

THE LAKESHORE COLLECTION

AT THE
KRESEN RESIDENCES



WEST CARCLAZE

GARDEN VILLAGE . CORNWALL



West Carclaze Garden Village is a 21st 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

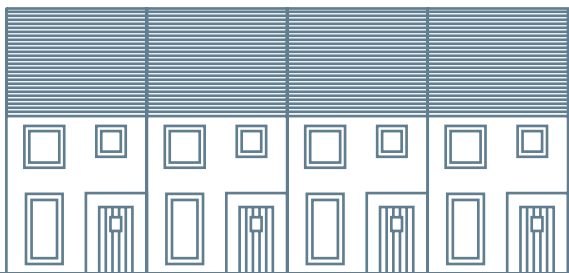
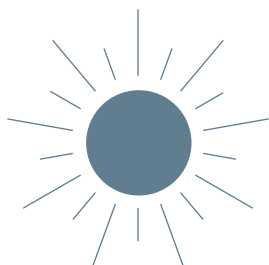


living sustainably

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

2050

2122

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.

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!

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 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 Buro. Equivalent miles for a diesel car based on current averages of approximately 125gCO₂/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.



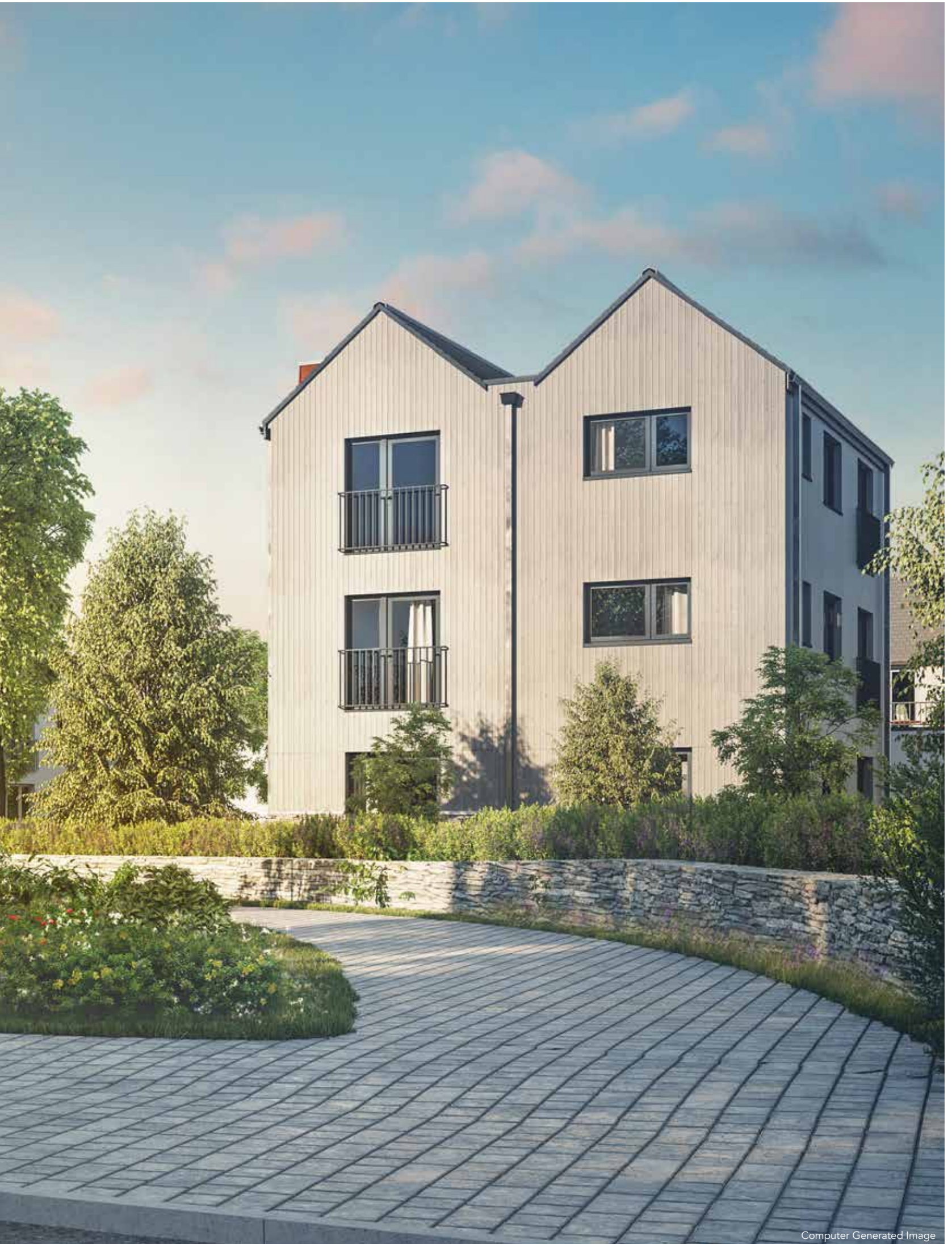
This contemporary village has an unmistakably traditional feel. Every aspect of the design — the subtle variations in the shapes, materials and distinctive colours of the homes, alongside the tree lined roads and edible landscaping — make this a wonderfully dynamic place, with a very Cornish feel.



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.





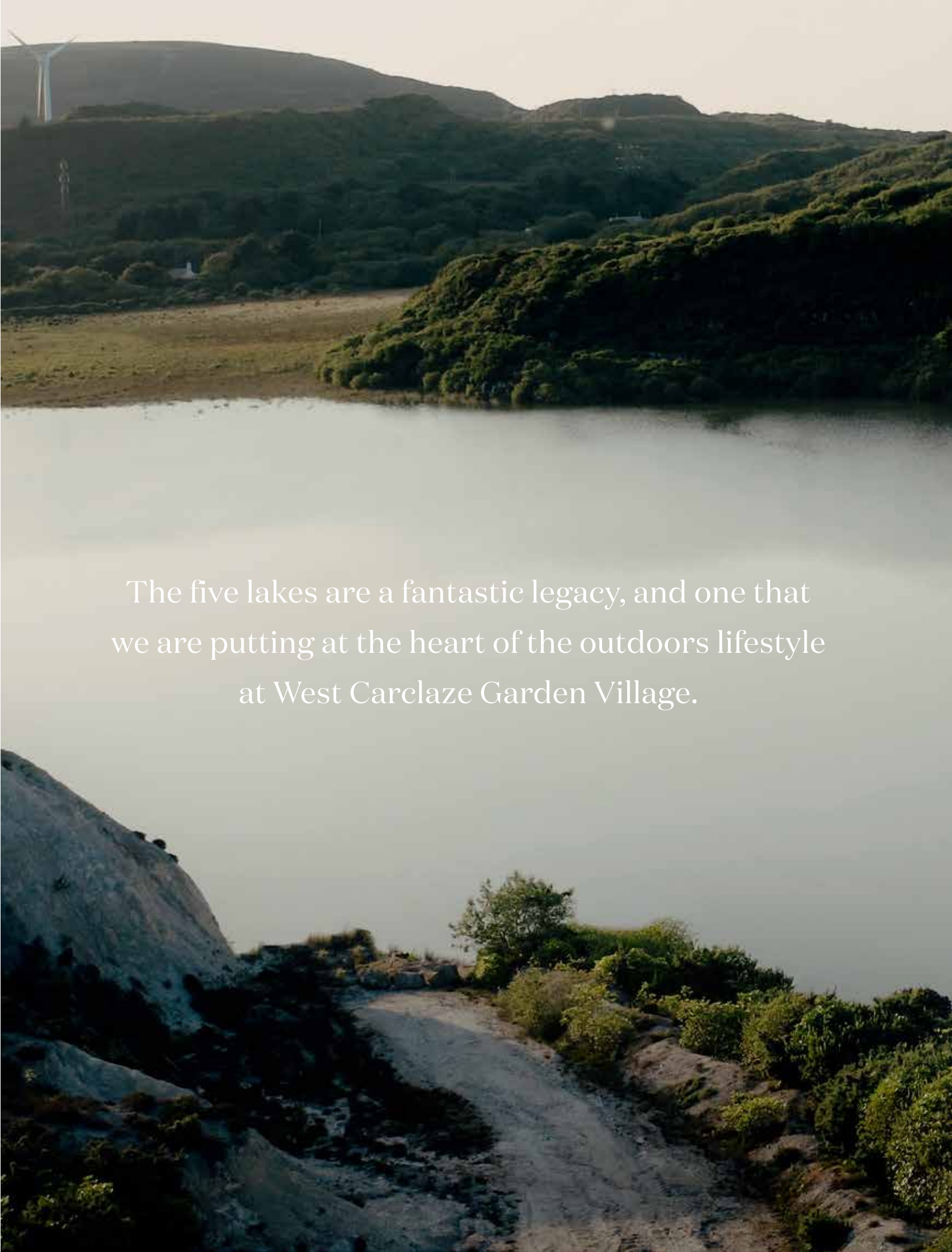
Computer Generated Image

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 Lakeshore *collection*

The Lakeshore Collection at Kresen offer something beyond the standard, with premium finishes, fully fitted kitchens and views over the lakes and countryside.

The Water Lily

Two Bedroom Apartments



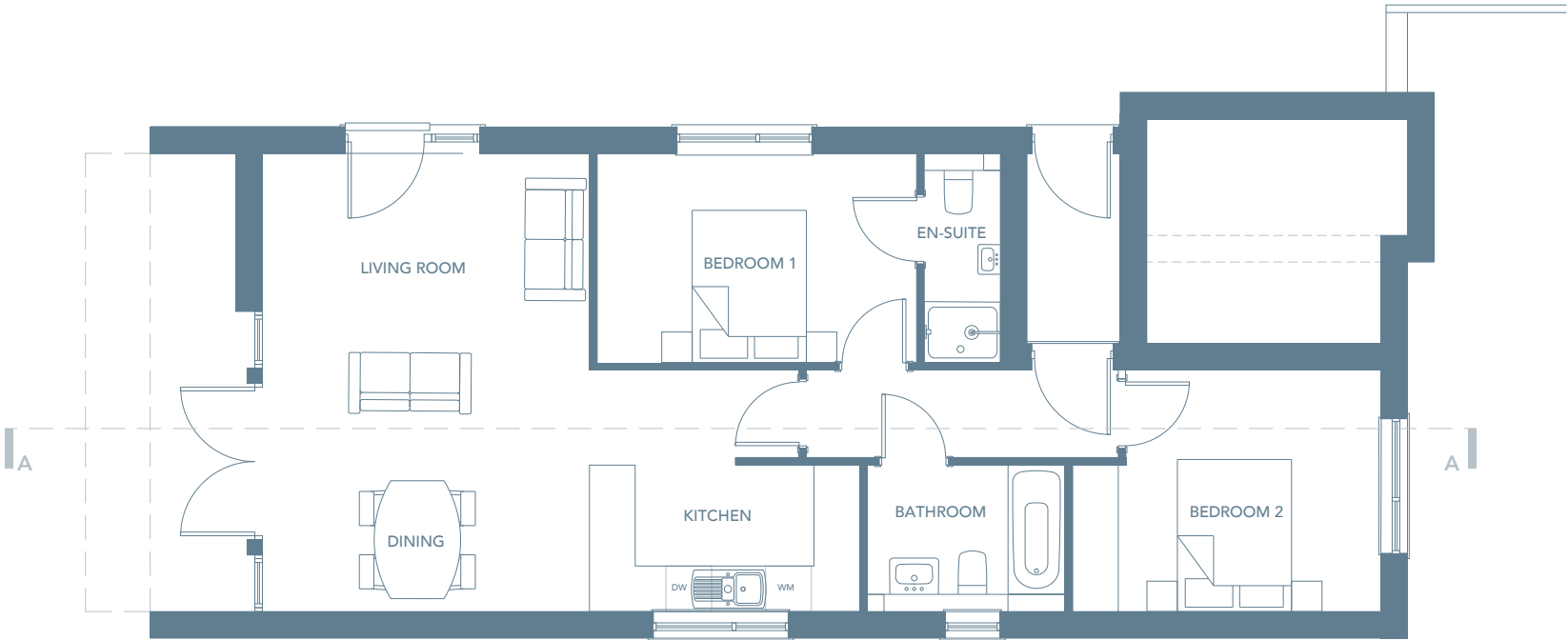


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The Water Lily

Two Bedroom Apartments

LA 1



Ground Floor

Total Floor Area

73.07 sq m / 787 sq ft

Kitchen

4,280 x 2,268 mm

Dining/Living

6,009 x 3,881 mm

Bedroom One

4,111 x 2,721 mm

Bedroom Two

4,025 x 3,162 mm

Terrace

6,009 x 1,065 mm

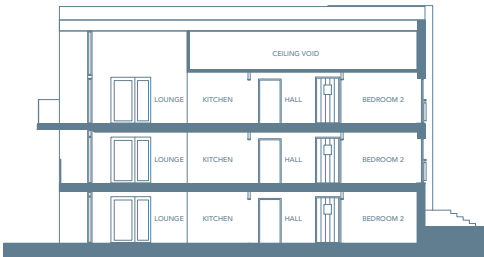
Front Elevation

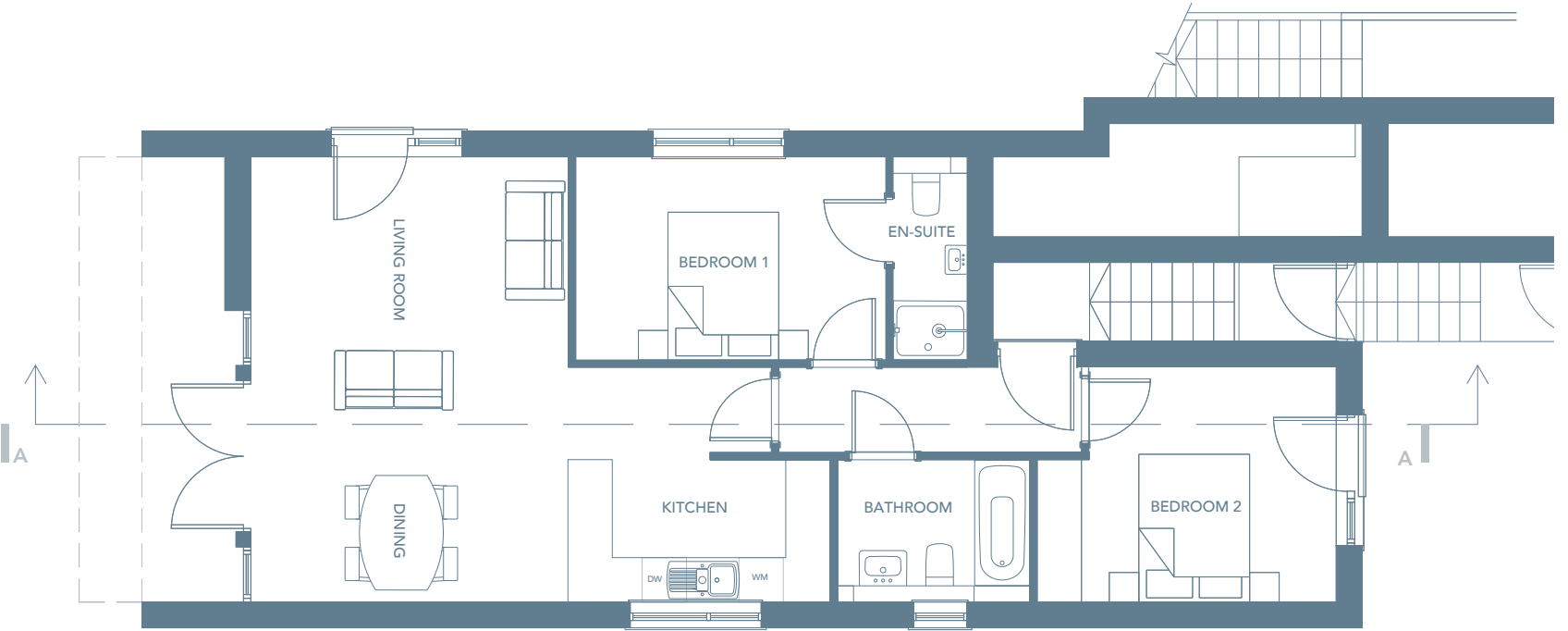
Section A_A

Second

First

Ground





First Floor

Total Floor Area

73.07 sq m / 787 sq ft

Kitchen

4,280 x 2,268 mm

Dining/Living

6,009 x 3,881 mm

Bedroom One

4,111 x 2,721 mm

Bedroom Two

4,025 x 3,162 mm

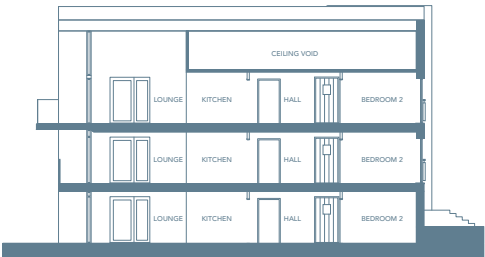
Terrace

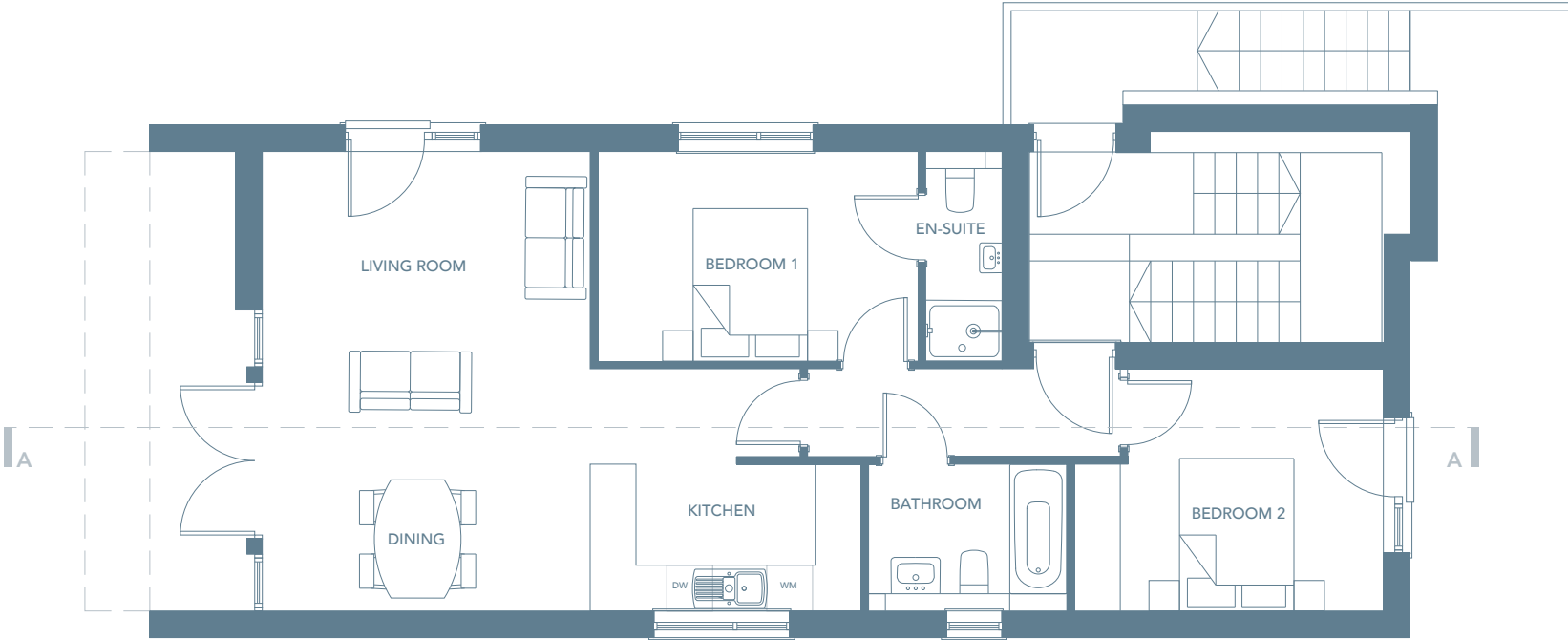
6,009 x 1,065 mm

Front Elevation

Section A_A

Second
First
Ground





Second Floor

Total Floor Area

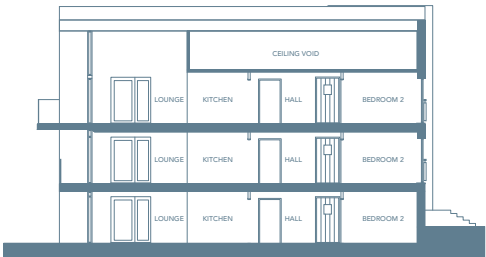
73.07 sq m / 787 sq ft

- Kitchen
4,280 x 2,268 mm
- Dining/Living
6,009 x 3,881 mm
- Bedroom One
4,111 x 2,721 mm
- Bedroom Two
4,025 x 3,162 mm
- Terrace
6,009 x 2,234 mm

Front Elevation

Section A_A

Second
First
Ground







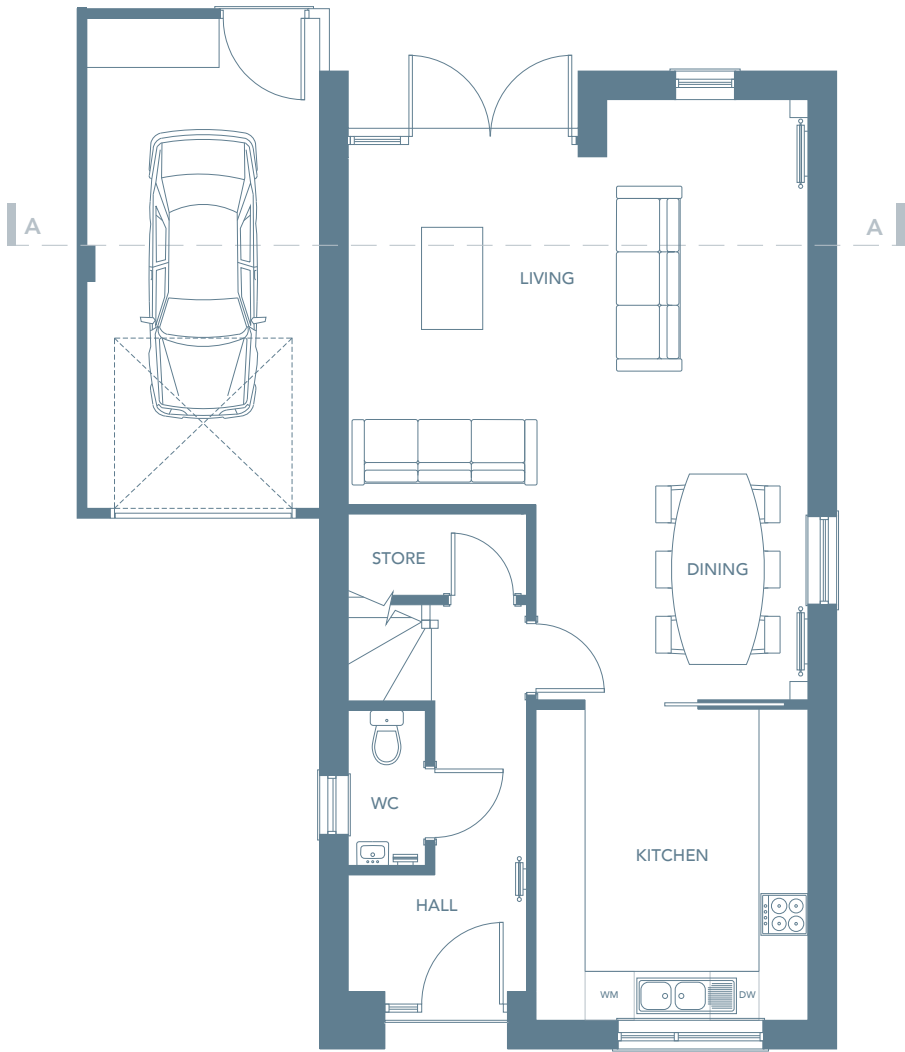


Computer Generated Image

The Ivy

Three Bedroom Detached Houses

HD3A



Ground Floor

Total Floor Area

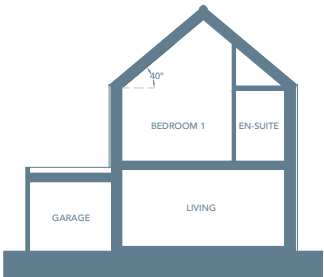
120.33 sq m / 1,295 sq ft

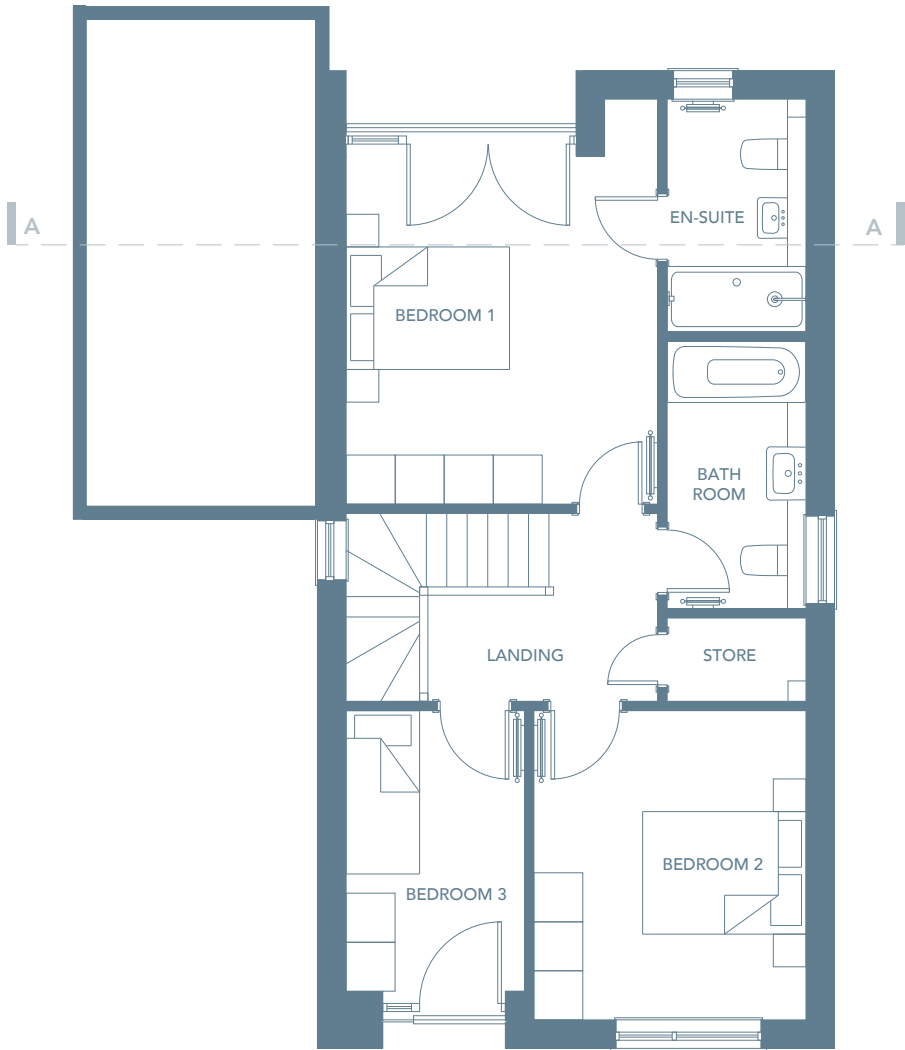
- Kitchen
3,810 x 3,263 mm
- Living/Dining
7,315 x 5,632 mm
- Garage
4,100 x 2,790 mm

Front Elevation



Section A_A





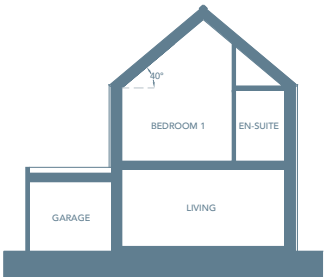
First Floor

- Bedroom One
4,235 x 3,711 mm
- Bedroom Two
3,810 x 3,263 mm
- Bedroom Three
3,390 x 2,249 mm

Front Elevation



Section A_A





The Buttercup

Four Bedroom Detached Houses

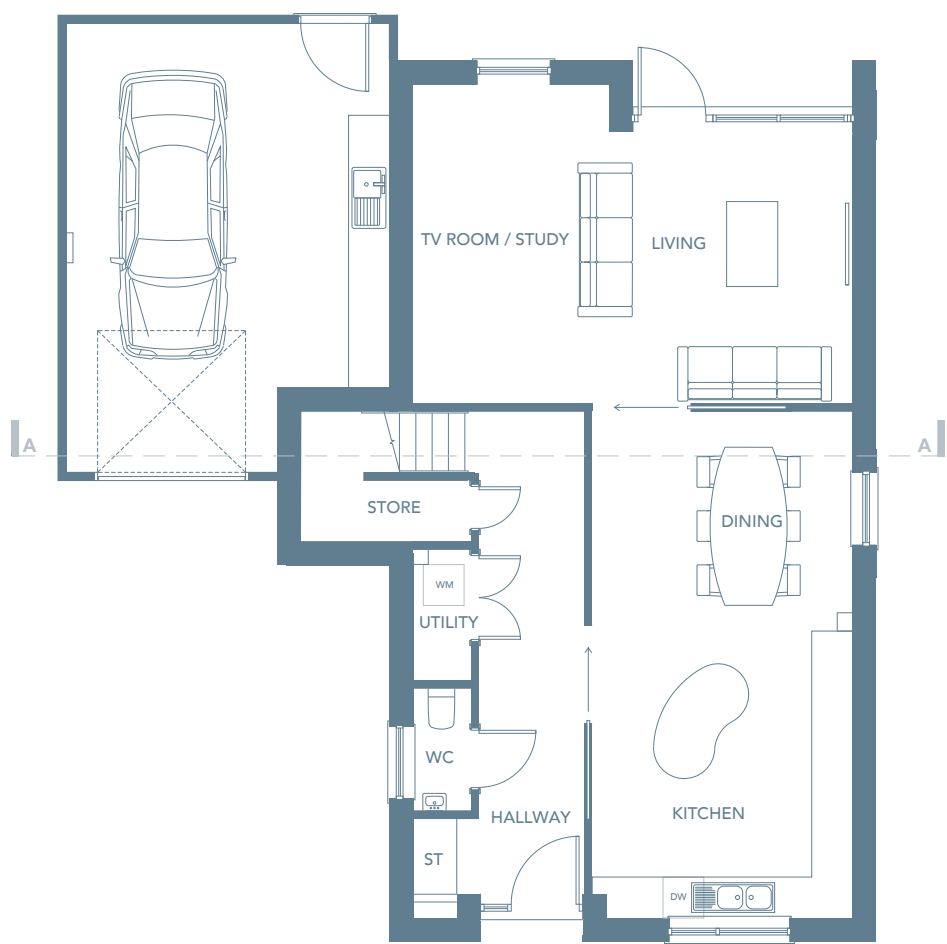


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The Buttercup

Four Bedroom Detached Houses

HD8A



Ground Floor

Total Floor Area

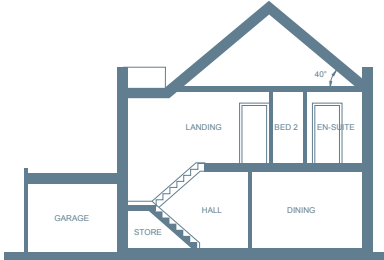
156.93 sq m / 1,689 sq ft

- Kitchen/Dining
7,454 x 3,822 mm
- Living
6,468 x 4,676 mm
- Garage
6,350 x 4,607 mm

Front Elevation



Section A_A





First Floor

- Bedroom One
5,627 x 3,331 mm
- Bedroom Two
4,685 x 3,081 mm
- Bedroom Three
4,133 x 3,254 mm
- Bedroom Four
3,081 x 2,780 mm

Front Elevation



Section A_A





The Iris
Four Bedroom Semi Detached Houses

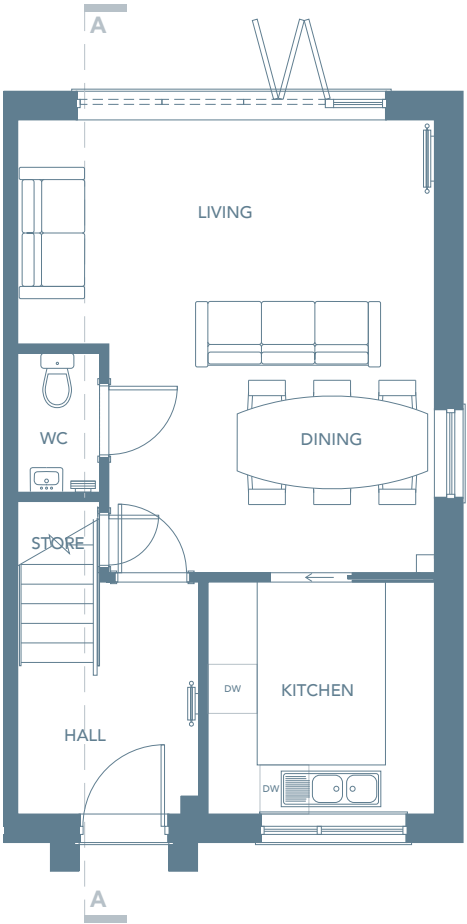


Computer Generated Image

The Iris

Four Bedroom Semi Detached Houses

HS4C



Ground Floor

Total Floor Area

108.47 sq m / 1,168 sq ft

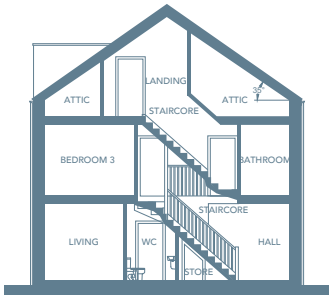
Kitchen/Dining
2,835 x 2,656 mm

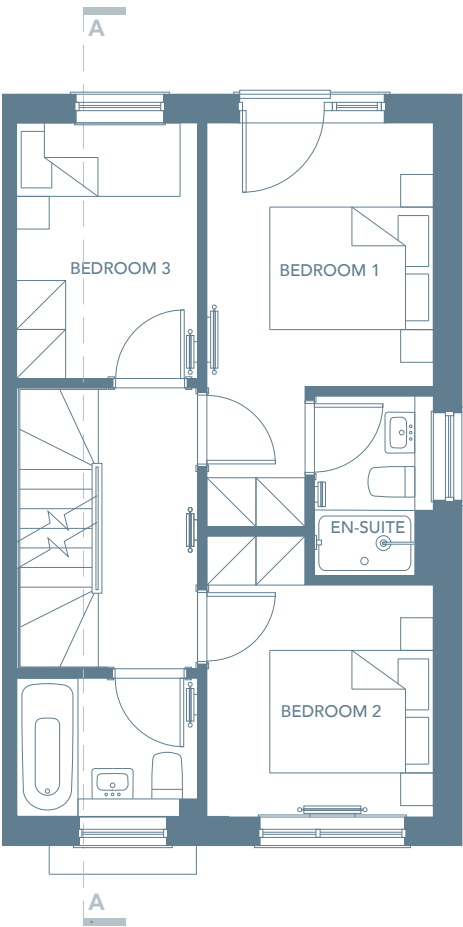
Living
5,545 x 5,100 mm

Front Elevation



Section A_A





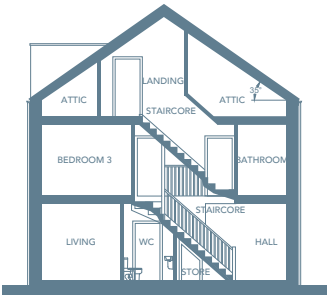
First Floor

- Bedroom One
3,227 x 2,839 mm
- Bedroom Two
2,827 x 2,751 mm
- Bedroom Three
3,125 x 2,141 mm

Front Elevation



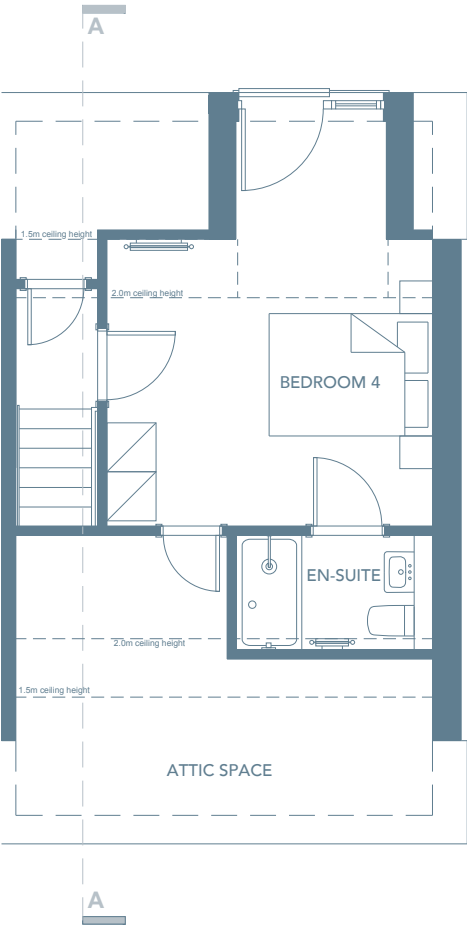
Section A_A



The Iris

Four Bedroom Semi Detached Houses

HS4C



Second Floor

Total Floor Area

108.47 sq m / 1,168 sq ft

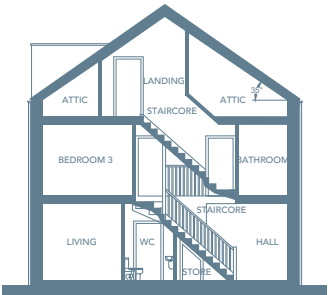
Bedroom Four
5,083 x 3,961 mm

Loft Storage
5,100 x 3,427 mm

Front Elevation



Section A_A





The Lakeshore collection

KITCHENS

- Individually designed layouts
- Contemporary units with white handle-less doors and drawer fronts, with cutlery tray and wine cooler
- White quartz laminate work surfaces with matching upstands
- Stainless steel 1.5 bowl sink with drainer
- Kahrs Oak Carcossonne engineered wood flooring
- NEFF built under single fan oven in black with steel trim
- NEFF 4 Zone frameless black glass Induction hob with NEFF integrated extraction hood
- NEFF Microwave, integrated dishwasher, integrated washing machine and integrated fridge freezer

CLOAKROOMS²

- ROCA Inspire Close Coupled pan with SensoWash shower seat, compact wash Basin and Hansgrohe Logis single lever mixer tap with pop up waste
- Mirror over wash hand basin
- Roll holder
- Kahrs Oak Carcassonne engineered wood flooring

FAMILY BATHROOMS

- ROCA Inspire back-to-wall pan with SensoWash shower seat
- Wall mounted wash basin with Hansgrohe Logis single lever mixer tap and pop up waste
- 1700x750mm ROCA bath with 1400mm hinged bath screen and Hansgrohe Logis single lever mixer tap and pop up waste
- Milan Modern thermostatic chrome shower
- Towel radiator
- Mirror over wash hand basin
- Roll holder
- Porcelonsa Bottega Caliza tiles to floor

EN-SUITES²

- ROCA Inspire back-to-wall pan with SensoWash shower seat
- Compact washbasin with Hansgrohe Logis single lever mixer tap and pop up waste
- Milan Modern thermostatic chrome shower, rectangular shower tray and infold shower door
- Towel radiator
- Mirror over wash hand basin
- Roll holder
- Porcelonsa Bottega Caliza tiles to floor



LIGHTING

- Recessed dimmable round scoop LED downlights to living room, dining room and kitchen
- Additional low hanging dimmable pendant to dining room
- Additional under cabinet LED lighting to kitchens, with low hanging pendant over breakfast bar
- Recessed IP65 LED downlights to bathrooms, en-suites and cloakrooms²
- Recessed LED downlights to hallways and stairs²
- Low Energy pendants to all bedrooms
- LED / energy efficient light external areas, roof space garage and storage areas²

HEATING

- Smart Bluetooth enabled electric panel heaters with adaptive temperature control and environmental learning controlled via IntelliApp
- Under floor heating to bathrooms and en-suites
- 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
- Brushed chrome 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 skirtings²
- White painted walls

¹ Where applicable



WEST CARCLAZE

GARDEN VILLAGE . CORNWALL

To find out more about life at
West Carclaze Garden Village, please contact:

sales@westcarclaze-gardenvillage.co.uk

or visit

westcarclaze-gardenvillage.co.uk

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