



Eddington, Cambridge

Designed for twenty-first century
sustainable living.



AQUARIAN
Inventive • Intelligent • Independent

PROJECT NAME

Eddington,
Cambridge

BRICK FINISH



VS71-29 - Corum

MAIN CONTRACTOR

Bennett Construction

INSTALLER

Craft Interiors

ARCHITECT

Leach Rhodes Walker
Architects

PRODUCT

Gebrik Brick
Cladding System

Project Overview

Present Made at Eddington, Cambridge, is the UK's first purpose-designed Single Family Housing Build-to-Rent scheme. Delivered as part of the University of Cambridge's 150-hectare North West Cambridge masterplan, the development features 112 energy-efficient homes in two- and three-storey formats, along with a number of apartments. The scheme was developed by Apache Capital under the Present Made brand to offer future-focused, long-term rental homes that prioritise design, quality, and sustainability.

To meet these aims, over 14,000 square metres of Gebrik brick cladding panels were installed, combining contemporary construction methods with traditional brick aesthetics. The development sets a benchmark for modern, sustainable BTR housing and demonstrates how well-planned cladding solutions can help achieve ambitious architectural and environmental goals.

Why Gebrik Was Chosen

The Gebrik system was specified to meet several core project requirements: visual quality, thermal performance, build efficiency, and low embodied carbon. Manufactured off-site, the panels helped reduce build time, on-site disruption, and waste, while delivering a U-value of 0.18 W/m²K. The use of Vandersanden's Eco brick slips in the 'Corum' finish supported Present Made's sustainability strategy by minimising the embodied carbon of the façade.

The system design featured horizontal stretcher bond panels at ground level and vertically oriented panels in a bespoke bond pattern developed by the architect, for the upper levels. A double-height soldier course marked each floor and wrapped continuously around each unit, adding texture and rhythm to the elevations.

Installation Approach

Gebrik panels were mechanically fixed to a timber frame wall build-up, which included sheathing board, battens and plasterboard, achieving a total wall depth of 285.5mm. Ground floor panels were installed horizontally, while upper levels featured vertically fixed bespoke panels. Stack bond panels were used to create recessed reveals, and double-height soldier courses were produced by cutting panels down and adjusting the insulation depth to achieve the desired projection.

Bronze window shrouds were fixed to the sheathing board before the panels were installed, with all details finished using coloured mastic to match the lime-based pointing mortar.

Installation started with two teams of four and scaled up to six teams to maintain programme targets. Aquarian Cladding's Operations Manager provided regular site support to ensure quality and sequencing.

Performance and Outcome

The façade installation was delivered between July 2024 and March 2025, with no delays or cost overruns. Every house type was completed snag-free – a first for Craft Interior – which speaks to the consistent quality of the installation and product.

The Gebrik system supported uninterrupted progress throughout winter, as the panels could be installed in wet or cold weather, with only the mortar affected by temperature limits. Each two-storey house was clad in around five days and three-storey homes in approximately seven.

Why This Project Stands Out

This is the first Single Family BTR housing project of its kind in the UK, combining forward-thinking design with modern off-site manufacturing. The bespoke bond patterns, developed specifically for the project, required minimal changes to existing moulds but delivered a unique visual identity that ties into the wider masterplan.

The Eddington project is a clear example of how modern brick slip cladding systems like Gebrik can support scalable, high-quality, and future-ready housing in the BTR sector.

