

# scandiahus

## *Introductory Brochure*





# CONTENTS

Welcome to Scandia-Hus	1
Build with Scandia-Hus	2
Our Show Centre	3
Customer Testimonials	6
What is Timber Frame?	7
Why build with Timber Frame?	8
Caring for the Environment	9
What is Involved?	11
Timescales	14
Bungalow Designs	15
Barn Designs	17
Traditional Designs	19
Contemporary Designs	21
Visit Us	23





# WELCOME TO SCANDIA-HUS

Established in 1974, we are the largest designer and supplier of Swedish timber frame energy-saving homes in the UK. With almost fifty years in business, we have a wealth of knowledge at our disposal, an experienced team and a reputation for combining the benefits of advanced Swedish technology with the best of traditional British architectural style and building craftsmanship.



Our homes are beautiful, bespoke and remarkably energy-efficient and to date over 5,000 Scandia-Hus properties have been built throughout the British Isles.



We hope that you find this introductory brochure provides a useful insight into the self build process and what makes us stand out as a leader in the timber frame market.



# BUILD WITH SCANDIA-HUS

We provide quality products and a high level of service, offering practical, workable and cost-effective solutions for the design and build of your new home.

- Whilst we have a wide selection of standard designs to give customers inspiration, there are no limitations with Scandia-Hus, we have complete flexibility over the design process through our in-house technicians.
- We can also supply a timber frame structure from your own architect's plans.
- We produce elevations and floorplans as standard, and can also provide external and internal 3D imagery to see clearly how your new home will look.
- We prepare and submit planning and building regulation applications on your behalf, undertaking negotiations where necessary.
- We provide superior quality energy-efficient homes manufactured in the UK.



- We have our own highly trained teams who undertake shell erections all over the UK.
- Our flexible building sets include so much more than just the timber frame; insulation, triple glazed windows, plasterboard, staircases, internal doors, joinery and underfloor heating can also be incorporated.
- Triple glazing, superior levels of insulation utilising the latest technology and air-tight construction, mean heating costs are substantially reduced and living standards are greatly enhanced.
- We offer flexible build route options; self build, project management, main contractor or turnkey.
- Site support and technical back up is available from us throughout your project.



# OUR SHOW CENTRE

We encourage you to visit our show centre in West Sussex to see for yourself the high specification and immaculate finish of our timber frame homes.

Our traditional style 'Oakleigh House' is where our architectural technicians, 3D designers and project managers work closely together with clients to create their dream homes. This stunning mock Tudor style building is currently used as the Scandia-Hus head office with a redesigned internal layout spaciously accommodated over three floors.



The basement is where you'll find our product display area showcasing a range of our key suppliers and their products. The space is full of information and is an ideal place to find out about timber frame homes, windows, doors, underfloor heating and much more. There are plenty of samples to see, brochures to pick up, and even a full scale cut through section of our timber frame construction.



We also have our fully furnished contemporary, chalet style show home 'The Adelia', available for viewing. The Adelia is a 2,799 sq.ft three-bedroom home that inspires self-builders with its stunning design, high specification fittings and exquisite decoration.



The property is extremely energy efficient with high levels of insulation, triple glazed windows, a full heat recovery system and a ground source heat pump to power the heating and hot water system. The interiors are sleek and technology has been cleverly used throughout to create a comfortable, modern family home.



Our newest property, The Mulberry, is a 3-bedroom chalet bungalow. The front elevation is traditional in appearance with cream cottage look windows, whilst the rear features contemporary grey glazing in the form of bi-fold doors and a bespoke shaped unit.



The Mulberry showcases some of the latest products in building technologies, including a luxury spiral wine cellar, an air source heat pump and app-controlled appliances.

The contemporary styling and quality construction combine to create an exceptional finish.

Keep up to date on our events throughout the year by following us on social media or signing up to the newsletter on our website. We are open 9.00 to 17.00 Monday to Friday, and Saturdays 10.00 to 16.00. Please contact us to make an appointment to visit.

**01342 838060 or [sales@scandia-hus.co.uk](mailto:sales@scandia-hus.co.uk)**







# CUSTOMER TESTIMONIALS

Let us help you turn your dream into reality. Working with us, you can build your perfect home more quickly, economically and easily than you may have imagined. But don't just take our word for it – these are testimonials from just a few of our customers:

*“Having decided to be as eco-friendly and energy efficient as possible, we engaged with Scandia-Hus to provide the timber frame and know-how that we were lacking. The help we received made it possible to keep to our schedules and have peace of mind that there was always a professional available to guide us through the process.*

*Thank you Scandia for making our dream come true.”*

**- Mr and Mrs Banks**

*“Scandia-Hus designed our new bungalow and we can't believe how pleased we are with it.*

*We would recommend Scandia to anyone wishing to have a new build.”*

**- Rod and Liz Probert**

*“The house Scandia-Hus helped us create is wonderful. The process was as painless as possible. Our house is a joy to live in as well as being beautiful.*

*Scandia-Hus created my vision and brought it to life. Thank you to everyone concerned. I cannot say enough good things.”*

**- Kate Kidney and Giles Greenaway**

*“When we decided on a self-build we wanted to benefit from the advantages of a timber-framed house. We had heard about the excellent reputation and long experience of Scandia-Hus who make their product in England. They were prepared to use our own architect's plans and to work closely with us to ensure that the final product would meet our requirements.*

*As the house went up stage by stage we were greatly impressed by the quality and finish of the build.*

*The close cooperation between Scandia-Hus, ourselves and our builder has been highly professional. Our new house has emerged as an impressive modern home which delivers warmth and security.”*

**- Robert and Carol Cooper**

# WHAT IS TIMBER FRAME?

For centuries timber has been the most widely used component in the construction of all types of buildings, and today timber frame construction techniques are used in more than 70% of the world's housing.

Modern timber frame construction simply replaces part of the external brick and block cavity wall with a fully insulated inner timber frame panel, providing a 'greener' building with a substantially improved airtight structure and thermal qualities which reduce heating bills and running costs. This method of construction means that you can have a watertight building in a shorter space of time compared to other building methods.



# WHY BUILD WITH TIMBER FRAME?

There are of course different options for building your home, but an increasing number of people find that using timber frame as their method of construction provides many advantages.

## Cost

Building with timber provides a greater degree of cost certainty as the frame, along with the design work, delivery and assembly are calculated and charged as a package. This allows you to know in advance the exact cost of the supplied and installed superstructure. Timber frame construction is also less impacted by inclement weather so unexpected delays and subsequent costs are kept to a minimum.

## Quality

As our timber frame is meticulously manufactured to exacting standards under strict factory controlled conditions, a consistent high quality can be sustained. More of the construction work is undertaken in the factory leaving less to be done on site. Not only does this make the build process quicker but also ensures a greater degree of accuracy.

## Environmentally friendly

The eco-credentials of building with timber frame is a key consideration for many self-builders. Not only is the timber we use sourced from sustainable forests, meaning it is renewable and low impact it also helps to create an air-tight energy efficient structure. Combining the timber frame with triple glazed windows and high levels of insulation produces a thermally efficient home.





# CARING FOR THE ENVIRONMENT

Whilst no building can ever be described as totally ‘environmentally friendly’, timber frame construction homes come the closest – and have done so since the 12th Century – (Quote from the Timber & Brick Information Council).

Scandia-Hus are passionate about building eco-friendly homes for the future. We believe that energy efficient design is essential in any new property. Timber frame is fast becoming established as THE method of construction that positively answers many current environmental issues and concerns, enabling self-builders to reduce their environmental footprint and achieve lower running costs.

## Sustainable Timber Frame

Scandia-Hus has been using a well-proven Swedish timber framing system for almost 50 years. Our specification is regularly reviewed in light of technical and regulatory advances thereby providing a modern method of construction with a high sustainability rating.

For the construction of all our frames, we use the best slow grown Scandinavian, PEFC sourced, sustainable timber, harvested under a forestry management policy of long-term renewal.

## Outstanding Insulation and Air-Tightness

Scandia-Hus prides itself on being at the forefront of energy efficient design. By incorporating high levels of insulation and adopting air-tight principles, Scandia-Hus achieves exceptional insulation values. High levels of insulation and air-tightness are number one on the sustainability priority list and as the financial and environmental costs of energy continues to rise, we are confident that our methods are compatible with a cleaner and greener future.



## Renewable Energies

The majority of our customers incorporate renewable technology into their homes. Here's a selection of some of the most popular options available:

### Solar Thermal

Solar Thermal is a very effective means of heating hot water for domestic use. It can be used all year round but, understandably, the best results are in the summer when sunny days are more likely to occur. It is quite possible to survive from May to October using only solar heated water. It works very well for domestic hot water heating and it is possible to use it to assist with space heating. There are two main types used in the UK – evacuated tubes and flat plate collectors. The technology for this has been perfected over a number of years and is tried and tested. There are a number of registered installers throughout the UK.

### Solar Photo Voltaics (PV)

Solar Photo Voltaics utilise silicon-based cells to convert sunlight directly into low voltage D.C. electricity using semi-conductor technology. PV electricity is converted into 240V A.C. using an inverter and any excess may be exported to the national grid. They are usually set out as roof arrays, covering a minimum of 4 square metres. They generate electricity when there is daylight and their output varies depending upon light intensity. There are companies who actually produce PV roof slates, tiles and shingles for partial or whole roof covering for a more aesthetically pleasing look.



### Heat Pumps

Low-grade heat is extracted from a source, usually either the ground or the air, and is circulated to the heat pump by a refrigerant. Once in the heat pump, the heated refrigerant is compressed, raising its temperature and, as it expands, the resultant heat is transferred to a hot water storage vessel or directly to heating the pipes. The refrigerant is returned to the low-grade heat source to take in more heat. The usual method of harvesting low-grade heat from the ground is via a pipe buried below the ground in the garden. Air source heat pumps are popular where there is insufficient ground to bury the pipes, however, their seasonal performance cannot match that of ground source types.

Scandia-Hus has vast experience with new technology and would be pleased to assist and advise on any renewable energy system you may be considering.



# WHAT IS INVOLVED?

Essentially there are five main steps to any self build project. The checklist on the following pages gives you an idea of what to expect.

## Step One - Building Plot

There are a number of ways to find a plot of land; from estate agents, auctions, plot finding websites and speaking to professionals such as architects or property developers. Scandia-Hus has a free fact sheet available on this topic which can be downloaded from our website:

[www.scandia-hus.co.uk](http://www.scandia-hus.co.uk)

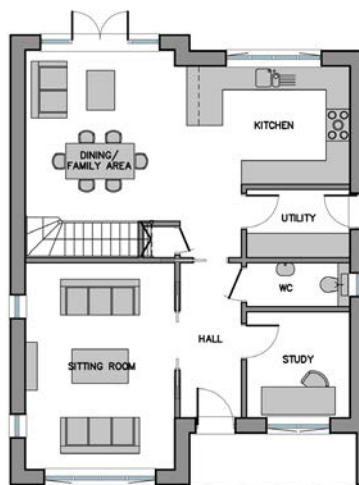
Once you have purchased your plot of land arrange a free no-obligation site visit with one of our project managers to discuss your personal requirements. They will help to make sure you get the most from your plot.



## Step Two - Design

Inspiration for the style of your dream home can come from a number of sources, such as your surroundings, magazines, television programmes and travel. Beyond the external appearance of the home, many people want the style of their property to include an internal layout that reflects their lifestyle, for example by incorporating an open plan living/kitchen area. For others, an important part of the design stage is future-proofing their home by including a downstairs bathroom and a reception room which can be easily adapted into a bedroom.

Scandia-Hus has an outstanding in-house architectural design team who have created beautiful, bespoke homes for thousands of customers. We also offer a 3D visual service so you can see exactly how your new home will look in reality. Our project managers will sit down with you to discuss your ideas, requirements, site restrictions, budget, costs and timescales.





When the final plans have been agreed we will, as part of our service, prepare and submit a detailed planning application for your design. And, once planning permission has been granted, we will also be able to prepare and submit the building regulations application on your behalf.

Scandia-Hus personnel are extremely experienced and skilled in obtaining planning permission and in undertaking the extensive and often time-consuming negotiations that are necessary with some Local Authorities. For further details, see our fact sheet on Planning and Building Regulations.

### Step Three - Budget



As part of our service, we will provide a guideline budget cost for the construction works. In addition to which, if required, we can provide advice on how to finance your project and obtain insurance. For further details, see our Finance and Insurance fact sheet.

On completion of the final design for your home, a detailed costing will be prepared for the supply of your building set. At this stage, you may wish to start looking at optional materials from Scandia-Hus, or at items you may have seen at exhibitions or in magazines. Costs for these will also be provided to assist you in your selection.

### Step Four - Tenders



Whilst waiting for planning permission, we will help you prepare a detailed specification and tender document to assist the builder or project manager undertaking the construction of your new home.

You will need to consider site access, storage and site security during the construction period.

If more than one builder is invited to tender for part or all of the construction work, we can assist with advice on tender selection and assessment.

If required, we will compile a detailed construction programme showing the construction stages in sequential order. At this stage, a budget and cash flow programme, linked to the construction programme, will also need to be prepared.

## Step Five - Build Route

It is important to us that you feel comfortable with the level of your involvement in the build of your dream home. Time and experience are two major factors to consider when choosing which route you would like to take for your project. The four routes to choose from are:

### Self Build

You are responsible for the building work yourself and undertake various aspects such as brickwork or carpentry and employ other sub-contractors as necessary.



### Project Management

You actually put yourself in day-to-day control of building your new home. You are the one who buys materials, runs the site, organises work schedules and finds and engages each specialist sub-contractor. This method can save you money, but ideally requires previous project management experience plus a great deal of time.



### Main Contractor

This means engaging just one firm to build your entire house. If you don't have a builder in mind we know a network of builders and would be pleased to arrange for builders operating in your area to submit tenders to enable you to compare quotes. Many of these builders have vast experience in building Scandia-Hus properties.



### Turnkey

Where we complete the project for you. A fully managed solution from start to finish, removing the worry and stress that can occur when building a new home. Geographical restrictions apply with this option, please speak to one of our project managers for more information.

Selecting any of the above options, or a combination, allows you to choose the degree of involvement in the day to day running of your site. In short, a combination will enable you to feel you have played an active part in the building process, without over-committing yourself. Your Scandia-Hus project manager will be pleased to help you choose whichever of these options suits you best and introduce you, where possible, to established and dependable specialists who work in your area.





The foundations are prepared ready to receive the timber frame from the factory.



The ground floor external wall panels are quickly erected.



The first floor external wall panels follow shortly.

One of the first questions that many people investigating the option of building their own home ask is: how long will it take? Once planning permission has been granted and the necessary preliminaries completed, the site can be cleared and foundations laid in readiness for the arrival of the timber frame.

The next stage in the process is the erection of the timber frame. The frame is delivered from the factory direct to your site, where it is efficiently erected. A secure and weather resistant, structurally complete shell will take between two

and four weeks to erect depending on the size and complexity of the design of your home.

Once their work has been completed, the team will hand over to the main contractor or project manager who will continue with the rest of the project.

Typically, dependent on size and complexity of the design as well as the build option selected, a four bedroom Scandia-Hus home of 1,800 to 2,000 square feet can be completed within five to six months from delivery of the timber frame to site.



Within days, the wall panels and roof trusses are in place.



The roof is fully boarded, felted and counter battened by the shell erectors.



On completion of the shell, work on the roof tiling can commence.



Followed by the external cladding.



After completion of the internal works you have achieved your dream home.



# BUNGALOW DESIGNS

Long-term comfort and a connection to the outside from every room.

Bungalows remain a firm favourite with people across the UK. We offer a wide range of imaginative and versatile designs. You may be looking for a spacious, open-plan home or a cosy retirement bungalow. Either way, we will help ensure that the layout and look of your new home reflect you and your lifestyle.

Every home we design is created by a dedicated team of designers and technicians who pride themselves on their ability to work closely with our

customers and respond creatively to their specific requirements.

Our design team can incorporate a steeper attic truss to allow for conversion of the roof at a later date, which offers customers the opportunity to add value to their property or to create additional living space as family needs change. All of our bungalows can also be built as chalets, as shown in some of the adjacent images, with a steeper pitched roof allowing for rooms in the roof space.

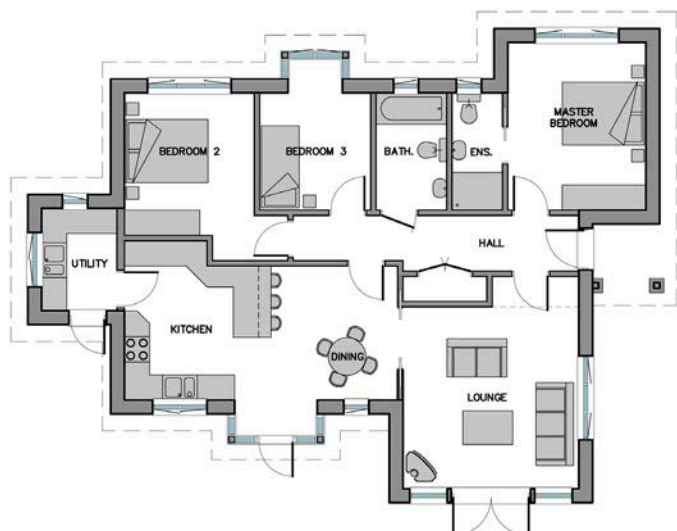
## The Hawthorns

121 sq.m / 1,302 sq.ft

The Hawthorns design includes a large open plan kitchen/dining area, as well as a stunning vaulted ceiling in the lounge with a full height, feature apex window. A very popular design with our customers.



Kitchen/Dining Room	6.5m x 3.2m
Utility	1.8m x 2.5m
Lounge	4.2m x 5.0m
Hall	6.8m x 1.8m
Master Bedroom	3.3m x 4.0m
Ensuite	1.2m x 2.8m
Bedroom 2	3.1m x 3.4m
Bedroom 3	2.7m x 2.8m
Bathroom	1.7m x 2.8m





# BARN DESIGNS

A mixture of traditional and contemporary style, at home in rural surroundings.

Over the past decade conversions and new barn-style builds have become increasingly popular throughout the UK, especially since a change in permitted development rights has made it easier to convert redundant agricultural buildings into family homes.

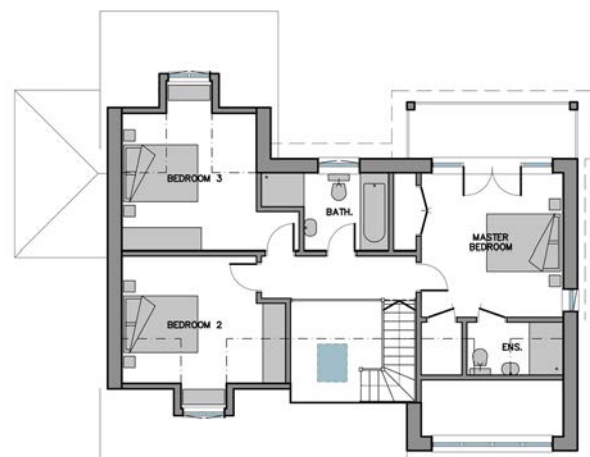
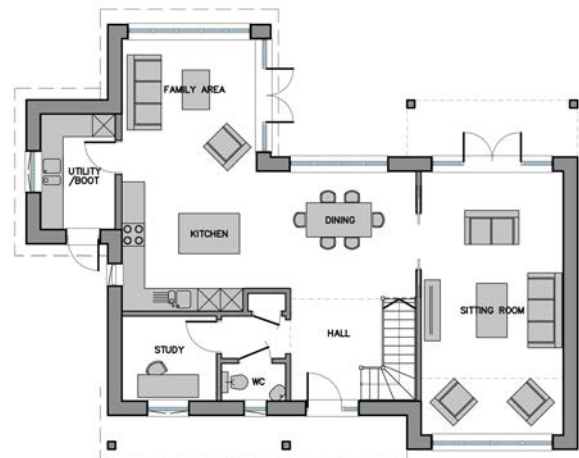
These designs are inspired by country living and agricultural landscapes.



## Meadow Barn

204 sq.m / 2,196 sq.ft

This design makes the most of surrounding views with three sets of French doors and plenty of floor to ceiling glazing. With generous open plan areas and a beautiful timber-framed balcony, this home effortlessly mixes traditional design with contemporary living.



Sitting Room	3.8m x 7.0m
Kitchen	3.6m x 3.4m
Dining Room	4.2m x 3.3m
Family Area	3.6m x 3.8m
Utility Room	2.0m x 3.1m
Study	2.5m x 2.3m

Master Bedroom	3.8m x 3.8m
Bedroom 2	4.3m x 3.4m
Bedroom 3	3.6m x 3.6m



# TRADITIONAL DESIGNS

Functional, practical, classic, designed to last the test of time.

To most of us a traditional home is one which derives its roots and heritage from Great Britain, a home which looks as if it really belongs in its environment – and more often than not, this means a home with period charm.

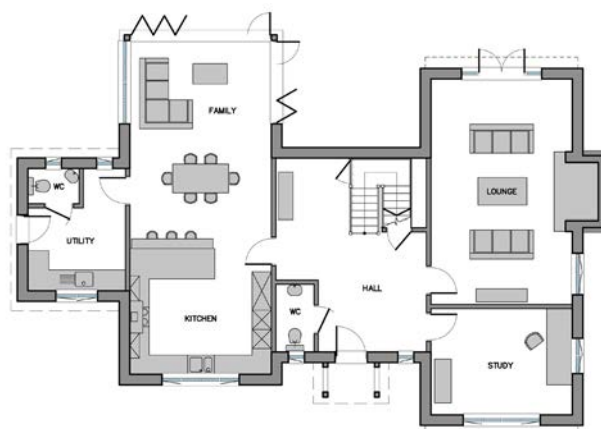
Taking aspects of past styles and incorporating them in a new build home is ideal for many self-builders as it gives them the traditional look, with the benefits of modern technology. This means a more comfortable way of living, with minimal maintenance, stable temperatures all year round and an internal layout that suits contemporary living preferences.



## The Langford

306 sq.m / 3,294 sq.ft

This stunning two storey Tudor style home successfully combines both modern living with traditional features.



Lounge	4.4m x 7.0m
Study	4.4m x 3.3m
Entrance Hall	4.6m x 6.0m
Cloakroom	1.2m x 2.1m
Kitchen/Family Room	4.4m x 10.8m
Utility	3.1m x 4.1m

Master Bedroom	4.4m x 4.2m
Ensuite	2.5m x 2.8m
Bedroom 2	4.4m x 3.8m
Ensuite	2.5m x 1.3m
Bedroom 3	4.4m x 3.1m
Bedroom 4	4.4m x 3.1m
Bedroom 5	4.7m x 2.4m
Bathroom	2.5m x 3.0m







# CONTEMPORARY DESIGNS

Architecture of the moment, open plan, uncluttered, minimalistic living.

Modern homes can vary widely in their appearance, drawing inspiration from all over the world, but generally architecture of the moment includes angular roofs, open plan layouts and an abundance of glazing.

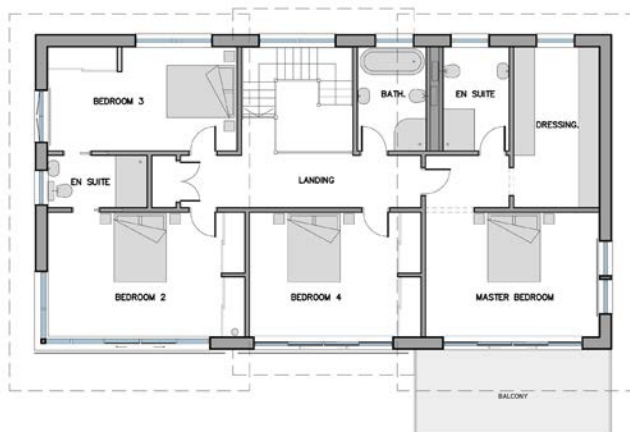
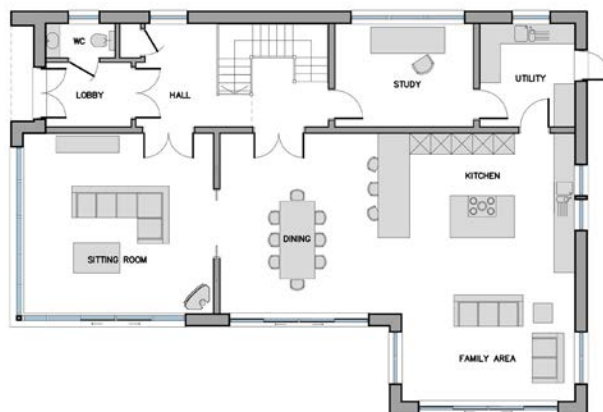
Whether it is the appeal of maximising light, the feeling of space, the use of clean lines or trying to make the most of your plot's stunning views, we will work with you to design and create a home to suit your unique lifestyle.



## The Hill View

310 sq.m / 3,337 sq.ft

Hill View is a stunning contemporary home. Glass has been used to flood the home with natural light all year round.



Sitting Room	5.5m x 5.2m
Dining Area	5.2m x 5.2m
Kitchen	5.6m x 4.0m
Family Area	5.0m x 3.7m
Utility Room	3.0m x 2.7m
Study	4.0m x 3.0m

Master Bedroom	5.0m x 3.6m
En-suite	1.9m x 3.0m
Dressing Room	4.6m x 2.5m
Bedroom 2	5.7m x 3.6m
Bedroom 3	5.4m x 3.0m
Joint en-suite	2.9m x 1.2m
Bedroom 4	4.9m x 3.6m
Bathroom	3.0m x 2.0m





# VISIT US

Now that you've read all about us why not visit us at our show centre in Sussex, where we have three properties open to view; The Adelia is a contemporary style home, The Oakleigh has traditional character and The Mulberry is a combination of the two in a chalet bungalow design. Please contact us to make an appointment to visit and experience first-hand the exceptional standards of design and construction that have earned us such wide acclaim.



## Business Hours :

09.00 - 17.30 Monday to Thursday  
09.00 - 17.00 Friday  
10.00 - 16.00 Saturday

Closed bank holidays

## Our Show Centre:

Open by appointment only  
between 10.00 to 16.00

## Our Offices:

Scandia-Hus Limited  
Scandia-Hus Business Park  
Oakleigh House  
Felcourt Road  
East Grinstead  
West Sussex  
RH19 2LP

Tel: 01342 838060

Email: [sales@scandia-hus.co.uk](mailto:sales@scandia-hus.co.uk)

Website: [www.scandia-hus.co.uk](http://www.scandia-hus.co.uk)







Scandia-Hus Business Park, Felcourt Road, Felcourt, East Grinstead, West Sussex, RH19 2LP  
Telephone: 01342 838060 E-mail: [sales@scandia-hus.co.uk](mailto:sales@scandia-hus.co.uk) Website: [www.scandia-hus.co.uk](http://www.scandia-hus.co.uk)