



Your guide to contemporary living by Stonebond at Waterbeach

Stonebond.
at Waterbeach



CONTENTS

04 WELCOME HOME

Waterbeach. A place that connects people and nature, which has been inspired by its surroundings and its past.

06 THE VISION

Taking a unique landscape of agriculture and airfield to create one of the best new addresses in Cambridgeshire.

08 THE MASTERPLAN

A celebration of the site's history, the creation of a new community and a fresh new living environment.

12 BE PART OF A BRAND NEW COMMUNITY

Whatever your lifestyle or life stage, Waterbeach creates a sense of belonging – somewhere to put down roots and grow.

14 LOVE THE LAKE

The 23-acre lake together with its islands and wetlands are an intrinsic part of the natural character of Waterbeach.

16 CHANGING WORK-LIFE BALANCE TO A LIFE-WORK BALANCE

Being close to local employment hubs means less time commuting and more time enjoying your home, and its environment.

20 MEET YOUR NEIGHBOURS

A richness of habitats means a wealth of wildlife including skylarks, brown hares, foxes and even deer.

22 CAMBRIDGE. ENJOY A WELL-ROUNDED LIFESTYLE

Being just seven miles north of Cambridge means all of the City's attractions and amenities are within easy reach.

24 PICTURESQUE SPACES

Waterbeach is part of a wider landscape that includes Fen edge countryside in South Cambridgeshire with walks along the River Cam.

26 OUR SUSTAINABILITY COMMITMENT

How our commitment to social and environmental sustainability influences what we do at Waterbeach.

28 HOME GROWN

Get active, get fresh air and enjoy the satisfaction that comes from cultivating home-grown produce.

32 DESIGNED FOR MODERN LIVING

Enjoy contemporary and energy efficient spaces that are as perfect for everyday living as they are impressive when entertaining.

34 WHERE IT ALL HAPPENS

The hub of the home, the kitchens at Waterbeach are designed to be as high performing and hard working as they are stunning.

38 WHAT WILL BE HAPPENING IN YOUR KITCHEN?

A look at the latest trends in cooking, recipes and ingredients.

40 SPACE FOR LIVING

A range of flexible living spaces to fit your lifestyle whatever the accommodation.

42 MAKING A SPLASH

The beauty and style of Waterbeach bathrooms with fixtures and fittings from respected premium British and global brands.

44 THE STONEBOND SPECIFICATION

Carefully curated to reflect the best of modern living, all homes maximise space and light and are designed for energy efficiency and practicality.

46 PLACEMAKING THROUGH COLLABORATION

Stonebond and Urban&Civic working in close partnership to make the gateway to Waterbeach a true community and a place of distinctive and appealing character.

Welcome home

Stonebond
at Waterbeach



A place that connects people and nature. A place inspired by,
and organically connected to its surroundings and its past.
A place where ecology is enriched and life enhanced.
It all makes for a very special type of place.

Welcome to Stonebond at Waterbeach.



Scan to find
out more

THE VISION.

More than the sum of its parts, Waterbeach has been designed to be an evolution. The vision is about taking this unique, inherited landscape of an historic farming and military past, and carefully curating and enhancing it to create one of the best new addresses in Cambridgeshire.

From the calibre of architecture and interiors of your Stonebond home, to the schools and community facilities, the landscaping and enhanced bio-diversity, this unique environment has people and nature at its very heart and celebrates the creation of a unique, fresh new living destination, fit for 21st century living.



Connecting the past to an exciting future.



Computer generated images; indicative only.

THE ARCHITECT'S INSPIRATION.



Julia Foster
Managing Partner at David Lock Associates.

What was your design inspiration for Waterbeach?

The vision draws upon many influences including the incredibly rich existing Fenland edge landscape. Centuries of prior settlement in the area mean the new community will grow along an historic causeway route. This links the heart of Waterbeach village to the re-imagined Barracks, to a unique waterfront at the lake, dug by the Royal Engineers, and onwards towards Denny Abbey.

This chain of places provides a framework for a new community layered with history and character. It will respect but remain distinct from Waterbeach village. It will draw on market town vernacular and the best of modern Cambridge architecture, to sit comfortably within its context, offering the best of modern living within the sphere of the City.

What elements of the design have been informed by modern lifestyles?

So many aspects of the design of Waterbeach have been influenced by changing lifestyles in an effort to support health and wellbeing, education and community development. We seek to protect and enhance biodiversity, reduce energy use, conserve water and reduce impact upon the community and the planet.

The scheme will encourage active lifestyles, for example, journeys on foot and by cycle across the development are designed to be more direct and convenient than those by car. The first primary school is served by a network of cycle and pedestrian routes. Putting nature, leisure and community uses on the doorstep and designing homes and mixed-use buildings to allow them to be used flexibly, responds positively to the blurring of home, work and play and means residents will find it is easy to choose to live well.

What is special about the street scenes and design of Stonebond at Waterbeach?

This exciting first phase at Waterbeach embodies the high ambition for a character and quality of built development which delivers a distinctive place, as well as distinctive buildings. Each residential frontage has been designed by the award winning architect, Pollard Thomas Edwards.

The quality of the architecture, which displays continuity and rhythm, and the interface with the landscape are dominant. This is in contrast to so many schemes in which driveways, garages and parked cars have the greatest impact on the street scene.

On this scheme, these are discreetly designed into the core of the development. This introduces and sets a benchmark for a quality of 'townscape' in a quiet, green, safe and neighbourly environment where residents can be proud of their street, their shared space, and their home.

Green infrastructure is obviously very important in the design of Waterbeach, how has that been designed into this scheme?

The site is blessed with an extensive, mature landscape which underpins the masterplan. This promotes parcels of homes which are clustered around large expanses of green space and water bodies.

This first phase includes an important cross parcel, community link – incorporating local play and amenity space, fruiting trees and wildlife features. In time this link will connect into the wider green access network, linking woodland and parkland across the site.



THE MASTERPLAN

Computer generated image; indicative only.



1. Primary School

From early years onwards, children can enjoy modern, purpose-built indoor and outdoor learning spaces located within walking distance.



2. The Lake

A beautiful 23-acre lake brings a distinctive dimension to life at Waterbeach; a tranquil place with a rich nature from the reedbeds to its bird life.



3. Dappled Woodland

A woodland brings you close to the changing colours and soundtrack of the seasons like nowhere else. Here, new planting will complement existing trees.



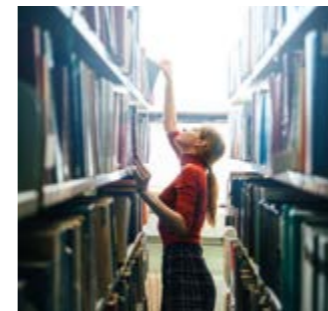
4. Community Orchard

From spring blossoms to fruit-laden branches at harvest time, the orchard will be a place for all ages to visit and enjoy.



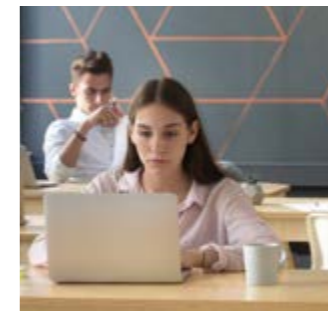
5. Open Green Spaces

Waterbeach sits within a wonderful green tapestry that embraces where people live, walk and play, connecting to the wider Cambridgeshire landscape.



6. Community Centre and Hub

The community centre will be a hub for events and activities, as well as home to the development's first library and flexible workspaces.



7. Health Care

Linked to the Community Centre, the development's first health provision will bring services from the village surgery right to your doorstep.



8. Sports Pitches

With dedicated space created for playing sports, Waterbeach is a place where everyone can enjoy being active outdoors.

STYLISH HOMES DESIGNED FOR 21ST CENTURY LIVING.





Creating an authentic sense of community was key to the vision from the very start. Alongside the wealth of on-site facilities including schools, shops, health facilities, coffee shops, restaurants and library, it was important to create a sense of belonging – somewhere to put down roots and grow.

BE PART OF A BRAND NEW COMMUNITY.

Offering a wide choice of new homes, Waterbeach will be a well balanced community from young professionals, couples and families, to those downsizing. And regardless of their own lifestyle or life stage, what everyone will share is a desire for a more natural way of living which can be found at Waterbeach.



A choice of schools within easy reach*

Families, or those planning to raise one, will be part of a community which will see three new primary schools on site, as well as a secondary school, to complement the local Waterbeach Community Primary School.

*School opening subject to planning.

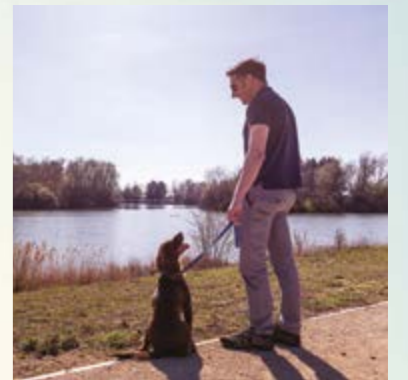
LOVE THE LAKE.

and refresh your senses

Lakeside living is as aspirational as it is calming. The serenity of feeling close to nature and being encouraged to be more active when your surroundings draw you outdoors, all create positive effects on your health and wellbeing.

At Waterbeach you'll be able to walk alongside the 23-acre lake, taking time to stop and listen to the sights and sounds that show nature is everywhere around you - from the tell-tale ripples in the water and the sight of pond skaters dancing on the surface, to the gentle sounds of bird calls.

The lake, together with its islands and wetlands are an essential part of the natural character of Waterbeach. These habitats are being retained and enhanced for the plants and wildlife that live, grow and make their home here, so residents can enjoy them all-year-round.



“Research has found that when green and blue spaces, such as waterways or lakes are experienced together, they provide an even bigger boost to wellbeing - easing anxiety, relieving stress and improving mental health.”

The Intelligence Lab, Knight Frank

CHANGING WORK-LIFE BALANCE TO A LIFE-WORK BALANCE.

The recent change to our work-life balance has led to greater flexibility in the working week and more options for working from home. At Waterbeach you're extremely well-placed for the major employment hubs which means that if you do need to commute, you can enjoy more time at home in the morning and get back sooner so you can relax and unwind, or take part in a host of leisure activities available at Waterbeach.



Green communal spaces

Employment hot spots nearby include the Cambridge Science Park and the University of Cambridge campuses in and around the city while the Cambridge Biomedical Campus including both Addenbrookes and the Royal Papworth Hospitals research institutes and pharmaceutical businesses are just a 20 minute drive.

For those working further afield, Waterbeach is located within an excellent road network that includes the A14 and M11, with the A1 easily accessible. By train, Waterbeach station is just over a mile away or an eight minute bike ride. Cambridge North Station is also only 12 minutes away. The station has cycle storage and a car park, with services direct into London King's Cross in 67 minutes, from where it's a short hop to the City at Moorgate or Liverpool Street.

Travel times are approximate only.



Library and tech hub



Outdoor sports



BE AT HOME WITH NATURE.

MEET YOUR NEIGHBOURS.

Waterbeach's innovative nature-led design means you're not just close to nature but are part of a wonderfully diverse 250 acre landscape – from grassland and meadows to trees, scrub, and hedgerows, each with their own distinct eco-system.

A key feature of Waterbeach is the large-scale habitat creation areas that link to wider fields and Fenland – as well as to other biodiversity priority areas across the site. It's this richness of habitats that means a wealth of wildlife. The grassland alongside the former runway and golf course will



be home to animals like brown hares, wild wood mice, foxes and even deer, while the skies will offer the sights and sounds of songbirds, as well as bats and barn owls glimpsed at dusk.

As part of Waterbeach's conservation policy, half of all the buildings on site will incorporate bird, bat and insect boxes, while fences have been designed to protect and allow hedgehogs to freely move between gardens along hedgehog highways. Each new resident at Waterbeach will receive a wildlife pack with key information about the unique environment they are part of – the continuously changing panorama of nature throughout the seasons.



CAMBRIDGE ENJOY A WELL-ROUNDED LIFESTYLE.



When it comes to choosing a home, many people are seeking space and greenery. With the added benefit of a waterside ambiance, Waterbeach ticks all the boxes and more.

Here, surrounded by nature, there's a feeling of being miles away from it all, yet being just seven miles north of Cambridge (approx. forty minutes by bike), means all of the City's attractions and amenities are within easy reach.



The huge variety of cafés, bistros, restaurants, pubs and bars is unrivalled while the cultural life includes performances at Cambridge Arts Theatre or the latest film releases at a multitude of cinemas. Radiating from the historic city centre at Market Square are the Grand Arcade and Lion Yard, home to an eclectic mix of upmarket stores, high street names and independent shops. For the sporty, there's also a choice of health and fitness clubs while golfers will find several courses within easy reach.



PICTURESQUE SPACES.

near and far to explore

Waterbeach is part of a wider landscape that includes Fen Edge countryside. You'll find walks close to home like the circular route from the development that takes you along the River Cam, or pick up the Fen Rivers Way, follow waymarked trails, and explore the Fenland landscape with its wide open skies and views over fields as far as the eye can see.



Just over two miles away is Milton Country Park, with 100 acres of gardens, as well as footpaths and cycle trails. The park makes the perfect setting for outdoor activities for all ages including yoga, mini triathlons, and running, as well as many activities for youngsters including the Saturday junior cycling club, while the open water is the place for the adventurous to learn stand-up paddle-boarding, canoeing and kayaking.

Smart thinking in tune with modern living

OUR SUSTAINABILITY COMMITMENT.



At an early stage of construction we sought to identify opportunities to source local labour suppliers. We also monitor and actively encourage our suppliers to utilise Government-backed apprenticeship schemes to provide people with valuable skill sets whilst working on site.

And when it comes to the homes themselves, these feature advanced systems. From air source heat pumps that are leading the way in renewable heating technology in our houses, to kitchens equipped with efficient appliances, it all adds up to reduced energy consumption and energy bills. We make it easier to choose sustainable modes of transport too, from cycle parking spaces to electric car charging points.



SOCIAL HEALTHIER AND SAFER COMMUNITIES

At Stonebond our ethos is about planning, creating and delivering safer, healthier communities that are designed to be rewarding to live in.



WHAT IT MEANS FOR YOU...

Traffic-free footpaths and cycleways, dedicated play areas and delightful green spaces.

ENVIRONMENT PROTECTING AND IMPROVING OUR ENVIRONMENT

Protecting and enhancing the environment is a key priority at Stonebond and we take our responsibility seriously.



WHAT IT MEANS FOR YOU...

From how we construct our homes to safeguarding and enhancing natural habitats, you can enjoy homes and surroundings that protect the environment now and for everyone's future.

ECONOMIC SUPPORTING THE LOCAL ECONOMY

We look to employ local trades and to engage with local supply companies to benefit the Cambridgeshire economy right from the start.



WHAT IT MEANS FOR YOU...

From employment and training opportunities across a breadth of skills to a healthy high street, the benefits of a thriving local economy ripple out widely for everyone.

GROWTH LOCAL INFRASTRUCTURE INVESTMENT

At Waterbeach, Stonebond and Urban&Civic aim to invest in, and improve, existing and new amenities to benefit the wider community.



WHAT IT MEANS FOR YOU...

Living at Waterbeach means you will have access to schools and improved local transport, enhancing the things that matter for a better quality of life.



HOME GROWN.

ENJOY ALLOTMENT GARDENING

At Waterbeach's community allotments, residents can sow, grow and enjoy all the benefits of their own fresh seasonal produce.



Tomato



Carrot



Chilli



Pumpkin



Pepper



Radish



Onion



Broccoli



This means the freedom to garden organically and grow your own and the family's favourite vegetables and varieties. A survey by the National Allotment Society found people love allotment gardening because it encourages them to be active, get out in the fresh air – and of course, the satisfaction that comes from cultivating home-grown produce.

Most of all though, you'll feel the sense of achievement from learning new knowledge and skills, meeting challenges along the way, while children will find an appreciation of the natural world as they watch what they have sown grow into healthy food. Make the most of picking your first crop and its short allotment-to-fork journey to that evening's potato salad or raspberry dessert. As you become more adventurous in the range of what you grow to include elephant garlic and leeks, sweet potatoes, purple sprouting broccoli, and parsnips, there will always be something to harvest for a good part of the year.

If you can't wait for the allotments then why not use your garden, courtyards or terrace to supply your own fruit and veg.

Register your interest to join the waiting list for the allotments being delivered later in the first phase of development.



CUTTING EDGE ARCHITECTURE.

Computer generated image: indicative only.

framed by nature



DESIGNED FOR MODERN LIVING.

A brand-new Stonebond home is a clean, contemporary and energy efficient space that's a beautifully finished blank canvas ready for you to personalise. A space that's as perfect for flexible everyday living as it is impressive when entertaining.

When it comes to our specification we carefully select established brands known for products with design credentials that match their performance.



WHERE IT ALL HAPPENS.

Naturally the kitchen is the hub of the home and a place to entertain where family or friends take time to catch up, indulge in new flavours and explore cuisines together.



The kitchens at Waterbeach are designed to be as ergonomic as they are a pleasure to be in. You'll find matt lacquered handleless units, as well as complementing worktops, upstands and toughened glass splashbacks – with stone worktops to the four-bedroom houses. The palette is contemporary and sophisticated, to reflect the modern lifestyle seen at Waterbeach.



Appliances to all homes include integrated fridge/freezers, dishwashers, oven, hob and either a microwave or combination oven as well as premium features such as wine coolers, chrome lever taps and Amtico flooring.

*Speak to a Sales Consultant for full specification details as worktops to the utility room vary dependant on work surface style.

Images of previous Stonebond developments.

WHAT WILL BE HAPPENING IN YOUR KITCHEN?

Trends to watch

BATCH COOKING BONUS

Batch cooking allows you to prepare ahead and make the most of energy use, whilst always having something in the freezer made with ingredients from scratch.

PLANTING IDEAS

Plant 'milks' like oat, almond and coconut are established but now there's potato milk, claimed to be over fifty times more water-efficient than almonds and needing less land than oats.



FEED THE SENSES

Bolder flavours are now being celebrated, said to be a reaction to the loss of senses from Covid. Think what Japanese scientists call 'kokumi' – rich, delicious tastes – like slow-roasted meats, aged cheese, and dark chocolate mousse.



MIXING IT UP

The International Food Information Council has found many home cooks are taking fusion to new levels, from Korean tacos and Japanese-Argentinian ceviche to Kimchi doughnuts.



A NEW WAVE

Seagans – those on a fish and plant-based diet – are casting the net wider for more edible sea plants and seaweeds, typically high in nutrients and antioxidants.



Waterbeach apple crumble

FOR THE CRUMBLE

300g/10½oz plain flour, sieved, pinch of salt

175g/6oz brown sugar

200g/7oz unsalted butter at room temperature, cubed, plus a little for greasing

FOR THE FILLING

450g/1lb apples, peeled, cored and cut into 1cm/½in pieces

50g/2oz brown sugar

1 tbsp plain flour

1 pinch ground cinnamon

METHOD

Preheat the oven to 180C/350F/Gas 4.

Place the flour, salt and sugar in a large bowl and mix well. Taking a few cubes of butter at a time, rub into the flour mixture. Keep rubbing until the mixture resembles breadcrumbs.

Place the fruit in a large bowl and sprinkle over the sugar, flour and cinnamon. Stir well, being careful not to break up the fruit.

Butter a 24cm/9in ovenproof dish. Spoon the fruit mixture into the bottom, then sprinkle the crumble mixture on top.

Bake in the oven for 40–45 minutes until the crumble is browned and the fruit mixture bubbling.

Serve with thick cream or custard.



SPACE FOR LIVING.

relaxing & connecting

At Stonebond, you'll find the living space that fits your lifestyle whether that's lateral space in an apartment or a home that makes the most of its footprint with flexible living over two or three floors.

Whichever home you choose, you'll find it infused with natural light, with some rooms enjoying dual aspect outlooks. The Waterbeach houses feature underfloor heating throughout for sleek comfort, while master bedrooms in all properties come with built-in wardrobes.

If your home features Velux windows these are electronically operated, and every home features a WiFi touch pad programmable thermostat designed to work smartly and sustainably.





MAKING A SPLASH.

At Stonebond, contemporary style meets well-designed space with bathrooms and en-suites featuring fixtures and fittings from respected premium British and global brands like Hansgrohe, Vado and Roca, all beautifully framed with Porcelanosa tiling and Amtico flooring.

You'll find strong design and a cohesive look right down to the finer details such as the chrome corner edging to the tiles or the complementary colour of the grouting. From the heated towel rails in all bathrooms and en suites, to the white contemporary sanitaryware, this is the perfect space for the children's bath time or a well-earned soak.



BEAUTIFULLY BOTANICAL

In Chittering, just three miles from Waterbeach, The Cambridge Soap Company is blending bath products that take their inspiration from the natural and botanical without any artificial ingredients, palm oil or animal derived products. Made in small batches, their soaps and bath products are designed to soothe, soften, revive and uplift, using ingredients like essential oils, dried herbs and flowers and plants oils like jojoba and sweet almond.

www.thecambridgesoapcompany.co.uk



THE STONEBOND SPECIFICATION.

In every Stonebond home at Waterbeach, carefully designed interiors enhance space and light, appliances have been considered for energy efficiency and practicality and colour palettes have been chosen to create a neutral backdrop for you to enhance.

Our comprehensive specification is carefully curated and evolves to ensure we are offering the best of modern living. For example, we install underfloor heating, wine coolers to the kitchen and Crittall glass screens as standard to all houses.

A 10 year Premier Warranty is provided to all homes as well as our own two year Customer Care service.

KITCHENS

- Stylish handleless kitchens with soft close doors and drawers
- 4 bedroom homes to have Silestone worksurface and up stand
- 1, 2 and 3 bedroom homes to have modern 20mm laminate worksurface and up stand
- 1.5 bowl undermount s/steel sink to 4 bedroom homes
- 1.5 bowl s/steel sink to 1, 2 and 3 bedroom homes
- Mixer tap in chrome to all plots
- LED flexible strip lights to underside of wall units
- Multi-gang switches for appliances



APPLIANCES

- Bosch single oven and micro combi-oven or Bosch single oven and microwave*
- Ceramic hob
- Extractor hood
- Integrated wine cooler
- Bosch integrated low-frost fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer provided to all houses and apartments with no cloakroom/utility
- Space provided for washer/dryer within plots with a utility room or cloakroom/utility

HEATING

- Underfloor heating throughout houses
- Thermostatically controlled wall mounted radiators to apartments
- Air source heat pump to houses

CONNECTIVITY

- BT point to living area
- Infrastructure ready for Sky Glass connectivity



BATHROOMS, EN-SUITES AND CLOAKROOMS

- White contemporary sanitaryware with chrome brassware
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Thermostatically controlled exposed shower valve with fixed riser head
- All bathrooms to have recessed storage
- Soft closing toilet seats throughout
- Heated towel rails

EXTERNAL DETAILS

- LED light on a PIR sensor front and back
- Composite windows
- Composite front door
- External tap to all plots
- Electric car charging points to all houses

GENERAL

- 10-year Premier Guarantee provided
- 2-year Stonebond Customer Care Guarantee

ELECTRICAL

- Low energy downlighters to kitchens, hallways and bathrooms
- Low energy pendant lighting to living area and bedrooms
- Ceiling mounted CO and heat detectors
- White fittings throughout
- String lights to stairs

INTERNAL FINISHES

- Built-in wardrobes to master bedroom
- Walls and Ceilings : Dulux Pure Brilliant White
- Skirting, Architrave, Doors & Staircase : Pale Slate Satinwood
- Contemporary chrome ironmongery

*Please speak to a Sales Consultant for further details. Whilst every effort has been taken to ensure that the information provided is correct, it has been supplied as a guide. Stonebond reserves the right to amend the specification as necessary and without notification.

Stonebond.

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