



# IRONWORKS

MILL ROAD CB1

# A FUTURE BUILT ON SOLID FOUNDATIONS



Computer generated image of Foundry Gardens

Welcome to Ironworks, individually crafted homes offering the best of 21st century living in an area that's proud of its industrial heritage.

Discover a unique blend of architectural design, in a place that's buzzing with independent cafés, restaurants and shops, only a eight minute walk from Cambridge train station.

Find your future in one of our contemporary apartments or houses in the heart of a vibrant, thriving community that makes Ironworks a special place to live.

**Ironworks is rooted in its industrial character, combining bold & contemporary design to create a distinctive collection of town houses and apartments, in keeping with the Victorian architecture of the local area.**

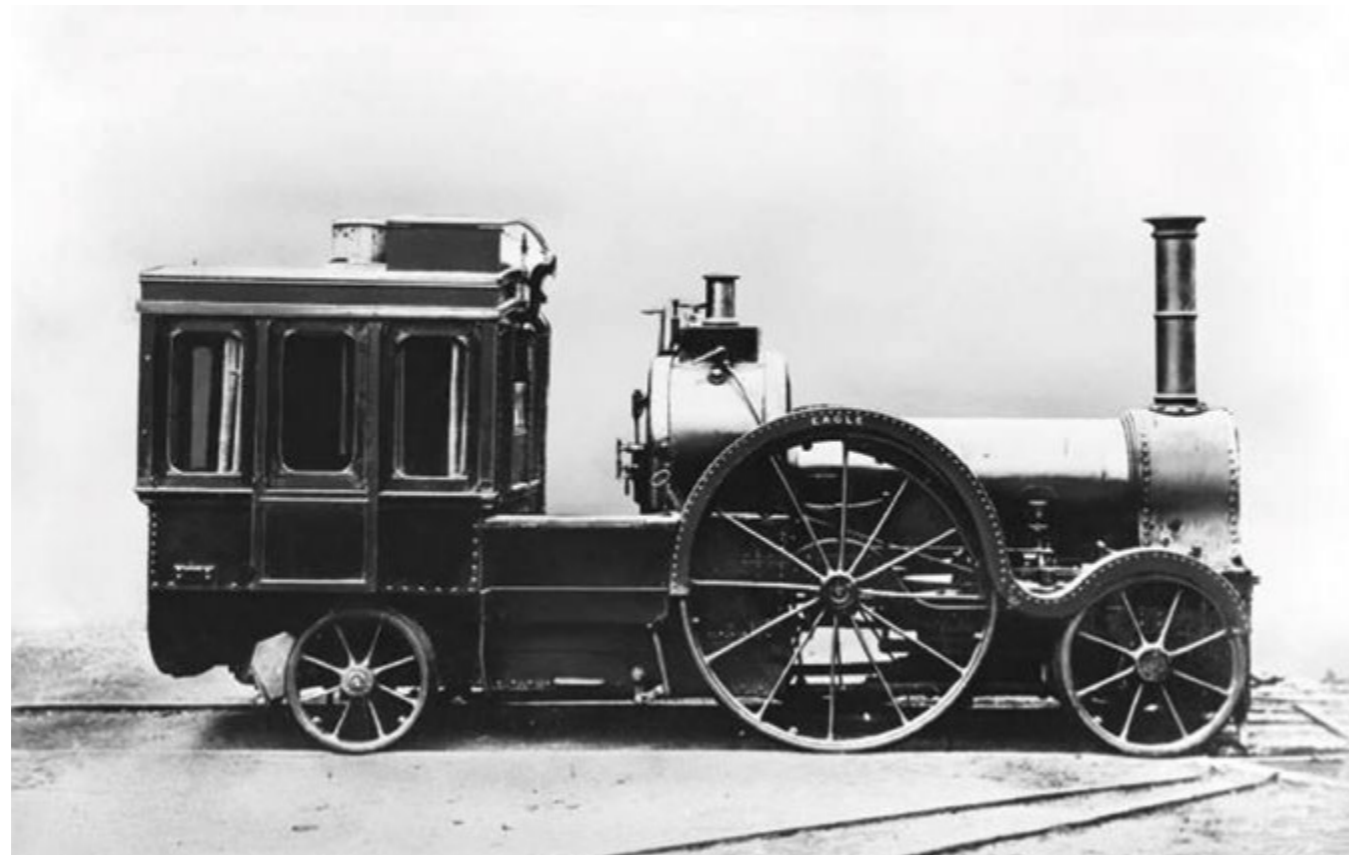
Designed to enhance the eclectic nature of this vibrant and thriving area of Cambridge, Ironworks is the perfect foundation for a unique urban lifestyle that will be enjoyed not only by those just moving in, but the existing community too with green open spaces, high quality landscape and a new community centre woven into the design.



**PAST AN INSPIRING  
RE-BORN**

# FORGED FROM INDUSTRIAL ROOTS

The name 'Ironworks' is inspired by the areas rich industrial past and the former iron foundry located at Mill Road.



**THE EAGLE, LOCOMOTIVE**  
The only ever locomotive to be built in Cambridge was made at the Eagle Foundry



The arrival of the railway in the mid 1840's signalled the beginning of the development of the Mill Road area and within a few decades the area was transformed from largely undeveloped agricultural land into a Victorian suburb.

The land where Ironworks now stands has been home to a number of industrial activities, including a coprolite mill, a coal depot and an iron foundry, called the Eagle Foundry.



**MILL ROAD FREE LIBRARY FRONTAGE (CC.1897)**

The Eagle Foundry, owned by the Headly brothers, was one of the first businesses to capitalise on the arrival of the railway, relocating from Market Hill to Mill Road in 1847. The only locomotive ever to be built in Cambridge was made there - appropriately named 'The Eagle' after the Mill Road foundry site.

**B.KINGS.K36 37181**  
Courtesy of the Cambridgeshire Collection

**Spread your wings at Eagle Park.**

Ironworks residents will have access to a new green space and play area, Eagle Park. Incorporating play equipment, rainwater gardens, open space and picnic areas, the park is the ideal spot to relax and enjoy time with friends and family, and for the neighbourhood to come together.



Computer generated image of Eagle Park

**Eagle Park's smaller sibling, Foundry Garden, is at the heart of Ironworks where apartments and town houses border the landscaped square.**



Computer generated image of Foundry Gardens

**A STYLE OF  
LIVING  
FOR EVERYONE**

# HOMES CRAFTED TO REFLECT YOU



Computer generated image of The Eagle

- 236 new homes in total, comprising 52 houses and 184 apartments, of which half are available for sale.
- Community centre and two commercial / café spaces
- 326 secure resident cycle parking spaces
- Car club
- Basement car park
- Green open spaces on just under thirty percent of the area that makes up Ironworks
- Only 8 minute walk to Cambridge railway station (time from Google maps)



Computer generated image of Ironworks

## THE IRONWORKS MASTERPLAN

**Ironworks has been designed to be a contemporary new place for all ages to call home with a mix of apartments and houses suitable for any stage of life.**

# ANYTHING BUT RUN OF THE MILL

The architectural expression of Ironworks has been influenced by the surrounding Victorian houses and streets, as well as the wider character of Cambridge. You'll be drawn in by an array of different bricks, roof design and front door colours to the houses, whilst the apartment building make a strong statement with their bold architecture and use of metal framing.



Computer generated of Kingston Mews houses

# GROWING TOGETHER INDIVIDUALLY

The distinctive look of Ironworks is set to enhance the local area, seamlessly blending with its surroundings while retaining a noticeable design that makes a statement of individuality as much as its surrounding neighbourhood does.







# EXCLUSIVELY INCLUSIVE

Ironworks has been designed to complement the traditional Victorian architecture of the adjoining streets. This attractive and sought after area is a mix of beautiful Victorian houses with neighbourhood pubs, cafés and stores where locals come together.

Discover Calverley's brewery on Hooper Street where craft beer is brewed, or join in with the wide variety of events at The Petersfield on Sturton Street and make it your local for a meal out with family and friends. For a relaxed Sunday afternoon, pop to Hot Numbers on Gwydir Street to catch the soothing tunes of jazz over a peerless coffee.

With such a variety of interesting characters and friendly neighbours on your doorstep we are sure you will instantly feel at home at Ironworks.



THE CAMBRIDGE BLUE



THE PETERSFIELD



CALVERLEY'S BREWERY & TAP ROOM

Picture your ideal local community; warm, welcoming and relaxed, a true neighbourhood that lets you be you.

LOCAL & PROUD

RECORDS BAKERS ARTISTS DELIS FAIRS

EATERIES POETS TATTOOISTS

BARISTAS ART POETS BREWERS

BUTCHERS

MUSICIANS

CYCLISTS FOODIES REPAIRERS

UPHOLSTERERS

ARTISANS

Ironworks is proud to be part of Cambridge's eclectic Mill Road area. The rich and lively mix of independent shops, restaurants, cafés and community centres has established Mill Road as one of Cambridge's most diverse and intriguing districts.

Loved by visitors and locals alike.



**RELEVANT RECORD Café**  
Vinyl only independent record shop & café



**MILL ROAD BUTCHERS**  
Independent purveyors of the finest quality meat & provisions

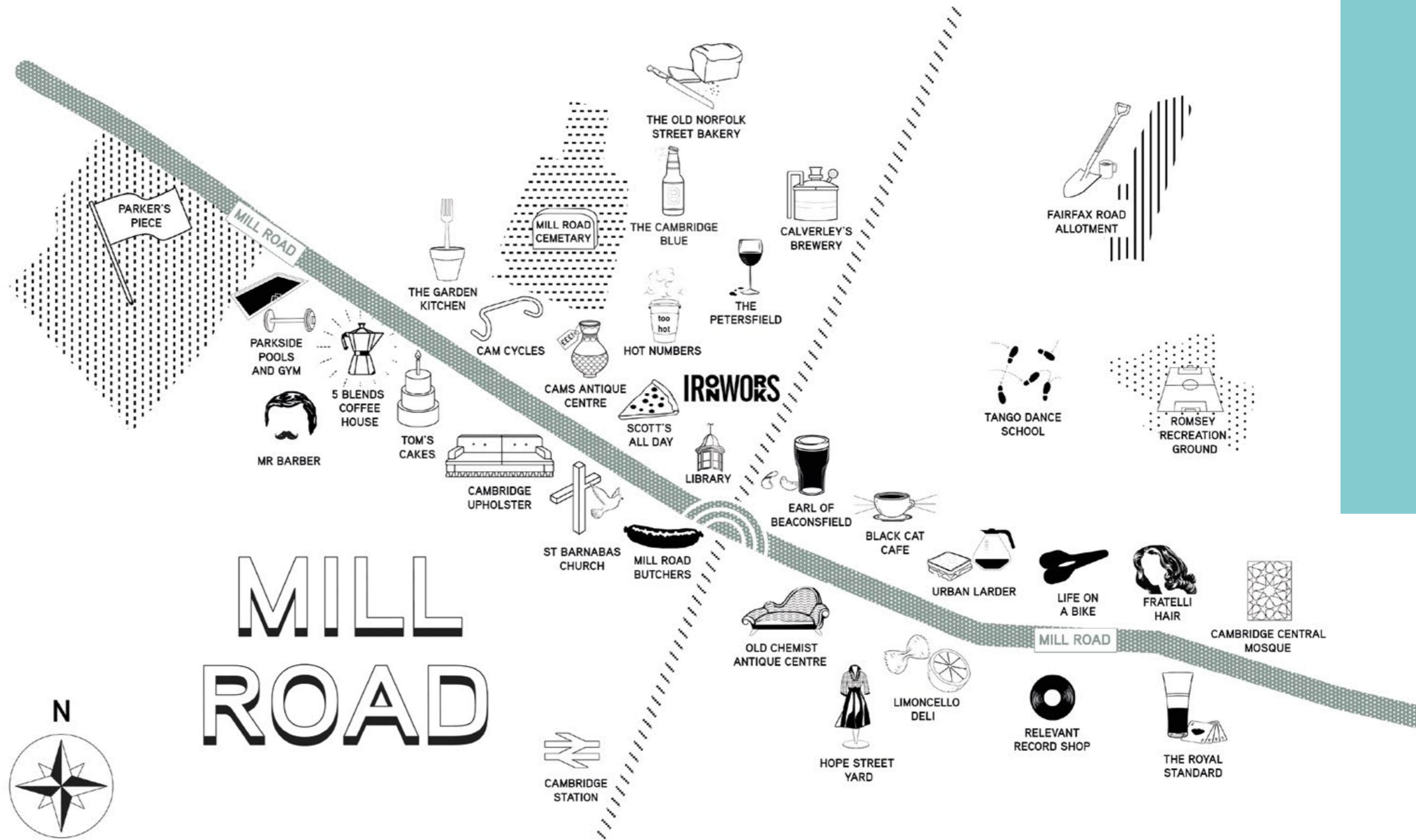


**THE GARDEN KITCHEN**  
Fresh, homemade & takeaway

Mill Road is loved by visitors and locals alike for its rich history and vibrant offering. Independent boutiques, international shops and diverse community groups all work together to form an inclusive and exciting neighbourhood that buzzes with activity.

**LOCAL & PROUD**  
**RECORDS BAKERS DELIS FAIRS**  
**ARTISTS**  
**EATERIES TATTOOISTS**  
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**ARTISANS**

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Tom Pearman is part of the group of artists collaborating on the Ironworks public art commissions and we are delighted to have also commissioned Tom to create our fabulous map of Mill Road.

One of Cambridge's most eclectic and vibrant districts.



**URBAN LARDER**  
"An industrial Scandinavian haven"



**FANTASIA & FRIENDS**  
Unusual and frivolous items



**5 BLENDS COFFEE HOUSE**  
Grab an original Italian Mokarabia coffee



**BRAVO PATISSERIE**  
A family run patisserie with great coffee and amazing cakes



**TOM'S CAKE'S**  
Just delicious cakes!



**RELEVANT RECORD Café**  
Vinyl only independent record shop & café



**CULINARIS**  
Food, spices and other goodies curated by foodies for foodies



**MR. MILL ROAD**  
Gents grooming and barbers



**CAMBRIDGE UPHOLSTERER**  
Turning something you have into something you love

LIVELY  
HONEST  
VIBRANT  
FRIENDLY  
ECLECTIC



**HOT NUMBERS COFFEE**  
Coffee, music, conversation



**LAGONA**  
Shareable classic Lebanese & Middle Eastern plates



**THE GARDEN KITCHEN**  
Fresh, homemade, takeaway food



# IRONWORKS PUBLIC ART

**As part of Ironworks we are delighted to be working in partnership with a group of artists who have been commissioned to deliver a public art programme inspired by its history and the local community.**

Looking to explore and articulate what makes this part of Cambridge unique and special for the local community, our Ironworks artists will be delivering a range of talks, walks, workshops and much more in collaboration with locals.

The activities and stories collected will inform the design and character of Ironworks through a series of creative commissions developed in collaboration with the community.



## HILARY COX CONDRÓN

Hilary is a Cambridge-based, socially engaged, participatory artist. Her artistic practice is inclusive and responsive – using visual art, performance, installations, photography and film to engage, develop and share ideas and stories.

Hilary will be working in collaboration with Helen and other Ironworks artists to inspire creativity and action, nurture connections and create a home for both old and new residents.

Hilary is the Artist-in-Residence for Ironworks and is the heart of the creative programme. Throughout the public art programme, Hilary will be developing and delivering a broad range of community engagement events providing opportunities all to take part, question and be inspired.

[www.hilarycoxcondron.co.uk](http://www.hilarycoxcondron.co.uk)



ACTIVATE CAMBRIDGE



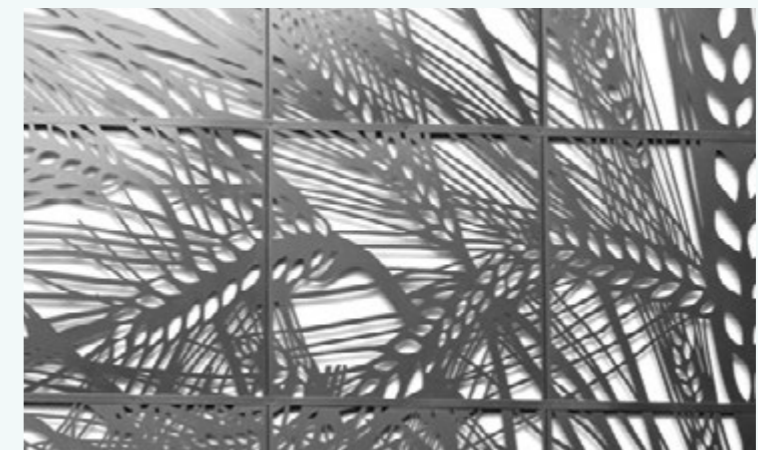
## JO CHAPMAN

Jo is an established site-specific artist working in the public realm on a diverse range of projects. Jo has worked on large scale public commissions for parks, colleges, a library, hospitals and new housing developments.

Alongside her public projects she works as an arts educator facilitating workshops in galleries and for community art projects. Jo has also lectured on foundation and degree level courses.

Jo's commission for Ironworks will provide focal points and meeting places within the public open spaces. Jo is proposing to create a range of site-specific, free standing sculptures that will animate and enhance the communal gardens and play areas planned for Ironworks, bringing a relaxed, social atmosphere, whilst discovering the unique history of the Ironworks site.

[www.jochapmanart.co.uk](http://www.jochapmanart.co.uk)



BARLEY, DUBLIN

# INSPIRED BY OUR HISTORY & LOCAL COMMUNITY

The Ironworks public art programme is part of Resonance-Cambridge which engages and inspires communities through art, heritage and creativity.

Resonance is an extensive programme of public art commissioned not only for Ironworks but also for other developments by Cambridge Investment Partnerships. To find out more about Resonance and the workshops and events planned visit [www.resonance-cambridge.co.uk](http://www.resonance-cambridge.co.uk)



WASHING LINE

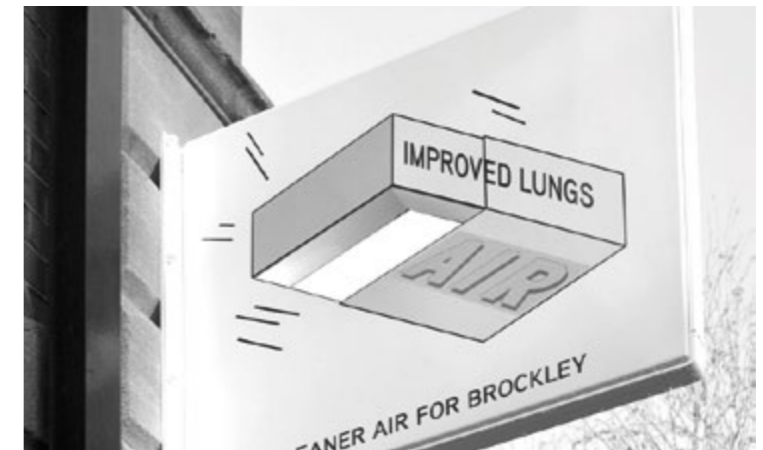
## RODNEY HARRIS & VALDA JACKSON

An artistic partnership, Rodney and Valda create works in clay. The signature style of their creative practice is the use of carved bricks to create low-relief designs on the façades of a building.

Rodney and Valda have collaborated on a number of past projects, the most recent won the prestigious Marsh Award special prize for Excellence in Public Sculpture.

Their installation for Ironworks is designed to create a strong visual identity whilst building a unique sense of place and ownership. The bespoke artwork for Ironworks is taking inspiration from Mill Road, reflecting their research and observations on the area.

[www.rodneyharris.co.uk](http://www.rodneyharris.co.uk)  
[www.valdajackson.co.uk](http://www.valdajackson.co.uk)



LONDON AIR QUALITY ART PROJECT

## TOM PEARMAN

Tom is a masters graduate from the Royal College of Art. The majority of Tom's work is commissioned-based public art exploring architecture, design and creative approaches to improving our built environment.

Employing a rich diversity of mediums, such as glass, concrete, plastic, photography and vitreous enamel has enabled him to deliver and exhibit a variety of exciting and engaging contemporary projects.

Tom has been commissioned to design a series of integrated artworks that offers ways for people to creatively navigate the new paths and networks across Ironworks. Tom's innovative response to the brief provides people with clues to explore the area, uncovering the heritage of the site and surrounding areas.

[www.tompearman.co.uk](http://www.tompearman.co.uk)



## HELEN WEINSTEIN

A historian and storyteller, Helen has been appointed as Community Historian for the Ironworks public art programme. Using her research skills, Helen will be building on existing information, whilst unearthing new evidence on the lives of former occupants of the homes surrounding Ironworks. Trawling through archives, Helen is shedding light on past professions and industries, from the well-known

to the forgotten. Helen will be using history as a way of finding and sharing stories; with residents surrounding Ironworks being invited to uncover the history and former life and stories of their homes.

[www.historyworks.tv](http://www.historyworks.tv)

# THE ROAD TO EVERYWHERE MILLRD



## Cambridge on the move.

Whether you cycle, walk, use public transport or drive, Ironworks offers easy access across the city and further afield.

A walk to the vibrant city centre takes just twenty minutes or by bike, six minutes to cycle. If you're heading out of the centre, Cambridge railway station is located just an eight minute walk from Ironworks.

The central location makes Ironworks easily commutable to the capital - under an hour on the train, meaning you can arrive into central London ready to take the world by storm.

## A natural cycle.

Ironworks will be a key link on the new Chisholm Trail - a cycling route that will prioritise the safety of cyclists by providing an off-road and traffic-free route between Cambridge railway station and new Cambridge North station. With easy access to the trail, Ironworks helps you enjoy an active lifestyle and promote a happy and healthy community.

# IRONWORKS

MILL ROAD CB1

## Travel:

Cambridge market square 6 mins (Cycle)  
 Cambridge market square 22 mins (Walk)  
 Cambridge railway station 8 minutes (Walk)  
 Cambridge railway station to Kings Cross 53 mins  
 M11 motorway, (junction 11) 6 miles  
 Stansted Airport 28 miles  
 (All travel times are taken from Google)

## Schools:

St Matthew's Primary School (10 mins walk)  
 Sancton Wood Upper School (13 mins walk)  
 St Alban's Catholic Primary School (17 mins walk)  
 CCSS Cambridge Centre for Sixth-Form (20 mins walk)  
 St Mary's School (20 mins walk)  
 Ridgefield Primary School (22 mins walk)  
 Hills Road Sixth Form College (23 mins walk)



# TWISTING PERCEPTION OF A MODERN DAY CAMBRIDGE



In today's Cambridge, picturesque green spaces and stunning riverside walks meet public art, locally brewed coffee and cuisines from across the globe. Mill Road twists the perception of an educational, innovative Cambridge and adds to it a whole extra dimension where community and eccentricity thrives, making Cambridge a truly exciting city in which to live and work.

# STYLE MEETS INDIVIDUALITY

Airy and light living spaces will welcome you, ready for you to create a vibrant and unique place to live.



Interior images are from previous Hill developments with similar products and colours

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Ironworks is being delivered by the Cambridge Investment Partnership LLP (CIP), an equal partnership between Cambridge City Council and housebuilder Hill. CIP will support Cambridge City Council in the delivery of 500 new affordable homes across Cambridge by developing council-owned land and other sites, bringing much needed homes to the city. Ironworks is the first project delivered by CIP with homes available for sale. Built by Hill, the new homes are designed and constructed to the high standards Hill is known and recognised for.

As a 5 Star Home Builder, Hill receives many industry leading housing awards for design, quality and customer satisfaction, including the prestigious WhatHouse? Housebuilder of the Year 2015.



Backed by  
HM Government

Help to Buy is available at Ironworks, subject to terms and conditions.

With the Help to Buy scheme, you need to raise a 5% deposit for a new home, and subject to eligibility, you will be able to access up to 20% of the property price through an equity loan which is provided by the Homes and Communities Agency (HCA). You will then require a 75% mortgage.

@ironworks\_millroad\_cambridge

[IRONWORKS-CAMBRIDGE.CO.UK](http://IRONWORKS-CAMBRIDGE.CO.UK)



Cambridge  
Investment  
Partnership



CAMBRIDGE  
CITY COUNCIL



Hill

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