



**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

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.



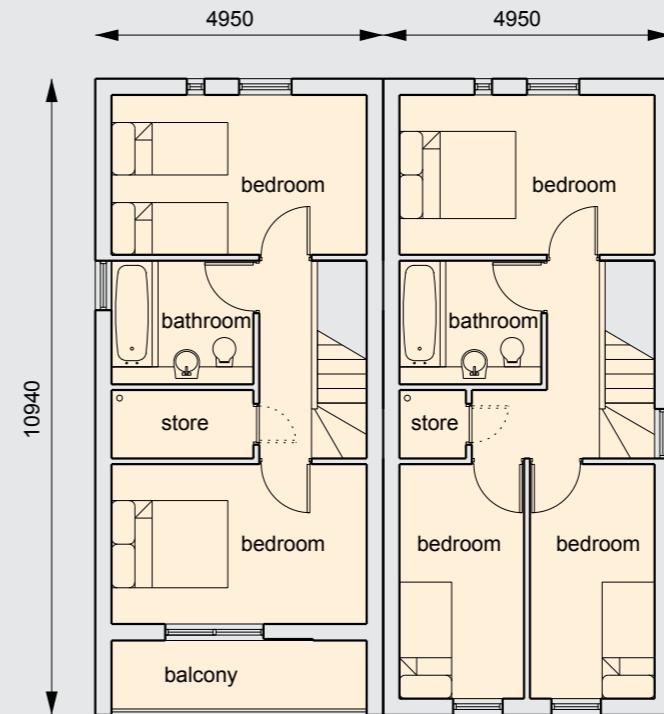
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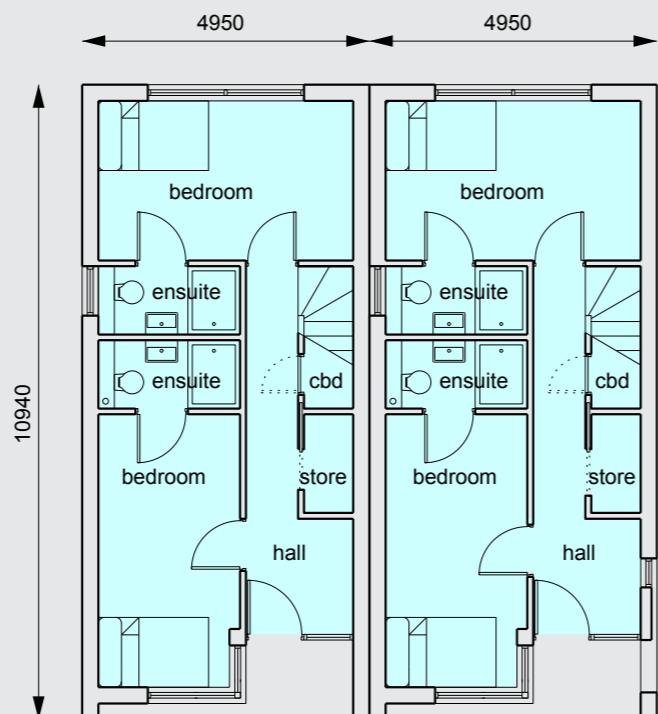
2 storey semi/terraced



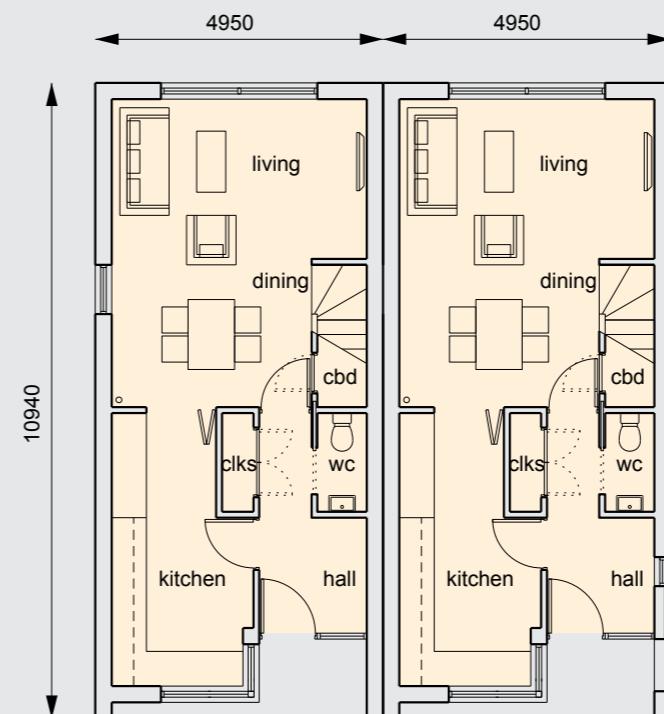
worker - first floor plan



legacy - first floor plan



worker - ground floor plan



legacy - ground floor plan

House Type A1

legacy: 2 bed 4 person
worker: 4 bed
GIFA: 82m²

House Type A2

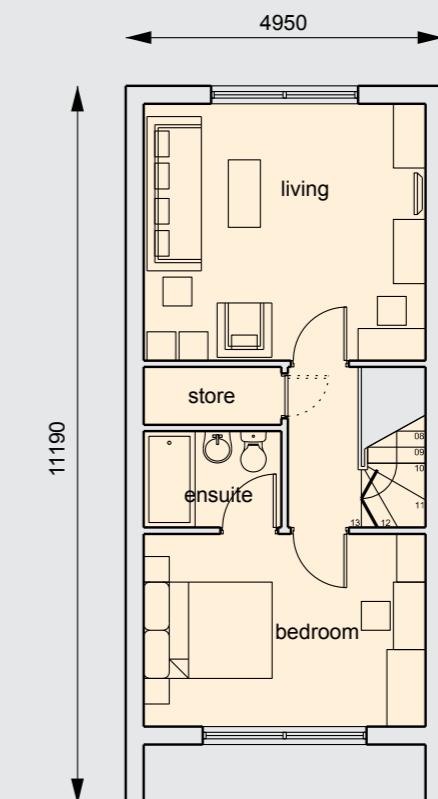
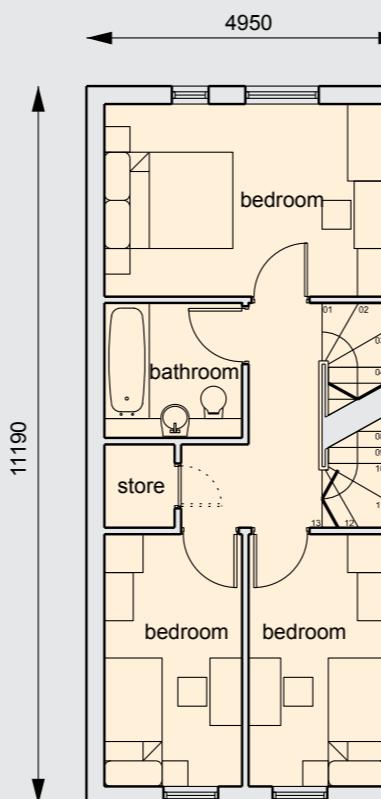
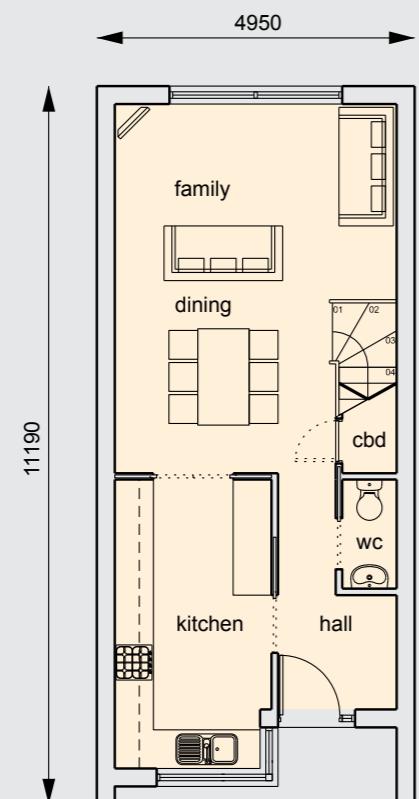
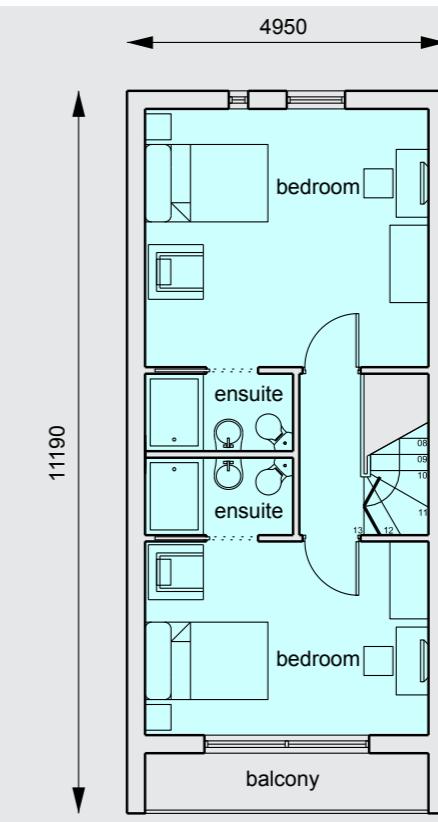
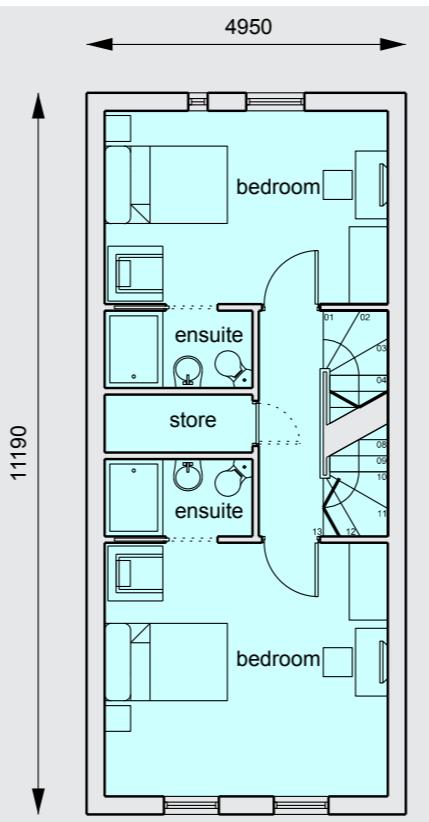
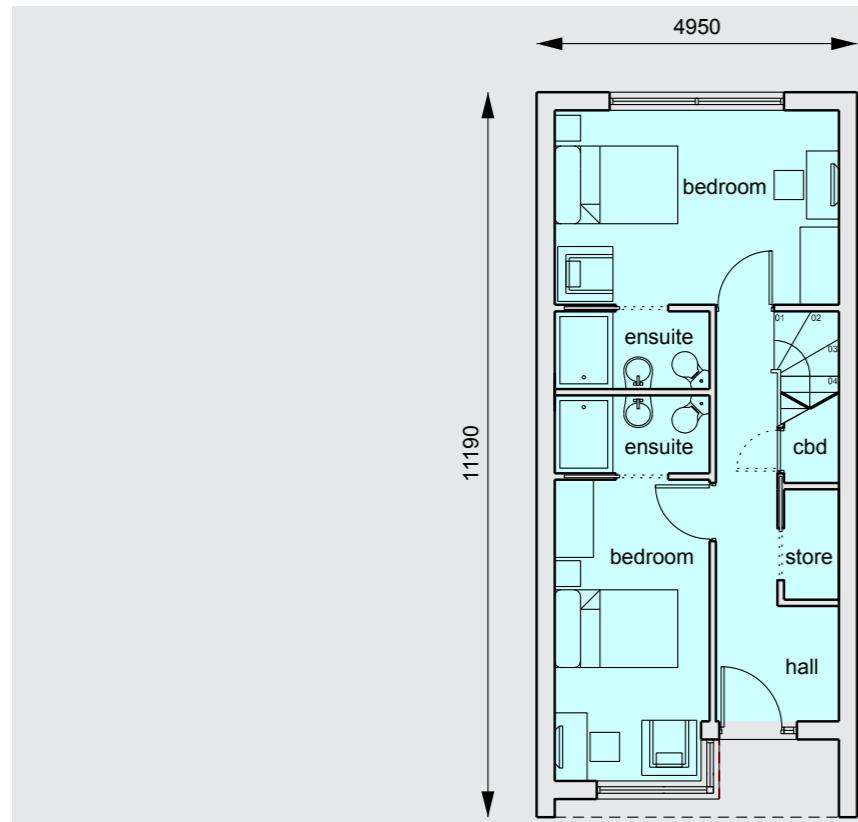
legacy: 3 bed 4 person
worker: 4 bed
GIFA: 87m²



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3 storey terraced



House Type B1

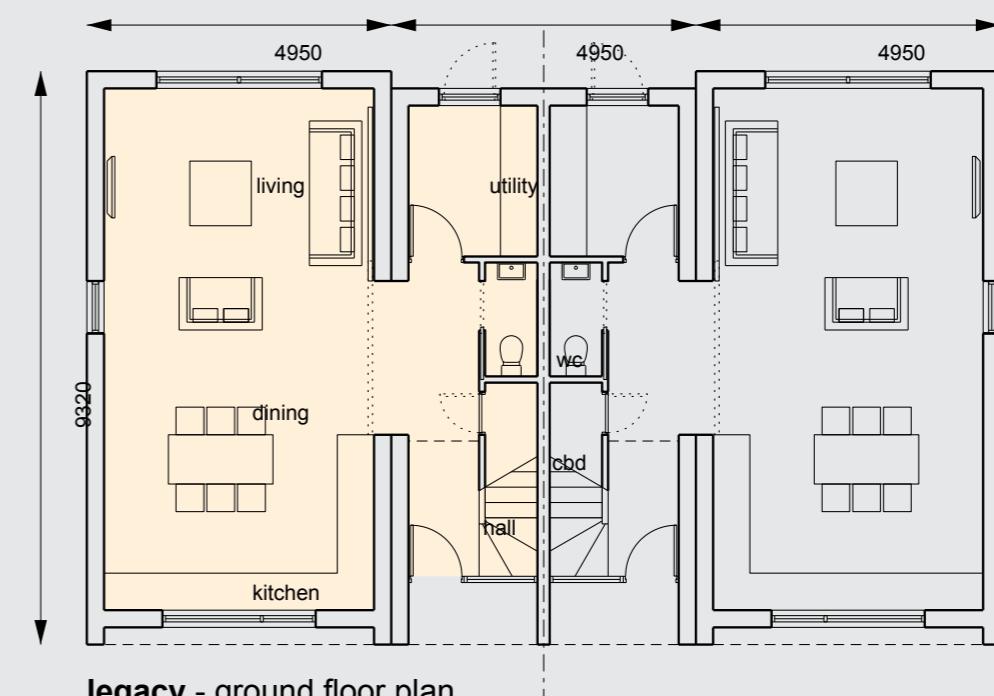
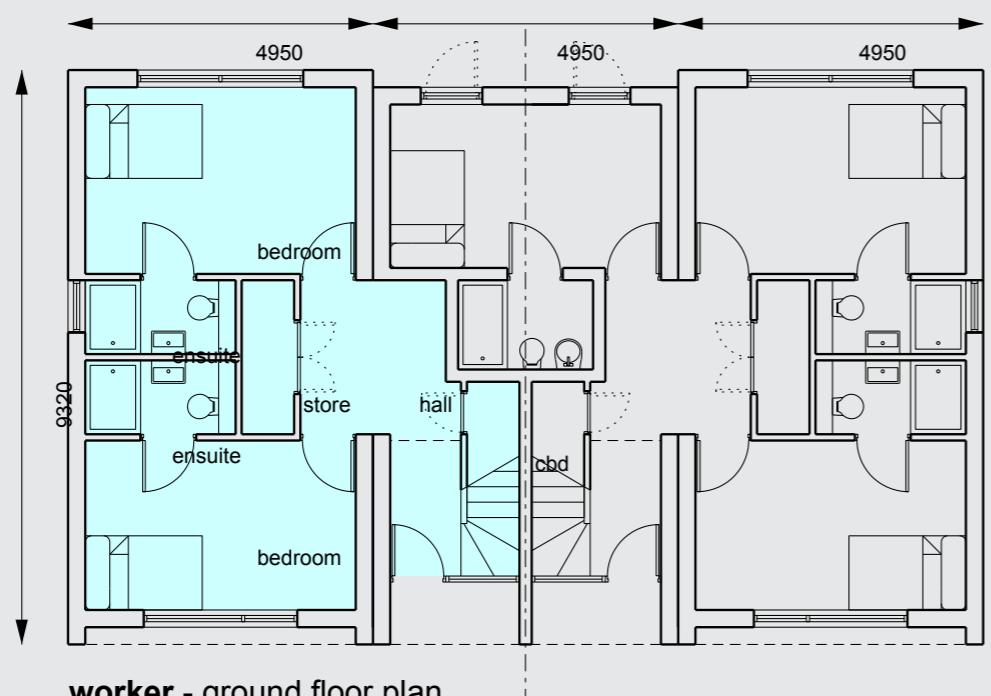
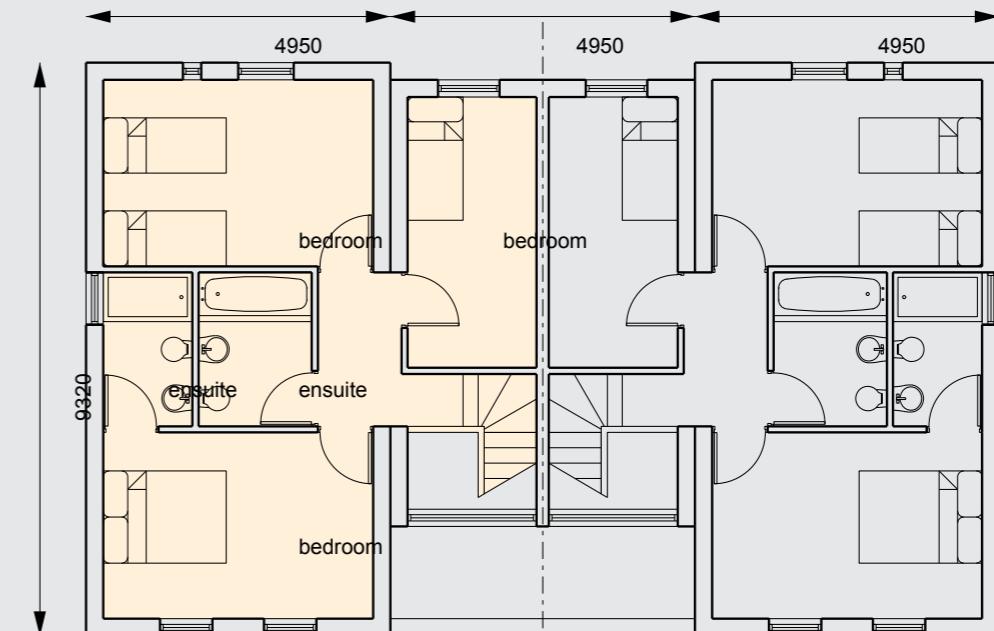
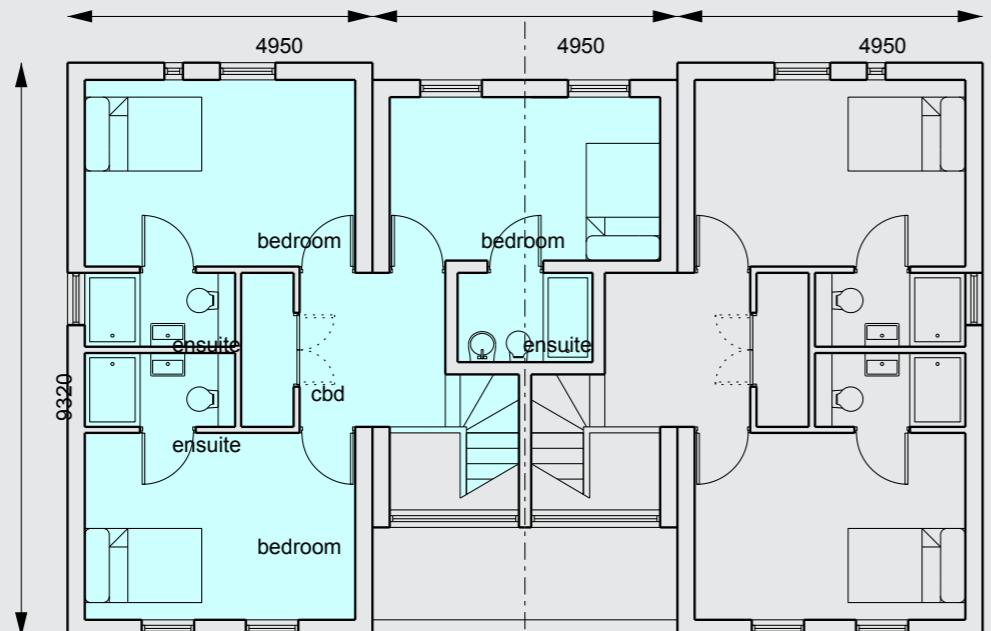
legacy: 3 bed 6 person
worker: 6 bed
GIFA: 127m²



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3 storey semi-detached



House Type C1

legacy: 3 bed 5 person
worker: 5 bed
GIFA: 110m²

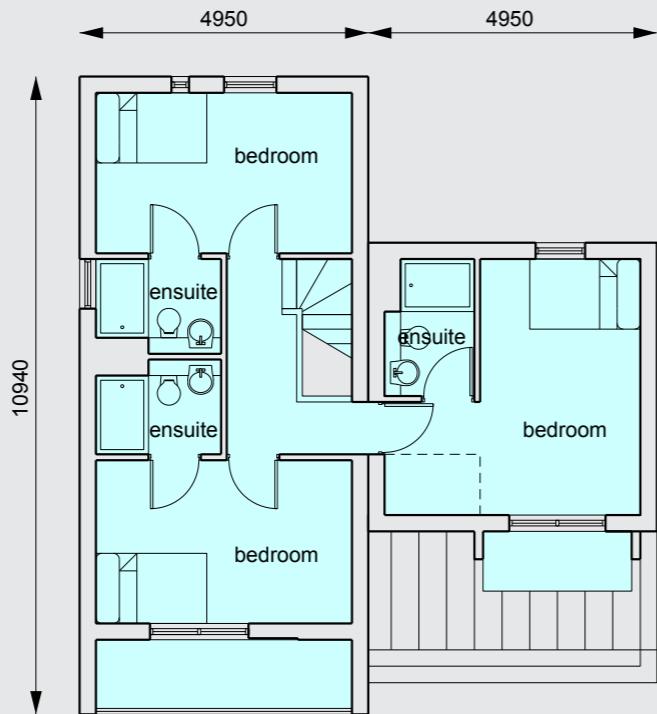


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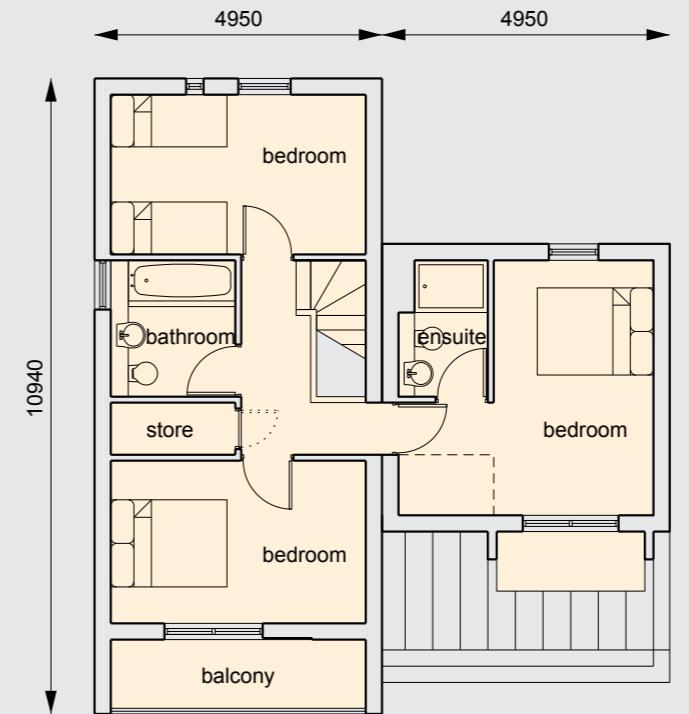
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2 storey detached

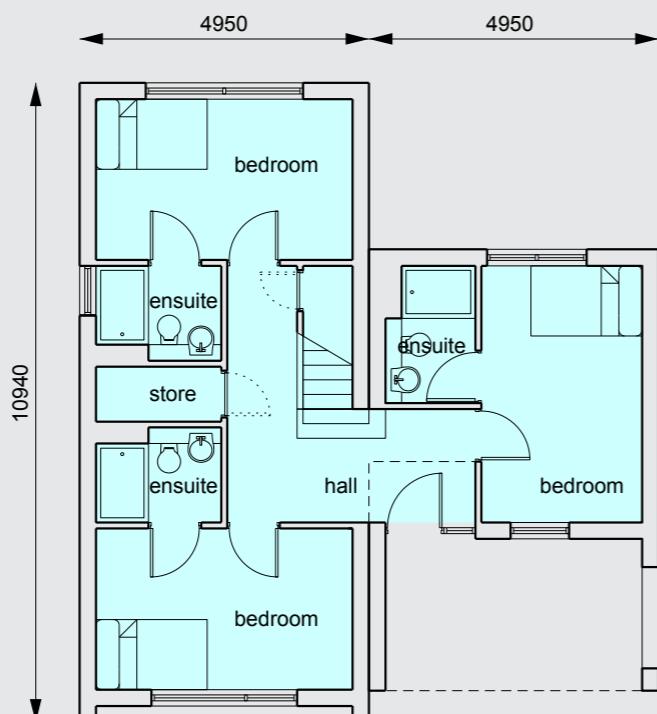




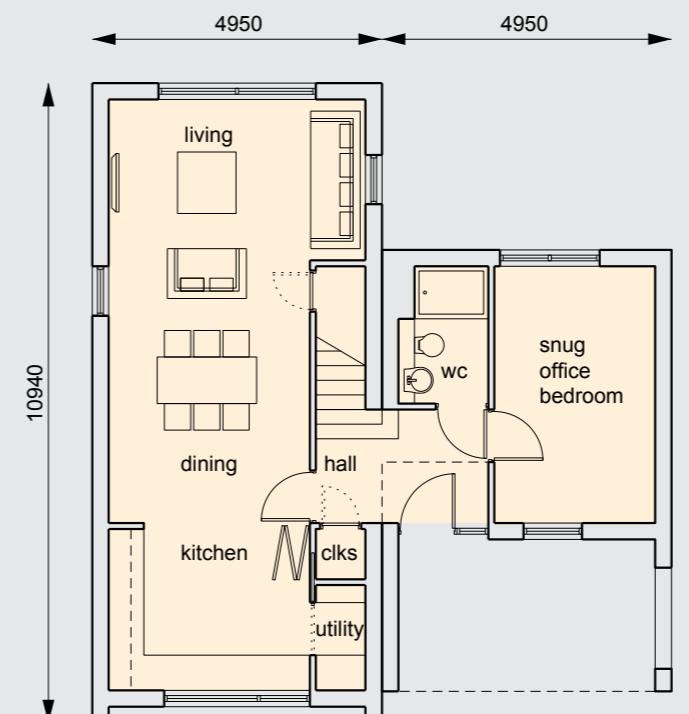
worker - first floor plan



legacy - first floor plan



worker - ground floor plan



legacy - ground floor plan

House Type D1

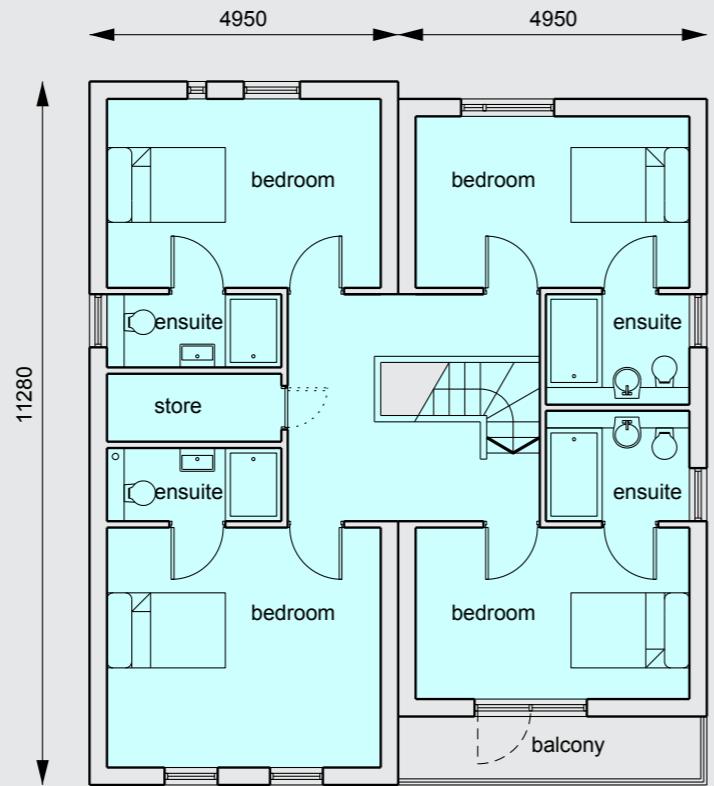
legacy: 3 bed 6 person
worker: 6 bed
GIFA: 123m²



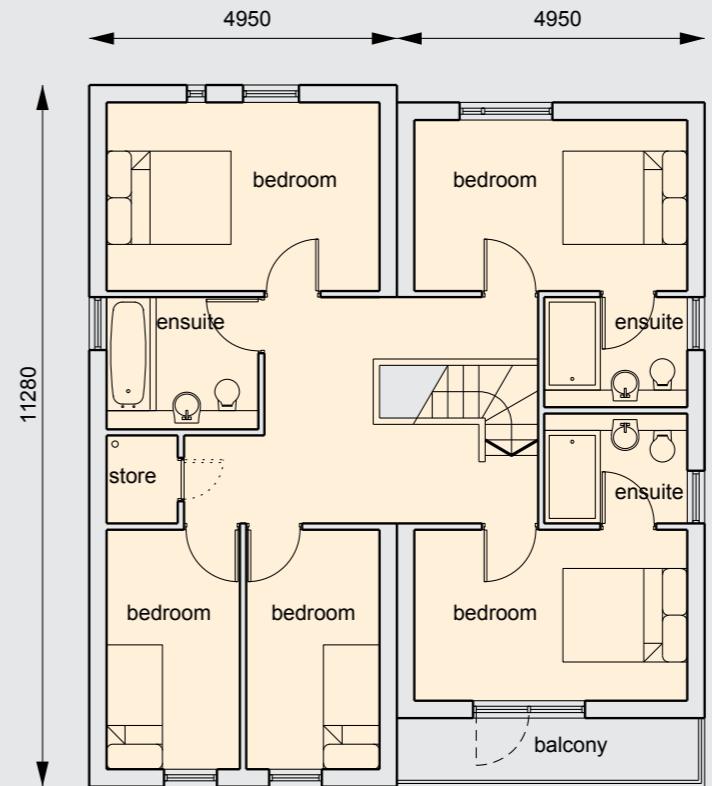
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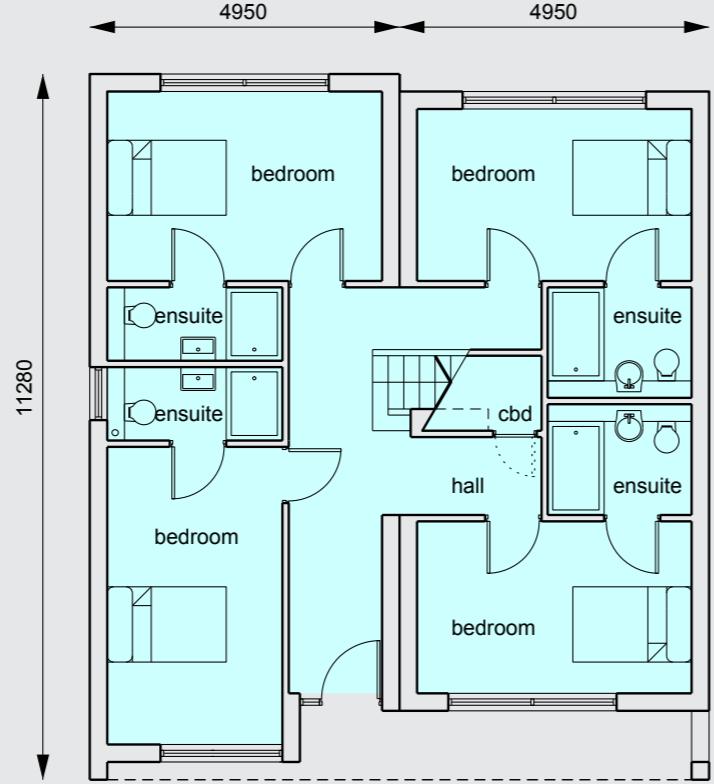
2 storey large detached



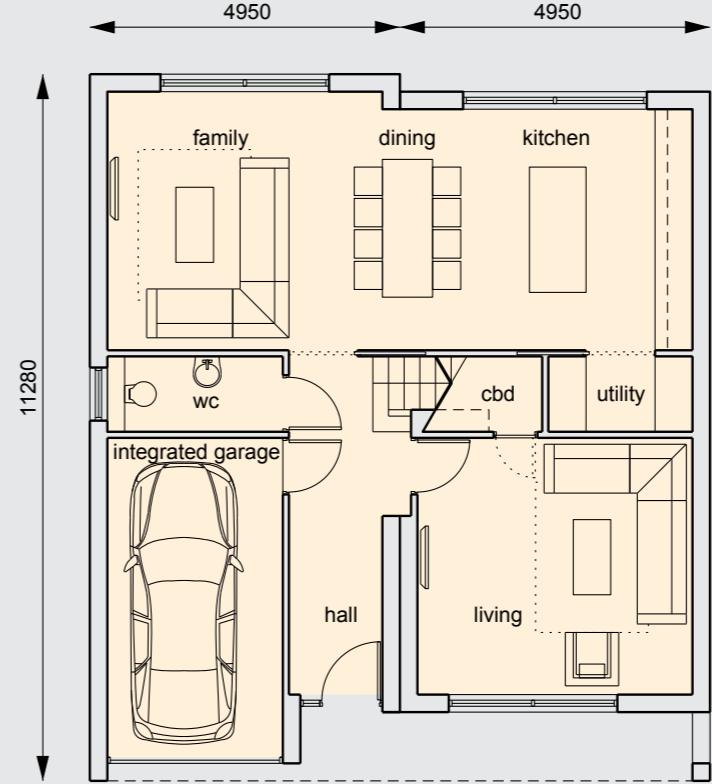
worker - first floor plan



legacy - first floor plan



worker - ground floor plan



legacy - ground floor plan

House Type E1

legacy: 5 bed 8 person
worker: 8 bed
GIFA: 180m²



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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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