HANSE HAUS

Genau mein Zuhause.

UNIQUE HOMES, BUILT WITH PRECISION

Genau mein Zuhause.

My perfect home.

CONTENTS

	Page
Foreword	3
What makes a Hanse Haus special?	4 – 7
Seals of quality	8 – 9
Your route to your new home	10 – 11
Interiors to suit you	12 – 15
A house in eight hours	16 – 17
Optimal thermal performance	18 – 19
Plus-Energy Houses	20 – 21
House plan overview	22 – 23
Variant 25	24 – 31
Variant 35	32 – 39
Variant 45	40 – 49
Variant	50 – 53
Villa	54 – 57
Vita	58 – 63
Cubus	64 – 67
Bungalow	68 – 75
Doppelhaus	76 – 83
Duo	84 – 89
Greater comfort in life	90 – 91
Our client's homes	92 – 99

HANSE HAUS

Genau mein Zuhause.

BUILDING SPECIFICATION UK 2018/2019

THE FAIREST PACKAGE BUILDERS IN GERMANY

In 2021, the well-known financial magazine Focus Money asked ServiceValue GmbH to investigate how fairly German package builders treated their clients, after having conducted similar surveys since 2012.

They canvassed more than 1,700 people who have had a property built over the last months to find out how fairly the companies dealt with their clients and how closely they collaborated. So how did we do?

For nine years in a row Hanse Haus has been among the top three. Each test was passed with the highest ratings.

We're happy to say that Hanse Haus has received top marks – for the nine time running. You can find the study online at www.focus.de, and we've also put the latest results up on our website, www.hanse-haus.uk.

CERTIFIED CREDITWORTHINESS

In 2021, Creditreform, a well-known German credit bureau, awarded the CrefoZert certificate to Hanse Haus. It is a testament to good business practice and a good projection of business development.

Merely 2.0 per cent of German companies were awarded this extraordinary creditworthiness – Hanse Haus is one of them.

WINNER: GRAND PRIZE FOR SMALL AND MEDIUM-SIZED BUSINESSES 2016

In 2015, Hanse Haus received its first-ever nomination for the Bad Kissingen region's Grand Prize for Small and Medium-Sized Businesses. Just one year later, in 2016, Hanse Haus was declared the winner.

The five criteria used by the judges were:

1. The overall development of the company
2. The creation and security of jobs and traineeships
3. Modernisation and innovation
4. Commitment to the region
5. Customer service and marketing

More than 5,000 companies nationwide took part in the competition. In the first year we entered we were among the finalists. Just one year later we won.

PREISTRÄGER
Großer Preis des
MITTELSTANDES

Unique homes. Built with precision.

CONTENTS

		Page
	Our Chief Executive Marco Hammer explains why your new home should be a Hanse Haus	4 – 5
	What makes (a) Hanse Haus special?	6 – 9
	Our Sample Centre:	
	Fixtures and fittings, at your leisure	10 – 15
	Planning and services	16 – 19
	Our quality guarantee	20 – 21
	Our services – an overview	22 – 23
1	**Walls**	**24**
1.1	Exterior walls on the lower and upper storeys	24
1.2	Gable walls on the top storey	26
1.3	Jamb walls on inhabited top storeys	26
1.4	Interior walls	27
2	**Floors and ceilings**	**28**
2.1	Ground floor build-up	28
2.2	Uninhabited upper storeys	28
2.3	Floors to inhabited upper storeys	29
2.4	Collar beam ceiling above an inhabited top storey	29
3	**Roofs**	**30**
3.1	Roof overhang	32
3.2	Drainage	32
3.3	Gable roofs	33
3.4	Hipped roofs	34
3.5	Mono-pitched roofs	35
4	**Porches and balconies**	**36**
5	**Windows and patio doors**	**37**
5.1	Windows/patio doors	38
5.2	Windowsills	39
6	**Exterior and interior doors**	**40**
6.1	Exterior doors	40
6.2	Interior doors	41

		Page
7	**Staircases**	**42**
7.1	Inter-floor staircases	42
7.2	Folding ladders	42
8	**Paintwork**	**44**
8.1	Plastering and finishing	44
8.2	Wall decor	44
9	**Tiling and flooring**	**45**
9.1	Tiling in bathrooms and toilets	45
9.2	Flooring in living areas	46
10	**Heating and ventilation**	**48**
10.1	Option 1: gas boiler	49
10.2	Option 2: air-to-water heat pump	49
10.3	Heat distribution	49
10.4	Ventilation	49
11	**Plumbing**	**50**
11.1	Standard plumbing installation	50
11.2	Pre-installation	50
11.3	Fixtures and fittings	51
12	**Electrics and wiring**	**52**
12.1	Standard electrical installation	52
12.2	Electrical provision by room	53 – 54
13	**Additional dwelling units**	**55**
	Houses with self-contained annexes and semi-detached houses	55
14	**Further information**	**56**

Hello, Prospective Homeowners!

If you dream of building your own home, Hanse Haus is the ideal partner to help you make that dream a reality. Looking for one good reason to help you make up your mind? We've got thirteen. Here's why more than 34,000 satisfied clients have chosen us:

We're committed to quality. We're always on the lookout for ways to improve on what we do, whether that's the materials we use, the services we offer or the way we build our homes. Our attention to detail is what makes us unique. Don't believe us? Come and see for yourself! If you pay us a visit at Oberleichtersbach and then decide to opt for a Hanse Haus, we'll refund your flight and hotel expenses.

Our houses are tailored to you. Every Hanse Haus is a one-off – we don't do cookie cutter. So whether you want your new home in the shape of an ear or you fancy a built-in Irish pub, we've got you covered – in fact, we've already built both of those. Whatever you're looking for, we're certain we can create the home you've always wanted.

We love efficiency. With Hanse Haus you don't have to compromise when it comes to walls: our thermo-efficient walls combine high-strength construction with exceptional insulation as standard. That way you'll save on heating costs, looking after your wallet and the environment.

We're future-proof. All our houses are fitted with a reliable gas boiler or an air-to-water heat pump as standard. Both are tried-and-tested systems that offer plenty of flexibility, so if in the future you decide to switch to a different method – innovative fuel-cell technology, for instance – you'll be all set. With Hanse Haus, you don't have to commit to just one heating system – you can keep your options open. We'll also kit you out with an air-circulation system that automatically takes care of ventilating your home: old air is sucked out and fresh air streams in.

We're problem-solvers. Everything in your house will be carefully constructed by master craftsmen, engineers, architects and structural experts. You'll choose your fittings at our Sample Centre, which means you can call on specialist knowledge at any time. We're maximally flexible, offering more than just one-size-fits-all solutions.

We're experienced. Hanse Haus has been around since 1929. The average age of employees working in production, assembly and client services is 38,7, and on average they stay with us for 8,1 years. Our employees have been doing their jobs for a long time and they know what they're doing.

We train our people. We train industrial management assistants, data-processing management assistants and craftspeople specialising in all sorts of areas right across the company. At the moment, we employ more than 844 people, including around 61 trainees. One of our trainee mechanics was awarded third place in a national competition, while another painting and decorating trainee took second place at guild level. We make sure all our trainees love their jobs and we aspire to retain all of them upon completion of training.

We're fully checked and certified. We invite external regulatory bodies to carry out regular checks of the ambient air in our finished homes to ensure that the materials we and our suppliers use not only meet but exceed legally mandated standards of hygiene. We're also committed to the safety of our employees, going above and beyond to obtain ISO 45001 certification, which guarantees that our construction sites and production processes meet the requirements of the Occupational Health and Safety Management System.

We've got nothing to hide. All of our designs, calculations, floor plans and production documents are stored electronically, so if you ever want to convert, sell or renovate your home – even long after the warranty has expired – we make it easy.

We're sustainable. A recent research project carried out by Munich's University of Applied Sciences in collaboration with the German Federal Ministry for the Environment, Nature Conservation, Nuclear Safety came up with 18 sustainability criteria for new-builds. We wanted to know how our houses measured up, so we looked at a lived-in family home that corresponded almost exactly to our standard specifications. How did we do? Well, our client's house received an overall mark of 1.4 (on a scale of 1 to 6, with 1 being the highest). Our most outstanding categories related to how future-proof the building was, the overall healthiness of the living space, environmental sustainability, client experience and the quality of our construction work.

We're there for you. Most construction companies don't have an in-house client team with service teams and a dedicated after-sales department. Contact us by email or phone and we'll get someone round. No ifs, no buts.

We go the extra mile. When it comes to our clients, we pride ourselves in going above and beyond the basic legal requirements, carrying out regular surveys to find out what you really think. Several external reviews, most recently those carried out by Focus Money since 2012, have also confirmed how satisfied our clients are. But don't take our word for it – why not find out for yourself?

We're personal. All our employees can vouch for the quality of our houses. Why not give us a try? Maybe we'll bump into each other on a visit to our factory or Sample Centre, or during your fittings consultation – I hope so!

Marco Hammer
CEO

Practical training Our trainees build garden benches made out of solid larch. Hanse Haus clients can buy these unique pieces of furniture at cost.

What makes (a) Hanse Haus special?

A few good reasons to leave your home in our hands

OUR HOUSES ARE TAILORED TO YOU

Passive houses? Energy-plus houses? No problem. Like many other firms, we're happy to build those. But what else do we do? We work closely with our clients and take their individual wishes seriously, whether it's in terms of architectural style, layout or fittings. In 2004, for instance, in collaboration with the designer Luigi Colani, we not only designed a home that epitomised the idea of 'living in the future' but built it, too. You're welcome to come and see the result for yourself at our factory. For another client, a musician, we built a house whose architecture is inspired by the human ear. Working with an Irish client, we incorporated a genuine Irish pub brought all the way over from Ireland (with a little help from our Irish colleagues). So when we say *Our Houses, Your Home,* we really mean it. Let's build your new home.

OUR EMPLOYEES ARE HIGHLY EXPERIENCED

We're not the only construction company out there. But we have been in the housing business since 1929, and we like to build on that tradition and experience. All our key staff are drawn from our own ranks. Our chief engineer? He's been building and developing houses for Hanse Haus for 26 years. Our factory foreman? He finished his carpentry traineeship with us in 1978, then spent 11 years in assembly and five years heading up our construction team. Our head of construction has stuck with us for 25 years. Our head of procurement originally trained with us in 1974. Our head of sampling has been advising clients for 19 years on everything from flooring to roof tiles. Our lead architect has been with Hanse Haus for 19 years. We've also been working with many of our sales partners for ages – ten years isn't unusual for us, but it's much higher than the industry average. Through these long-standing relationships with our staff we've developed the kind of practical experience that's virtually unique in our sector. Many of our employees are third-generation members of the Hanse Haus team, and we remain committed to continuity and reliability, developing the next generation of trainees across a wide range of disciplines. Those studying a craft

This is what winners look like Hanse Haus trainee Maximilian Martin is among Germany's best installation mechanics, while Dominik Hertel received second place at guild level for painting and decorating.

Our Houses, Your Home Whether it's a Luigi Colani design (top left), an ear-shaped house (top right) or a genuine Irish pub (below), we make creative-living ideas a reality.

will transfer onto the assembly team in the third year of their traineeship, and after finishing their training will form the core of the Hanse Haus team for the next 20 years. So maybe the jokes they tell are getting old, but when it comes to houses, they really know their stuff.

OUR CLIENTS ARE OUR PRIORITY

We offer homebuilders a dedicated hotline to call in emergencies, so you can reach our client services team during the week, meaning you'll be able to speak to someone in person. Whatever the issue – if the heating fails, a door jams or the electrics go out – we'll be there. We employ our own heating engineers, plumbers, master electricians, civil engineers and structural engineers, so there's virtually no problem we can't solve. We like our service technicians to be long-serving employees from our own in-house construction team because that way we can offer our clients skilled craftspeople who understand the kind of issues that crop up around the house from time to time. What's more, the head of our client services department is a former head of construction, and has been with Hanse Haus for 25 years.

WE'RE FAIR

In 2017, the well-known financial magazine Focus Money took a close look at the German housebuilding market, conducting a huge study of more than 1,250 homeowners which enquired into their experiences with package builders. Hanse Haus emerged as the only firm to receive top marks in every single category as well as in the overall assessment. This is the third time running we've been rated outstanding in the overall category, so we must be doing something right.

THE QUALITY OF OUR CONSTRUCTION

You'll find our homes everywhere. In Germany, in London, near skiing resorts in the mountains of Switzerland and Austria, and the beaches of Cornwall and the Scottish Highlands, on Guernsey and Jersey – they're all over the place. This means our houses withstand all sorts of diverse environmental conditions, including heavy snow, storms, earthquakes and extreme

heat, all while being maximally energy efficient. We've also got to comply with various national and international standards and undergo lots of different inspections. We were one of the first package builders to apply for and obtain European approval from the German Institute of Structural Engineering.

Our commitment to quality is reflected in the meticulous attention to detail that characterises all our homes. Let's take a look at a few examples of what makes a Hanse Haus special:

CREDITWORTHINESS

Choosing a building partner goes hand in hand with faith in the product, the people who create it and the health of the company behind it.
In 2017, Creditreform, a well-known German credit bureau, awarded the CrefoZert certificate to Hanse Haus. This puts Hanse Haus among the top 1.7 per cent of German companies with an extraordinary creditworthiness, outstanding business practices and competent business development.

ENERGY EFFICIENCY

The exterior walls, together with the roof, windows and doors, form the shell of your home. To ensure minimal energy loss, we put special emphasis on insulation, and the energy efficiency of a standard Hanse Haus far exceeds current German and European standards.

INSULATION

As with many other manufacturers, our walls are fully insulated with mineral wool insulation. However, unlike many other companies, we glue this insulation inside the wall to prevent any sinking or slippage and stop thermal bridges forming.

STABILITY

We construct load-bearing and non-load-bearing walls to the same standard, which keeps storage costs down and reduces machine set-up times. The benefit for our clients is that a non-load-bearing wall meets the same high structural requirements as a load-bearing one, so an interior wall can bear exactly the same structural load as an exterior one. All our walls – both interior and exterior – are panelled with OSB board on both sides. As a result, shelving or cupboards with up to 250 kg can be simply screwed on – anywhere on the wall, in any room in the house. With many other manufacturers, multiple expansion plugs may be required, or adding extra weight may only be possible with additional fixings or in particular places.

Come and give us a try! If you arrange a visit to our Sample Centre in Oberleichtersbach, you can test your skills as a burglar by trying to break in through one of our windows. If you can open the window using housebreaking tools in five minutes, you can keep your reward – a €500 note. Don't celebrate too soon, though – so far even we haven't managed it.

PROTECTION AGAINST THEFT

We use anti-theft components in all our windows and exterior doors, which conform to the DIN EN 1627 standard. Hanse Haus is one of the few housebuilders of its kind to produce all windows in-house, and we welcome the inspection of our window production and fitting processes by an accredited certification body. We've also been recommended by the police (for details, see the supplier directory on the German-language website of the Bavarian police at www.polizei.bayern.de, under Schützen und Vorbeugen/Beratung/Technische Beratung).

Well-trained apprentices Our Head of Carpentry Andreas Heilmann passes on his experience to trainee carpenters in person. He's pictured here with Philipp Neun.

LOOKING TO THE FUTURE

At Hanse Haus, we employ in-house staff with appropriate technical training in all the areas relevant to our work (including architects, electricians, heating engineers, plumbers, locksmiths, structural engineers and civil engineers). This is how we make sure that during your fittings consultation at our Sample Centre, when you're fine-tuning all the little details for your new home, it's quick and easy to consult a specialist. And because we only employ experts, we can ensure that the facilities and product ranges at our Sample Centre are truly state of the art. The show homes at our factory site allow us to show clients actual examples of what we can offer. For instance, in addition to the Colani home mentioned above, we have a passive house certified by the German Passivehaus Institute in Darmstadt, an accessible bungalow designed in conjunction with two wheelchair users, and a house built using the winning design from a national architectural competition. We make sure we're always at the cutting edge: recently we've been working with graduate students at the Rosenheim University of Applied Sciences to test various smart home systems in terms of practicality and potential applications. When one system clearly came out on top, we installed it in one of our show homes.

PROTECTING YOUR HEALTH

Protecting the health of our clients and employees is very important to us, so we bring in external inspectors to put us through our paces. We comply with various standards, including the Occupational Health and Safety Management System's ISO 45001. We also regularly invite an independent body to assess the ambient air in our finished homes. This ensures that the materials we and our suppliers use meet the standards of hygiene required by the Quality Association of German Prefabrication, which are more stringent than the legal baseline.

Good advice Our home fittings expert Ralf Bischof gives homebuilders valuable tips about the interior and exterior design of their new homes on a daily basis.

Our Sample Centre – welcome to Hanse Haus!

Fixtures and fittings, at your leisure

What if you didn't have to drive from one specialist shop to the next to buy fittings for your home? What if you could choose from a huge range of styles and products in one place? Sounds good, doesn't it?

This is exactly the service we offer at our Sample Centre in the northern Bavarian town of Oberleichtersbach. Here you can discover the latest trends in home design, draw inspiration from a range of styles and choose all the details for your new home at your leisure. We'll put you up in a comfy hotel in a neighbouring town, such as Bad Brückenau. Then, the next morning, we'll welcome you to our Sample Centre, fresh and raring to go after a hearty breakfast. We want your homebuilding experience to be enjoyable and relaxing, right from the word go. While you choose your fittings, you will have a dedicated Hanse Haus consultant on hand to guide you through the process. Together you can discuss current trends in home design and pin down the details for all your fittings. When it comes to specifics, your personal consultant will be familiar with the technical nitty-gritty and able to give you valuable practical advice about choice of materials, colours or products.

Our fittings consultants are true professionals. Not only can they call on a wide range of theoretical expertise, but they also have bags of practical experience. In specialist areas such as wiring, heating and home appliances you can get advice from the experts on our team quickly and free of any fuss.

The Hanse Haus Sample Centre Come and see us at our company headquarters in Oberleichtersbach in Bavaria to kit out your home. While you're here, we'll be happy to give you a tour of our factory and show homes. If you don't live nearby, we'll arrange for you to stay at a hotel in a neighbouring town, like the spa town of Bad Brückenau (bottom left).

In addition to all the modern living rooms, bathrooms and utility rooms recreated in our Sample Centre, we have seven show homes available to view on-site. This means we can show you concrete examples of different ways to use your space, including bathroom solutions, patio extensions and so on.

We run our own bistro for homebuilders, where we're also able to serve vegetarian or gluten-free food upon request.

- Our Sample Centre is right next to our factory, so if you need to chat to one of our in-house expert technicians, we'll always have someone on hand
- Get advance samples or tour our factory, anytime
- Your choice of products isn't limited to what you can see – we'll go the extra mile to get you what you want
- Before your appointment we'll give you construction plans at 1:50 scale, as well as checklists and recommendations to help prepare you for your consultation (electrical plans, floor plans etc.)

HANSE HAUS: THE TURNKEY SERVICE

- ✓ Our Sample Centre is centrally located in the heart of Germany, with excellent transport links
- ✓ Our dedicated consultants will guide you through the process of choosing your fittings
- ✓ Flights for two people to Frankfurt am Main airport and transfer to Hanse Haus
- ✓ We'll organise and book your accommodation, which includes all meals – breakfast, lunch and dinner
- ✓ You can view seven show homes right next to our Sample Centre, all in different styles
- ✓ We'll offer you a guided factory tour

Choosing your fittings is a multisensory experience No brochure or catalogue can recreate the feeling of spaciousness and comfort you'll experience at our 1,800-square-metre Sample Centre.

We'll help you turn a house into a home

Fittings you can see, feel and experience

At our Sample Centre, we've got everything you need to make your new home beautiful. Be inspired by the examples on view, and find something that fits your style to a tee. The main advantage of having everything under one roof is that you can quickly and easily compare all the materials and fittings, so if your new favourite flooring doesn't go with your preferred wallpaper or the colour of the roof tiles clashes with the rendering, you'll find out sooner rather than later. We're proud of the quality of the fittings at Hanse Haus, and we look forward to showing you the amazing products you can buy for a reasonable price. Let us help you turn your house into the home you've always dreamed of.

HANSE HAUS: THE TURNKEY SERVICE

- ✓ We've got more than 1,800 m² of display space; sample collections and fittings are regularly updated and kept on-trend
- ✓ A large bathroom and wellness section with design ideas for bathrooms
- ✓ Compare all sorts of different materials and colours quickly and easily, mixing and matching to get the combination you want

Image: Cosmovision@Villeroy & Boch Fliesen

Image: MyEarth@Villeroy & Boch Fliesen

Living – just the way you want it We'll help you kit out your home however suits you best. At our Sample Centre you'll find everything you need.

Photo: Kährs Parquet

© Duravit AG

Quality branded products

The best for your home

We use top-quality branded products when building and fitting out our houses to ensure that you will enjoy your new home day after day. All the products we use meet our high standards in terms of quality and functionality. Before we add a product to our range, it has to pass a series of internal quality checks. This way we feel comfortable offering you a three-year warranty – on the following page you'll find a selected list of the manufacturers we work with.

MONIER

sto

JOKA

KEUCO
DIE MARKE FÜRS BAD

KERMI

sikkens

häussermann

Ideal Standard

GIRA

KNAUF

JAB
ANSTOETZ

BETTE

Wir schaffen bleibende Werte
KERAMAG

enviroVent

Kährs

HOESCH

Herholz

Roto

TECE:

DURAVIT

GARANT

VELUX®
www.velux.de

HSK
DIE BADEXPERTEN

GROHE

INOTHERM

KALDEWEI
Europas Nr. 1 in Badewannen

Villeroy & Boch

Kera Tür®
EXCLUSIVES ENTREE

SCHIEDEL
Heizen. Lüften. Leben.

hansgrohe

GEBERIT
DIE LEISTUNG DAHINTER

REHAU

Vaillant

HANSA

HÜPPE

It's all going according to plan We take care of the planning and engineering aspects, so you can be confident that your home will turn out exactly the way you imagined.

Planned down to the smallest detail

Guiding you to your new home

Our mission is to make building your home as straightforward as possible, so we'll be there to guide you every step of the way. For us, each project begins long before we start constructing the walls – from the planning meetings with our specialist consultants, where we'll discuss your ideas for your new home in depth, to drafting detailed factory drawings and making structural calculations in line with building regulations, we'll take care of the awkward (but essential) details.

HANSE HAUS: THE TURNKEY SERVICE

- ✓ Structural calculations for your home
- ✓ Anxiety-free navigation of UK health and safety legislation
- ✓ Building regulations submission, including SAP calculations for the Hanse Haus

Planning and services: what we offer

WORKING OUT WHAT YOU NEED

You'll have an in-depth chat with one of our sales partners about your expectations and what you want your new home to be like.

PRELIMINARY DESIGNS AND OUR QUOTE

After discussing your needs, our sales partner will work with you to put together your design, using it as the basis for a detailed fixed-price quotation for your Hanse Haus.

OUR FIXED-PRICE GUARANTEE

A fixed-price guarantee for 12 months after completion of the contract gives you a reliable sense of the cost of your project.

STRUCTURAL CALCULATIONS

Hanse Haus will carry out the structural calculations for your home, including for your garage, carport and/or roofing (assuming they're part of the contract). Subject to regional requirements, the project will be constructed to cope with a wind load of up to 0.65 kN/m² and a snow load of up to 1.5 kN/m², while the windows will have a B3-level wind resistance class. Any requirements in excess of this are considered and calculated on a case-by-case basis. Hanse Haus produces load plans and drawings for the basement ceiling and floor slab, so you can pass them on to the engineer designing slab and foundations of your house.

FACTORY PLANS

Hanse Haus produces factory drawings at 1 : 50 scale, as well as an associated production report. Before your fittings consultation, we'll give you the plans so you can prepare for the meeting, and send revised plans incorporating any amendments after the consultation. The plans contain detailed technical drawings and structural information that correspond to the scope of service agreed in the contract, for instance regarding heating, plumbing, ventilation and wiring.

YOUR FITTINGS CONSULTATION/VIEWING SAMPLES

Our Sample Centre is right next to our factory, so you're welcome to speak to one of our experts during your consultation. We don't want to leave any question unanswered. We offer products from a wide range of manufacturers, so you can take your time browsing their catalogues. True to our motto "Genau mein Zuhause", (precicely my home), you're not limited to the products on display. We make every effort to fulfil special requests.

TECHNICAL DOCUMENTATION

We'll draw up documentation for the draft SAP report, the airtightness test and the final SAP calculation. We'll also submit this information to the relevant building authorities.

CDM 2015

We take away the stress of navigating complex CDM 2015 health and safety legislation by assuming the role of principal contractor for the duration of your Hanse Haus build, and by recommending a competent professional to oversee the health and safety aspects of the project in the principal designer role.

INITIAL CONSULTATION AND ADVANCE INSPECTION

As soon as all contractual requirements have been met (planning permission received, for example), we'll visit your building plot with you, bringing a contractor and our sales partner. We'll discuss and document in detail all requirements relating to the construction of your house on-site. There may be additional requirements that emerge from this process, for instance to do with crane pads or access to the construction site.

CONSTRUCTION MANAGEMENT, SUPERVISION AND SUPPORT

For all services provided as part of our contract with you, we will assume responsibility for site management. After your house is complete, you and our construction manager will conduct a formal handover together. Everything we do will be checked and accurately documented in a handover report.

SITE SET-UP

We'll assume responsibility for setting up the site, providing a waste container for Hanse Haus packaging, welfare facilities, toilets, safety perimeter fencing and disposal of residual waste. The scaffolding we put up will meet all relevant requirements.

ASSEMBLY

We'll deliver your home by lorry to your construction site, no matter how far it is. We'll also arrange the crane, tools and machinery our assembly team needs to start building your Hanse Haus straight away. Exterior and interior walls are sealed with mortar at the base.

AIRTIGHTNESS INSPECTION (BLOWER DOOR TEST)

At Hanse Haus, we carry out a blower door test as a standard part of our SAP calculations. The building's air change rate is measured using differential pressure: a ventilator creates negative pressure inside the house and uses the volume of air flowing in from outside to measure airtightness.

Getting down to work There's no substitute for genuine craftsmanship. Heiko Ochs and the whole Hanse Haus team still pitch in every day at our factory.

INSURANCE COVER

From the moment assembly begins to the point where you're handed the keys to your home, Hanse Haus bears the risks for carrying out all services agreed in the contract.

OUR GUARANTEE/WARRANTY

We offer you a three-year guarantee with free servicing on all building components supplied by Hanse Haus and all construction work carried out by us, including all moving parts as well as electrical, heating and ventilation systems (light bulbs excluded). We'll also offer a 20-year guarantee on the supporting structure of your house (walls, ceilings and roof).

CLIENT SERVICES

We have our own client services team and are always happy to talk to homeowners in person about warranty issues. Hanse Haus clients can contact us by email or phone and we'll get someone to come.

ACCESSIBILITY

On request, we can offer individual solutions for planning and implementing accessible home designs that will meet a higher standard than the baseline required by local building regulations. Accessible designs generally make for a greater level of comfort, enabling older people and those with a disability to enjoy a better quality of life in their own home.

Genuine craftsmanship Whether it's Tim Kleinhenz and Christian Mock in the metalworkers' shop (left) or Sascha Wagner in the carpentry shop (right), we employ our own expert staff who are masters of their craft. It's not unusual for our employees to have 20, 30 or 40 years' service with Hanse Haus.

Counting on experience, building on quality

Classic craftsmanship meets modern high-tech

We don't believe a machine can ever replace years of expertise or the quality of genuine craftsmanship. All it can do is add to it. That's why we still employ true professionals, who have learnt their trade from the bottom up. From planning to production and assembly to fitting, we have qualified employees working on everything we do. And to make sure this never changes, we train our next generation of staff ourselves. Finally, when choosing our production sites, we put our faith in the tried and tested: all walls, ceilings and roof elements are crafted exclusively at our Oberleichtersbach site in Bavaria.

We're committed to quality Nothing escapes the beady eye of Horst Heil. And no wonder: he's got more than 44 years of homebuilding experience.

Our quality guarantee

Quality control, for your peace of mind

If you decide to build your own home, you have every right to expect a first-class product that's worth every penny. In order to offer you this peace of mind, we have a few key priorities: experienced staff who always give our clients 100 per cent, top-quality building materials that are future-proof and long-lasting and continual internal and external quality assurances. As a member of the Quality Association of German Prefabrication, we are committed to meeting the highest levels of quality in terms of wood, building materials and insulation, as well as throughout our production and assembly processes. We manufacture the windows used in your Hanse Haus ourselves, and both our windows and assembly procedures are approved by the independent certification body PIV CERT. Our quality assurance measures go above and beyond the legal requirements, offering our clients maximum peace of mind.

CODE FOR SUSTAINABLE HOMES:

Our use of the latest construction techniques and technology can help you achieve a high rating in accordance with the Code for Sustainable Homes.

The code measures the sustainability of a home against nine criteria, rating the 'whole home'. The criteria are:

- Energy and CO_2 emissions
- Water consumption
- Materials used
- Surface-water run-off
- Waste
- Pollution
- Health and well-being
- Management
- Ecological impact

Each category relates to environmental issues and potential impact on the environment.
Hanse Haus can advise you on how to build an energy-efficient dream home and provide a sustainability strategy in the context of the Code for Sustainable Homes.

QUALITY SEALS

CERTIFICATES FOR QUALITY AND SUSTAINABILITY

Hanse Haus has stood for prefabricated houses of the highest quality since 1929. That's why we don't shy away from voluntarily having our company inspected by various independent testing institutes.
We are a member of the well-known quality associations of the construction industry, through which an officially recognised monitoring and quality control of customer service, production and prefabricated houses takes place.
Trust our quality seals and awards, and build your certified prefabricated house of the highest quality with us.

QUALITY AND RELIABILITY

Since 1989, Germany's leading prefabricated house manufacturer has been committed to above-average performance in house construction. This is put to the test with regular quality control checks in their factories and on their building sites. The QDF seal of approval from the Quality Association of German Prefabricated Building Manufacturers is the most comprehensive seal of quality in German prefabricated house construction.

As a well-respected member of the Association of German Prefabricated Building Manufacturers (BDF), Hanse Haus is also affiliated with the QDF, undertaking to meet the highest technological standards and requirements for energy efficiency, environmental protection and contractual commitments, which go far beyond the minimum statutory requirements.

The mission of the German Sustainable Building Council (DGNB) is to develop and support methods and solutions for sustainable building.

From the "almost finished" stage, all Hanse Haus houses, including the Hanse Haus floor slab/cellar, receive the DGNB gold certificate.

The Sustainable Small Housing Rating System (BNK) was introduced by the Federal Ministry for the Environment, Nature Conservation, Building and Nuclear Safety.

The system evaluates the sustainability of residential buildings in order to increase transparency for builders.

The RAL stamp of quality guarantees that our manufacturing and assembly procedures are regularly monitored and checked against the relevant building criteria.

Further Information:
http://www.guetesicherung-bau.de/leistungen/ral-guetesicherung/

Hanse Haus was one of the first package builders to receive European certification from the German Institute for Construction Technology.

Creditreform, the German credit bureau, confirmed Hanse Haus an extraordinary creditworthiness, with outstanding business practices and competent business development.

ENVIRONMENTAL RESPONSIBILITY

We only use wood from PEFC-certified suppliers for our houses, ensuring that forests, as spaces for living and recreation, are handled in a responsible and sustainable way.

In recognition of its high degree of operational environmental protection and its responsible handling of resources, Hanse Haus has been certified under Bavaria's environmental agreement Umweltpakt Bayern.

The mineral-fibre insulation we use has been awarded the German Blue Angel eco-label for low emissions. The material causes minimal pollution during manufacture and is safe for use in the home.

Hanse Haus is committed to annual monitoring by independent experts from TÜV Rheinland.

The following standards are certified:

- **ISO 14001 Environmental Management**
  The aim is to avoid negative environmental influences. Examples of this are the avoidance of waste and the increase of the recycling rate or the use of sustainable raw materials.
- **ISO 45001 Occupational Health and Safety Management**
  The promotion of health protection and prevention of occupational accidents through modern work processes in house production and assembly.

ENERGY AND THE FUTURE

Hanse Haus builds subsidised efficiency houses (BEG 55 or 40 as well as NH, EE or 40 Plus)[1] in accordance with the specifications of the Credit Institution for Reconstruction (KfW). Builders and developers are entitled to low-interest loans and a repayment subsidy.

On request, Hanse Haus can build homes that meet the Swiss MINERGIE® standards.

These prioritise minimal energy consumption, the use of alternative energies and quality of life.

As a member of the German Passivhaus Information Community, Hanse Haus supports the promotion and dissemination of the passive-house concept. On request, we can obtain certification for our passive houses from the German Passivhaus Institute in Darmstadt.

Passive houses are on the rise in Britain, too: Hanse Haus is a founder member of the Passivhaus Trust in the UK and we have already built passive homes in England and Scotland.

1) Only applicable to German construction projects

Our services – an overview

Flexible services tailored to you

On the following pages, you will find information about the range of services we offer. Want a high-quality, turnkey-ready home with a wide range of features? No problem. We'll sort out everything for you, so all you have to do is pick up the key and move into your new house, quickly and safely. We'll also offer you the added bonus of our 12-month fixed-price guarantee, applicable from completion of the contract. This means that the cost of your project is clear and transparent, right from day one. Services designated 'special request' are available to you at an extra cost, but they'll be finished to the same high standards.

AN OVERVIEW OF OUR SERVICES AT HANSE HAUS

- Exterior walls (on full storeys) insulated and soundproofed and closed with OSB board
- Interior walls insulated and soundproofed and closed on both sides with OSB board
- Front and back doors, windows and patio doors installed, with RC1N-grade anti-theft protection
- Exterior windowsills
- Jamb walls on top storey
- Roof structure, cladding and drainage
- Roof with thermal insulation and soundproofing
- Fire-protection plasterboard on ceilings and roof slopes
- Plasterboard on interior and exterior walls
- Installation of ventilation system with heat recovery
- Installation of gas condensing boiler/air-to-water heat pump heat producing system
- Installation of underfloor heating heat distribution system
- Exhaust route for heating system (with gas condensing boilers)
- Pre-installation of plumbing
- Sanitaryware
- Prewiring for electrical installation
- Electrical fit-out installation
- Inter-floor staircase(s) to upper storeys
- Floor screed
- Interior doors
- Painting, plastering and wallpapering
- Flooring
- Wall and floor tiles in bathroom/shower room/guest toilet
- Interior windowsills
- Sealed facades customised with the colour of your choice

1 | WALLS

Our thermo-efficient walls combine reliable construction with excellent insulation. The timber frame is bonded to high-grade OSB board using adhesive, pressure and heat.

So what does this mean for you? You can put up shelving or cupboards up to 250 kg anywhere on any wall, in any room, with just a few screws – no drilling or dowels required. The clear room height (finished height) on the lower and upper storeys is approximately 2.5 metres, measured from the upper edge of the finished floor to the lower edge of the finished ceiling. Higher ceilings – up to 2.7 metres, for instance – are possible on request.

1.1 | Exterior walls on the lower and upper storeys

HANSE HAUS: THE TURNKEY SERVICE

- ✓ Heat transition coefficient in wall cavity only 0.116 W/m²k (total wall only 0.131 W/m²k)
- ✓ Use of high-grade solid structural timber, planed and kiln-dried to provide natural protection
- ✓ Jointless exterior render only applied on-site after assembly, ensuring that the exterior of the house looks great
- ✓ Alternative kinds of cladding, including brick and wood, are available on request

Plinth insulation and plinth render inclusive:

Onto the front faces of concrete ground floor slabs, perimeter insulation is applied with a thickness of 12 cm and thermal conductivity 0.041 W/m²K. The top edge of the insulation abuts the metal tray at the underside of the house thermal insulation. Using this plinth insulation, our sealant products at the slab base are protected from knocks and UV light, and an attractive finish to coordinate with that of the house is provided:

- Synthetic resin render with rough finish – choose from a selection of colours
- Reinforcement render with glass-fibre mesh

How our exterior walls are constructed, from the outside in:

Approx. 2 mm	Synthetic resin render with a rough finish
	Choose from a selection of colours
Approx. 3 mm	Reinforcing render with glass-fibre mesh
150 mm	Thermal insulation, TCG 032
	OSB board, bonded to the timber frame across its whole surface
	Timber frame construction padded with thermal and sound insulation infill (mineral wool insulation), TCG 035
	OSB board bonded to the timber frame across its whole surface
	Vapour barrier
12.5 mm	Plasterboard, screwed to the OSB board

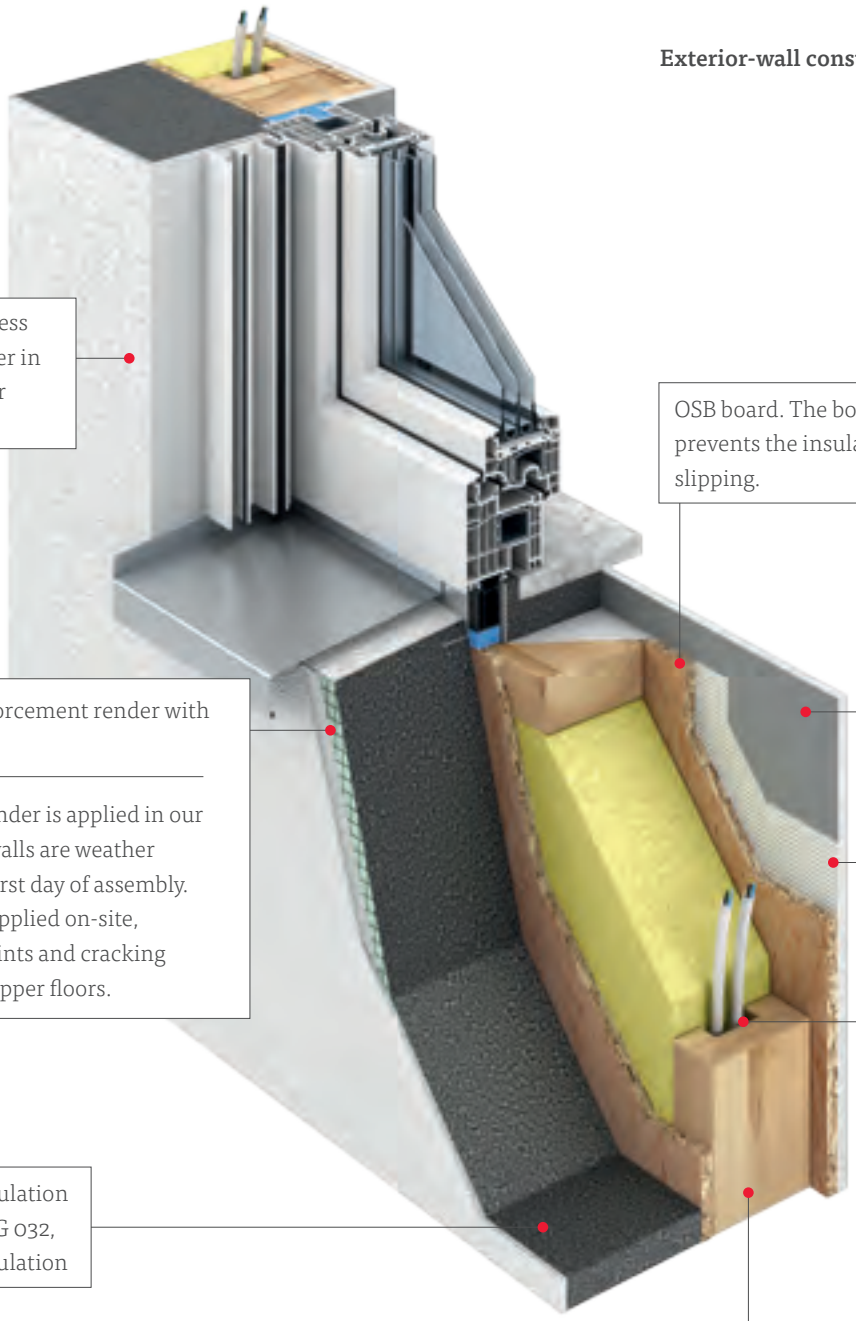
The thermal insulation at the bottom of the wall fits into a metal tray, which protects the insulation and ensures a neat finish.

Load-bearing construction has a total thickness of approximately 140 mm.

Around the plinth, a high-grade base sealing ensures a seal between the exterior wall and the basement/floor slab. Gardens and patio surfaces can be laid close to the lower edge of the metal tray without danger of water penetration.

The reinforcing render is applied at the factory, which means that the exterior walls will be weatherproof from the day they're assembled. We finish the rendering on-site to avoid cracks between lower and upper floors.

Exterior-wall construction (310 mm)



Approx. 2 mm jointless synthetic resin render in a range of colours for a modern look

OSB board. The bonded construction prevents the insulation material from slipping.

12.5 mm plasterboard, the base layer for the wallpaper or paint

Approx. 3 mm reinforcement render with glass-fibre mesh

As reinforcement render is applied in our factory, all exterior walls are weather protected from the first day of assembly. Synthetic render is applied on-site, preventing visible joints and cracking between lower and upper floors.

Vapour barrier

Cable channels are integrated inside the wooden frame, meaning that the electrical wiring can be extended (either during construction or afterwards)

150 mm thermal insulation (EPS rigid foam), TCG 032, for efficient heat insulation

Timber frame construction padded with thermal and sound insulation infill (mineral wool insulation), TCG 035, in the wall cavity. The entire timber frame construction is bonded to the OSB board using adhesive, pressure and heat. This ensures maximum durability and prevents the insulation material inside the walls from slipping.

TRIED-AND-TESTED QUALITY FOR YOUR PEACE OF MIND

- Our exterior walls, including all windows and doors, undergo climatic-chamber tests as part of our quality control process. Over a period of several weeks, we expose the walls to dramatic temperature changes, swinging from hot to freezing, and to numerous simulated rainstorms.
  Why do we go to all this trouble? So you can be sure that all the individual building components in your home are up to the challenge, whatever the weather throws at them.
- When plaster and finishing work has been completed, external walls have a fire-resistance rating of REI 30 in accordance with DIN EN 13501-2.

1.2 | Gable walls on the top storey

Pitched roofs have gable walls with a total thickness of approximately 31 cm and a thermal insulation value of 0.120 W/m²K in the wall cavity (the thermal insulation value of the total wall is U = 0.128 W/m²K).

How our gable walls are constructed, from the outside in:

Approx. 2 mm	Synthetic resin render with a rough finish
	Choose from a selection of colours
Approx. 3 mm	Reinforcing render with glass-fibre mesh
150 mm	Thermal insulation, TCG 032
	OSB board
	Timber frame construction
	Thermal and sound insulation infill (mineral wool insulation, TCG 035) inside the timber frame construction
	OSB board
	Vapour barrier
12.5 mm	Plasterboard, screwed to the OSB board

Load-bearing construction is approximately 140 mm thick

1.3 | Jamb walls on inhabited top storeys

On inhabited top storeys, jamb walls are constructed from durable OSB board and clad with plasterboard.

Construction from the outside in:

18 mm	OSB board
12.5 mm	Plasterboard, screwed to the OSB board

1.4 | Interior walls

All interior walls on the ground and upper storeys are insulated as standard and panelled with OSB board on both sides. The total thickness of the interior walls is approximately 12.5 cm.

HANSE HAUSE: THE TURNKEY SERVICE

- ✓ Interior walls are just as structurally strong as exterior ones. Shelves and cupboards weighing up to 250 kg can be attached anywhere on the wall, using ordinary screws.
- ✓ The bonded construction holds the thermal and sound insulation material permanently in place, preventing slippage
- ✓ Cable channels are integrated inside the wooden frame, meaning that the wiring can be added later

How our interior walls are constructed:

Plasterboard, screwed to the OSB board

OSB board, bonded to the timber frame across its whole surface

Kiln-dried and planed timber frame construction, insulated with mineral wool

OSB board, bonded to the timber frame across its whole surface

Plasterboard, screwed to the OSB board

When plaster and finishing work has been completed, interior walls have a fire-resistance rating of REI 30 in accordance with DIN EN 13501-2

Partition walls, interior walls on the upper storeys and walls that deviate from the standard clear room height (approximately 2.5 m) are constructed slightly differently from the exterior, gable and interior walls described here.

2 | FLOORS AND CEILINGS

We use only high-quality products and materials in our ceilings, such as high-strength OSB board and joists of kiln-dried solid structural timber.

When plaster and finishing work has been completed, basic ceilings have a fire-resistance rating of REI 30 in accordance with DIN EN 13501-2.

2.1 | Ground floor build-up

How our floors are constructed on the lower storey, from bottom to top:

	Moisture barrier (with floor slab)
130 mm	Thermal insulation (PUR TCG 022)
	Underfloor heating
55 mm	Wet screed for underfloor heating
	Flooring (described in section 9)

The thermal insulation value of the floor on the lower storey (in houses with floor slabs) is 0.17 W/m²K.

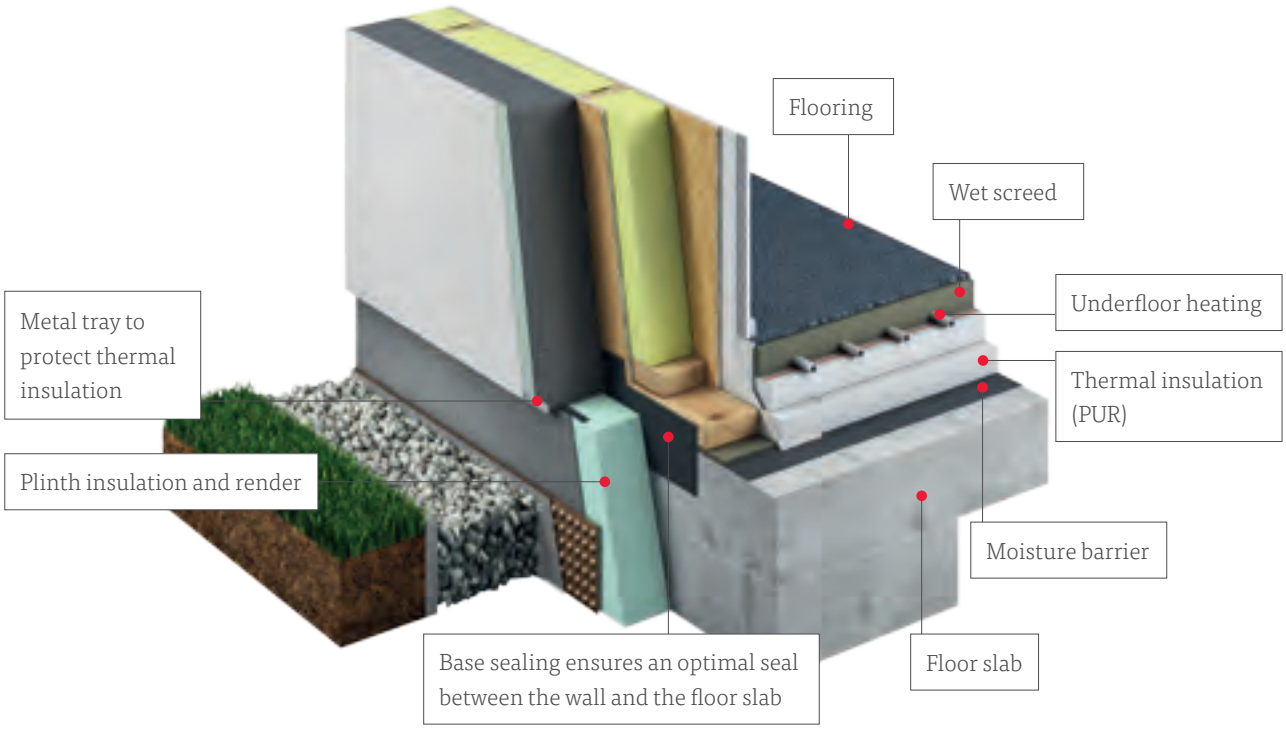
2.2 | Uninhabited upper storeys

How our ceilings are constructed on the upper storeys, from bottom to top:

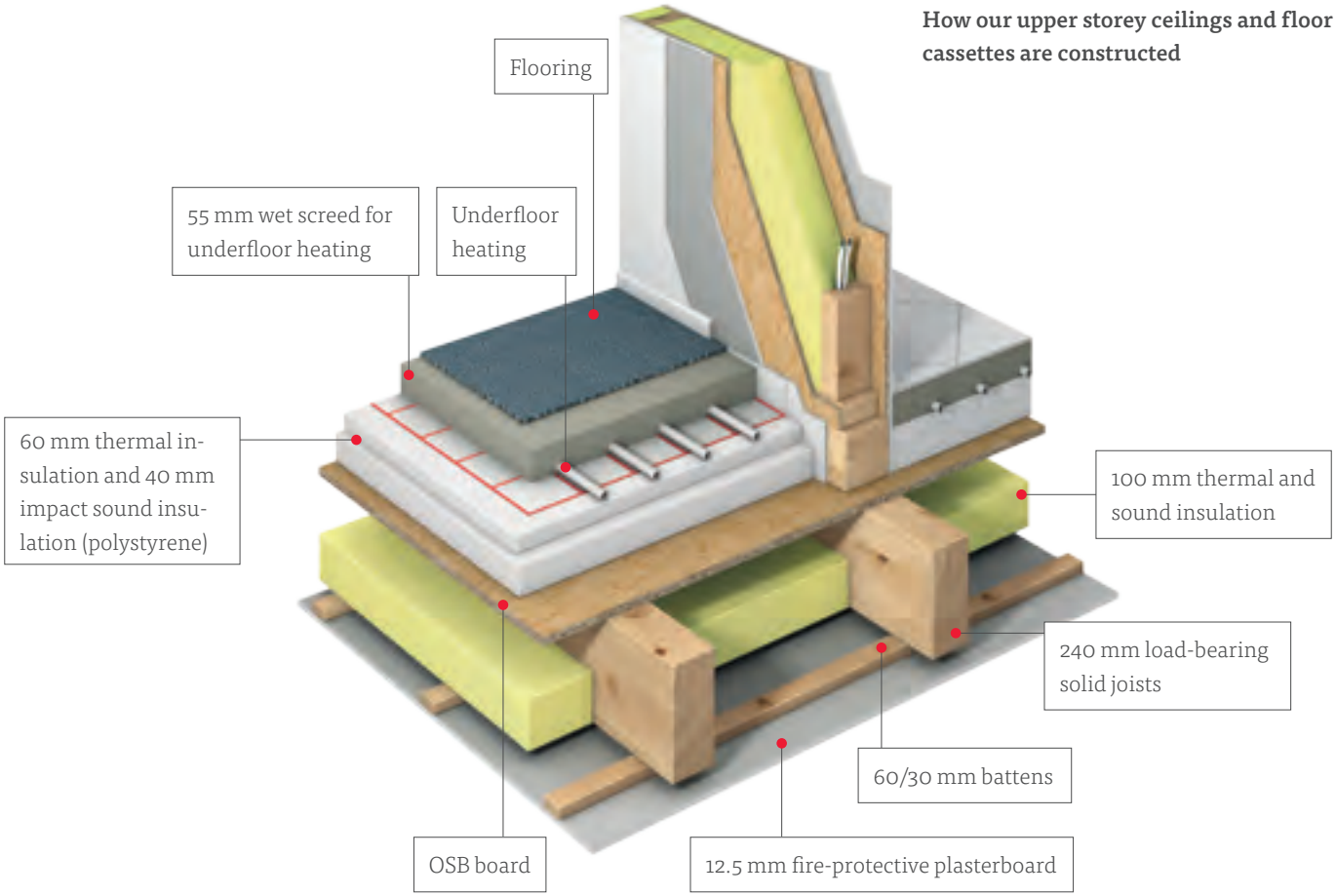
12.5 mm	Fire-protective plasterboard
60/30 mm	Substructure (battens)
	Moisture barrier
240 mm	Load-bearing solid joists
240 mm	Thermal and sound insulation (mineral wool insulation, TCG 035)
	OSB board, complete coverage

The insulation U-value of the floors/ceilings in uninhabited upper storeys is U=0.17 W/m²K.

How our floors are constructed (ground floor, on floor slab)



How our upper storey ceilings and floor cassettes are constructed



2.3 | Floors to inhabited upper storeys

How our floors are constructed in inhabited upper storeys, from bottom to top:

12.5 mm	Fire-protective plasterboard
60/30 mm	Substructure (battens)
240 mm	Load-bearing solid joists
100 mm	Thermal and sound insulation (mineral wool insulation)
	OSB board, complete coverage
60 mm	Thermal insulation (polystyrene)
40 mm	Impact sound insulation (polystyrene)
	Underfloor heating
55 mm	Wet screed for underfloor heating
	Flooring (described in section 9)

2.4 | Collar beam ceiling above an inhabited top storey

How we construct collar beam ceilings above extended top storeys, from bottom to top:

12.5 mm	Fire-protective plasterboard
60/30 mm	Substructure (battens)
	Vapour barrier
240 mm	Load-bearing solid joists
240 mm	Thermal and sound insulation (mineral wool insulation, WLG 035)
	OSB board, complete coverage

The collar-beam ceiling has a thermal insulation value of 0.16 W/m²K.

3 | ROOFS

No other part of a house has a more significant impact on the energy efficiency of your home than the building envelope. At Hanse Haus, not only are our walls exceptionally well insulated, but our roofs are, too: they'll keep the house warmer in winter and cooler in summer.

ROOFS FOR EVERY TASTE

Roofs put a decisive stamp on the character of a house. Gable roofs are a timeless classic, and can be constructed with a variety of inclines. Hipped roofs and mono-pitched roofs are especially well suited to two-storey properties or bungalows. Whatever style of roof you choose, we've got the details covered – and you can be sure we've put them into practice thousands of times before.

Every roof at Hanse Haus is constructed out of solid wood by skilled carpenters. We use advanced tools and qualified craftspeople to make them, ensuring exceptional quality and accuracy of fit. The roof structure consists of solid, kiln-dried softwood – planed, high-quality structural timber – as well as elements made of glued laminated timber, depending on structural requirements. Rectangular supports and joists visible from the outside (such as porches, balconies or carports) are constructed from high-quality glued laminated timber. All externally visible building elements will be given a protective coating of your choice.

HANSE HAUSE: THE TURNKEY SERVICE

- ✓ 30-year manufacturer's warranty on the effectiveness of our concrete roofing tiles
- ✓ Carpenter-made roof structure from quality-checked, sustainably sourced solid wood and glued laminated timber
- ✓ When plaster and finishing work has been completed, built out roofs have a fire-resistance rating of REI 30 in accordance with DIN EN 13501-2 inside. From the outside, a hard roofing is attached
- ✓ Standard snow load of up to 1.5 kN/m², depending on local requirements

ROOF DESIGN, FROM CLASSIC TO MODERN

When selecting your roof cladding, you can visit our Sample Centre to choose from a wide range of shapes, materials and colours (some of which are only available as a special request).

Please note, where a smooth, unprofiled roof covering is required, additional structure maybe neccessary to prevent visible distortion of battens.

3.1 | Roof overhang

Design of the roof overhang:

The underside of eaves and verges (or beneath the roof ridge for mono-pitched roofs) are clad in profiled natural wood. You can choose the colour of the final treatment of the wood cladding from a range.

Unless otherwise specified in the contractually agreed plans, a Hanse Haus will include the following roof overhangs:

Purlin roof:
35 cm boxed eaves, 25 cm verge

Non-purlin roof with boxed eaves:
30 cm eaves, 25 cm verge

Mono-pitched roof:
35 cm eaves, 25 cm verge,
65 cm ridge

If the house has additional cladding (such as wood or brick) or thicker thermal insulation, the roof overhang will be proportionally smaller, depending on how thick the facade or insulation is.

3.2 | Drainage

Design of the roof drainage system:

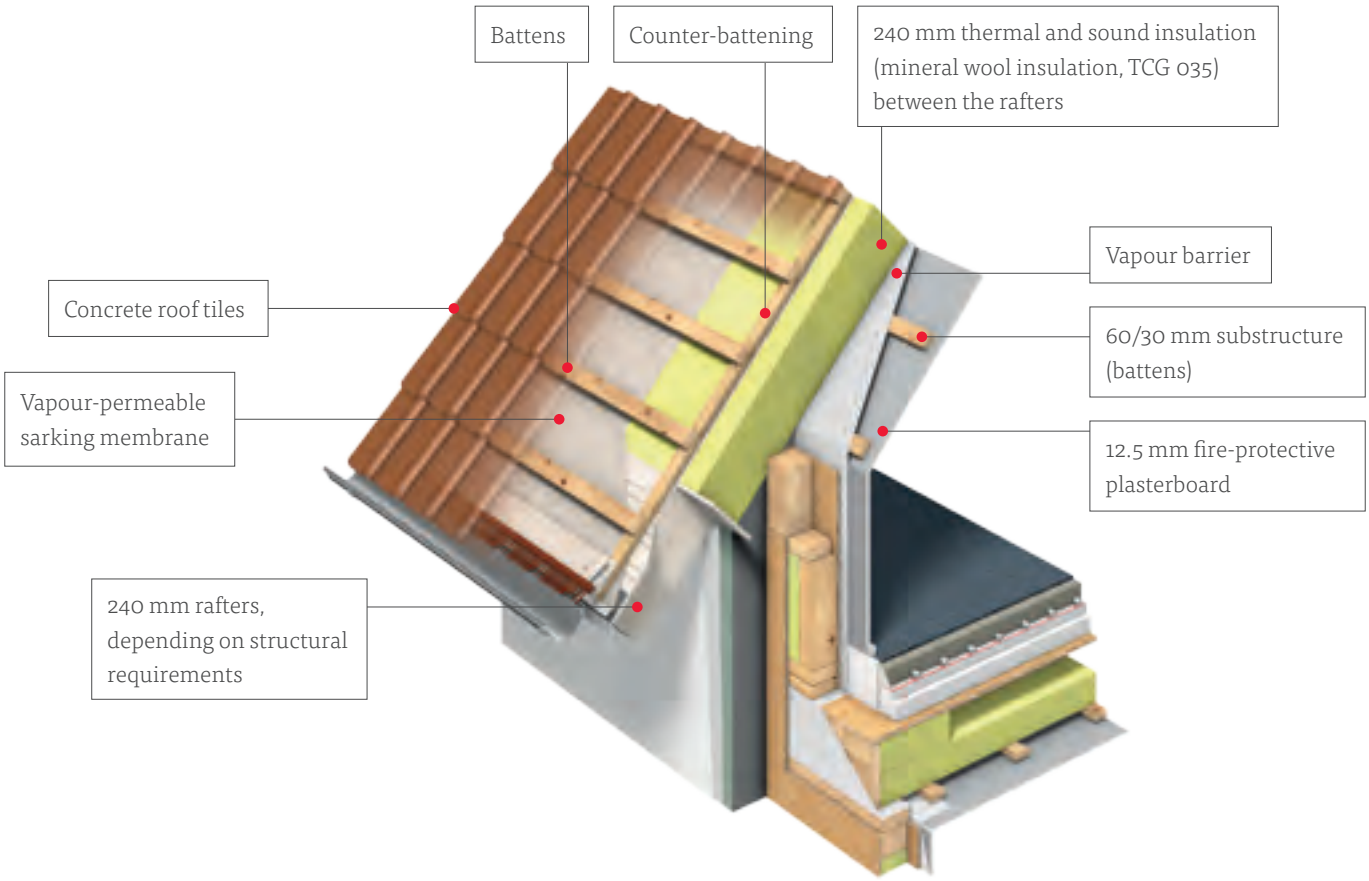
Gable roofs, hipped roofs, mono-pitched roofs and mansard roofs come with semicircular guttering.

Upper-storey balconies come with box gutters.

Gutters, valleys, gutter brackets, drainpipes as well as flashing components and moulded parts are made of titanium zinc.

Drainpipes (round) are taken from the guttering to the lowest point of the Hanse Haus, the top of the floor slab or a basement.

3.3 | Gable roofs



How our gable roofs are constructed:

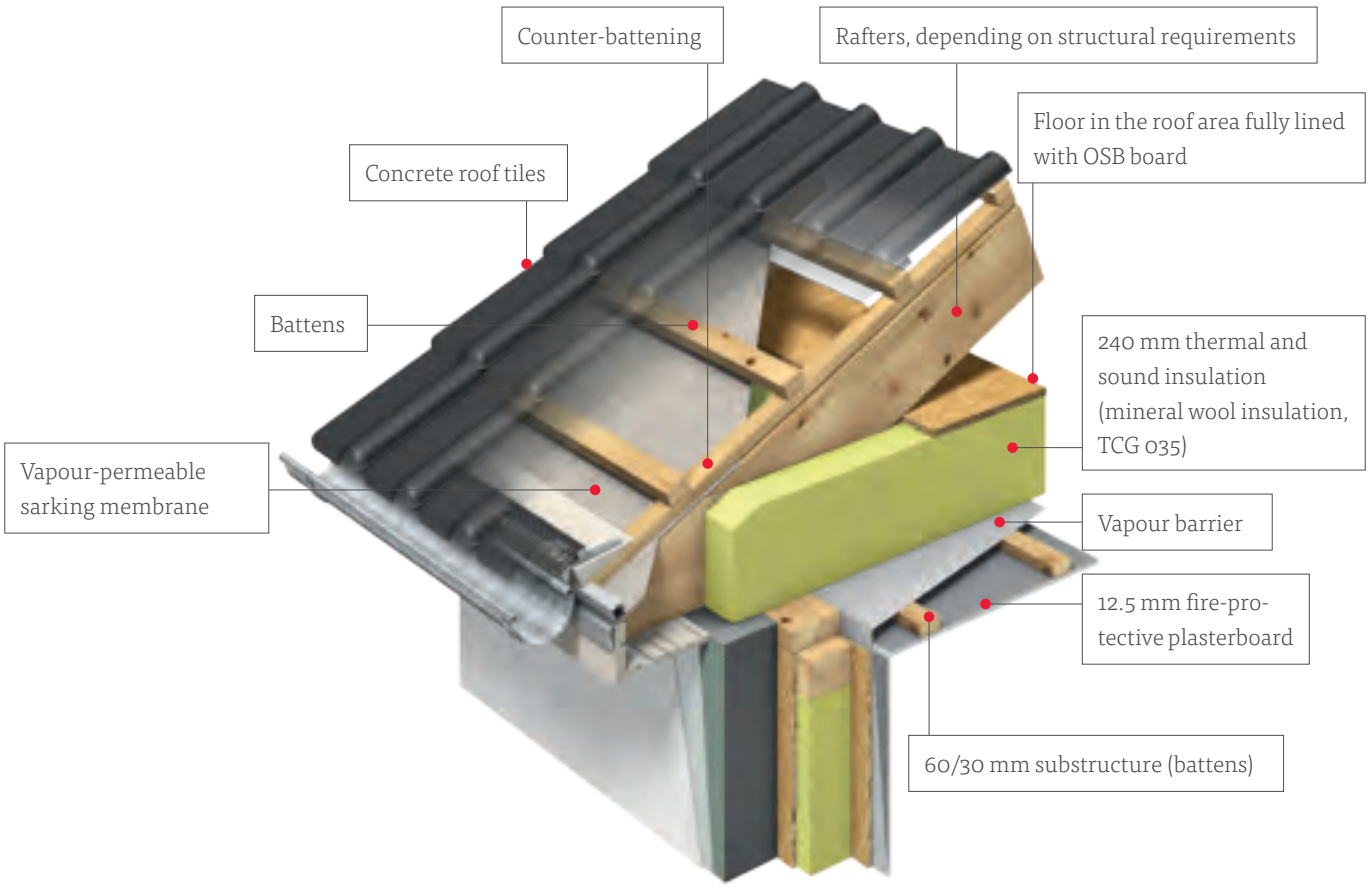
	Concrete roof tiles in a range of colours
	Battens
	Counter-battening
	Vapour-permeable sarking membrane for the highest possible protection against wind-driven snow and dust
240 mm	Rafters, depending on structural requirements
240 mm	Thermal and sound insulation (mineral wool insulation, TCG 035) between the rafters
	Vapour barrier
60/30 mm	Substructure (battens)
12.5 mm	Fire-protective plasterboard

For gable roofs with purlins, using a jamb wall, the roof space can be enlarged on request. The height of these walls, to be agreed in the floor plans, is calculated from the upper edge of the ceiling cassette element (OSB board) to the upper edge of the upstand wall.

HANSE HAUS: THE TURNKEY SERVICE

- ✓ The thermal insulation value of a Hanse Haus gable roofs is 0.16 W/m²K
- ✓ Roof cladding in high-quality concrete roof tiles comes with a 30-year manufacturer's performance guarantee

3.4 | Hipped roofs



How Hanse Haus hipped roofs are constructed:

Concrete roof tiles in a selection of colours

Battens

Counter-battening

Vapour-permeable sarking membrane for the highest possible protection against wind-driven snow and dust

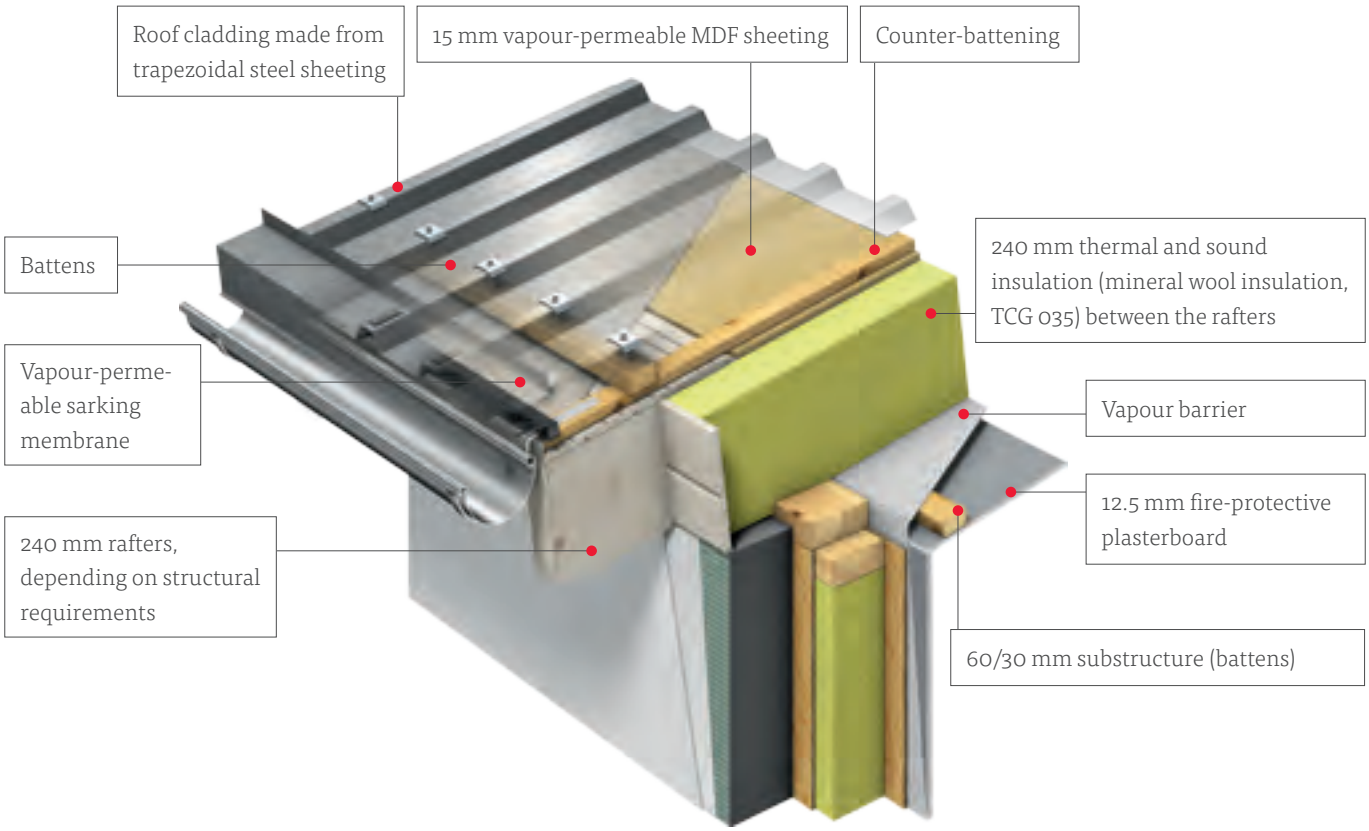
Rafters, depending on structural requirements

HANSE HAUS: THE TURNKEY SERVICE

- ✓ High-quality carpenter-crafted roof structure without cross-braces getting in the way of roof space
- ✓ Roof space underneath the hipped roof can be used for extra storage, accessible via a folding ladder
- ✓ Roof cladding of premium concrete roof tiles comes with a 30-year manufacturer's performance guarantee

We build our hipped roofs so that the roof space is accessible via a folding ladder, meaning it can be used for extra storage. The floor in the roof area is fully lined with OSB board.

3.5 | Mono-pitched roofs



HANSE HAUS: THE TURNKEY SERVICE

- ✓ The thermal insulation value of Hanse Haus mono-pitched roofs is 0.16 W/m²K
- ✓ Robust trapezoidal steel sheeting, galvanised and finished in a colour of your choice

How Hanse Haus mono-pitched roofs are constructed:

	Roof cladding made of trapezoidal steel sheeting, which comes in a range of colours
	Battens
	Counter-battening
	Vapour-permeable sarking membrane for the highest possible protection against wind-driven snow and dust
15 mm	Vapour-permeable medium-density fibreboard
240 mm	Rafters, depending on structural requirements
240 mm	Thermal and sound insulation (mineral wool insulation, TCG 035) between the rafters
	Vapour barrier
60/30 mm	Substructure (battens)
12.5 mm	Fire-protective plasterboard

Two-storey houses are especially well suited to mono-pitched roofs. To ensure optimum drainage, the roof is pitched at an incline of at least five degrees.

4 | PORCHES AND BALCONIES

Many houses are adorned with balconies, conservatories, loggias or covered terraces. We want to make sure these extensions are protected from the effects of the weather as much as possible, so we take care to use robust materials as well as wood protection. Among the materials we use for external elements are fully galvanised steel, stainless steel, Douglas fir, bangkirai wood and larch, as well as warp-free glued laminated timber.

We're also happy to build garages, carports, porches and other similar extensions – we'll work out the exact specifications based on the design you've chosen.

How our porches, balconies and covered extensions are designed:

The floors of our covered extensions are designed with a slight incline, and are finished with a permanent, UV-resistant sealant.

Terrace balconies with a surface area larger than 10 square metres feature sloped insulation under tiles or decking.
Patio doors to terrace balconies feature a threshold step of finger-jointed beech wood in white or natural.

Solid concrete terrace tiles are the standard flooring (for one-sided inclines), and there is a huge range of patterns and colours to choose from.

We offer galvanised steel railings with perpendicular railing bars. There are plenty of different designs available.

The underside of covered terraces and extensions are finished with plasterboard and painted white.

Designed to your tastes and perfectly realised On request, we can add loggias, balconies, carports, garages, covered seating areas and many other kinds of extensions to your home. We've developed reliable and permanent solutions for all these different needs – they've been used in thousands of homes, so you can be sure they're up to the task.

5 | WINDOWS AND PATIO DOORS

High-quality insulated windows are just as important to overall thermal efficiency of a house as its walls or roof. So when we assemble them in our factory, we make sure to meet the high standards of the Quality Association of German Prefabrication.

ANTI-THEFT PROTECTION, FOR YOUR PEACE OF MIND

We use DIN EN 1627-standard anti-theft components in our windows and all our doors, which are resistance class RC1N. According to police statistics, in 90 % of all break-ins the burglars enter by forcing open a window with an implement such as a large screwdriver – they prefer not to draw attention to themselves by smashing the glass. Our RC1N windows are fitted with mushroom pins, making them difficult to jimmy open and thus offering genuine protection against theft. In line with RC1N standards, we also use lockable handles, so even breaking the windowpane won't enable the thieves to open the window. Resistance class RC2 is often recommended by police to increase security: the main differences are additional mushroom pins and the use of safety glass, which offers greater protection if burglars do decide to try and smash the windowpane.

On request, we can also offer entrance doors, windows and patio doors in resistance class RC2. There are higher resistance classes beyond that, but the police don't consider them necessary for private homes.

No chance Walter Schmitt, head of our carpentry workshop, is so sure of the quality of our windows that he wants you to come and see for yourself how tough they are to lever open.

5.1 | Windows/patio doors

How Hanse Haus windows and patio doors are constructed[1]:

We use premium-quality, energy-efficient plastic windows and patio doors of resistance class RC1N. Our meticulous production process and thorough quality controls guarantee a high standard, and we also assemble the components in our factory.

The frames are made of highly thermally efficient six-chamber plastic profiles in white. They're reinforced with integrated steel, creating a highly stable frame.

Windows and patio doors are triple glazed to reduce heat loss (Ug = 0.5 W/m²K) and filled with low-conductivity gas as an additional energy-saving measure.[2]
The unit is fitted with a thermally isolated edge seal.[3]

Windows in bathrooms, shower rooms[4] and toilets[4] are fitted with either clear or textured glass, as you prefer.

All windows and patio doors have lockable handles, and you can choose your preferred design from a wide range of options.

For inhabited top storeys, if specified in the initial floor plans, roof-light windows will be made of white plastic and fitted with thermal glazing (Ug = 1.1 W/m²K).

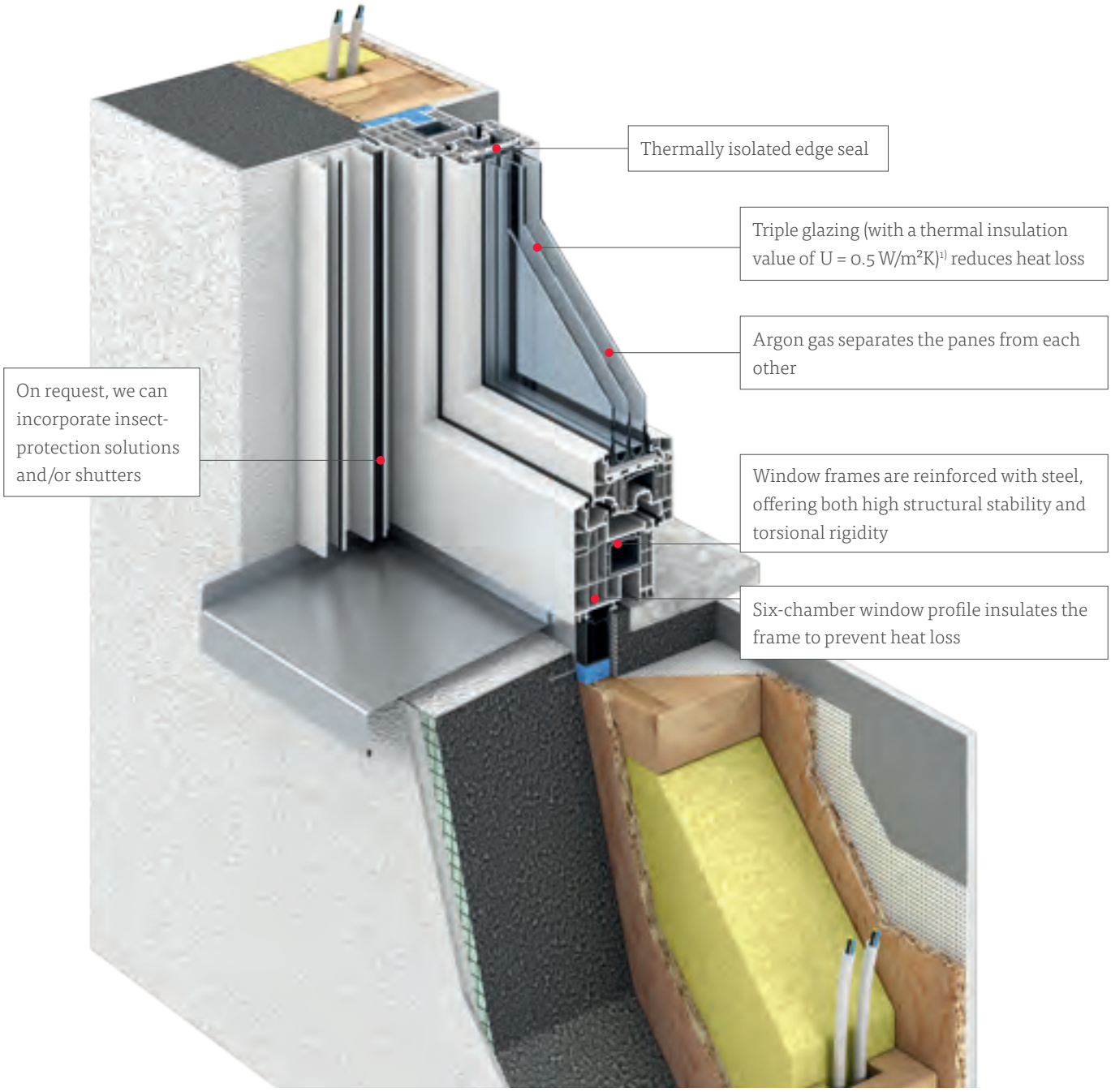
The size and number of windows and patio doors will be set out in the contractually agreed floor plans. On request, you can have laminated windows, wooden windows or wood–aluminium windows. We are also happy to offer improved sound-insulated glazing and safety glass, better fittings (such as handles) for an extra level of protection, or other optional features including childproofing, alarm functions or temperature control.

We also have a range of blinds and shutters in various styles.

HANSE HAUS: THE TURNKEY SERVICE

- ✓ Thermally efficient six-chamber plastic profiles
- ✓ Triple-glazed to reduce heat loss, giving a thermal insulation value of just 0.5 W/m²K
- ✓ The edges of the individual panes are thermally isolated from each other, preventing the build-up of condensation
- ✓ Windows and patio doors come with resistance class RC1N as standard
- ✓ Lockable handles on all windows and patio doors

1) More exposed locations (especially those less than 5 km from the sea) require windows/patio doors with a higher specification than those described here.
2) For special glazing, non-standard window sizes and particular combinations of home technologies, the thermal insulation value may vary.
3) So far as is technologically possible.
4) If included as part of your home.



5.2 | Windowsills

How our windowsills are constructed:

Interior windowsills are made of coated wood composite in a variety of styles, or of your choice of natural stone (from a selection).

Exterior windowsills are made of natural stone.
You can choose from a range of colours.

On request, we can offer external sills in various styles of light metal (you can choose from a selection).

6 | EXTERIOR AND INTERIOR DOORS

At our Sample Centre you can browse more than 30 different models of exterior door and more than 40 interior doors in various styles, designs and colours. You're welcome to try them all out, of course – and to enjoy the satisfying sound of a door clicking smoothly into place. Our exterior doors meet the RC1N resistance class requirements as defined by the DIN EN 1627 standard, offering excellent anti-theft protection.

6.1 | Exterior doors

HANSE HAUS: THE TURNKEY SERVICE

- ✓ Anti-theft fittings and multipart locking systems (RC1N resistance class) come as standard
- ✓ Excellent thermal insulation
- ✓ Choose from a wide range of doors at our Sample Centre

How our exterior doors are constructed [1]:

Hanse Haus exterior doors have a thermally insulated composite construction with a solid timber frame at its core. The outer layers of the door are made of premium-quality laminated wood. Profiles and cut edges on the outward-facing door leaf are given a special double coating to protect them against the weather.

If your preferred door leaf features glass panels, these will be made of triple-glazed insulating glass. The thermal insulation value of the glazing is (U = 0.5 W/m²K) (only glass)[2].

A reliable dual waterproofing system ensures an optimal seal between the door leaf and frame.

Exterior doors have a five-part safety interlock (KV 20).

Exterior and interior door fittings are available in a range of designs, which come with core drawing protection as standard.

The lock is fitted with a latch.

Size and placement of the exterior doors can be found in the contractually agreed floor plans.

1) *More exposed locations (especially those less than 5 km from the sea) require windows/patio doors with a higher specification than those described here.*
2) *With non-standard glazing the thermal insulation value may vary.*

LOOK FORWARD TO ARRIVING HOME

On request, we can offer exterior doors and surrounds in all sorts of different colours and styles, either in wood or in a combination of wood and aluminium, depending on what you prefer. And if you're looking for more sophisticated entry systems like biometric finger scanners, remote controls or code pads, we've got that covered, too.

6.2 | Interior doors

How our interior doors are constructed:

Our interior door leafs and frames are decorated with CPL (several layers of melamine CPL laminate), and you can choose from a range of designs. The outer surfaces are highly durable. You can find the number, size and placement of interior doors on the contractually agreed floor plans.

Lip seals on three sides are integrated into the door frames.

Handle sets are designed with keyhole plates or rosettes in aluminium or stainless steel, which you can choose from a selection.

At our Sample Centre, we'll show you other interior door models, including sliding doors, glass doors, double-winged doors, and doors with rounded or segmental arches.

7 | STAIRCASES

The staircases in our houses are genuine masterpieces of meticulously executed craftsmanship. At our Sample Centre, we can demonstrate all sorts of different designs that you're welcome to come and put to the test. As early as the initial planning stages, you'll decide with your architect whether a straight staircase, a spiral staircase or a staircase with an integrated landing is best suited to your needs. With your fittings consultant, you'll fine-tune your choice, picking a style, materials, colours or type of wood.
We painstakingly craft your staircase to the precise dimensions you need, and our experts will assemble it on-site in your new home.

7.1 | Inter-floor staircases

How our inter-floor staircases are constructed:

In houses with inhabited top and upper storeys, we build solid wood stringer staircases made of high-quality finger-jointed oak or beech. Each step in our handcrafted staircases is mortised into inner and outer stringers. The underside of the steps are fitted with safety strips.

You can choose a banister from a range of designs in solid, finger-jointed wood, with straight, solid wood round bars.

All wooden elements are coated with a durable, transparent sealant. The design and placement of the staircase can be found in the contractually agreed floor plan.

If included as part of your design, banisters around galleries or stairwells leading down to the basement level will be constructed in the same way as those along the staircase.

On request, other features – including wider staircases, parapet walls and integrated lighting systems – can be fitted.

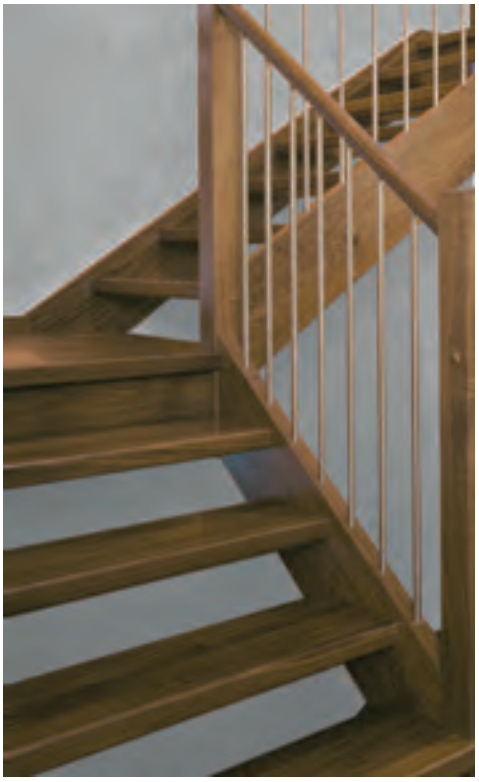
HANSE HAUS: THE TURNKEY SERVICE

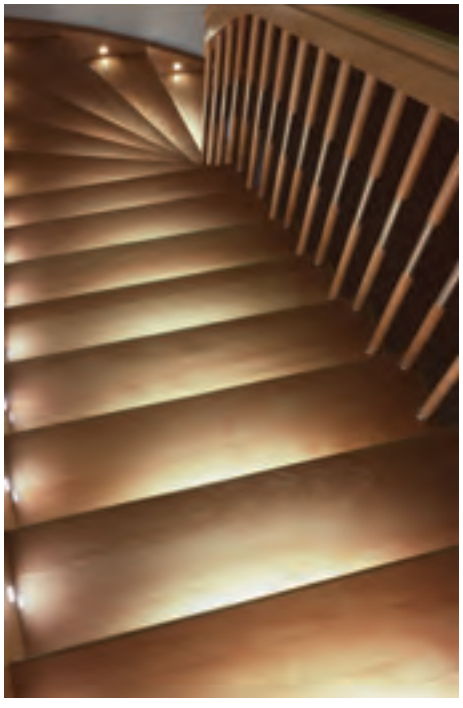
- ✓ Solid wood staircases with mortised steps and a durable finish
- ✓ A wide range of staircase designs, surface treatments, types of wood and colours is available

7.2 | Folding ladders

How our folding ladders are constructed:

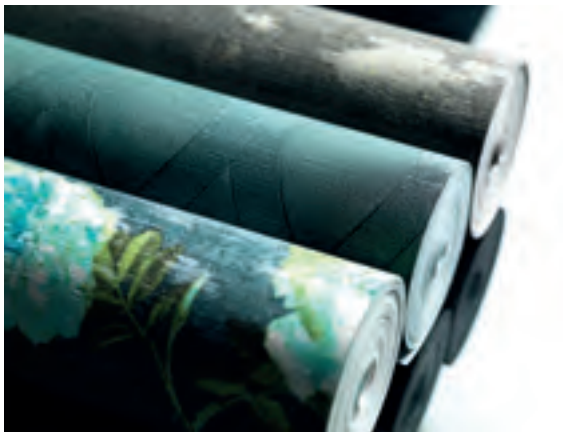
Uninhabited loft spaces (except attics) come with a folding ladder featuring a banister around the hatch into the loft area. It will include a steel cover frame, a surrounding MDF frame and a steel security rail. Stringers and steps will be made of untreated pine. The thermally insulated cover will be finished in white on both sides and fitted with a seal around the edges.

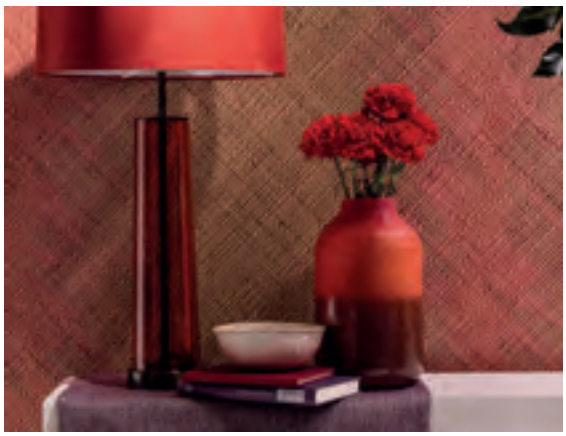




8 | PAINTWORK

Add a splash of colour to your home, making it as bright and varied as your life. We have a huge range of shades for you to choose from, and you can mix and match as much as you like. A fresh green in the bathroom makes for a brisk start to the day, warm Mediterranean colours in the living room radiate cosiness, while cool tones in the bedrooms have a calming effect. Our fittings consultants will be happy to offer you design tips and help you develop a colour scheme for your new home.





8.1 | Plastering and finishing

How we carry out finishing work:

Walls (assuming they're not tiled) and roof slopes are expertly plastered and finished to Quality Level 3, as defined by the EN 13914-2 standard.

Ceilings are expertly plastered and finished to Quality Level 3, as defined by the EN 13914-2 standard.

Smooth surfaces are an ideal base for other kinds of wall decor.

8.2 | Wall decor

How we carry out wall coverings:

The surfaces of interior and exterior walls, gable walls, jamb walls and roof slopes on upper storeys are covered with a premium glass-fibre wall liner to provide a smooth surface, then painted white.

Ceilings are painted with high-coverage emulsion paint.

9 | TILING AND FLOORING

Once you've settled on an overall direction with your new home, you can choose from a wide array of flooring materials. We've got everything under one roof, so you don't have to travel from shop to shop. Trust us, it's convenient that way.

9.1 | Tiling in bathrooms and toilets

HANSE HAUS: THE TURNKEY SERVICE

- ✓ A broad choice of on-trend designs for your wall tiles, featuring various colours, sizes (e.g. 30 × 45 cm or 25 × 45 cm) and patterns
- ✓ Floor tiles in special sizes like 30 × 60 cm are offered as standard
- ✓ Other sizes of tile are available on request

Tiling in bathrooms and toilets:

We lay porcelain stoneware tiles or ceramic tiles on the floors in your bathroom, shower room and toilets, as specified in the floor plan.

Walls are laid with ceramic tiles. The standard package includes:

Bathroom:	20 m² wall tiles
Shower room:	10 m² wall tiles
Toilet:	6 m² wall tiles

9.2 | Flooring in living areas

Are you into tile, laminate, parquet or carpet? When it comes to flooring, we've all got our preferences. With Hanse Haus, you can choose what material you want in each and every room – our Sample Centre offers a huge range of choice, so you're guaranteed to find something suitable.

HANSE HAUS: THE TURNKEY SERVICE

- ✓ Wide range of samples including contemporary trends
- ✓ Tiles sized 30 × 60 cm are included as standard in habitable spaces. Larger formats are available on request.
- ✓ Natural wood floors/vinyl floors also as standard in living spaces on the ground floor

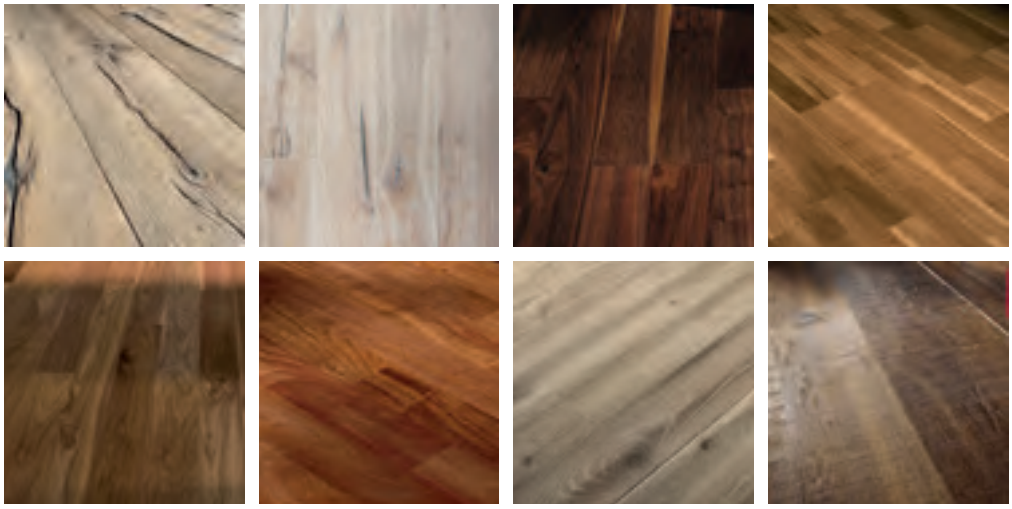
Flooring in living areas:

Living areas on the ground floor come with a floor covering of porcelain stoneware tiles, ceramic tiles or carpet – or if you prefer parquet or vinyl floors, choose a design from our range.

Living areas on the upper storeys are fitted with laminate or carpet – whatever you prefer. We have a broad selection to choose from here, too.

All living areas come with white, wooden, UK-style skirting boards, chosen from our range.

We're happy to offer other kinds of flooring on request.



CREATE A NATURAL AMBIENCE WITH WOOD

We've got parquet flooring in a huge range of different colours and styles. Choose dark woods like walnut, wenge or fumed oak for an eye-catching, upscale look, or go with beech, birch, pear or limed oak for a bright, cheerful feel. Whatever you decide, wood is a great way to bring warmth and comfort to any room.

Photo: Kährs Parquet

Photo: Kährs Parquet

10 | HEATING AND VENTILATION

What kind of system does your home need?

Heating technologies: a cost comparison

Which heating system is right for me? At some point, all home-builders will ask themselves this question. Whatever option you choose, it's got to meet some pretty high standards: it should be consistently low-cost to run while not eating into the budget for the original build, and apart from the financial aspect, it's also important to take into account sustainability and environmental friendliness.

Hanse Haus clients can choose between two tried-and-tested heating systems as standard: a gas condensing boiler or an air-to-water heat pump. Whichever you choose, each Hanse Haus also comes with a ventilation system.

Not sure what's best for you? We've got a detailed breakdown of all the technical stuff on the next page.

10.1 | Option 1: gas boiler

What you need to do first:

- Organise and set up a gas mains connection (including any excavation work) and meter (you'll also need to install the meter on the exterior wall of your house)

What we'll do next:

- Connect the heating system to the meter in accordance with local regulations
- Once everything's in place, we'll check the system for leakage and adjust if necessary

How we install the heating system and service water heating:
Your Hanse Haus comes with an economical and environmentally responsible Vaillant gas condensing boiler, which runs on natural gas. Using the latest condensing boiler technology, the system is extremely efficient: the integrated high-efficiency pump means you could save up to 15 % on heating and up to 50 % on electricity bills when compared with traditional non-condensing boilers.

A 300-litre Vaillant hot-water tank installed beside the boiler ensures you'll have plenty of warm water. The gas condensing boiler comes with a temperature control system: a central adjustment module uses intelligent technology to make individual, user-determined adjustments and carry out checks.

The heating system will be installed in the utility room on the ground floor of your house – you'll find the exact placement on the contractually agreed floor plan. Gas is circulated out through a dual air/waste gas system. Pipes will be insulated to meet local regulations.

Finally, our expert staff will install the whole system and help you get it up and running.

10.2 | Option 2: air-to-water heat pump

What you need to do first:

- Build an exterior foundation for the heat pump according to Hanse Haus plans. The size of the foundation depends on the model and size of the pump.
- Install pipes according to Hanse Haus's specifications. These should lead from the exterior foundation to the utility room underneath the floor slab of the house and must include feed lines, return lines and wiring.

How we install the heating system and service water heating:
Your house comes with a modern Vaillant air-to-water heat pump which provides both heating and hot water. The system is exceptionally cost-efficient, because its modulating compressor continually adjusts to the current heating load in your home. The air-to-water heat pump comes with a temperature control system, ensuring economical performance of the system in varying exterior climate conditions.

The outdoor unit of the system will be installed on a foundation built by the client, while the hydraulic unit will be installed in the utility room. The exact placement can be found in the contractually agreed floor plan. Both components will be connected up.

A 300-litre Vaillant hot-water tank ensures plenty of warm water. In the case of a higher heat and/or hot-water load, other models will be used.

Pipes are to be insulated to meet local regulations.

Our expert staff install the whole system and get it up and running.

10.3 | Heat distribution

How heat is distributed:
Cosy underfloor heating will make sure your house stays warm. An extensive system of heating loops in every room enables the system to distribute heat evenly around your home. The heat distribution system is hydronically balanced for optimum performance. Wall-mounted thermostats allow you to control the temperature of each room individually.

Depending on the heating load calculation, bathrooms are also fitted with an electric towel radiator.

10.4 | Ventilation

Ventilation in the living areas keeps out dust and noise, while routing CO_2 and damp outside. An efficient, integrated heat recovery system transfers the heat in the waste air to the fresh air streaming in, without the two mixing. Via a system of pipes and air vents, the heated fresh air is distributed to the individual rooms.

How the ventilation system works:
We'll install a ventilation system that keeps air circulating around the clock. It includes a filtration system as standard, as well as supply and exhaust valves, a system control panel and a summer bypass feature to prevent unwanted heat transfer during the summer months.

11 | PLUMBING

Our high-quality plumbing and fittings will turn your bathroom into a place of relaxation and well-being, a place where you can enjoy our elegant, ergonomically designed washbasins and bathtubs day after day. And if you're not a fan of housework, don't worry – all our surfaces are easy to clean. We've got demonstration models of everything at our Sample Centre, so you're always welcome to come and take a look. You can even have a lie-down in the bathtub, if you like.

All of the many fixtures and fittings we offer can be mixed and matched in whatever way you want, and our Sample Centre has everything you need to transform an ordinary bathroom into an oasis of wellness. In fact, it's best to start thinking about it early on, so that you can design the plan of the bathroom accordingly.

11.1 | Standard plumbing installation

How it works:
(only available in conjunction with plumbing pre-installation)

What you need to do first:
Arrange and install a water supply from the mains (including excavation work) to the house.

Install foul and rainwater drainage pipes from the house.

What we'll do next:
We'll set up our standard plumbing system from the mains water supply in the utility room within the house shell.

Our scope of service includes:

- A stop valve with a backflow prevention device
- Filtration and draining
- A cold-water piping system with connections for:
  a) Cold water for consumption
  b) Cold water for the water heater with a backflow prevention device and safety valve

Supply pipes for the cold-water piping system, water heater and water for consumption are included.

After everything is installed, we'll conduct a pressure test of the whole system to check for leaks.

Wastewater pipes will be connected to drainage pipes.

Where necessary, a pressure regulator will be integrated into the standard plumbing installation.

11.2 | Pre-installation

How it works:

As per the contractually agreed floor plan, plastic cold and hot water pipes will be installed.

The kitchen area will be fitted with a dishwasher connection and the pre-installation needed for a sink.

The utility room on the ground floor will be fitted with a washing machine connection.

The bathroom, shower room[1)] and toilet[1)] come with a cistern with a dual-flush button, integrated in the wall.

The wastewater drainage system consists of high-temperature piping. Wastewater downpipes and ceiling pipes near living areas will be made of a special sound-insulated material. The air duct system is routed over the roof, ending in a terminal unit.

There is one frostproof outdoor tap near the utility room.

For a more energy-efficient home, when designing your Hanse Haus, we recommend you keep the hot-water pipes as short as possible between the heating system and the taps, shower or bathtub. Ideally, you want the kitchen, toilets and bathrooms to be near or directly above the utility room, but if that's not possible, then you may need an additional circulation line. During sampling, once we've reviewed the detailed layout together, we'll be happy to implement a circulation pipe on request.

1) If included in floor plan.

11.3 | Fixtures and fittings

The fixtures and fittings we offer:

BATHROOM

Acrylic bathtub, approx. 170 × 75 cm, white

Wall-mounted single-lever taps, chrome-plated, including a shower set with hose

Acrylic shower tray, approx. 90 × 90 cm, shallow, white

Wall-mounted shower fitting, chrome plated, including a shower set with hose

Real glass shower partition with a swing door and fixed side section

Large porcelain washstand, approx. 65 cm wide, white

Single-lever mixer tap, chrome plated

Wall-mounted toilet, white

The fixtures and fittings we offer:

SHOWER ROOM (if included in floor plan)

Acrylic shower tray, approx. ca. 90 × 90 cm, shallow, white

Wall-mounted shower fitting, chrome plated, including a shower set with hose

Real glass shower partition with a swing door and fixed side section

Large porcelain washstand, approx. 65 cm wide, white (where possible)

Single-lever mixer tap, chrome plated

Wall-mounted toilet, white

TOILET (if included in floor plan)

Hand-washing sink, approx. 45 cm wide, white

Single-lever mixer tap, chrome plated

Wall-mounted toilet, white

Villeroy & Boch · DURAVIT · Wir schaffen bleibende Werte KERAMAG

Ideal Standard · GROHE WATER TECHNOLOGY · hansgrohe

HANSA · BETTE · TECE

TAPS AND OTHER FITTINGS FROM MAJOR BRANDS

At Hanse Haus, you can select your fixtures and fittings from a wide range of different styles and brands. We have plenty on offer – why not choose a series like the O.novo (Villeroy & Boch), D-Code (Duravit), Renova (Keramag) or Eurovit Plus (Ideal Standard)? If it's taps or shower sets you're after, you could go with Eurostyle C, Concetto (Grohe), Talis S, Focus (Hansgrohe), CeraPlan III (Ideal Standard) or Hansapolo (Hansa).

Come and nose around our Sample Centre. We've got loads of interiors and bathrooms on show, all kitted out with optional furniture to offer extra inspiration. And if you should need advice, we're happy to help.

12 | ELECTRICS AND WIRING

As standard, all our houses come with wiring and electrics fully installed, meeting the relevant BS 767 standard. We use premium switches and surrounds manufactured by Gira.

On request, we can prepare for a comprehensive alarm system or CCTV system to keep your home secure.

What you need to do (for the electrics):

- Arrange and install a meter (including all necessary components)
- Lay conduit and cabling from the mains connection (including excavation work) to the meter (outside the house)
- Connect the underground cable to the meter
- Temporarily provide two checked double sockets

What you need to do (for telecommunications):

- Arrange and install the external telephone cable, including the junction box
- Deliver, install and connect up the telephone master socket (in the plant, utility room or loft)
- Organise and install a telephone system through a UK company

12.1 | Standard electrical installation

Standard electrical installation:

We'll install and wire a fuse box for residential buildings with a ground-fault circuit interrupter, in accordance with local regulations (positioned in plant or utility room).

We'll lay cabling between the fuse box (in the plant room) and the meter (outside the house).

The installation will be carried out by qualified professionals in accordance with local regulations.

Electrical pre-installation:

Distribution board sized for property, with two spare switches.

Fuse box includes 12 to 15 light circuits and one cooker circuit (depending on house size and arrangement of rooms).

Clients can choose the locations of switches and sockets, with expert advice from Hanse Haus.

Ceiling outlets consist of spurs and junction boxes.

All house external lighting outlets come with an ISO-compliant junction box.

Switches, plugs and matching surrounds from our current UK range.

- All sockets switchable

SWITCHES TO SUIT ALL TASTES

White or colourful, round or square, stainless steel or glass – at our Sample Centre, you can browse a huge range of different switches and sockets.

12.2 | Electrical provision by room

When you chat to your fittings consultant, you can decide where the sockets, switches and other electrical connections should go in each room.
It's pretty straightforward: just go through the rooms in your mind and think about where you might need the various connection points. Then we'll sort out the exact placement and have them professionally installed using branded products of your choice from companies such as Gira.

HANSE HAUS: THE TURNKEY SERVICE

- ✓ We drill the holes for electrical fittings and wiring in our factory, so we can position them exactly
- ✓ Cable channels in the timber frames mean you can always add more wiring later
- ✓ Airtight back boxes prevent loss of warm air

The fixed price allows for the following:

ENTRANCE HALL

1 light switch (inside) with 1 wall lighting outlet (outside)

1 bell push (outside beside the entrance door); bell unit is located in a room of your choice on the ground floor.

1 single socket

HALL

1 cross circuit with 4 push buttons for 1 lighting outlet

2 double sockets

1 smoke detector (with internal battery connected in parallel to mainsupply)

VESTIBULE[1)]

1 two-way circuit with 1 lighting outlet

2 double sockets

4 downlights as selected from the sample range

LANDING[1)]

1 cross circuit with 1 lighting outlet

2 double sockets

1 smoke detector (with internal battery connected in parallel to mainsupply)

LIVING/DINING ROOM

1 series circuit with 2 lighting outlets

6 double sockets

1 phone outlet taken to utility room

1 TV connection point with 2 digital-grade coaxial cables taken to utility room

1 smoke detector (with internal battery connected in parallel to mainsupply)

BEDROOM, STUDY[1)]

1 light switch with one lighting outlet

3 double sockets

1 TV connection point with 2 digital-grade coaxial cables taken to utility room

MASTER BEDROOM

1 cross circuit with 1 lighting outlet

4 double sockets

1 TV connection point with 2 digital-grade coaxial cables taken to utility room

1) If included in house design.

KITCHEN

1 two-way circuit with 6 downlights as selected from our sample range

4 double sockets

1 cooker supply with switch spur and socket

1 cooker hood connection with switch spur and socket

1 dishwasher connection with switch spur and socket

1 fridge connection with switch spur and socket

1 heat alarm (with internal battery connected in parallel to mains supply and networked with other alarms)

UTILITY ROOM[1)]

1 light switch with 1 lighting outlet

2 double sockets

1 washing machine supply with switch spur and socket

1 tumble dryer supply with switch spur and socket

1 carbon dioxide detector (with internal battery connected in parallel to mainsupply)[2)]

BATHROOM

1 two-way circuit with 4 downlights as selected from our sample range

1 towel radiator connection with spur switch

1 shaver double socket

EN SUITE[1)]

1 series circuit with 3 downlights as selected from our sample range

1 towel radiator connection with spur switch
1 shaver double socket

GUEST BATHROOM[1)]

1 light switch with 3 downlights as selected from our sample range

1 shaver double socket

DRESSING ROOM[1)]

1 light switch with 1 lighting outlet

2 double sockets

STAIRWAY[1)]

1 two-way switch with 1 lighting outlet

STORAGE ROOM[1)]

1 light switch with 1 lighting outlet

1 single socket

TERRACE, BALCONY, LOGGIA[1)]

1 light switch (inside) with 1 wall lighting outlet (outside)

1 external socket (outside) with 1 switch (inside)

1) If included in house design.
2) If choosing a gas boiler heating system.

13 | ADDITIONAL DWELLING UNITS

Houses with self-contained annexes and semi-detached houses

If you're designing a house with an annex or a semi-detached house (as specified in the preconstruction plans your architect draws up), there are a few extra things we need to do to ensure better soundproofing and protection against fire. All of the changes we make will comply with local building regulations (e.g. partition walls, soundproofed ceilings), so you can be sure your property meets the requirements and that everyone involved can enjoy the same level of comfort in their home.

Adding a self-contained annex to your Hanse Haus places additional demands on the wiring and heating system. To be on the safe side, we include the following services as standard for each annex:

- A separate front door with a cylinder lock and drop seal
- Separate hot- and cold-water meters, making it easy to work out individual usage
- A heat meter integrated into the heating system, so you can calculate exactly what your heating costs are
- An extended heating system and/or service water tank, where necessary
- An additional doorbell system
- Additional wiring, depending on how the rooms will be used
- Each annex fitted with a ventilation system

14 | FURTHER INFORMATION

About our scope of service, and further technical information

- The primary basis for Hanse Haus' scope of service (in terms of the fittings in particular) are the building and fittings specifications, the implementation plans drawn up by Hanse Haus (1 : 50 scale) and the associated production report, as well as the terms of the contract.
- Services beyond those laid out in the building specifications and fittings documents are considered additional or special services, which may arise due to local conditions or special requests. These services, if undertaken by Hanse Haus, will be set out in a separate agreement of costs and services.
- The Hanse Haus building and fittings specifications described above reflect the latest technology and standard building regulations. They are subject to change where required by technological advancement, assuming this does not represent a reduction in quality.
- Certain materials used in construction, including natural stones or woods, are natural products, so there may be variation in colour, structure and surface finish. Differences in colour due to the product or production process are not considered defects under the warranty. The same is true for hairline cracks in surfaces that do not constitute structural damage. Render (particularly darker colours) may mottle over the course of a day, producing variations in shade.
- Several illustrations depict services/fittings that are available at an additional cost.
- The cost of conversions and annexes added to existing buildings will be calculated separately.
- If your local authority has any requirements that deviate from those set out in this document, or if additional structural tests necessitate extra costs, these must be arranged separately.
- The right to make technical and structural modifications, which serve the purpose of technical development and help to improve performance, is expressly reserved.

General information/prerequisites for heating, ventilation and housing technology systems:

- In order to install these systems, the utility room must be a certain size. Please be aware of this when designing the floor plan.
- It may be possible to hear ventilation and heat pump systems in neighbouring rooms. For this reason, we recommend not situating rooms that need to be quiet (e.g. bedrooms) immediately beside or above the utility room.
- It is assumed that the house will be heated primarily through underfloor heating.
- Nothing should be planted or built within a two-metre radius of the air vents that are part of the ventilation system.
- Heating, ventilation and housing technology systems must be installed inside the building envelope.
- Heating, ventilation and housing technology systems that deviate from the standard scope of service described in this document (the standard heating installation, heating and ventilation installation) will incur additional costs.
- The plant room will be situated either on the ground floor or the basement level.

Specific requirements for solar thermal systems:

- A sufficiently large roof surface (ideally south facing).
- Solar panels are optimally effective at an angle of approx. 35 to 45 degrees.
- Installations on pitched or flat roofs must be supported independently. Cost resulting from additionally required mountings or structural reinforcement is to be borne by the client.

Specific requirements for a photovoltaic system:

- A sufficiently large roof surface (ideally south facing).
- Photovoltaic panels are optimally effective at an angle of approx. 35 to 45 degrees.
- Installations on pitched or flat roofs must be supported independently. Cost resulting from additionally required mountings or structural reinforcement is to be borne by the client.

SERVICES TO BE UNDERTAKEN BY CLIENT

- House design and planning permission
- Construction of floor slab/basement
- Design and installation of kitchen

PHOTO CREDITS

Corbis Images, page 4; page 22
JAB ANSTOETZ, page 13, top left; page 14, top; page 44, all; page 47, top left and right, centre right
Rodenberg, page 13, top right
GROHE, page 14, bottom centre; page 52, top
Monier Redland Ltd, page 31
KeraTür GmbH & Co. KG, page 40; page 41, 2 × top right
VBH, page 41, 2 × top left
Inotherm, page 41, 2 × second row
Herholz Vertrieb GmbH & Co. KG, page 41, 2 × bottom
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Paltian Treppenbau GmbH, page 43, top right; bottom centre
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Busch-Jaeger Elektro GmbH, page 52
FOTODESIGN Walter M. Rammler, Fulda

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Hanse Haus. My Perfect Home.

Dear Homebuilder,

Our aim is to build you a home tailor-made to your requirements which brings a dream to life. Our brochure contains a range of suggested floor plans designed by our architects, with layouts and architecture that have been tried and tested in practice. Whether you choose one of our designs, take one and adapt it or prefer to see your own plans brought to life, our aim is to implement your ideas using all the experience our employees have to offer, to produce your ideal home. A house that is perfectly unique.

Please look at the Hanse Haus construction and fitting specifications for your country. This will give an overview of the works included as standard and is adapted to conform with each country's statutory building regulations and requirements. We want to show you what makes Hanse Haus stand out from other house builders. There may be aspects where others claim "We can too", but overall, few can match us. The journal Focus Money, 37/2021 edition, confirmed how satisfied our clients are with the service we provide, giving us an excellent test result. We and our employees are proud of such accolades, and we see it as an incentive to continue to offer our clients the very highest quality.

Seeing is believing. Look at the quality for yourself. If you like what you see here, you are welcome visit to our premises. At our customer centre at our factory you can view everything from tiles to parquet floors, bathrooms, heating systems, electrical installations, doors and many more examples of the range of styles and branded products we offer our clients.

We look forward to hearing from you or meeting you in Oberleichtersbach.

Yours sincerely,

Marco Hammer
Chairman of the Board of Directors

Practical training Our trainees build garden benches made out of solid larch. Hanse Haus clients can buy these unique pieces of furniture at cost.

What makes (a) Hanse Haus special?

A few good reasons to leave your home in our hands

OUR HOUSES ARE TAILORED TO YOU

Passive houses? Energy-plus houses? No problem. Like many other firms, we're happy to build those. But what else do we do? We work closely with our clients and take their individual wishes seriously, whether it's in terms of architectural style, layout or fittings. In 2004, for instance, in collaboration with the designer Luigi Colani, we not only designed a home that epitomised the idea of 'living in the future' but built it, too. You're welcome to come and see the result for yourself at our factory. For another client, a musician, we built a house whose architecture is inspired by the human ear. Working with an Irish client, we incorporated a genuine Irish pub brought all the way over from Ireland (with a little help from our Irish colleagues). So when we say *Our Houses, Your Home,* we really mean it. Let's build your new home.

OUR EMPLOYEES ARE HIGHLY EXPERIENCED

We're not the only construction company out there. But we have been in the housing business since 1929, and we like to build on that tradition and experience. All our key staff are drawn from our own ranks. Our chief engineer? He's been building and developing houses for Hanse Haus since 1992. Our factory foreman? He finished his carpentry traineeship with us in 1978, then spent 11 years in assembly and five years heading up our construction team. Our head of construction has stuck with us for more than 30 years. Our head of procurement originally trained with us in 1974. Our head of sampling has been advising clients for 19 years on everything from flooring to roof tiles. Our lead architect has been with Hanse Haus since 1999. We've also been working with many of our sales partners for ages – ten years isn't unusual for us, but it's much higher than the industry average. Through these long-standing relationships with our staff we've developed the kind of practical experience that's virtually unique in our sector. Many of our employees are third-generation members of the Hanse Haus team, and we remain committed to continuity and reliability, developing the next generation of trainees across a wide range of disciplines. Those studying a craft

This is what winners look like Hanse Haus trainee Maximilian Martin is among Germany's best installation mechanics, while Dominik Hertel received second place at guild level for painting and decorating.

Our Houses, Your Home Whether it's a Luigi Colani design (top left), an ear-shaped house (top right) or a genuine Irish pub (below), we make creative-living ideas a reality.

will transfer onto the assembly team in the third year of their traineeship, and after finishing their training will form the core of the Hanse Haus team for the next 20 years. So maybe the jokes they tell are getting old, but when it comes to houses, they really know their stuff.

OUR CLIENTS ARE OUR PRIORITY

We offer homebuilders a dedicated hotline to call in emergencies, so you can reach our client services team during the week, meaning you'll be able to speak to someone in person. Whatever the issue – if the heating fails, a door jams or the electrics go out – we'll be there. We employ our own heating engineers, plumbers, master electricians, civil engineers and structural engineers, so there's virtually no problem we can't solve. We like our service technicians to be long-serving employees from our own in-house construction team because that way we can offer our clients skilled craftspeople who understand the kind of issues that crop up around the house from time to time. What's more, the head of our client services department is a former head of construction, and has been with Hanse Haus since 1993.

WE'RE FAIR

In 2019, the well-known financial magazine Focus Money took a close look at the German housebuilding market, conducting a huge study of more than 1,500 homeowners which enquired into their experiences with package builders. Hanse Haus emerged as the only firm to receive top marks in every single category as well as in the overall assessment. This is the seventh time running we've been rated outstanding in the overall category, so we must be doing something right.

THE QUALITY OF OUR CONSTRUCTION

You'll find our homes everywhere. In Germany, in London, near skiing resorts in the mountains of Switzerland and Austria, and the beaches of Cornwall and the Scottish Highlands, on Guernsey and Jersey – they're all over the place. This means our houses withstand all sorts of diverse environmental conditions, including heavy snow, storms, earthquakes and extreme

heat, all while being maximally energy efficient. We've also got to comply with various national and international standards and undergo lots of different inspections. We were one of the first package builders to apply for and obtain European approval from the German Institute of Structural Engineering.

Our commitment to quality is reflected in the meticulous attention to detail that characterises all our homes. Let's take a look at a few examples of what makes a Hanse Haus special:

CREDITWORTHINESS

Choosing a building partner goes hand in hand with faith in the product, the people who create it and the health of the company behind it.

In 2017, 2018 and 2019, Creditreform, a well-known German credit bureau, awarded the CrefoZert certificate to Hanse Haus. This puts Hanse Haus among the top 2.0 per cent of German companies with an extraordinary creditworthiness, outstanding business practices and competent business development.

ENERGY EFFICIENCY

The exterior walls, together with the roof, windows and doors, form the shell of your home. To ensure minimal energy loss, we put special emphasis on insulation, and the energy efficiency of a standard Hanse Haus far exceeds current German and European standards.

INSULATION

As with many other manufacturers, our walls are fully insulated with mineral wool insulation. However, unlike many other companies, we glue this insulation inside the wall to prevent any sinking or slippage and stop thermal bridges forming.

STABILITY

We construct load-bearing and non-load-bearing walls to the same standard, which keeps storage costs down and reduces machine set-up times. The benefit for our clients is that a non-load-bearing wall meets the same high structural requirements as a load-bearing one, so an interior wall can bear exactly the same structural load as an exterior one. All our walls – both interior and exterior – are panelled with OSB board on both sides. As a result, shelving or cupboards with up to 250 kg can be simply screwed on – anywhere on the wall, in any room in the house. With many other manufacturers, multiple expansion plugs may be required, or adding extra weight may only be possible with additional fixings or in particular places.

Come and give us a try! If you arrange a visit to our Sample Centre in Oberleichtersbach, you can test your skills as a burglar by trying to break in through one of our windows. If you can open the window using housebreaking tools in five minutes, you can keep your reward – a €500 note. Don't celebrate too soon, though – so far even we haven't managed it.

PROTECTION AGAINST THEFT

We use anti-theft components in all our windows and exterior doors, which conform to the DIN EN 1627 standard. Hanse Haus is one of the few housebuilders of its kind to produce all windows in-house, and we welcome the inspection of our window production and fitting processes by an accredited certification body. We've also been recommended by the police (for details, see the supplier directory on the German-language website of the Bavarian police at www.polizei.bayern.de, under Schützen und Vorbeugen/Beratung/Technische Beratung).

Well-trained apprentices Our Head of Carpentry Andreas Heilmann passes on his experience to trainee carpenters in person. He's pictured here with Philipp Neun.

LOOKING TO THE FUTURE

At Hanse Haus, we employ in-house staff with appropriate technical training in all the areas relevant to our work (including architects, electricians, heating engineers, plumbers, locksmiths, structural engineers and civil engineers). This is how we make sure that during your fittings consultation at our Sample Centre, when you're fine-tuning all the little details for your new home, it's quick and easy to consult a specialist. And because we only employ experts, we can ensure that the facilities and product ranges at our Sample Centre are truly state of the art. The show homes at our factory site allow us to show clients actual examples of what we can offer. For instance, in addition to the Colani home mentioned above, we have a passive house certified by the German Passivehaus Institute in Darmstadt, an accessible bungalow designed in conjunction with two wheelchair users, and a house built using the winning design from a national architectural competition. We make sure we're always at the cutting edge: recently we've been working with graduate students at the Rosenheim University of Applied Sciences to test various smart home systems in terms of practicality and potential applications. When one system clearly came out on top, we installed it in one of our show homes.

PROTECTING YOUR HEALTH

Protecting the health of our clients and employees is very important to us, so we bring in external inspectors to put us through our paces. We comply with various standards, including the Occupational Health and Safety Management System's ISO 45001. We also regularly invite an independent body to assess the ambient air in our finished homes. This ensures that the materials we and our suppliers use meet the standards of hygiene required by the Quality Association of German Prefabrication, which are more stringent than the legal baseline.

QUALITY SEALS

CERTIFICATES FOR QUALITY AND SUSTAINABILITY

Hanse Haus has stood for prefabricated houses of the highest quality since 1929. That's why we don't shy away from voluntarily having our company inspected by various independent testing institutes.
We are a member of the well-known quality associations of the construction industry, through which an officially recognised monitoring and quality control of customer service, production and prefabricated houses takes place.
Trust our quality seals and awards, and build your certified prefabricated house of the highest quality with us.

QUALITY AND RELIABILITY

Since 1989, Germany's leading prefabricated house manufacturer has been committed to above-average performance in house construction. This is put to the test with regular quality control checks in their factories and on their building sites. The QDF seal of approval from the Quality Association of German Prefabricated Building Manufacturers is the most comprehensive seal of quality in German prefabricated house construction.

As a well-respected member of the Association of German Prefabricated Building Manufacturers (BDF), Hanse Haus is also affiliated with the QDF, undertaking to meet the highest technological standards and requirements for energy efficiency, environmental protection and contractual commitments, which go far beyond the minimum statutory requirements.

The mission of the German Sustainable Building Council (DGNB) is to develop and support methods and solutions for sustainable building.

From the "almost finished" stage, all Hanse Haus houses, including the Hanse Haus floor slab/cellar, receive the DGNB gold certificate.

The Sustainable Small Housing Rating System (BNK) was introduced by the Federal Ministry for the Environment, Nature Conservation, Building and Nuclear Safety.

The system evaluates the sustainability of residential buildings in order to increase transparency for builders.

The RAL stamp of quality guarantees that our manufacturing and assembly procedures are regularly monitored and checked against the relevant building criteria.

Further Information:
http://www.guetesicherung-bau.de/leistungen/ral-guetesicherung/

Hanse Haus was one of the first package builders to receive European certification from the German Institute for Construction Technology.

Creditreform, the German credit bureau, confirmed Hanse Haus an extraordinary creditworthiness, with outstanding business practices and competent business development.

ENVIRONMENTAL RESPONSIBILITY

We only use wood from PEFC-certified suppliers for our houses, ensuring that forests, as spaces for living and recreation, are handled in a responsible and sustainable way.

In recognition of its high degree of operational environmental protection and its responsible handling of resources, Hanse Haus has been certified under Bavaria's environmental agreement Umweltpakt Bayern.

The mineral-fibre insulation we use has been awarded the German Blue Angel eco-label for low emissions. The material causes minimal pollution during manufacture and is safe for use in the home.

Hanse Haus is committed to annual monitoring by independent experts from TÜV Rheinland.

The following standards are certified:

- **ISO 14001 Environmental Management**
  The aim is to avoid negative environmental influences. Examples of this are the avoidance of waste and the increase of the recycling rate or the use of sustainable raw materials.
- **ISO 45001 Occupational Health and Safety Management**
  The promotion of health protection and prevention of occupational accidents through modern work processes in house production and assembly.

ENERGY AND THE FUTURE

Hanse Haus builds subsidised efficiency houses (BEG 55 or 40 as well as NH, EE or 40 Plus)[1] in accordance with the specifications of the Credit Institution for Reconstruction (KfW). Builders and developers are entitled to low-interest loans and a repayment subsidy.

On request, Hanse Haus can build homes that meet the Swiss MINERGIE® standards.

These prioritise minimal energy consumption, the use of alternative energies and quality of life.

As a member of the German Passivhaus Information Community, Hanse Haus supports the promotion and dissemination of the passive-house concept. On request, we can obtain certification for our passive houses from the German Passivhaus Institute in Darmstadt.

Passive houses are on the rise in Britain, too: Hanse Haus is a founder member of the Passivhaus Trust in the UK and we have already built passive homes in England and Scotland.

1) Only applicable to German construction projects

Your route to your new home

It's wonderful to have a building partner who coordinates everything from the initial plans to moving in, with the skills to produce everything in-house. This is precisely what makes building with Hanse Haus such a stress-free experience. You receive all services from a single source and can be rest assured that the work is undertaken by competent professionals. And we will still be there for you after you move in; our customer service is available round the clock to provide speedy, uncomplicated assistance.

1 | SITE INSPECTIONS

Our advisers can inspect your building plot with you, enabling consideration to be given to design aspects such as the eventual orientation of the house or topographical factors.

2 | NEEDS ANALYSIS WITH A SPECIALIST CONSULTANT

Our specialist adviser will guide you through a comprehensive analysis of your ideas and requirements. The greater the detail in which your wishes are discussed in advance, the more accurately the plans of your house can be tailor-made for you.

3 | ARCHITECTURAL PLANS

On the basis of the requirements analysis we can advise on the architectural design and give you a detailed quotation with a transparent and itemised breakdown of all house construction packages.

4 | FACTORY VISIT

We gladly invite you to take a tour of our factory and our Sample Centre in advance of your project. This can give a comprehensive overview of our company and enable you to see for yourself the high quality of our building methods and fixtures and fittings. Why not combine your visit to our premises with a weekend of R & R at the nearby spa town of Bad Brückenau?

Experience makes us strong Regardless of whether during house planning, in production, on the construction site or during furnishing advice - your satisfaction is a top priority for our trained employees who have many years of professional experience.

Our detailed building schedule, available at contract closure, details the precise phase of your building project at any given time and what the next steps will be. It is a valuable guide, providing tips and suggestions in advance making required decision. You always have a comprehensive overview, as well as the opportunity to get to know the relevant contact at our company.

Our detailed building and fitting-out specifications keep you informed of the scope of supply and services for the various stages and the schedule of installation for the various trades.
Of course you can get a comprehensive overview of our range of services as soon as you begin making plans. Your personal Hanse Haus adviser will always be happy to help.

5 | SPECIFYING FIXTURES AND FITTINGS

After signing the contract we will invite you to our Sample Centre where you decide on the finishing touches to your house, ably assisted by our advisers. From floor coverings to wall finishes, from bathrooms to energy-saving technology, we offer you a vast choice of the latest branded products to make your house special and individual.

6 | HOUSE DELIVERY

The time has come. Early morning, our trucks arrive. Over the following days, experienced fitters and a Site Supervisor ensure the smooth assembly of your house. After around two days the shell is complete and it's time for the topping-out ceremony.

7 | HANDING OVER KEYS

After we have completed all the agreed fitting-out works, we will officially hand you the keys to your new home.

8 | CUSTOMER SERVICE

Of course our customer service team is happy to help you after you have moved in. If any input is needed at a later date you have a single contact to coordinate works. Wherever possible, our customer service technicians are employees with many years' experience in our fitting teams. They are skilled tradesmen who are in the best position to know your house and any problems that may arise.

Choosing home fixtures with all senses no brochure or catalogue can give you the feeling of space and living that you get from us on more than 1,800 square meters of exhibition space.

The personal touch

Interiors to suit you

Interiors make a house a home. It's not enough to just see floor coverings, bathroom fittings and doors; one must also experience them.

We therefore invite you to our Sample Centre where you can touch and feel the materials. Here, you have the opportunity to compare textures and colours, try out combinations and develop your own design scheme. You can see immediately whether the new carpet matches the wallpaper, or ensure that the colour of the roof tiles goes with that of the external render. You will be delighted with the high standards of fixtures and fittings at Hanse Haus and the excellent products we offer at no extra cost. Our fixtures and fittings advisers can give valuable tips on interior design, styles and the trends. Surround yourself with beauty in your new home.

Living the way you like With us you design your home to suit you perfectly. Everything you need can be found in our Sample Centre.

Where dream homes become reality No brochure or catalogue can convey the experience of a future living space like our 1,800 m² Sample Centre.

Only the best will do

High-quality fixtures and fittings using branded products

We place great emphasis on high-quality branded products in our building and fitting-out work, to ensure that your new home gives you lasting pleasure. All products we use satisfy our high requirements for quality, practicality and reliability. Before we adopt a product into our range it has to pass a range of internal quality tests so that we can be sure we are giving you the best for your home.

© Duravit AG

A home built before your eyes

A passive house is built in eight hours

The big day has arrived. No sooner have the first visitors arrived for this Hanse Haus open day than the first wall element of the new show home is swung into the air. The Hanse Hause fitters began their final preparations early in the morning. The fully-loaded trucks are positioned so that the individual elements can be unloaded in the right sequence; tools have been unloaded and placed where they will be needed. A crane rises more than 20 metres above the ground.

The aim is to build a complete show home in just eight hours, and the clock is ticking. The first wall has hardly been fixed to the slab when the crane retrieves the next element. A wall like this weighs several tonnes, and must be set down in its precise position on the floor slab. The Hanse Haus worker uses hand signals to direct the crane driver and the wall is slowly lowered into its required position. A perfect fit.

The works progress at impressive speed. Each worker knows exactly what must be done, and every move counts.

A team of workers erect up to 20 houses a year amounting to a substantial body of experience; many have been with Hanse Haus since their initial training and learned their trade with us.

Certified passive house The show home at the company's headquarters in Oberleichtersbach was erected in just eight hours, live, before the eyes of a crowd of onlookers, and was officially certified as a passive house by the Passivhaus Institut in Darmstadt.

ALWAYS THERE FOR YOU IN YOUR HOME

Every day Hanse Haus fitters, site managers, carpenters, electricians, domestic service engineers, installers, painters and decorators, joiners and planners work for our clients on building sites and in our works at Oberleichtersbach.
With dedication and a wealth of specialist expertise we build more than 50,000 m² of new living space every year.

The ground floor walls are now complete, and the floor plan can be seen from the air. The plasterboard has already been fitted to the walls in the Hanse factory and the holes for the electrical installations have been pre-drilled. This offers greater precision in site work and saves time in fitting-out.
The crane moves again, lifting the first element of the upper floor/ground floor ceiling from the truck, and the ground floor is soon closed in. All the elements are carefully aligned and screwed together firmly. The ground floor is now complete. The spectators can now look around the building to get an idea of what it would be like to live here.

Now the fitters begin with the walls of the top floor; first the gable walls, then the eaves external wall and finally the interior walls. New visitors arrive and are amazed by progress. Yesterday only the empty floor slab was to be seen and now the top floor is almost complete. As the crane begins to lift the final roof elements through the air towards the house, the preparations for the topping-out ceremony begin at ground level. At 4 pm, almost exactly eight hours from the start of the construction works, the carpenter, clad in the time-honoured garb of his guild, stands on the scaffolding with a glass of wine and declares the structure of the house complete.

Your personal contribution to the energy revolution

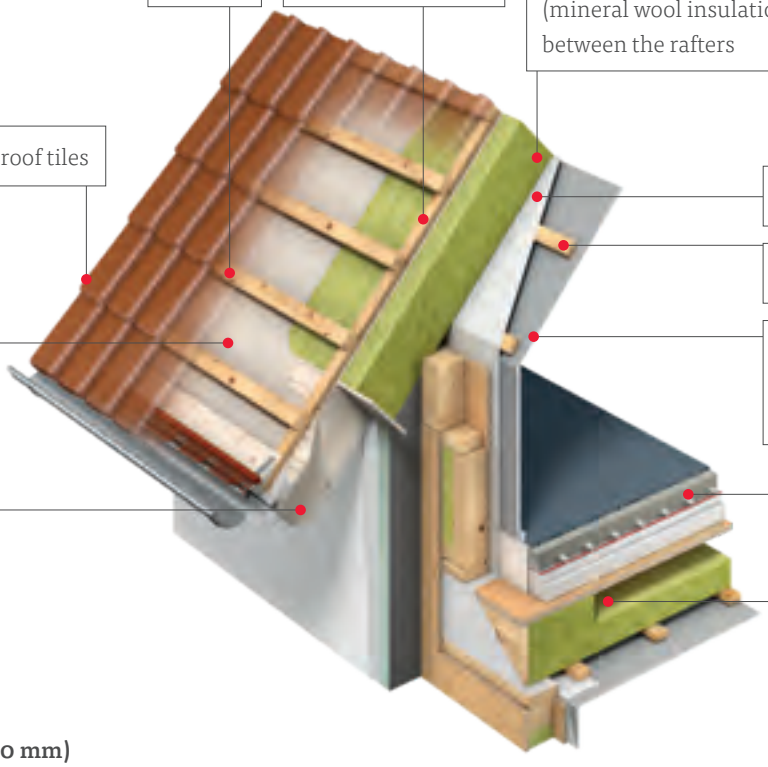
The sustainable use of valuable resources

Everywhere we read and hear that we must use alternative energy sources and should be insisting on energy-saving heating technologies. We at Hanse Haus consider this at an earlier stage than usual. Before we think about how energy can be used most efficiently in the house, we take care to ensure that you need as little valuable energy as possible, as the most efficient energy is that which is not used at all. The thicker the thermal insulation of a house, the better the heat will be retained and less energy is needed for heating. In order to minimise thermal losses, we use continuous thermal insulation in outer walls, roofs, windows and doors, as well as basement, if the house has one, and floor slab.

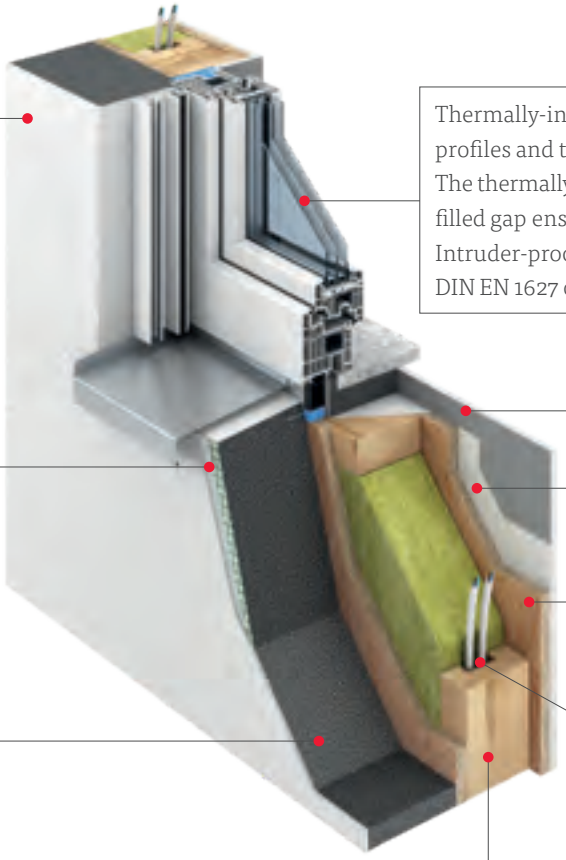
ALL-ROUND INSULATION FOR YOUR HANSE HOUSE

- ✓ Thermal efficiency wall with thermal insulation in the void and an additional 150 mm external insulation, U value only 0.131 W/m²K (in the void area only 0.116 W/m²K)
- ✓ Roof structure with 240 mm insulation between the rafters, standard U value 0.16 W/m²K
- ✓ Windows with insulating 6-chamber plastic profiles and triple-glazed thermally insulating panels with thermally-isolating edge seals. U_g value only 0.5 W/m²K
- ✓ Blower door test to check the air tightness of the building

THE INSULATION OF OUR BUILDING SHELLS



Exterior-wall construction (310 mm)



1) *As far as is technically possible*

Planned for the future Our show home in Europe's most modern prefabricated house display area in Wuppertal not only saves energy, but also generates some. More than it needs itself, in fact.

Become your own energy supplier

The Plus-Energy House generates more energy than it uses

"Generating more energy than you use"; this is the concept of the Plus-Energy House. With our show home in Wuppertal we show how this concept works in practice. A photovoltaic system uses sunlight to generate electricity, which in turn is controlled by an energy management system.

On sunny days, when more electricity is produced than is needed, the intelligent home management system diverts unused energy into a central storage facility. When the evening electricity requirement is no longer covered by the photovoltaic system, the house draws on energy from the storage system. Only once this is empty does the house switch over and draw from the public electricity grid.

INTERESTING FACTS

- ✓ A Plus-Energy House offers greater independence from energy price rises by using its own free solar energy.
- ✓ Reductions in feed-in tariffs for home-produced electricity makes using your own energy increasingly attractive.
- ✓ Smart control technologies ensure that priority is given to using the electricity produced by the house itself.
  This can be achieved, for example, by automatically activating appliances such as washing machines, dishwashers or water heating as soon as sufficient energy is generated.
- ✓ Surplus electricity can be stored, fed into the public grid for payment or used, for example, to power electric vehicles.

THREE STEPS TOWARDS A PLUS-ENERGY HOUSE

1 MAXIMISING ENERGY EFFICIENCY

Aim: Minimise thermal losses so that little energy is used for heating. The less heat lost, the less must be generated.

A basic requirement for a Plus-Energy House is an energy-efficient shell that has optimum thermal insulation and is airtight. We use components for our walls, windows and roofs that have been tried and tested in the construction of our passive houses.

When planning the house it is important to choose a compact design with appropriately-aligned roof space for a photovoltaic system. While the south elevation should include a large window area to catch the warmth from the sun, the north elevation should be more enclosed. The house should not be shaded by neighbouring houses, large trees or other obstructions.

2 MINIMISING ENERGY CONSUMPTION

Aim: Reduce the household's energy requirement so that the remaining needs can be met by self-generated energy.

As the Plus-Energy House should be considered as an overall concept, the energy consumption from household appliances and lighting, as well as for room heating, should be minimised.

Suitable heating systems include heat pump systems such as air-to-water heat pumps or Hanse Haus's own fresh-air heating, which use self-generated electricity.

A controlled ventilation system is integrated into the system to harvest the residual heat from the extracted air. Household appliances of the highest efficiency class, lighting with LEDs or low-energy bulbs and energy management systems are also used to lower electricity consumption.

3 CAPTURING SOLAR ENERGY

Aim: Generate more energy from solar power in the hotter months than the household uses.

Solar energy required by the house is provided every day, free of charge.
A photovoltaic system on the roof uses sunlight to generate electricity, which should preferably be used by the household itself. Surplus electricity can be fed into the public grid for payment.

A single family house should have a south-facing roof area of around 60 m² with a pitch of 30-40° to accommodate the photovoltaic panels. We calculate the output required in each case.

ENERGY BALANCE OF A HANSE HAUS PLUS-ENERGY HOUSE PER ANNUM[1)]

ENERGY GENERATED BY SOLAR POWER: 7,400 kWh

2,600 kWh	**2,500 kWh**	**2,300 kWh**
Calculated energy requirement for heating, ventilation and hot water	Household electricity for lighting, household appliances, etc.	Energy surplus, which could be used by an electrically-powered car to cover approx. 20,000 km
CONSUMPTION		**GAIN**

1) Example of a calculation for a single family house of approx. 120 m² with a photovoltaic system of approx. 60 m², heated by an air/water heat pump, including ventilation system and solar heating system. Actual consumption figures and surpluses may vary according to use patterns.

HOUSE CONCEPTS

OVERVIEW PRE-PLANNED HOUSE DESIGNS

What makes our houses so unique and distinctive? The people who live in them.
Our pre-planned concepts for living are an ideal basis for planning your home. While the passion and experience behind the designs ensure maximum comfort, the concepts are intended as suggestions which can be adapted to suit individual circumstances. Let our range of different alternative plans inspire you.

"VARIANT" PITCHED ROOF HOUSES

The pitched roof is the classic roof design.
Our Variant houses are designed with pitches of 25 - 45° and eaves external wall heights of 50 - 200 cm.
See how modern a classic design can be.

"VILLA" URBAN HOUSES

With a stylish urban feel, our two-storey villa designs with hipped or pavilion roofs are not limited to the city.
Compact architecture, timeless style and space for ideas.

"VITA" PENT ROOF HOUSES

Pent roofs are in. Promising modern living space on two full storeys, Vita homes are designed with a 5° pent or offset pent roofs.

"CUBUS" FLAT-ROOFED HOUSES

More than just functional cubes, Cubus homes represent a strong sense of design. Taking from the Bauhaus movement, life beneath a flat roof is characterised by style and functionality.

BUILD TOGETHER IN A "DOPPELHAUS"

Today's semi-detached houses offer much variety. Our range of designs feature pitched, pent, hipped and flat roof options. Here's to good neighbours.

"BUNGALOW" SINGLE-STOREY LIVING

Our Bungalow designs show how varied single-storey living can be. From the classic L-shaped bungalow to Mediterranean styles or flat-roofed bungalows, we have something for every taste.

"DUO" TWO-FAMILY HOUSES

Two families under one roof; a Duo makes it possible. Homes where multiple generations live together or homes with separate rental units.

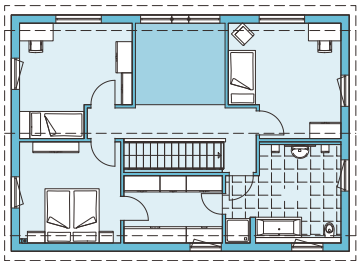
VARIANT 25-183

Reflecting individualism

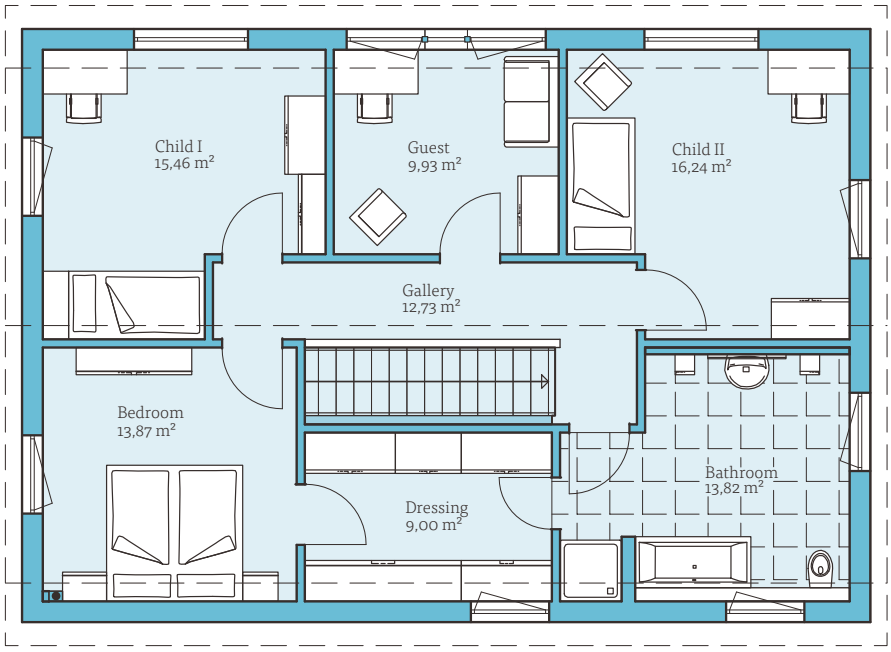
Whether you see it as a chic urban home with or as a modern interpretation of an Upper Bavarian country house, a Variant 25 can be what you wish. With a two-metre high eaves external wall and a shallow roof pitch of 25°, these houses have a truly spacious feel. These designs have been optimised by our architects to suit the requirements of young families.

OPTIONAL ALTERNATIVE PLAN

Replacing the guest room with an open space above the dining room creates a new, spacious feel and allows for communication between storeys.



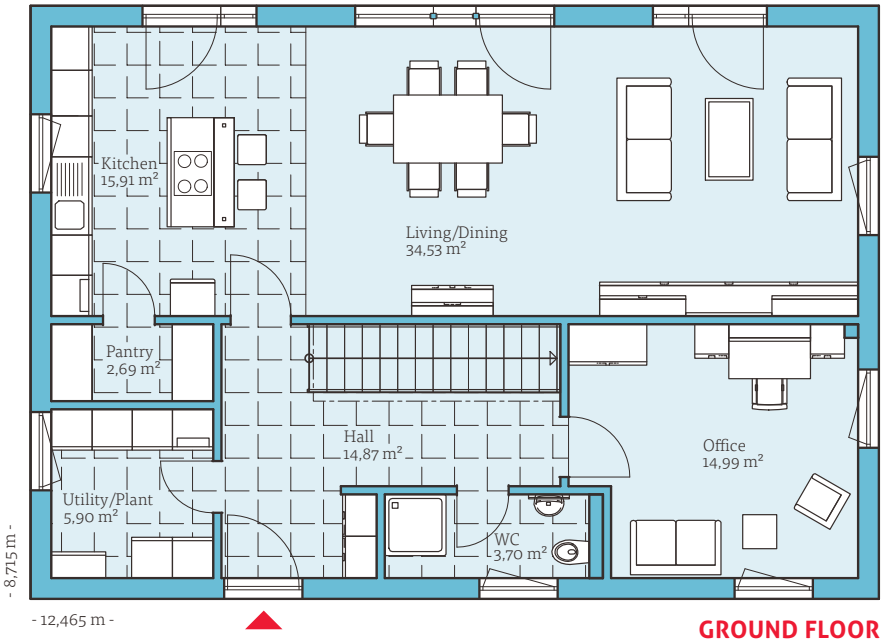
TOP FLOOR



TOP FLOOR

SPECIFICATIONS

Roof pitch:	Pitched roof, 25°
Eaves external wall:	200 cm
Ground floor:	92.59 m²
Top floor:	91.05 m²
Net floor area according to DIN:	183.64 m²
Total living space according to WoFlV (German living space ordinance):	175.01 m²



GROUND FLOOR

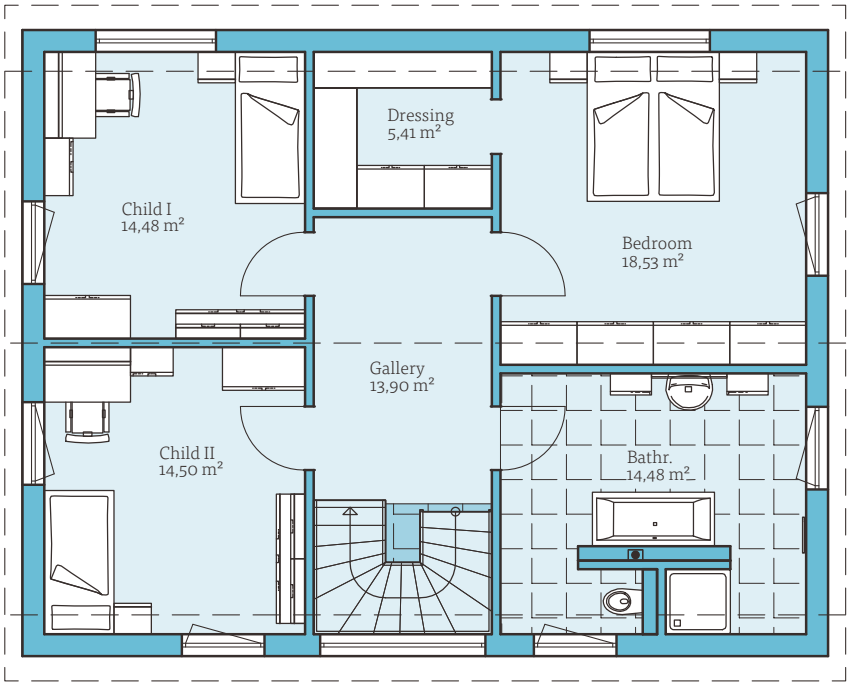
VARIANT 25-165

Photo: Kährs Parkett

Bringing colour into play

In Europe, the preference used to be for subdued, understated colours for houses but nowadays vibrant, striking colours are in demand. Pure white combined with contrasting colours such as red or grey gives a Variant 25 a modern look to make it an eye-catching feature of your neighbourhood.

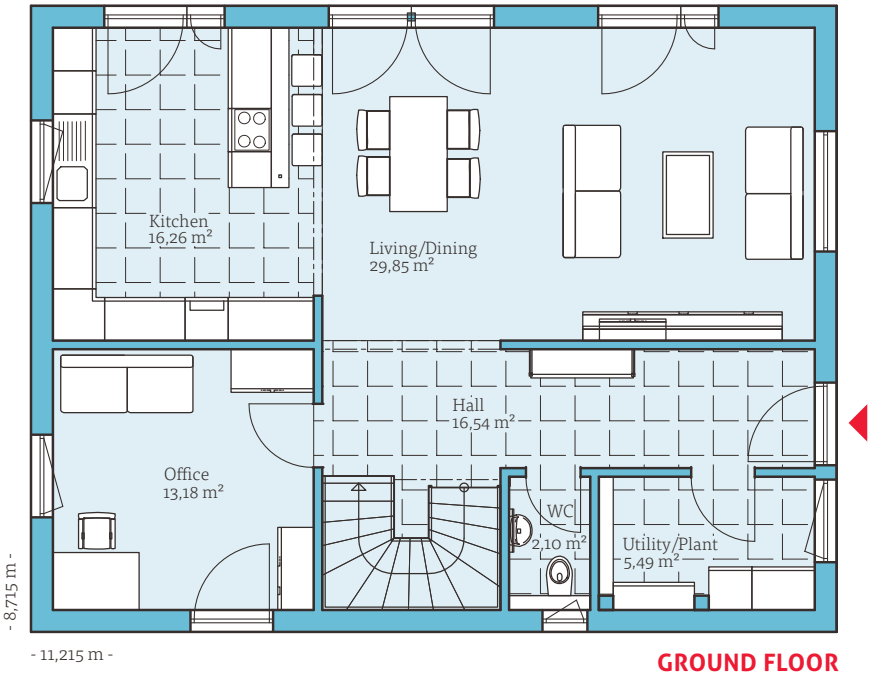
Indulge your love of colour indoors too. In our Sample Centre, we can show you the effects of different colours and how they can be used to create your own disctinct ambience.



TOP FLOOR

SPECIFICATIONS

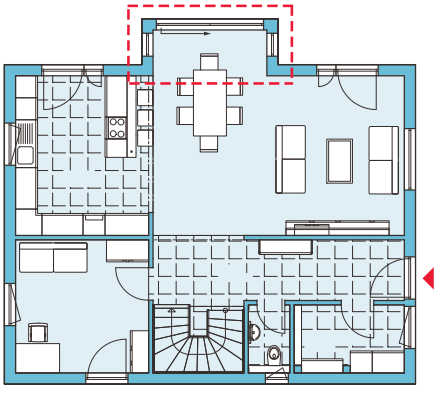
Roof pitch:	Pitched roof, 25°
Eaves external wall:	200 cm
Ground floor:	83.42 m²
Top floor:	81.30 m²
Net floor area according to DIN:	164.72 m²
Total living space according to WoFlV:	156.28 m²



GROUND FLOOR

OPTIONAL ALTERNATIVE PLAN

A bay window on the eaves wall of the house extends the living room on the ground floor by around 4 m². This brings new possibilities, for example in the arrangement of the dining area.



GROUND FLOOR

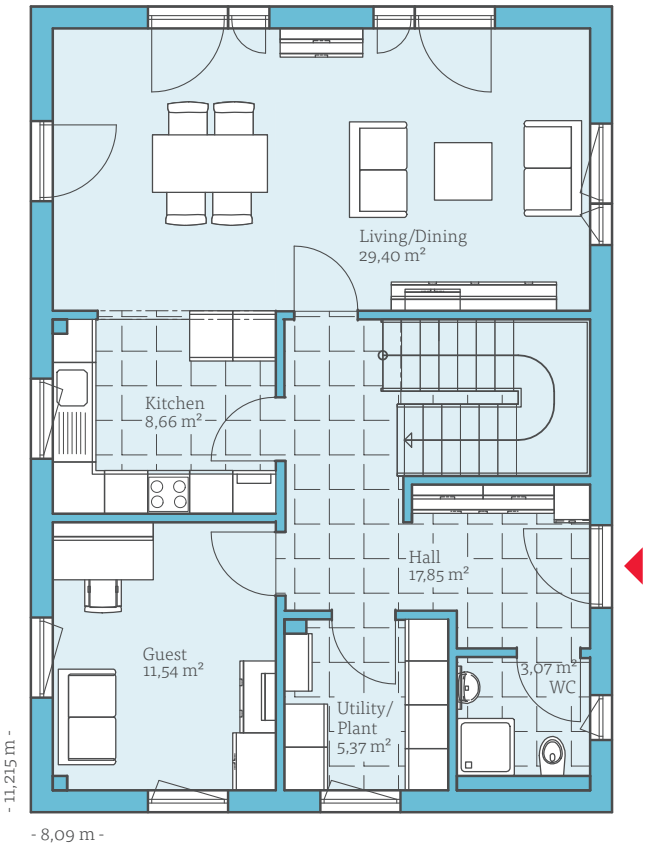
VARIANT 25-150

Let the sun in

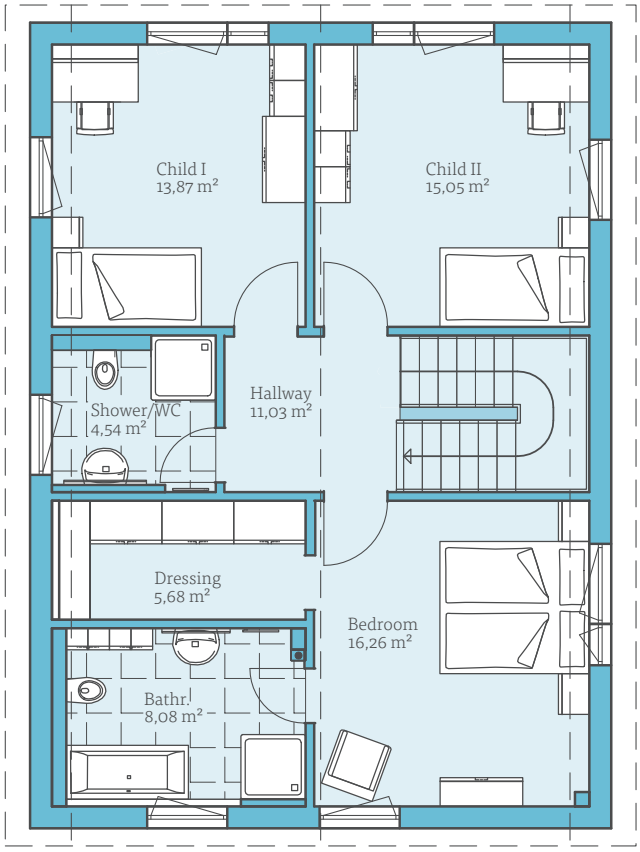
It's Sunday morning, the smell of fresh coffee drifts through the house and the warm rays of the morning sun flood through the large glass frontage of the wintergarden onto the breakfast table. The ideal place to start a relaxing day by reading your favourite paper.
Sound good? We think so too, and so we have developed a range of different wintergardens for the Variant 25 series houses, which match the style and the layouts. And to make sure the sun stays out when you want it to, we also offer appropriate shading systems on request.

SPECIFICATIONS

Roof pitch:	Pitched roof, 25°
Eaves external wall:	200 cm
Ground floor:	75.89 m²
Top floor:	74.51 m²
Net floor area according to DIN:	150.40 m²
Total living space according to WoFlV:	140.78 m²



GROUND FLOOR

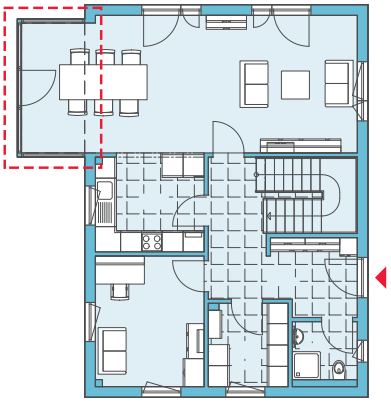


TOP FLOOR

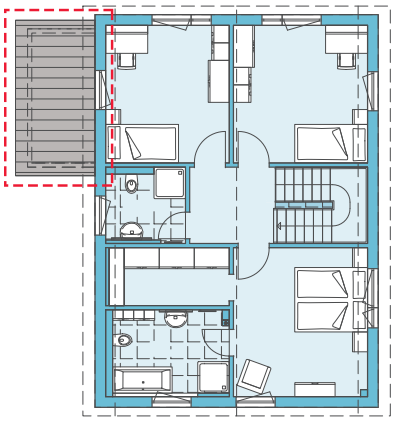
OPTIONAL ALTERNATIVE PLAN

A wintergarden on the eaves wall of the house extends the living room on the ground floor by around 8 m².

This gives a whole range of new possibilities, for example in the arrangement of the dining area.



GROUND FLOOR



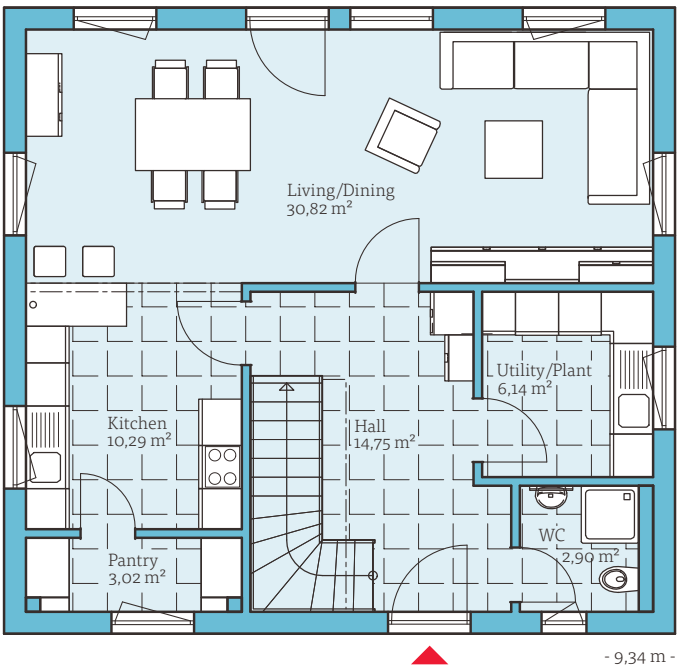
TOP FLOOR

VARIANT 25-135

Deceptively spacious

The Variant 25-135 is an impressive example of how real feelings of spaciousness can be achieved even on smaller plots. Ingenious planning ensures that these houses are great fun to live in.

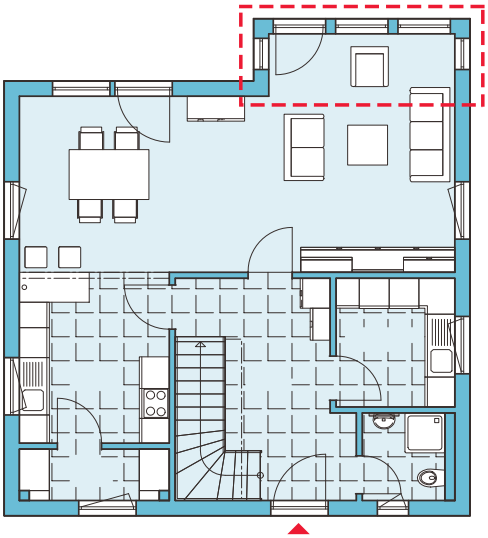
The light and airy living, dining and kitchen areas, a separate pantry and the large bathroom on the top floor offer all the comforts and make this a lovely home for a family of up to four. A utility/plant room on the ground floor means that this design can be built without a basement, saving on building costs.



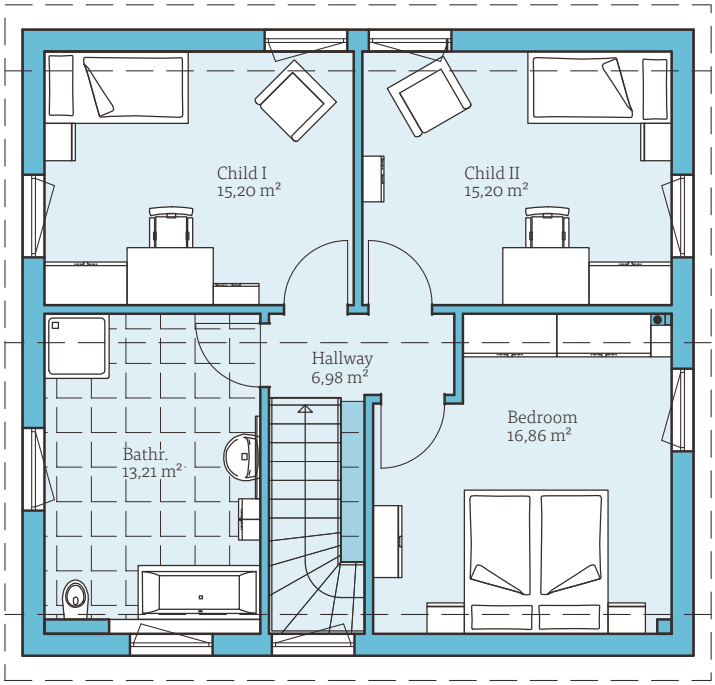
GROUND FLOOR

OPTIONAL ALTERNATIVE PLAN

A bay window on the eaves wall of the house extends the living room on the ground floor by around 4 m² and brings in additional natural light.



GROUND FLOOR



TOP FLOOR

SPECIFICATIONS

Roof pitch:	Pitched roof, 25°
Eaves external wall:	200 cm
Ground floor:	67.92 m²
Top floor:	67.45 m²
Net floor area according to DIN:	135.37 m²
Total living space according to WoFlV:	127.31 m²

VARIANT 35-235

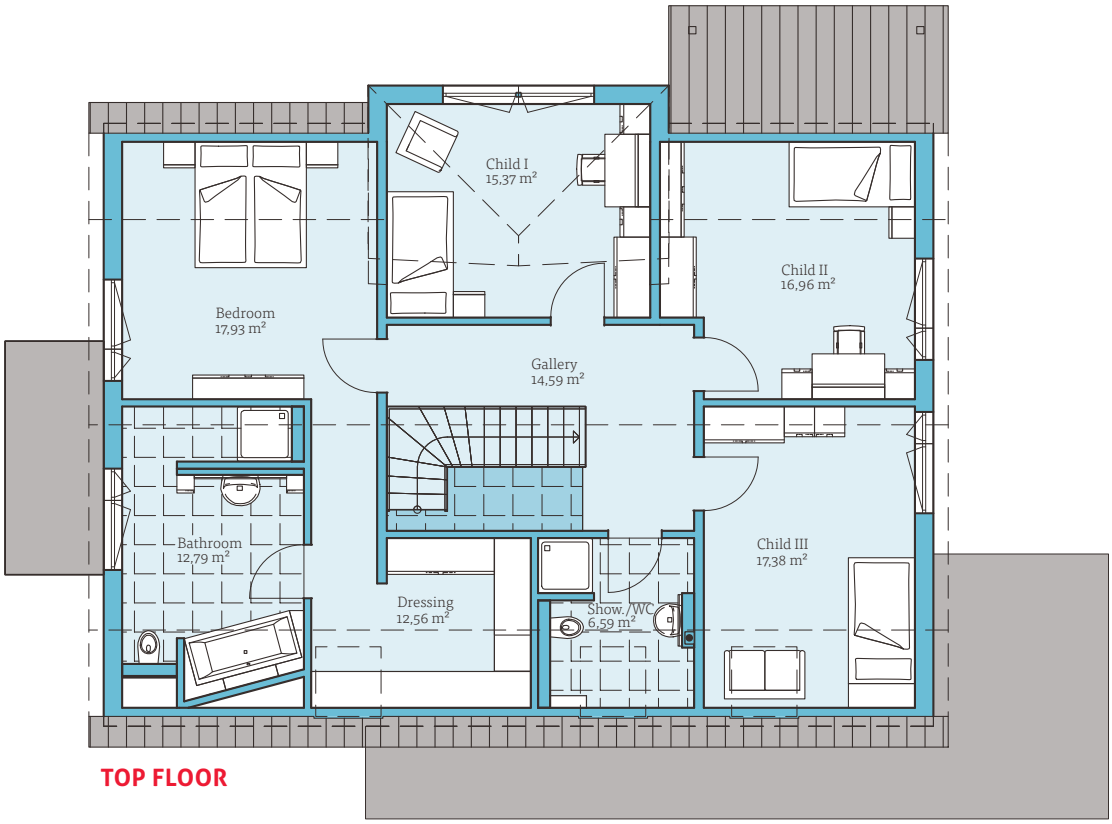
One house, many possibilities

We have added many possible variant plans to our show home in Wuppertal. Why so many? Because we believe that a house should not only be stylish, but should be able to function well under a wide variety of criteria. Whether the focus is on living and working under a single roof, two families living together, a single family home with an annex, or a home with four children's bedrooms, here we show you the options this house can offer.

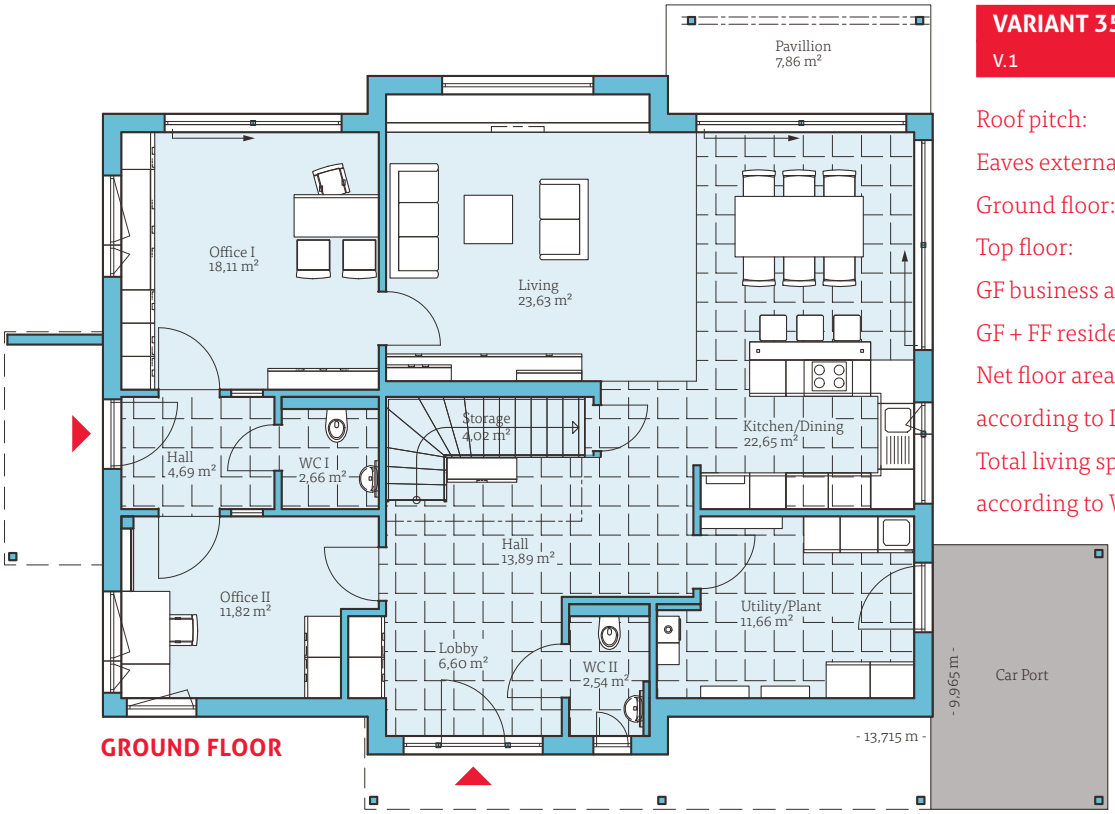
View this house Fertighauswelt 1, Plot 14 | 42279 Wuppertal | Telephone +49 (0) 202 8970548

Live and work in comfort

Homes are ever more frequently being used not only for living, but also for working. The plan variant shown below includes a home workspace with separate entrance and WC, offering the ideal premises for all kinds of home businesses, such as a design studio, physiotherapy practice or beauty salon. There is a direct connection between the working area and living space, enabling easy movement between private and professional life enabling an overview of everything at all times.
One thing is guaranteed: no more rush-hour traffic at the end of a working day!



TOP FLOOR



GROUND FLOOR

VARIANT 35-235 SPECIFICATIONS

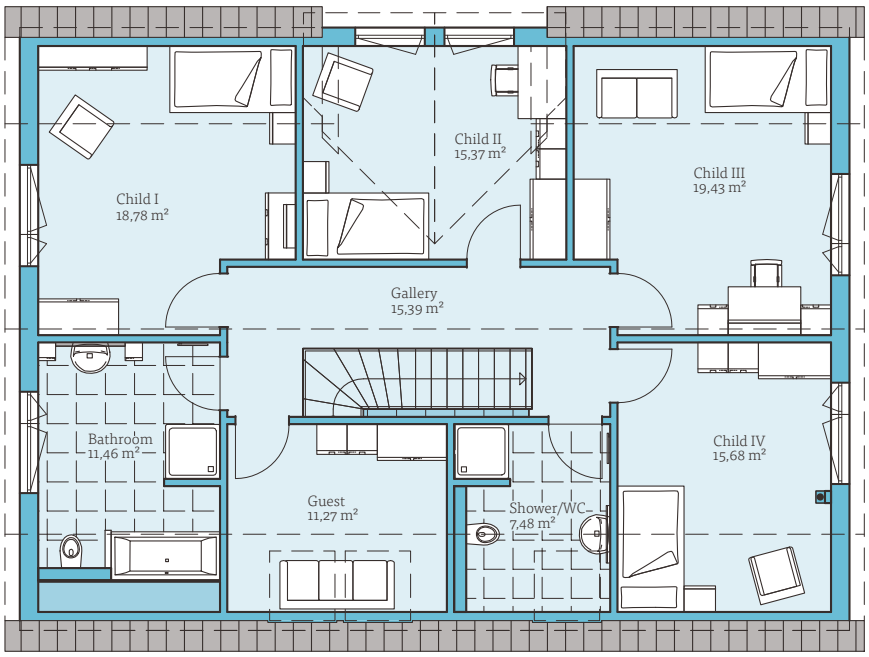
V.1

Roof pitch:	Pitched roof, 35°
Eaves external wall:	120 cm
Ground floor:	130.13 m²
Top floor:	114.17 m²
GF business area:	37.28 m²
GF + FF residential space:	207.02 m²
Net floor area according to DIN:	244.30 m²
Total living space according to WoFlV:	221.74 m²

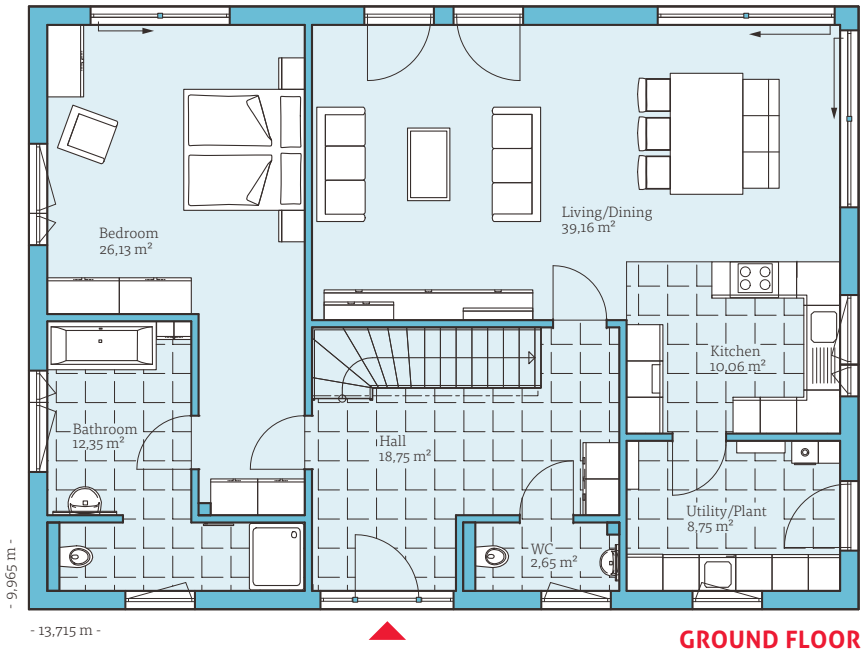
Room for large families

This layout offers plenty of space for everyone. In this option, the master bedroom with ensuite including a spa bath is on the ground floor and the first floor becomes the children's domain.

In addition to the four children's rooms there is room for a guest bedroom. And to minimise congestion during the morning rush-hour, the children have the use of two bathrooms. The perfect solution for families who want space.



TOP FLOOR



GROUND FLOOR

VARIANT 35-235 SPECIFICATIONS V.4

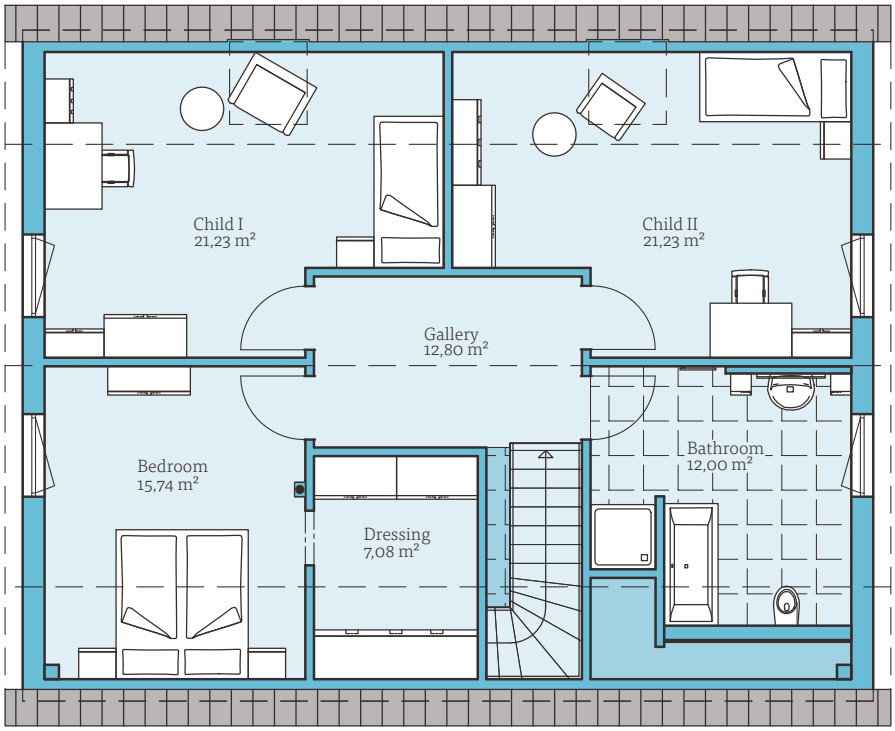
Roof pitch:	Pitched roof, 35°
Eaves external wall:	120 cm
Ground floor:	117.85 m²
Top floor:	114.86 m²
Net floor area according to DIN:	232.71 m²
Total living space according to WoFlV:	213.32 m²

VARIANT 35-184

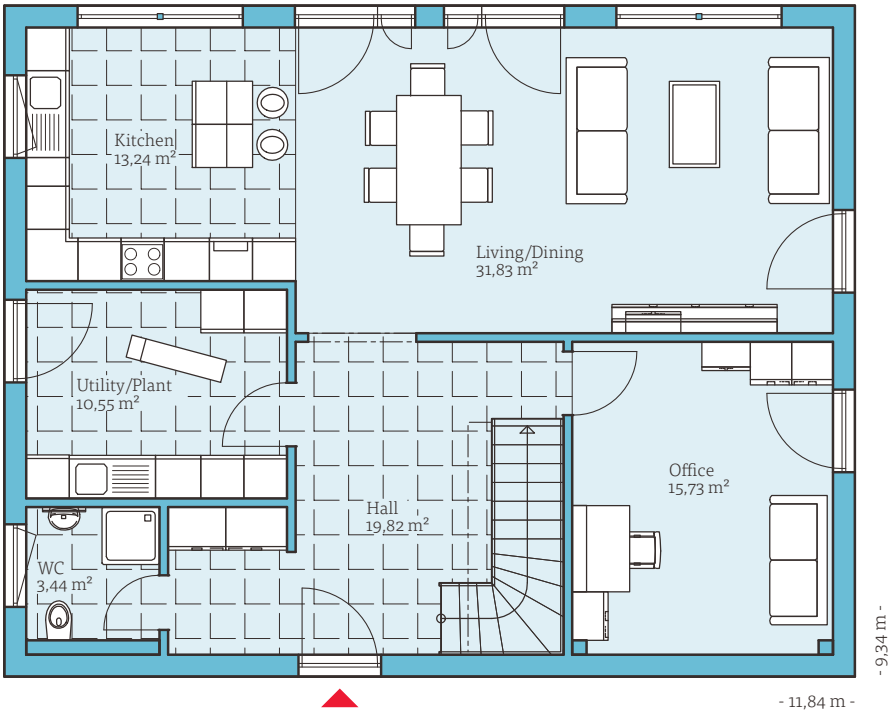
Living with room for ideas

With 184 m² floor area this Variant 35 also offers plenty of space for the family. At ground floor the bright, homely design of the open-plan living, dining and kitchen areas creates a wonderful atmosphere.

The house is also ideal for entertaining with its additional guest room (which could also act as an office) and ground floor WC with optional shower. And if you need even more space, the plans can easily be extended with a gable annexe, which even gives room for a third children's bedroom.



TOP FLOOR



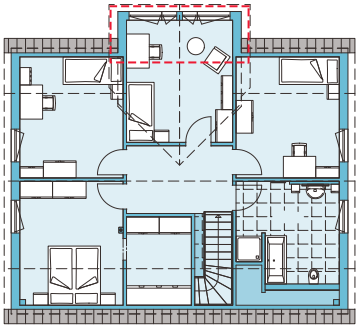
GROUND FLOOR

SPECIFICATIONS

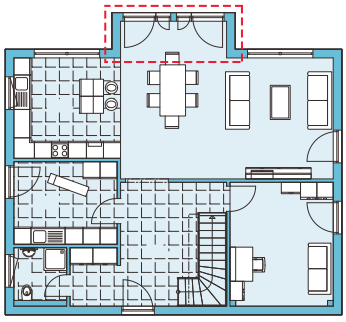
Roof pitch:	Pitched roof, 35°
Eaves external wall:	120 cm
Ground floor:	94.61 m²
Top floor:	90.08 m²
Net floor area according to DIN:	184.69 m²
Total living space according to WoFlV:	167.01 m²

OPTIONAL ALTERNATIVE PLAN

The optional gable annexe enables the ground floor to be extended by almost 5 m² while the top floor gains space for a third children's bedroom.



TOP FLOOR



GROUND FLOOR

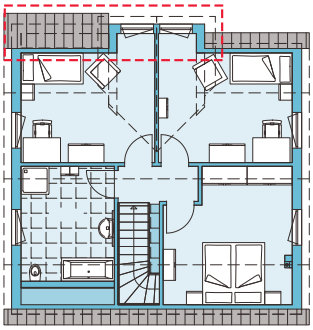
VARIANT 35-137

Maximise the plot

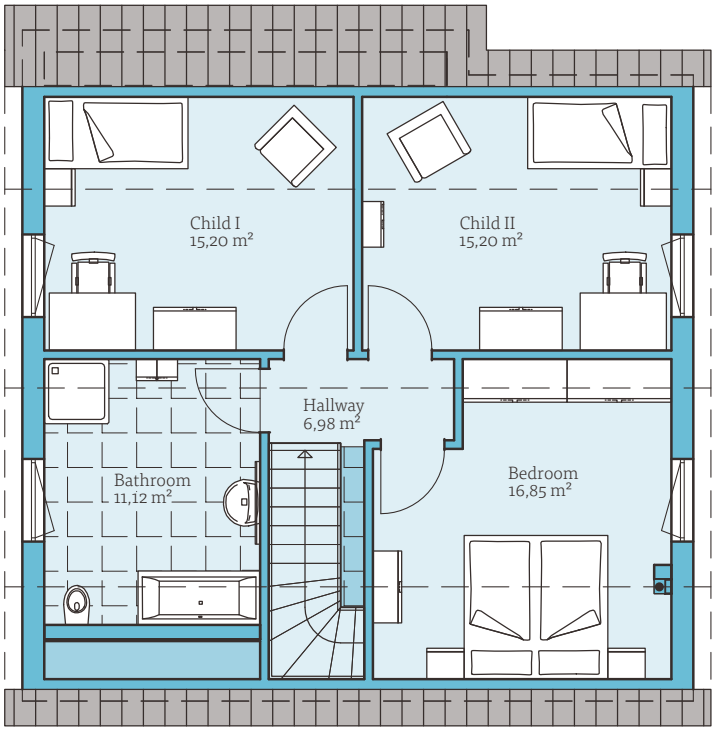
The compact exterior dimensions of the Variant 35-137 make it ideal for smaller building plots. A cleverly thought-out floor plan makes it feel more spacious than it first seems. while practical division of the ground floor gives an open-plan living, dining and kitchen area, roomy entrance hall, ground floor WC and utility room. If the house is built with a basement, the utility room can be used as an office or a guest room. The 120 cm high eaves external wall also means a comfortable usable height in the top floor rooms, which house, in addition to the two children's rooms, a master bedroom and bathroom.

OPTIONAL ALTERNATIVE PLAN

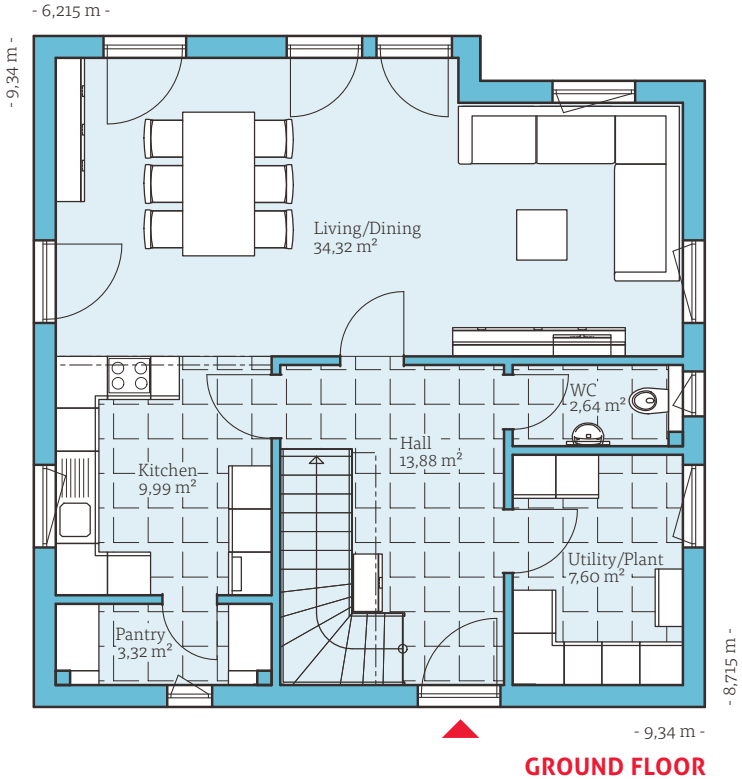
The optional gable annexe with its large windows allows light into the children's rooms and creates extra space.
You decide whether a traditional pitched roof or a modern barrel roof suits the gable best.



TOP FLOOR



TOP FLOOR

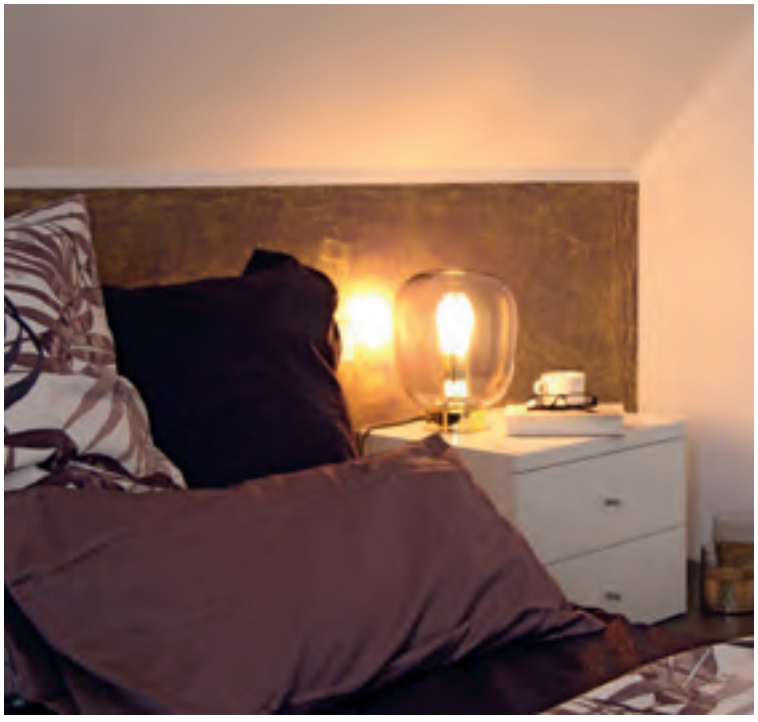


GROUND FLOOR

SPECIFICATIONS

Roof pitch:	Pitched roof, 35°
Eaves external wall:	120 cm
Ground floor:	71.75 m²
Top floor:	65.35 m²
Net floor area according to DIN:	137.10 m²
Total living space according to WoFlV:	122.04 m²

VARIANT 45-192



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View this house Buchstrasse 1-3 | 97789 Oberleichtersbach | Telephone +49 (0) 9741 808-409

Spacious living under a pitched roof

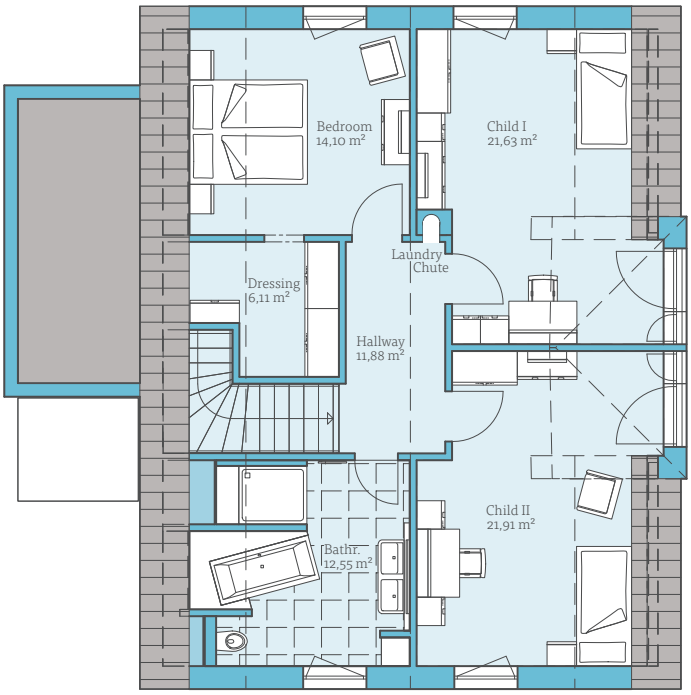
The open-plan living, kitchen and dining area on the ground floor of the Variant 45-192 is the focal point of family life and the ideal place for entertaining friends, playing with the children or cosy evenings relaxing with a tipple.

Each family member has their own space at top floor; two large children's rooms can easily be adapted to the changing requirements of their growing occupants, transforming over time from children's to teenagers' rooms. The master bedroom has an adjacent walk-in wardrobe providing valuable storage.

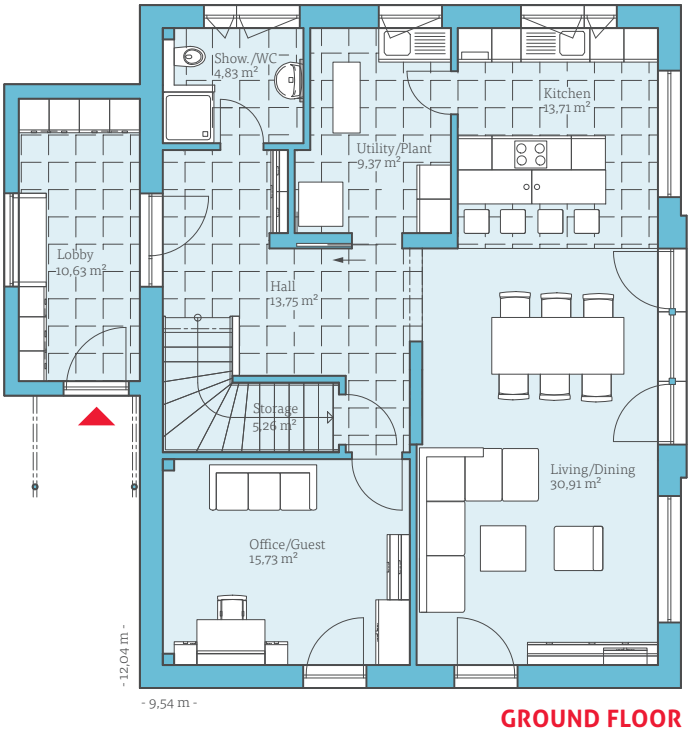
The large spa bath and wet room-style shower is a wonderful place to relax and unwind after a stressful day.

CERTIFIED PASSIVE HOUSE

The Variant 45-192 was officially certified by the Passivhaus Institue in Darmstadt. You can view this house for yourself in our show house park in Oberleichtersbach.



TOP FLOOR



GROUND FLOOR

SPECIFICATIONS

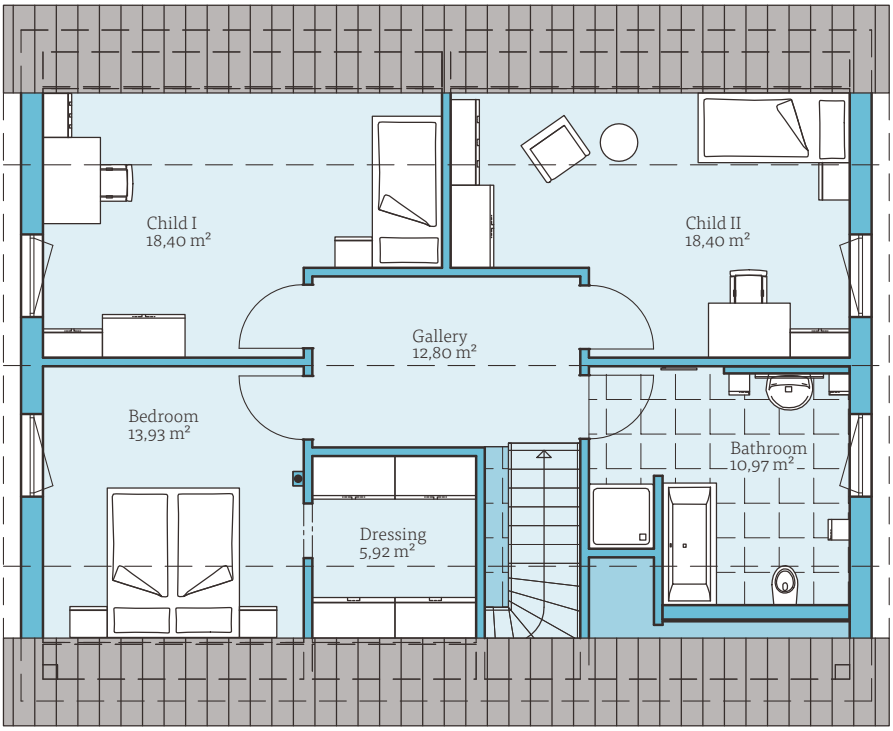
Roof pitch:	Pitched roof, 45°
Eaves external wall:	85 cm
Ground floor:	104.19 m²
Top floor:	88.18 m²
Net floor area according to DIN:	192.38 m²
Total living space according to WoFlV:	174.55 m²

VARIANT 45-175

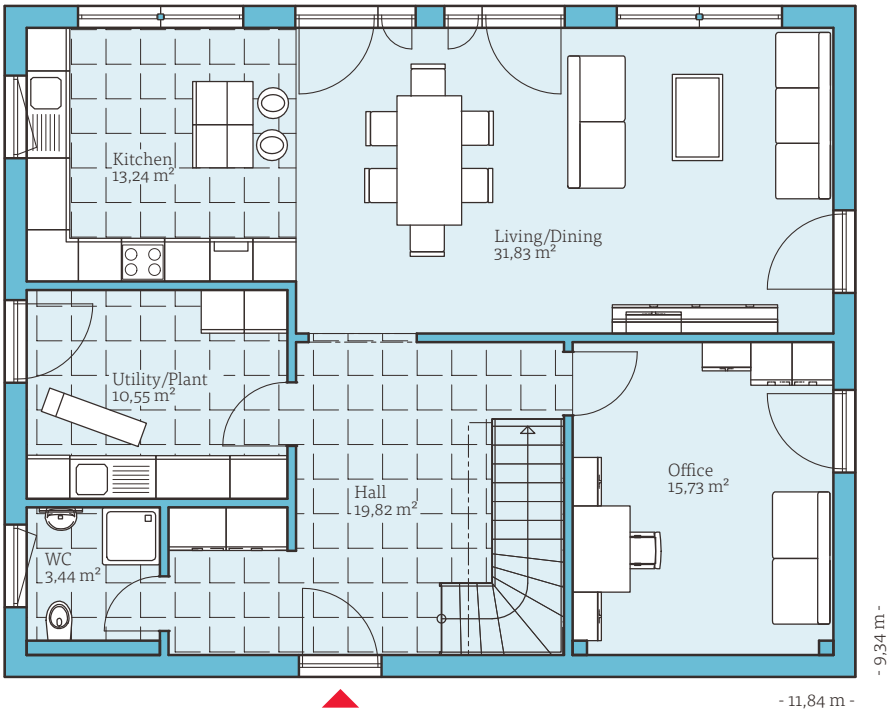
Pitched-roof architecture with room for living

Offering more than 175 m² of space and a flexible layout, the Variant 45-175 is an excellent all-rounder. An optional gable annexe provides room for three children's bedrooms on the top floor. If the office on the ground floor is alternatively used as a bedroom, the house can become a home for a family of six. Plenty of storage space, a separate dressing room, spacious circulation areas and the optional second shower in the ground-floor cloakroom ensure that life can be enjoyed in comfort.

View this house Ludwig-Erhard-Strasse 27 | 61118 Bad Vilbel | Telephone +49 (0) 6101 3477506



TOP FLOOR



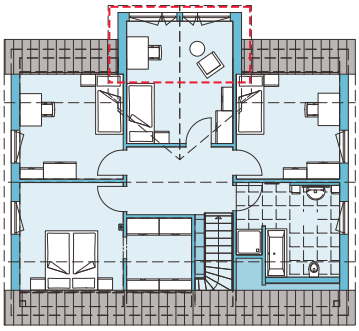
GROUND FLOOR

SPECIFICATIONS

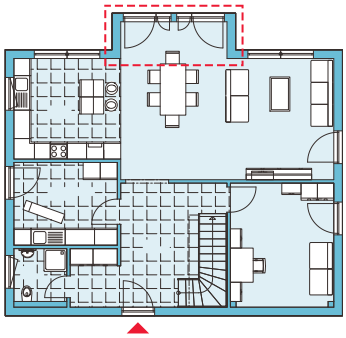
Roof pitch:	Pitched roof, 45°
Eaves external wall:	50 cm
Ground floor:	94.61 m²
Top floor:	80.42 m²
Net floor area according to DIN:	175.03 m²
Total living space according to WoFlV:	158.75 m²

OPTIONAL ALTERNATIVE PLAN

The plans can be extended by adding a gable annexe to create a third children's bedroom.



TOP FLOOR



GROUND FLOOR

KfW-40

Effizienzhaus

A superior energy-saving concept and outstanding thermal insulation ensure that the show home in Bad Vilbel satisfies the KfW 40 Efficiency House standard.

VARIANT 45-154

Colour your life

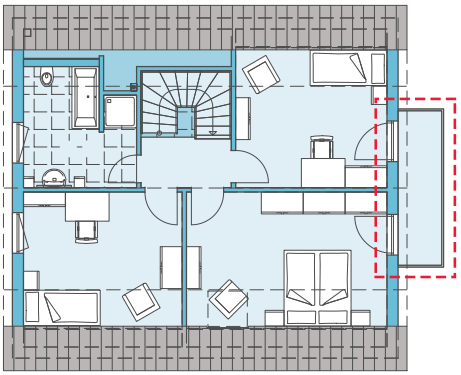
Make the Variant 45-154 as colourful and varied as your life. You can design the façade from an endless range of different shades and combine as you wish; your house is bound to catch the eye. Colours can also be used when designing the interior to give each room a unique atmosphere. For example, fresh green in the bathroom can get the day off to a lively start, while warm Mediterranean colours in the living areas radiate southern warmth and cool colours in the bedrooms have a calming effect. Our fit-out advisers can give futher tips to help you develop the perfect colour scheme.

SPECIFICATIONS

Roof pitch:	Pitched roof, 45°
Eaves external wall:	50 cm
Ground floor:	83.91 m²
Top floor:	69.76 m²
Net floor area according to DIN:	153.67 m²
Total living space according to WoFlV:	139.22 m²

OPTIONAL ALTERNATIVE PLAN

A bay window on the gable wall of the house extends the living room on the ground floor by around 4.5 m². This gives a whole range of new possibilities, for example in the arrangement of the dining area.
The top of the bay window can be accessed from the first floor to form a balcony where you can relax in peace and sunbathe in privacy.



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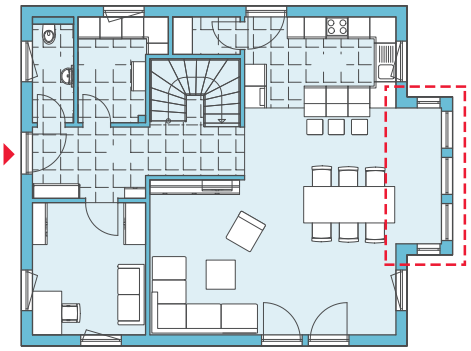
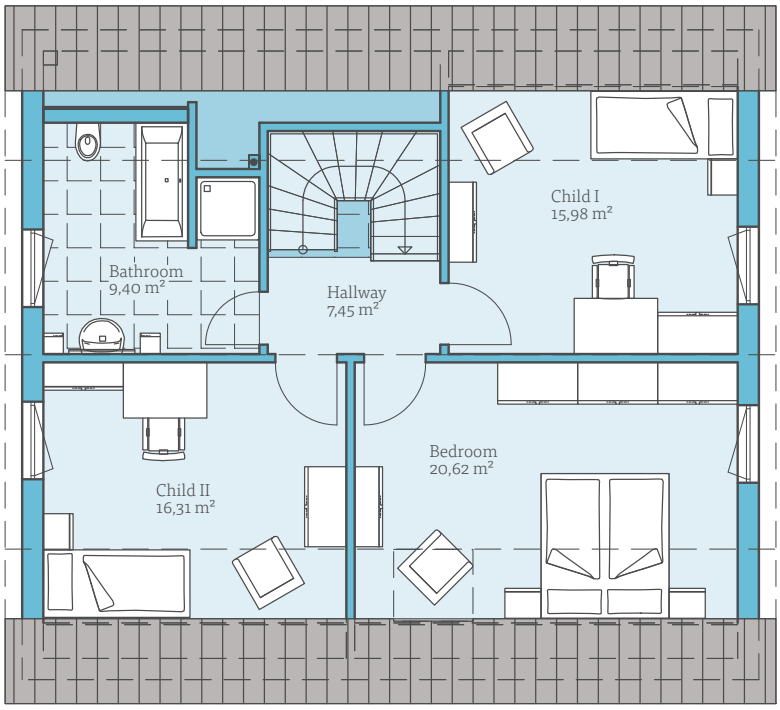
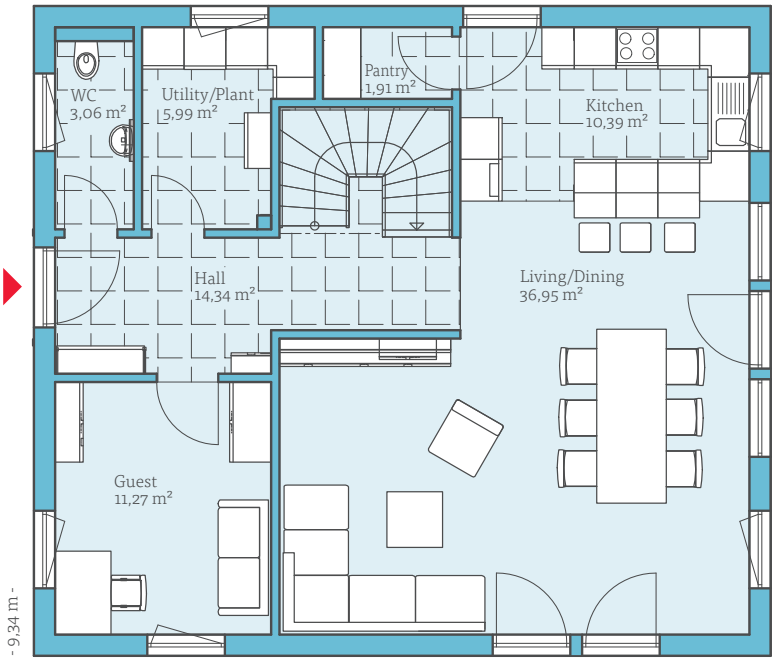


GROUND FLOOR



TOP FLOOR



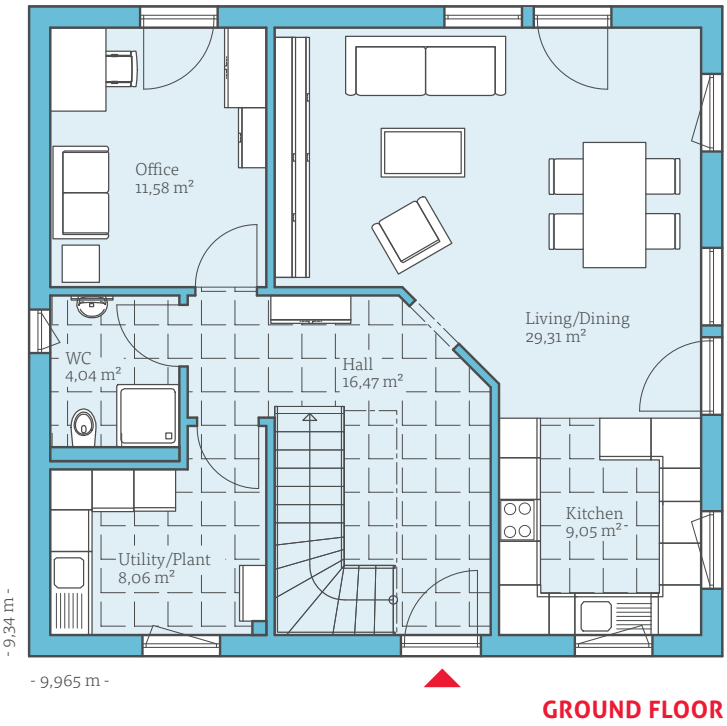
GROUND FLOOR

VARIANT 45-145

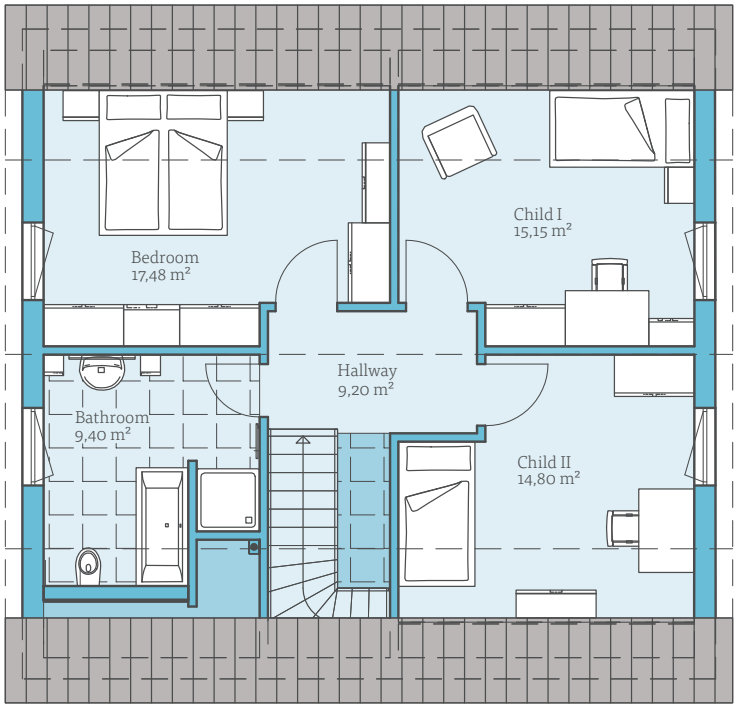
Your style

Elegant, modern or classic. You can design the 45-145 to suit you, using combinations of colours and materials. Not only aesthetically versatile, it is also flexible when it comes to the room layout.

The additional office/guest room on the ground floor can be used as a third children's bedroom if required. Furthermore the adjacent ground floor WC is big enough for an optional shower to be installed; ideal for teenagers who like to take their time in the bathroom.



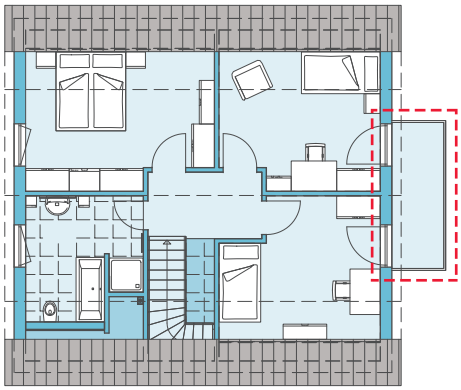
GROUND FLOOR



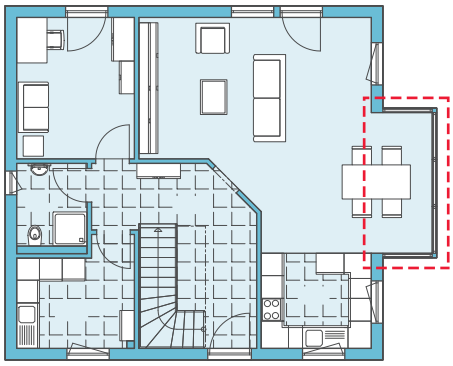
TOP FLOOR

OPTIONAL ALTERNATIVE PLAN

A wintergarden on the gable wall of the house extends the living room on the ground floor by around 6 m². This gives new possibilities, for example in the arrangement of the dining area. The top of the wintergarden can be accessed from the first floor to form a balcony where you can relax in peace and sunbathe in privacy.



TOP FLOOR



GROUND FLOOR

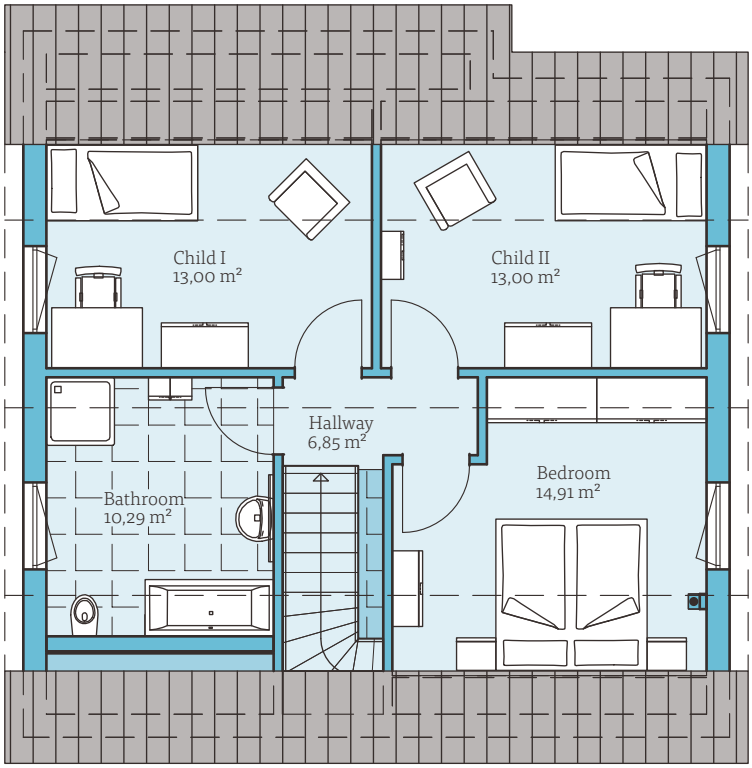
SPECIFICATIONS

Roof pitch:	Pitched roof, 45°
Eaves external wall:	50 cm
Ground floor:	78.51 m²
Top floor:	66.03 m²
Net floor area according to DIN:	144.54 m²
Total living space according to WoFlV:	130.36 m²

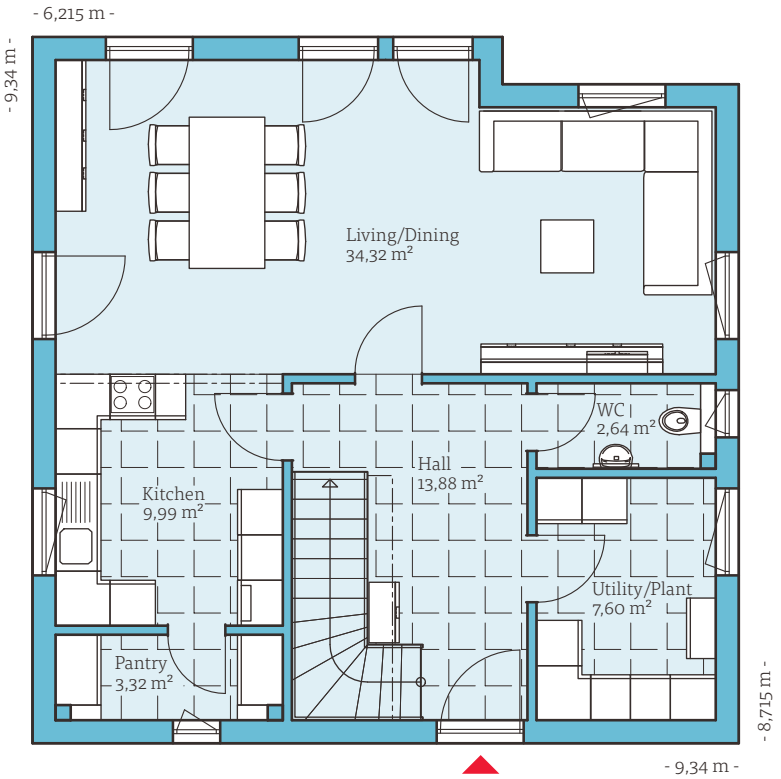
VARIANT 45-130

Spacious living on small plots

You don't always need a large building plot to see your dream home come to life. Plans for a house such as the Variant 45-130 are ideal for the optimum use of small infill sites or shared plots. The open-plan layout of the ground floor gives a feeling of space despite the compact external dimensions. You even have a practical utility room and a separate ground floor WC. The house is planned to be economically built on a foundation slab.



TOP FLOOR



GROUND FLOOR

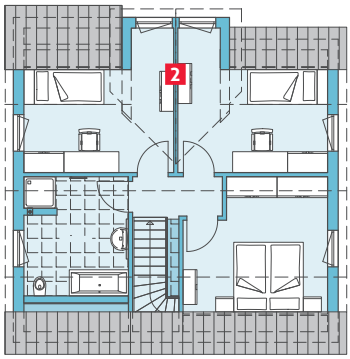
SPECIFICATIONS

Roof pitch:	Pitched roof, 45°
Eaves external wall:	50 cm
Ground floor:	71.75 m²
Top floor:	58.05 m²
Net floor area according to DIN:	129.80 m²
Total living space according to WoFlV:	115.79 m²

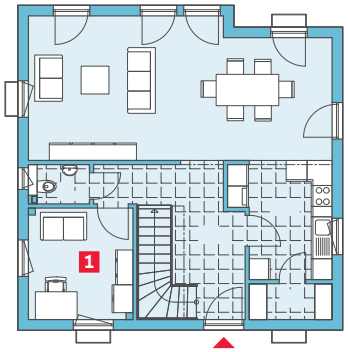
OPTIONAL ALTERNATIVE PLAN

1 If you decide to incorporate a basement, the utility room can be relocated to leave the ground-floor room free for an office or guest bedroom. The basement rooms can be used for utility, hobby, storage or a workshop.

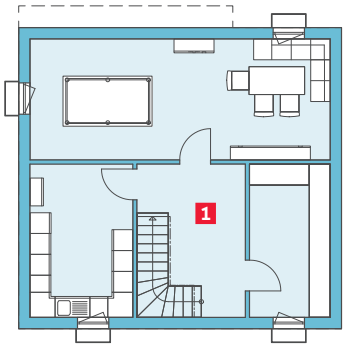
2 The optional gable annex/dormer allows plenty of light in the childrens bedrooms incorporating large windows and giving more space. Here you also have the choice between a traditional pitched roof with gable or a modern flat roof.



TOP FLOOR



GROUND FLOOR



BASEMENT PLAN

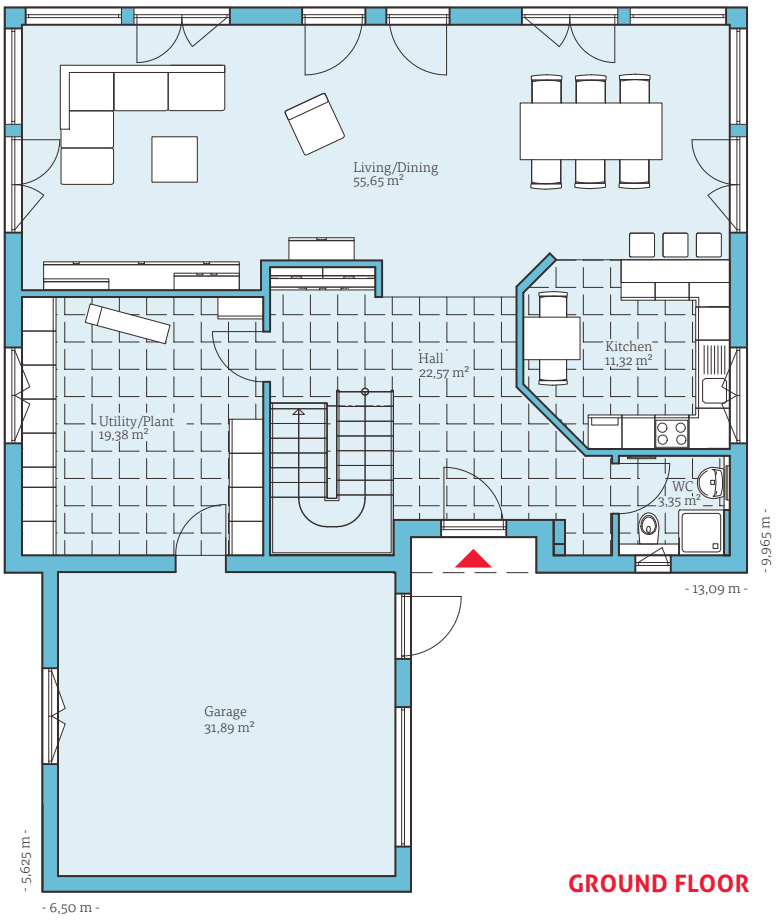
VARIANT 275

View this house Gewerbepark 30 n | 91093 Hessdorf | Telephone +49 (0) 9135 721001

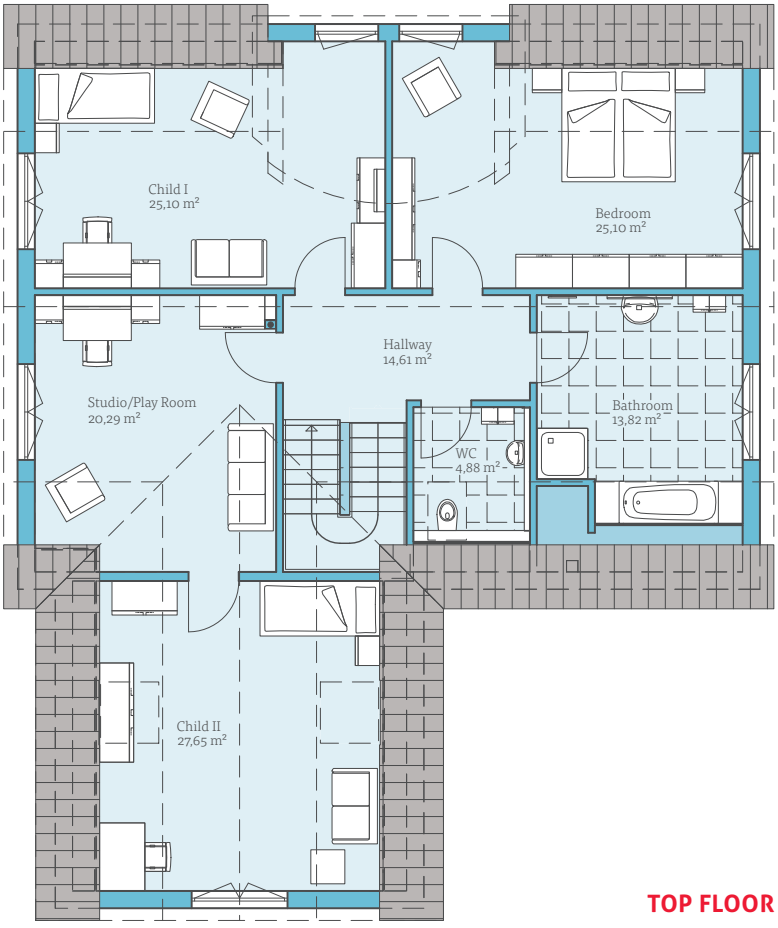
Space for the whole family

Young families with children need a home that offers space for growth and development. Plenty of space for exuberant play and laughter, with space to withdraw, to relax and recharge batteries. The Variant 275 is equipped for these exciting times and offers freedom to enjoy life to the full. As soon as you enter you'll be struck by the roominess of the design.

The 67 m² living, dining and kitchen area is bathed in bright, friendly light flooding through floor-to-ceiling windows; a perfect spot for a leisurely breakfast. Direct access is given from the garage to the utility room, meaning the hassle of carrying the weekly shopping from the front door is a thing of the past. The top floor, accessed by a staircase with half-landing, houses the master bedroom and two large children's rooms, a playroom and a bathroom with spa bath.



GROUND FLOOR



TOP FLOOR

VARIANT 275 SPECIFICATIONS

Roof pitch:	Pitched roof, 42°
Eaves external wall:	65 cm
Ground floor:	144.16 m²
Top floor:	131.47 m²
Net floor area according to DIN:	275.63 m²
Total living space according to WoFlV:	220.38 m²

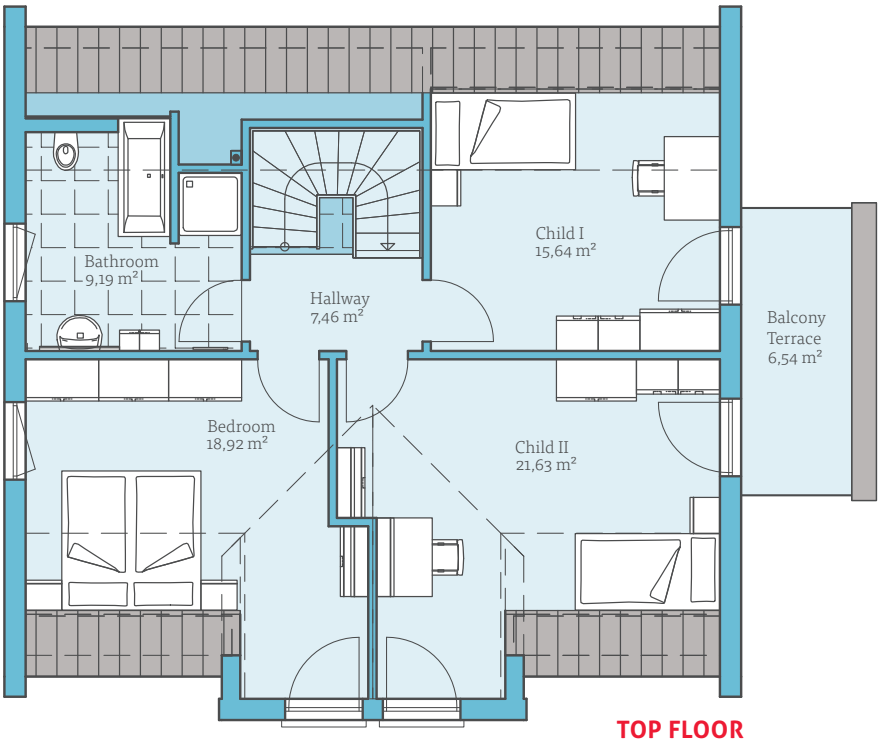
VARIANT 172

View this house Otto-Hahn-Strasse 12 | 97230 Estenfeld | Telephone +49 (0) 9305 1718

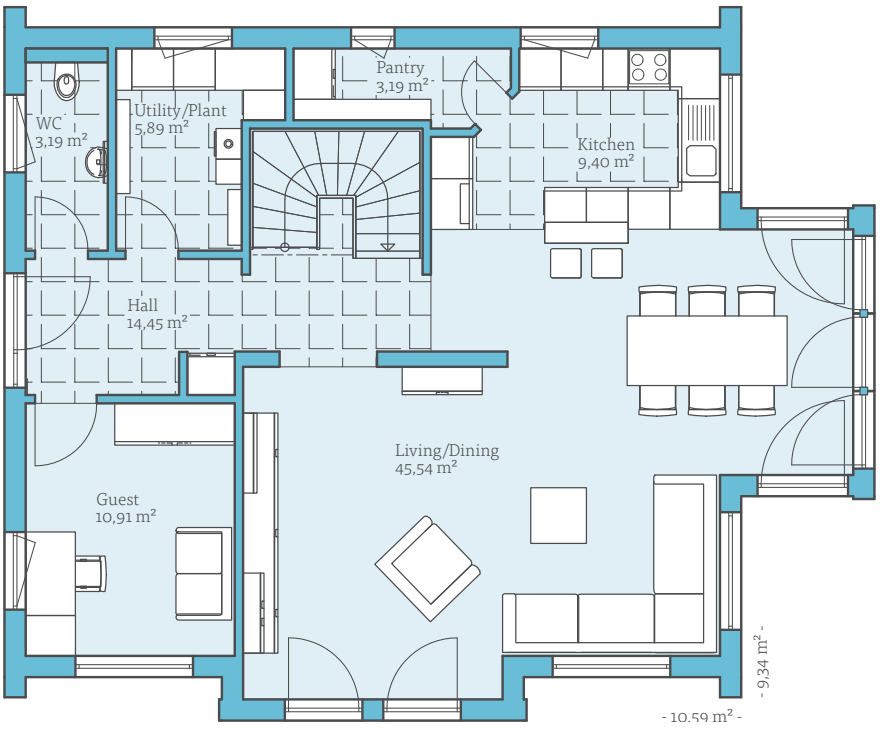
Practical and cosy

Modern practicality and clear lines are what characterise the Variant 172 house. Architectural features include the metal-clad projections of the gable walls above the roof level and the use of contrasting colours. Additional fun in the façade design is provided by interplay of large glass panels with narrow horizontal panes, all with their distinctive roller blinds.

The room layout on the ground floor is both practical and cosy. In addition to the spacious and bright living and dining area with direct access to the open-plan kitchen, there is also a utility room, a pantry, a guest bedroom or office and a ground floor WC. The top floor houses two children's bedrooms with access to the balcony, the master bedroom and the bathroom.



TOP FLOOR



GROUND FLOOR

SPECIFICATIONS

Roof pitch:	Pitched roof, 42°
Eaves external wall	50 cm
Ground floor:	92,57 m²
Top floor:	79.55 m²
Net floor area according to DIN:	172.12 m²
Total living space according to WoFlV:	155.66 m²

VILLA 183

SAME PLAN – DIFFERENT ROOF

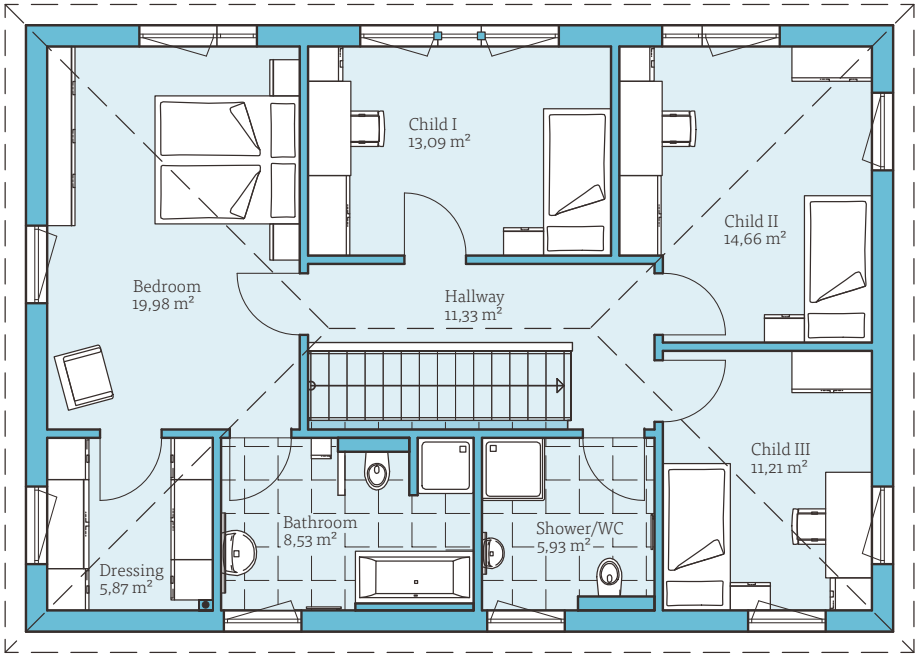
Bright and grand

This 183 m² villa provides a wonderfully roomy home for every family member. Its south-facing elevation with large glazed panels lets light into the open-plan living and dining area creating a homely atmosphere. Four bedrooms, a guest room or office, two shower rooms and a spacious family bathroom make for bright grandeur.

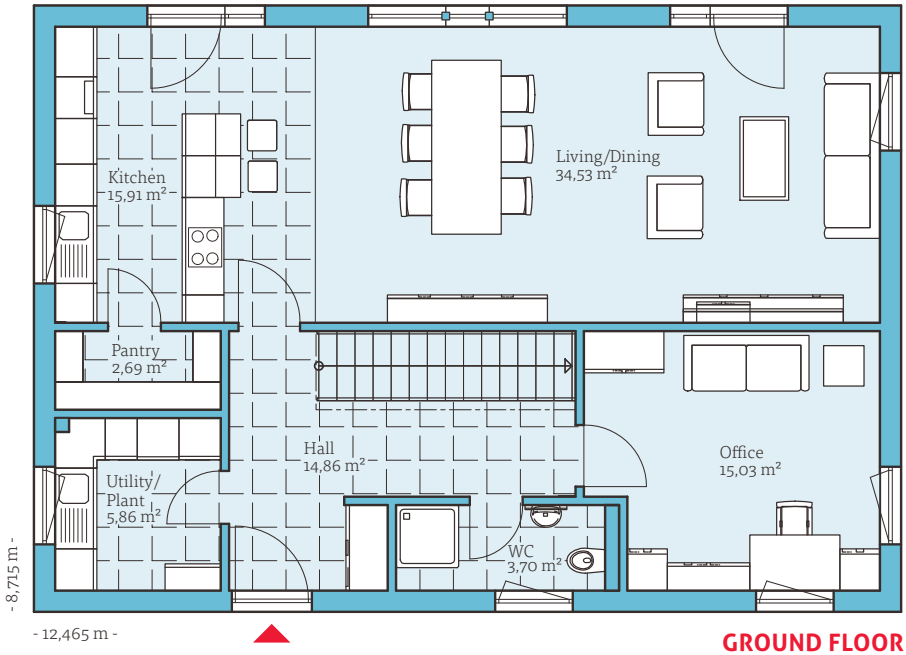
Instead of the third children's bedroom above the dining room, an open space above the dining area can be incorporated to give an feeling of extra spaciousness.

SPECIFICATIONS

Roof pitch:	Hipped roof, 25°
Ground floor:	92.58 m²
First floor:	90.60 m²
Net floor area according to DIN:	183.18 m²
Total living space according to WoFlV:	177.63 m²



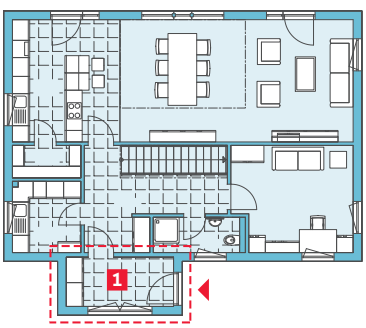
FIRST FLOOR



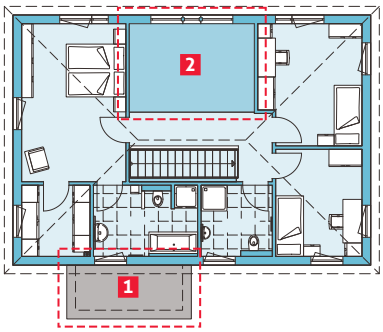
GROUND FLOOR

OPTIONAL ALTERNATIVE PLAN

1. The optional porch gives space to incorporate a cupboard for coats, shoes and children's toys. Area gained: more than 6 m².
2. Replacing the third children's bedroom with an open space above the dining room creates a new feeling of space on the ground floor and allows for communication between storeys.



GROUND FLOOR



FIRST FLOOR

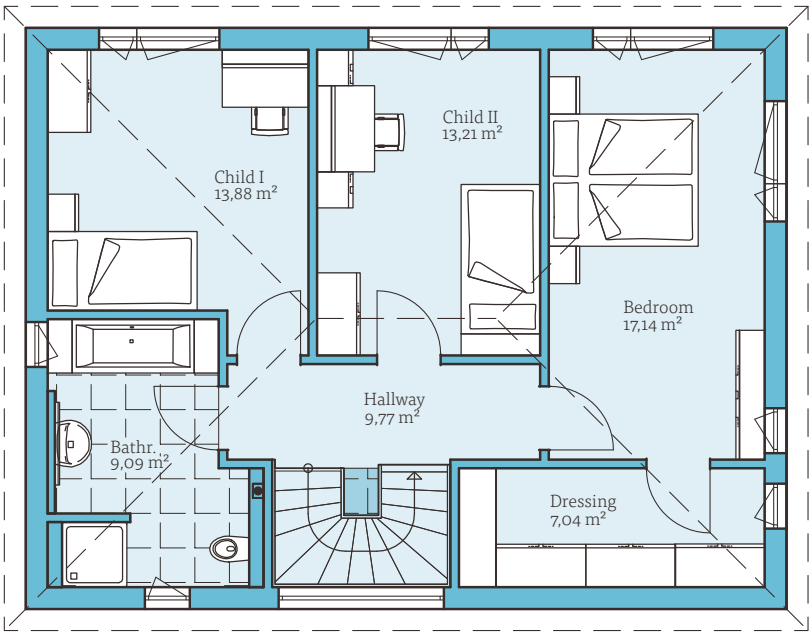
VILLA 142

Planned for more comfort

The ingenious plan of the 142 m² Villa 142 makes it possible not only to offer comfortable living space and a bedroom for each family member, but also a spacious dressing room for the master bedroom and an office or guest bedroom.
Shown here is a range of suggested alternative plans. Speak to your Hanse Haus adviser who can show you the numerous possibilities in detail. Find the layout that suits you.

SPECIFICATIONS

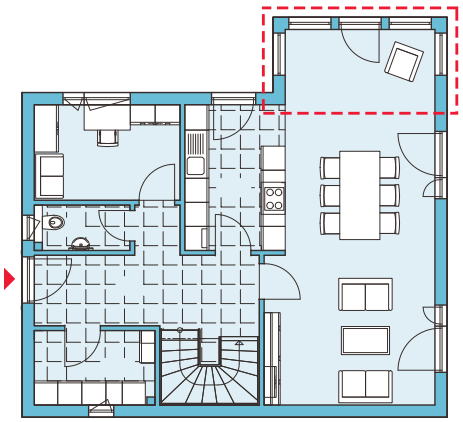
Roof pitch:	Hipped roof, 25°
Ground floor:	71.91 m²
First floor:	70.13 m²
Net floor area according to DIN:	142.04 m²
Total living space according to WoFlV:	136.48 m²



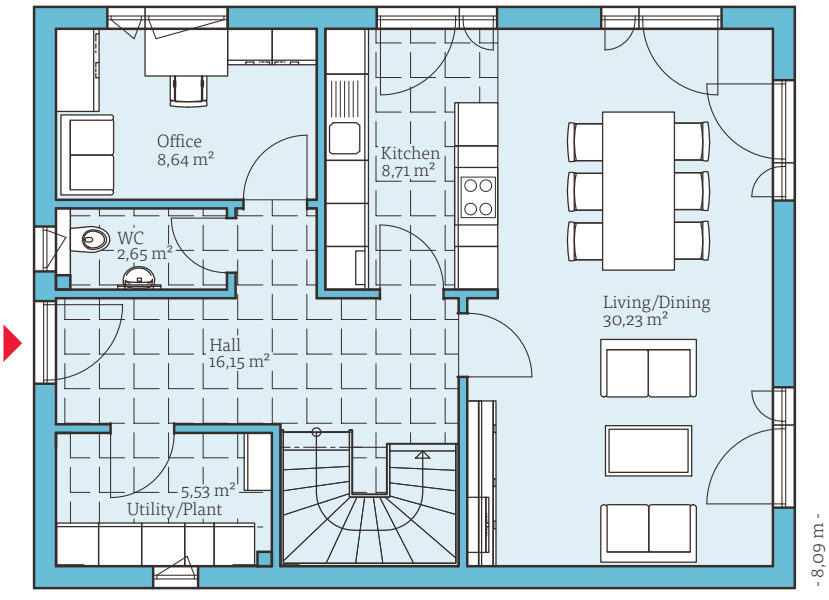
FIRST FLOOR

OPTIONAL ALTERNATIVE PLAN

A bay window with a flat roof and large windows can increase the living space by around 7 m² and can let more natural light into the living area.



GROUND FLOOR

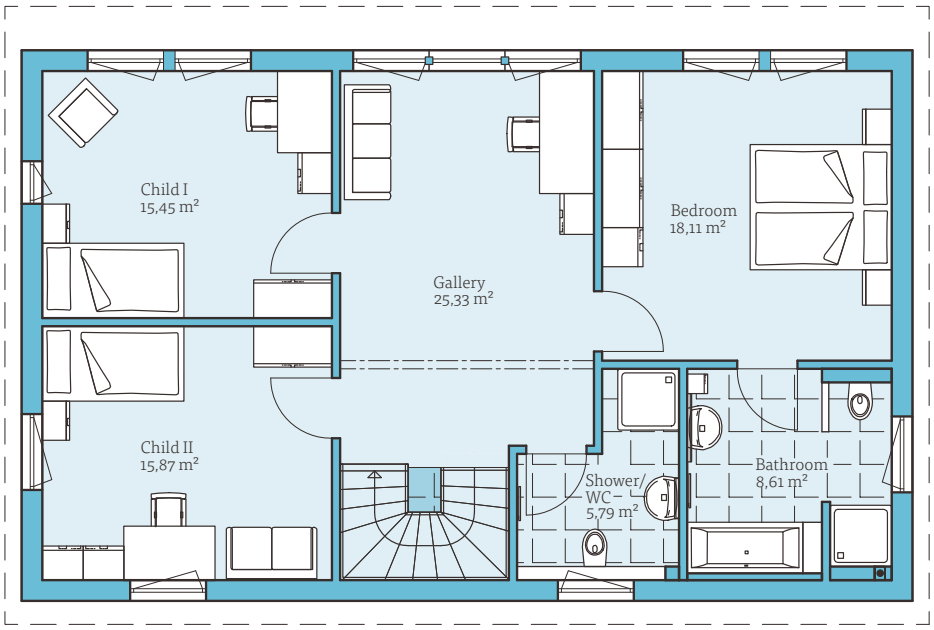


GROUND FLOOR

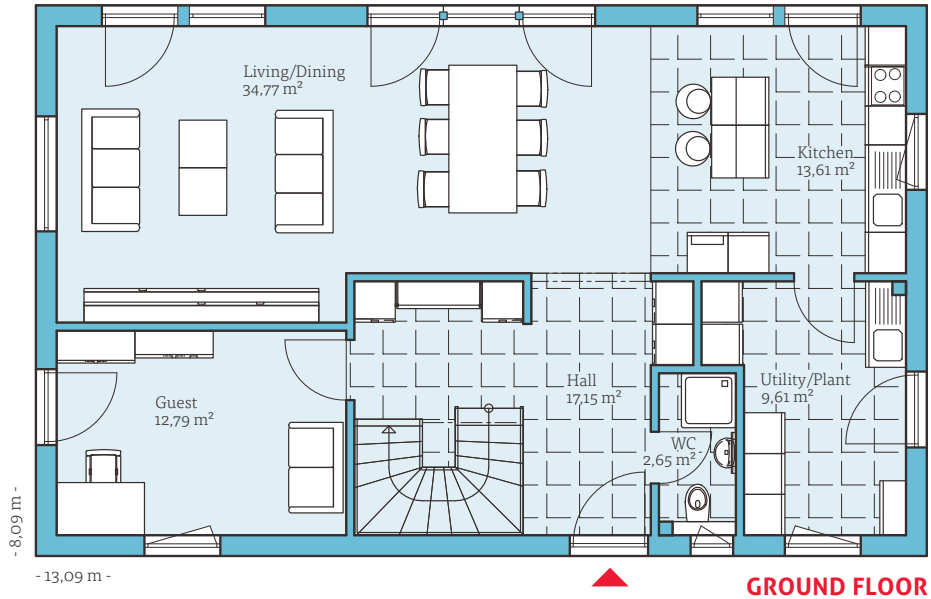
VITA 180

Realise your ideas

The largest version of the Vita pent roof series offers an amazing amount of space for putting your home ideas into practice. In addition to the airy living, dining and kitchen area, a utility room and the ground floor WC, there is an extra ground floor room to use as an office or guest bedroom. Work from home by using the first floor gallery landing as a bright workspace.



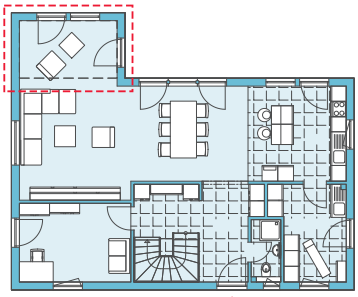
FIRST FLOOR



GROUND FLOOR

OPTIONAL ALTERNATIVE PLAN

An pent-roof area can be added to extend the living area by approx. 9 m². Designed to harmonise with the house form, this option ariculates the rectolinear external geometry.



GROUND FLOOR

SPECIFICATIONS

Roof pitch:	Pent roof, 5°
Ground floor:	90.58 m²
First floor:	89.16 m²
Net floor area according to DIN:	179.74 m²
Total living space according to WoFlV:	173.71 m²

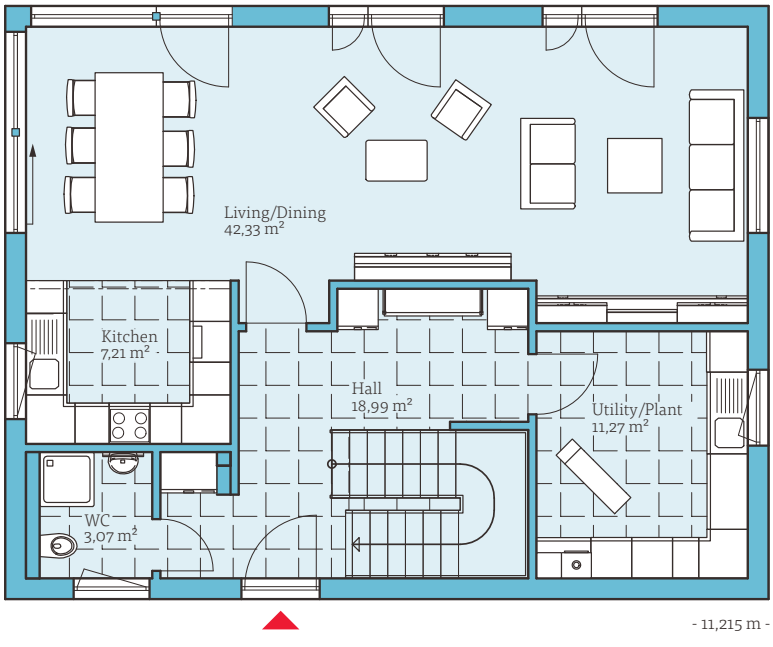
VITA 165

Build as you wish

One design, many possible variations. The floor plan of the Vita 165 is based on that of the Villa 165, the Hanse show home in Frechen, near Cologne and is an example of the individuality offered by Hanse Haus.

Perhaps you like a layout but you would prefer a pent, flat or hipped roof? Redesigning a two-storey house with a different roof type can give a house a new character.

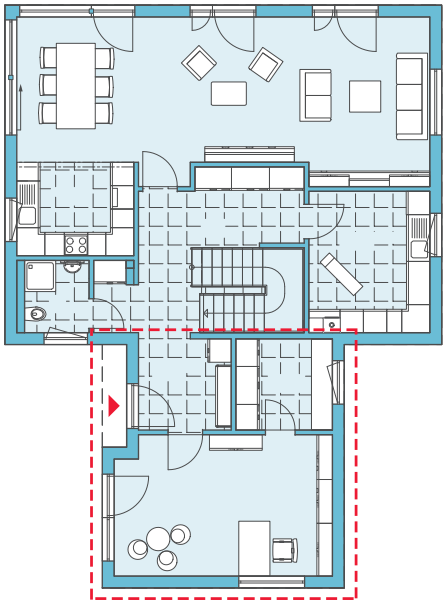
Inspire yourself with different designs and styles and plan your perfect home.



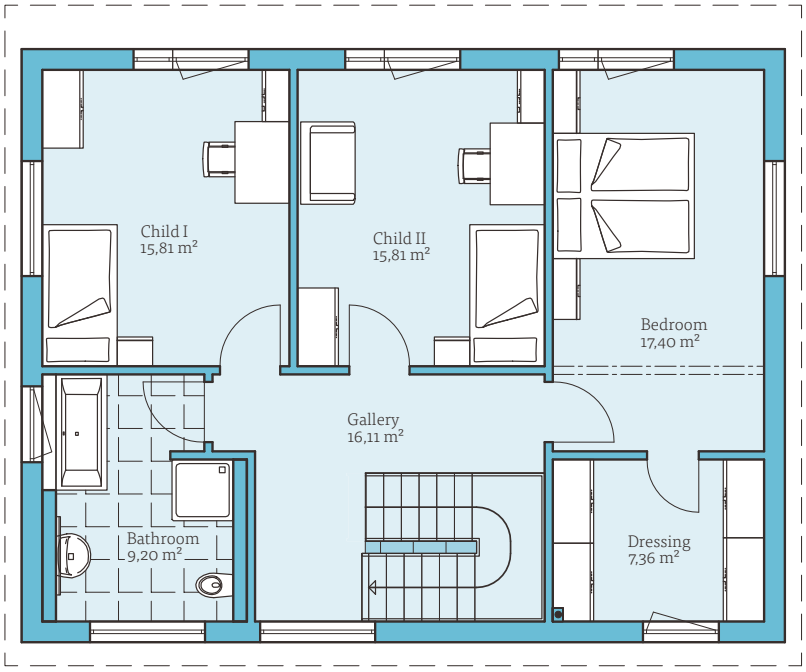
GROUND FLOOR

OPTIONAL ALTERNATIVE PLAN

The house can be extended by the optional addition of a pent-roofed annexe which can house, for example, a separate home office or study room, providing an additional 32 m².



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Roof pitch:	Pent roof, 5°
Ground floor:	82.87 m²
First floor:	81.69 m²
Net floor area according to DIN:	164.56 m²
Total living space according to WoFlV:	156.99 m²

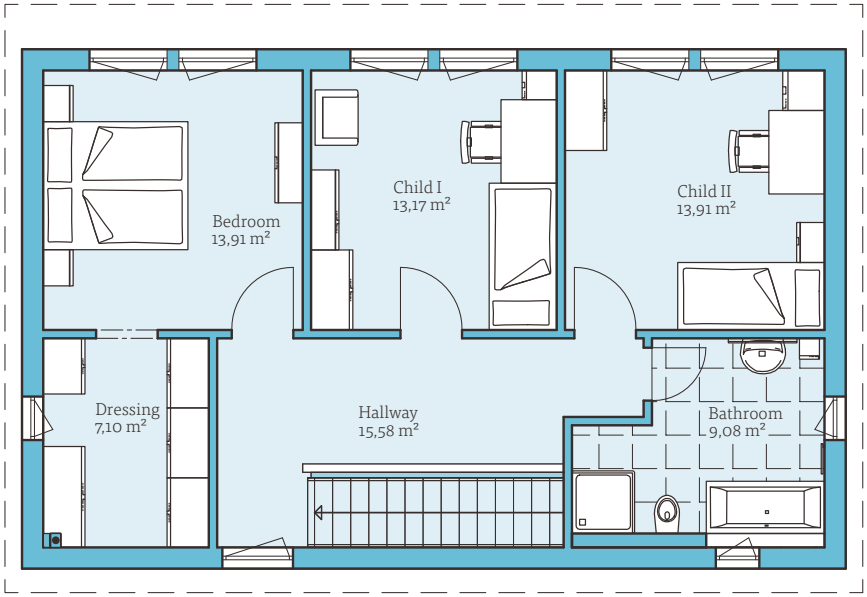
VITA 147

Sunny living

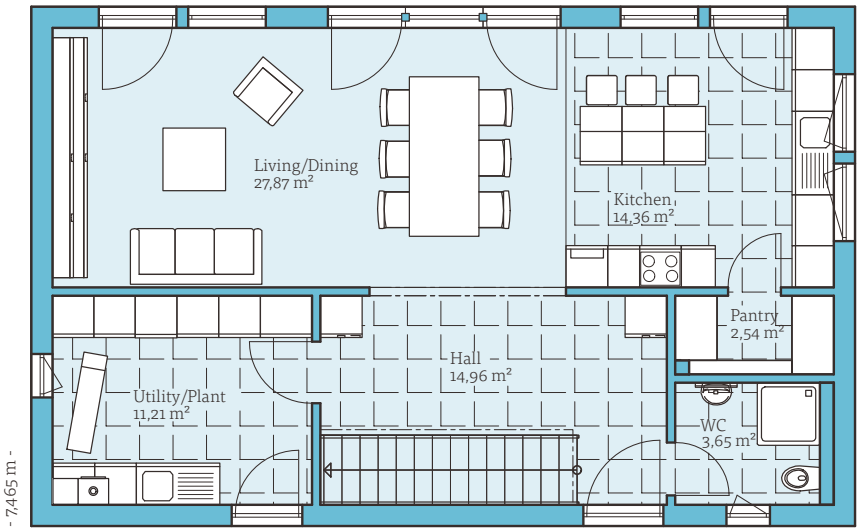
The design of the living area to maximise light is a central feature of the Vita 147. Floor-to-ceiling windows in the living, dining and kitchen area make a sunny and light space at ground floor. The south elevation of the house has generous windows to ensure a lovely atmosphere in the children's bedrooms, too.

With a floor area of 147 m², the house offers every family member the room they need. Well resolved details such as the dressing room to the master bedroom and the pantry offer further comfort.

View this house Buchstrasse 1-3 | 97789 Oberleichtersbach | Telephone +49 (0) 9741 808-0



FIRST FLOOR



GROUND FLOOR

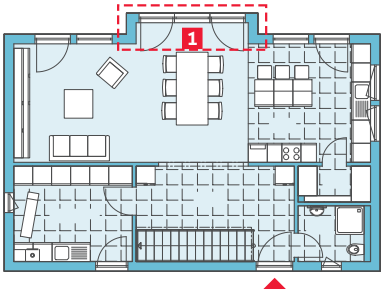
SPECIFICATIONS

Roof pitch:	Pent roof, 5°
Ground floor:	74.59 m²
First floor:	72.75 m²
Net floor area according to DIN:	147.34 m²
Total living space according to WoFlV:	141.80 m²

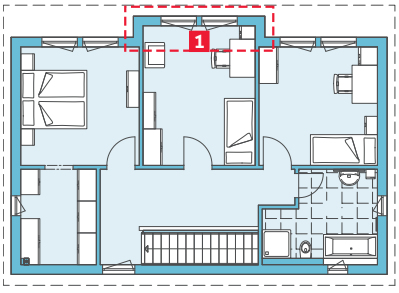
OPTIONAL ALTERNATIVE PLAN

1 A two storey annex softens the look of the house and allows more space in both the living room and one childs room by approx 2 m² each.

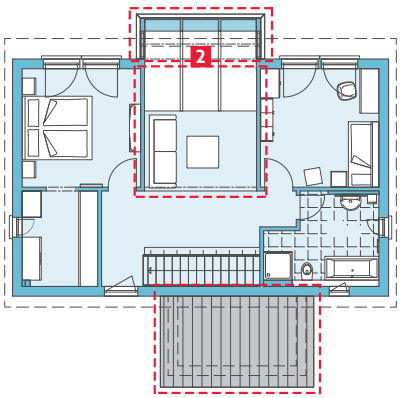
2 On request, the house design can incorporate a fully glazed two storey wintergarden as displayed on our show house in Oberleichtersbach (see photo left). In combination with the void above the dining room, an open, lightflooded gallery is created on the first floor.



FIRST FLOOR



GROUND FLOOR



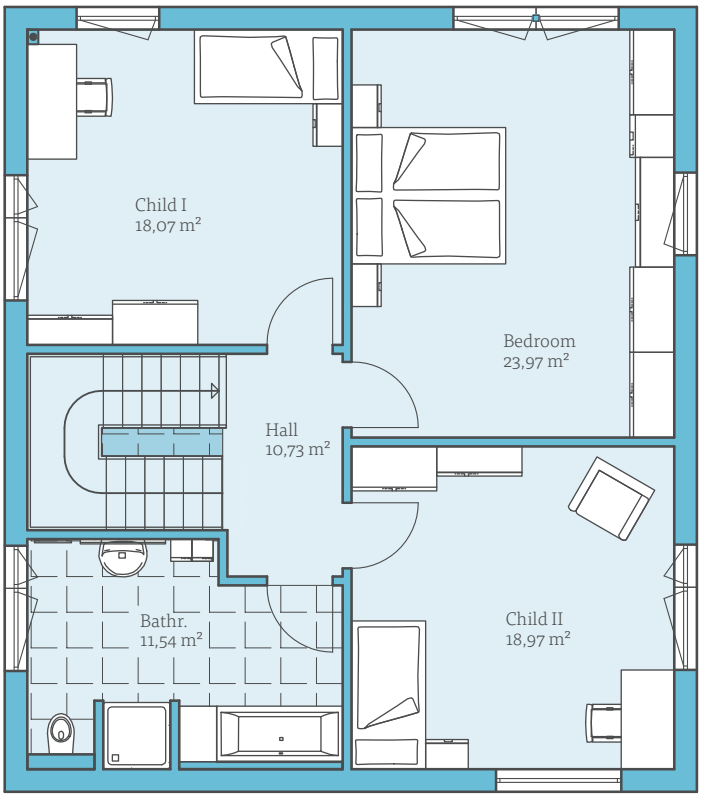
TOP FLOOR

CUBUS 162

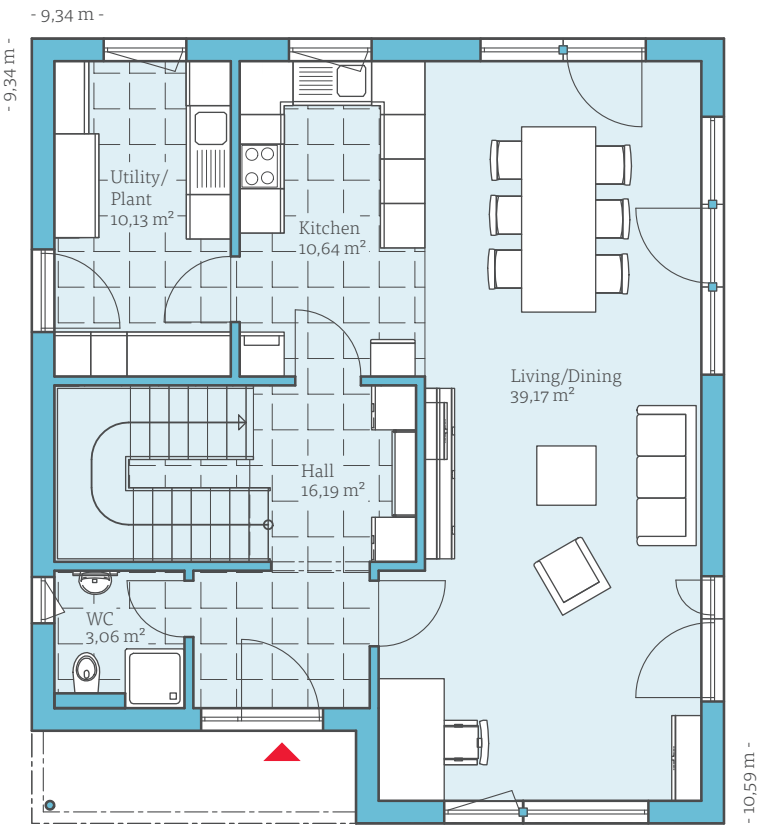
Clear lines, cool look

Clear lines and functionally subdivided architecture characterise the Cubus 162. Measuring 162 m², it provides a crisp backdrop to realise your design and lifestyle dreams. Highlights such as the half-landing staircase are augmented by useful features such as the porch and cloaks recess.

A bay window can be added to the kitchen of the Cubus 162 or balcony to the first floor. Protected from wind and view, relax on the balcony on warm summer evenings, as a couple or with friends.



FIRST FLOOR

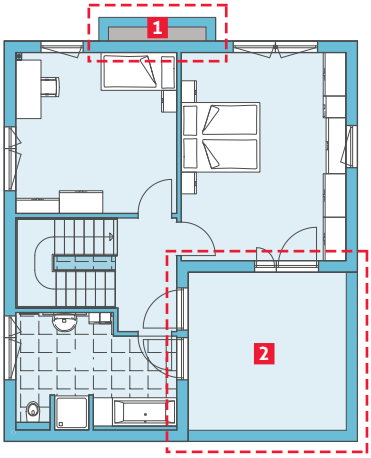


GROUND FLOOR

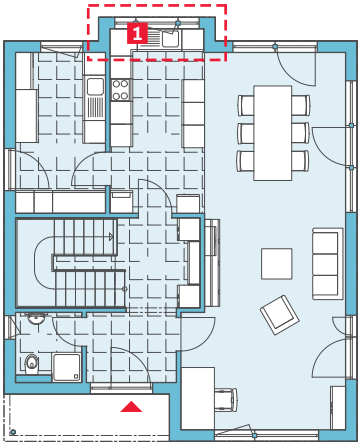
OPTIONAL ALTERNATIVE PLAN

1 A flat-roofed bay window opens up new possibilities in kitchen planning. The extension is precisely in line with the work surface depth; perfect for incorporating a sink or for creating additional preparation space. It extends house area by more than 1.5 m².

2 Relax on the balcony. At more than 17 m², it offers plenty of space for entertaining.



FIRST FLOOR



GROUND FLOOR

SPECIFICATIONS

Roof pitch:	Flat roof, 0°
Ground floor	79.19 m²
First floor:	83.28 m²
Net floor area according to DIN:	162.47 m²
Total living space according to WoFlV:	154.68 m²

CUBUS 148

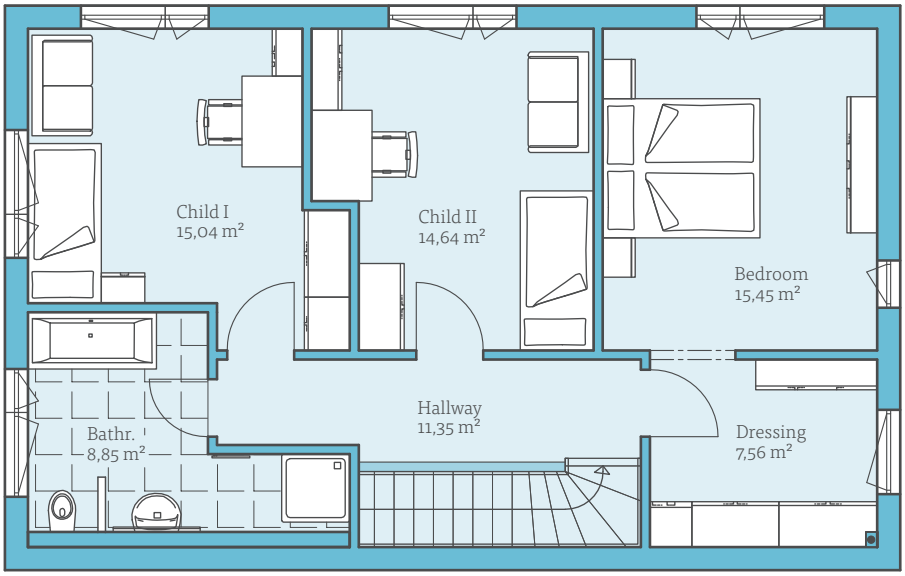
Photo: Kährs Parkett

Timeless design

The Cubus 148 design is the expression of a modern way of life. Clear lines and functional architecture, with a nod to the Bauhaus movement, give it a distinguished yet understated character.

The basic design can be grown by addition of a flat-roofed extension with a balcony above. Perhaps highlight the extension in a strong contrasting colour or by using a different material such as timber cladding.

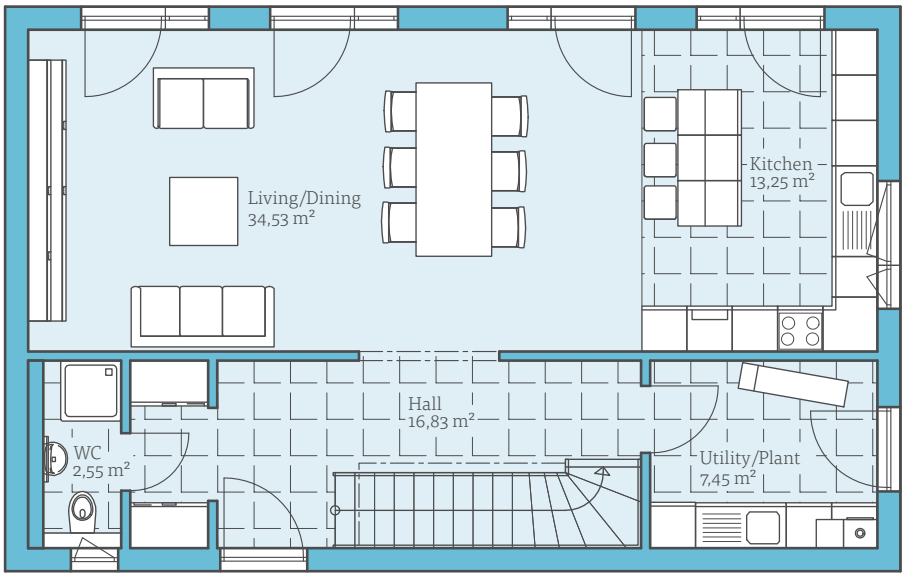
The ground floor has a huge, spacious open-plan living and kitchen area extending to an impressive 50 m². Large windows allow health-giving sun into the house, even in winter, bathing the room in light. Bedrooms are on first floor; the master bedroom benefits from an adjacent dressing room.



FIRST FLOOR

SPECIFICATIONS

Roof pitch:	Flat roof, 0°
Ground floor:	74.61 m²
First floor:	72.89 m²
Net floor area according to DIN:	147.50 m²
Total living space according to WoFlV:	141.42 m²

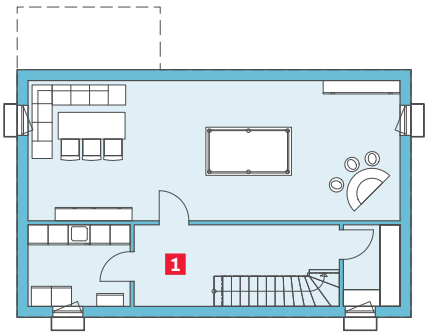


GROUND FLOOR

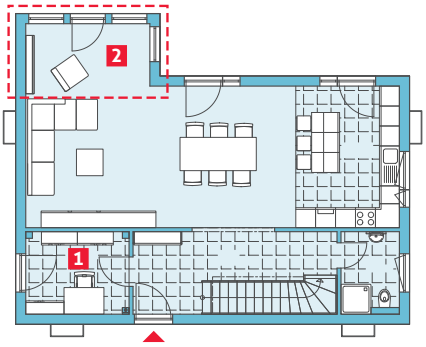
OPTIONAL ALTERNATIVE PLAN

1 If a basement is incorporated, the utility room can be relocated to leave the ground floor room free for an office or guest bedroom.

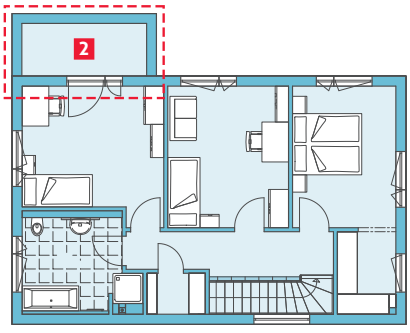
2 The ground floor annex with loggia balcony increases the living space by approx. 7 m² and allows more light due to the large glazing areas.



BASEMENT PLAN



GROUND FLOOR



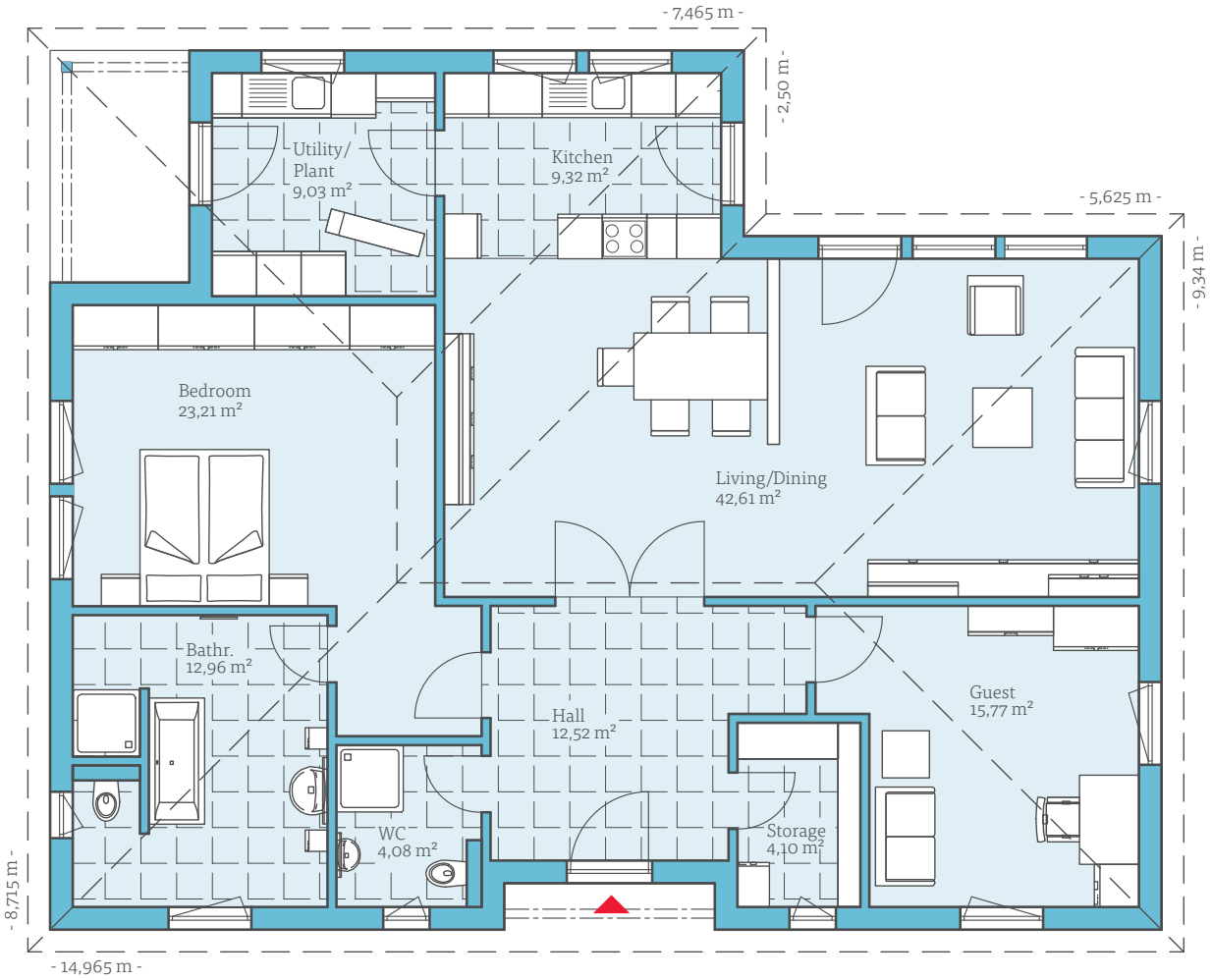
FIRST FLOOR

BUNGALOW 133

Comfort and ease of use

Whether it's regarding comforable and obstacle-free living in old age or independent living with a physical handicap, the Bungalow 133 concept is ideal. All rooms are on the same level and are therefore comfortably reached without stairs.
This house design was designed together with a wheelchair user and aims to make everday life in the house as easy as possible. This is achieved through the arrangement of light switches, wider doors, lack of thresholds, walk in shower and wheelchair-accessible kitchen presses. The spacious layout of the living space creates an open feel, pleasant atmosphere. Essentially this house concept is ideal to fulfill the wish for a perfect, tailor-made home.

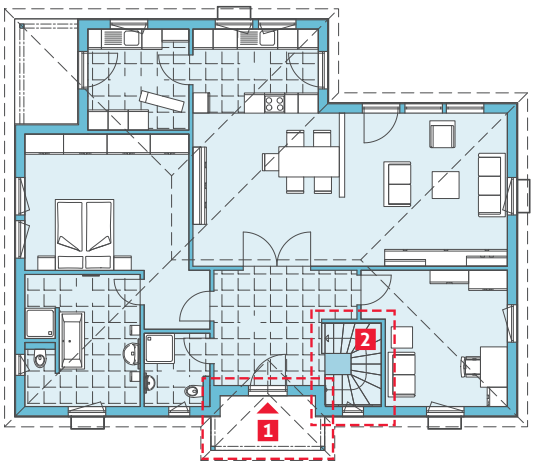
View this house Buchstrasse 1 – 3 | 97789 Oberleichtersbach | Telephone +49 (0) 9741 808-0



SPECIFICATIONS

Roof pitch:	Hipped roof, 25°
Net floor area according to DIN:	133.60 m²
Total living space according to WoFlV:	133.60 m²

OPTIONAL ALTERNATIVE PLAN



1 A porch over the front door offers protection from wind and rain. The flat hipped roof matches the style of the bungalow perfectly.

2 The house features a utility/boiler room so that the bungalow can be neatly built on a floor slab, but if a basement is added the utility room can be used as a side entrance lobby.

BUNGALOW 113

Family life on one level

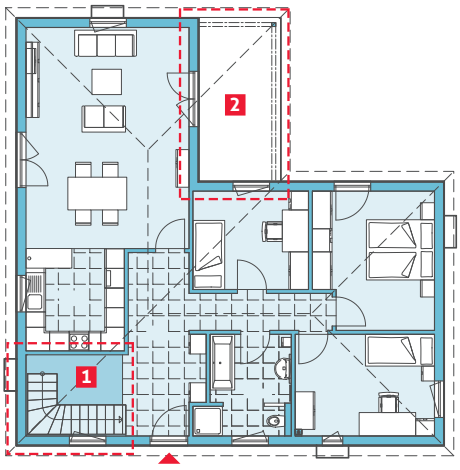
The Bungalow 113 has a classic L-shaped floor plan with a sheltered external terrace area; an inviting place to relax and enjoy al fresco living. The outdoor seating area can be roofed for use even when the weather is not perfect.

With 113 m² of living space, room for a family of four is provided. The living, dining and kitchen area occupies one wing while the master bedroom and two children's rooms occupy the other enabling the two areas to be kept separate despite being on one level.

OPTIONAL ALTERNATIVE PLAN

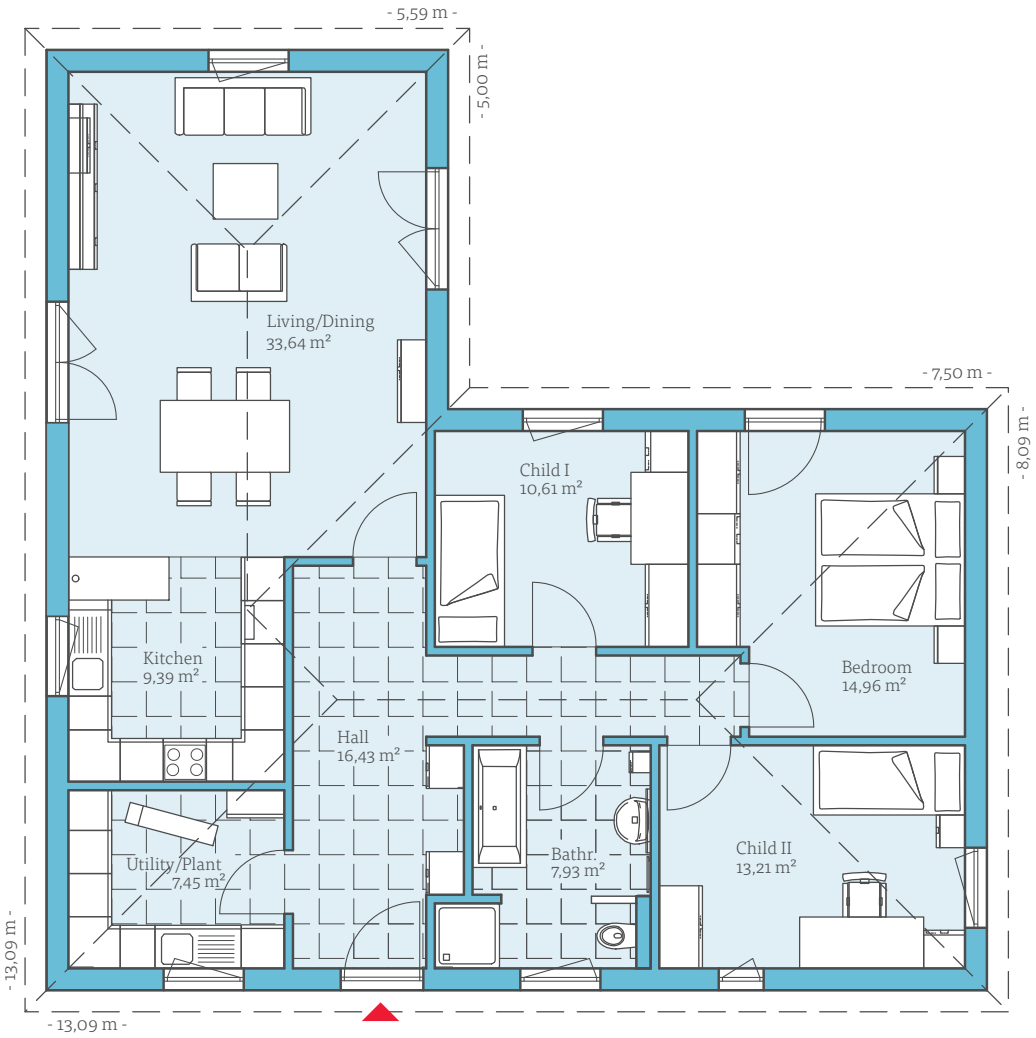
1 The plan is designed with a utility/plant room so that the house can be built on a slab, but if a basement is added the utility room area can be used as a side entrance lobby.

2 If the outdoor seating area is roofed, the terrace can be enjoyed from spring to autumn.



SPECIFICATIONS

Roof pitch:	Hipped roof, 25°
Net floor area according to DIN:	113.62 m²
Total living space according to WoFlV:	113.70 m²


- 5,59 m -
- 5,00 m -
Living/Dining
33,64 m²
- 7,50 m -
- 8,09 m -
Child I
10,61 m²
Kitchen
9,39 m²
Hall
16,43 m²
Bedroom
14,96 m²
Utility/Plant
7,45 m²
Bathr.
7,93 m²
Child II
13,21 m²
- 13,09 m -
- 13,09 m -

BUNGALOW 109

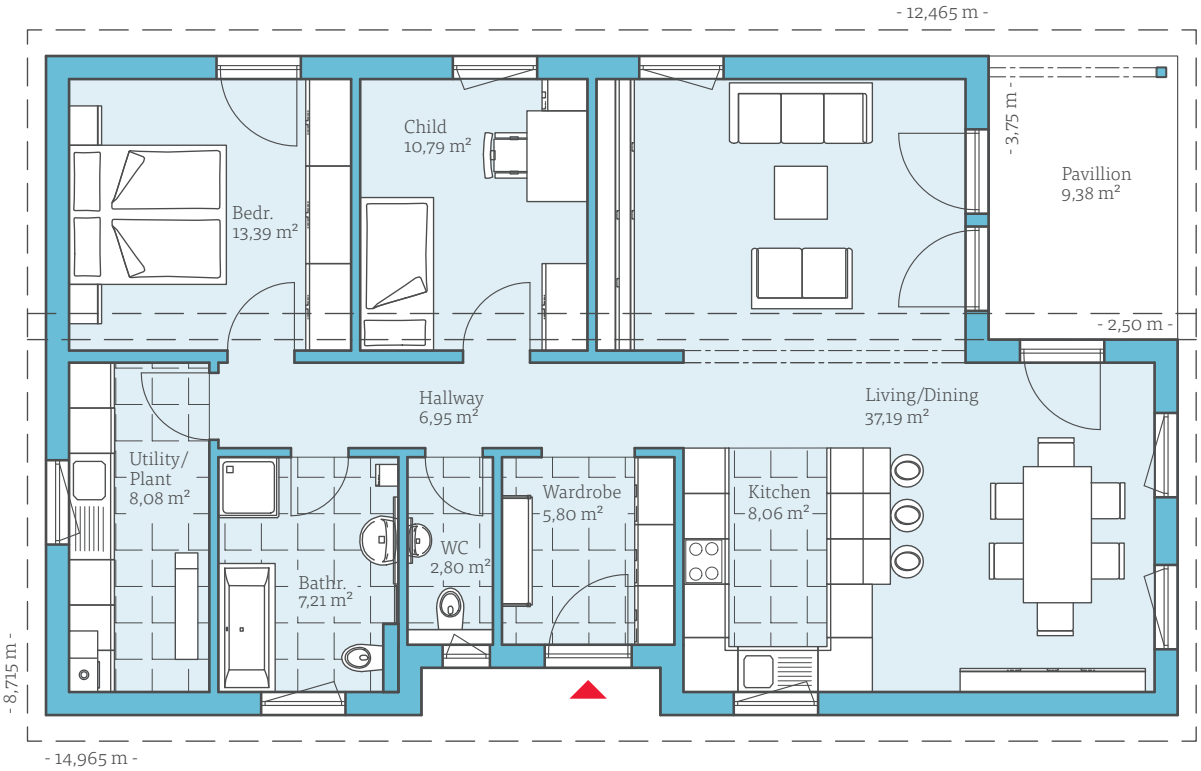
Unleash creativity

The distinctive style of the Bungalow 109 is noticeable at first glance by the offset pent roof which, together with its colourful façade, makes a bungalow with a lively character. The offset pent roof presents an opportunity to colour the two volumes differently.

Colour can also be used in the interior. Unleash creativity and design the open-plan living, dining and kitchen area, bedrooms and bathrooms however the mood takes you. With a floor area of 109 m² to play with, there need be no limit to your ideas.

SPECIFICATIONS

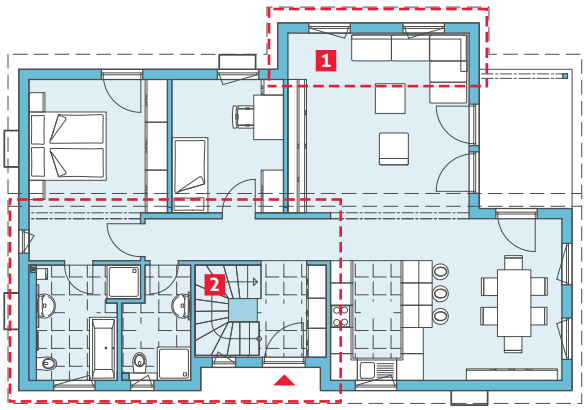
Roof pitch:	Pent roof, counterposed, 5°/13°
Net floor area according to DIN:	109.65 m²
Total living space according to WoFlV:	104.96 m²



OPTIONAL ALTERNATIVE PLAN

1 A pent-roof addition enables extension of the floor area by more than 6 m², creating further living space.

2 The plan is designed with a utility/plant room so that the house can be built on a slab, but if a basement is added this area can be used as a side entrance lobby.

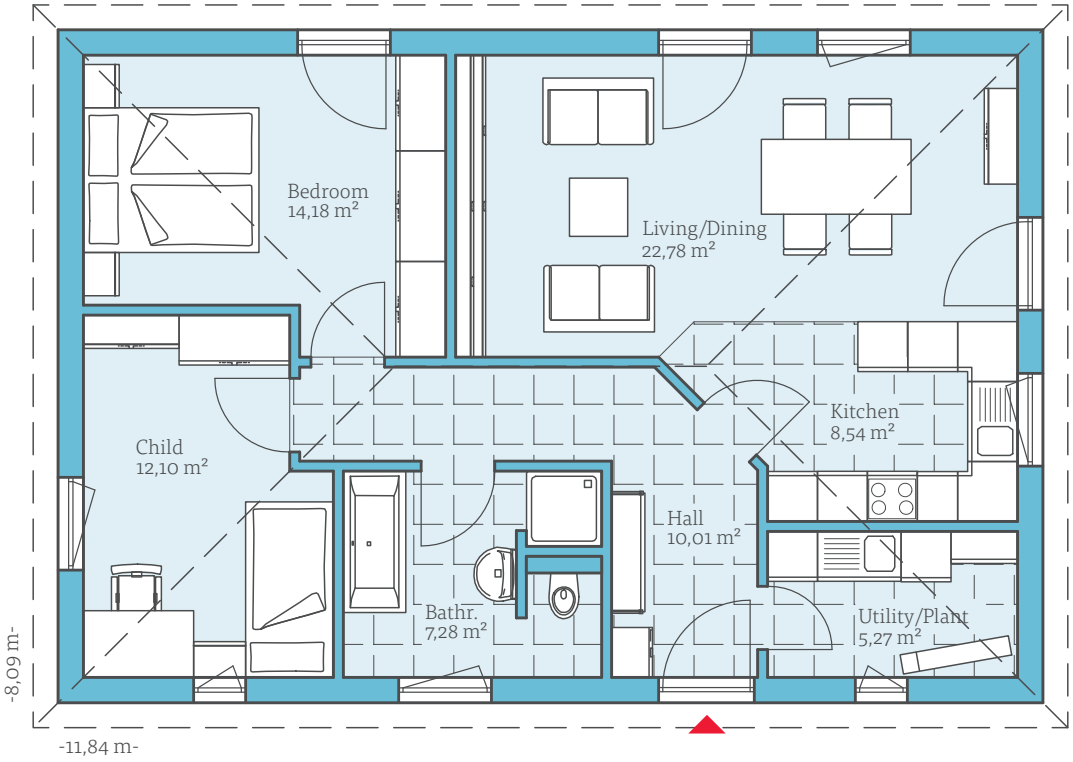


BUNGALOW 80

Clever planning on one level

The Bungalow 80 shows how intelligent planning can produce plenty of living space for a family of three in just 80 m². The ingenious room layout offers an open-plan living and kitchen area as well as a master bedroom, a children's bedroom and the central hallway and bathroom.

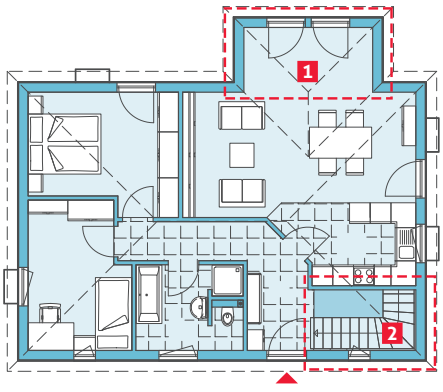
All plant is housed in the utility/plant room. The bungalow can optionally be extended with a hipped-roof bay window to create 7 m² of additional living space.



SPECIFICATIONS

Roof pitch:	Hipped roof, 25°
Net floor area according to DIN:	80.16 m²
Total living space according to WoFlV:	80,16 m²

OPTIONAL ALTERNATIVE PLAN



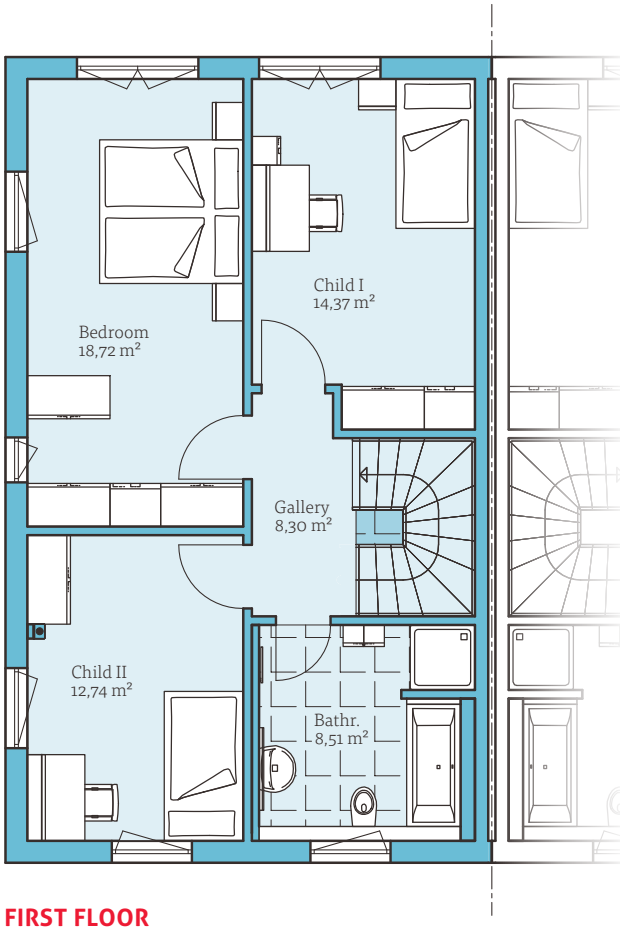
1 The hipped-roof bay window extends the living area by around 7 m².

2 The plan is designed with a utility/boiler room so that the bungalow can be built on a slab, but if a basement is added the utility room area can be used as a side entrance lobby.

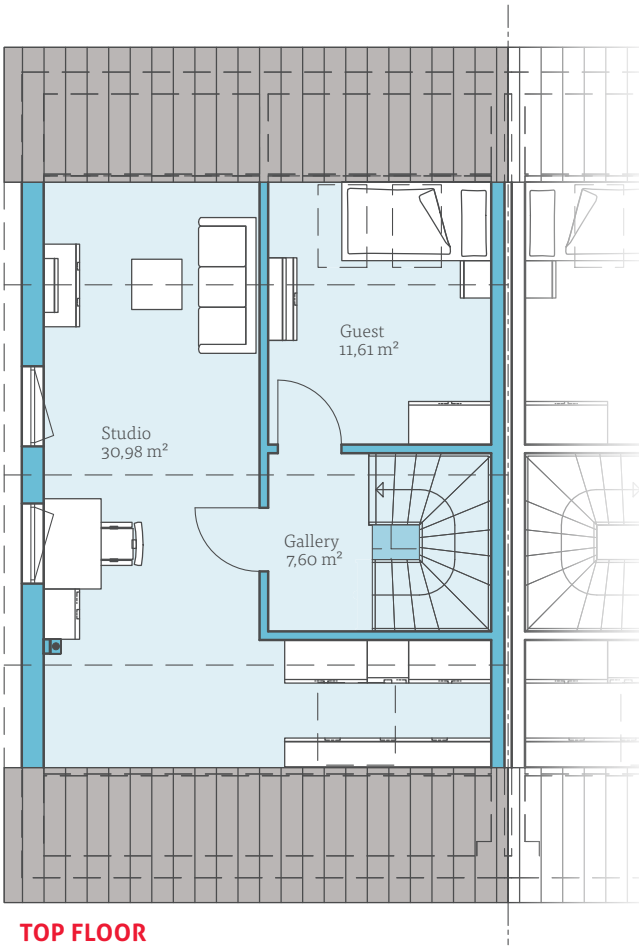
DOPPELHAUS 35-176

Making family life fun

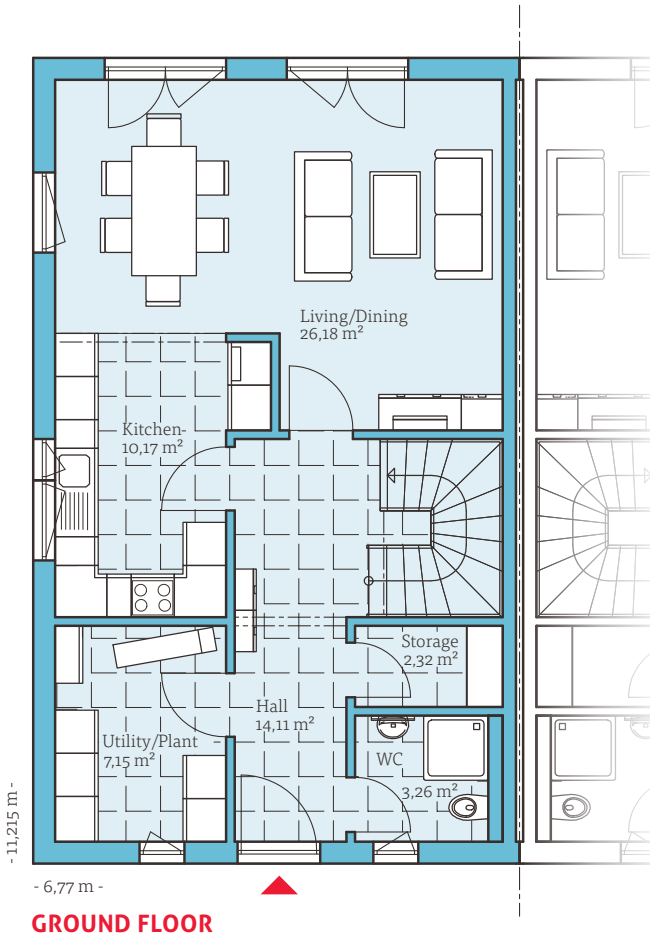
The Doppelhaus 176 has two full storeys and an additional top floor to create a wonderful range of rooms. The floor plan offers 176 m² of floor area and a versatile range of uses. As well as ground-floor living areas and first-floor bedrooms, there are two further rooms on the top floor that can be used for a third children's bedroom, an office/guest room or a hobby room. The house can be modified with an optional front porch to shelter the entrance area from wind and rain.



FIRST FLOOR



TOP FLOOR



GROUND FLOOR

SPECIFICATIONS OF ONE HALF OF THE PAIR

Roof pitch:	Pitched roof, 35°
Eaves external wall/wall plate:	24 cm
Ground floor:	63.19 m²
First floor:	62.64 m²
Top floor:	50.19 m²
Net floor area according to DIN:	176.02 m²
Total living space according to WoFlV:	155.87 m²

DOPPELHAUS 139

Photo: Kährs Parkett

Home comforts in your personal style

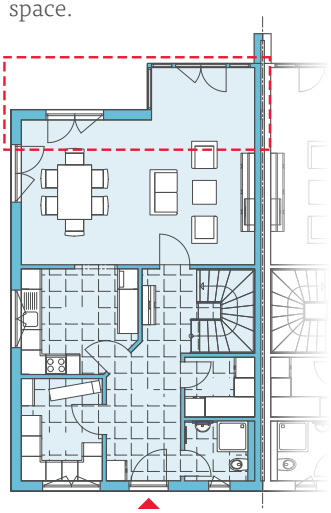
With its shallow hipped roof, the Doppelhaus 139 is a fantastic basis for a variety of design ideas. Whether you prefer the classic villa style with subtle colours and window mouldings, a Mediterranean look with strong, earth colours or a modern combination of white and coloured rendered sections, give your house that personal touch. The interior with its two full storeys gives of room to implement your ideas. The open-plan living, dining and kitchen area can be extended by addition of a wintergarden.

SPECIFICATIONS

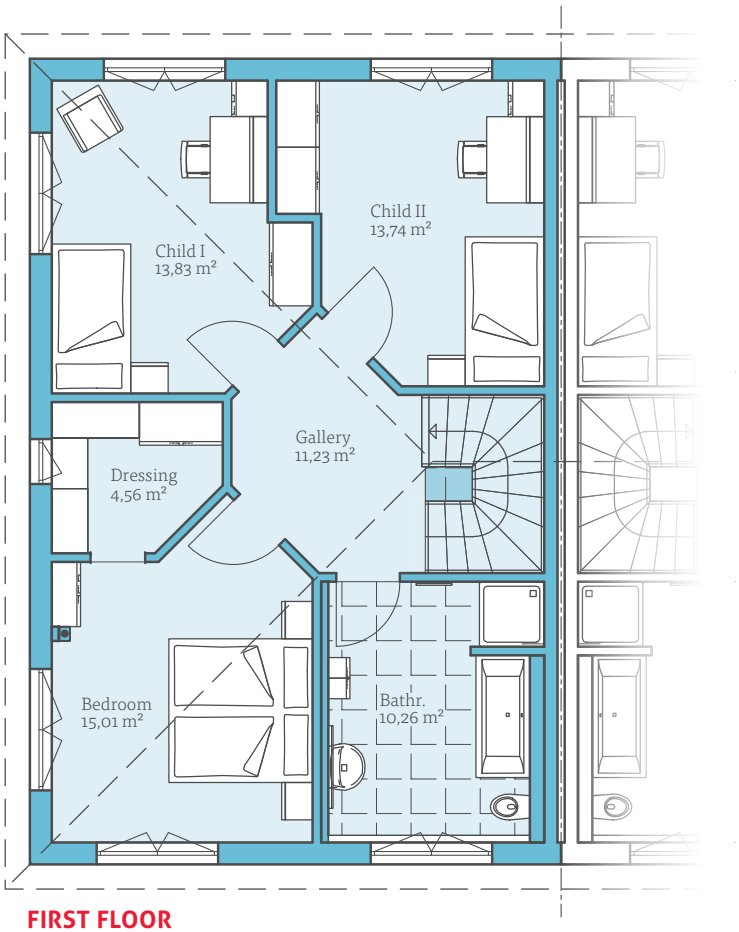
Roof pitch:	Hipped roof, 25°
Ground floor:	69.65 m²
Top floor:	68.63 m²
Net floor area according to DIN:	138.28 m²
Total living space according to WoFlV:	132.27 m²

OPTIONAL ALTERNATIVE PLAN

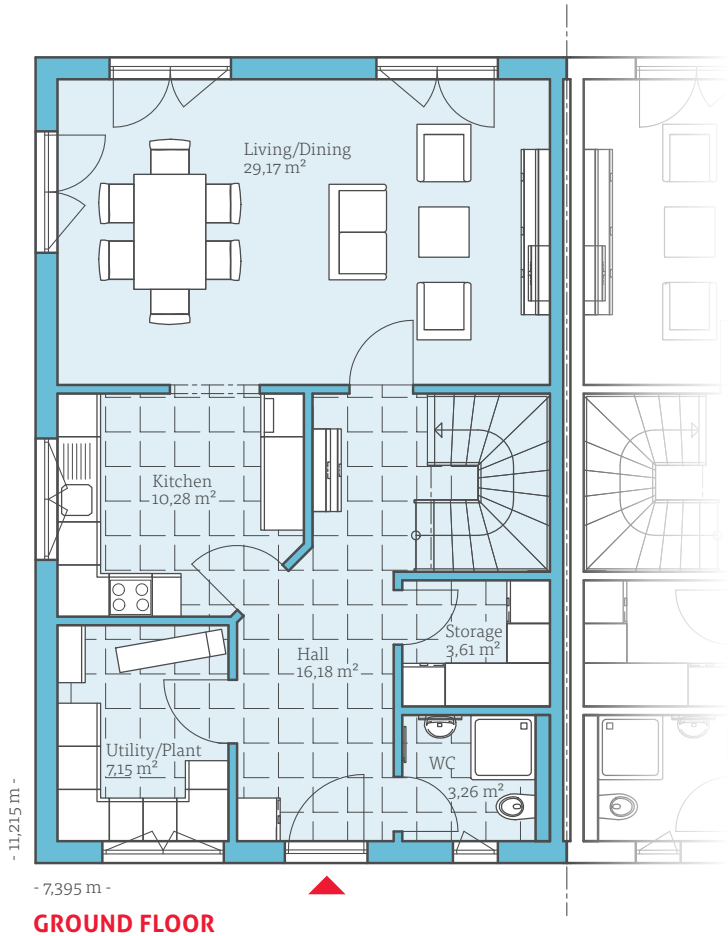
The optional wintergarden lets more daylight into the living area and creates 4.5 m² of additional space.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

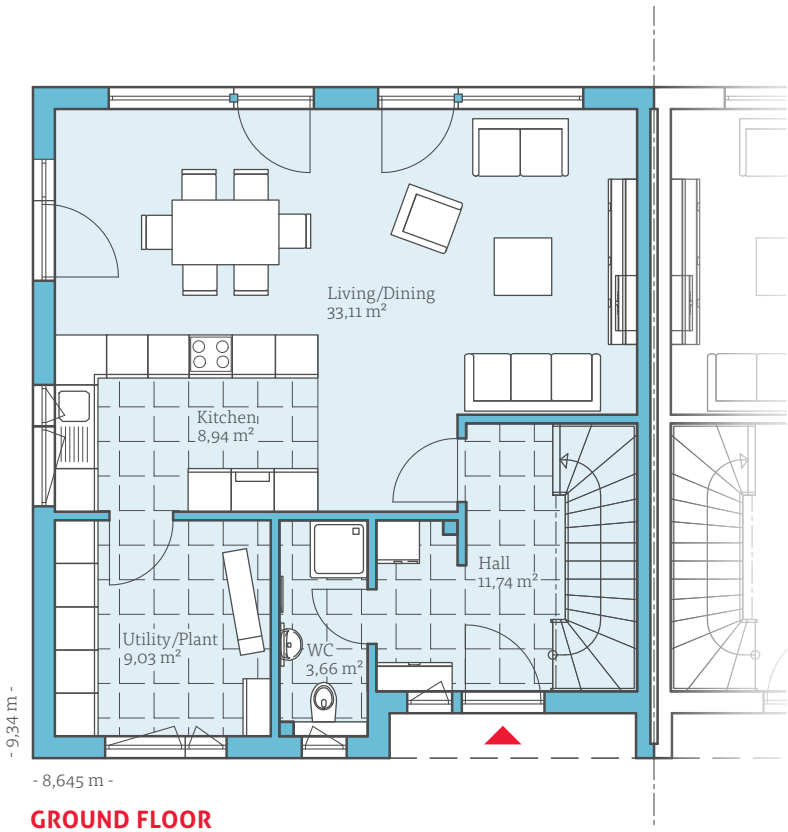
DOPPELHAUS 131

Unique architecture, aesthetic appeal

Cubic and timelessly elegant; this is the architectural concept of the Doppelhaus 131. The open-plan, spacious living and kitchen areas give it gorgeous, roomy ambience.

Practical features include the utility/plant room adjacent to the kitchen and the cloaks recess in the hall. Reached by a curved staircase, the first floor houses a master bedroom, two children's bedrooms and the family bathroom.

The first floor can be extended with a covered balcony, with the additional benefit of sheltering the terrace below.



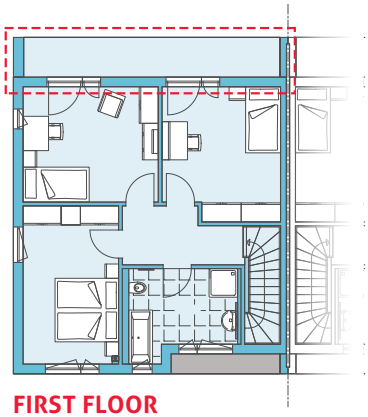
GROUND FLOOR

SPECIFICATIONS

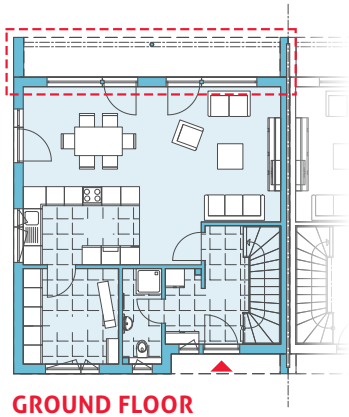
Roof pitch:	Flat roof, 0°
Ground floor:	66.48 m²
First floor:	64.52 m²
Net floor area according to DIN:	131.00 m²
Total living space according to WoFlV:	124,91 m²

OPTIONAL ALTERNATIVE PLAN

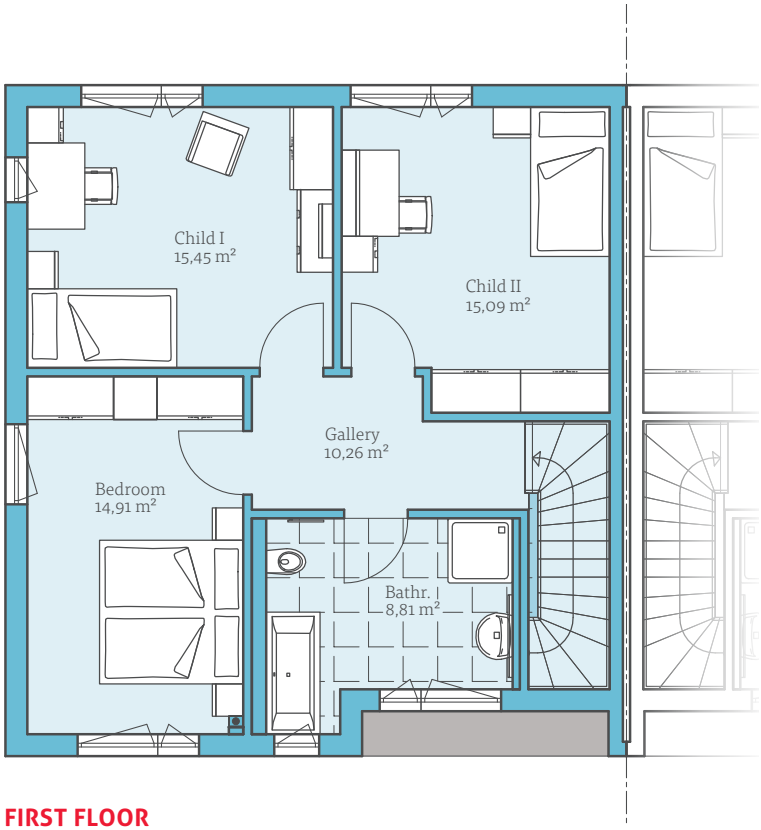
The first floor can be optionally extended by a covered outdoor seating area.
Created by bringing the external walls forward and extending the roof, it shelters the terrace below.



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

DOPPELHAUS 45-123

© Duravit AG

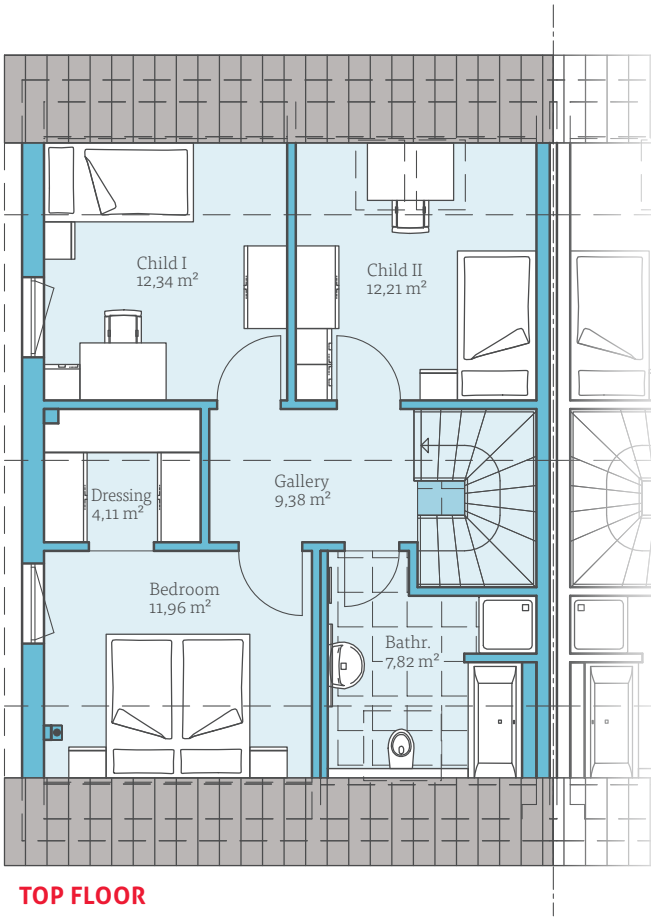
Modern living on a compact plot

With some building plots, it works best to put the main entrance to the house not on the eaves wall of the house, as is typical, but on the gable wall as with the Doppelhaus 124. Access, positioning and house orientation can be better planned to suit the characteristics of the site.

The ground-floor layout includes a large, open-plan dining kitchen laid out as a communal living kitchen, forming the focal point for family life. A separate living room, a utility/boiler room and a ground floor WC complete the accommodation at ground floor. The first floor houses two children's bedrooms, the master bedroom with dressing room and a family bathroom. This 124 m² house can be extended with the addition of an optional dormer window.

SPECIFICATIONS

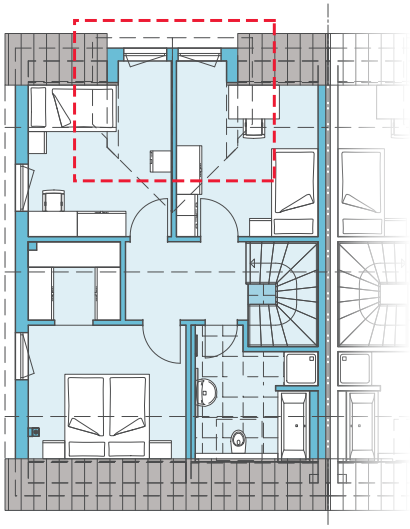
Roof pitch:	Pitched roof, 45°
Eaves external wall:	50 cm
Ground floor:	66.02 m²
First floor:	57.82 m²
Net floor area according to DIN:	123.84 m²
Total living space according to WoFlV:	110.42 m²



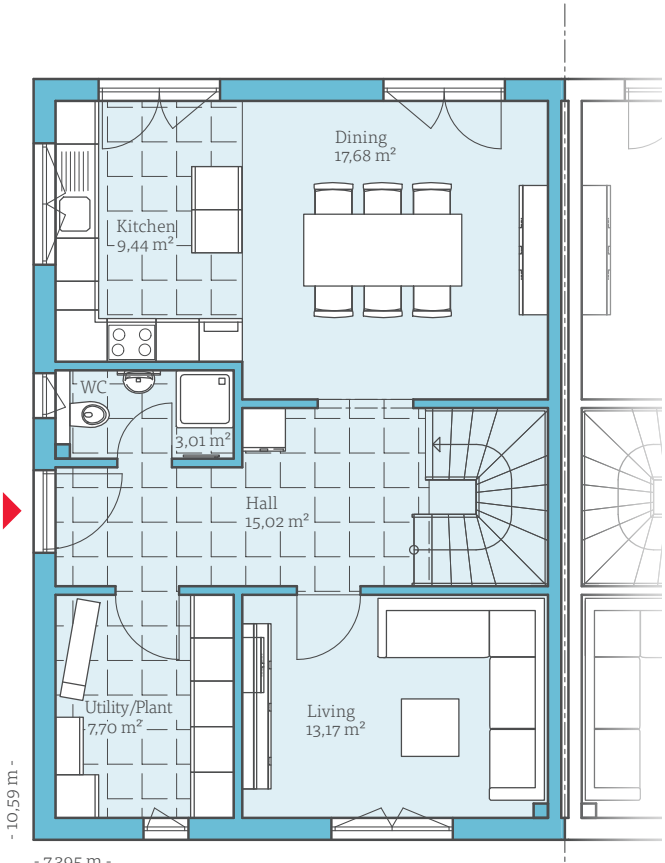
TOP FLOOR

OPTIONAL ALTERNATIVE PLAN

An optional dormer window creates additional space in the children's bedrooms and is an interesting external feature.



TOP FLOOR



GROUND FLOOR

DUO 315

Two families under one roof

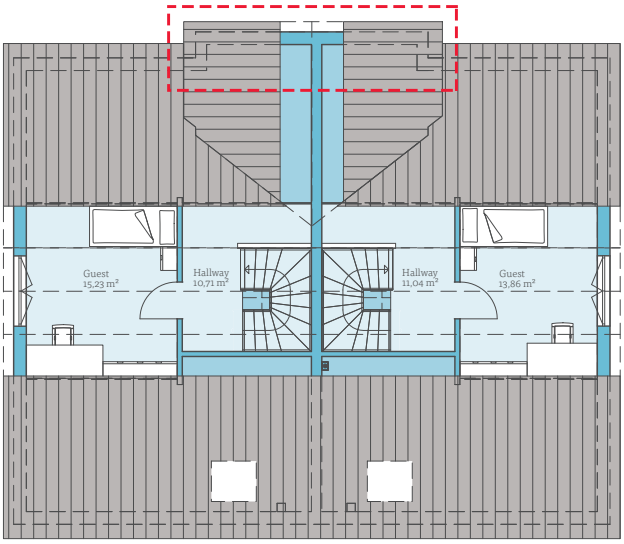
A two-family house such as the Duo 315 offers benefits in comparison with a semi-detached house, for example only one set of costs is incurred for connecting the site to utilities.

SPECIFICATIONS

Roof pitch:	Pitched roof, 45°
Eaves external wall:	70 cm

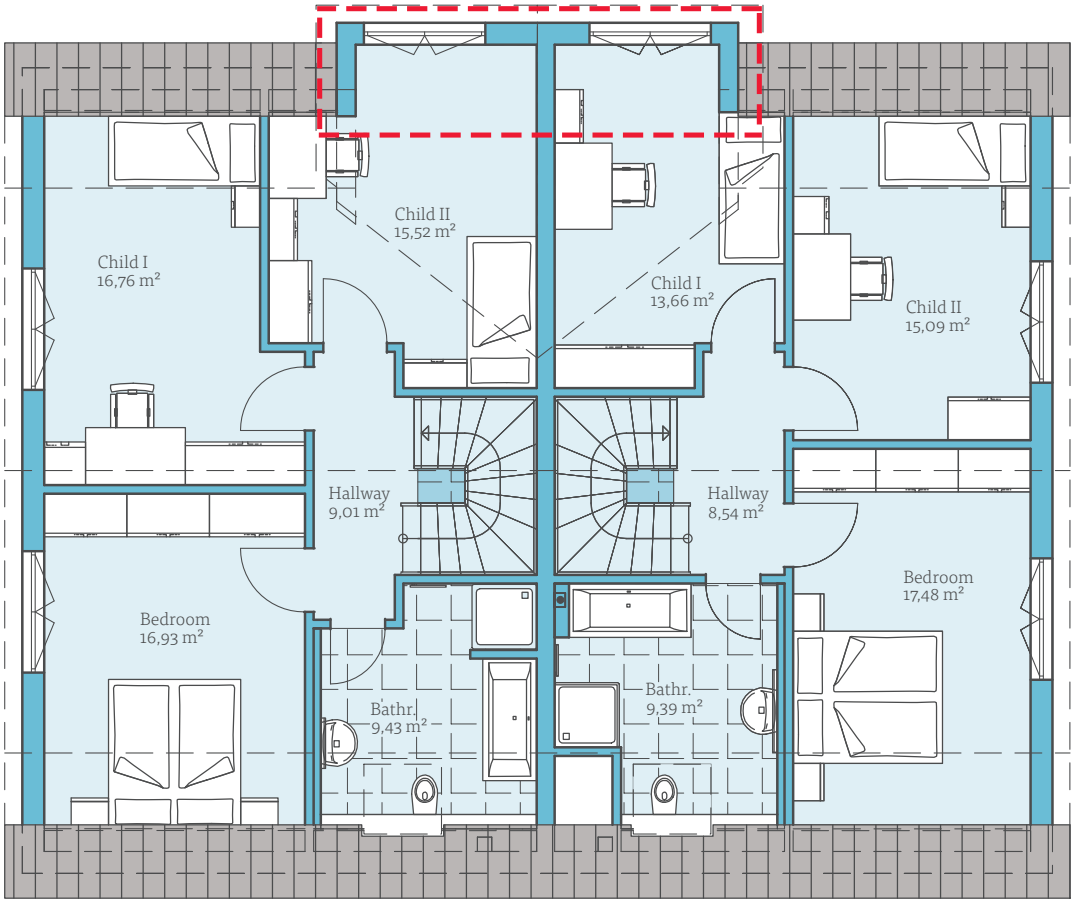
	Left-hand property:	Right-hand property:
Ground floor:	68.36 m²	60.66 m²
Top floor:	67.65 m²	64.16 m²
Attic:	25.94 m²	24.90 m²
Net floor area according to DIN:	161.95 m²	149.72 m²
Total living space according to WoFlV:	139.70 m²	128.38 m²

Shared facilities area: Utility/boiler room: 10.20 m²



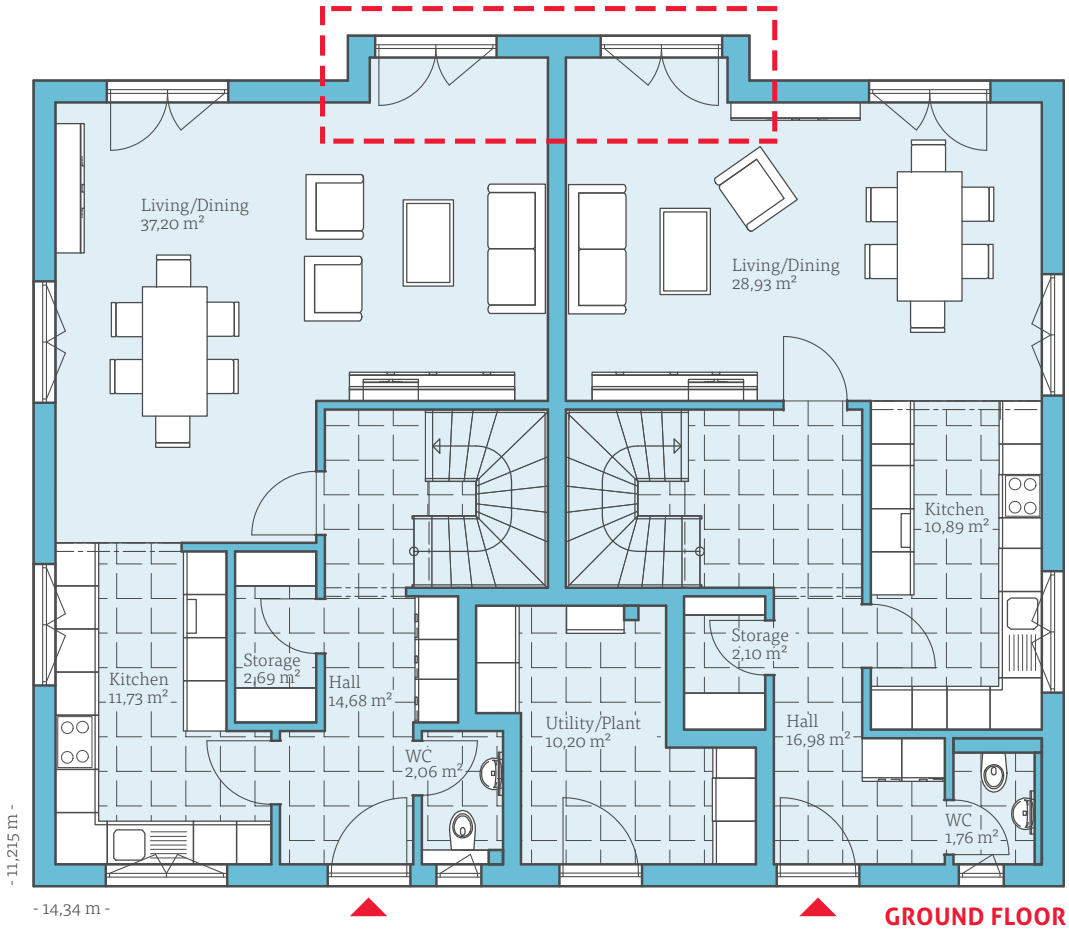
ATTIC

Extra space: the attic can house, for example, a guest room or an office.



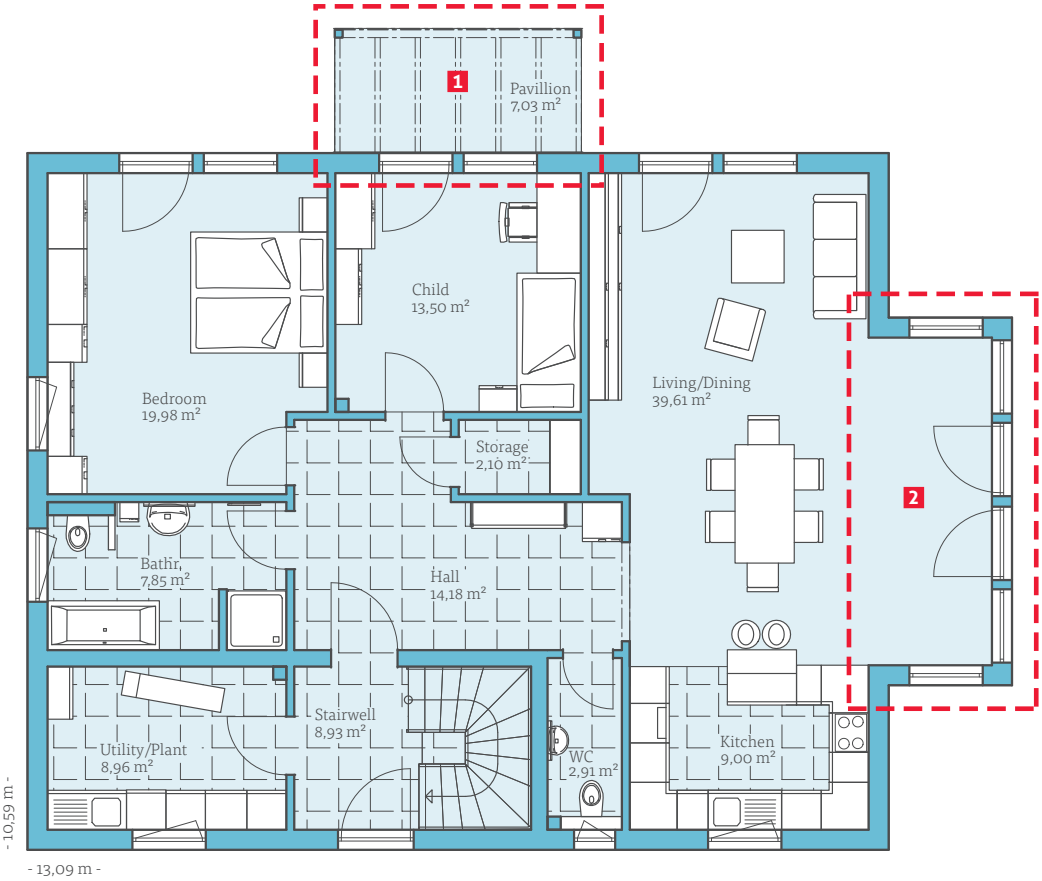
TOP FLOOR

The optional dormer window creates extra space and allows more light into the first-floor rooms.



GROUND FLOOR

DUO 219



GROUND FLOOR

OPTIONAL ALTERNATIVE PLAN

1 Balcony and covered open-air seating area on the ground floor.

2 Bay window with balcony above.

Two in one

"Two in one" perfectly encapsulates the Duo 219 two-family house. The ground floor houses a spacious, practical family apartment with a children's room, while the first floor is arranged as a separate unit designed to the requirements of a couple or single person. The entrance area and staircase is used jointly by both parties, and gives access to the shared utility/plant room for the whole house.

SPECIFICATIONS

Roof pitch:	Pitched roof/wall plate, 42°

Ground-floor apartment:

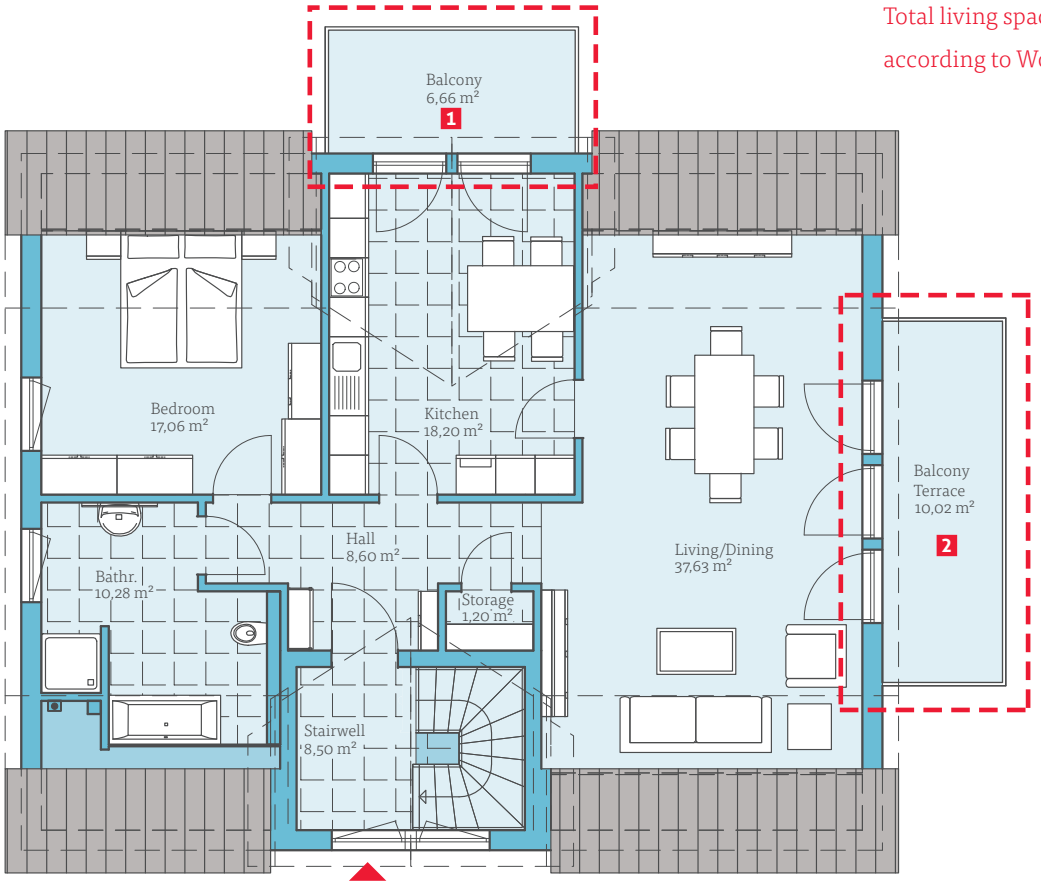
Net floor area according to DIN:	116.16 m²
Total living space according to WoFlV:	110.85 m²

First-floor apartment:

Net floor area according to DIN:	112.65 m²
Total living space according to WoFlV:	92.13m²

Shared facilities and circulation areas:

Net floor area according to DIN:	26.39 m²
Total living space according to WoFlV:	20.36 m²



TOP FLOOR

DUO 211

A multigenerational house

The design of the Duo 211 offers an extraordinary amount of space. Not only does it offer room for a family with up to three children, but also a separate unit suitable for occupation by grandparents, for example. The rooms in the annexe are all on one level, making it ideal for the needs of the elderly.

SPECIFICATIONS

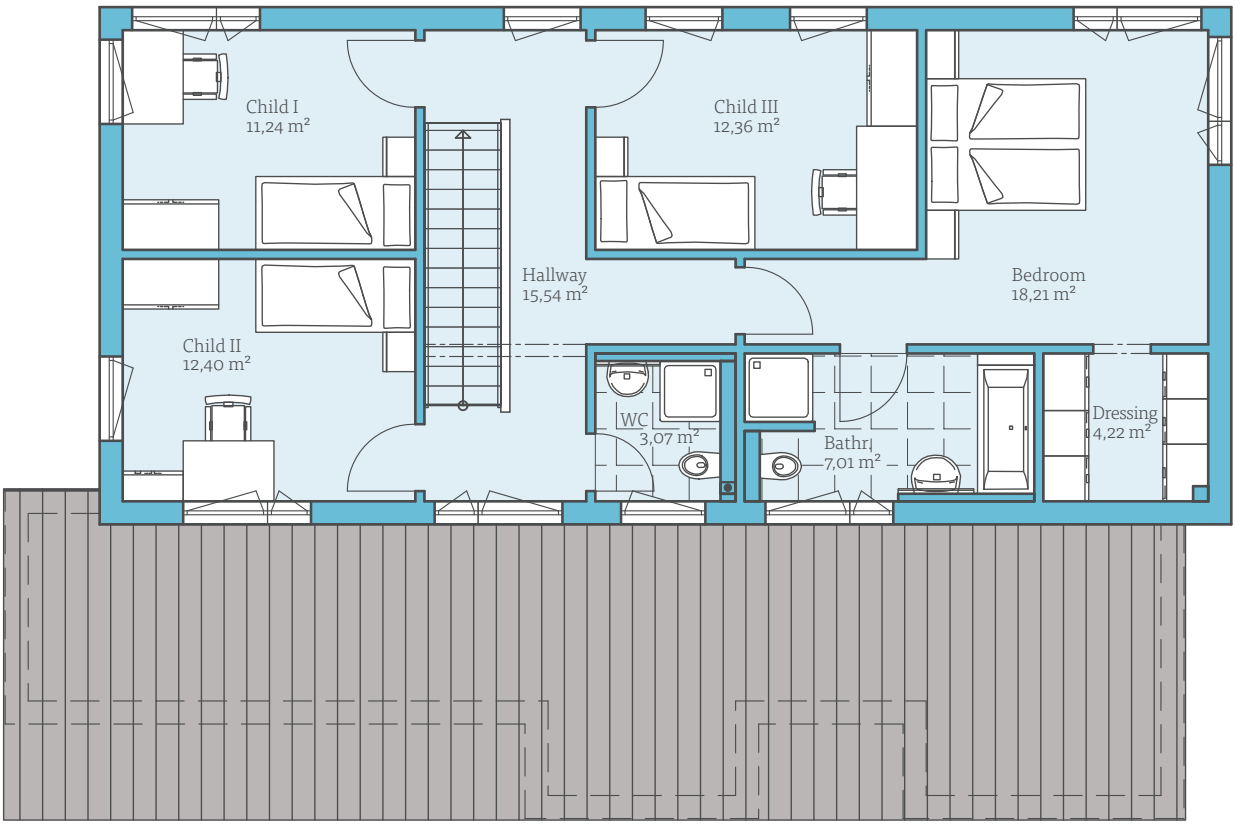
Roof pitch:	Pent roof, 5°/Pitched roof, 25°
Flat: Ground floor:	65.03 m²
Top floor:	84.05 m²
Net floor area according to DIN:	149.08 m²
Total living space according to WoFlV:	143.52 m²

Annexe:

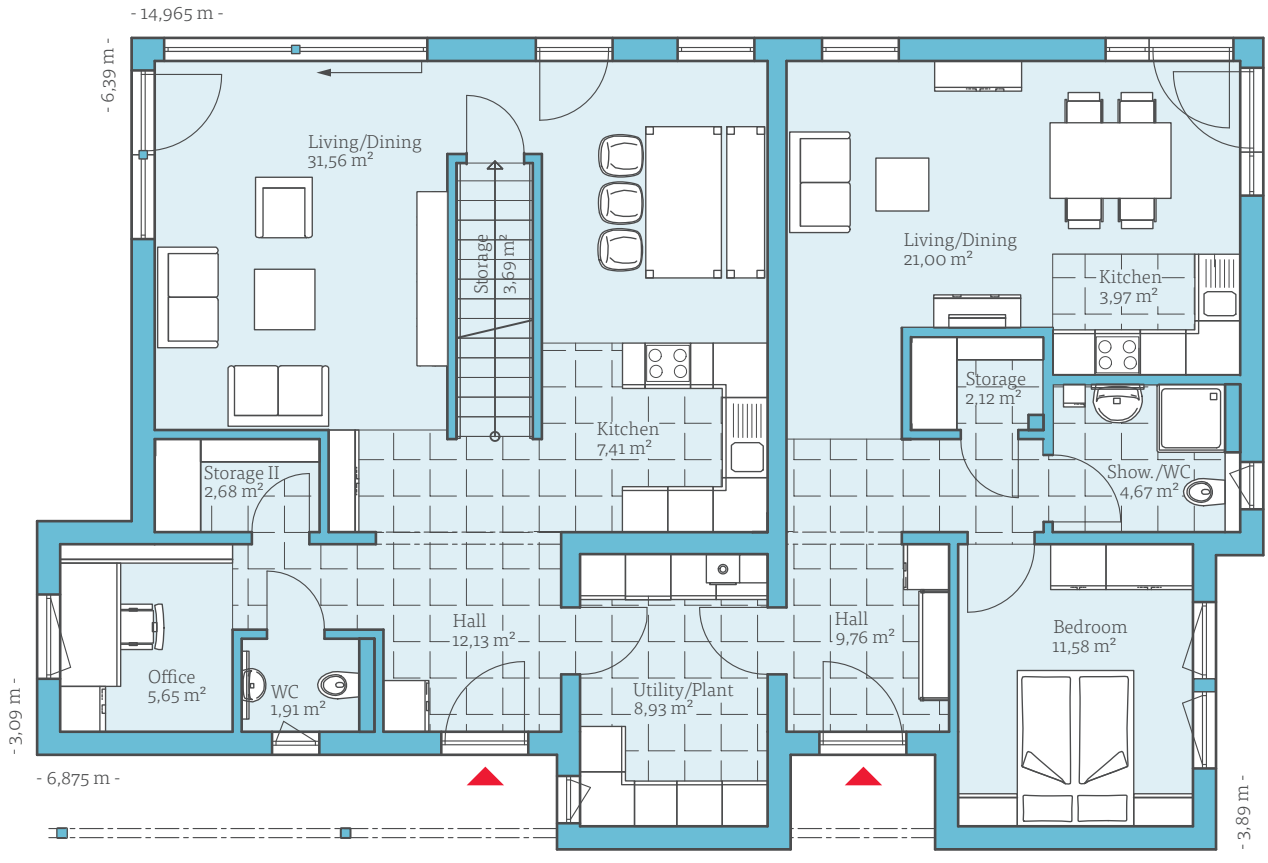
Net floor area according to DIN:	53.10 m²
Total living space according to WoFlV:	53.10 m²

Shared facilities area:

Utility/boiler room:	8.93 m²



TOP FLOOR



GROUND FLOOR

Accessible living The show houses, such as the Vivario in Mannheim (above), Cubico in Suhr, Switzerland (left) and the bungalow in Oberleichtersbach (right) are designed for accessible living.

Greater comfort in life

Individual solutions for increased quality of life

Who knows right now what their life will be like in 20 or 30 years' time? Will the children have flown the nest? Will their grandparents move in? Might you even have three generations under one roof? One thing is certain: the requirements of your home change over time.

We offer ingenious plans and fit-out options to enable you to adapt for your situation. Intelligently-planned layouts make it possible to use parts of the house later as a separate residential unit, or to switch to living and working under one roof.

Fit-out options such as modern control technology, obstruction-free living or wellness areas offer extra comfort from day one. And an accessible option not only creates additional comforts for disabled people, but means elderly residents can enjoy living within their own four walls into old age.

Accessibility with home comfort These days, obstacle-free living can be both practical and stylish. If you wish, you can also have your Hanse Haus home refitted after you have moved in.

When planning and implementing an accessible, obstacle-free living concept, the emphasis is on creating a pleasant home atmosphere combined with daily accessibility for disabled occupants.
The accessible show home in Oberleichtersbach has been designed together with two dedicated disability consultants, themselves wheelchair users. The result of this joint planning process is attractive architecture that suits the needs of both disabled and able-bodied occupants and offers an excellent quality of life.

WHEN PLANNING YOUR HOUSE WE RECOMMEND:

- ✓ Arrangement of all living and sleeping rooms as well as the bathroom on one level. An alternative is to install a wheelchair-friendly lift.
- ✓ Circulation areas incorporating wheelchair turning spaces with a diameter of 140 cm.
- ✓ A minimum width of 100 cm for doors and doorways.
- ✓ External doors without thresholds.
- ✓ A floor-level shower, accessible to wheelchairs, with shower seat.
- ✓ Wash stands with a space beneath for wheelchair access and grab rails by sanitary fittings.
- ✓ Wheelchair-accessible access to the house from the garage or car port.
- ✓ Robust floor coverings with resistance to wheels and rollers, such as laminates or tiles.

Val and Rory McGouran spent over three decades bringing up their family in a large Victorian house, but with all their children having flown the nest it was time for a change. "Our home was too big for the two of us," says Val. "Having lived in the village for over 34 years we were keen to stay local, so investigated our options."

Quick and swiftly: the turnkey package

The retired couple set about looking for a new property in the area, but struggled to find anything suitable. Their current house was set in substantial grounds, so Val and Rory decided to look into the possibility of building at the bottom of their garden. Well aware that the planning process may not be plain sailing due to the property's position in a conservation area, Val and Rory sought advice from an ex-planning officer. They were told that the building envelope of the village was soon going to be reduced considerably, meaning the patch at the bottom of the garden would be moving outside the boundary. This risked their chances of getting permission, so they had to move fast.

The pair were keen to build their new property as swiftly as possible, so the turnkey package home route greatly appealed to them. They got in touch with Hanse Haus to talk over their options. "The idea of building a home in 12 weeks, on a set budget and in a location we loved, was the perfect solution, for us" says Rory. Impressed with what the company could offer, the McGourans flew out to Bavaria to visit Hanse's factory and see first-hand how their house would be prefabricated. From the colour of roof tiles and types of window sill to baths,

"THE IDEA OF BUILDING A HOME IN 12 WEEKS, ON A SET BUDGET AND IN A LOCATION WE LOVED, WAS THE PERFECT SOLUTION"

The ideal plot Although we wanted the benefits that a modern building offers, such as energy and thermal efficiency, we didn't want a contemporary-looking dwelling as we felt it would be out of place in this setting.

toilets and plugs, over the two-day stay in Germany the couple finalised the design and floorplan, as well as fixtures and fittings. They chose to include a large, open-plan kitchen-dining-living area and higher ceilings than standard. As the plot was positioned in the garden of a Victorian property within a conservation area, the couple were keen for their new home to look in keeping with its surroundings. "Although we wanted the benefits that a modern building offers, such as energy and thermal efficiency, we didn't want a contemporary-looking dwelling as we felt it would be out of place in this setting," says Val. Obtaining planning approval was a relatively straightforward process, although it took seven months to gain permission. After months of planning the work on the house itself finally commenced in January. Just three short months later their new home was completed. "The best thing about building this way is that you have a timescale and cost for the property that will be adhered to," says Rory. "It's absolutely fascinating to experience it rise from the ground in days. Seeing the materials used and how solid it is was very reassuring."

"Living in our new property is fantastic – we really don't have any regrets," says Rory. "The quality of the finish really is superb and the economy and effectiveness of the heating system is second to none." Val and Rory's favourite aspect is the open-plan layout downstairs. As well as the light and airy rooms, the couple believe they have made the most of the countryside that surrounds their new home. "Looking out to the stream beyond is simply wonderful," says Val. "Now we can just sit back, relax and enjoy the views."

A stone's throw Val and Rory McGouran's ideal plot was right under their noses, as their garden offered them the opportunity to build a new contemporary home neben dem Wäscheabwurf ein Wechselrichter mit Batteriespeicher für die Photovoltaikanlage untergebracht.

Personal touches The couple have avieched a traditional feeling home, whilst also being able to benefit from modern energy efficiency standards.

HOMESTORY PLUS-ENERGY HOUSE

For Gill and Stewart Siddall, selling their beautiful listed home was not an easy decision. Over the past 15 years, the two had grown very fond of their fantastic view of the British North Sea and the river in front of their house. Why would anyone give up something like that? "Although our previous house was beautiful, it had a major disadvantage. It was right by the North Sea and therefore very windy, and there were always draughts in the old house. The heating costs went through the roof," notes homeowner Stewart Siddall.

The decision for a prefabricated house

"We are often in Scandinavia for work – even in the cold months of January and February – and are always fascinated by the fact that there are houses there that handle the cold climate perfectly and can be heated cost-efficiently. We thought to ourselves, this must be possible at home too," says Gill Siddall. A little while later, the homebuilder came across an English construction magazine somewhat by chance. It reported on modern prefabricated timber construction, which makes it possible to complete entire construction projects in next to no time. Efficient, fast and easy – that's exactly what the client was looking for. Not only was the construction speed a priority but also the individual planning possibilities which Hanse Haus offered its clients. Even though contact with Hanse Haus in Scotland was good from the very beginning, the clients had the understandable desire to get to know the potential construction partner on site. During a tour of

"THE TECHNICAL KNOWLEDGE OF THE HANSE HAUS TEAM AND BASEMENT SPECIALIST COMPANY GLATTHAAR RESULTED IN A SUCCESSFUL OUTCOME."

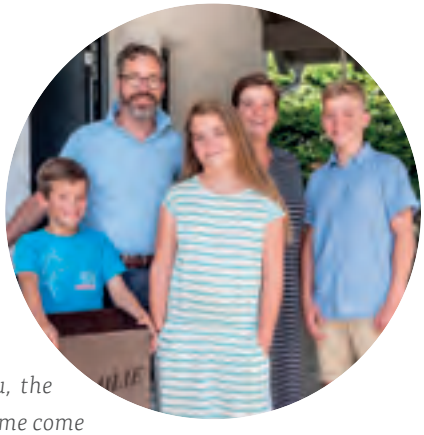
Cleverly planned From an old building to a plus-energy house with Hanse Haus.

the factory halls in Oberleichtersbach, they were convinced first-hand about the construction quality. "Everything was so structured and precise. It made so much sense to do a large part of the work in the best climatic conditions and protected from the wind and weather in the factory. Even the triple-glazed windows and the requested exterior roller shutters were already pre-assembled," recalls Gill Siddall of the visit to Germany. "Of course, we also looked carefully at the show homes, and especially the Fixture Centre. I have very exact ideas and was very pleasantly surprised by the huge selection of high-quality products such as tiles, wooden floors and even beautiful zinc gutters." The result is something to behold. The entrance to the home is at the back of the house, and from there it leads to a closed hallway and a separate toilet. From the hallway a door opens to the heart of the house: the living and dining area with open kitchen. The entire area has floor-to-ceiling windows that provide breathtaking views of the surrounding landscape. Particularly beautiful is the view over the hills of Scotland from the adjoining balcony with glass railing.

As for technical installations as well, Gill and Stewart Siddall have found the perfect combination and enjoy the benefits of a plus-energy house. "Not only do we generate electricity ourselves through a photovoltaic system, we can also feed overproduction into the local power grid. For this we receive a fixed compensation per kilowatt hour. Although we live in a rather cool area of Scotland and also use the electricity generated to operate the geothermal heat pump, we definitely generate more electricity than we consume. That means that in the end, we even make money. Isn't that great? This is also due to a large extent to the extremely well-insulated building envelope – draughts, which we had in our old house, are no longer an issue here," says the couple. "It was a fantastic experience building with Hanse Haus - from start to finish. Hanse Haus did exactly what they promised. It really has become the house we wanted. With no ifs or buts."

House with a viewr Floor-to-cealing windwos reveal breathtakting views of the nearby Orchid Hills.

HOMESTORY SMART HOME



Amidst the idyllic mountain panorama of the Chiemgau, the Garke family has made the dream of owning their own home come true with Hanse Haus. What suits this region better than classic Upper Bavarian architecture with high jamb walls, a flat roof pitch and large roof overhangs? The family found that nothing suits it better, and so the style of the new home was determined: a classic house with pitched roof. "Even though we decided on a very classic design, we wanted to spice up the typical stylistic elements with modern architecture," notes homeowner Annegret Garke.

A visit to the Garke family's home in picturesque Upper Bavaria

"We liked the idea of combining bright white plaster, dark grey windows and light grey varnished wooden panelling. As a nice detail, which is often seen e.g. in chalet architecture, we also wanted decorative boards on the purlin

"SITTING AND RELAXING IN THE EVENING IN FRONT OF A CRACKLING FIRE IN THE FIREPLACE IS SIMPLY PRICELESS."

Mountain view From the terrace, there's a beautiful view of the mountain panorama.

ends. That's how we combined good things from the past with the best of today." For the foundation, the homebuilders decided on an insulated and heated basement. Thanks to the hillside location of the building plot, two large rooms in the basement receive daylight and can be flexibly used as fully fledged living space. The technical room, an additional shower room with toilet and a pantry were accommodated in the basement.

Immediately noticeable on the ground floor is the fireplace, which can be seen from three sides and which separates the large, light-flooded living area from the dining area.

Those who have such a fantastic view of the mountains as the Garke family would naturally like to be able to enjoy it from the living areas as well. Large windows and – as a special highlight – the extra-wide window seat invite you, as it were, to make yourself comfortable with a book and a cup of coffee. Even the children quickly came to love the window seat and declared it their favourite spot.

A smart home system assumes the control of various technical systems in the house, thereby ensuring more living comfort and security.

"For us, ease of use was an absolute priority for a smart home. It's supposed to make our lives easier, not more complicated," says the homeowner, describing her requirements of the system.

Child's play All the functions of the smart home system can be completely controlled via smartphone and tablet. Both from your home's WIFI and through the internet from anywhere in the world.

Living and working under one roof

People involved in design and the finer things in life naturally have their own individual take on aesthetics and style. Little wonder that when this homeowner, a fabric designer and author, decided to build her own home, she also wanted to implement her own distinctive ideas. The Hanse Haus expertise in implementing individual home concepts gave the homeowners the opportunity to put their ideas for their ideal home into practice without compromise.

Taking a bright, beautiful hillside location the couple, together with Hanse Haus, planned a modern flat-roofed building which offered not only living space but also studio space in which the designer could work. Large, south-facing glazed panels let natural light into the rooms, generating a pleasant atmosphere in which to live and work. The spacious balconies and galleries give the homeowners spectacular, inspiring views over the town, ideal for whiling away evenings in cosy surroundings as they recharge.

CREATIVE SOLUTIONS FOR CREATIVE MINDS

A home with a view A Hanse Haus built for clients in a delightful hillside location in Wiesbaden.

Living and working under one roof The fabric designer's bright studio.

Inspiring homes

1 | Client's house near Barcelona, Spain
2 | Client's house in Ireland
3 | Show home in Spain, Alicante
4 | Show home in Germany, Hannover-Langenhagen
5 | Show home in Austria, Salzburg
6 | Planning centre in Germany, Bad Vilbel
7 | Client's house in Germany, Krefeld
8 | Client's house in Ireland

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