

# KRESEN RESIDENCES

PHASE ONE AT WEST CARCLAZE GARDEN VILLAGE



## WEST CARCLAZE

GARDEN VILLAGE . CORNWALL



West Carclaze Garden Village is a 21<sup>st</sup> century lakeside community based on the best of traditional values.

With health & sustainability at its core, it is built around the unique and historical china clay landscape of St Austell, enjoying far reaching views of the sea and Cornish coast.

Here, everyone is welcome to share the best of life in the

West Country. Feel good about your future, your family, your health & well-being, with homes priced to be attainable, and an easy to live active lifestyle.

*life feels good*









# WEST CARCLAZE

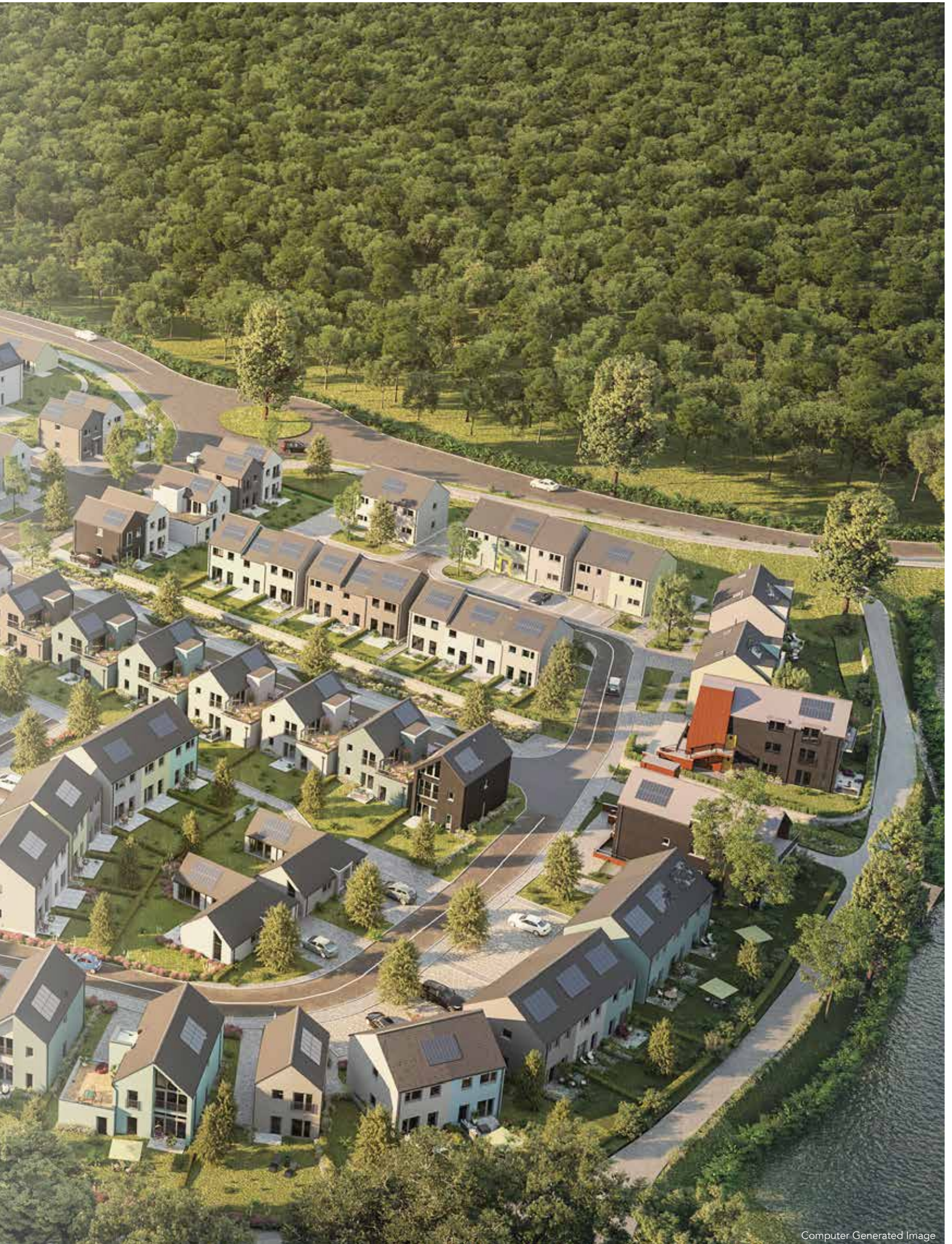
GARDEN VILLAGE . CORNWALL











Computer Generated Image







Woven into 500 acres of beautiful countryside  
with five lakes, miles of trails and walks and a  
350 acre country park to explore, living an active  
and healthy outdoors lifestyle is a breeze  
at West Carclaze Garden Village.



Computer Generated Image







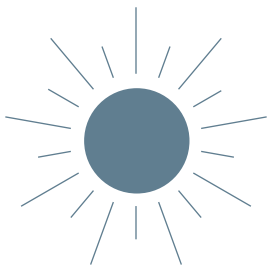
# *living* sustainably

Behind the characterful exteriors and elegant, light-filled interiors is a wealth of technology and innovation that positions your home at the leading edge of sustainable living.

It's better for the environment, and better for your bank balance — running costs are lower than the bellies of the lizards we patiently relocated, one by one, so that we preserve and support as much of the stunning natural diversity as possible.



The government is committed to making the UK net zero by 2050. It's something everyone has to take seriously — but we're proud to say that just by living at West Carclaze Garden Village, you'll be more than playing your part.



2021

From Day 1, our 7.5MW solar farm has been using the sun's power to generate clean energy equivalent to over 1,100 of our homes per year.

This goes a significant way to offsetting the impact that creating the village has in the short term.

2050

By 2050, the impact of 1,500 cleverly designed homes in use will be in full force.

We estimate that in a little under 30 years, West Carclaze will hit Net Zero. From then on, it's just keeps getting better!

2122

All the time, those 500,000 trees will be maturing into the greatest legacy of all.

By 2050, we'll be saving around 9,000 tonnes more carbon per year than we're using. But bigger trees take up more carbon — and by 2122 we will have saved 1.1m tons of carbon!



we'll be  
net zero  
by 2050!

and saving over 1.1 million  
tonnes of  $\text{CO}_2$  by 2121



That's the same as every household going on  
a 32,000-mile road trip in their diesel car.  
Every year. For 100 years!\*

\*Carbon savings are based on an independent carbon assessment by The Design Bureau. Equivalent miles for a diesel car based on current averages of approximately 125gCO<sub>2</sub>/km





*Building homes  
for your future*



Whether you're starting out, growing or downsizing, balancing a household's income and outgoings can make a huge difference to your quality of life. It makes sense to ensure that your biggest investment works as hard as it can for you.

It starts with Fabric First. Every aspect of the design is committed to creating a controllable environment, that reduces running costs while providing a healthy home to live in.

#### **FABRIC FIRST**

Homes are right for today and ready for tomorrow — contemporary, clean and modern with a fabric first approach that ensures a comfortable, low-energy home for life.

'Fabric first' may not be a term you're familiar with, but it is changing the way new homes are designed and built.

Fabric first uses cutting edge design, material technologies and specialist workmanship to minimise the need for heating and cooling, and insulating beyond industry standards. The aim is to be as air tight as possible — escaping air means escaping heat, and that costs money.

We're also making best use of natural light, maximising heat gain in the cooler months and reducing it in the summer, so that homes can be both beautiful and energy efficient — no need to choose what's most important any more!



Infinitely renewable energy  
powering smart technology.  
The end result is a carbon positive,  
fully electric home that drives bills far  
below the average gas supplied home.

*Straight from the source...*

#### **CLEAN ENERGY**

A proportion of your electricity will come directly from the sun, via new, highly efficient solar panels in every home, generating power even in overcast conditions.

To heat your hot water, we're installing Air Source Heat Pumps (ASHPs). They extract heat from the outside air — even when temperatures dip below freezing — and transfer it directly to your hot water.

Connected to your green electricity, and making best use of free, infinitely renewable heat from the environment, they offer far greater energy output than they use, giving you a major boost to the base temperature of the water in your tank.

Minimal energy is then needed to bring it up to piping hot at the coldest times of the year, saving you money every day.

There's also a lot you can do to be a responsible energy user, and to help, we are installing the latest smart meters to allow you to monitor your usage, and encourage a change in habits.





*..and not a penny wasted!*

#### SMART RADIATORS

Your home is fitted with smart radiators throughout, that learn your preferences and pre-emptively bring rooms up to temperature, and maintain it, with minimal energy usage.

They can detect when windows and doors are open, and give a little boost to keep the temperature up, so that the system doesn't have to work too hard to maintain a comfortable environment, whatever you're doing in and around the home.

Everything is controllable, so you can create exactly the kind of environment that suits you best, with some rooms kept warmer, while others such as bedrooms can be kept a little cooler for a better nights sleep.

#### MECHANICAL HEAT RECOVERY

When we stop heat escaping, we also stop fresh air coming in, and recirculating stale air is bad for you health, energy and concentration.

We're using the latest Mechanical Ventilation with Heat Recovery (MVHR) technology to improve indoor air quality (IAQ) and keep homes healthy, while saving you energy and money at the same time.

Heat generated inside the home — from the intelligent radiators to the appliances that you use — even your own body heat! — is captured as the stale air is removed, and used to gently warm fresh, filtered air as it comes in, before being sent to the living spaces.

The filters remove pollution, pollen, dust and other airborne particles, so your home is always oxygen rich, fresh and clean.

You also use less energy to replace the heat that would be wasted, which brings your heating requirement — even when it's cold outside — to the minimum.







This contemporary village has an unmistakably traditional feel. Every aspect of the design — the subtle variations in the shapes, materials and distinctive colours of the homes, alongside the tree lined roads and edible landscaping — make this a wonderfully dynamic place, with a very Cornish feel.



Computer Generated Image



There is a range of homes to suit every buyer,  
at any stage of life. Choose from apartments,  
bungalows and smaller houses, to spacious four bedroom  
family homes. There are no compromises. At every level,  
our ethos of delivering sustainability and quality  
shines through.







Computer Generated Image



Here, you will be immersed in the beautiful  
Cornish landscape. Wake up, throw open the curtains,  
and your day begins with stunning views over  
the tranquil lakes and countryside.







Computer Generated Image



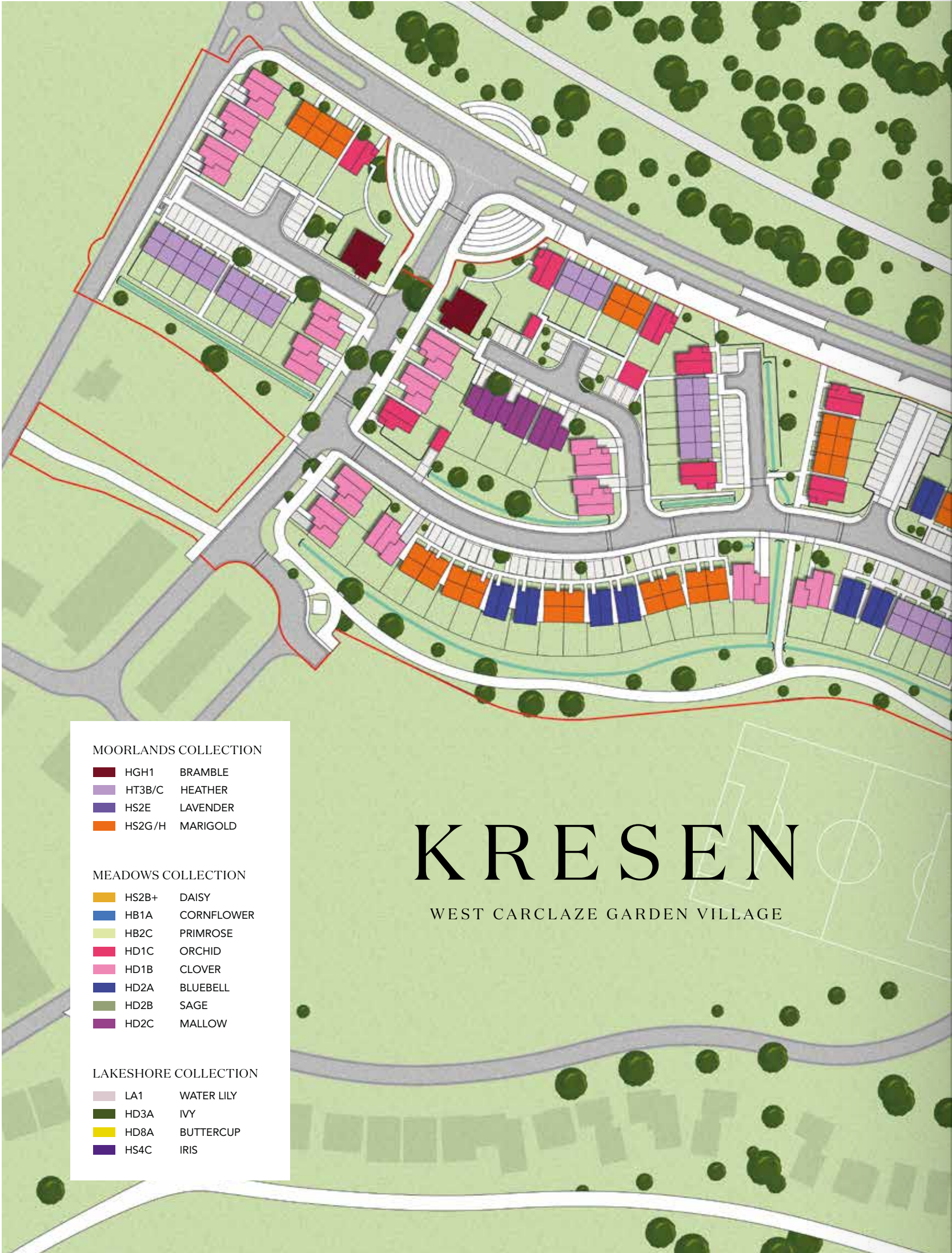


The five lakes are a fantastic legacy, and one that  
we are putting at the heart of the outdoors lifestyle  
at West Carclaze Garden Village.









MOORLANDS COLLECTION

HGH1	BRAMBLE
HT3B/C	HEATHER
HS2E	LAVENDER
HS2G/H	MARIGOLD

MEADOWS COLLECTION

HS2B+	DAISY
HB1A	CORNFLOWER
HB2C	PRIMROSE
HD1C	ORCHID
HD1B	CLOVER
HD2A	BLUEBELL
HD2B	SAGE
HD2C	MALLOW

LAKESHORE COLLECTION

LA1	WATER LILY
HD3A	IVY
HD8A	BUTTERCUP
HS4C	IRIS

# KRESEN

WEST CARCLAZE GARDEN VILLAGE











# *The* Moorlands *collection*

This collection of homes are perfect for first time buyers, but they are anything but basic.

Beautifully finished, and filled with energy efficient technology and materials that will keep running costs low, in a home that you can be proud of.









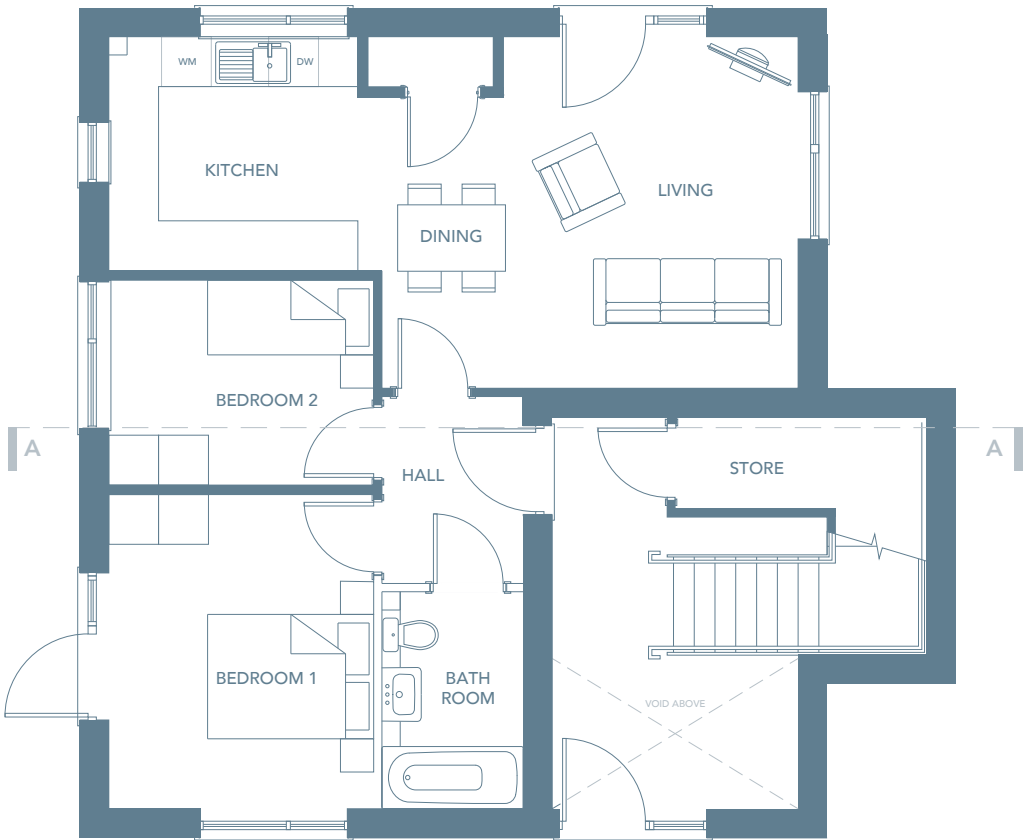
Computer Generated Image



# The Bramble

## Two Bedroom Apartments

HGH1



Ground Floor

### Total Floor Area

60.25 sq m / 649 sq ft

- Kitchen  
3,101 x 2,792 mm
- Dining/Living  
5,008 x 4,266 mm
- Bedroom One  
3,101 x 3,739 mm
- Bedroom Two  
3,101 x 2,509 mm

Front Elevation

Second  
First  
Ground



Section A\_A







First / Second Floors

## Total Floor Area

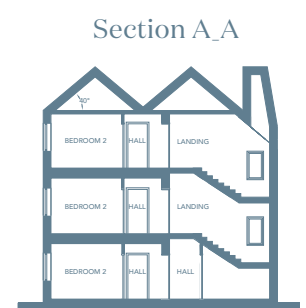
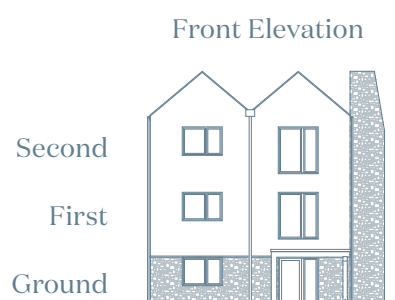
60.4 sq m / 650 sq ft

**Kitchen**  
3,108 x 2,797 mm

**Dining/Living**  
5,014 x 4,278 mm

**Bedroom One**  
3,108 x 3,747 mm

**Bedroom Two**  
3,108 x 2,511 mm











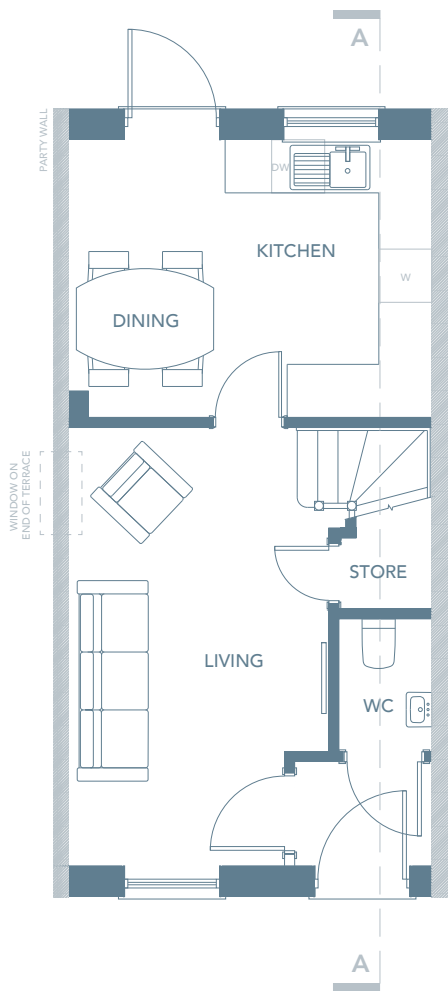
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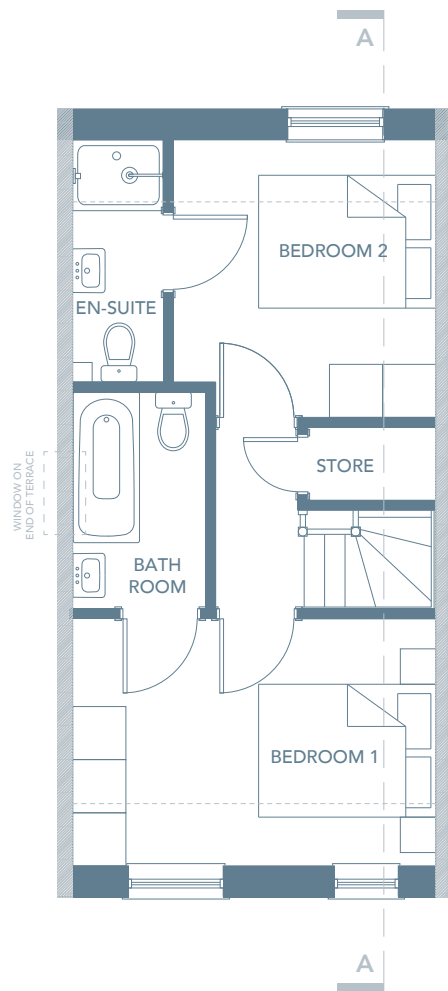
# The Heather

## Two Bedroom Terraced / End of Terrace Houses

HT3B / C



Ground Floor



First Floor

### Total Floor Area

67.24 sq m / 724 sq ft

Kitchen/Dining  
4,100 x 3,107 mm

Living  
2,939 x 4,969 mm

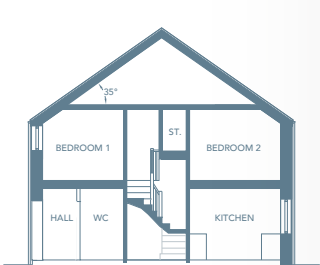
Bedroom One  
4,100 x 2,790 mm

Bedroom Two  
2,972 x 3,111 mm

Front Elevation



Section A\_A

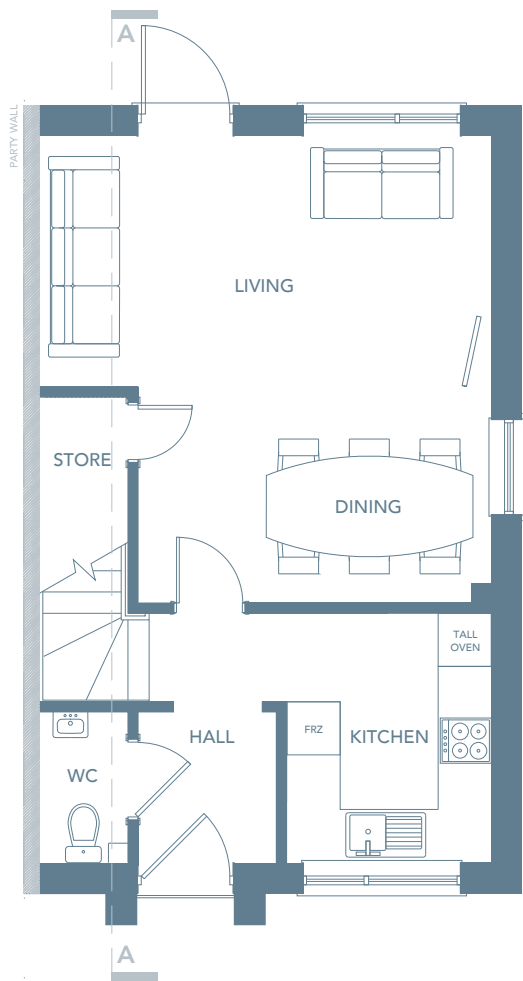




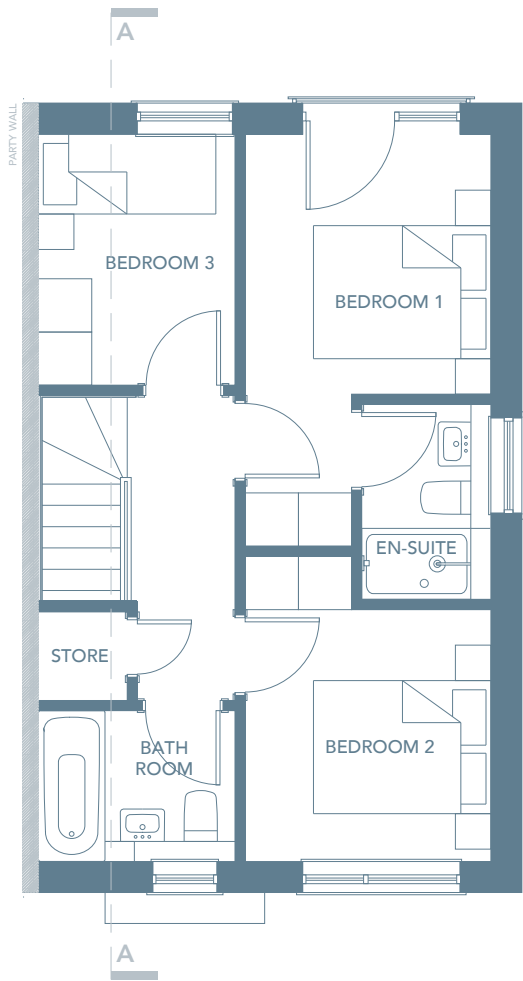
# The Lavender

## Three Bedroom Semi Detached Houses

HS2E



Ground Floor



First Floor

### Total Floor Area

83.64 sq m / 900 sq ft

Kitchen  
2,382 x 2,830 mm

Dining/Living  
5,100 x 5,241 mm

Bedroom One  
2,747 x 4,653 mm

Bedroom Two  
2,747 x 3,428 mm

Bedroom Three  
2,233 x 2,755 mm

Front Elevation



Section A\_A









# *The Lavender*

Three Bedroom Semi Detached Houses



Computer Generated Image



# *The Marigold*

Three Bedroom Terraced / End of Terrace Houses







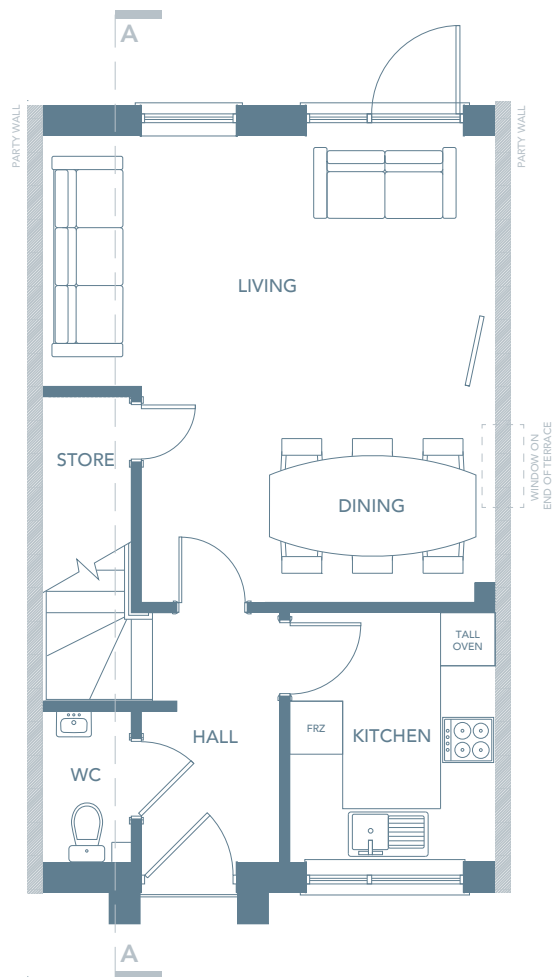
Computer Generated Image



The Marigold

Three Bedroom Terraced / End of Terrace Houses

HS2G / H



Ground Floor

Total Floor Area

83.84 sq m / 902sq ft

Kitchen  
2,378 x 2,811 mm

Living/Dining  
5,100 x 5250 mm

Bedroom One  
2,756 x 4,653 mm

Bedroom Two  
2,756 x 3,428 mm

Bedroom Three  
2,225 x 2,755 mm

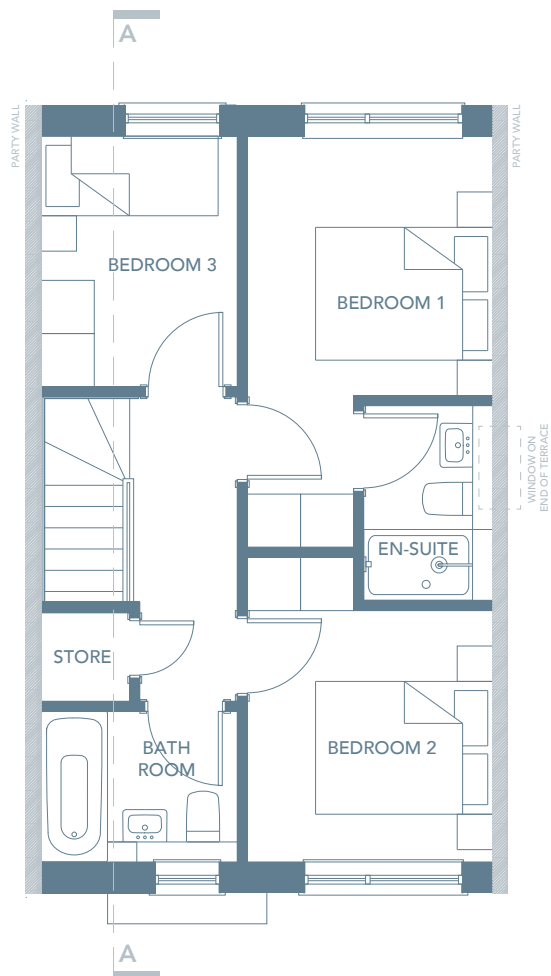
Front Elevation



Section A\_A







First Floor

- Bedroom One  
2,756 x 4,653 mm
- Bedroom Two  
2,756 x 3,428 mm
- Bedroom Three  
2,225 x 2,755 mm

Front Elevation



Section A\_A





# The Moorlands collection

## KITCHENS

- Individually designed layouts
- Shaker style cabinet, solid timber frame with dove grey doors and drawer fronts, nickel effect handles and cutlery tray
- Square edge laminate work surfaces with matching upstands and clear glass splashback
- Stainless steel single bowl sink with drainer and polished chrome swan neck mixer tap
- Metro style white tiles with grey grout
- Cushioned vinyl flooring
- Bosch stainless steel built under single fan oven
- Bosch 4 Zone Induction hob with carbon filtered extractor hood
- Space for dishwasher / washing machine and fridge/freezer of your choosing <sup>1</sup>

## CLOAKROOMS<sup>2</sup>

- ROCA Deba Close Coupled Water Closet, Hand Basin and basin mixer tap
- Roll holder
- Cushioned vinyl flooring

## FAMILY BATHROOMS

- ROCA Deba back-to-wall pan and soft close seat
- Semi-recessed wash basin with Basin Mixer Tap
- 1700x700mm bath with hinged bath screen and mixer tap
- Bar Mixer Shower with height adjustable head
- Towel radiator
- Mirror over wash hand basin
- Roll holder
- Cushioned vinyl flooring

## EN-SUITES<sup>2</sup>

- ROCA Deba close coupled pan with push button flush and soft close seat
- Wash basin pedestal with basin mixer tap
- Bar Mixer Shower with height adjustable head, rectangular shower tray and infold shower door
- Towel radiator
- Mirror over wash hand basin
- Roll holder
- Cushioned vinyl flooring





Computer Generated Image

### LIGHTING

- Recessed dimmable LED downlights to living rooms
- Low Energy Pendant to dining room
- Recessed dimmable LED downlights to kitchens
- Recessed IP65 LED downlights to bathrooms, en-suites and cloakrooms <sup>2</sup>
- Recessed LED downlighters to hallways and stairs <sup>2</sup>
- Low Energy pendants to all bedrooms
- LED / energy efficient light external areas, roof space garage and storage areas <sup>2</sup>

### HEATING

- Smart Bluetooth enabled electric panel heaters with adaptive temperature control and environmental learning controlled via IntelliApp
- Mechanical ventilation heat recovery system improves air quality by circulating clean filtered air whilst capturing heat normally lost
- A highly efficient heat pump hot water cylinder to produce hot water effectively and efficiently whilst reducing your emissions
- UPVC, sealed unit, double glazed windows, composite front door

### ELECTRICAL

- External 13a electric car charging points
- White electrical sockets with USB charging in living room, kitchen and bedrooms
- Television points to principal reception room and bedrooms

### INTERIOR FINISHES

- Brushed stainless steel door handles throughout
- Off-white painted architraves door linings and skirtings <sup>2</sup>
- White painted walls

<sup>1</sup> Not included <sup>2</sup> Where applicable







# *The* Meadows *collection*

With an elevated specification, this collection is perfect for upsizers and downsizers looking for something a little more.

Light filled, elegant, and with a range of sizes and layouts to choose from, there is sure to be a home for everyone.





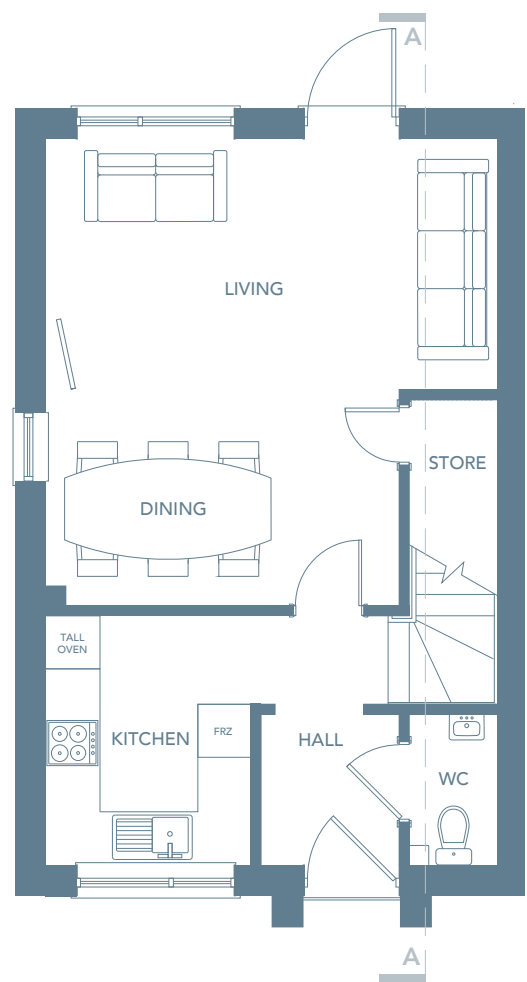


*The Daisy*  
Three Bedroom Detached House



Computer Generated Image

The Daisy  
Three Bedroom Detached House  
H S 2 B +



Ground Floor

Total Floor Area  
83.84 sq m / 902sq ft

Kitchen  
2,378 x 2,811 mm  
Living/Dining  
5,100 x 5250 mm

Bedroom One  
2,756 x 4,653 mm  
Bedroom Two  
2,756 x 3,428 mm  
Bedroom Three  
2,225 x 2,755 mm

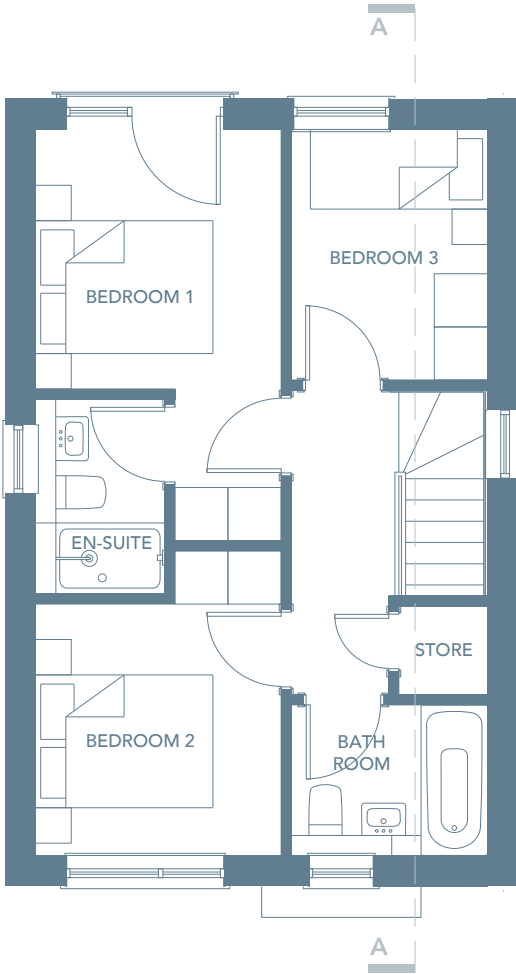
Front Elevation



Section A\_A







First Floor

- Bedroom One  
2,756 x 4,653 mm
- Bedroom Two  
2,756 x 3,428 mm
- Bedroom Three  
2,225 x 2,755 mm

Front Elevation



Section A\_A







# *The Cornflower*

Three Bedroom Detached Bungalow

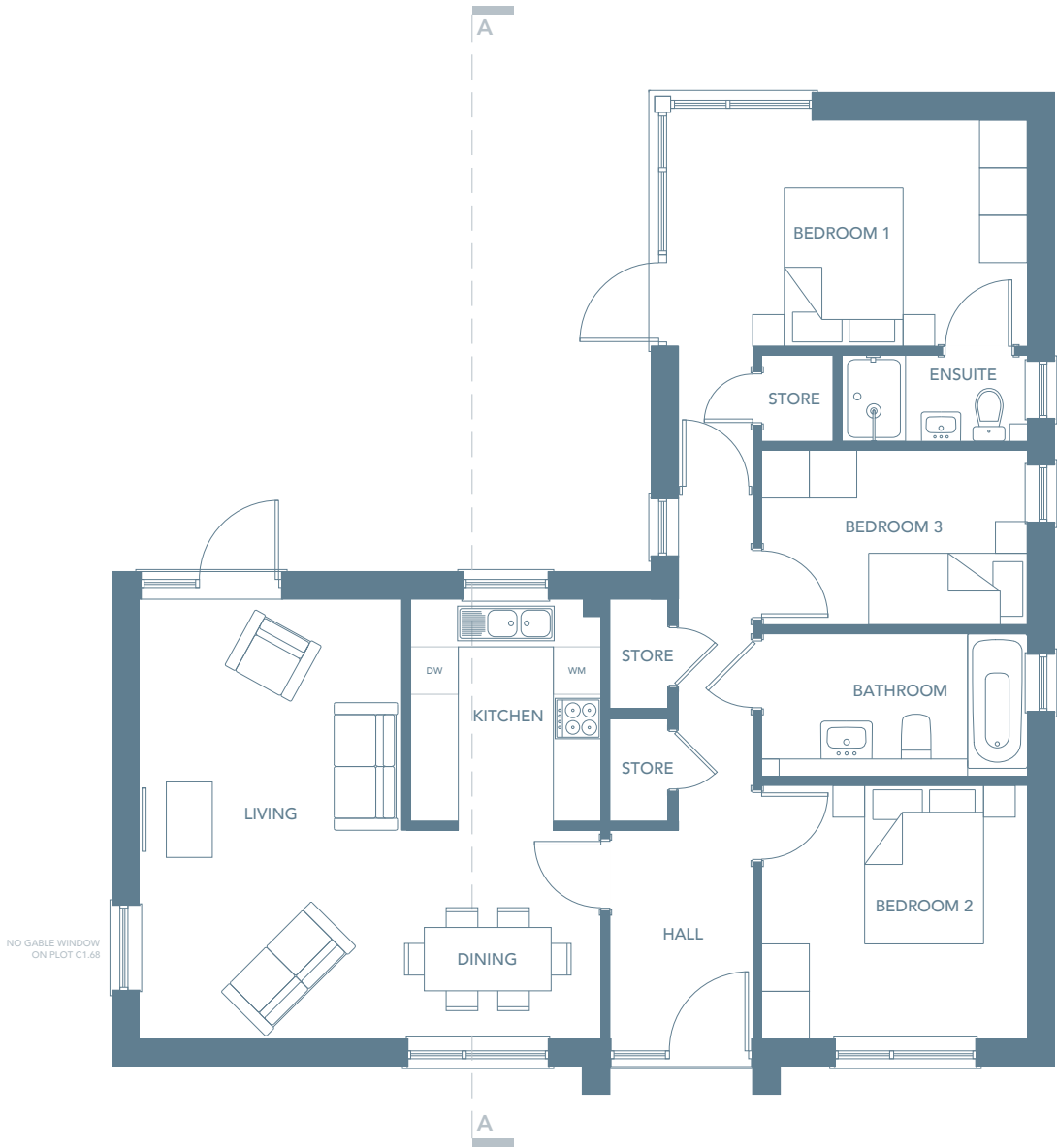


Computer Generated Image

# The Cornflower

## Three Bedroom Detached Bungalow

HB 1 A



### Total Floor Area

88.92 x sq m / 957 sq ft

Kitchen  
2,702 x 2,714 mm  
Living/Dining  
5,821 x 5,555 mm

Bedroom One  
4,407 x 4,395 mm  
Bedroom Two  
3,188 x 3,181 mm  
Bedroom Three  
3,180 x 2,128 mm

Front Elevation



Section A\_A

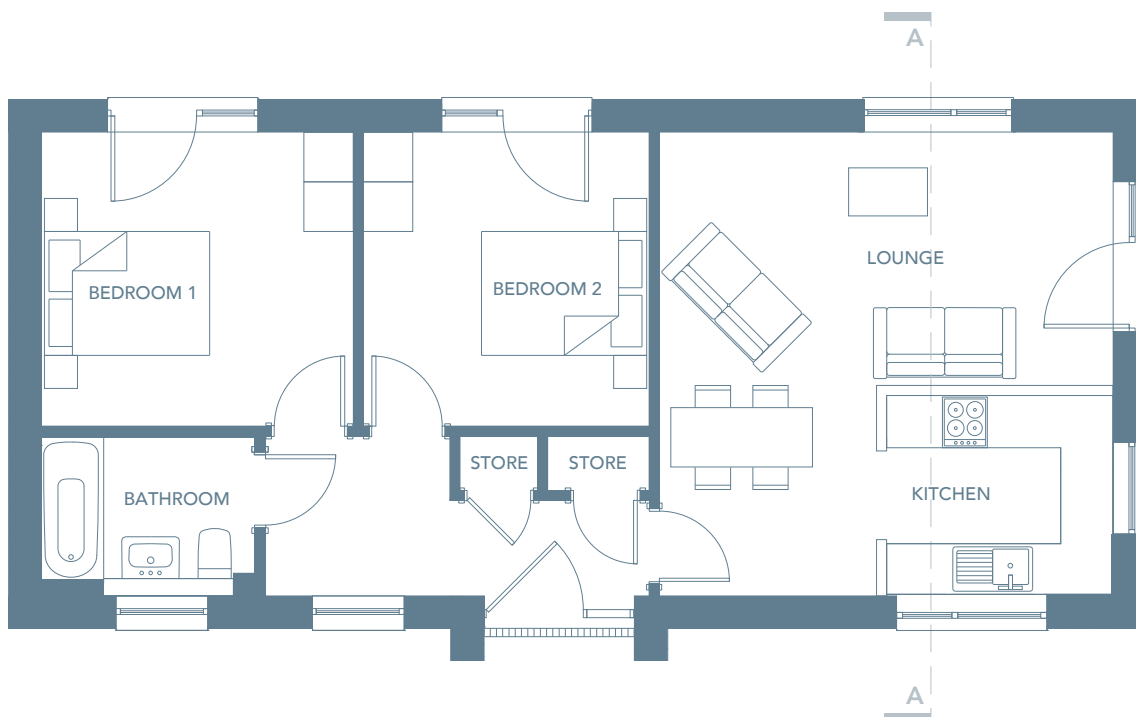




# The Primrose

## Two Bedroom Detached Bungalow

HB2C



### Total Floor Area

71.56 sq m / 770 sq ft

#### Kitchen

2,712 x 2,400 mm

#### Living/Dining

5,435 x 5,554 mm

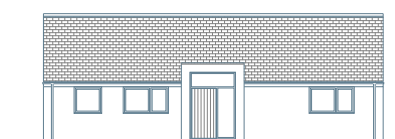
#### Bedroom One

3,733 x 3,522 mm

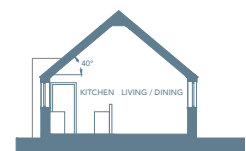
#### Bedroom Two

3,522 x 3,422 mm

### Front Elevation



### Section A\_A







# *The Primrose*

Two Bedroom Detached Bungalow

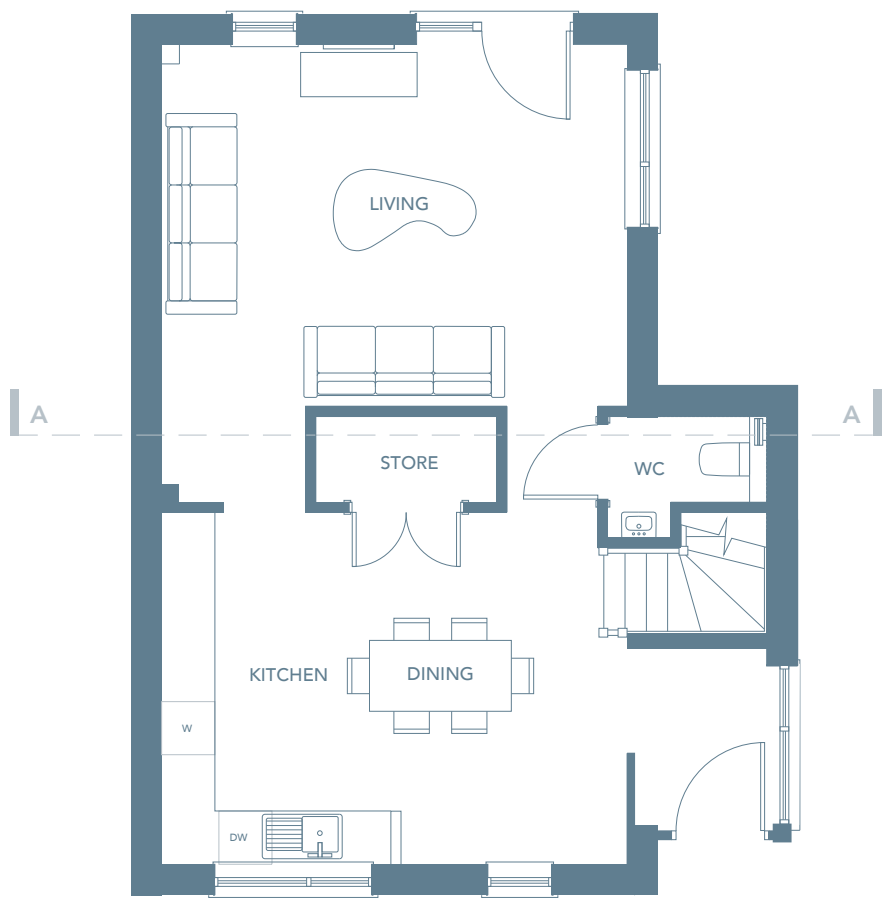


Computer Generated Image

The Orchid

Three Bedroom Detached Houses

HD1C



Ground Floor

Total Floor Area

108.76 sq m / 1,171 sq ft

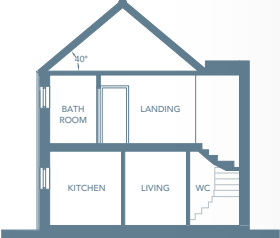
Kitchen/Dining  
5,270 x 3,989 mm

Living Room  
5,270 x 5,253 mm

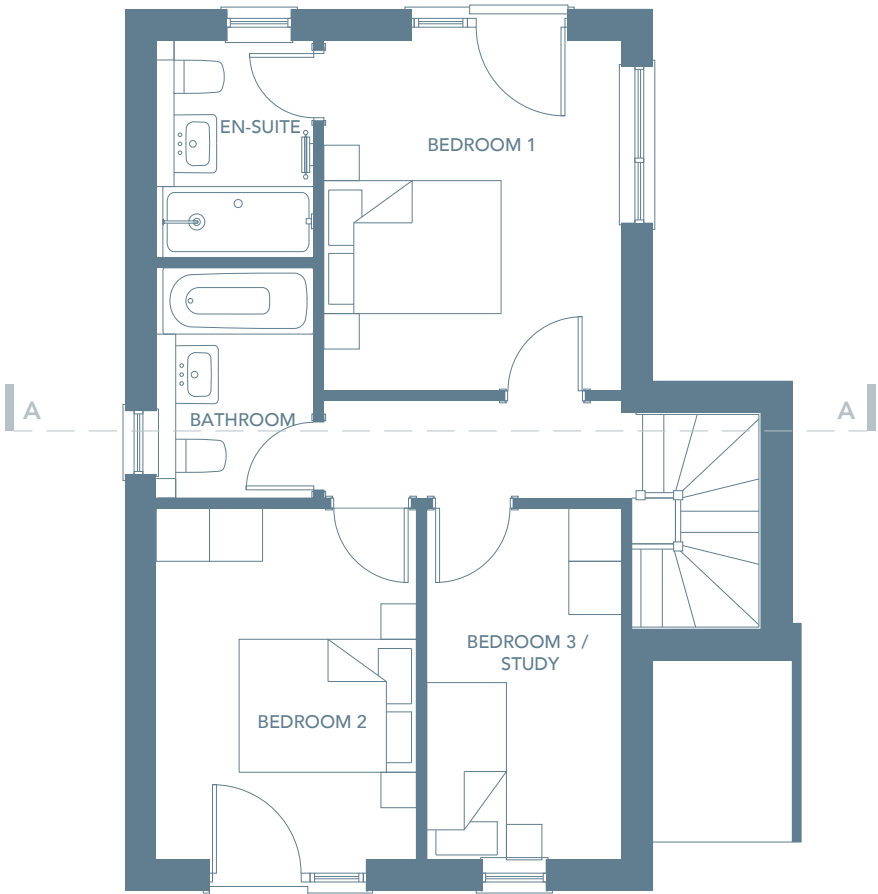
Front Elevation



Section A\_A







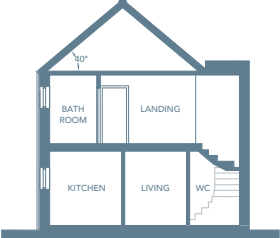
First Floor

- Bedroom One  
3,967 x 3,335 mm
- Bedroom Two  
2,950 x 3,989 mm
- Bedroom Three/Study  
2,200 x 3,989 mm

Front Elevation



Section A\_A







*The Orchid*  
Three Bedroom Detached Houses



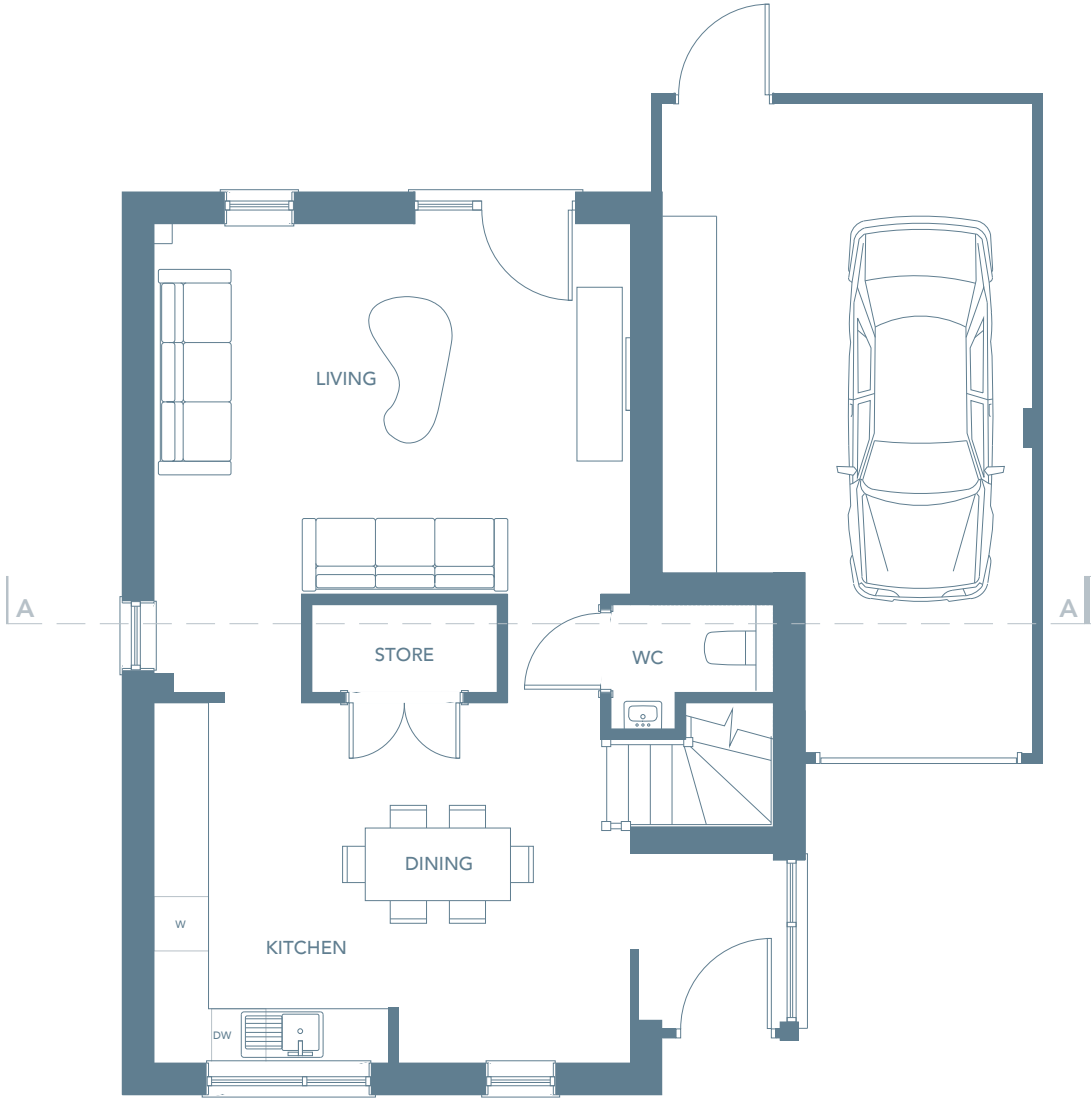


Computer Generated Image

# The Clover

## Three Bedroom Detached Houses

HD1B



Ground Floor

### Total Floor Area\*

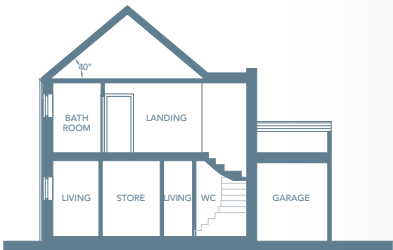
108.76 sq m / 1,171 sq ft

- Kitchen/Dining  
5,270 x 3,989 mm
- Living Room  
5,270 x 5,253 mm
- Garage  
3,805 x 7,075 mm

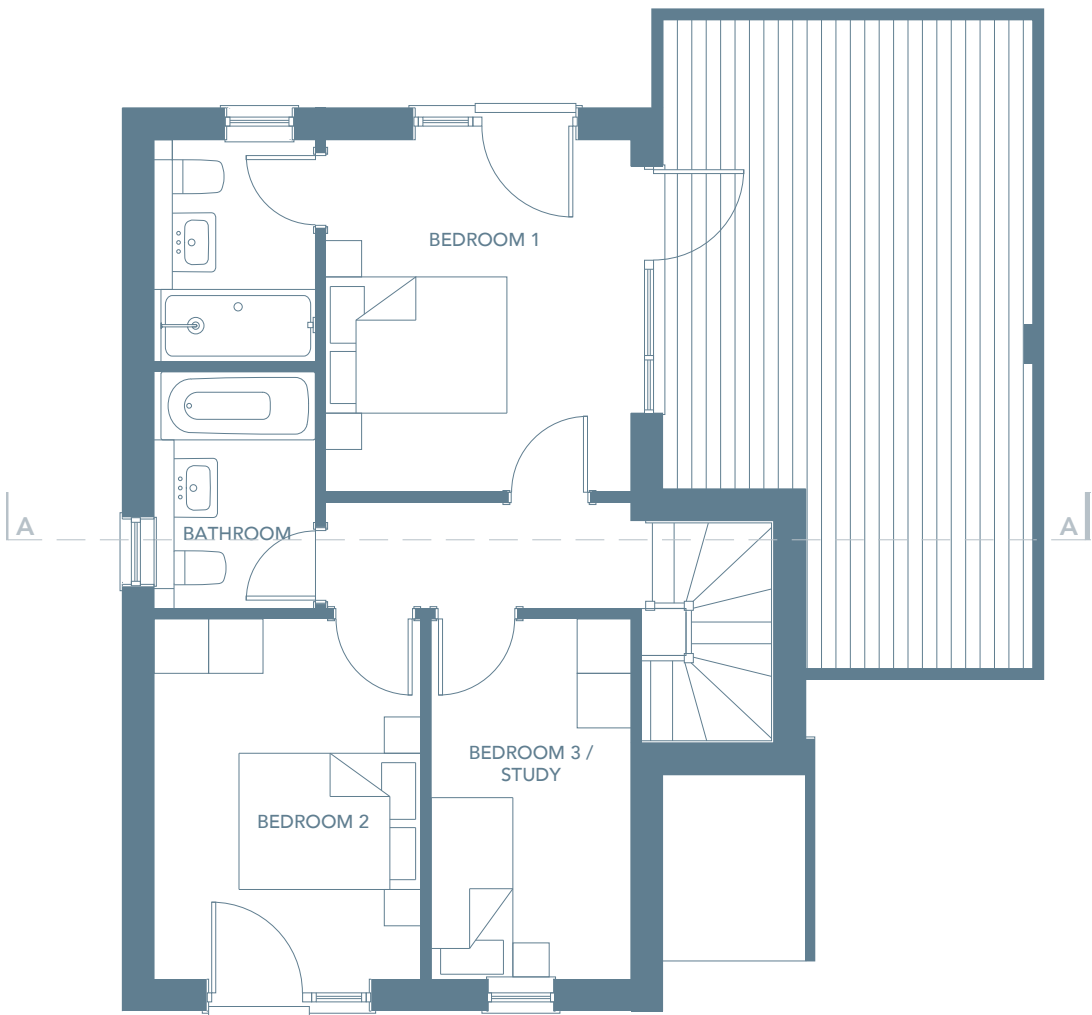
Front Elevation



Section A\_A







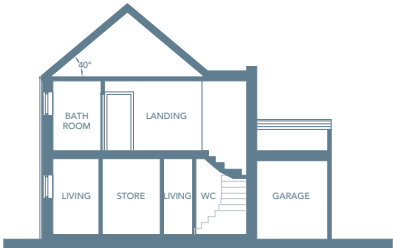
First Floor

- Bedroom One  
3,967 x 3,335 mm
- Bedroom Two  
2,950 x 3,989 mm
- Bedroom Three/Study  
2,200 x 3,989 mm
- Terrace  
3,793 x 7,050 mm

Front Elevation



Section A\_A









# *The Clover*

Three Bedroom Detached Houses

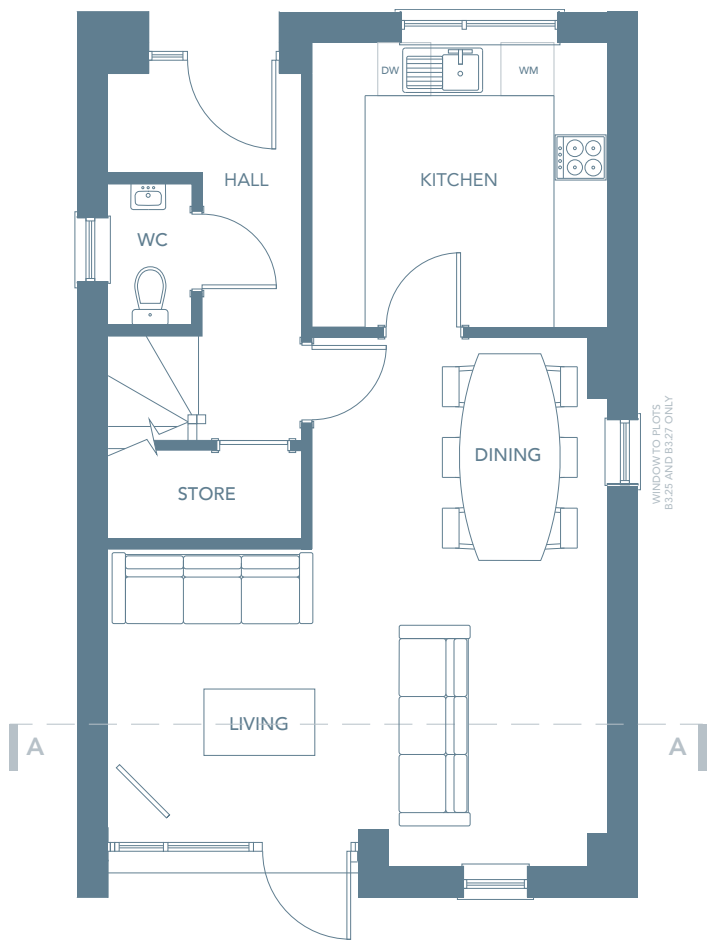


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# The Bluebell

## Four Bedroom Detached Houses

HD 2 A



Ground Floor

### Total Floor Area

123.26 sq m / 1,327 sq ft

#### Kitchen

3,331 x 3,252 mm

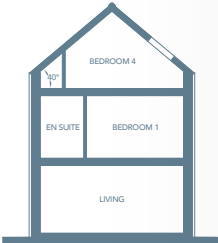
#### Living/Dining

5,627 x 5,899 mm

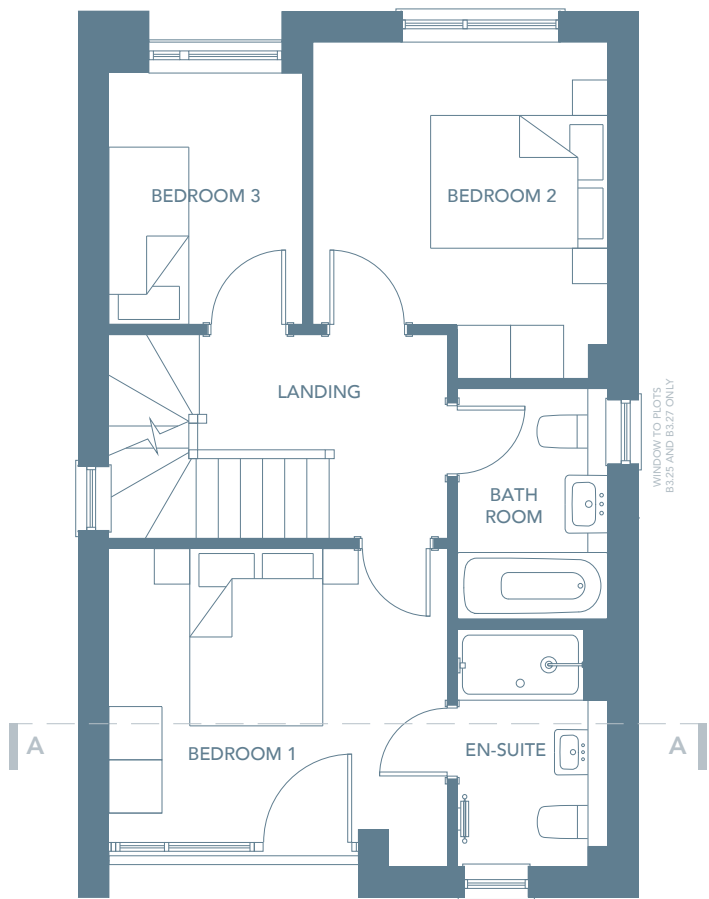
#### Front Elevation



#### Section A\_A







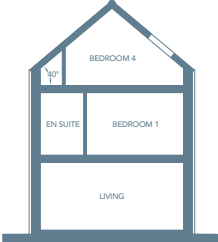
First Floor

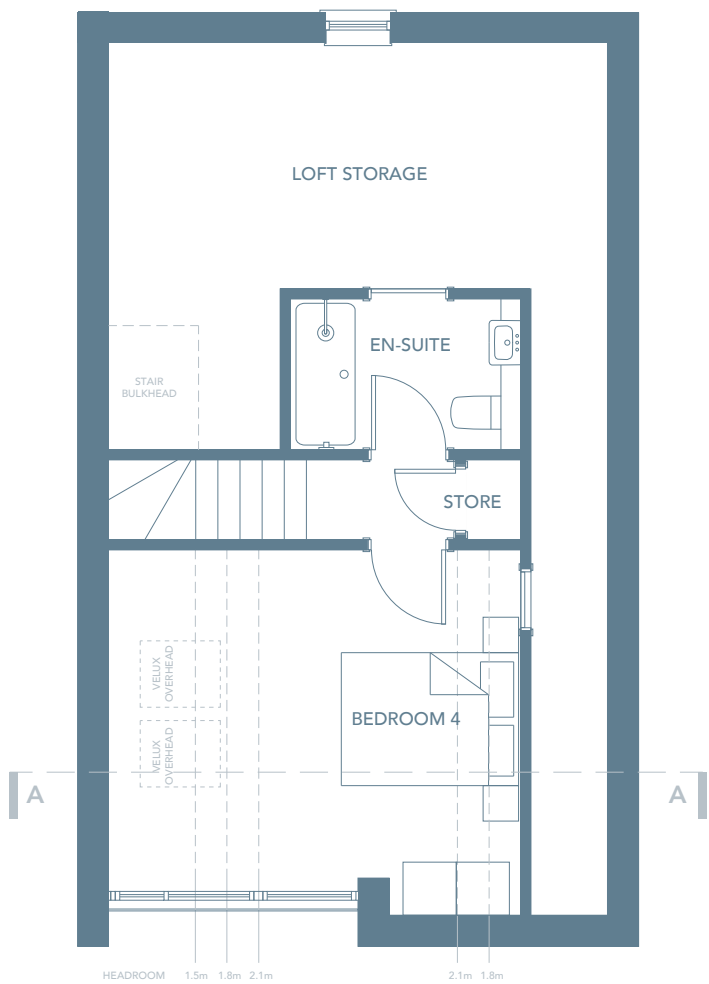
- Bedroom One  
3,711 x 3,549 mm
- Bedroom Two  
3,331 x 3,902 mm
- Bedroom Three  
2,176 x 2,792 mm

Front Elevation



Section A\_A





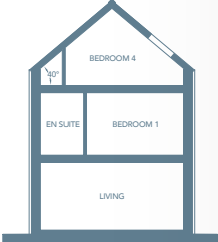
Second Floor

Bedroom Four  
4,644 x 3,549 mm  
Loft Storage  
5,627 x 4,452 mm

Front Elevation



Section A\_A









# *The Bluebell*

Four Bedroom Detached Houses





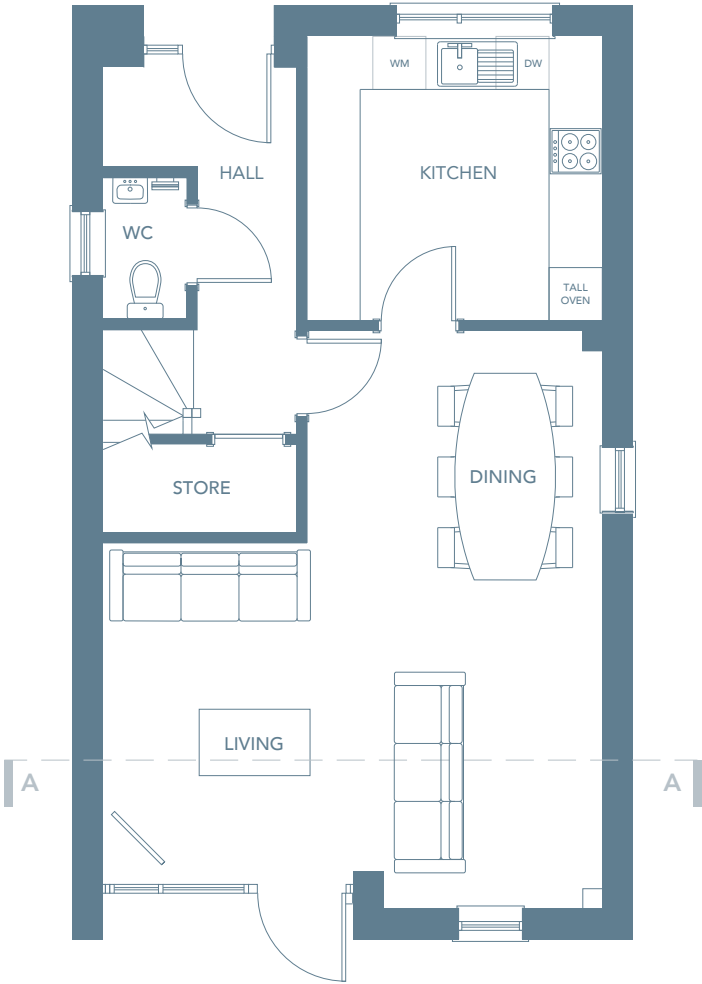


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The Sage

Four Bedroom Detached Houses

HD2B



Ground Floor

Total Floor Area

131.94 sq m / 1,420 sq ft

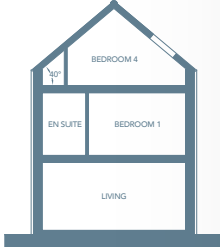
Kitchen  
3,331 x 3,253 mm

Living/Dining  
5,627 x 6,475 mm

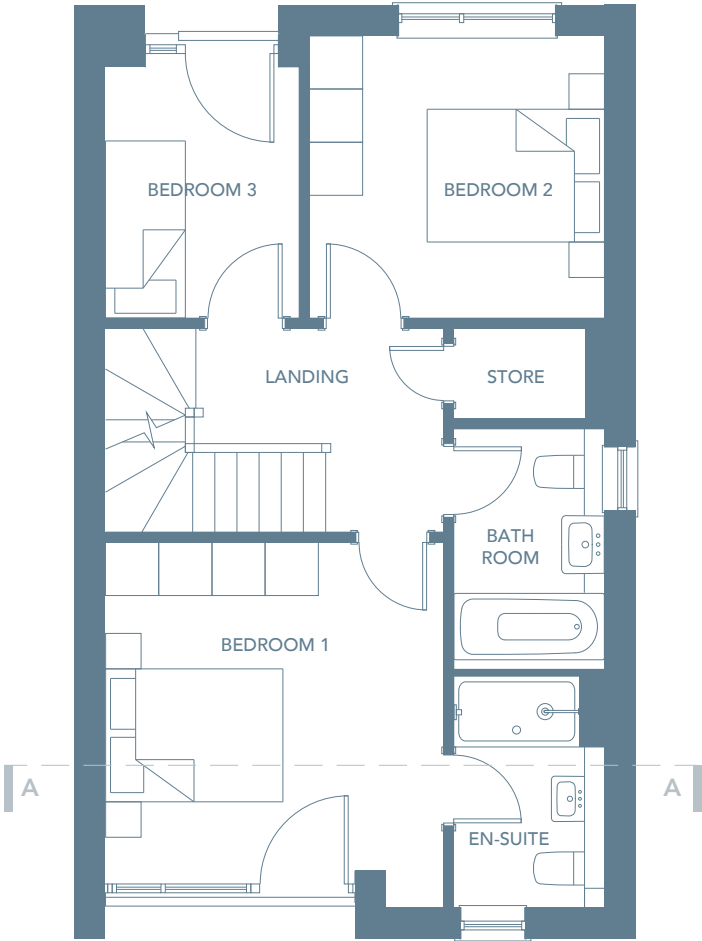
Front Elevation



Section A\_A







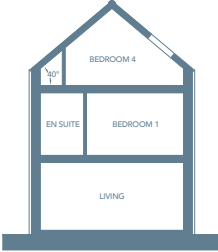
First Floor

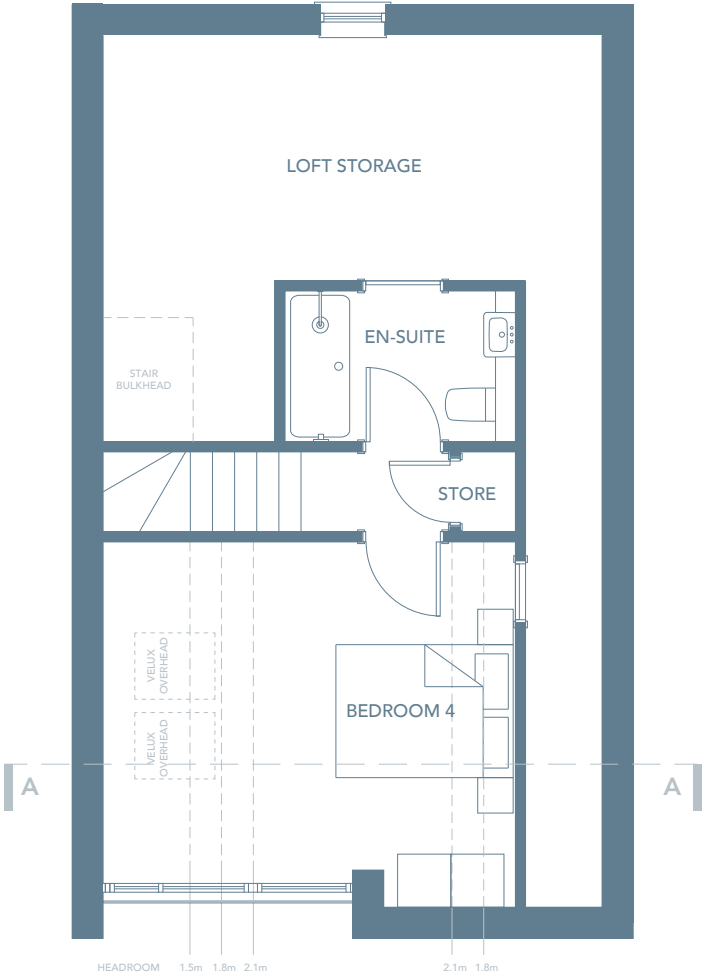
- Bedroom One  
3,703 x 3,673 mm
- Bedroom Two  
3,331 x 3,243 mm
- Bedroom Three  
2,176 x 2,839 mm

Front Elevation



Section A\_A





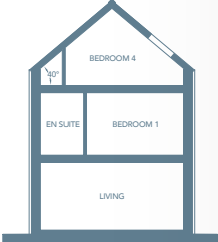
Second Floor

Bedroom Four  
4,688 x 4,072 mm  
Loft Storage  
5,627 x 4,503 mm

Front Elevation



Section A\_A











# *The Sage*

Four Bedroom Detached Houses



Computer Generated Image

# The Mallow

## Four Bedroom Detached Houses

HD2C



Ground Floor

### Total Floor Area

130.63 sq m / 1,406 sq ft

#### Kitchen

3,331 x 3,253 mm

#### Living Dining

5,627 x 6,475 mm

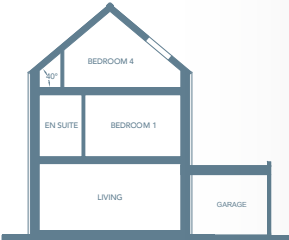
#### Garage

3,012 x 6,000 mm

#### Front Elevation



#### Section A\_A







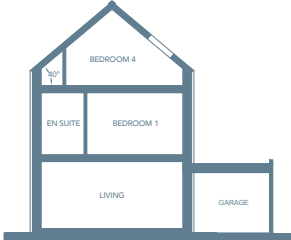
First Floor

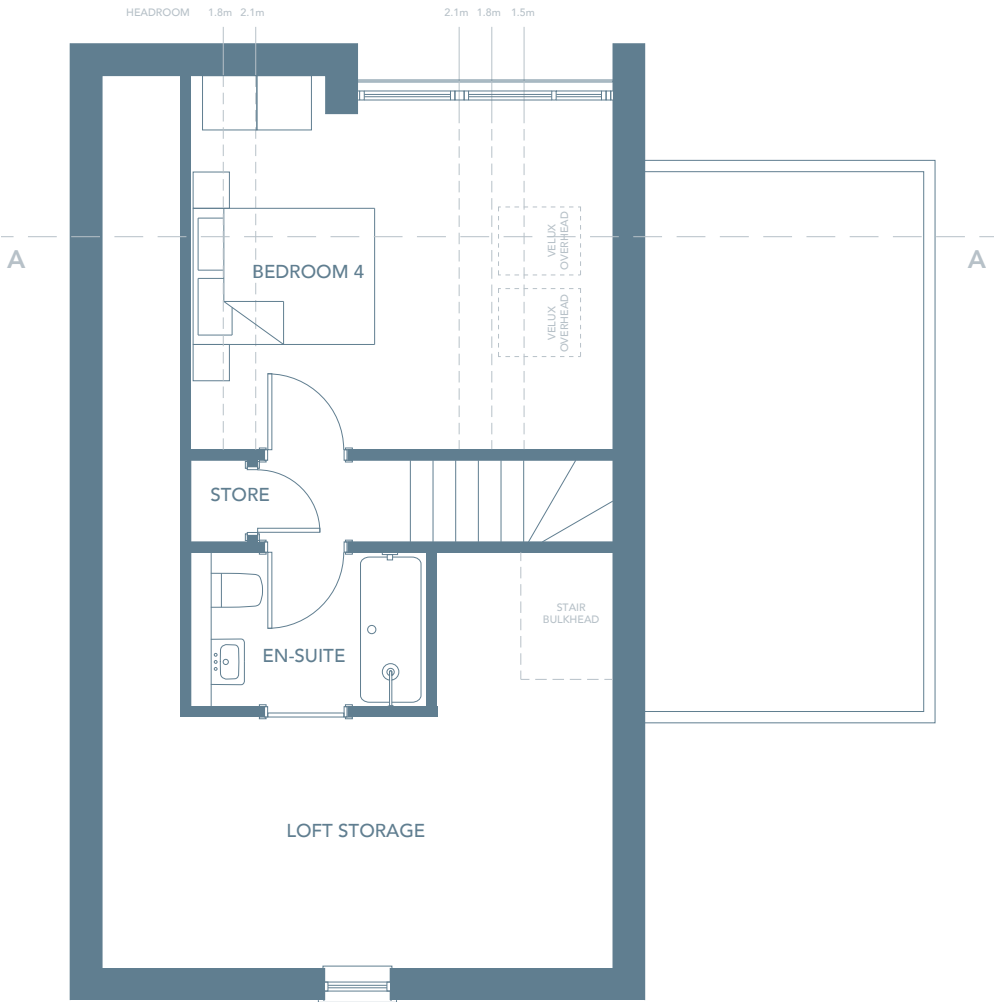
- Bedroom One  
3,703 x 3,673 mm
- Bedroom Two  
3,331 x 3,243 mm
- Bedroom Three  
2,176 x 2,837 mm

Front Elevation



Section A\_A





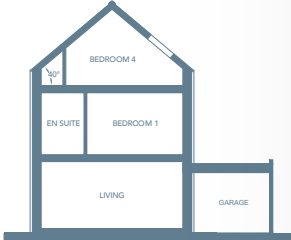
Second Floor

Bedroom Four  
4,666 x 4,072 mm  
Loft Storage  
5,627 x 4,503 mm

Front Elevation



Section A\_A













# *The Mallow*

Four Bedroom Detached Houses



Computer Generated Image

# The Meadows collection

## KITCHENS

- Individually designed layouts
- Shaker style cabinet, solid timber frame with sage green doors and drawer fronts, nickel effect handles and cutlery tray
- Square edge laminate work surfaces with matching upstands and clear glass splashback
- Stainless steel 1.5 bowl sink with drainer and polished chrome swan neck mixer tap
- Metro style white tiles with grey grout
- Karndean ceramic pale limed oak effect tiles
- Bosch stainless steel integrated double fan oven
- Bosch 4 Zone Induction hob with carbon filtered extractor hood
- Bosch dishwasher
- Bosch washing machine
- Bosch integrated fridge / freezer

## CLOAKROOMS<sup>1</sup>

- ROCA Deba close coupled pan, wall hung cloakroom basin and basin mixer tap
- Mirror over basin
- Roll holder
- Karndean ceramic pale limed oak effect tiles

## FAMILY BATHROOMS

- ROCA Deba back-to-wall pan and soft close seat
- Semi-recessed wash basin with Basin Mixer Tap
- ROCA 1700x750mm acrylic bath with semi frameless bath screen and mixer tap
- Bar Mixer Shower with height adjustable head
- Towel radiator
- Mirror over wash hand basin
- Roll holder
- Karndean ceramic pale limed oak effect tiles

<sup>1</sup> Where applicable





Computer Generated Image

### EN-SUITES<sup>1</sup>

- ROCA Deba back to wall pan with soft close seat
- Semi recessed basin with basin mixer tap
- Thermostatic shower, rectangular shower tray and infold shower door
- Towel radiator
- Mirror over wash hand basin
- Roll holder
- Karndean ceramic pale limed oak effect tiles

### LIGHTING

- Recessed dimmable LED downlights to living rooms
- Low Energy Pendant to dining room
- Recessed dimmable LED downlights to kitchens
- Recessed IP65 LED downlights to bathrooms, en-suites and cloakrooms <sup>1</sup>
- Recessed LED downlighters to hallways and stairs <sup>1</sup>
- Low Energy pendants to all bedrooms
- LED / energy efficient light external areas, roof space garage and storage areas <sup>1</sup>

### HEATING

- Smart Bluetooth enabled electric panel heaters with adaptive temperature control and environmental learning controlled via IntelliApp
- Mechanical ventilation heat recovery system improves air quality by circulating clean filtered air whilst capturing heat normally lost
- A highly efficient heat pump hot water cylinder to produce hot water effectively and efficiently whilst reducing your emissions
- UPVC, sealed unit, double glazed windows, composite front door

### ELECTRICAL

- External 13a electric car charging points
- White electrical sockets with USB charging in living room, kitchen and bedrooms
- Television points to principal reception room and bedrooms

### INTERIOR FINISHES

- Brushed stainless steel door handles throughout
- Off-white painted architraves door linings and skirtings <sup>1</sup>
- White painted walls



# WEST CARCLAZE

GARDEN VILLAGE . CORNWALL

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