



Building with precision

Pre-manufacture, Hanse Haus and a Plusenergie future

Although new to the UK, in one form or another, timber pre-manufactured construction has held a significant share of the housebuilding industry in Germany for over a century.

In stark contrast to the situation here in the UK, within Germany, 80 per cent of new dwellings are considered self-build projects.

Many of the longest-standing of these pre-manufacturing companies originate from traditional joinery workshops in Bavaria and Baden Württemberg, and represent a crucial part of the basis of the currently booming German manufacturing sector. Like other well-known German manufacturers, the focus with pre-manufactured homes is on quality, efficiency and sustainability and once this state-of-the-art construction process is witnessed first-hand, it comes as little surprise that German house exporters are now gaining significant traction in the UK. Clients can expect faster procurement of bespoke houses, detailed and constructed using specialist technical staff and construction principles.

Exacting standards

Due to stringent sustainability standards in Germany, pre-manufactured homes delivered to the UK dramatically exceed national requirements and efficiency standards and therefore retain high value in future real estate markets. They're also ideally specified to benefit from low utility bills and government incentives such as the recently implemented Renewable Heat Incentive (RHI).

The German population is particularly sustainability-minded, and because of this, many German firms choose to go beyond compulsory standards in an effort to create even more efficient homes. Passivhaus is an ultra-low energy building standard that results in homes with an energy requirement less than 10 per cent of a traditional UK home. In Germany however, there is a recent surge in interest in the concept of Plusenergie homes; those which produce more energy than they require using solar arrays.

Sized to exceed requirements, the solar array typically runs a heat pump which provides all space and water heating.

As feed-in tariffs dictate that electricity is sold back for less than it costs to buy, priority is given to using electricity produced by the house itself. On sunny days, an intelligent energy management system will automatically activate appliances such as washing machines, dishwashers or water heating as soon as sufficient energy is generated. Any surplus energy is then sold to the grid.

The Plusenergie concept

Hanse Haus is a premium German timber house pre-manufacturer which is engaging heavily with the Plusenergie concept. Founded as a carpentry business in 1929, it now erects some 400 houses Europe-wide and has been active in the UK since 2006.

The service model of Hanse Haus is comparable in many ways to that of a premium car manufacturer. Clients are able to specify individual fit out and cladding requirements which become the completion elements of Hanse Haus standard high-efficiency shell. Unlike in the car industry however, every Hanse Haus home is bespoke and architecturally distinct to satisfy not only varying planning requirements, but also to appeal to a wide variety of modern, stylistic tastes.



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