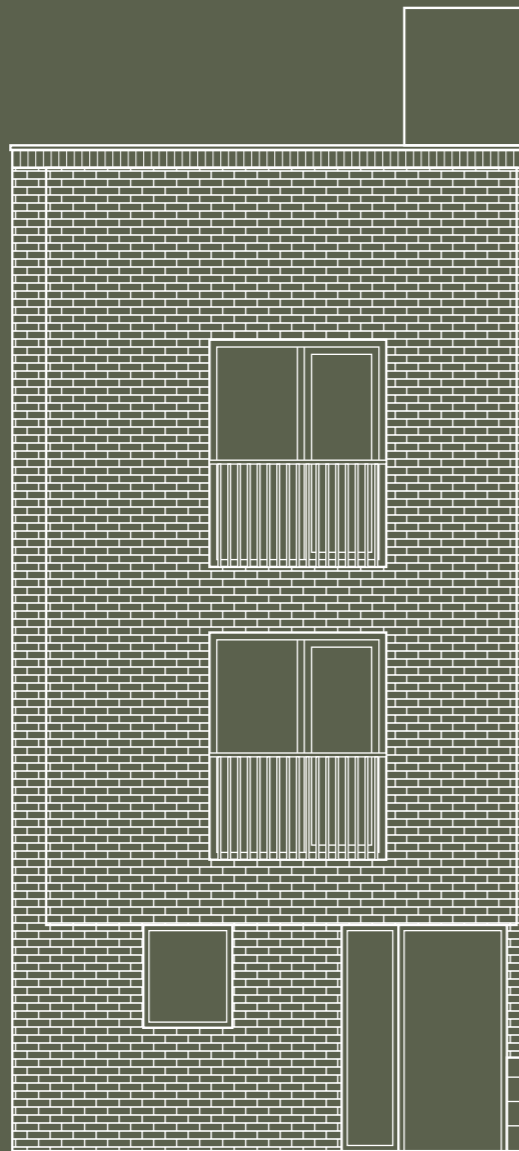
- THE MEWS HOUSES
- THE COURTYARD HOUSES
- THE TOWNHOUSES
- THE APARTMENTS
- GREEN SPACES
- PAVED AREAS
- DECKING
- PARKING

This site map is for illustrative purposes only.



Computer generated image of Cambium facing north for illustrative purposes only.

THE MEWS HOUSES



ELEVATION

THE MEWS HOUSES BOAST ROOF TERRACES
BENEFITING FROM BOTH MORNING AND
AFTERNOON SUN, AND A PEACEFUL
LOCATION ON THE QUIET MEWS STREET



Computer generated image of a living room in
The Houses at Cambium for illustrative purposes only

MEWS HOUSE

HOUSES 07-17
3 BEDROOMS

144.1 sqm 1,551 sqft

GROUND FLOOR

FAMILY/DINING/KITCHEN	5.9m x 4.8m	19'6" x 15'9"
FRONT GARDEN*	28.5 sqm	307.1 sqft
REAR GARDEN*	24.0 sqm	258.3 sqft

FIRST FLOOR

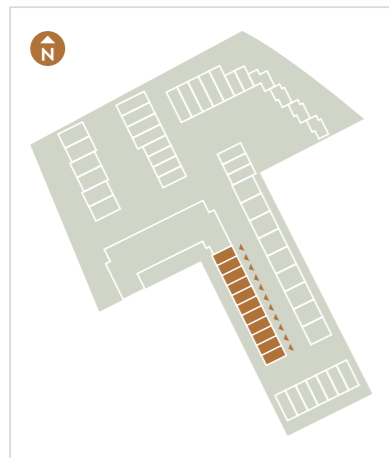
BEDROOM 3	2.9m x 4.5m	9'6" x 14'10"
LIVING ROOM	4.4m x 4.8m	14'3" x 15'9"

SECOND FLOOR

BEDROOM 2	2.9m x 4.5m	9'6" x 14'10"
MASTER BEDROOM	4.3m x 4.8m	14'3" x 15'9"

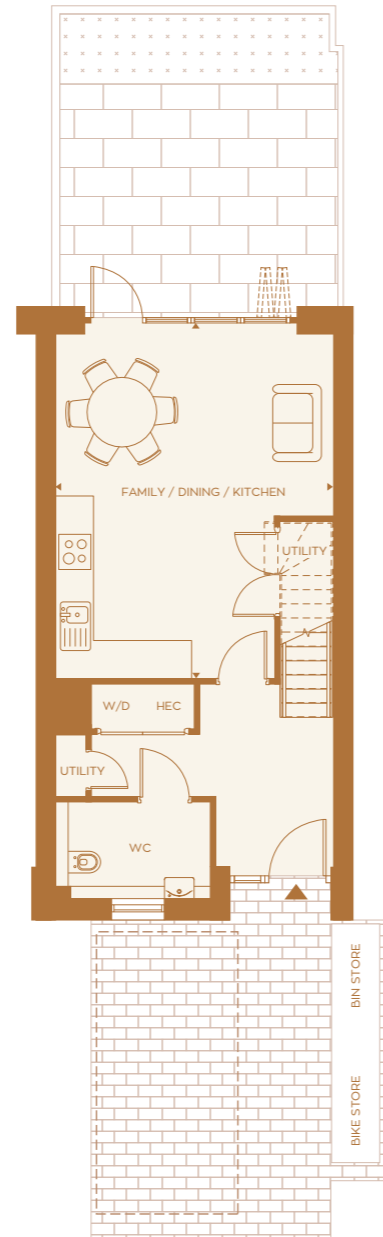
THIRD FLOOR

TERRACE	34.6 sqm	372.4 sqft
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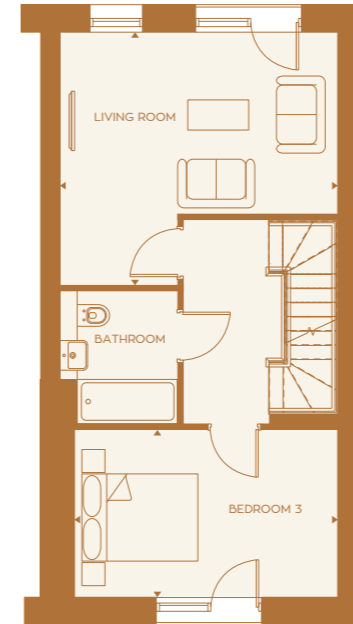


*Garden sizes vary. This image is for illustrative purposes only. The full legal disclaimer can be found on the back page of this brochure. Accurate as at March 2016.

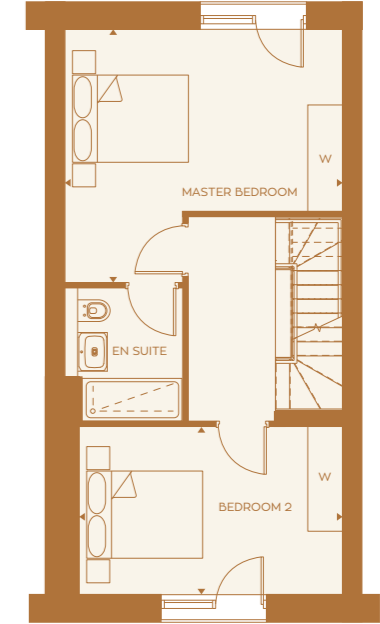
GROUND FLOOR



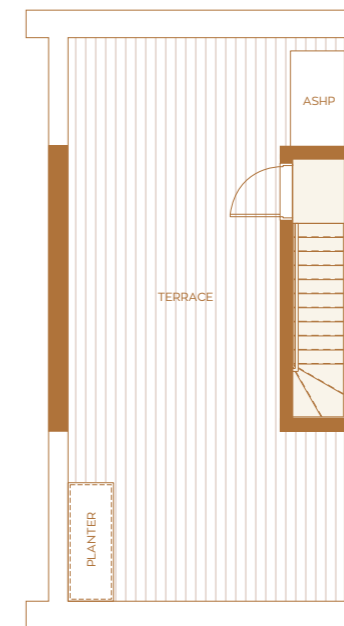
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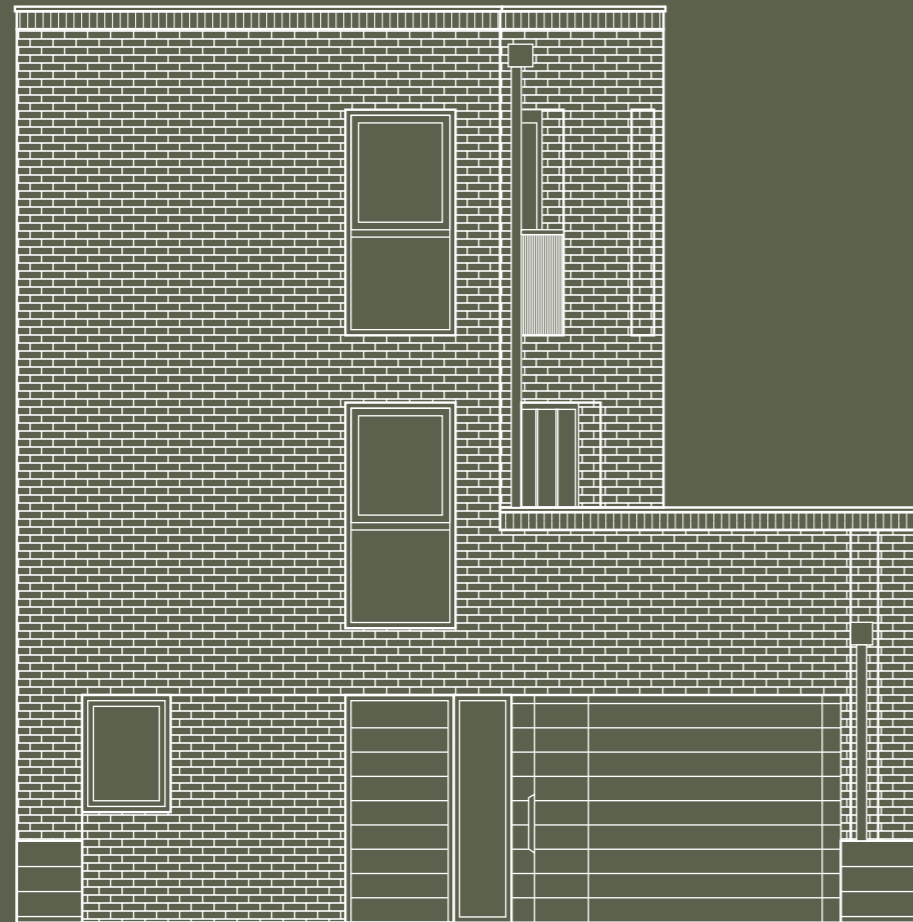
SECOND FLOOR



THIRD FLOOR



THE COURTYARD HOUSES



ELEVATION



THE COURTYARD HOUSES INCORPORATE A GARAGE WITHIN THE STRUCTURE TO MAXIMISE OUTSIDE SPACE, WHILE THE FIRST FLOOR TERRACE AND SKYLIGHTS MAKE THE MOST OF ALL DAY SUN



Computer generated image of a family/dining/kitchen room in The Houses at Cambium for illustrative purposes only

COURTYARD HOUSE A

HOUSES 25-28
4 BEDROOMS

176.6 sqm 1,901 sqft

GROUND FLOOR

BEDROOM 4	3.3m x 2.9m	10'9" x 9'6"
FAMILY/DINING/KITCHEN	3.9m x 8.7m	12'11" x 28'8"
GARAGE	3.3m x 5.6m	10'8" x 18'4"
REAR GARDEN*	35.1 sqm	377.8 sqft

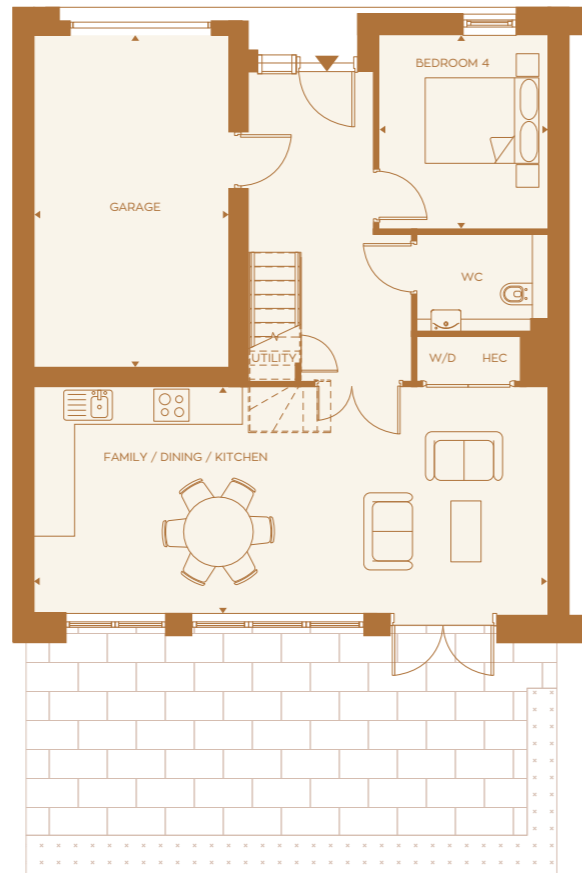
FIRST FLOOR

BEDROOM 3	3.0m x 6.1m	9'11" x 19'10"
LIVING ROOM	3.9m x 5.2m	12'11" x 17'2"
TERRACE	18.9 sqm	203.4 sqft

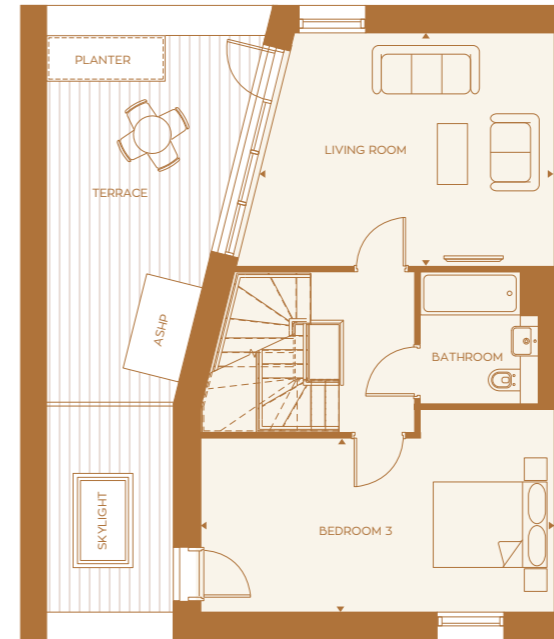
SECOND FLOOR

BEDROOM 2	3.0m x 6.1m	9'11" x 19'10"
MASTER BEDROOM	5.0m x 5.1m	16'6" x 16'7"

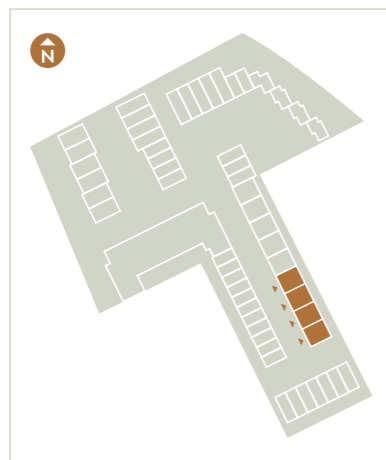
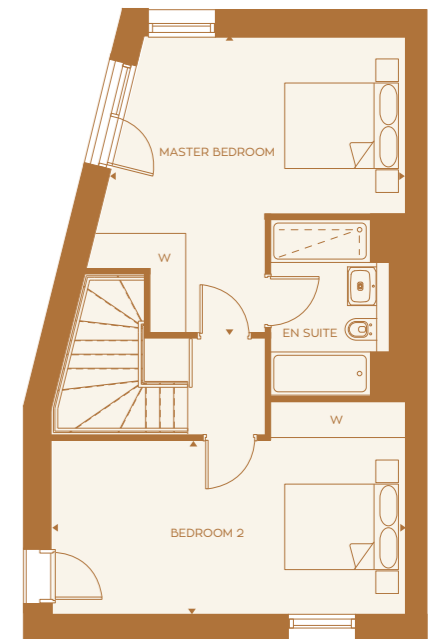
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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COURTYARD HOUSE B

HOUSES 29-33
3 BEDROOMS

162.9 sqm 1,753 sqft

GROUND FLOOR

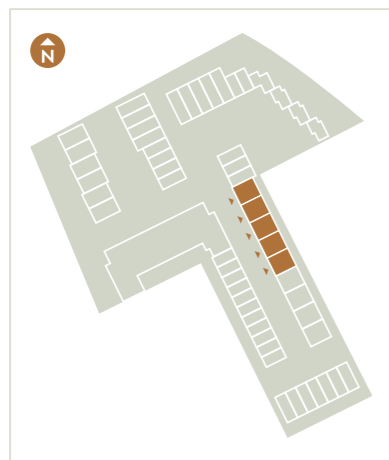
BEDROOM 3	3.3m x 2.9m	10'9" x 9'6"
FAMILY/DINING/KITCHEN	3.9m x 8.7m	12'11" x 28'8"
GARAGE	3.3m x 5.6m	10'8" x 18'4"
REAR GARDEN*	33.3 sqm	358.4 sqft

FIRST FLOOR

BEDROOM 2	3.0m x 6.1m	9'11" x 19'10"
LIVING ROOM	3.9m x 5.2m	12'11" x 17'2"
TERRACE	18.9 sqm	203.4 sqft

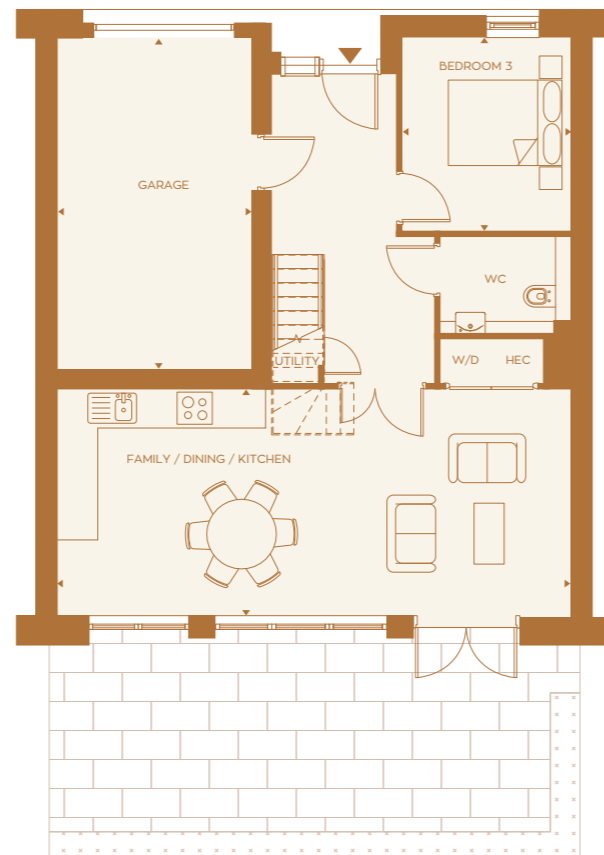
SECOND FLOOR

MASTER BEDROOM	5.0m x 5.1m	16'6" x 16'8"
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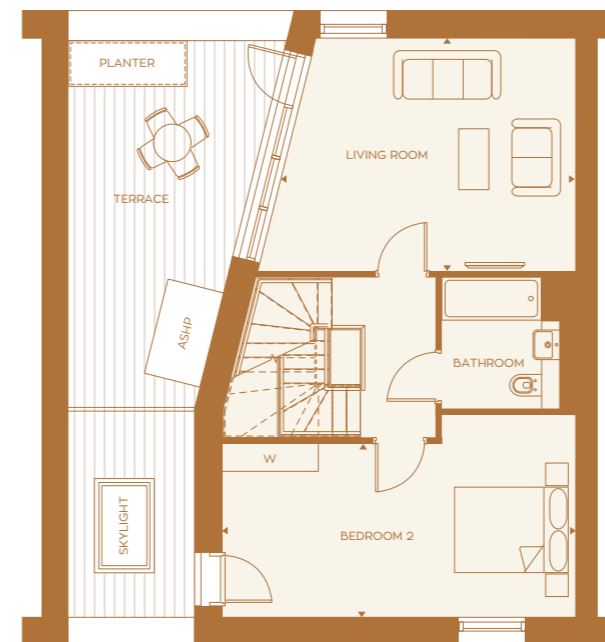


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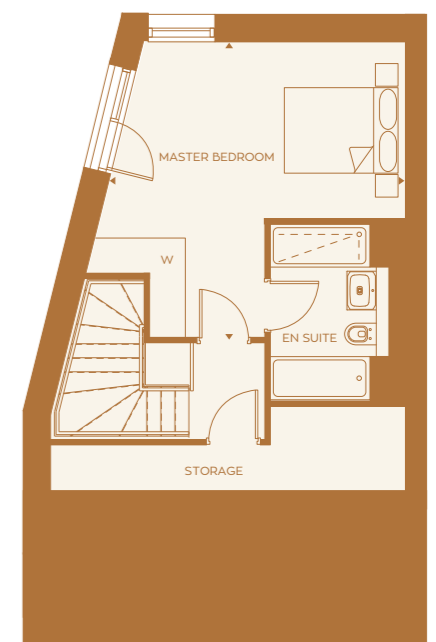
GROUND FLOOR



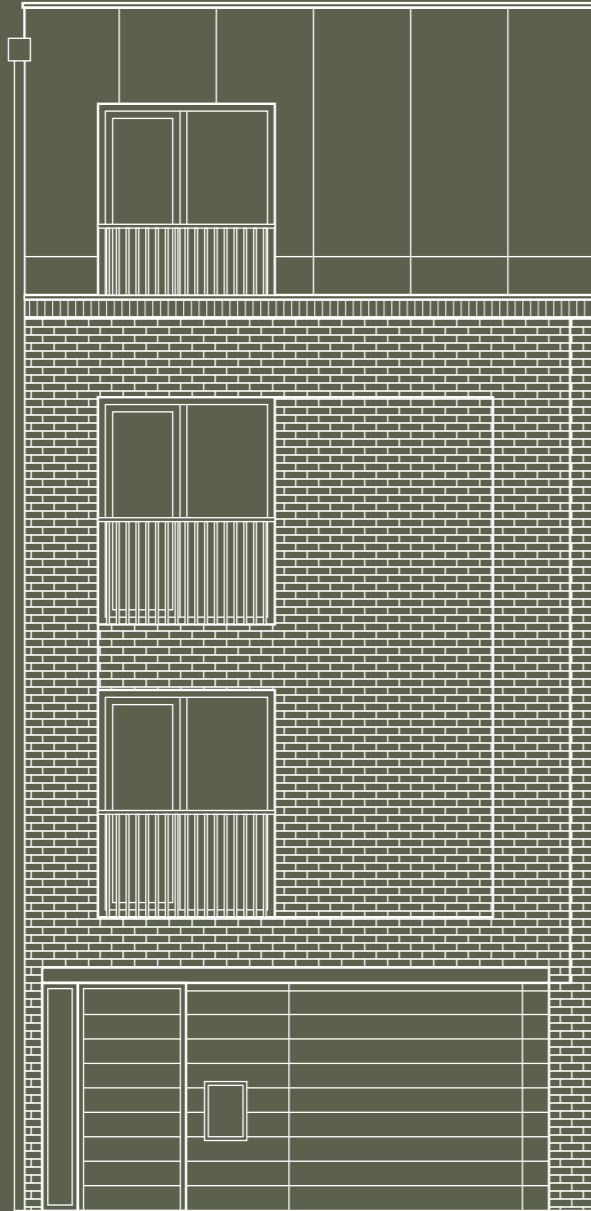
FIRST FLOOR



SECOND FLOOR



THE TOWNHOUSES



ELEVATION

THE SPACIOUS TOWNHOUSES ENJOY GREAT OUTDOOR SPACE, WITH A MIX OF GARDENS AND TERRACES FROM WHICH TO ENJOY AN AL FRESCO LIFESTYLE



Computer generated image of a family/dining/kitchen room in The Houses at Cambium for illustrative purposes only

TOWNHOUSE A

HOUSES 01-05
5 BEDROOMS

225.8 sqm 2,431 sqft

GROUND FLOOR

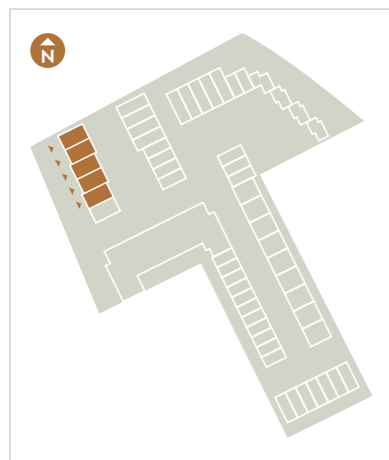
FAMILY/DINING/KITCHEN	5.7m x 6.9m	18'8" x 22'9"
GARAGE	5.5m x 3.4m	18'2" x 11'3"
FRONT GARDEN*	56.3 sqm	606.0 sqft
SIDE GARDEN*	22.2 sqm	238.8 sqft
REAR GARDEN*	74.6 sqm	802.9 sqft

FIRST FLOOR

BEDROOM 2	3.5m x 3.3m	11'7" x 10'8"
BEDROOM 3	3.5m x 3.6m	11'7" x 11'9"
LIVING ROOM	5.2m x 6.9m	17'1" x 22'9"

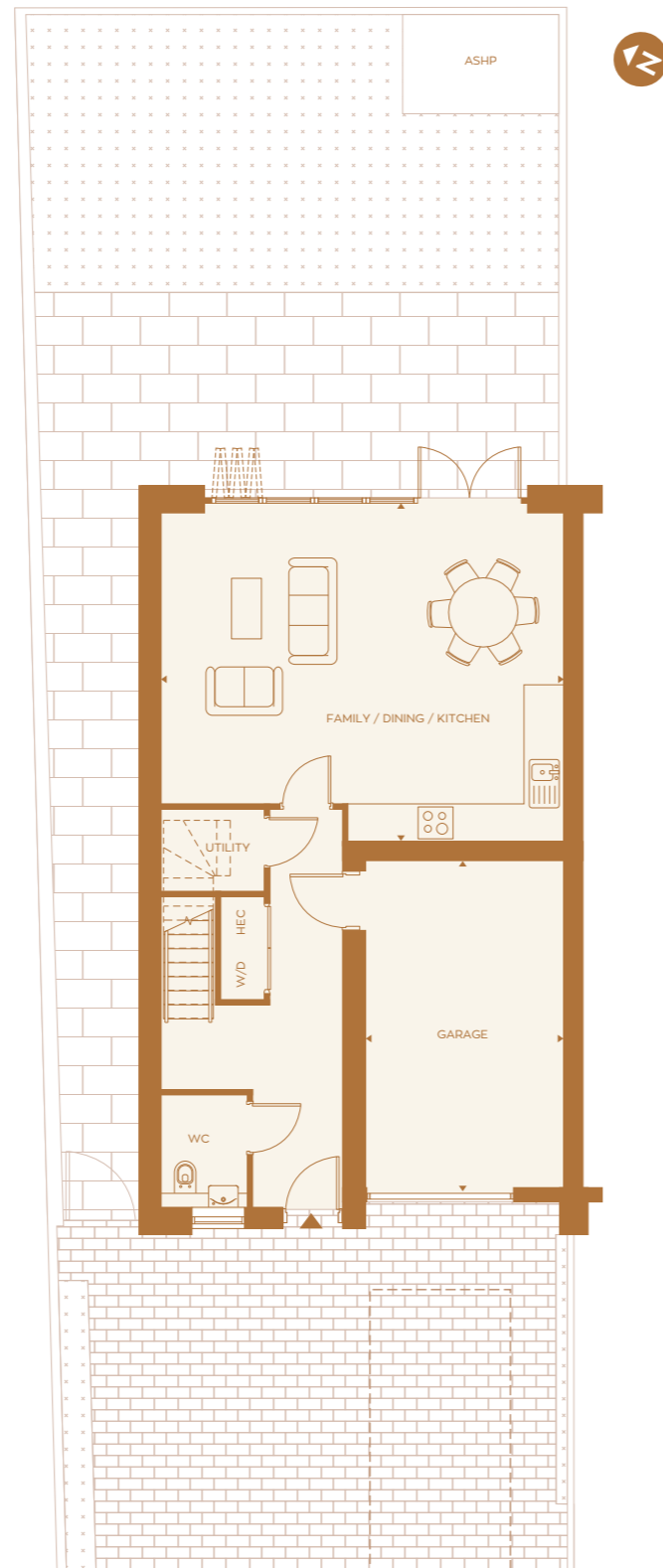
SECOND FLOOR

BEDROOM 4	5.4m x 3.1m	17'7" x 10'1"
BEDROOM 5	3.0m x 3.8m	9'9" x 12'4"
MASTER BEDROOM	5.1m x 4.8m	16'7" x 15'11"

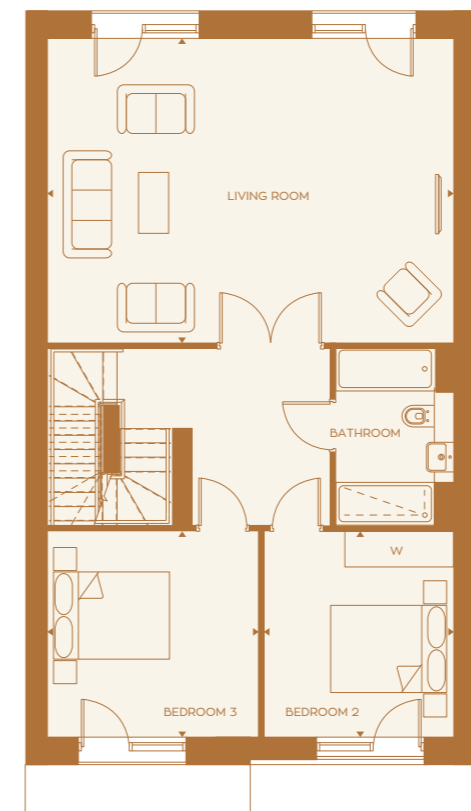


*Garden sizes vary.
Only Plot 1 has a side garden as shown. Plots 2, 3, 4 and 5 do not have a side garden within their demise. This image is for illustrative purposes only. The full legal disclaimer can be found on the back page of this brochure. Accurate as at March 2016.

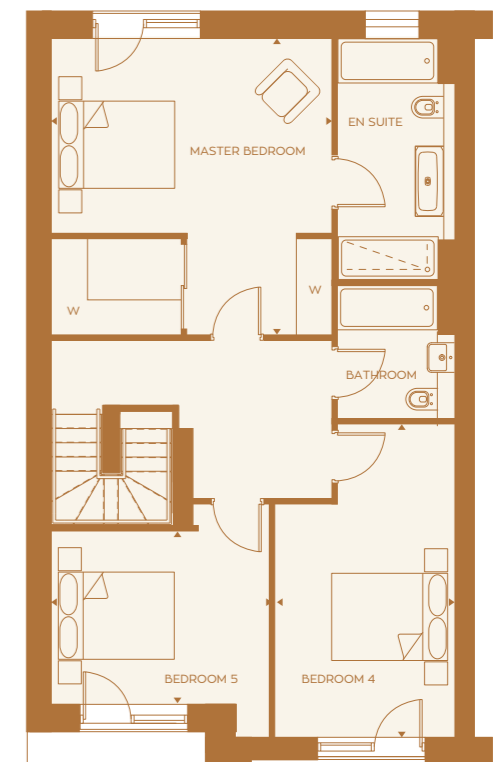
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE B

HOUSE 06
5 BEDROOMS

225.8 sqm 2,431 sqft

GROUND FLOOR

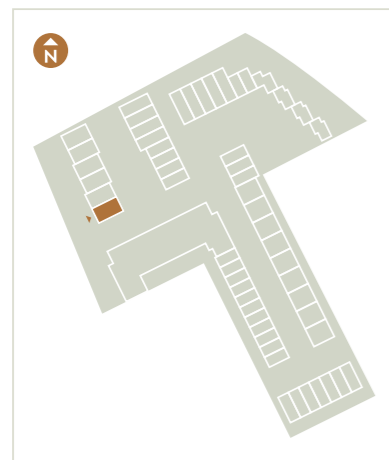
FAMILY/DINING/KITCHEN	5.7m x 6.9m	18'8" x 22'9"
GARAGE	5.5m x 3.4m	18'2" x 11'3"
FRONT GARDEN*	53.2 sqm	572.6 sqft
REAR GARDEN*	69.6 sqm	749.1 sqft

FIRST FLOOR

BEDROOM 2	3.5m x 3.3m	11'7" x 10'8"
BEDROOM 3	3.5m x 3.6m	11'7" x 11'9"
LIVING ROOM	5.2m x 6.9m	17'1" x 22'9"

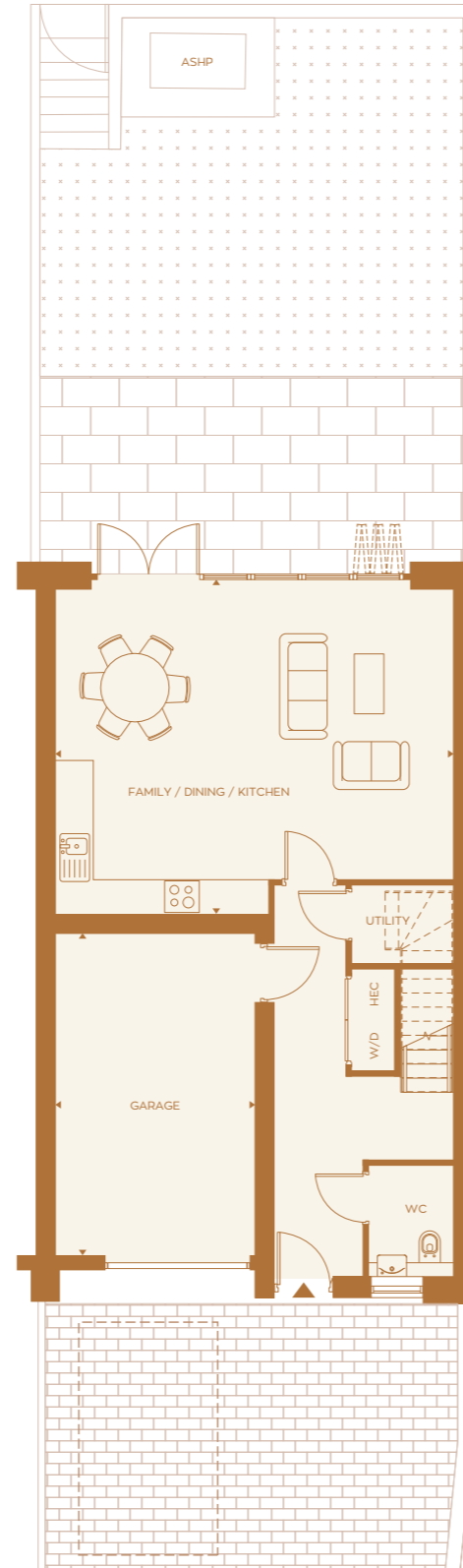
SECOND FLOOR

BEDROOM 4	5.4m x 3.1m	17'7" x 10'1"
BEDROOM 5	3.0m x 3.8m	9'9" x 12'4"
MASTER BEDROOM	5.1m x 4.8m	16'7" x 15'11"

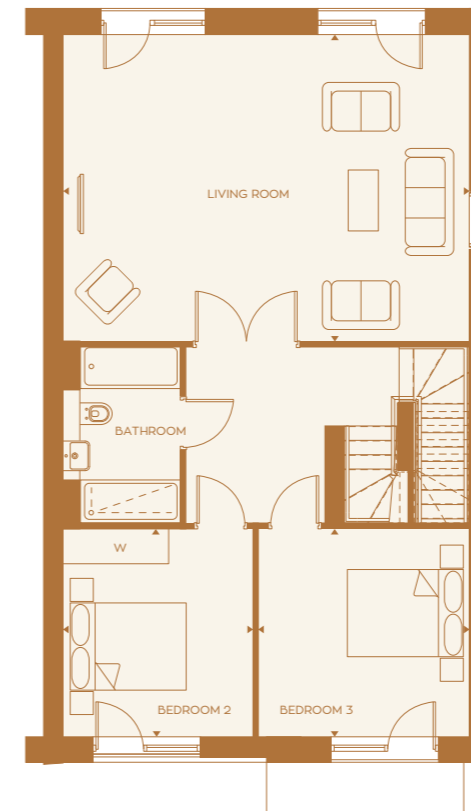


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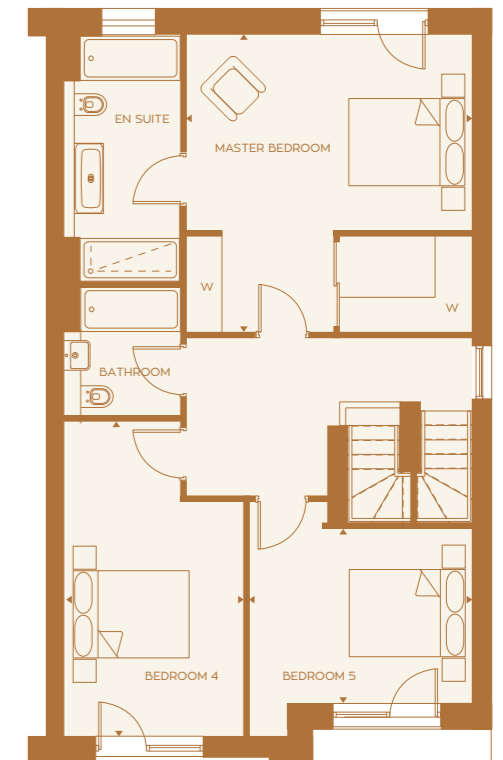
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE C

HOUSES 18-24
5 BEDROOMS

183.8 sqm 1,978 sqft

GROUND FLOOR

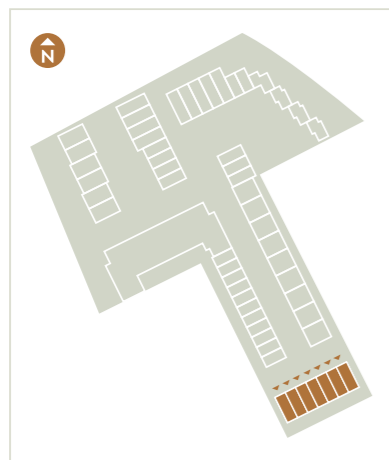
BEDROOM 5	2.9m x 2.8m	9'8" x 9'4"
FAMILY/DINING/KITCHEN	5.8m x 4.9m	18'10" x 16'1"
FRONT GARDEN*	26.5 sqm	285.2 sqft
REAR GARDEN*	32.2 sqm	346.6 sqft

FIRST FLOOR

BEDROOM 2	3.1m x 4.9m	10'3" x 16'1"
LIVING ROOM	5.8m x 4.9m	18'10" x 16'1"

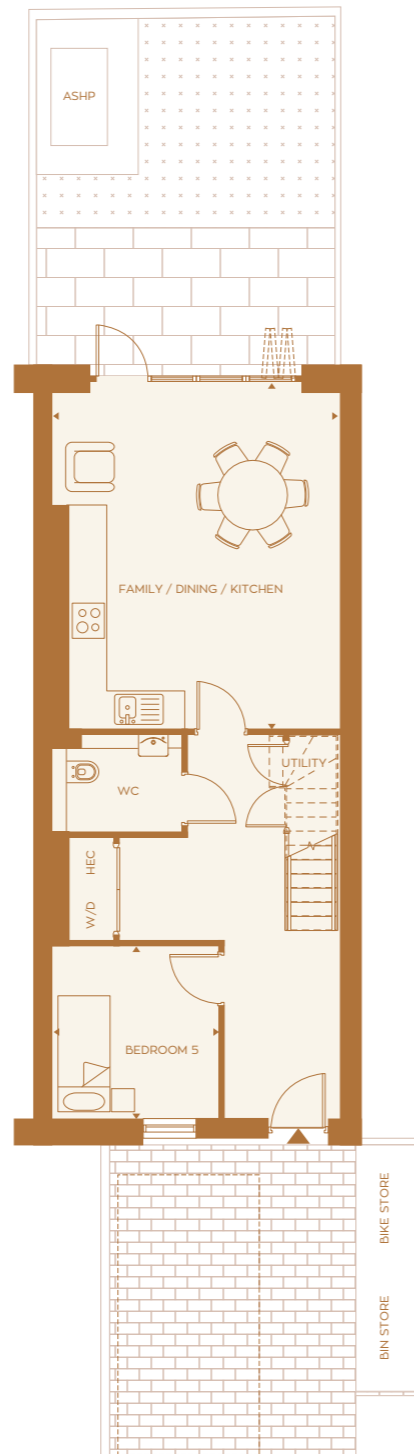
SECOND FLOOR

BEDROOM 3	4.4m x 2.0m	14'6" x 6'6"
BEDROOM 4	3.1m x 2.8m	10'3" x 9'3"
MASTER BEDROOM	5.8m x 4.9m	18'10" x 16'1"

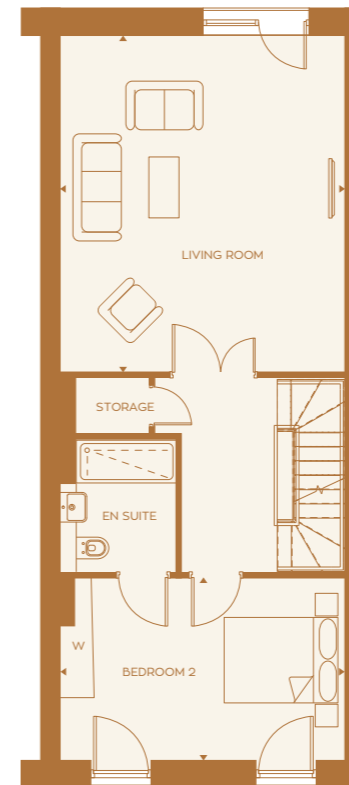


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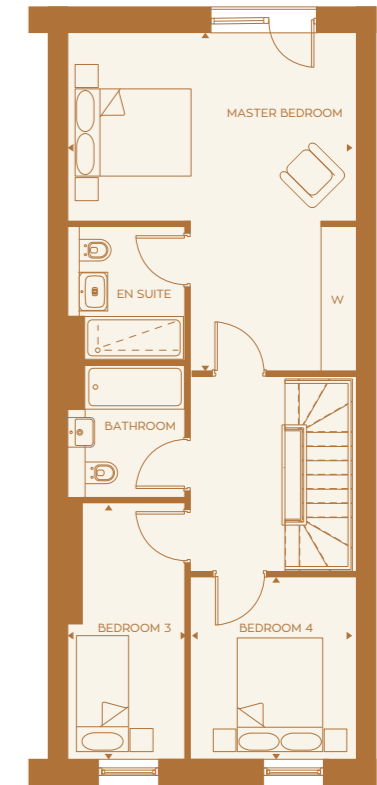
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE D

HOUSES 34-35
5 BEDROOMS

205.8 sqm 2,215 sqft

GROUND FLOOR

BEDROOM 5	3.1m x 2.7m	10'4" x 8'10"
FAMILY/DINING/KITCHEN	6.4m x 4.9m	21'0" x 16'1"
REAR GARDEN*	20.9 sqm	224.9 sqft

FIRST FLOOR

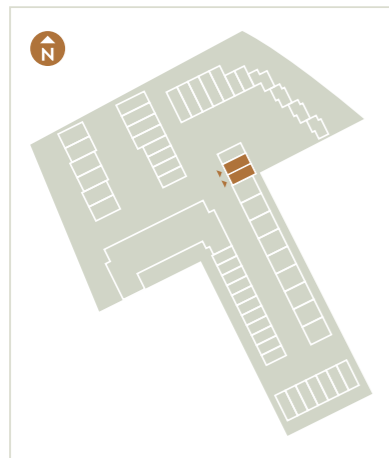
BEDROOM 2	3.9m x 4.6m	12'9" x 15'1"
LIVING ROOM	4.0m x 4.9m	13'2" x 16'1"

SECOND FLOOR

BEDROOM 3	4.0m x 4.9m	13'2" x 16'1"
BEDROOM 4	3.9m x 4.6m	12'9" x 15'1"

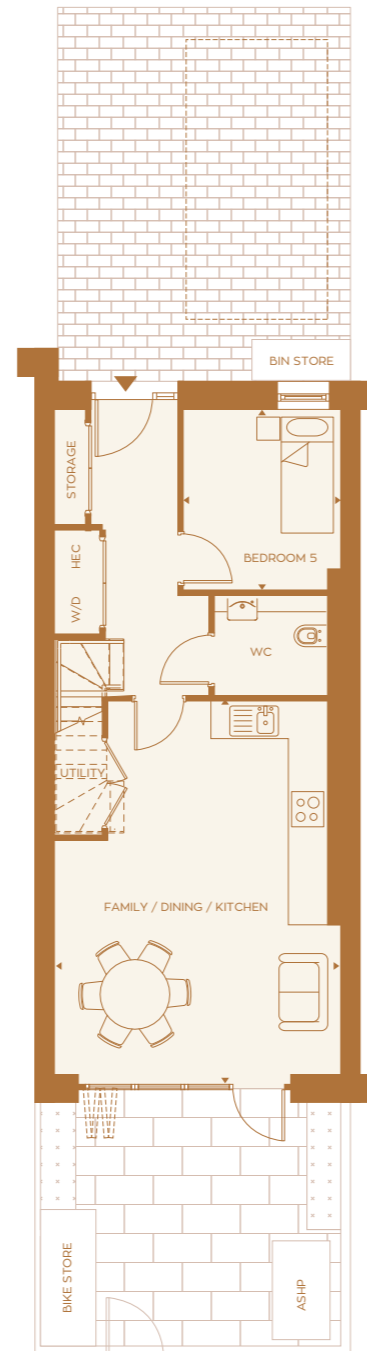
THIRD FLOOR

MASTER BEDROOM	7.4m x 4.9m	24'4" x 16'1"
TERRACE	18.2 sqm	195.9 sqft

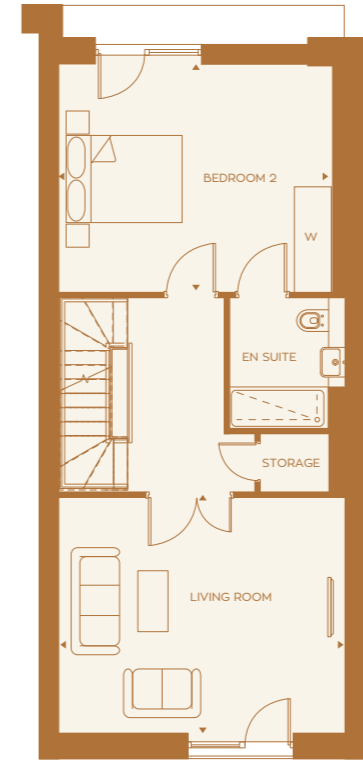


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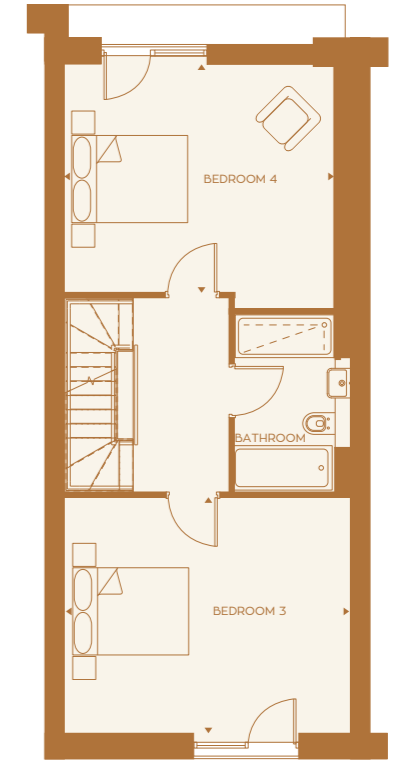
GROUND FLOOR



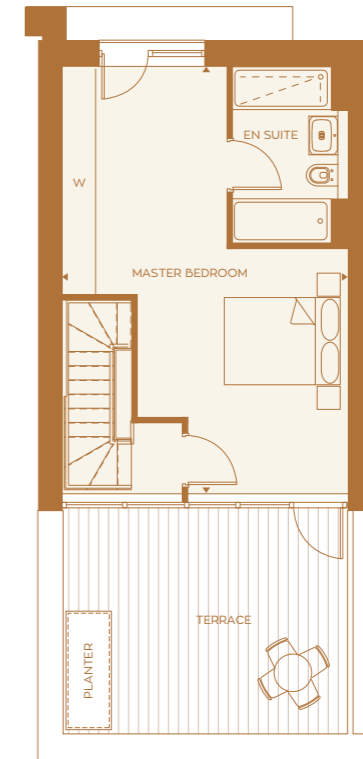
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TOWNHOUSE E

HOUSE 36
5 BEDROOMS

206.4 sqm 2,222 sqft

GROUND FLOOR

BEDROOM 5	3.1m x 2.7m	10'4" x 8'10"
FAMILY/DINING/KITCHEN	6.4m x 4.9m	21'0" x 16'1"
REAR GARDEN*	23.9 sqm	256.9 sqft

FIRST FLOOR

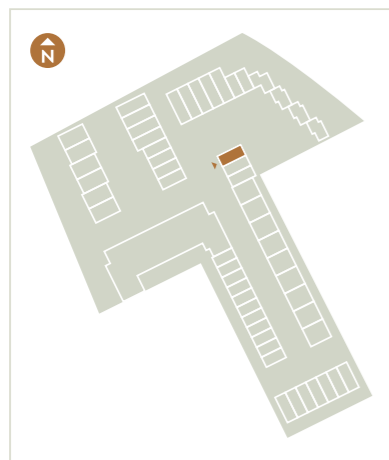
BEDROOM 2	3.9m x 4.6m	12'9" x 15'1"
LIVING ROOM	4.0m x 4.9m	13'2" x 16'1"

SECOND FLOOR

BEDROOM 3	4.0m x 4.9m	13'2" x 16'1"
BEDROOM 4	3.9m x 4.6m	12'9" x 15'1"

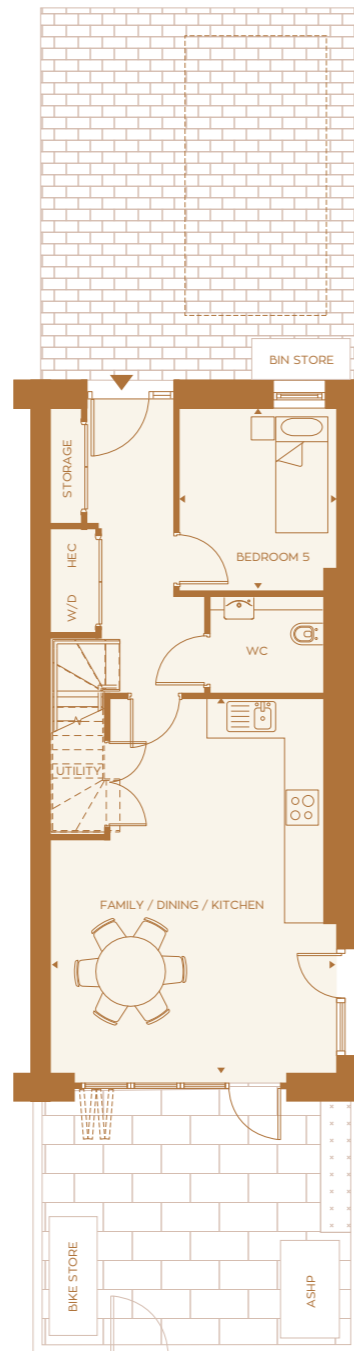
THIRD FLOOR

MASTER BEDROOM	7.4m x 4.9m	24'4" x 16'1"
TERRACE	18.2 sqm	195.9 sqft

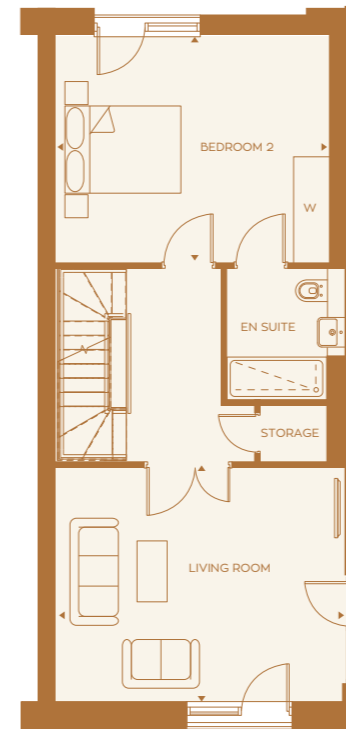


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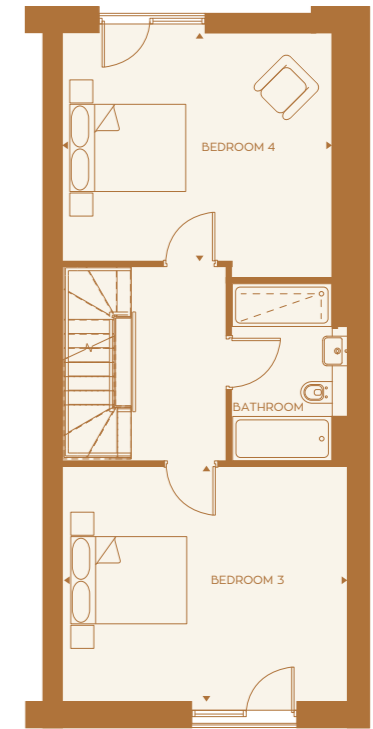
GROUND FLOOR



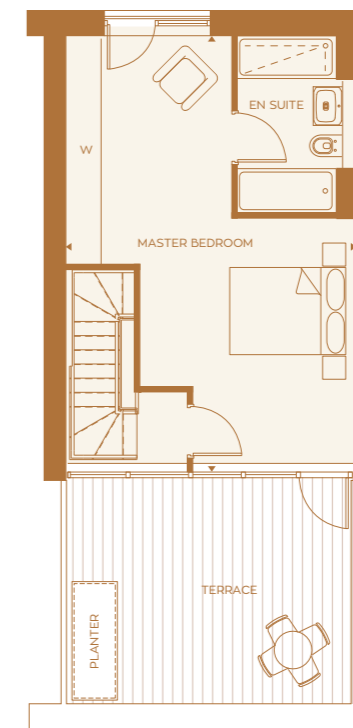
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

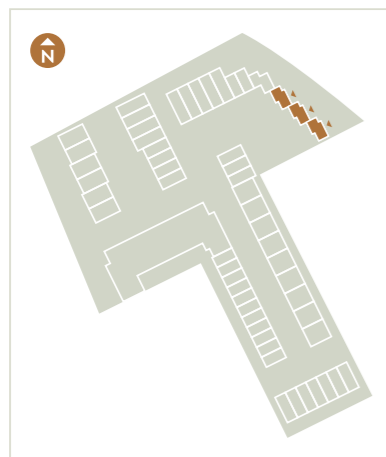
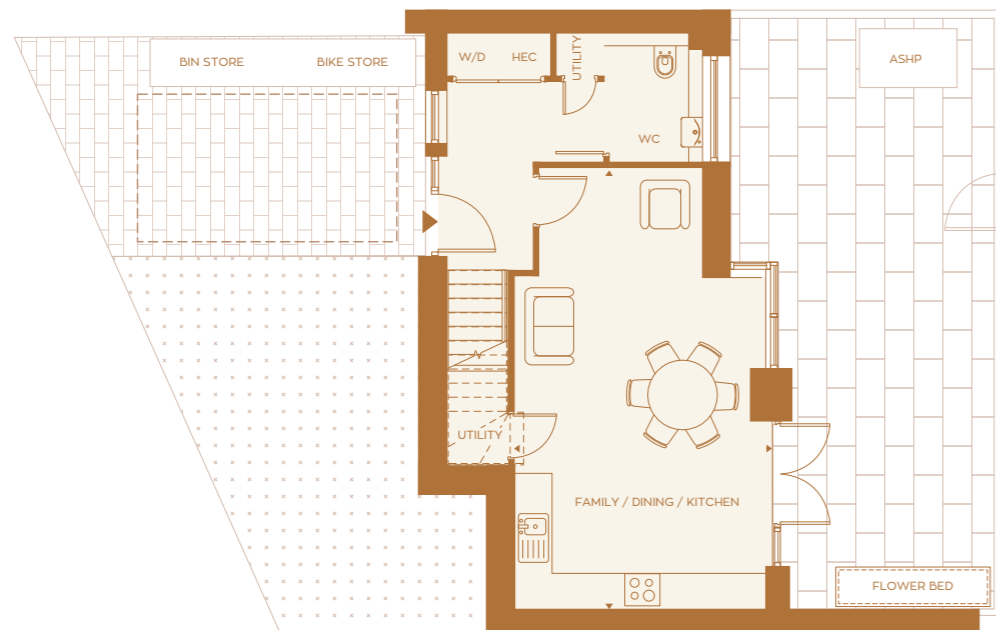


W WARDROBE W/D WASHER DRYER HEC HEATING/ELECTRICAL COMPONENTS PAVED SPACES ASHP AIR SOURCE HEAT PUMP

TOWNHOUSE F

HOUSES 37-39
3 BEDROOMS

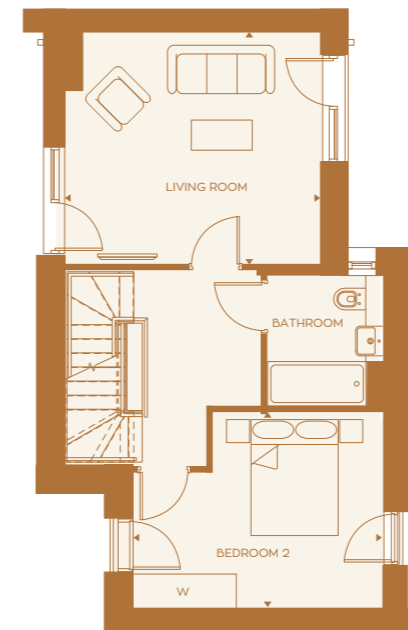
142.2 sqm 1,531 sqft



GROUND FLOOR

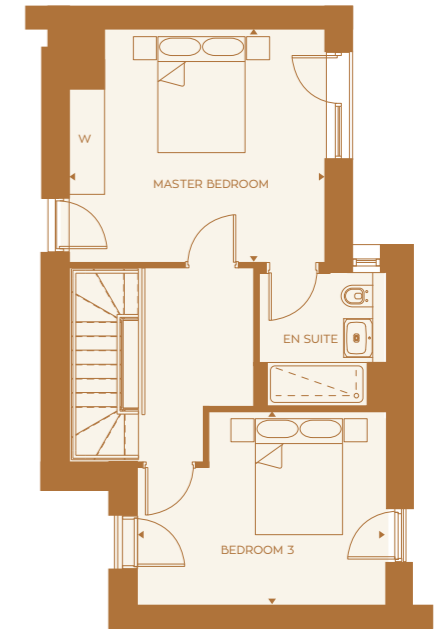
FAMILY/DINING/KITCHEN	
7.5m x 4.3m	24'9" x 14'1"
FRONT GARDEN*	
54.5 sqm	586.7 sqft
REAR GARDEN*	
36.4 sqm	392.0 sqft

*Garden sizes vary.
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FIRST FLOOR

BEDROOM 2	
3.3m x 4.3m	10'9" x 14'1"
LIVING ROOM	
4.0m x 4.4m	13'2" x 14'5"



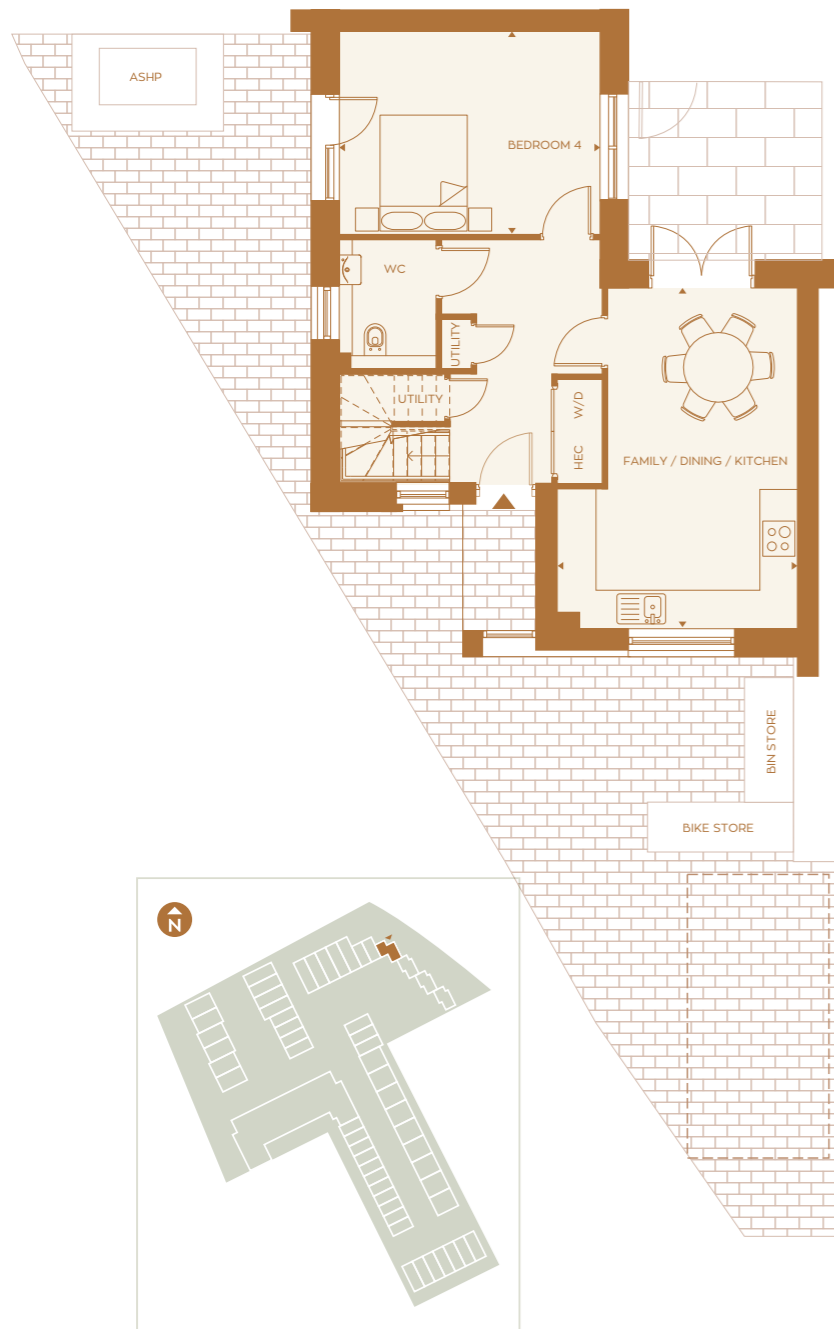
SECOND FLOOR

BEDROOM 3	
3.4m x 4.3m	11'0" x 14'1"
MASTER BEDROOM	
4.0m x 4.4m	13'2" x 14'5"

TOWNHOUSE G

HOUSE 40
4 BEDROOMS

177.7 sqm 1,913 sqft



GROUND FLOOR

BEDROOM 4	3.7m x 4.5m	12'2" x 14'10"
FAMILY/DINING/KITCHEN	5.9m x 4.2m	19'3" x 13'7"
FRONT GARDEN*	52.5 sqm	565.1 sqft
SIDE GARDEN*	25.8 sqm	277.4 sqft
REAR GARDEN*	8.3 sqm	89.7 sqft

*Garden sizes vary.
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FIRST FLOOR

BEDROOM 3	3.7m x 4.5m	12'2" x 14'10"
LIVING ROOM	5.9m x 5.3m	19'3" x 17'4"

SECOND FLOOR

BEDROOM 2	3.7m x 4.5m	12'1" x 14'10"
MASTER BEDROOM	5.9m x 4.2m	19'3" x 13'9"

TOWNHOUSE H

HOUSES 41-42
3 BEDROOMS

136.7 sqm 1,471 sqft

GROUND FLOOR

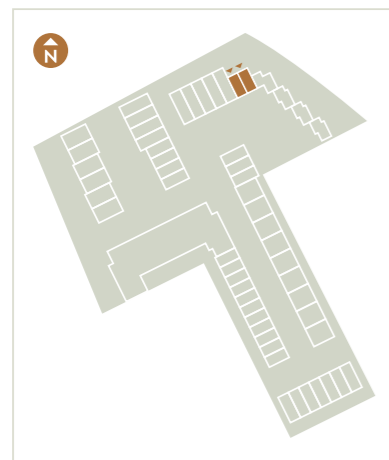
FAMILY/DINING/KITCHEN	5.8m x 4.8m	18'11" x 15'9"
REAR GARDEN*	11.6 sqm	124.8 sqft
FRONT GARDEN*	12.6 sqm	135.6 sqft

FIRST FLOOR

BEDROOM 2	2.9m x 4.5m	9'6" x 14'9"
LIVING ROOM	4.1m x 4.8m	13'7" x 15'9"

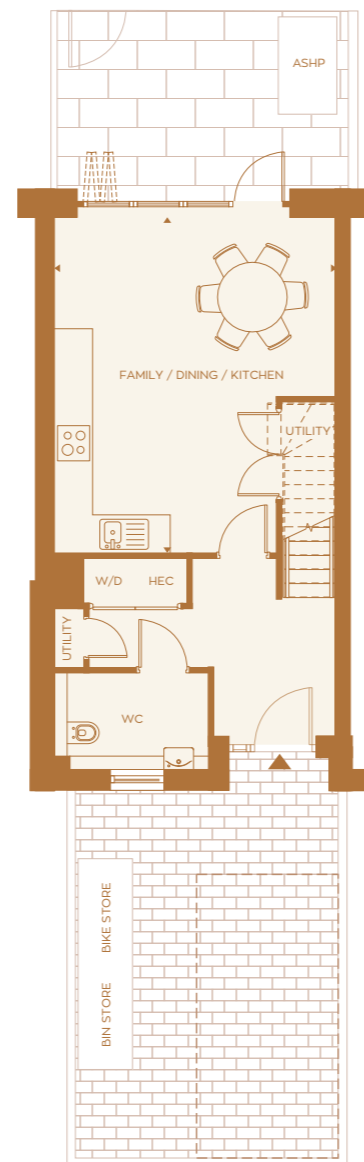
SECOND FLOOR

BEDROOM 3	2.9m x 4.5m	9'6" x 14'9"
MASTER BEDROOM	4.1m x 4.8m	13'7" x 15'9"

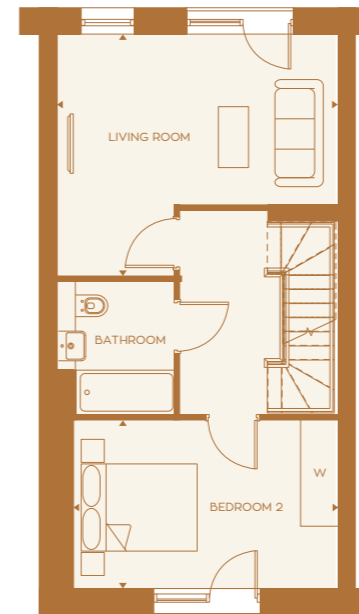


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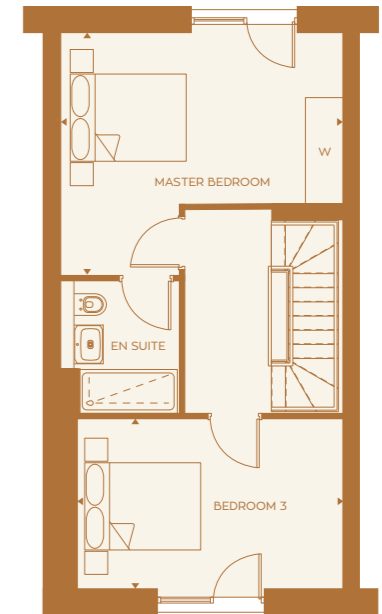
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE I

HOUSES 43-47
4 BEDROOMS

174.1 sqm 1,874 sqft

GROUND FLOOR

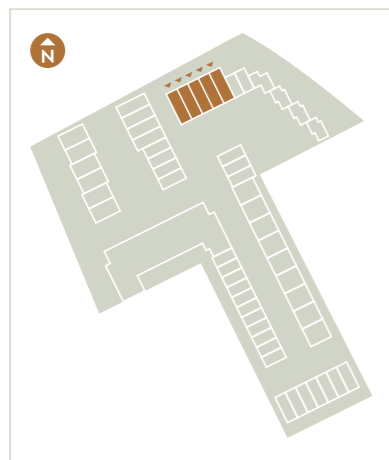
FAMILY/DINING/KITCHEN	4.8m x 5.1m	15'10" x 16'10"
GARAGE	2.7m x 5.6m	8'9" x 18'4"
REAR GARDEN*	20.4 sqm	219.6 sqft

FIRST FLOOR

BEDROOM 2	4.3m x 4.0m	14'3" x 13'3"
LIVING ROOM	5.9m x 5.1m	19'6" x 16'10"
TERRACE	8.3 sqm	89.3 sqft

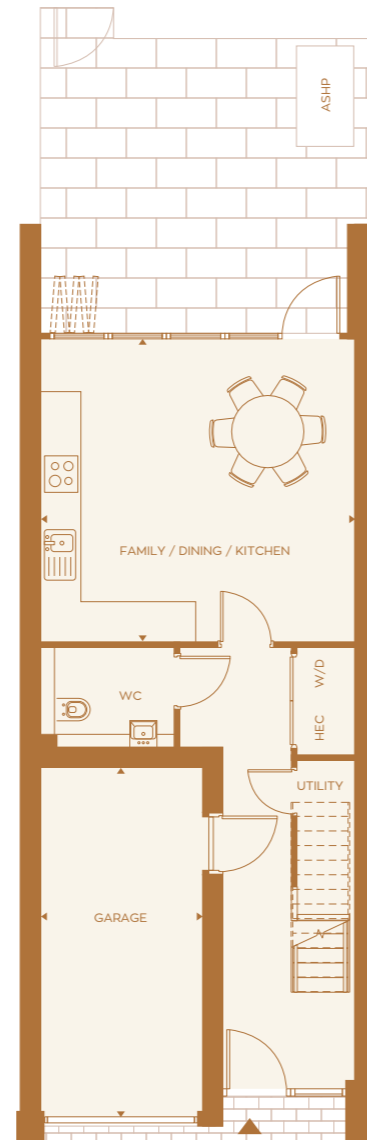
SECOND FLOOR

BEDROOM 3	3.9m x 2.3m	12'11" x 7'7"
BEDROOM 4	4.2m x 2.7m	13'8" x 8'11"
MASTER BEDROOM	4.3m x 5.1m	14'3" x 16'10"

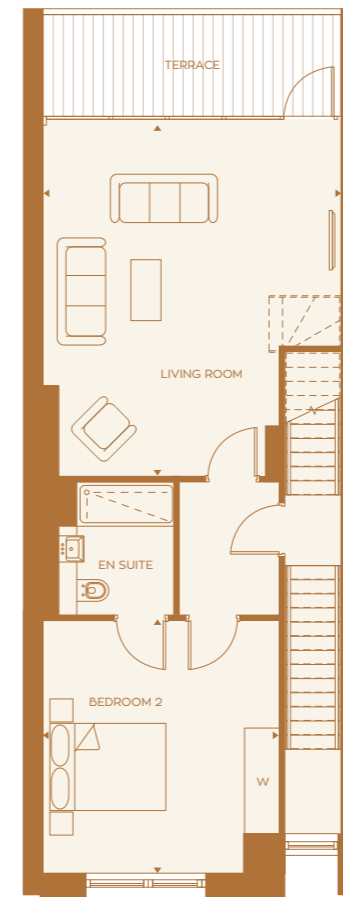


*Garden sizes vary.
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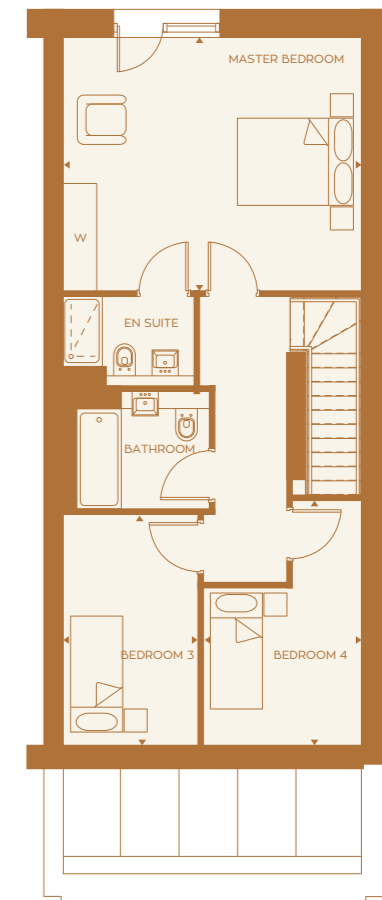
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE J

HOUSE 48
5 BEDROOMS

205.2 sqm 2,209 sqft

GROUND FLOOR

BEDROOM 5	2.9m x 3.0m	9'5" x 9'9"
FAMILY/DINING/KITCHEN	6.7m x 4.9m	21'10" x 16'1"
REAR GARDEN*	58.0 sqm	624.8 sqft

FIRST FLOOR

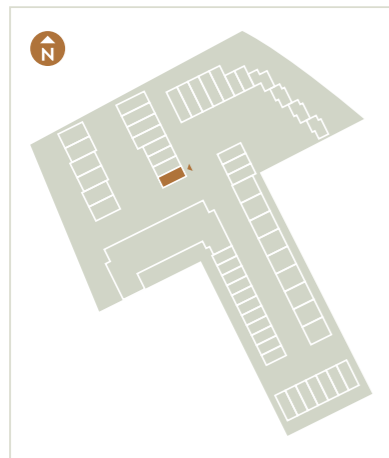
BEDROOM 2	3.3m x 4.9m	10'11" x 16'1"
LIVING ROOM	4.5m x 4.9m	14'9" x 16'1"

SECOND FLOOR

BEDROOM 3	4.5m x 4.9m	14'9" x 16'1"
BEDROOM 4	3.3m x 4.9m	10'11" x 16'1"

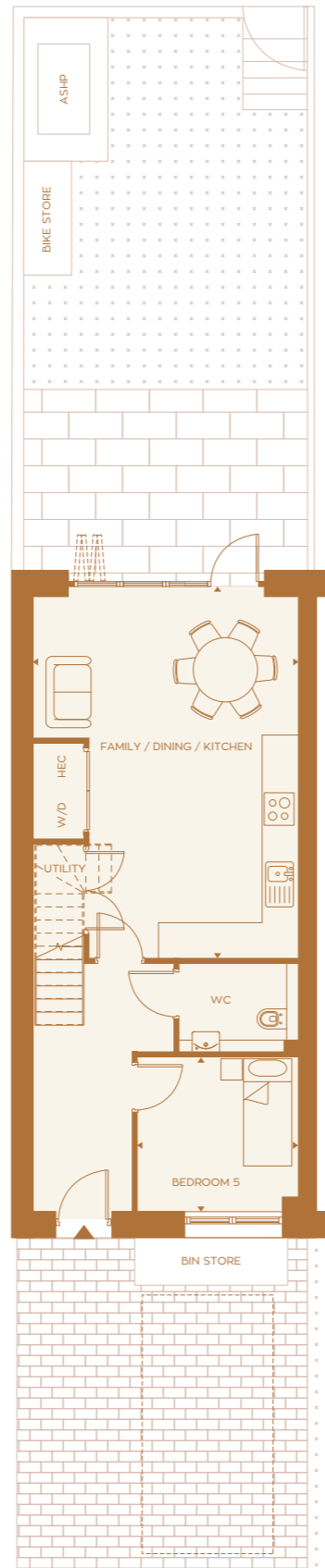
THIRD FLOOR

MASTER BEDROOM	7.1m x 4.9m	23'4" x 16'1"
TERRACE	20.6 sqm	221.7 sqft

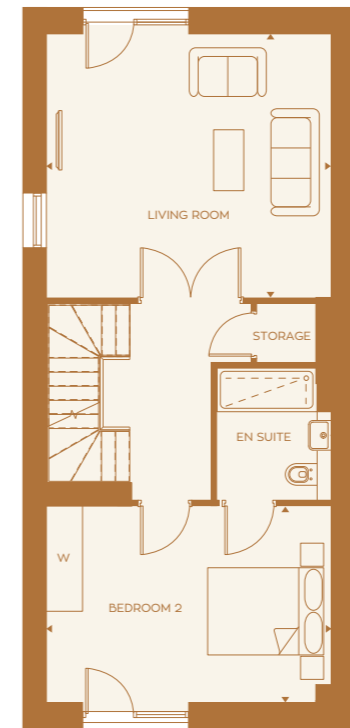


*Garden sizes vary.
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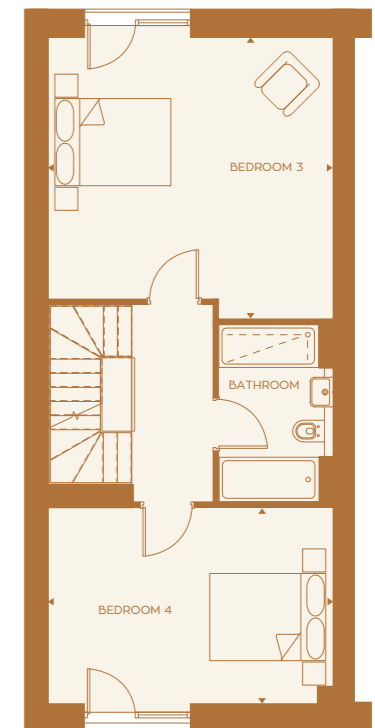
GROUND FLOOR



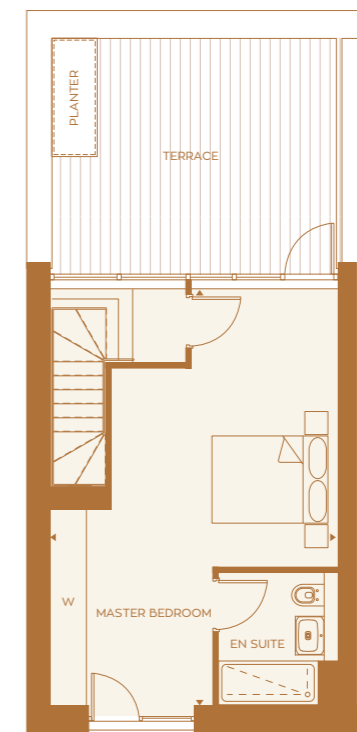
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



W WARDROBE W/D WASHER DRYER HEC HEATING/ELECTRICAL COMPONENTS PAVED SPACES ASHP AIR SOURCE HEAT PUMP

TOWNHOUSE K

HOUSES 49-51
5 BEDROOMS

205.1 sqm 2,208 sqft

GROUND FLOOR

BEDROOM 5	2.9m x 3.0m	9'5" x 9'9"
FAMILY/DINING/KITCHEN	6.7m x 4.9m	21'10" x 16'1"
REAR GARDEN*	54.5 sqm	587.0 sqft

FIRST FLOOR

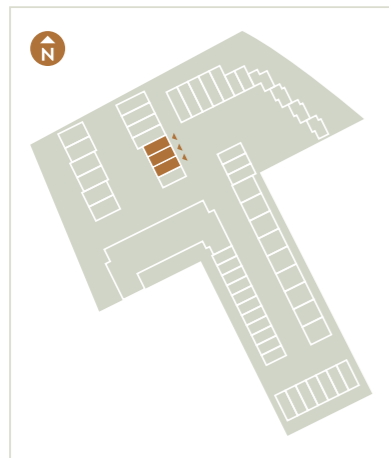
BEDROOM 2	3.3m x 4.9m	10'11" x 16'1"
LIVING ROOM	4.5m x 4.9m	14'9" x 16'1"

SECOND FLOOR

BEDROOM 3	4.5m x 4.9m	14'9" x 16'1"
BEDROOM 4	3.3m x 4.9m	10'11" x 16'1"

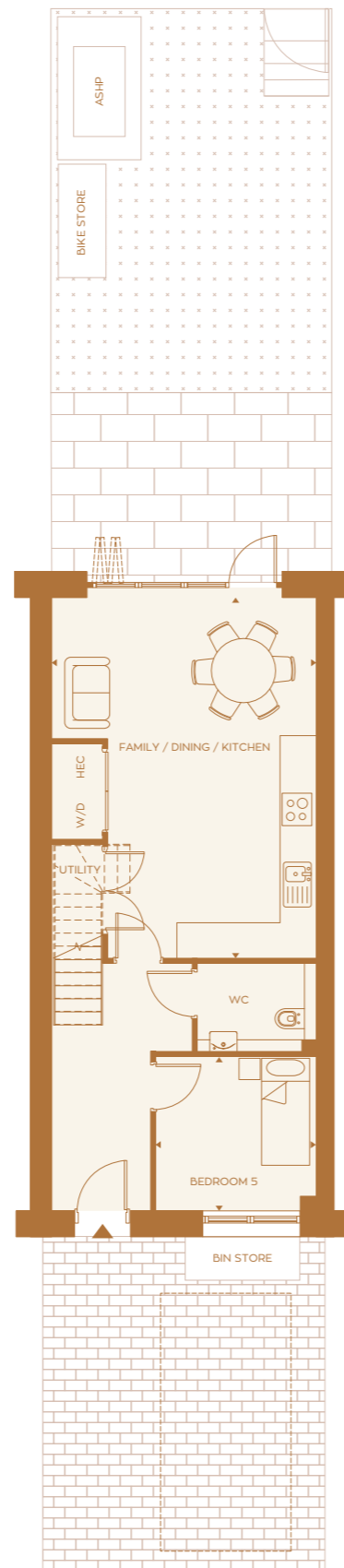
THIRD FLOOR

MASTER BEDROOM	7.1m x 4.9m	23'4" x 16'1"
TERRACE	20.6 sqm	221.7 sqft

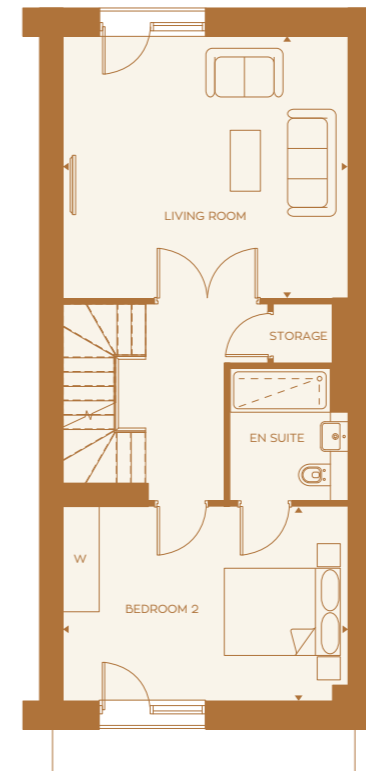


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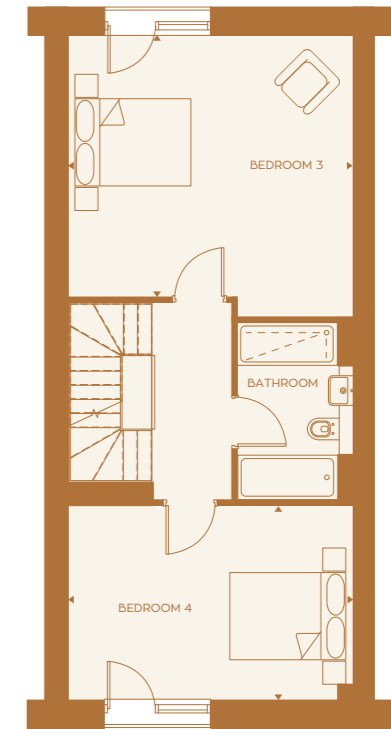
GROUND FLOOR



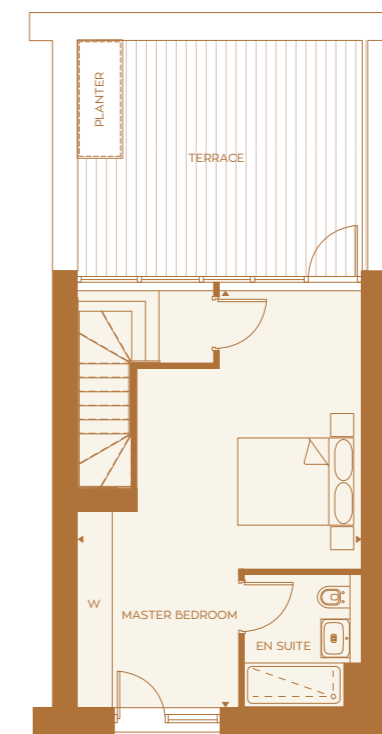
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



W WARDROBE W/D WASHER DRYER HEC HEATING/ELECTRICAL COMPONENTS PAVED SPACES ASHP AIR SOURCE HEAT PUMP

TOWNHOUSE L

HOUSES 52-55
5 BEDROOMS

225.6 sqm 2,428 sqft

GROUND FLOOR

FAMILY/DINING/KITCHEN
6.4m x 5.4m 21'1" x 17'7"

GARAGE
2.9m x 5.5m 9'4" x 18'1"

REAR GARDEN*
47.6 sqm 512.2 sqft

FIRST FLOOR

BEDROOM 2
3.3m x 5.4m 10'11" x 17'7"

LIVING ROOM
4.5m x 5.4m 14'9" x 17'7"

TERRACE 1
12.2 sqm 131.3 sqft

SECOND FLOOR

BEDROOM 3
3.3m x 5.4m 10'11" x 17'7"

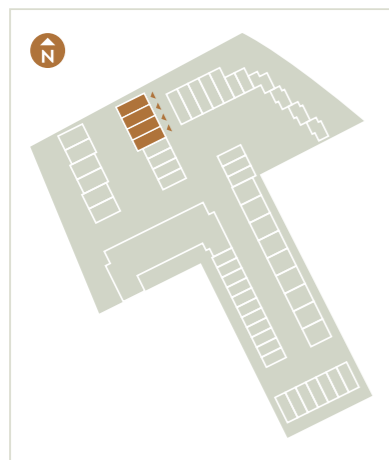
BEDROOM 4
4.5m x 2.8m 14'9" x 9'2"

BEDROOM 5
4.9m x 2.5m 15'11" x 8'1"

THIRD FLOOR

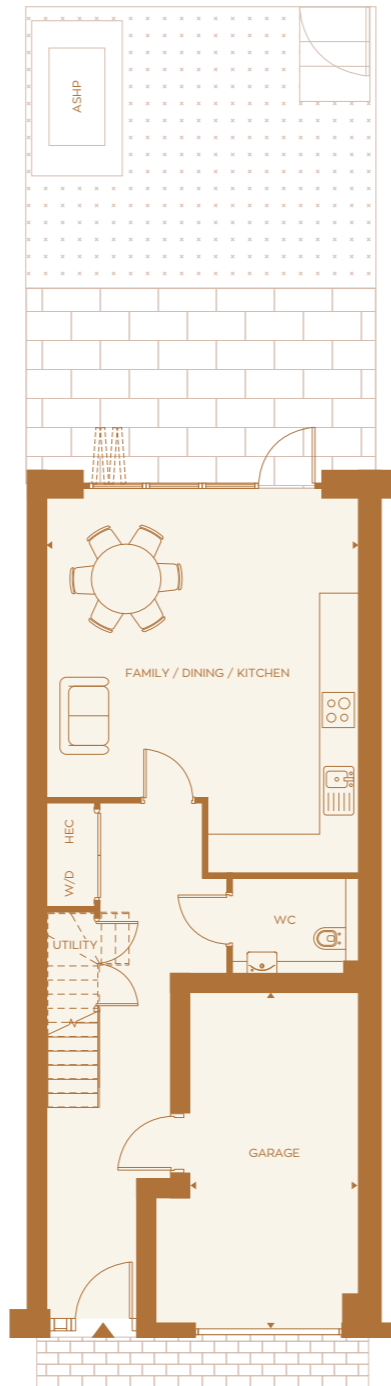
MASTER BEDROOM
8.4m x 4.3m 27'8" x 14'3"

TERRACE 2
15.9 sqm 171.1 sqft

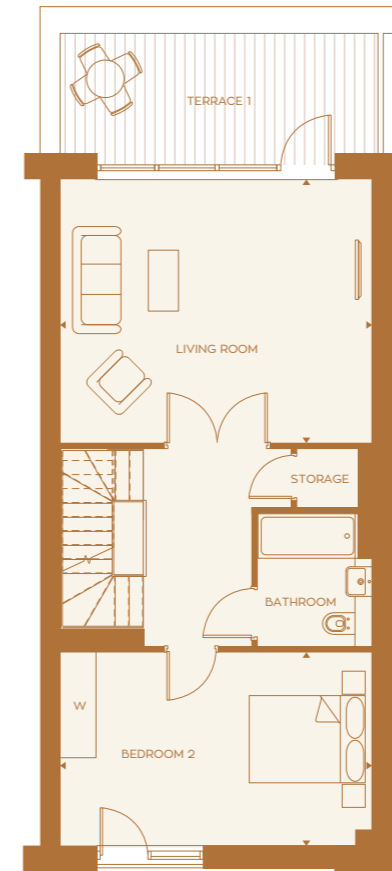


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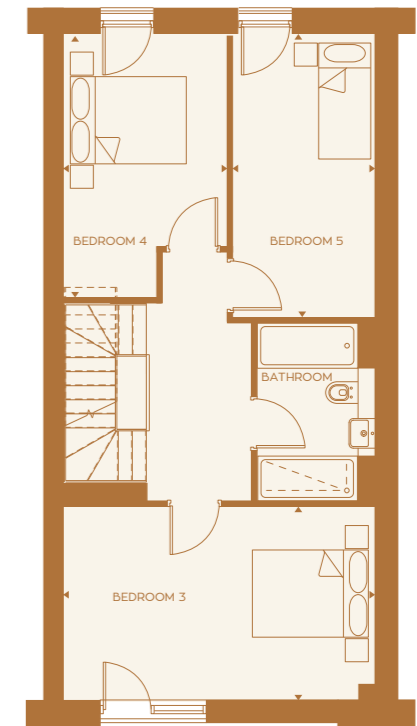
GROUND FLOOR



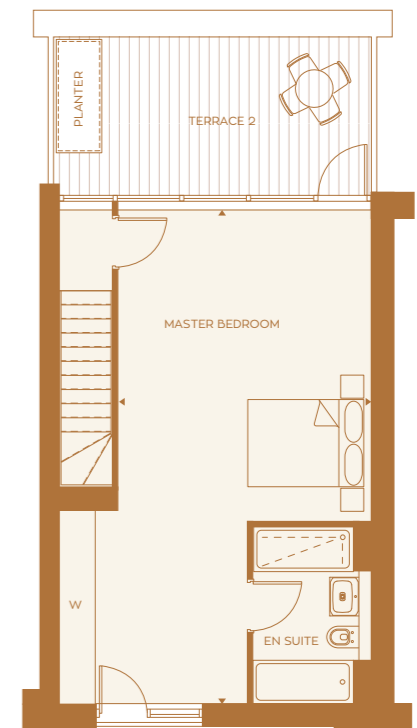
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





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MARCH 2016

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