



House Built in 3 Days

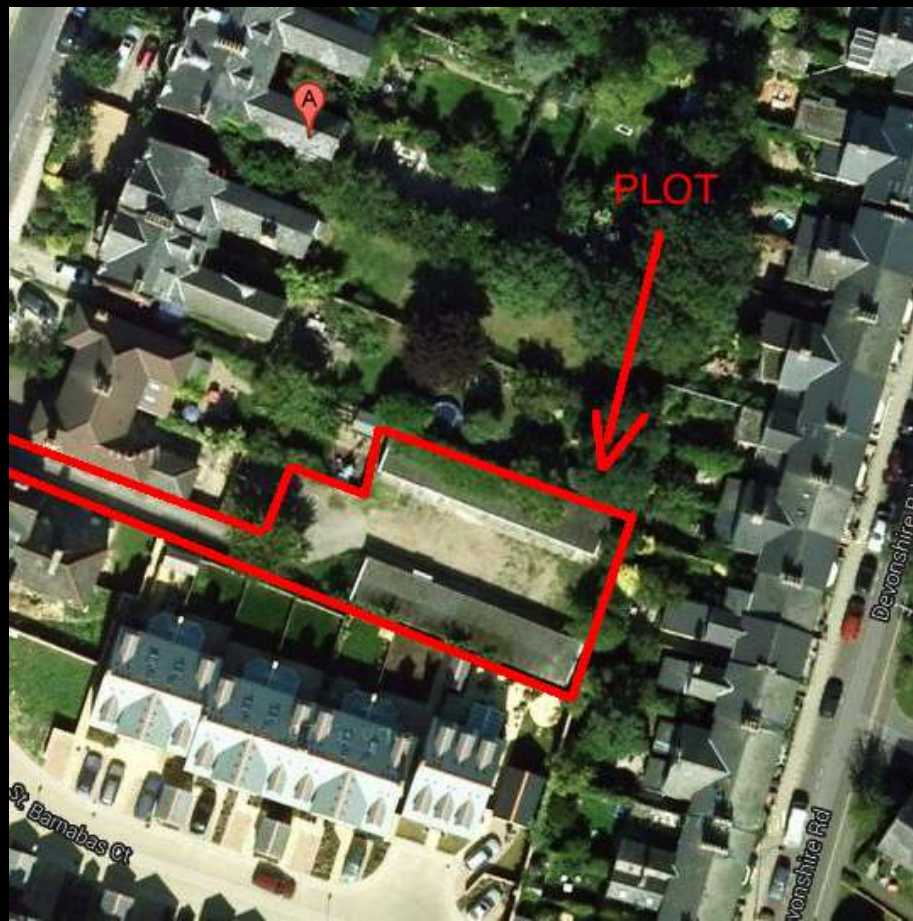
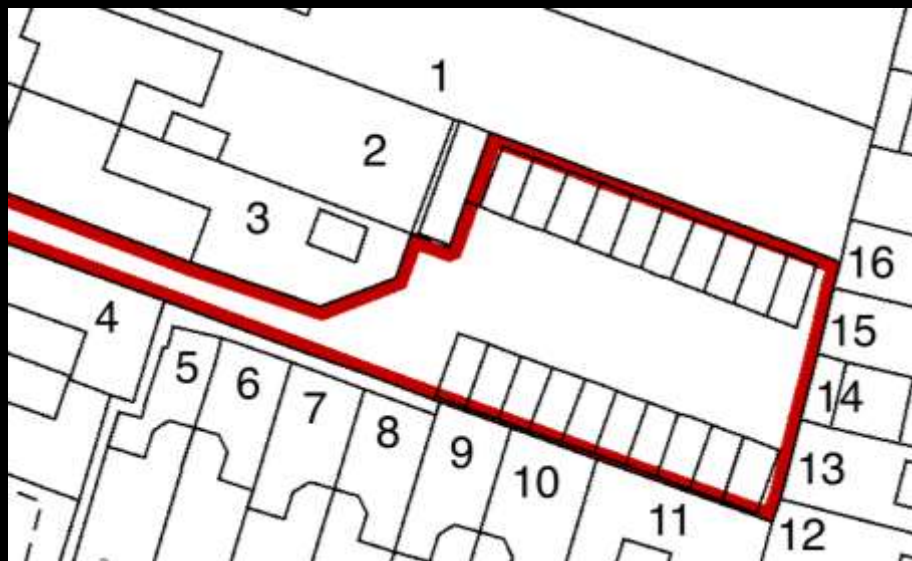
Judy & Adrian Reith 20th October 6-7pm



House Built In 3 Days



The plot + 16 adjoining neighbours



20 small garages. Made smaller.



Over & under the TPO tree



The concrete pour



Meanwhile ... In Germany



Access test



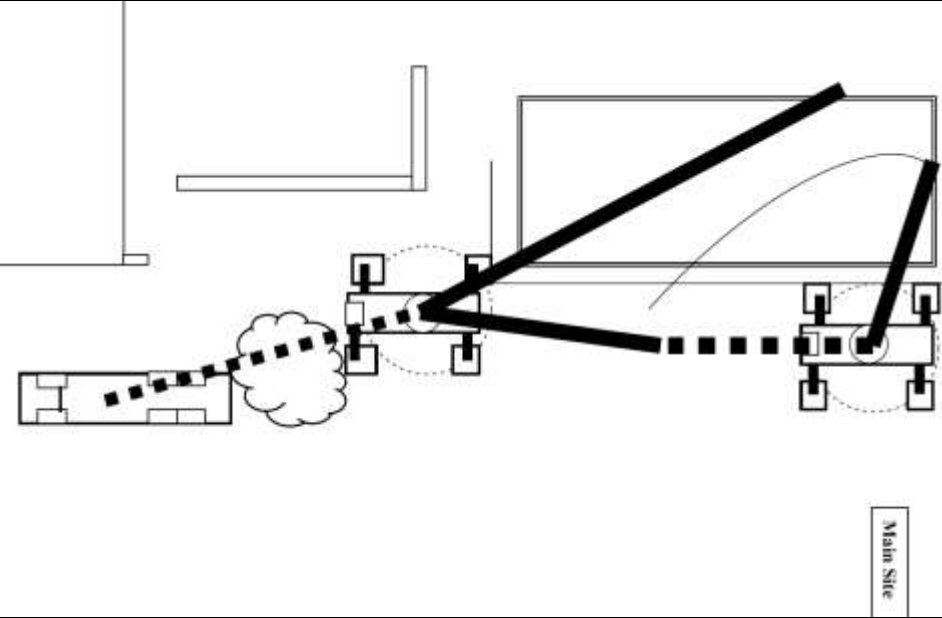
Slab ready for assembly



Minimal storage space



Will the cranes reach?



Whole house will fly over the tree





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Why System Build?



Joined up thinking



They've done this before.



Bespoke details are possible



Which way to point windows?



Flexible spaces



Subtle details – bend on oak handrails



Designed around light & art



Outside space as important



30 trees planted onsite







Kitchen / sitting room



No cold spots

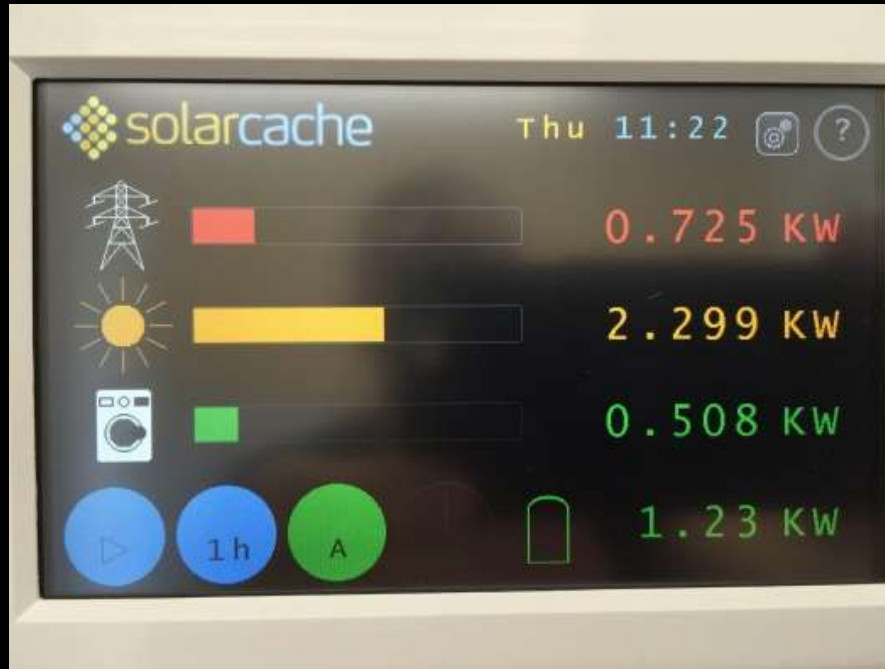




Relative Costs %

Baufritz house only build cost	– 43%
Plot purchase: inc. fees & stamp duty	– 33%
Groundworks	– 13%
Design fees	– 2%
Landscaping & external works	– 2%
Planning & preparation	– 0.5%
Surveys	– 0.5%
Structural & Civil Engineer	– 0.5%
Storage, shelving, cupboards	– 0.9%
Misc	– 0.9%
Services: water, gas, elec., sewerage	– 1%
Fitted Kitchen, laundry, pantry	– 1%
Electrics	– 0.6%
S106 payment	– 0.4%

Treehouse energy use: 250m² detached house



- Electricity used/ yr: 1900 kWh (UK median 6000*)
- Gas: 775 kWh/yr (UK median 27000*)
- Air tightness: Our old house: 11.1 m³/hr/m² 'typical to good for period house.'
- Building Regs = 10.0 m³/hr/m²
- **Treehouse = 0.5 m³/hr/m²**
- Better than Passivhaus which is 0.6

*Department of Energy & Climate Change figures

+ & -

What works for us:

- Very efficient in energy yet it's always warm. No hot or cold spots.
- 91% of heating circuits never used
- Fresh, warm air with MVHR
- Wood aroma on return, i.e. 'aired'
- Space works for 2 adults or 6 adults (i.e. lockdown)
- Flexible for older age / Act 3
- Solid & reliable. It works.

What we'd do differently:

- Opening skylight for the hottest days. (deleted to save £ which we slightly regret)
- Air Source not gas boiler? Noise?
- Electric car charger
- Grey water (deleted item)
- More storage & plug sockets
- Much more topsoil in garden
- Learning: time to reflect is good

**We're extremely fortunate to have had the chance to build this house.
Our thanks to Baufritz for their brilliant care and attention to detail.**



Please write feedback in Chat:

- What did you enjoy?
- Suggestions for improvement?

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