



60 units

Site Profile



First time for L&Q working
with MMC in timber frame

Challenges



Sigma II 140mm closed panel
with Factory Fitted Windows.
Party Wall Cavity fully filled
with edge sealing

Wall Type



235 JJI floor cassette with
perimeter insulation and a
floor cassette membrane

Floor Type



Standard trusses, top hat
trusses, closed insulated
roof cassette

Roof Type



0.20 W/m²K

U-Value

L&Q

For further information visit
donaldsontimbersystems.com



Case Study.

Saxon Reach Milton Keynes

L&Q are dedicated to building homes that you can be proud to live in, and Saxon Reach is no exception. The mix of one, two, three, four and five bedroom homes that are on offer create a community which is a natural extension of Milton Keynes. All homes are also larger than average new build properties, bringing benefits such as additional storage and living space. With a countryside setting, Saxon Reach is well connected to the surrounding areas, with Milton Keynes centre just 5 miles away.

L&Q

Client

60 units

Site Profile

Design, manufacture, and erect

Service

Birnam Mews, Stratford-upon-Avon

Location

Mixed Tenure – Shared Ownership, Private Sale

Type

July 2019

Project Start



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donaldsontimbersystems.com

Project Highlights

L&Q set out to ensure high standards of product and low rates of repair and were reassured by our development designs, produced using our unique Design Standards of Excellence (DSE), our unique design guides creating variation within the development from within a structured framework which can be efficiently delivered.

- L&Q are committed to procurement based on whole-life costs and low-carbon factors, a deciding factor in their decision to choose timber frame as part of their drive to embrace MMC.
- L&Q's USP on providing larger open plan living space has meant that on open plan narrower detached, semi-detached and end units portal frames needed to be introduced.
- L&Q Counties are a new formed development division of L&Q Group – they have had a steep learning curve as timber frame was a new form of build for them.
- The timber frame system brings superior insulation and guaranteed product quality which is being rolled out across a number of L&Q developments in the Counties.
- All homes come with a 10-year NHBC warranty and 2 years of L&Q Customer Care.
- SIGMA II 140mm closed panel with factory fitted windows – the party wall cavities are fully filled with edge sealing to achieve a 0.0 uValue, W/(m2K)
- The roofs are standard trusses, top hat trusses, as well as closed insulated roof cassettes.
- Education and Training Modules - DTS have been educating the newly recruited individuals and rolling out our training modules to ensure the houses were designed in line with their USP, which is quality and space standards.

“Working with Donaldson Timber Systems has been a steep learning curve for us but an excellent experience to date. This is our first move into modular assisted housing and we're delighted to say that it has been a smooth transition from the more standard methods of building that we have been involved with previously. The build to date has been a team effort, well organised and executed to a very high standard. It has convinced us that our strategy to build more homes using modern methods of construction and timber frame is a successful one”

Ian Millard, Operations Director, L&Q