



**BAUFRITZ**<sup>®</sup>  
WIR BAUEN GESUNDHEIT

*Welcome home*



*Baufritz designs and builds high quality timber homes that are environmentally friendly and offer an unrivalled level of comfort and a unique healthy living climate.*







## Our Values

### Architecture

Our design team is made up of architects and designers, all of whom are creative, practically-minded, cost-conscious and experienced in designing high quality homes. They are trained in our off-site timber construction system, technical installations and finishes in order to design beautiful houses that meet the highest efficiency and ecological standards.

### Health

Healthy living starts at home. Houses should protect their occupants from external factors that may adversely affect their wellbeing and actively promote good health. Our work with building biologists and environmental specialists has ensured Baufritz houses provide the healthiest possible living environment.

### Ecology

Our ecological vision is all-encompassing: it includes the choice of sustainable timber and all building materials, the component design, the manufacturing process, packaging and transportation, waste management and site operations.

But it doesn't end there. For the lifespan of your home, it will continue to run in an energy efficient manner and be truly environmentally friendly.

### Quality

When it comes to where you want to live, you shouldn't accept any compromise. Baufritz has been leading the way in ecological timber construction for the last four generations. With over a hundred years' experience comes a tradition and quality that money can't buy. We have the knowledge, skills and workforce to design and build you a beautiful, bespoke home that is branded with excellence.

### Innovation

We believe a house should have a brain as well as a heart and this is why we invest considerable time and money in research and development. Investing in innovation ensures that we can anticipate the future needs of you and your home, whether in relation to labour saving devices, technologies to safeguard your health, energy efficiency or simply to guarantee absolute luxury.

## Advantages of building with Baufritz

- Market leader in high quality bespoke timber homes for 120 years
- Your house is individually designed according to your brief and budget
- Experienced in-house architects and designers
- A healthy home built only with natural materials
- Environmentally friendly construction with low embodied energy
- An energy efficient home, surpassing national standards
- Prefabricated in our state of the art factory guaranteeing an exceptional quality of construction
- German precision engineering and craftsmanship ensuring the highest quality of finish
- Fast construction with your home secure and watertight on site in a matter of days
- A low maintenance home with low running costs and a long life span
- UK based project manager
- Six year warranty on house structure and two years on all machinery and moving parts
- Strong working relationship with foundation/basement builder, ground worker and bespoke furniture maker
- Inclusion of professional services such as: working drawings, structural engineering, energy performance calculations, air tightness inspection, building regulations approval for the house, interior design service for selection of finishes, full project management of above-foundation build
- Huge range of finishes available to select from in our showroom

All delivered to a fixed price and fixed timescale.

# Home-made since 1896. The Baufritz success story.



1927  
Son Johann Fritz, also a master carpenter, takes over his father's business.

» 1941

Expansion of the factory through modern machinery to support manual labour.



» 1963

Hubert Fritz: The third generation enters the family business.

# 1896

Master carpenter Sylvester Fritz founds the Baufritz company. Mainly homes, agricultural buildings, half-timbered houses and roof trusses are being built.



» 1932

Construction of the first Baufritz log cabin in Auenberg.



» 1973

First patents for wood shaving insulation.



2004

Daughter Dagmar Fritz becomes the first woman to run the company.



» 2006

Baufritz is established in the UK.



» 2009

Awarded the German sustainability prize, sponsored by Chancellor Angela Merkel.



» 2012

**Gold for Baufritz:** The first eco-insulation in the world to be awarded the "Cradle to Cradle" certificate.



» 2015

**50th House**  
The state of the art home in Cambridge becomes Baufritz's 50<sup>th</sup> house in the UK.



» 2016

• 10 years Baufritz in UK  
• 120 Years Baufritz

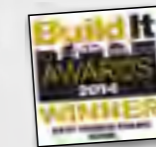


» 2008

Dagmar Fritz-Kramer is voted business-woman of the year.

» 2008

Award for being the most family-friendly company in Germany.



» 2014/2015

Award-winning design: Baufritz wins an Evening Standard New Homes Awards two years in a row for houses Penny and Young. Our Farnham House is named Best Timber Frame at the Built It Awards.



“As seen on TV.”

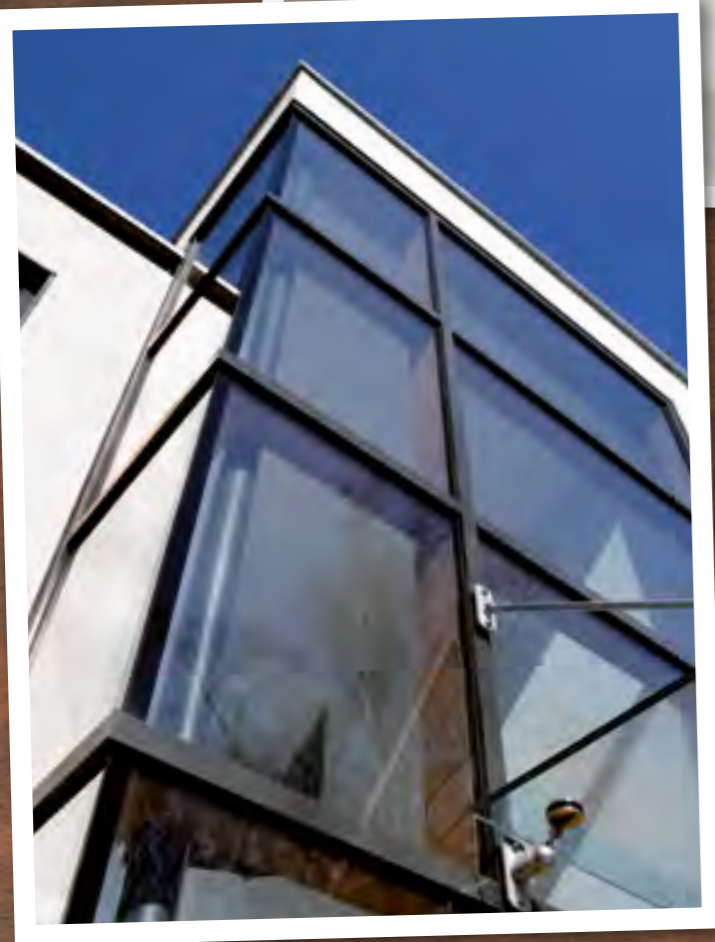
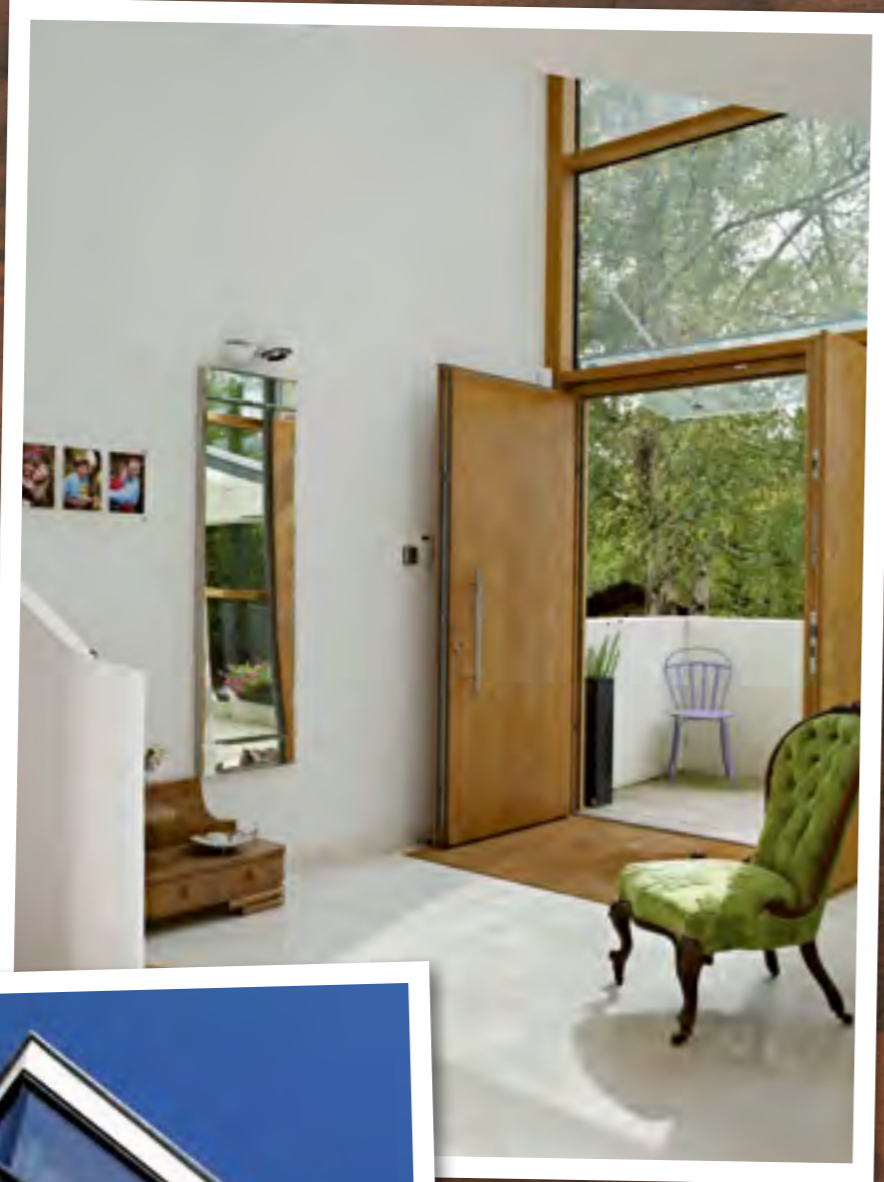
House Wood





The two parts of the house – clad in white render and ivory stone – sit side by side in perfect harmony. Enjoy relaxing in the outdoor living space among the beautiful trees.





*First impressions count.  
Welcome your visitors in this  
beautiful entrance hall. The  
impressive window stretches  
over two storeys and is a  
good source of natural light.*





*Think corners can't be round?  
Look at this impressive staircase and think again!*



*“ A contemporary holiday retreat at the footsteps of the Alps. A design with luxury and relaxation in mind. ”*

House Tessin



Glass and timber architecture at its best. A spectacular house in a spectacular setting.



*Inside the house, the owners made their dreams come true with luxurious bathrooms, an elegant living space with a cosy fireplace, and even a swimming pool.*



*“Two’s company: these twin buildings offer contrast and harmony on their shared plot.”*



*Enjoy a bath with a view or relax on your beautiful sheltered terrace, where you can unwind whatever the weather.*





*Large windows, generous spaces and straight, clean lines make the interior as open and light as the exterior.*





Quality



*Made in Germany*

Quality

## Four marks of quality

For Baufritz, quality is more than just a word. From sourcing our materials to planning and processing and all the way to the home owners' moving in: our homes live up to the highest expectations.

### Quality of Materials

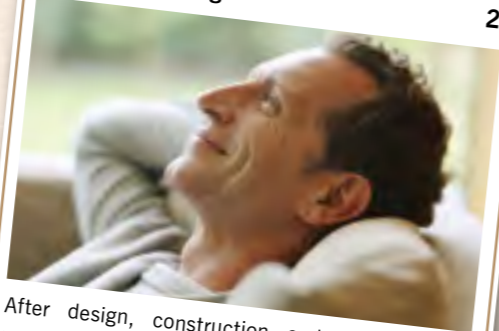
1



We invest a considerable amount of time into choosing the materials we use. Our technicians and building biologists rigorously test and measure all building materials. From quality kiln-dried timber and fittings to the building services – only first class and pollutant free materials make it into a Baufritz home.

### Quality of Living

2



After design, construction and completion it is time to fully enjoy your new Baufritz home. Whether it is the first time you set foot into your new home or decades later, you will still enjoy the healthy climate and the unique architecture of your bespoke home. You will feel a sense of wellbeing like never before.

### Quality of Detail

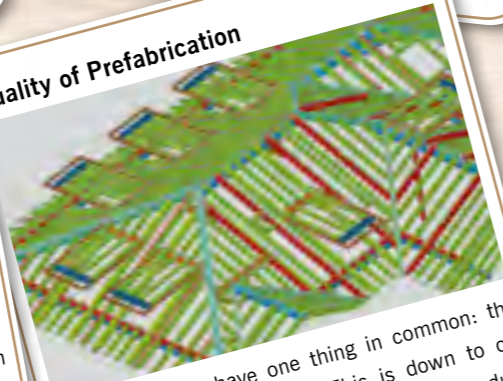
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It's the level of detail, whether visible or invisible, that makes a Baufritz home special. It might be an architectural feature such as a corner sun window, or a technical aspect such as the computer-moulded post bases. Whatever particular wishes you may have, we can make them come true.

### Quality of Prefabrication

4



All our houses, have one thing in common: the highest level of precision. This is down to our computer-controlled machinery in our modular prefabrication process. This includes not only ceilings, walls and roofs, but also windows and the majority of bathrooms and electrical installations.

**Highest precision and perfect fit** // thanks to computer controlled cutting of the building parts and sections

No matter if it is the wall, ceiling or roof section, all our components from the shell to the decking elements are made with the highest precision thanks to computer controlled machinery. Each and every part is cut with perfect accuracy, mortices, tenons and joints are perfectly moulded. The result is an amazing level of precision, which you will only find in a Baufritz home.



**Long-lasting protection** // of the weight-bearing balcony and terrace construction from the elements

In order to increase the durability of the balcony and terrace components, which are exposed to all weathers, we cover all of the load bearing components with an edged zinc cover. This provides permanent protection from standing water and increases longevity.





An exceptional plot in an exclusive position: this unique house nestles perfectly in a steep slope. The challenge was worthwhile: wherever you stand you can enjoy fantastic views over the surrounding landscape.

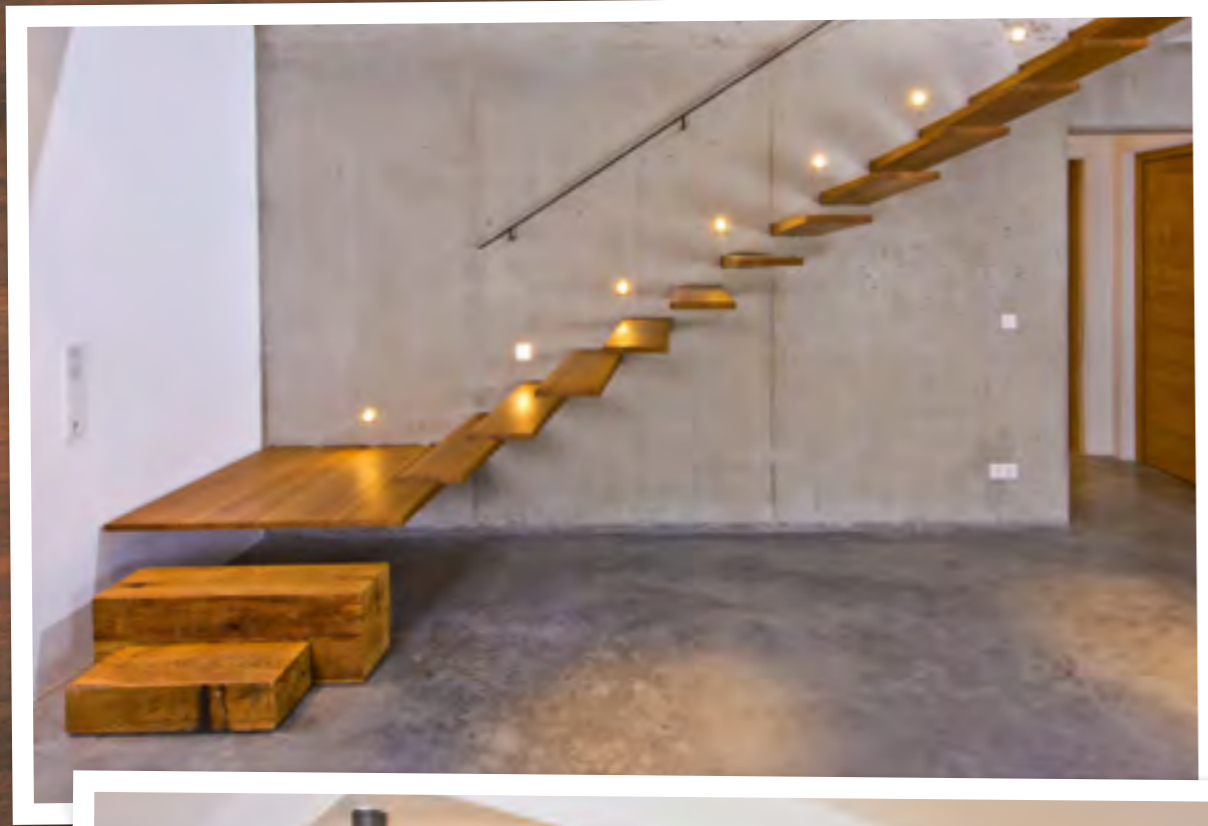
*“This unique architect’s house impresses with much more than just the stunning exterior.”*



*A house with a difference. A sunken bathtub sits in front of a picture window, with a rock face that looks like a painting.*



The large kitchen/living space is the heart of the home. The impressive dining table offers plenty of room for all your guests yet is still cosy.



*"Whenever we look at the unique architecture of our home, we appreciate the incredible logistics that it took to build it."*



Sophisticated architectural elements, such as the floating staircase create a certain lightness. Thanks to the large windows, the dining area seems to blend with nature outside.



This very contemporary home blends in perfectly with its rural surroundings through the use of beautiful warm timber cladding.

*“A modern but timeless interpretation of the country house.”*

*House Russell*

Be playful with your design. This array of single and double storey pavilions creates different spaces in which you can feel inspired.







*Enjoy your beautiful house with far reaching views throughout the open plan spaces.*



*“ Full height triple-glazed windows run along the full width of the house, bringing the inside and outside together. ”*

*House Jackson*



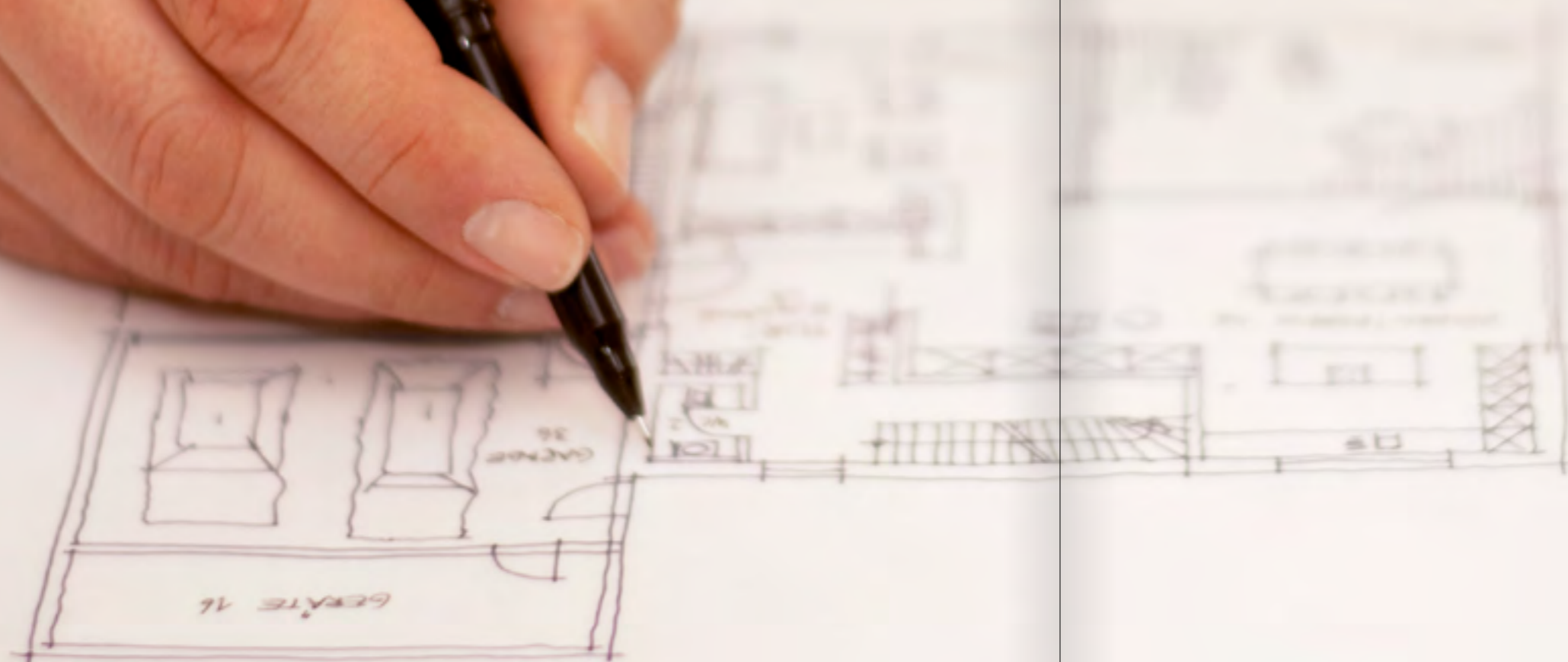
An angular bay projecting towards the street gives the house a special character.



*With a size of nearly 10 m<sup>2</sup>, the skylight floods the core of the house with natural light.*

Planning  
Experience

*Our architect  
designs your building.*



Planning  
Experience

## Bespoke Design

Designing and building your own home is usually a once in a lifetime experience. As a unique experience it should be memorable for all the right reasons. To realise your dream home, on time and on budget, you need absolute trust in the whole team working to make your vision a reality; a trust which can only be developed through absolute clarity regarding building costs, budget and planning constraints particular to your build area.

Our experienced sales consultants will be able to advise you very early on likely construction costs for the whole project based on your space requirements. This will help you to define a firm budget for your project. Our Housedesigners will be able to advise, after an initial site visit and liaison with the planning authorities (sometimes in conjunction with a planning consultant), on the location, method of construction, size and style of property permitted on your building plot. Once these basic questions have been answered the design process can start properly to create a building that meets all of your expectations. Our designers will explore various conceptual options and our sales consultants advise on costs until you have found the right design for the right price ready for submission to the planning authorities.



## “Your Housedesigners”

For your house design we recommend our architectural and design partner ‘The Housedesigners’. A firm of architects, engineers and designers specialised in creating unique houses – be they statement buildings or special family homes. They are specifically trained on the Baufritz building system, designing to meet the highest quality and environmental standards; they are also very experienced, having designed Baufritz homes since the firm’s inception in the UK in 2006.

The Housedesigners are located in strategic locations around the UK to be as local to our customers as possible. Our sales consultants will always choose the right person for your project. The Housedesigners offer not only architectural design services up to planning but additional design and project management services, e.g. kitchen, lighting, landscaping, furnishing etc. which go beyond Baufritz’s scope of services. It is often advisable to have one firm providing all of these additional services rather than enlisting a whole range of suppliers for different elements, as this can prove very difficult and time consuming for the client to coordinate. With the Baufritz and Housedesigner team the client can rest assured that if they wish, a complete turnkey service is available.



### More than **25** prizes and awards

have gone to Baufritz just for the design of its Eco-Premium houses. From the Pro Wood Award, the Golden Cube, the Green Apple Award, the Best Timber House in Britain Award or the many awards for the ‘House of the Year’ by leading building and living magazines like ‘Schöner Wohnen’ (Beautiful Living) – experts and the public agree that Baufritz homes have many amazing things to offer.



Planning  
Experience

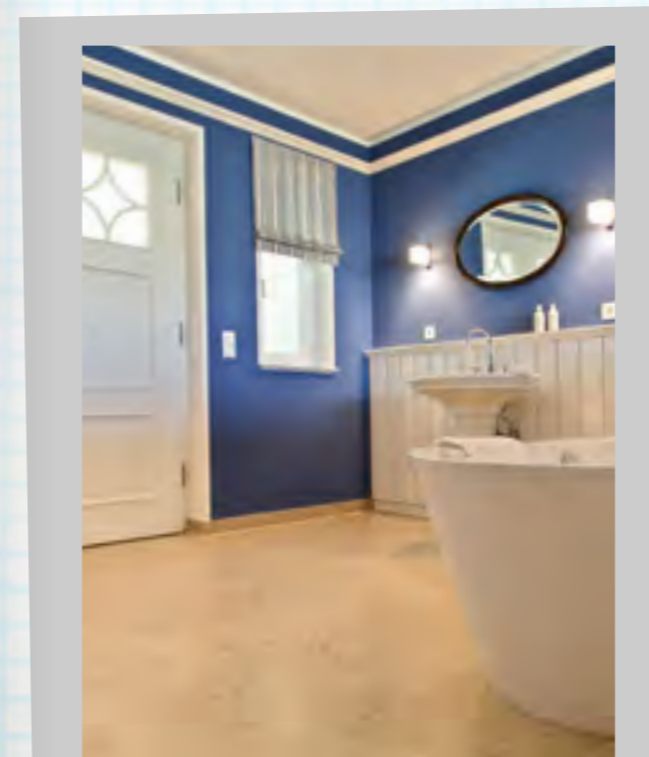
## Sampling

Many people find sampling (the selection of external and internal finishes) the most exciting part of the design and build process as it entails a visit to our showroom in Erkeheim, Germany – dubbed “house building heaven” by Kevin McCloud.

After receipt of planning permission and the subsequent order of your new house, Baufritz will invite you, approximately 5 months prior to the manufacture of your building, to our showroom ‘The HausSchneidere!’ A carefully selected range of high quality and eco-friendly products and finishes are on display here. There are also displays of room sets, information on healthy building methods and heating choices. Furthermore you can visit the show houses and factory to gain a full understanding of Baufritz and its unique building method.



Like the Housedesigners, the project managers and interior designers are specifically trained on the unique Baufritz building system. There are endless choices under one roof, but you will be guided over the course of the 3-5 days by your own personal project manager. They will listen to your expectations, take account of your budget and liaise with the team of interior designers and building services engineers to ensure at the end of the sampling process that not only are you delighted with your choices but that all decisions have been made to enable Baufritz to start with the manufacture of your home.





*“A house at one with nature.”*

*House Bretschneider*





A four storey home with natural “Rondo” wood cladding – despite the underground garage, the self-contained flat in the basement and the set back penthouse on the top floor, the house still seems light and compact.



*Open spaces, large windows, beautiful views over the lake:  
The inside and outside of this house form a perfect unity.*



“Pitch perfect.”



A pitched roof house does not always have to be traditional. This multi-level house features a series of terraces, bringing the outside in to every floor and creating an exciting elevation.



*Full height windows flood each room with light.  
The kitchen/diner terrace provides  
wonderful extra living space overlooking the garden.*



*“The perfect retreat on the spectacular Jurassic coast, awash with light reflected from the sea.”*

*House Griffen*



Terraces, balconies, roof gardens and panorama windows ensure every view is spectacular.



*This refined interior compliments the external theme of light and shade through its subtle yet sophisticated use of cream Portland stone and rich walnut wood.*





*“Statement architecture, exceeding your expectations.”*



Dare to be different. This building has a lively geometry but a natural feel due to its blend of wood and render finishes.



*An extremely highly specified, sophisticated interior compliments the dramatic architecture.*

*Natural protection*

## The best insulation material in the world

How Baufritz turned house construction upside down with its ecological HOIZ wood shaving insulation.

The walls of our CO<sub>2</sub>-neutral eco-homes are much more than they seem. They contain a **24 cm thick layer of natural wood shavings**: vapour permeable, non-flammable and offering outstanding insulation. This simple yet highly efficient insulation material guarantees a **healthy, chemical-free living environment**. Furthermore it reduces energy consumption by **up to 40 %** below EU energy guidelines.

### LIKE A NATURAL AIR-CONDITIONING SYSTEM

Together with an **excellent heat transition co-efficiency (U-value) of 0,195 W/m<sup>2</sup>·K** the HOIZ wood shavings insulation, which is at the core of the 37 cm thick eco-wall, regulates the room temperature in its own unique way. **In the summer, HOIZ keeps the temperature inside the house pleasantly cool, in the winter it makes it cosy and warm.** The humidity level of the house is also controlled naturally through the features of the wood shavings, which absorb the humidity from the air and then return it

**15,500 trees**

have been planted by Baufritz in the last 15 years alone. 12,000 of them were part of the centenary celebrations for the renaturation of several ski slopes in the Allgäu protected forest region and approximately 3,500 in Baufritz's own climate protected forest surrounding our firm's premises.

again as required. **No other insulating material can do this.**

### NATURAL AND HEALTHY INSULATION

**There is no healthier insulation material than HOIZ.** Glass wool, for example, was classified as being carcinogenic by the WHO in 1996. Just as is the case with rock wool, tiny fibre and dust particles can get into the air when processing, and then into your respiratory system. Binders such as phenolformaldehyde resin or impregnation oil can also be harmful to your health. **On the other hand, the whey-soda impregnation of the Baufritz eco-insulating material, HOIZ, is absolutely safe. What's more, the wood-shaving insulation material has been tested by our building biologists and was certified by the IBN, the Institute for Building-Biology and Ecology Neubäuern. HOIZ was also awarded with the IBN quality seal. In fact, the eco-insulation is strongly recommended by IBN and Eco-Test.**

### 100 % non-nuclear!

Baufritz is opposed to nuclear energy and uses no nuclear energy for its offices, manufacturing or show houses. Since 2008, as you might expect from an environmentally responsible company, we have only used energy from renewable sources. We generate the majority of this energy ourselves – including from a huge array of photovoltaic panels on the roofs of our factory and showroom in Germany. Every year we save around 248 tons of CO<sub>2</sub>, and avoid the production of approximately 0.3 kg of nuclear waste.



Sources: <http://www.bfr.de/News/CO2/CO2.html>  
<http://www.ewb-schoenau.de/saubere-strom/stromerkennt/layer-herkunftsnachweis/herkunftsnachweis-atommuell.html>



Completely free of boric salt, and chemical fibre insulation and additives

Optimum humidity and climate control

Settlement free insulation layer

Top-quality heat insulation and heat protection in the summer

Patented eco-insulation

100 % natural and renewable raw materials, 100 % recyclable

Naturally impregnated with whey and soda for natural conservation and fire retardancy

Natural, totally healthy and suitable for allergy sufferers





## Gold for Baufritz: first eco-insulation to achieve **Cradle to Cradle®** certification

Our healthy homes are manufactured from natural, environmentally safe, reusable materials, and are almost completely recyclable. In 2012, Baufritz was awarded Cradle to Cradle gold certification for our pioneering work on sustainability.

What exactly does Cradle to Cradle mean? With traditional "cradle to grave" construction methods, most building materials cannot be re-cycled, and little thought is given to maintaining valuable resources. The Cradle to Cradle certification system sees things very differently and aims to promote the responsible use of resources, avoiding waste and preserving them for mankind and the environment.

Cradle to Cradle certification confirms that materials have been sourced responsibly, and used in the right place at the right time. Renewable energy, responsible water use, and business strategies that focus on ecological and social responsibility are also taken into account. It's a very high standard, and Baufritz passed with flying colours.



## Only nature is good for nature

For millions of years, the natural environment supported and sustained itself. Nowadays, however, we have to protect nature by tackling the harmful consequences of industrialisation.

Baufritz has championed environmental protection and responsible construction for decades. Wood has always been our primary building material, and we ensure that sufficient timber supplies are provided by carrying out sustainable replacement of all the trees we use without any emissions or waste.

Greater than  
**4,65 million**  
KWh

of environmentally-friendly electricity have been produced by the five photovoltaic units on the roofs of the Baufritz company buildings since 2006 (recorded at the end of 2017). This corresponds to a saving of 2.77 tons of CO<sub>2</sub> and the avoidance of about 2,35 kg of nuclear waste.

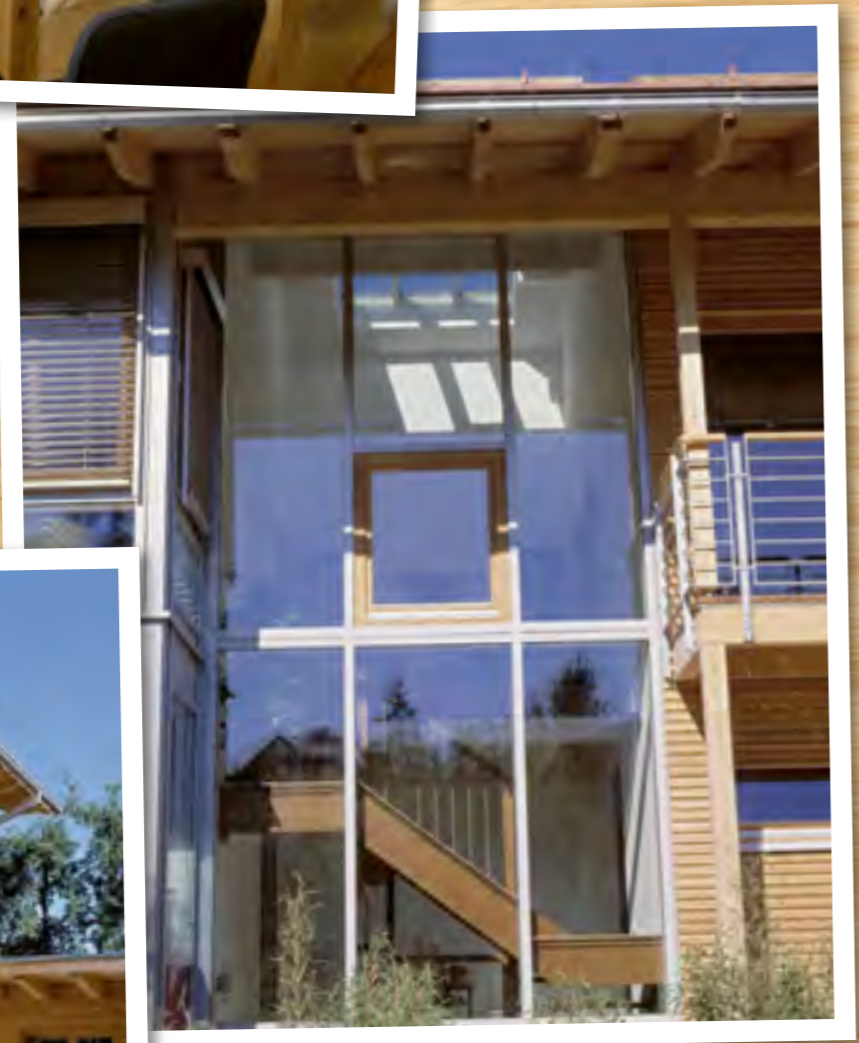
Using timber also means that, unlike traditionally built houses, Baufritz homes absorb CO<sub>2</sub> rather than emitting it. Wood is by far the most responsible building material, and we are proud to be timber construction pioneers.





*“ A clever combination of traditional and contemporary architecture with modern, sustainable materials.”*

*House Schauer*



### *A living building*

Striking details such as deep eaves and large windows create a link between the traditional and the modern, and free-flowing connections between inside and outside.

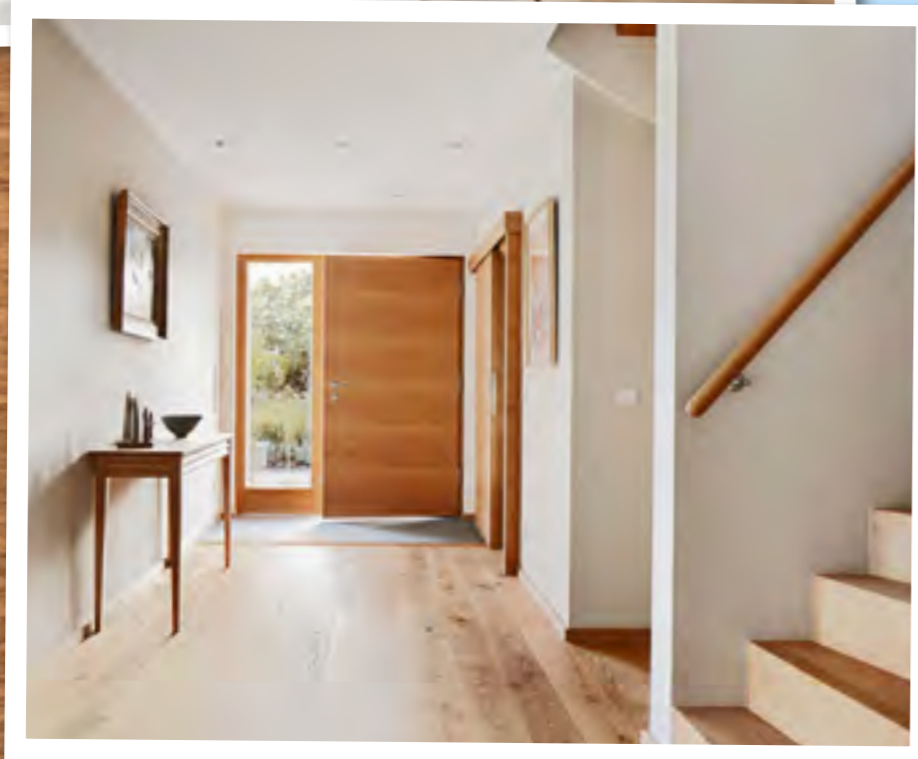




The design of the integrated fireplace creates a cosy atmosphere and divides the room into two open spaces.



*“A gardener’s world.”*



*Our client wanted a modern home to suit her large existing garden. Timber cladding was the natural choice for this beautiful home, whose bright and airy interiors are a real haven, where inside blends perfectly with outside.*



*“Baufritz follows an exceptional philosophy.  
Just like us.”*



The different elements of this home are intelligently combined and really work together. The three bays are set back at different levels creating a perfect space for a comfortable terrace area, decorated beautifully with Hindu sculptures – many of them originating from Bali.



*Attention to detail continues indoors with architecture inspired by tropical lands. The fountain in the entrance hall is a striking focal point opening up to a three storey gallery exposing the view to the sky.*

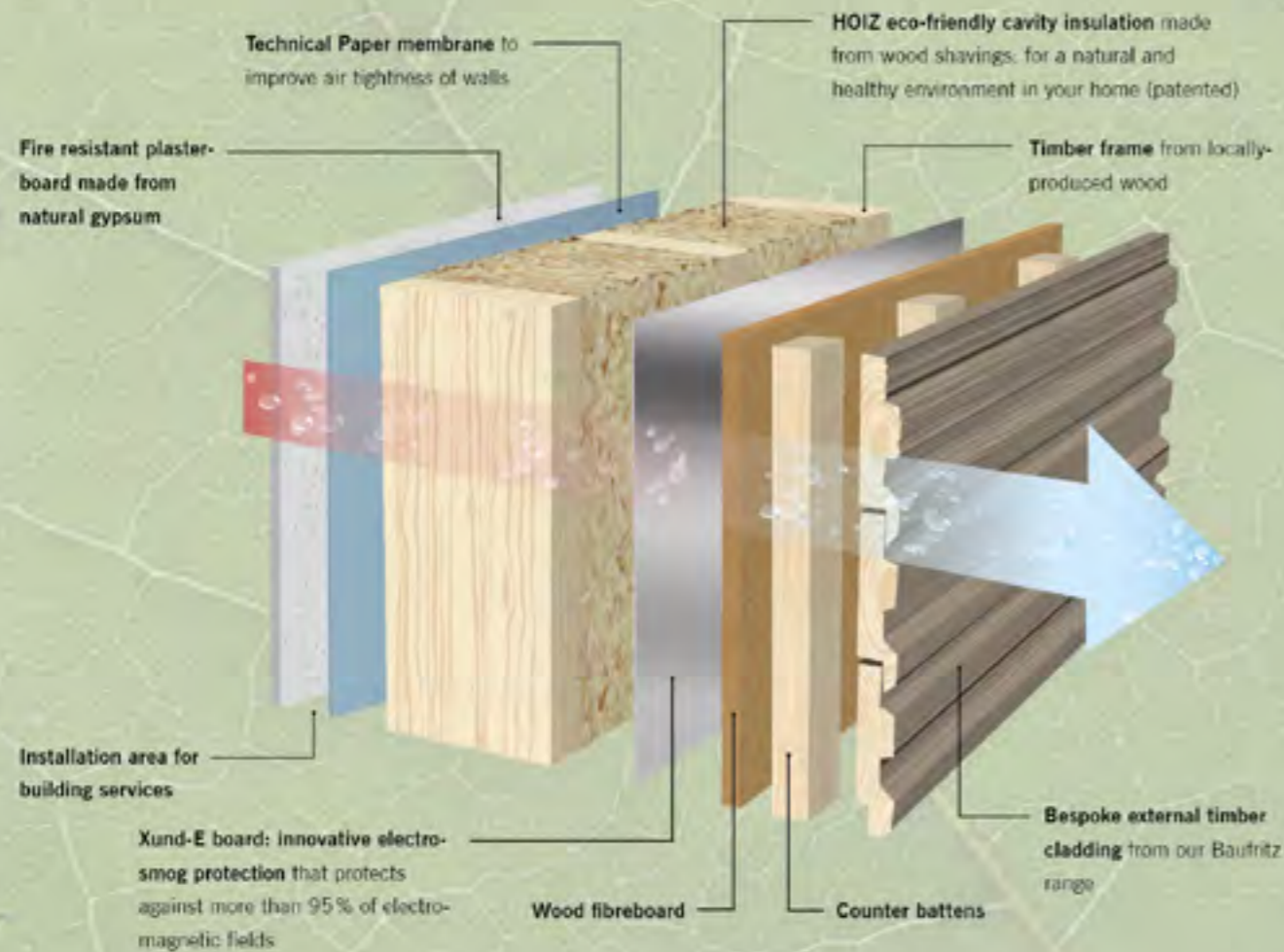
Health



*Healthy living starts  
at home.*

## Climate protection in your own four walls

Climate protection has become a worldwide issue. The climate in your home also affects your health. This is why we should protect it with innovative developments.



Top of the list is the 37 cm thick and highly efficient Baufritz 'Energy Wall'. This **'actively breathing' wall** is airtight, however it is open to diffusion, meaning that it allows a certain amount of moisture arising inside of the house to exit through it. This provides a constantly pleasant level of humidity inside the

house, leading to a perfect room climate, which is unique to Baufritz houses. **A further feature is the intelligent CO<sub>2</sub> ventilation.** Carefully positioned ventilators exchange stale internal air with oxygen-rich fresh air from outside.

## Relax and take a deep breath

You don't just recognise a conventional new build from the outside. It also smells new – mainly because of unhealthy emissions from building materials. Interior paint, flooring adhesive, insulation materials etc. omit 10,000 - 15,000 µg/m<sup>3</sup> of volatile, harmful substances – many times more than what is deemed acceptable by leading scientists.

In order to be able to guarantee you the most healthy ratings possible, Baufritz sets its own ambitious targets. The Baufritz healthy living standard bases itself on the guidelines and recommendations of leading specialists and institutions in Germany and in Switzerland, and of the German Federal Department of the Environment. We use solvent-free Baufritz interior paint, which is certified by

Nature plus we do not use any tools fueled by petrol in the construction of our houses. Furthermore, our own custom-built Scalar windows and all our doors can be installed without the use of toxic expanding foam.



### More than 2,000

VOC interior air measurements have so far been successfully carried out by Baufritz. Using the experience of the results analysed by the laboratory, we can now offer you maximum safety when it comes to living in a healthy home.

You can see all this for yourself. No face masks are required in our production process as the materials used do not contain harmful substances. Once your house has been built, you will receive a certificate which includes your personal interior air measurement and external laboratory analysis. Most of all, however, you can smell it yourself. Day after day you breathe in nothing but healthy air.



### Tragedy inspires new beginning

In 1981 Gerti Fritz, the wife of Baufritz's third generation owner Hubert Fritz, was diagnosed with cancer. The news came completely out of the blue and was a huge shock for the family. Hubert and his children, Dagmar and Volker, could not accept the diagnosis without trying to find out what had caused it. They went over their home with a fine tooth comb, honing in not only on emissions and dust from building materials, but also on radiation from nearby electricity pylons and radio masts – factors that we now know can make people ill.

In 1984, the first ecological Baufritz house was built, using only natural materials and free from any harmful substances. Since then, around 3,000 ecological Baufritz homes have been built for the benefit of their owners, mankind and nature. Sadly, in 1988, Gerti Fritz died from her illness. Her legacy, however, is Baufritz's commitment to develop our pioneering work even further.



Health



## No entry for Electro Smog

How Baufritz protects home owners from up to 98 % of all high frequency radiation

### What is electrosmog?

This is a question that all owners of a Baufritz home ask us. It has been proved that the patented electro smog protection board Xund-E successfully filters up to 95% of electro-magnetic fields. These include high-frequency waves from mobile phones, mobile phone masts, radio transmitters, radar and also electric fields produced by nearby power lines. For particularly badly affected residential areas, such as these close to larger radio transmitters, we have developed the additional premium protection, Xund-E Plus. It achieves a level of protection in excess of 98%. Nevertheless, telephone calls are still possible.

(Source: Influence of proximity to mobile phone masts on incidences of cancer. Umwelt-Medizin-Gesellschaft 2004)

### Electro Smog can cause illness

According to the 'Naila Study' in 2004, there is a direct connection between electromagnetic radiation and cases of illness. Results showed that the proportion of patients who had developed cancer was significantly higher for patients who, in the last ten years, had lived no more than 400 metres from mobile phone transmitters in operation since 1993, than those who lived further away.

Between 1999 and 2004, that is after five or more years of the transmitter being in operation, the risk of malignant tumours to the population living closer to the transmitter was three times higher than for those living on the outskirts of Naila. Quite interesting findings were also made by a study in Belo Horizonte, Brazil.

**Guaranteed freedom from harmful substances //** thanks to all building materials being tested in our own inspection chamber

Before construction even begins, we take VOC measurements to ensure we only select materials and components that are not polluting or harmful to your health.

For this purpose we have developed our own measuring site, which includes a chamber for testing emissions. This enables us to prove the rate of decay of volatile compounds, such as solvents, solvent replacements or formaldehyde from various materials (paint, varnish, adhesive, building materials etc.). These tests allow us to prevent suspicious materials from being included in our production process. Once again this guarantees the uniquely healthy climate in all Baufritz homes.



**Beneficial for your health //** PVC- and PU-free pipe work

Baufritz carries out building biological tests for harmful substances on every single building material we use, including our heating and sanitary installations. Our experienced experts make sure they do not use PVC or PU pipe work and only use tested dioxin-, heavy metal- and PU-free materials. Similarly, we do without insulation containing fibre. In this way, all pipes carrying water, drinking water and interior air remain free from potentially harmful materials.



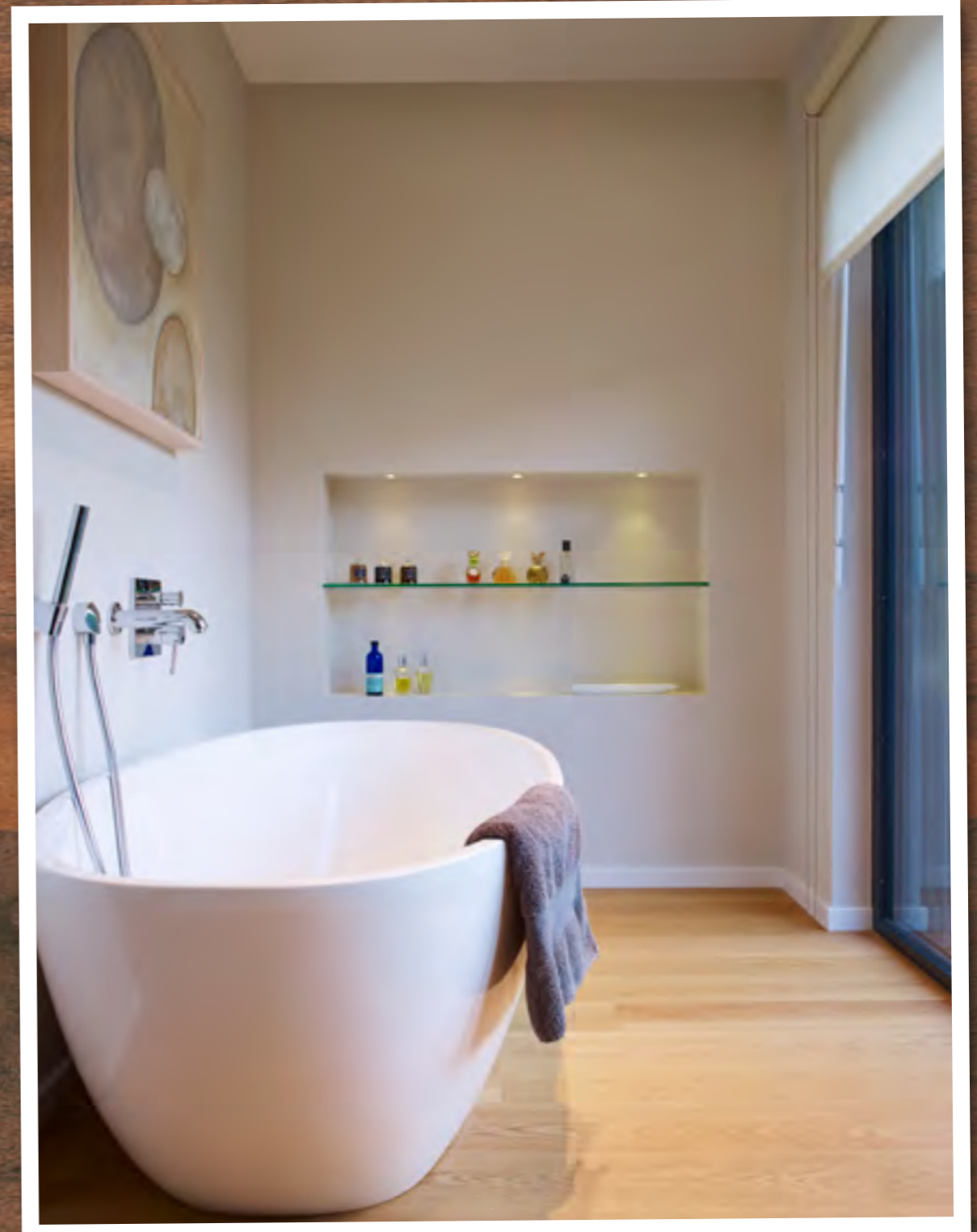


*“A sculptural modernist home amidst beautiful natural surroundings.”*

House Crichton



This modernist-inspired family home brings crisp contemporary architecture to a beautiful semi-rural location. Its simple external design is executed with a simple palette of materials, creating a peaceful and sculptural presence tucked between the trees.

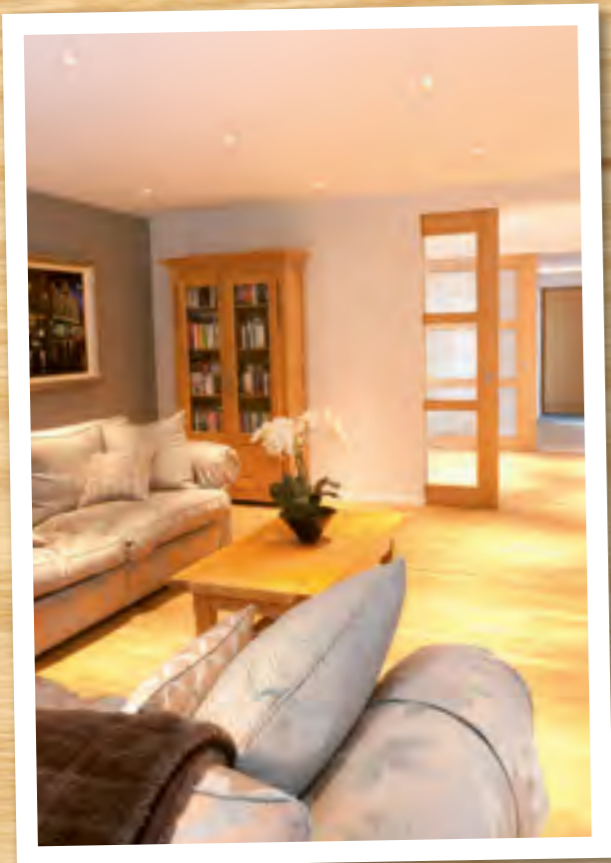


*A series of different levels divides the open-plan ground floor into zones, each with its own distinct character. Every room is flooded with light - including this spectacular bathroom.*



*“ Stand out from your bricks and mortar neighbours with a stylish timber family home.”*

*House Overton*



Sliding doors make family living flexible:  
open and close spaces as you need to.



*“Fit in while standing out.”*



The large floor to ceiling windows let abundant amounts of light into this contemporary home.

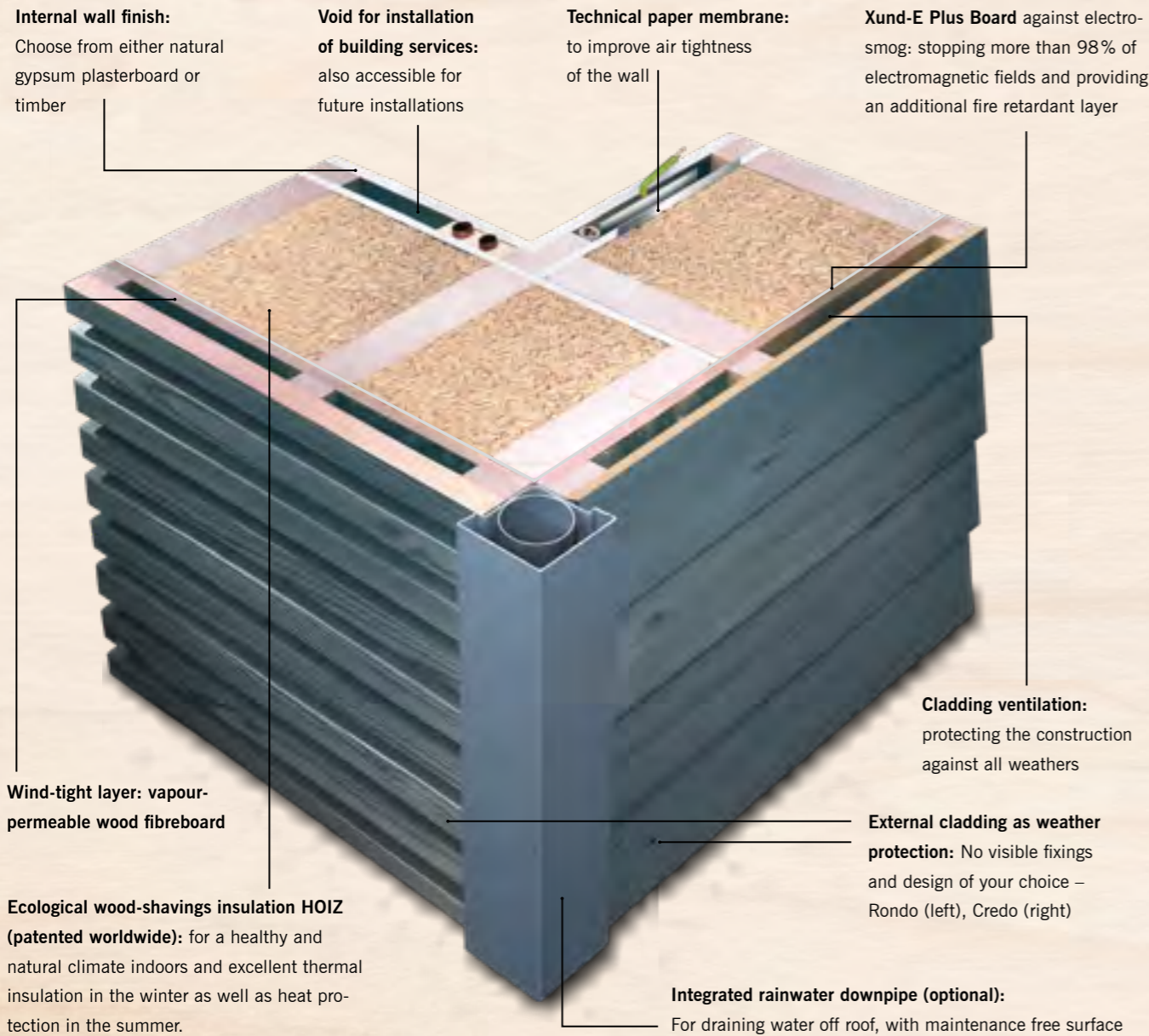


Energy  
Efficiency

*Live greener.*

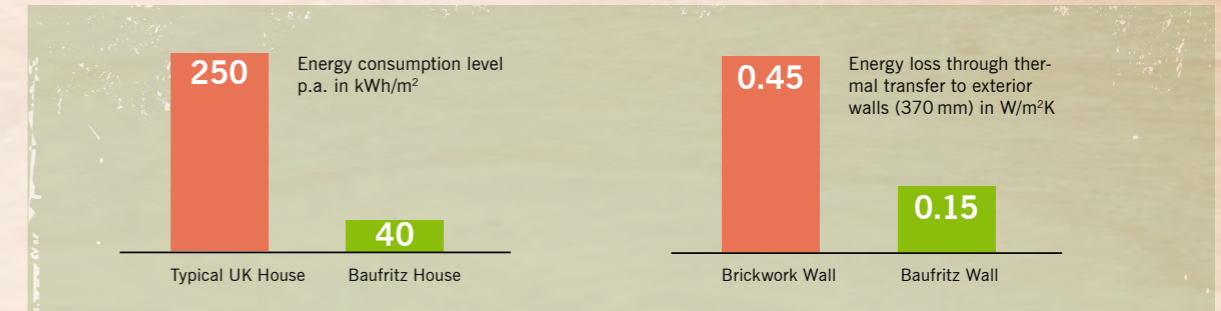
Energy Efficiency

## The ECO-WALL – a Baufritz innovation



**The Baufritz all-in-one wall – Type A:** 37 cm thick for your environmentally friendly low-energy house. Thermal transmittance of 0.20 W/m<sup>2</sup>-K (or 0.16 W/m<sup>2</sup>-K if adding an organic plaster facade). With the optional upgrade to wall type **AA** or **AAA** we can lower thermal transmittance to as little as 0.14 W/m<sup>2</sup>-K for PlusEnergy, solar or passive houses using ecologically safe building materials.

## Save Money – save Nature



### Energy Consumption

When you buy a Baufritz home, you can rest assured that you are making a great investment that will save you money for years to come. Each house uses very little energy, especially when compared with conventional buildings. In a world of ever-increasing energy costs, we offer an amazingly cost-effective solution. Features including highly efficient insulation and state of the art energy saving technology combine to dramatically reduce energy consumption in your home.

- Natural insulation of walls, ceiling and roof
- Energy saving timber wall with insulation made of wood shavings
- Windows with triple glazing as standard

### Ameeta and Jayesh Patel

London

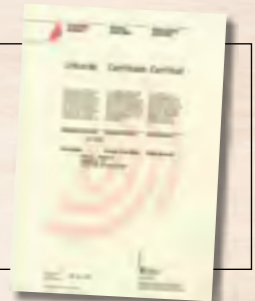
*There has been a significant saving in our heating costs. For the past three years, we have paid on average about the same as we did when we lived in our flat, however, our Baufritz home is 5 times larger than the flat. Our gas bills have been about £ 1,000 per annum.*



- Efficient heating and ventilation systems – including Ground- and Air Source Heat Pumps or solar systems
- Special climate control concept with decentralised ventilation system, heat recovery and climate heaters

## Patently obvious

Using nature as our role model, we are constantly developing new solutions for all aspects of our timber construction. We have registered over 40 patents and trademarks in Germany and abroad from our best solutions. They include the HOIZ insulation made from wood shavings, and many more. Innovation helping to keep your Baufritz house up-to-date for many years to come.



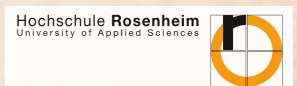
More than  
**300**  
laboratory tests



have been carried out since the mid-1980s, with a view to perfecting the fire, mould and insect resistance of the HOIZ wood shaving insulation. Treating this product with whey and soda means there are absolutely no health risks and thus far it is unique in the marketplace.

## Learning from each other

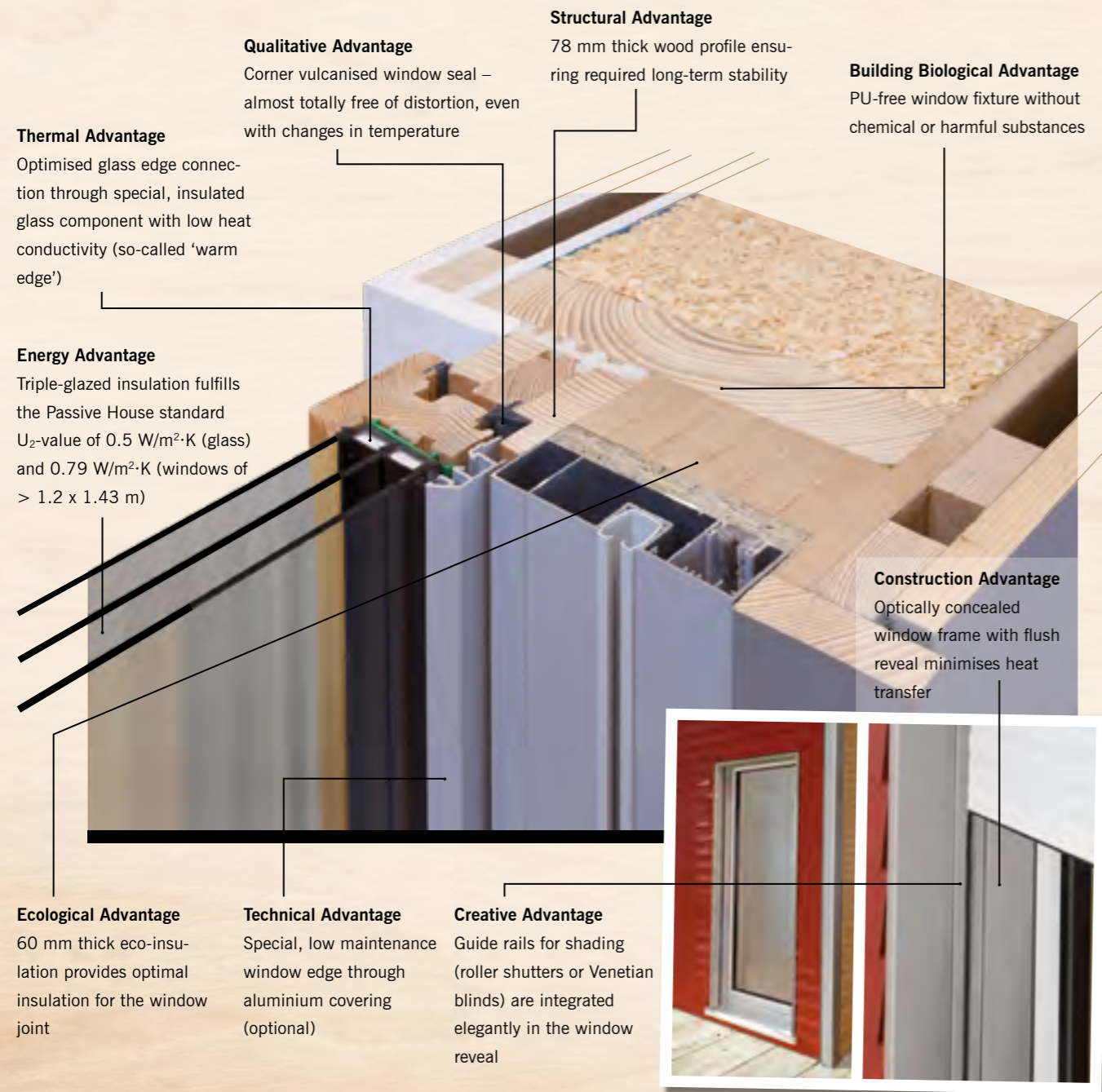
For decades, Baufritz has made significant investment into research, developing new solutions for all aspects of timber frame house construction. At Baufritz we believe that we can do great things together, and work with some of the world's leading universities, institutes and companies to develop this research. An example is our partnership with the Faculty of Wood Technology and Construction at the University of Rosenheim in Germany, where we are not only developing new construction solutions but also are giving young talents the opportunity to turn their ideas into long lasting innovations.



Energy Efficiency

## Advantages for all to see

Our innovative Skalar window sees off all conventional models. It combines the highest standards for quality, functionality, insulation and design. But see for yourself...



## An economical shell: insulation is everything

Whatever type of house you are planning, you should make sure the building structure is compact. This not only reduces the energy consumption, but also keeps building costs down.

## Innovative building services

Innovative building services are essential for saving energy, whatever type of house is built – not just a passive house. Highly efficient gas heating systems, the use of renewable energy sources or the combination of different technologies – whatever method is used, our energy advisors reduce your heating costs and keep unnecessary ecological damage to a minimum.

### GAS ENERGY TECHNOLOGY

In addition to the energy source (e.g. gas) modern gas condensing boilers also use the heat of the resultant waste gas, thus reducing total energy consumption by up to 20 percent.

### USING DATA FOR SMART METERING

The use of intelligent control technology opens up new possibilities to reduce energy costs. This technology uses variable electricity rates, optimises the management of appliances and creates transparency and more awareness of your own energy use.

### GEOTHERMAL

The ground temperature is consistently approx  $10^\circ\text{C}$  all year round. This is enough for a ground source heat pump to heat the house and provide domestic hot water.

### SOLAR THERMAL SYSTEM

The ideal complement to gas boiler or pellet heating. A solar thermal system provides most of the energy needed for the domestic hot water and can offer considerable support for the building's heating system. This reduces fuel consumption and increases the units lifespan.

### PHOTOVOLTAIC INSTALLATION

Whether supplying the electricity for your home technology or all appliances in the house – adding a solar power system allows you to generate the electricity for free using the sun and to store this natural energy in your house so that it can be used at any time.



### INNOVATION: HEALTHY LED LIGHT

Baufritz has developed modern, innovative, environmentally friendly and pleasantly warm LED lighting. It stands out through its flickering percentage of 0% and its balanced spectrum distribution. Its lifetime of approximately 50,000 hours is extremely high and the energy requirement is very low. Further advantages include: Good colour reproduction characteristics, mercury-free, causes minimal technical fields, colour spectrum like sunlight. Its sophisticated design really makes it stand out and it was presented with the 'red dot design award'.

### AIR-SOURCE HEAT PUMP

The air-source heat pump uses the surrounding air to produce energy for heating or hot water. Compared with geothermal systems, it has a lower purchase cost, but is slightly less efficient.



*“Magical – a perfect place to rest and rejuvenate.”*



*At this luxury home and eco-guesthouse on the edge of the South Downs, guests can enjoy five star hospitality and experience for themselves the benefits of living in one of Baufritz's healthy, sustainable homes.*







*“A stunning debut! Our first Baufritz house in the UK.”*



*The Cornish style perfectly suits  
the seaside location in Padstow:  
blending in as if it has always been there.*





*“ This classic country residence, set in the rolling Surrey countryside is built with state-of-the-art construction techniques.”*

*House Hauck*



Enjoy an al fresco experience all year round with this covered veranda.



Relax and let our team of german master craftsmen realise your dream house.



The local slate and intricate roof construction ground the building perfectly in this traditional country setting.

Manufacturing



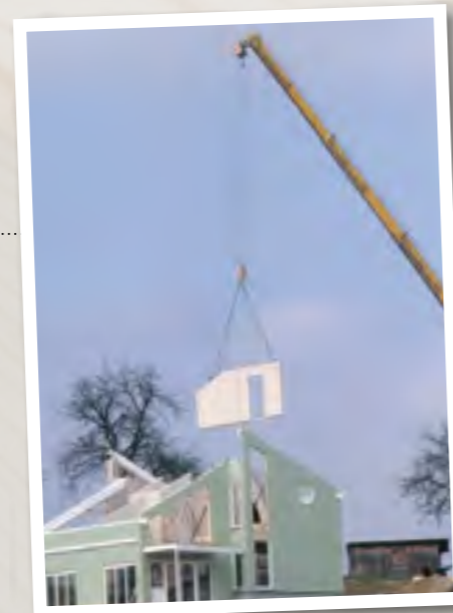
*Precision made for you.*

## Off site *manufacture*

Our manufacturing facility is one of the most advanced in Europe with fully automated machines designed especially for us. We use state-of-the-art CAD technology to ensure millimetre precision for every house we build. Quality starts with the selection and testing of the building materials, and we only use high-quality timber and building materials that contain no potential pollutants. Chemical preservatives are not used in our manufacturing process.

All large elements such as walls, ceilings and roofs are prefabricated on our computer controlled production line. Windows and doors are fitted in the factory to 100% accuracy ensuring that no harmful PU foam fillers are required. The elements are thermally insulated in the factory with Baufritz's HOIZ insulation which guarantees not only excellent heat retention and energy efficiency, but ensures your home safeguards your health as much as possible. The timber façade and other external joinery is either left in its natural state or finished with a double coat of environmentally-friendly paint in the colour of your choice.

But we don't just rely on technology: our factory is manned by expert craftsmen who have been extensively trained to ensure accuracy and quality. They are always present to control the machines, monitor quality, put the finishing touches to your home and, after a final inspection, award the Baufritz quality seal. Only then will your house be wrapped in a waterproof cover ready for transportation directly to your site.



### The advantages of prefabrication at a glance:

- Perfect accuracy thanks to state-of-the-art computer controlled production
- Prefabrication is more energy-efficient and produces less waste so it is a more eco-friendly way of building
- Strict quality control
- Construction is unaffected by the weather and so keeps to schedule
- Construction time on-site is minimised so within 48 hours your house can be watertight and secure
- Faster on-site construction means less disruption for you and your neighbours



*We offer you the following services under a design and build contract*

#### *DESIGN AND TURNKEY CONSTRUCTION ABOVE FOUNDATIONS*

**Inclusions:** Full design and planning application, professional services, manufacturing, transport, on-site construction, external walls, doors, windows, roof, rainwater goods, internal walls, ceiling, internal stairs, flooring, tiling, plumbing and sanitary ware, heating system, electrical installation, internal painting and plastering, external painting.

**Significant exclusions:** Plot purchase and associated fees, groundworks, basement structure and/or foundations, landscaping, kitchen, furniture and light fittings (please ask for details about how we can help with these items).

#### *PRICES FOR THE DESIGN SERVICE*

Our design fees relate to the size of the house and the complexity of the design. The fee typically starts from 3,25% of the anticipated build cost.

The design service includes a full conceptual design, preparation of the planning application and the application itself. The design fee is split into two parts: 1/3 of the fee to provide the concepts and a detailed quotation, following this you can choose to commit to the second 2/3 of the fee to prepare and carry out the planning application.

#### *PRICES FOR THE HOUSE BUILDING SERVICE*

Following receipt of your planning approval you will be asked to commit to the construction of the house. Prices for the turnkey service start from € 300/ft<sup>2</sup>.



*“Enjoy open plan living at its best in this fully glazed single storey pavillon.”*

House Smith

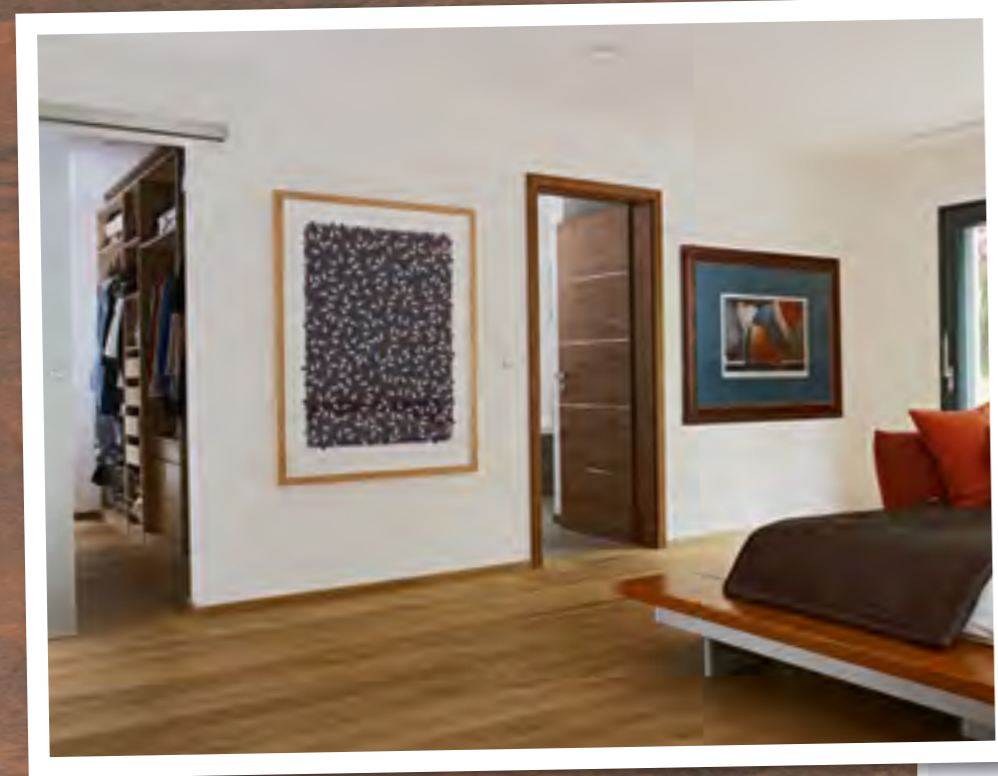


*A wonderful blend of natural materials and colourful garden create a contemporary but very homely atmosphere.*









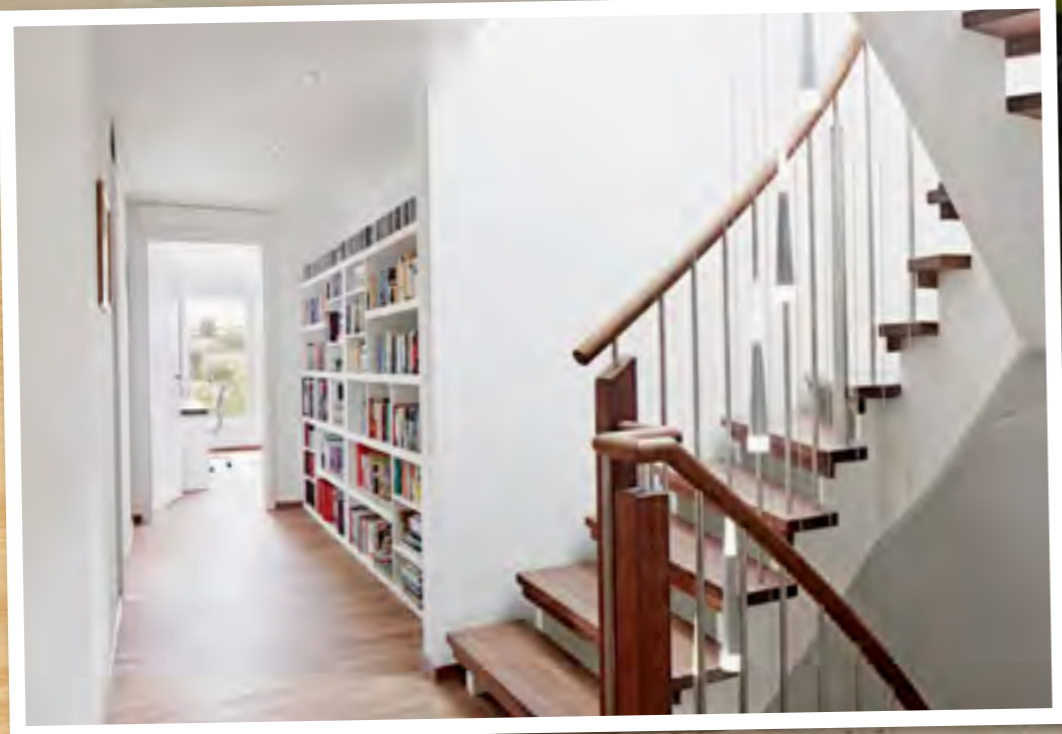
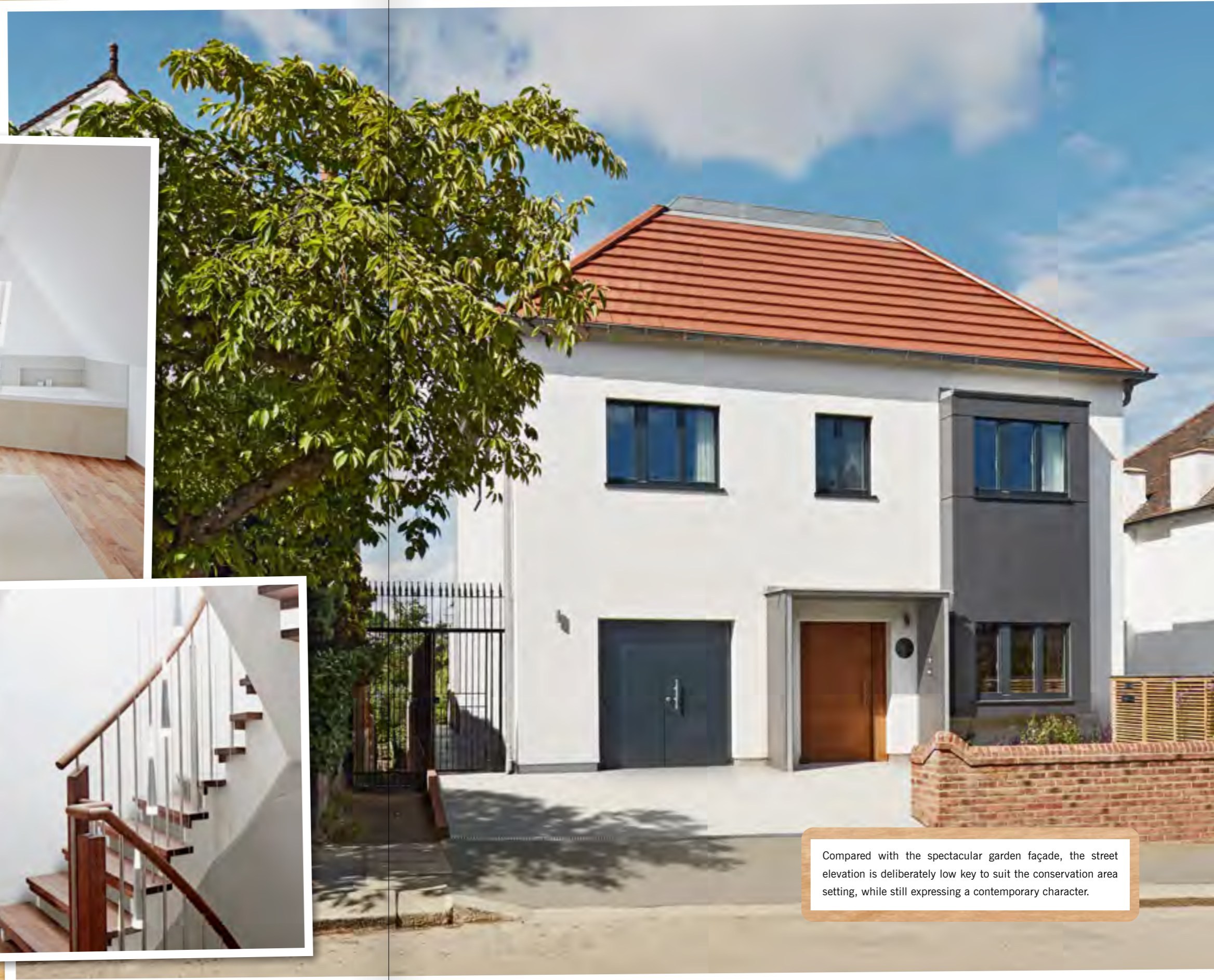
This house was designed for three generations to live in. Children, parents and grandparents enjoy modern living in light open plan spaces closely connected to nature.



*“Who said suburbia had to be boring?”*



A stylish open plan kitchen, dining area and living room is at the heart of this large family home. The crisp design and the high specification kitchen are a perfect match.

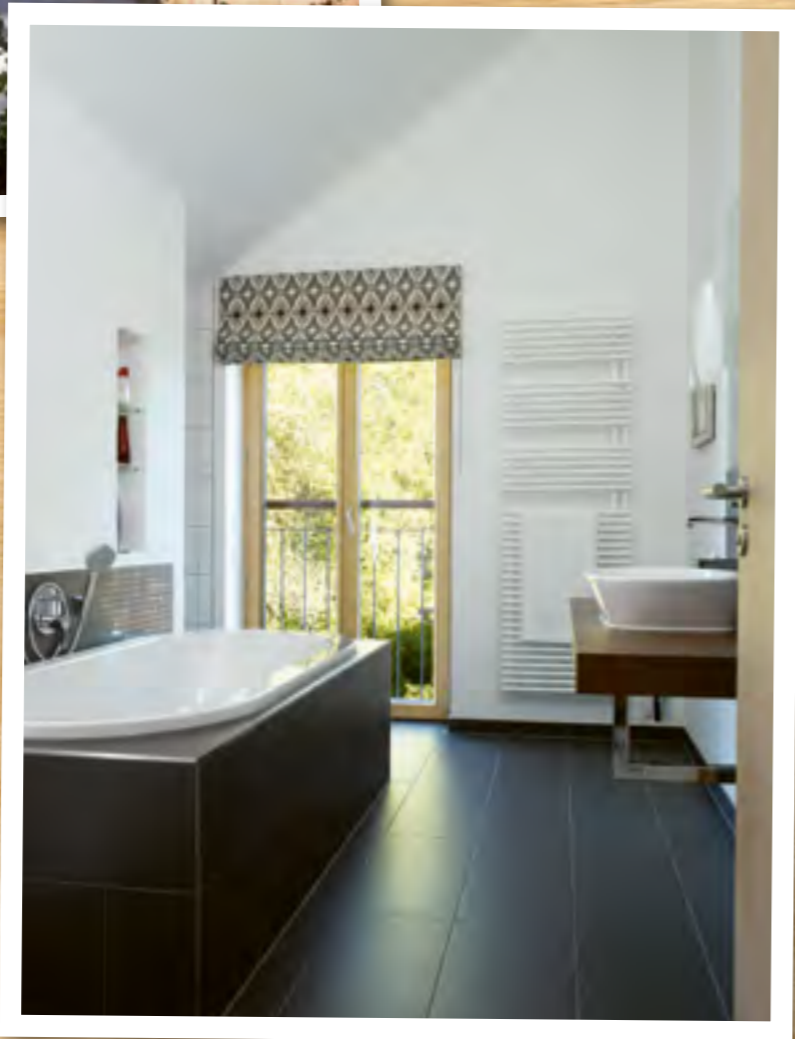


Compared with the spectacular garden façade, the street elevation is deliberately low key to suit the conservation area setting, while still expressing a contemporary character.



*“ We have invited nature into our home.”*

*House Borgonha*



This house impresses with its striking glass gable and roof overhang. Strong accents are only the beginning of a wide range of perfectly thought-through design features.



### Flexible floor planning

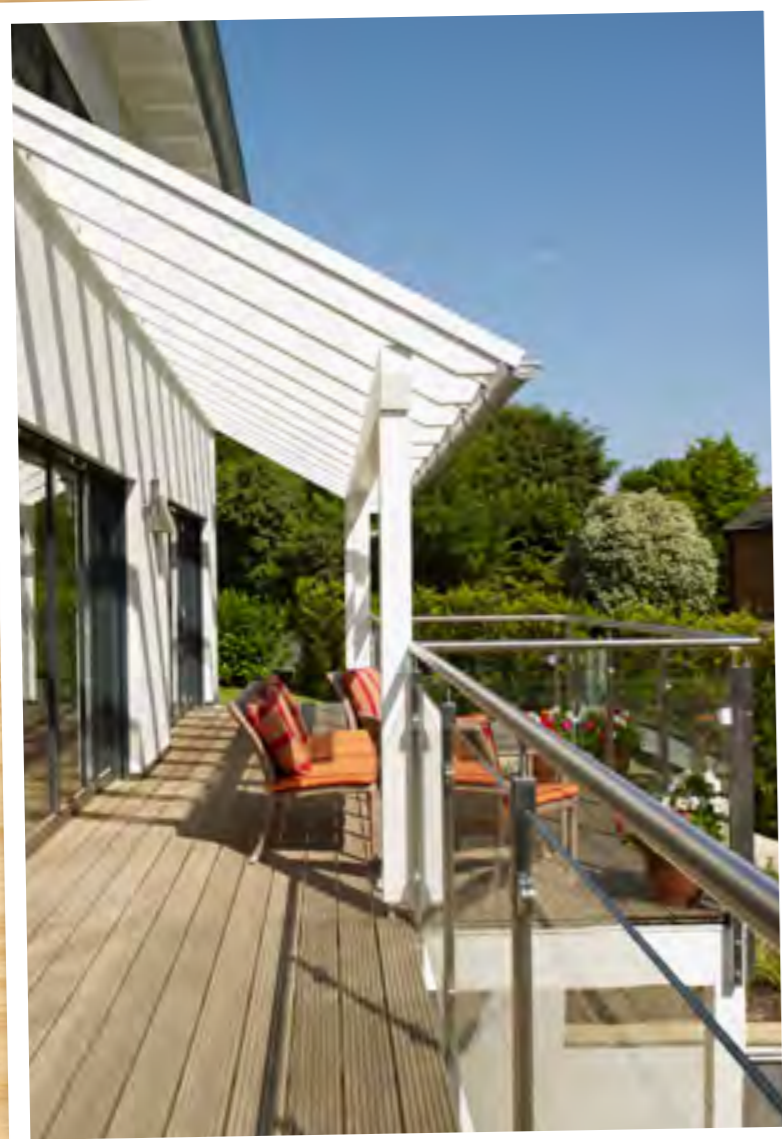
An open plan living/dining/kitchen area, the walk-in wardrobe you've been dreaming of, an airy open gallery, a practical multi-purpose room – thanks to our individual room planning we can create your new home exactly according to your wishes and personal needs. There's no limit to your dreams.



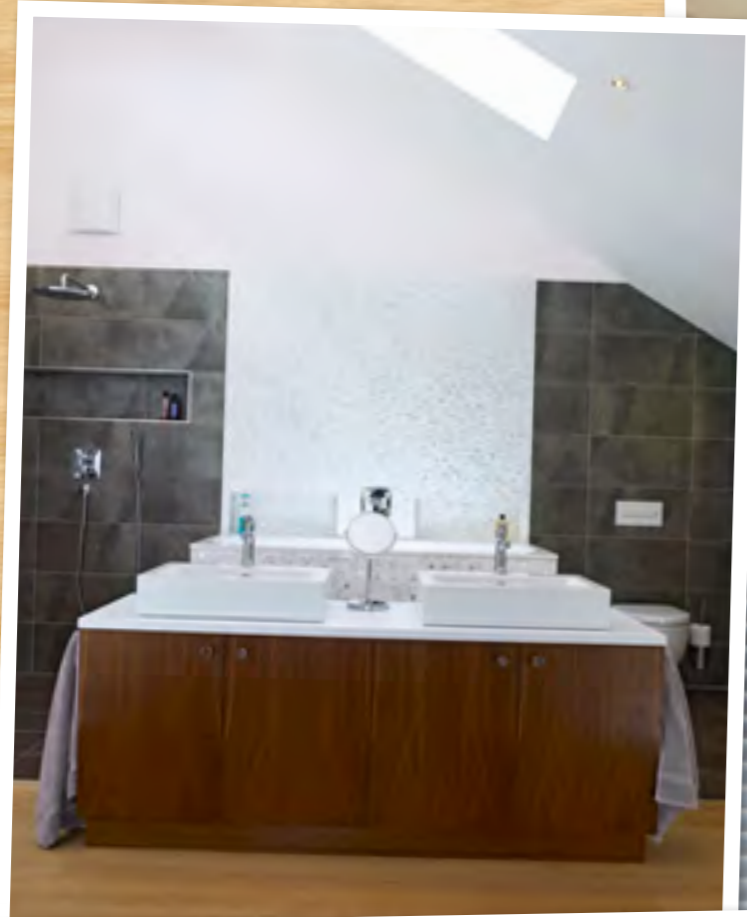




*“ Award-winning design in a charming rural setting.”*



Sharp angles, perfectly matched materials and lots of outdoor space characterize this beautiful family home in a secluded village.



A quiet snug opens from the open plan living area (main picture) while, upstairs, the master bedroom suite features a fabulous luxury bathroom and dressing room (left).

# 6 Steps to your home



## Step 1

### Individual consultancy

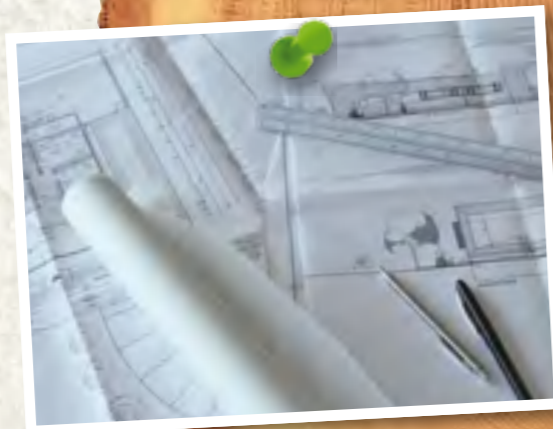
You meet with our specialist consultant in Cambridge to discuss ideas and requirements for your new home.



## Step 2

### Design drawings and planning application

Our experienced house-designers prepare design drawings for you and submit a planning application for your new home on your behalf.



## Step 3

### Building contract

The building contract is signed based on the planning application drawings and accompanying cost calculation.



## Step 6

### Prefabrication, shipping, assembly and fitting

The groundworks and preparation for house assembly will be performed by our building partners on-site. All large construction elements will be precisely prefabricated by our joiners and carpenters in our German factory. We deliver all elements to the building site where our specialised team will assemble your Baufritz house on-site. Our Teams of craftsmen will then complete the fitout of your house.

## Step 5

### Sampling

You will be invited to come to our state-of-the-art design centre in Germany to specify your house. Here you can be inspired by our show homes and design centre and make choices regarding floors, windows, cladding, doors, roof tiles etc. with advice from our experienced designers.



## Step 4

### Detailed plan

Our architects and engineers will complete the design and calculations for the ground works, structure and building services of the house.





## Visit us in the lovely Allgäu

Visit our HausSchneiderei and breathe the healthy air of a Baufritz house, smell the fine scents of natural wood and discover new design details. Be inspired in our show houses. These will give you the first taste of your own Baufritz home.

### The HausSchneiderei

**Opening times:**

Mon – Sat from 10 am to 6 pm  
(closed on Sundays and public holidays)

**For an appointment**

please call our Cambridge office  
on 01223 235632

**Travel information:**

**By Car:** take motorway exit Erkheim  
on motorway A 96, Munich-Lindau

**By Train:** Nearest stations are  
Sontheim and Memmingen. Trains  
go every hour from Munich or  
Stuttgart. We offer a pickup  
service from the stations.

**By Plane:** Allgaeu airport in Mem-  
mingen, which is 10 min away  
by car from Erkheim. We offer a  
pickup service from the airport.



NEW



**"Heimat 4.0" Show House, Erkheim**



**The HausSchneiderei**  
**Opening hours:**  
Mon – Sat from 10 am to 6 pm



**Show Houses "HochHinaus" and "Haussicht" in Erkheim**  
Baufritz-Erlebnisswelt | Alpenweg 25  
D-87746 Erkheim  
**Opening hours:**  
Mon – Sat from 10 am to 6 pm  
No consulting on Sundays and holidays  
**Driving directions:**  
[www.baufritz.de/Erkheim](http://www.baufritz.de/Erkheim)



**Show House "Haussicht by Alfredo Häberli" in Erkheim**



**Show House "NaturDesign" in Köln-Frechen**  
FertighausWelt Köln  
Europaallee 45, D-50226 Frechen  
**Opening hours:**  
Wed – Sat from 11 am to 6 pm  
**Driving directions:**  
[www.baufritz.de/Koeln](http://www.baufritz.de/Koeln)



**Show House "Alpenchic" in Poing**  
Bauzentrum Poing | Senator-Gerauer-Str. 25  
D-85586 Poing bei München  
**Opening hours:**  
Tue – Sat from 10 am to 5 pm  
No consulting on Sundays and holidays  
**Driving directions:**  
[www.baufritz.de/Poing](http://www.baufritz.de/Poing)



**Cambridge Headquarters**  
Camboro Business Park  
The Workplace  
Oakington Road, Girton  
Cambridge, CB3 0QH  
**Opening hours:**  
Appointments upon prior arrangement  
Monday – Friday



**Show House "Haus am See" in Langenargen/Lake Constance**  
Obere Seestraße 60, D-88085 Langenargen  
**Opening hours:**  
Viewing by appointment  
**Driving directions:**  
[www.baufritz.de/Langenargen](http://www.baufritz.de/Langenargen)



## Show Houses

First impressions are important. Make an appointment with our sales team to visit one of our clients' houses in the UK. Alternatively we would like to invite you to visit our design centre and showhouses in Germany. Take your time and experience the unique architecture, quality and healthy interior climate of our buildings.



## How to get to us



### UK

Take A 14 exit No. 30, follow signs to Oakington, turn off to Girton

Cambridge station, bus or taxi

Airport London Stansted

### Germany

Take motorway exit Erkheim on motorway A 96, Munich-Lindau

Nearest stations are Sontheim and Memmingen. Trains go every hour from Munich or Stuttgart. We offer a pickup service from the stations.

Allgaeu airport in Memmingen, which is 10 min away by car from Erkheim. We offer a pickup service from the airport.



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The Workplace  
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BAUERITZ

Der Ökohaus-Pionier seit





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WIR BAUEN GESUNDHEIT