



**LAND  
& LAKES**  
Developing Legacies

**MOD**  
**house**

House Types – Worker & Legacy





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Land & Lakes Introduction



# Land and Lakes Mission Statement

*‘To provide cost effective, permanent accommodation that will attract and retain a nuclear new build workforce, whilst minimising their impact on local community and creating significant legacy.’*

Land and Lakes is a leading UK property developer specialising in high quality leisure and residential developments utilising modern methods of construction. Our strategy is to build worker accommodation and facilities in a permanent form, affordable within the nationally agreed worker subsistence rate. This permanent development will be subsequently converted to positively regenerate communities with sustainable jobs, housing, tourism, training and industry.

## A catalyst for regeneration

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### Penrhos Village, Anglesey;

An exemplar nuclear worker accommodation scheme for 3500 workers in a landscaped setting close to the main conurbation of Holyhead. The scheme comprises 320 residential dwellings (50% affordable), 315 holiday lodge leisure site providing ongoing local employment, enhanced community sport and recreational facilities.

### Whitehaven & Egremont, West Cumbria;

High quality nuclear worker accommodation for 4,000 workers in 1,000 residential dwellings across 3 sites near the main conurbations of Whitehaven & Egremont. This integrated scheme will involve major transport improvements, green linkages, community sport and leisure facilities, commercial and employment opportunities.

### Partnerships;

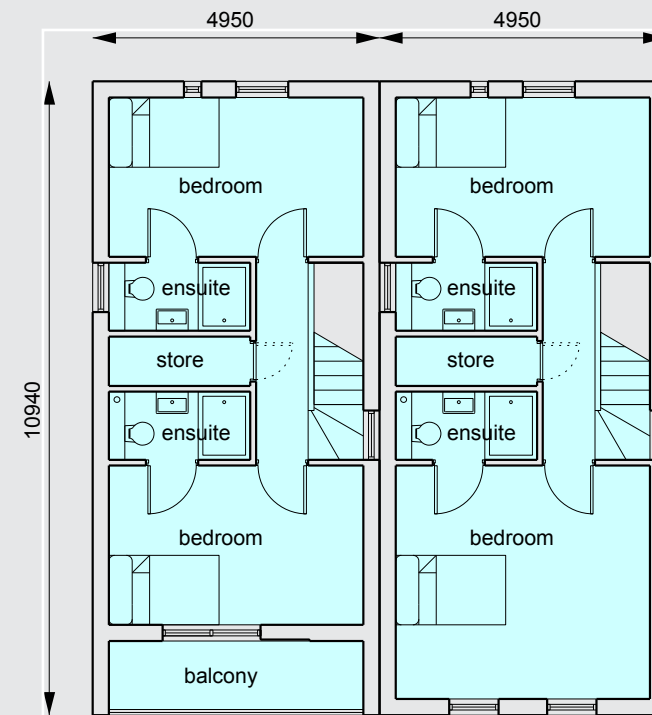
Land and Lakes have established full support for the accommodation and legacy phased development strategies for both projects from local, regional and central government organisations; Copeland Borough Council, Cumbria County Council, Anglesey County Council, The Welsh Government, BEIS and the UK Government.



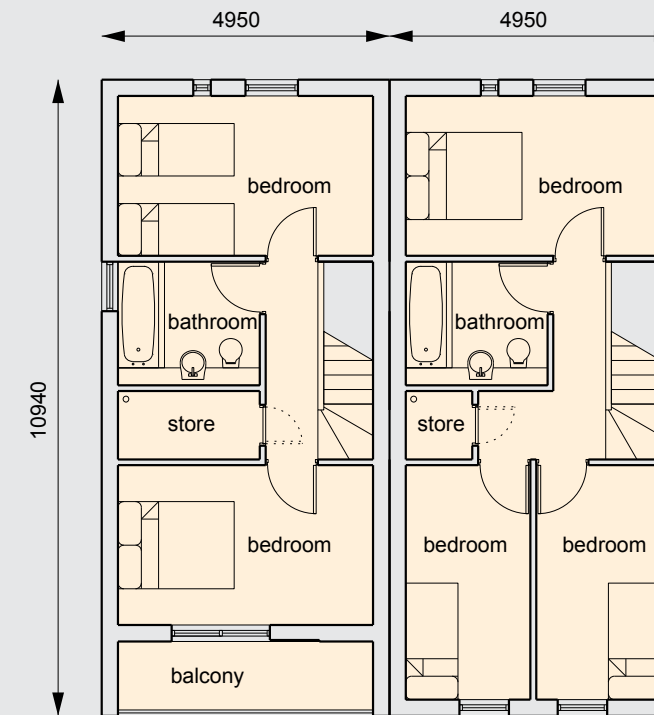
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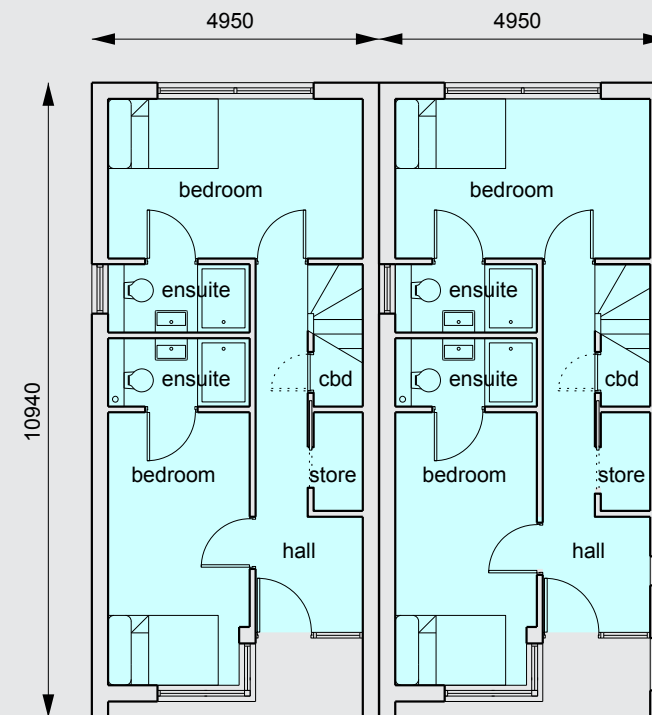
2 storey semi/terraced



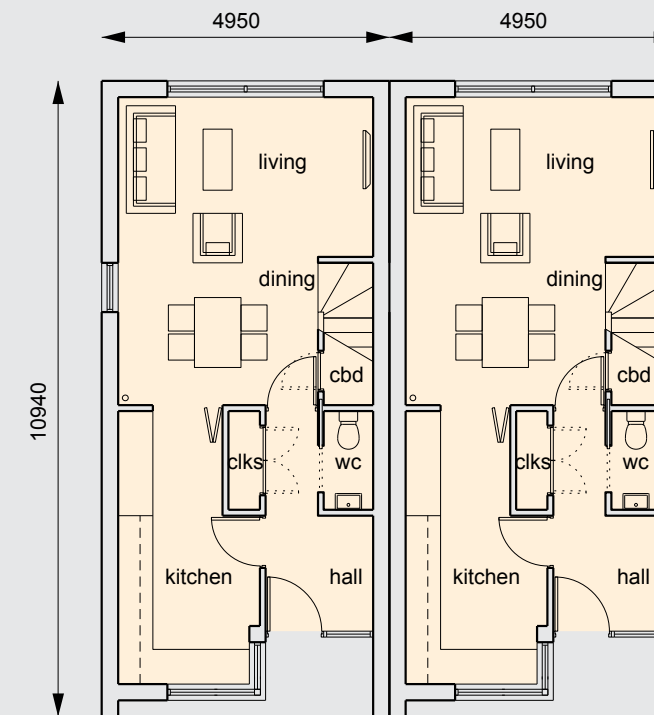
**worker** - first floor plan



**legacy** - first floor plan



**worker** - ground floor plan



**legacy** - ground floor plan

## House Type A1

legacy: 2 bed 4 person  
 worker: 4 bed  
 GIFA: 82m<sup>2</sup>

## House Type A2

legacy: 3 bed 4 person  
 worker: 4 bed  
 GIFA: 87m<sup>2</sup>

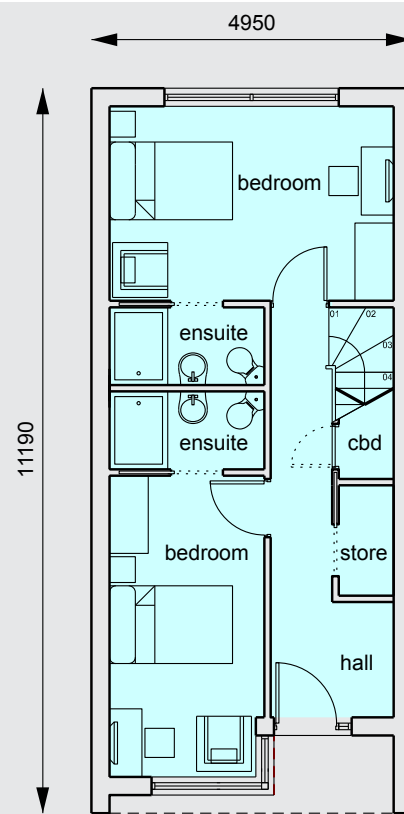




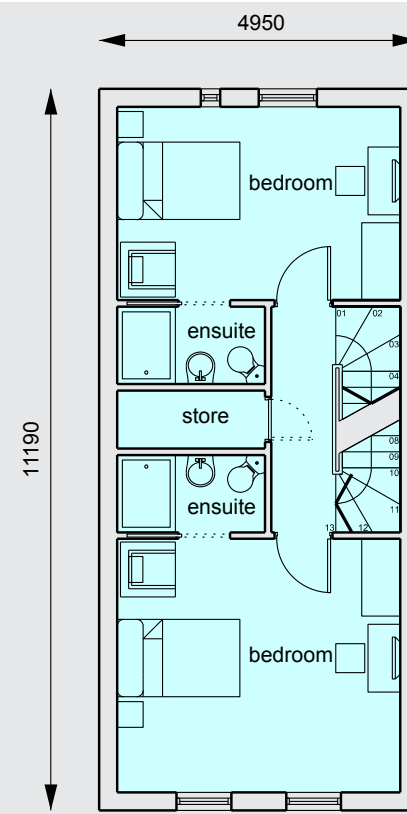
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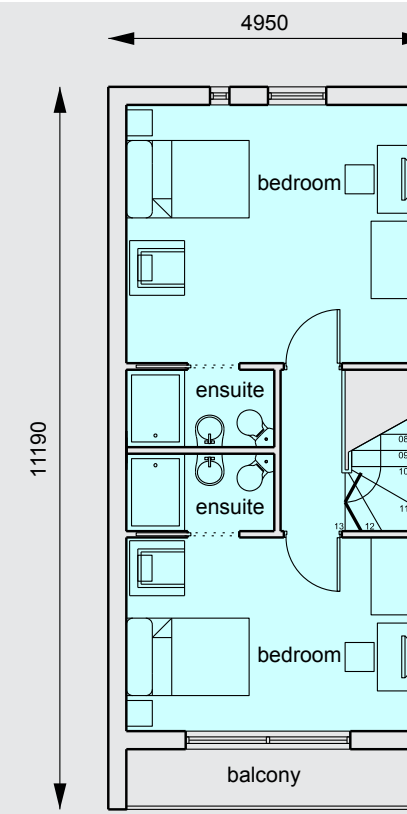
3 storey terraced



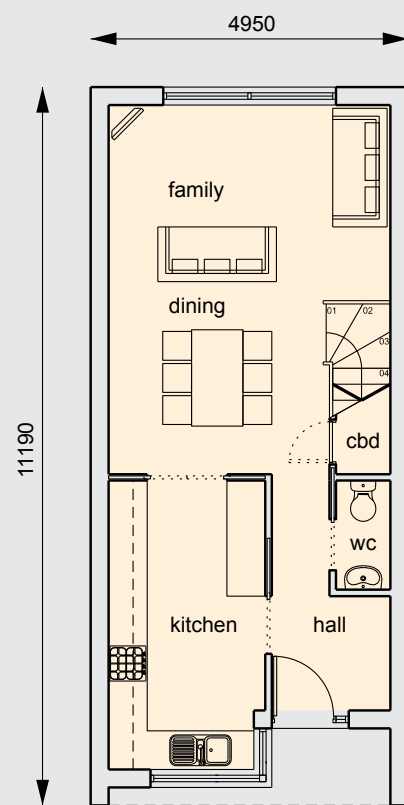
**worker - ground floor plan**



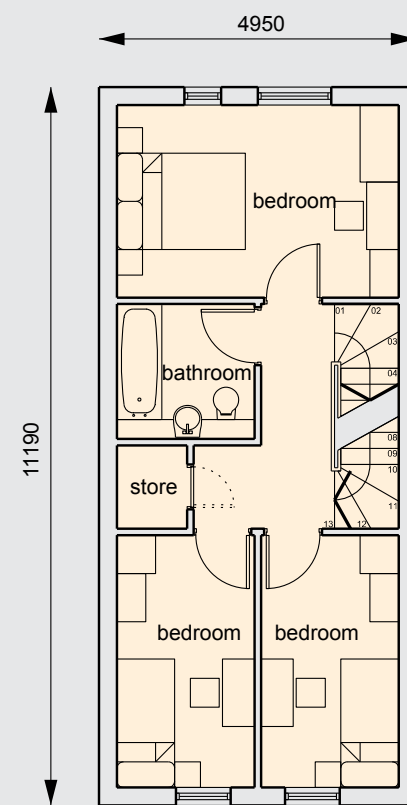
**worker - first floor plan**



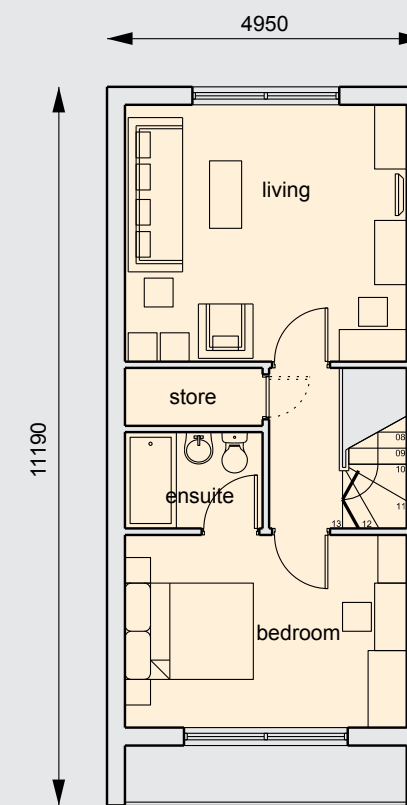
**worker - second floor plan**



**legacy - ground floor plan**



**legacy - first floor plan**



**legacy - second floor plan**

## House Type B1

legacy: 3 bed 6 person  
 worker: 6 bed  
 GIFA: 127m<sup>2</sup>



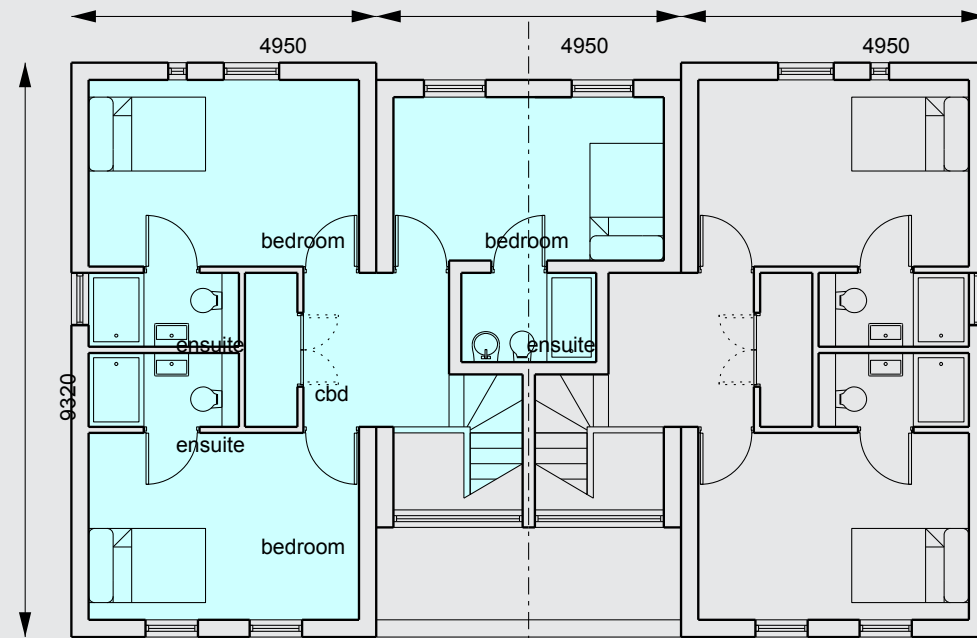


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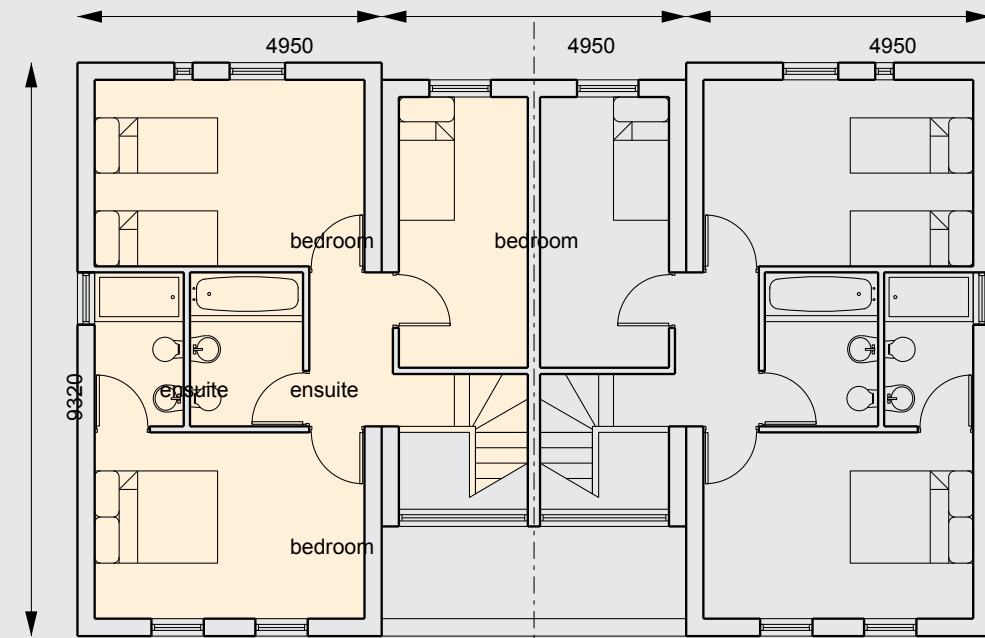
**MOD**  
**house**

3 storey semi-detached

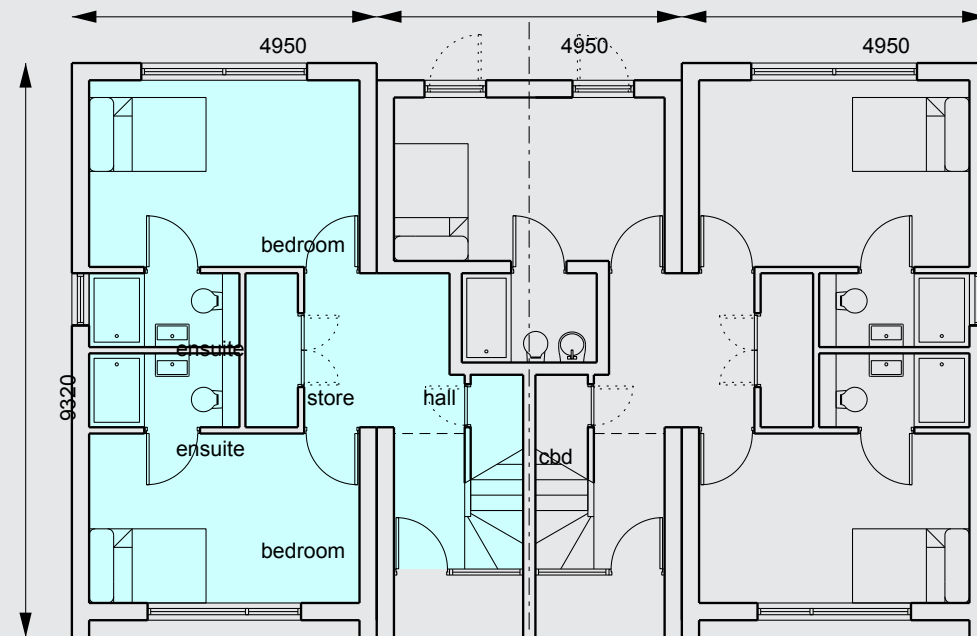




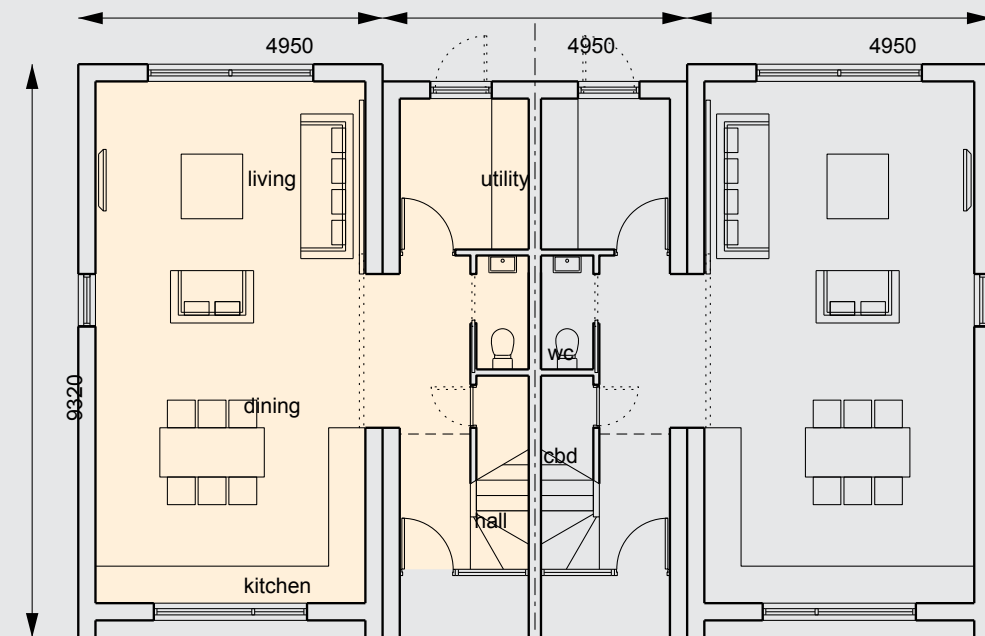
**worker** - first floor plan



**legacy** - first floor plan



**worker** - ground floor plan



**legacy** - ground floor plan

## House Type C1

legacy: 3 bed 5 person  
 worker: 5 bed  
 GIFA: 110m<sup>2</sup>



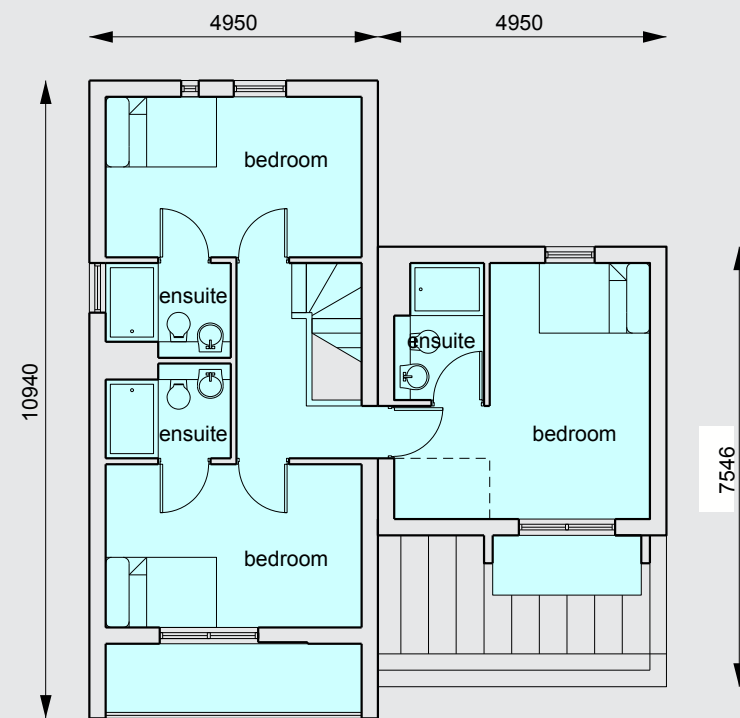


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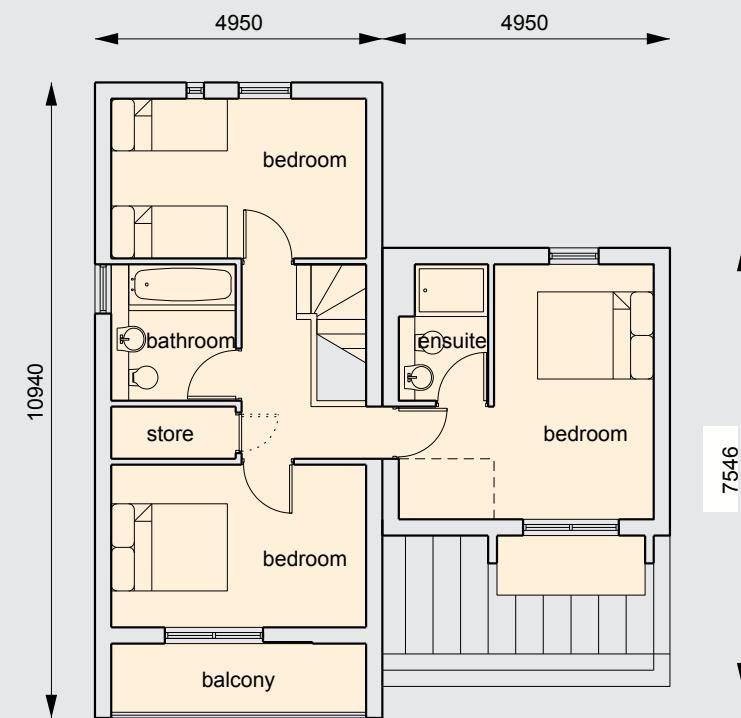
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2 storey detached





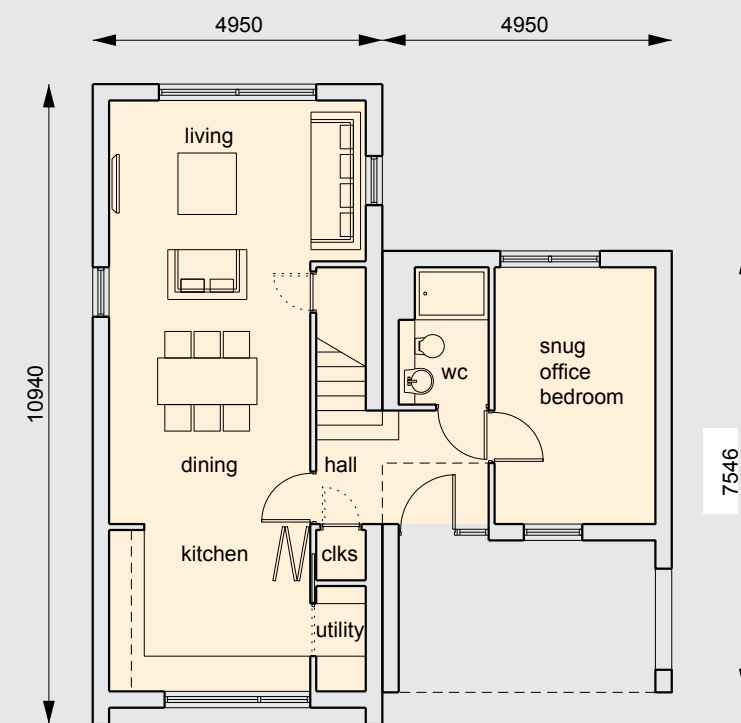
**worker - first floor plan**



**legacy - first floor plan**



**worker - ground floor plan**



**legacy - ground floor plan**

## House Type D1

legacy:	3 bed 6 person
worker:	6 bed
GIFA:	123m <sup>2</sup>

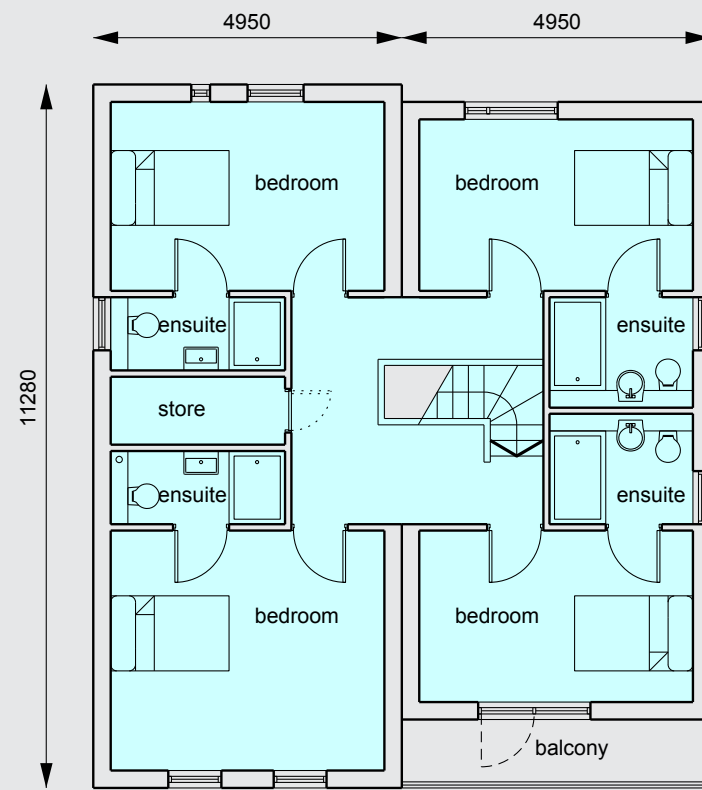




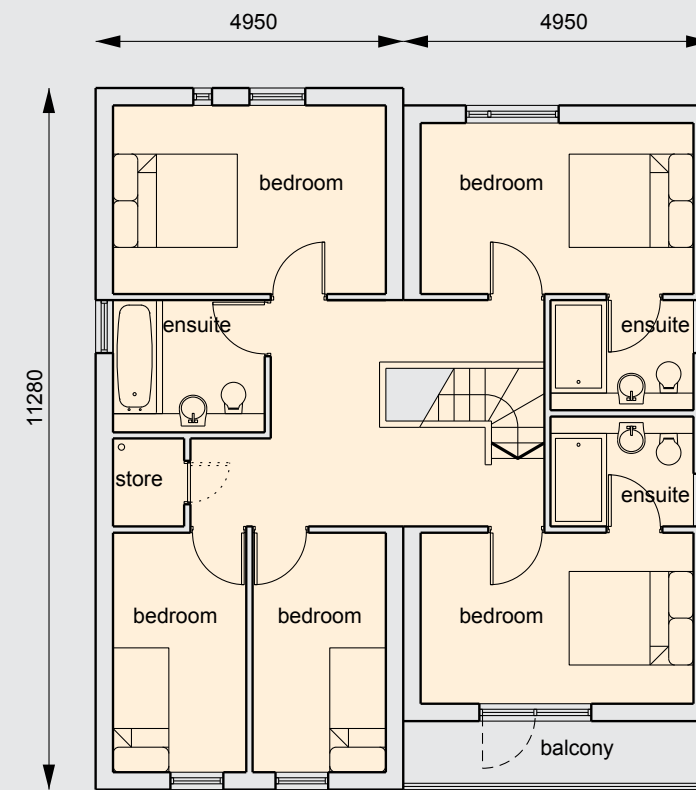
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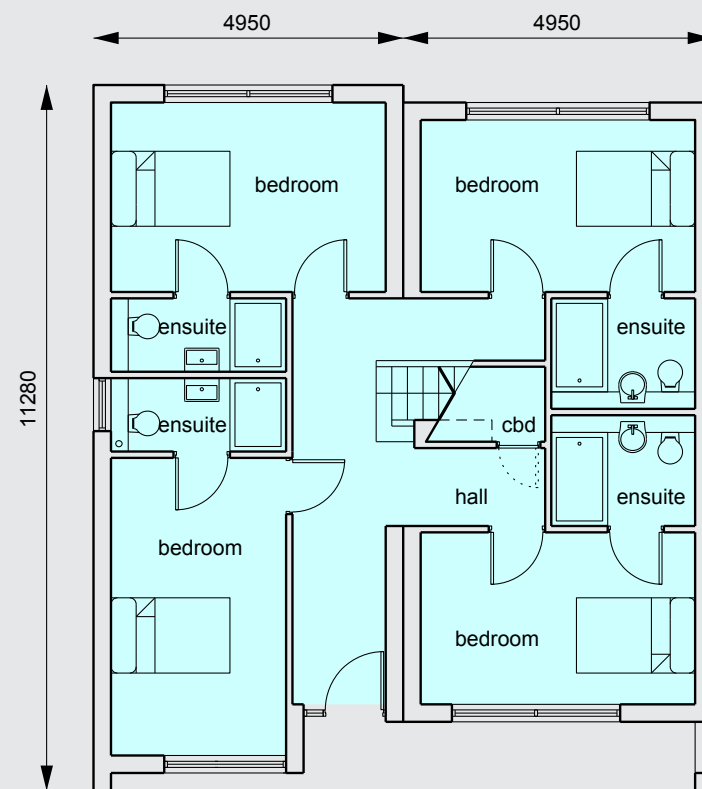
2 storey large detached



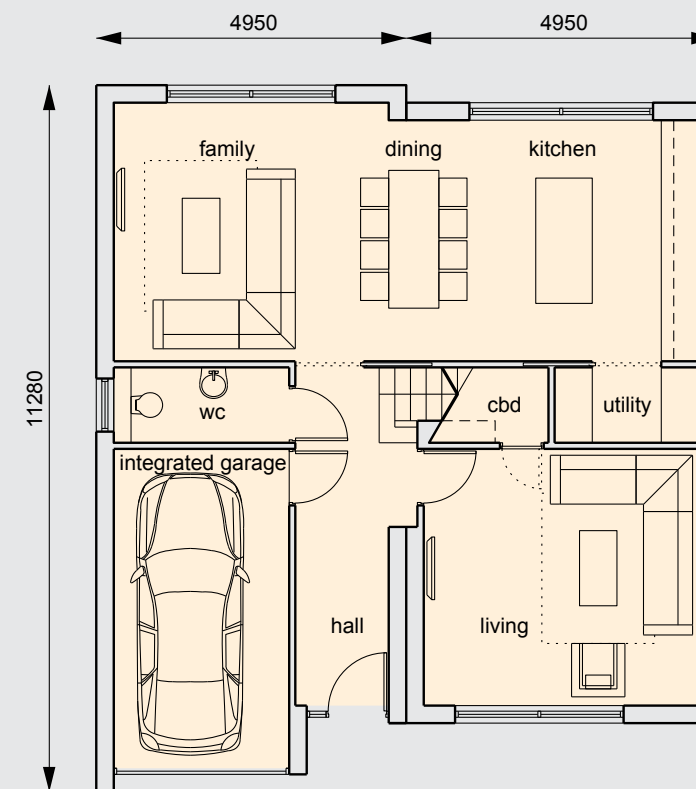
**worker - first floor plan**



**legacy - first floor plan**



**worker - ground floor plan**



**legacy - ground floor plan**

## House Type E1

legacy:	5 bed 8 person
worker:	8 bed
GIFA:	180m <sup>2</sup>





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Benefits of Modular Construction



Greener.  
Faster.  
Smarter.



## Sustainability

Minimised/fully recycled construction waste, zero site waste, reduced embedded energy, low impact/reduced foundations, greener and more environmentally friendly build process.

## Energy efficiency

Modern construction methods, avoidance of wet trades, high levels of insulation, minimised heat losses, lower running costs, passive design criteria, factory fitted renewable energy systems.

## Speed

Reduced on-site construction time, minimised weather dependency, shorter o/a contract period, less disruption to local neighbourhood.

## Deliverability

Precisely controlled fabrication and delivery programmes, practiced and managed industrialised manufacturing process, repeat processes, centralised workforce.



## Cost certainty

Minimised traditional construction, reduced site related variables, programme certainty, volume purchasing.



## Quality

Controlled manufacturing conditions, competent workforce, centralised stock, effective quality control, minimised defects.

## Customer Choice

Unlimited permutations using **My Own Design** house configurator for external finishes and internal layout and fittings.







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