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
Minimal storage space
Will the cranes reach?

Whole house will fly over the tree
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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