



HEXHAM GATE

SOPHISTICATED COUNTRY LIVING
IN A HISTORIC MARKET TOWN



TRIVSELHUS *by* ESH

SWEDISH STYLE

IN A BUSY AND BEAUTIFUL OLD MARKET TOWN ON THE TYNE

Hexham Gate is an exclusive collection of sixteen beautiful family homes that combine a stunning country setting with Scandinavian-inspired style. Enjoy the elegance and luxury of Hexham Gate in this cultured country town.

WE ARE DELIGHTED to present sixteen beautifully spacious, detached executive homes at the heart of Northumberland's most stunning countryside. Hexham Gate is perfectly placed - set against tree-covered hillside at the entrance to historic Hexham and looking across the Tyne to fields and hills on the far side of the valley.

Esh is a leading residential developer in Northern England and Trivselhus one of Sweden's top housing construction companies. Our partnership has created top-of-the-range homes that are exceptionally fuel efficient and environmentally friendly. Energy saving features mean low energy costs and a commitment to living responsibly.

TRIVSELHUS BY ESH stylishly combines market-leading, energy saving technology, luxury finishing and the best of elegant Swedish design. Small innovations, from lessons learned the hard way in the Scandinavian climate, can make

a huge difference to the comfort of your home. For example, even our front doors are carefully designed to keep the warmth in and the cold out. There is no letter box to let in draughts and the door opens outwards so the force of a winter gale simply tightens the seal as it blows.

Each home in the Hexham Gate collection is detached and sympathetically landscaped into its own spacious plot. Modern living demands space and light – the design elements that we are proud to showcase. Families can enjoy the flexible layout that our homes offer.

You are ideally placed at Hexham Gate to enjoy the luxury of a peaceful rural life in the stunning Northumbrian countryside and to make the most of the culture and bustle of one of the most vibrant and sophisticated market towns in England's border county. Hexham also has excellent connections for business and leisure. You are minutes from Newcastle and in easy reach of some of the UK's largest cities.

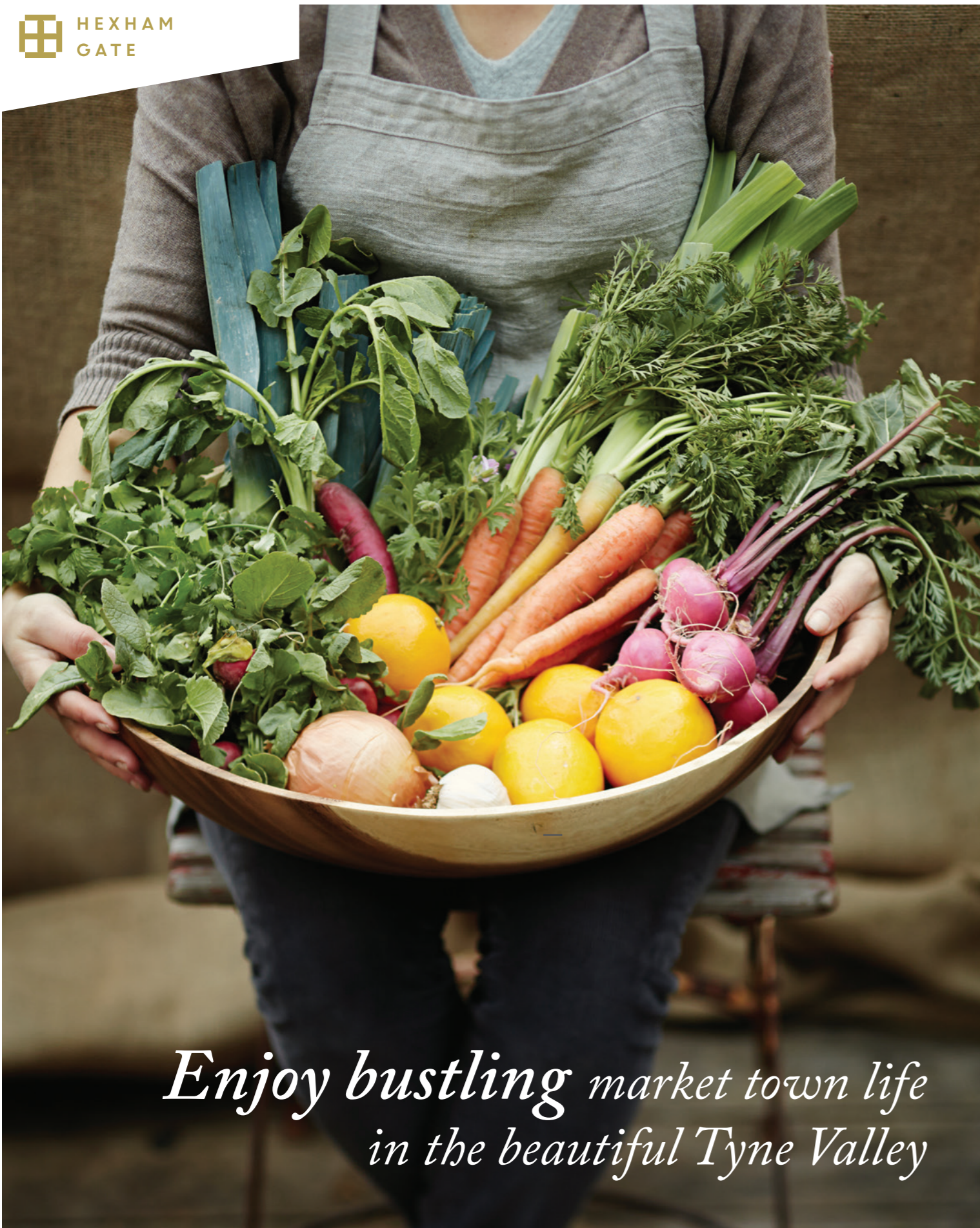
Disclaimer: Photographs and illustrations used are indicative and intended to give only an approximation of the final product. Room dimensions are approximate and for general guidance only. Floor plans are not to scale. Elevational treatments, landscaping details and positions and levels of buildings may vary. For individual plot specifications, please see drawings which are available for inspection on site.





Country LIVING

LIFE AT YOUR OWN PACE,
LUXURY GUARANTEED



*Enjoy bustling market town life
in the beautiful Tyne Valley*

country - culture - outdoor recreation - shopping - education

LOCATION, LOCATION, LOCATION.....

HILLS AND HISTORY

Stunning country scenery, award-winning parks - Northumberland offers a variety of outdoor activities in a truly spectacular setting. You can easily explore its rugged hills, clear rushing rivers and dark skies and the rich history of some world famous Roman fortifications along Hadrian's Wall.

As a prosperous settlement in the most north-eastern county in England, bordering Scotland, Hexham bore the brunt of the 'harrying of the north' in Anglo-Saxon times. These days the breathtaking landscape has something to offer those preferring more peaceful country living as well as adventure seekers and culture vultures.

ANCIENT MARKET TOWN

Hexham Abbey was founded by St. Wilfred in 647 AD and its imposing facade still dominates Hexham's bustling town centre.

Centuries on and Hexham remains a true market town - with a twice monthly farmer's mart. Producers from the local area offer a bounty of the best of food and crafts from the agriculture and artisans of Northumberland.

SHOPPING & SERVICES

The town provides a full range of modern commercial services, such as a post office and banks and modern healthcare including dentists, doctors and Hexham General Hospital.

Hexham is well served for everyday essentials by a wide range of modern supermarkets. Grocers, butchers and bakers in the town centre stock a wealth of local produce and there is a great range of interesting independent shops.

Nearby, Newcastle is one of the North East's leading shopping destinations offering all the big name brands. The intu Metrocentre, Eldon Square and Green Market shopping centres are local highlights. Whether you are looking for designer labels or high street fashions, you'll find it here.

RECREATION ON YOUR DOORSTEP

You can relax at one of the many coffee shops in Hexham and there is cuisine from around the world on offer in this sophisticated and prosperous country town. Why not enjoy a top-class lunch or special dinner in one of the many and varied restaurants.

Newcastle is famous for its buzzing night life, but Hexham has plenty to offer if you want to stay local. You can

enjoy a sociable drink in one of the many traditional pubs or an evening at the cinema or the theatre at the busy Queen's Hall Arts Centre.

If sport is your thing, there are many local opportunities for golf, tennis, cricket, rugby and football. The fully equipped Wentworth Leisure Centre boasts a 6 lane, 25m pool, gym and sports facilities and ten-pin bowling. It is also the home of the active Tynedale Harriers athletics club.

The picturesque racecourse on Yarridge Heights makes a memorable day or evening out.

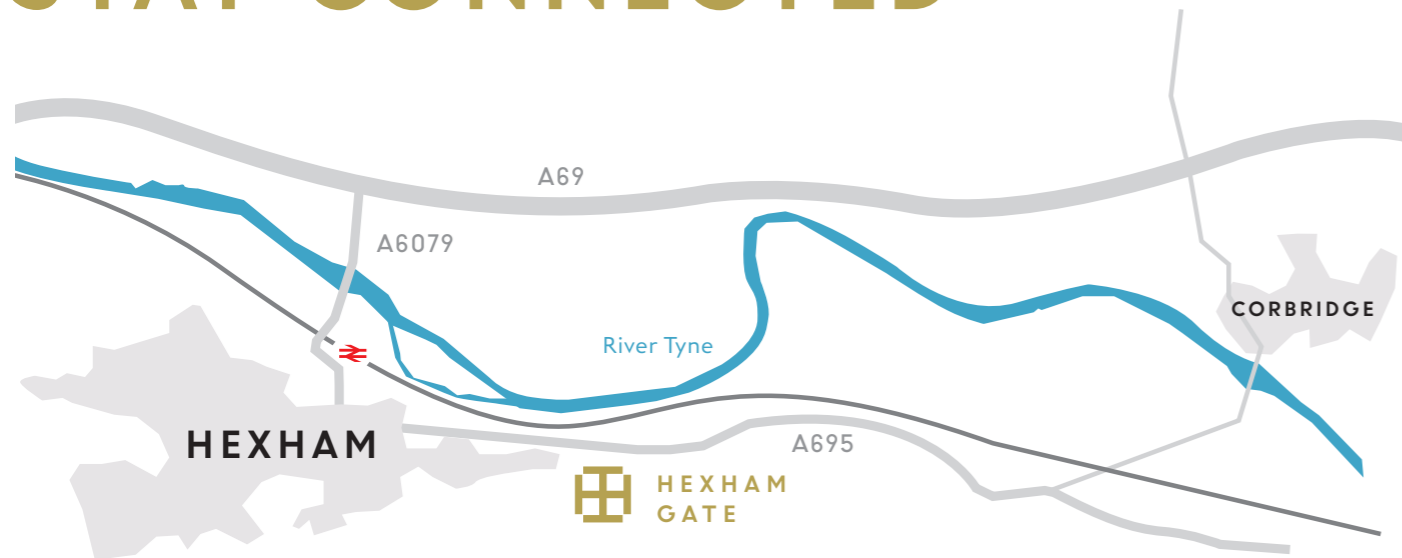
EDUCATION



Hexham and the surrounding areas offer a full range of educational establishments to cater for children from pre-school to those in higher and further education.

Queen Elizabeth High School, the popular local high school has a large sixth form. This school is consistently rated as 'good' by Ofsted with a high level of student and parent satisfaction. Its above average attainment and good behaviour were highlighted in the 2012 report. Several prestigious private Schools are also easily accessible in Newcastle City Centre.

Newcastle and Northumbria Universities are popular choices for students from around the world.

STAY CONNECTED



-  Hexham Station
-  Hexham Gate

HEXHAM GATE enjoys a prominent location in the Tyne Valley just 34 minutes from Newcastle upon Tyne and 1 hour from Carlisle.

Newcastle is a centre for retail and commerce and has extensive, well-developed transport links.

From Hexham there is an excellent road system across the region in all directions via the A69, A1 and M6.

- Carlisle 37 miles
- Newcastle upon Tyne 22.5 miles

BY RAIL Hexham station is on the Newcastle-Carlisle line. Passenger services are provided by Northern Rail with direct services to Newcastle for further destinations on the East Coast Main Line including London, Edinburgh and York.

Head west to Carlisle and onward connections to London, Manchester, Birmingham and Glasgow.



DEVELOPMENT PLAN

The sixteen Trivselhus by Esh homes at Hexham Gate are landscaped to complement their rural setting. Hexham Gate is sheltered by a wooded slope behind and looks out over the stunning Tyne Valley.

Individual plots and driveways for each house ensure privacy and a peaceful home for each family. Grassed areas and play spaces are designed to create a safe and attractive community.



Plot 1, 2, 4, 12 & 16 DELLEN

Integrated garage. Large balcony. Open-plan layout with separate snug and utility. 4 double beds and 4 bathrooms (includes ground floor shower room).



Plots 3 & 14 RENGEN

Integrated garage and large balcony. Open-plan kitchen/dining/living area. Separate utility, study/guest bedroom and WC. 4 double beds and 3 bathrooms. Large master suite with en-suite, balcony and walk-in closet.



Plots 5, 8, 11, 13 & 15 KINGEN

Open plan kitchen/dining/living space. Separate cloakroom, utility, study. 4/5 bedrooms and 4 bathrooms (includes ground floor shower room). Master bed with en-suite and walk-in closet.



Plots 9 & 10 STORAN

Open-plan kitchen/diner/family area. Separate living room, utility, study and shower room. 4 bedrooms and 3 bathrooms. Spacious master suite with large wardrobe and fully equipped private bathroom.



Plots 6 & 7 TAVELAN

Open-plan kitchen and living area. Separate utility, study and WC. 3 double bedrooms and 1 single bedroom. Master en-suite and family bathroom.

*Hexham Gate:
a peaceful place
to live and play*



Toddler and Junior PLAY AREAS

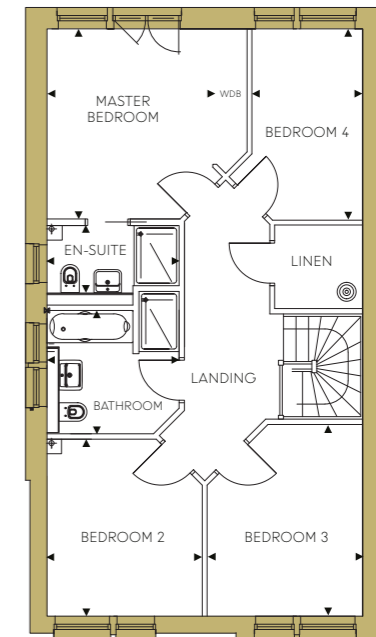
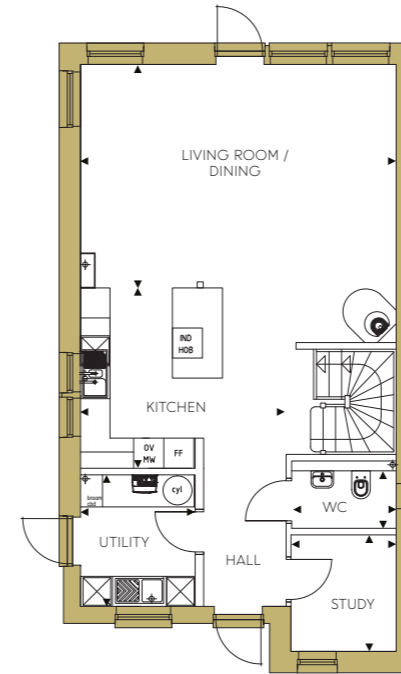
A children's adventure trail and dedicated toddler play area are designed into the site to give young residents space to play and make friends with their neighbours.



TAVELAN DETACHED



TAVELAN DETACHED



GROUND FLOOR

Kitchen and breakfast area
High-quality stainless steel appliances, with central island.
4104mm x 3600mm 13'6" x 11'10"

Dining /Lounge
A combined lounge/ dining area leading from the kitchen with direct access to the garden.
6300mm x 4462mm 20'8" x 14'8"

Study
Cosy, self-contained study.
2100mm x 2326mm 6'11" x 7'6"

Cloakroom
Basin and WC.
2100mm x 1148mm 6'11" x 3'9"

Utility
Sink, laminate worktops, storage cupboards and space for a washer and dryer.
2288mm x 2626mm 7'6" x 8'7"

Garage
A single, separate garage and drive gives space for parking and storage.

FIRST FLOOR

Master Bedroom
Generously proportioned room with windows to rear.
3358mm x 3795mm 11' x 12'5"

Master En-suite
Shower cubicle, basin and WC.
2638mm x 1350mm 8'8" x 4'5"

Bedroom 2
Double-sized bedroom with windows to the front.
3102mm x 3535mm 10'2" x 11'7"

Bedroom 3
Double-sized bedroom with window to the front.
3102mm x 3827mm 10'2" x 12'7"

Bedroom 4
Single-sized bedroom with windows to the rear.
2209mm x 3820mm 7'3" x 12'6"

Family Bathroom
WC, basin, bath and shower cubicle with heated towel rail and ceramic tiling.
2638mm x 2462mm 8'8" x 8'1"

4 bedrooms

PLOTS
6 & 7

TAVELAN is a stylish and comfortable four bedroom home. The house's superb thermal performance supports an open-plan, flexible living space to meet the needs of your family. The kitchen, dining area and lounge flow into each other. A separate utility/ laundry room keeps clutter in its place.

The cosy lounge area provides access to the rear garden.

A separate study to the front of the house, off the entrance hall, gives privacy and quiet. This is conveniently located next to the downstairs cloakroom/WC.

The spacious landing, which benefits from a large linen cupboard, leads off to four bedrooms.

The roomy master suite has an en-suite WC / shower room. The single-sized bedroom next door would make an ideal bedroom for a young child.

The double-sized second and third bedrooms, at the front of the house, are positioned next to the family bathroom, which is well equipped with WC, basin, bath and a separate shower cubicle.

Tavelan has gardens to the front and rear. A driveway and separate single garage provide convenient parking and secure storage.

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TOTAL FLOOR AREA

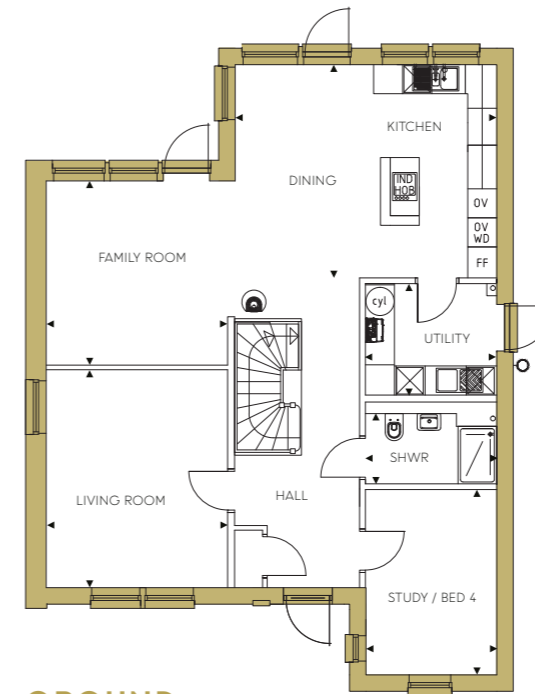
144m²/1548sq ft



STORAN DETACHED



STORAN DETACHED



GROUND FLOOR

Kitchen and Dining

High-quality stainless steel appliances included. A dedicated dining area adjoining the kitchen with direct access to the garden.
5400mm x 4402mm 17'9" x 14'5"

Family Room

Dual-aspect glazing including direct access to the garden.
3743mm x 3805mm 12'3" x 12'6"

Living Room

Self contained with dual aspect glazing to front and side of the house.
3743mm x 4500mm 12'3" x 14'9"

Study / Bedroom 4

Single-bed-sized, with adjoining shower/ WC.
2700mm x 3825mm 8'10" x 12'7"

Hall

Storage cupboard.

Utility

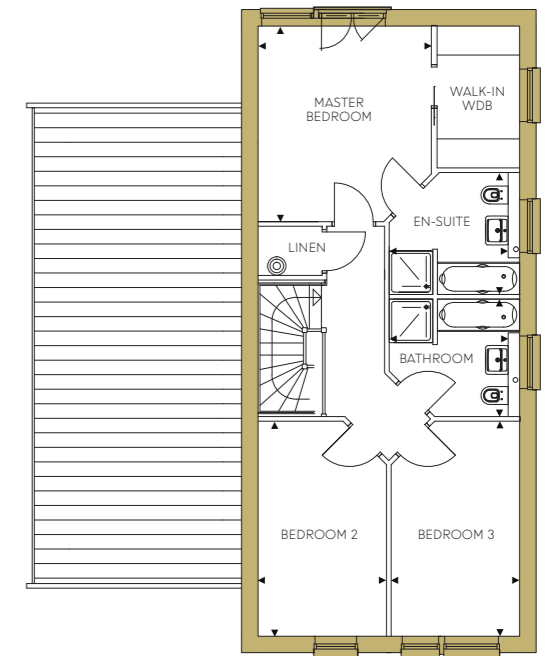
Sink, laminate worktops, storage cupboards and space for dryer and washer.
2712mm x 2300mm 8'11" x 7'7"

Shower/WC

Shower room with WC and basin.
2712mm x 1450mm 8'11" x 4'9"

Garage

A single, separate garage and drive gives space for parking and storage.



FIRST FLOOR

Master Bedroom Suite

Generously proportioned room with separate dressing area and en-suite bathroom
3577mm x 4040mm 11'9" x 13'3"

Master En-suite

Shower cubicle, bath, basin and WC.
2455mm x 2520mm 8'1" x 8'3"

Bedroom 2

Double-sized bedroom with windows to the front.
2652mm x 4440mm 8'8" x 14'7"

Bedroom 3

Double-sized bedroom with window to the rear garden.
2653mm x 4440mm 8'8" x 14'7"

Family Bathroom

WC, basin, bath and shower cubicle with heated towel rail and ceramic tiling.
2455mm x 2425mm 8'1" x 7'11"

4 bedrooms

PLOTS

9 & 10

STORAN is a masterpiece of efficient design. The open-plan, flexible living space at the rear of the house is combined with separate rooms at the front that can adapt to meet the needs of your family and guests.

The kitchen, dining area and family room flow into each other and provide access to the rear garden. For peace and privacy, there is a separate lounge at the front of the house.

The study can easily double as a guestroom thanks to the adjacent shower and WC.

A top specification kitchen with island cooker is practical and beautiful and a separate utility/laundry room keeps clutter in its place.

The landing offers useful storage in the linen closet. To the rear of the house, the generously proportioned master suite has its own adjoining dressing room and large en-suite bathroom with bath and shower cubicle.

The second and third double bedrooms, located at the front of the house, share the family bathroom which is fitted with a bath and separate shower cubicle.

Storan has gardens to the front and rear and a separate single garage for secure parking and storage.

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TOTAL FLOOR AREA

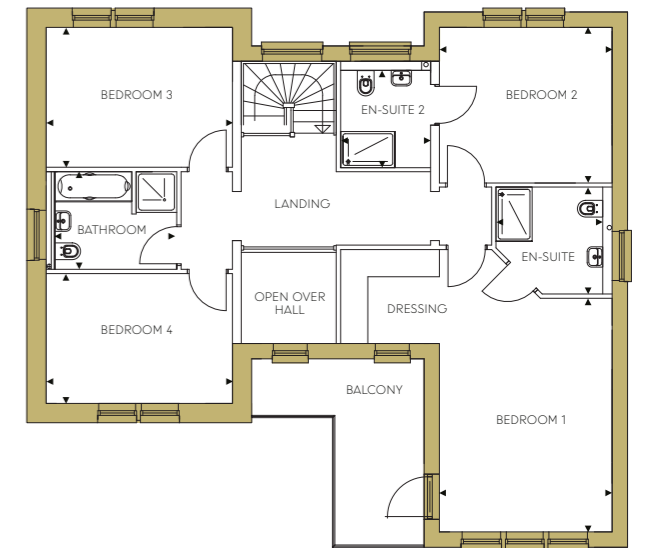
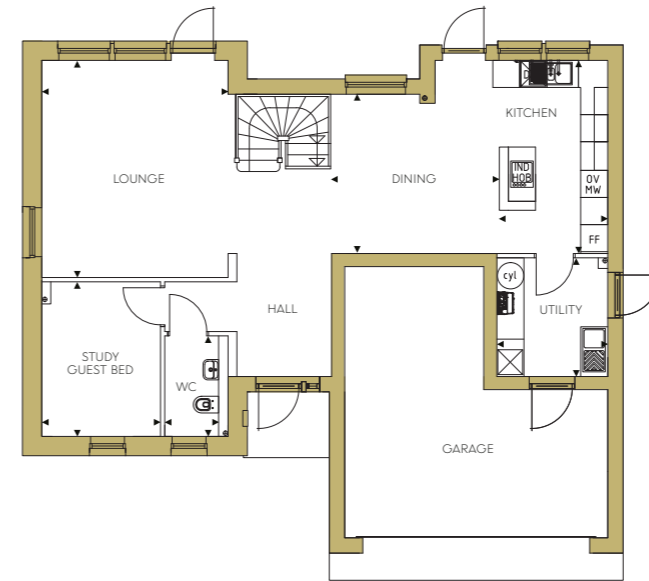
164m²/1764sq ft



RENGEN DETACHED



RENGEN DETACHED



GROUND FLOOR

Kitchen and breakfast area
High-quality stainless steel appliances included.
2400mm x 4273mm 7'10" x 14'

Dining
A dedicated dining area adjoining the kitchen with direct access to the garden.
3730mm x 3523mm 12'3" x 11'7"

Lounge
Dual-aspect glazing and direct access to the garden.
4120mm x 4805mm 13'6" x 15'9"

Study /Bedroom 5
Convenient adjoining WC.
2625mm x 3420mm 8'7" x 11'3"

Cloakroom
Basin and WC.
1191mm x 2225mm 3'10" x 7'3"

Utility
Sink, laminate worktops, integrated washing machine, storage cupboards and space for dryer.
2455mm x 2626mm 8'1" x 8'7"

Garage
A large integrated garage, with direct access through the utility room, gives secure space for parking and storage.

FIRST FLOOR

Master Bedroom Suite
Generously proportioned room with separate dressing area and en-suite. Access to large balcony.
3820mm x 5169mm 12'6" x 17'3"

Master En-suite
WC, basin and shower.
2361mm x 2366mm 7'9" x 7'9"

Bedroom 2
Double-sized bedroom with windows to the rear and en-suite shower room.
3820mm x 3443mm 12'6" x 11'4"

En-suite 2
WC, basin and shower.
1990mm x 2154mm 6'6" x 7'1"

Bedroom 3
Double-sized bedroom with window to the rear garden.
4120mm x 3094mm 13'6" x 10'2"

Bedroom 4
Double-sized bedroom with windows to the front.
4120mm x 2872mm 13'6" x 9'5"

Family Bathroom
WC, basin, bath and shower cubicle. Heated towel rail and ceramic tiling.
2690mm x 2159mm 8'10" x 7'1"

4/5 bedrooms

PLOTS
3 & 14

RENGEN highlights the very best of everything that Hexham Gate has to offer. The house's superb thermal performance supports an open-plan, flexible living space to meet the needs of your family. The kitchen, dining area and lounge flow into each other with underfloor heating throughout. A cleverly designed study can double as a guestroom thanks to the adjacent cloakroom. The top specification kitchen with island cooker is practical and beautiful and a separate utility/laundry room keeps clutter in its place.

The light and airy first floor offers four double bedrooms around an imposing open landing. The spacious master

suite has its own adjoining dressing room and en-suite bathroom. Floor length glazed doors open onto an impressive balcony.

The second bedroom is equipped with its own en-suite and benefits from double windows to the rear garden.

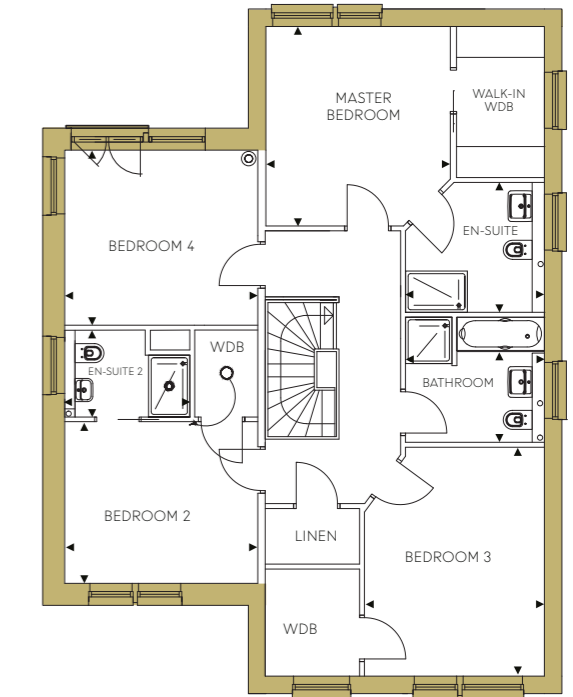
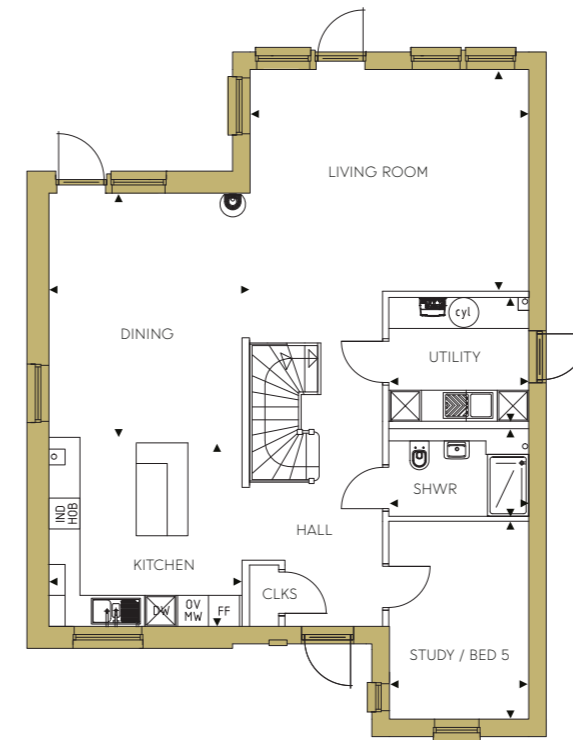
Bedrooms 3 and 4 are positioned on either side of the family bathroom which has a separate shower cubicle and bath.

Rengen has gardens to the front and rear. All external doors have paved areas immediately outside with driveways. An integral garage offers secure and convenient storage.

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TOTAL FLOOR AREA

184m²/1986sq ft



GROUND FLOOR

FIRST FLOOR

Kitchen/Dining
Open-plan space with fully-fitted units, stainless steel appliances and direct access to the rear garden.
3900mm x 8291mm 12'9" x 27'2"

Living Room
Spacious, dual-aspect living area with direct access to the rear garden.
5400mm x 4302mm 17'9" x 14'1"

Study / Single Bedroom
Dual-aspect windows and convenient front of house location.
2700mm x 3838mm 8'10" x 12'7"

Shower Room
Fully tiled shower cubicle, WC and sink. Chrome finishing.
2712mm x 1700mm 8'10" x 5'7"

Utility
Sink, laminate worktops, storage cupboards and space for dryer and washing machine.
2712mm x 2400mm 8'10" x 7'10"

Cloakroom
Handy space for storing coats and shoes.

Garage
Separate double garage and drive gives space for parking and storage.

Master Bedroom
Spacious suite comprising large bedroom, walk-in wardrobes and en-suite.
3577mm x 3869mm 11'9" x 12'8"

Master En-suite
WC, basin and shower.
2692mm x 2520mm 8'10" x 8'3"

Bedroom 2
Large room with en-suite and walk-in wardrobe.
3743mm x 3135mm 12'3" x 10'3"

En-suite 2
WC, basin and shower.
2426mm x 1683mm 7'11" x 5'6"

Bedroom 3
Double bedroom with walk-in wardrobe and window to the front.
3488mm x 4440mm 11'5" x 14'6"

Bedroom 4 / Family Room
Double bedroom with window to the rear.
3743mm x 3393mm 12'3" x 11'1"

Family Bathroom
WC, sink, bath and separate fully tiled shower cubicle.
2692mm x 2425mm 8'10" x 7'11"

The first floor has four double bedrooms and three bathrooms. Both the master suite and second bedroom benefit from en-suite WC and shower and large walk-in wardrobe spaces.

Bedroom three at the front of the house adjoins the family bathroom. It is large with a generous walk-in wardrobe.

Bedroom four is a double bedroom. Alternatively, it may be used as a Swedish-style family room or upstairs living room.

There is a garden at the rear and a front lawn. A detached double garage sits within the plot boundary.

ELEGANT AND STYLISH KINGEN enjoys a particularly spacious first floor with direct access into the garden from the dining and living areas. It is finished in a stylish, neutral palette throughout.

The entrance leads from the spacious internal hallway through to a light and airy living area with four large windows and direct access to the rear garden.

The kitchen has a practical array of fitted units and appliances. It opens to the dining area; perfect for entertaining. A useful utility room with a sink keeps clutter in its place. The large study/bedroom 5 conveniently adjoins the ground floor WC and shower room.

4/5 bedrooms

PLOTS
5, 8, 11, 13, 15

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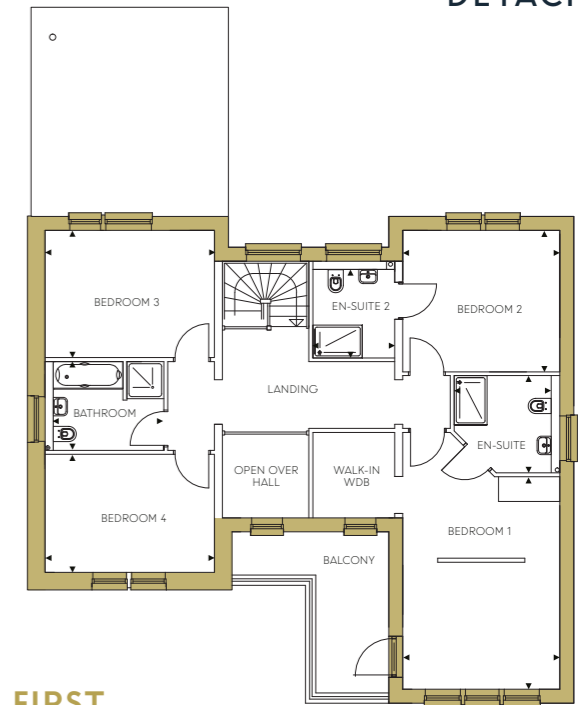
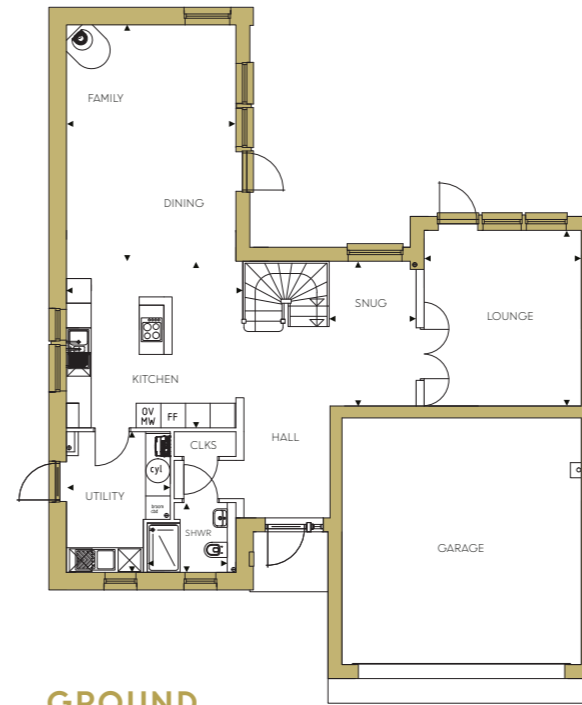
TOTAL FLOOR AREA
197m²/2116sq ft



DELLEN DETACHED



DELLEN DETACHED



GROUND FLOOR

FIRST FLOOR

Full height entrance hall
Balcony balustrade to landing.

Kitchen and breakfast area
High-quality stainless steel appliances. Central cooking island.
4290mm x 4055mm 14'1" x 13'4"

Dining/Family
Dining area/family room. Sloping ceiling and windows to rear garden.
4120mm x 5750mm 13'6" x 18'10"

Lounge
Double door access to a large, well lit living area. Glazing with direct access to the garden.
3820mm x 4273mm 12'6" x 14'

Snug
Generous space, perfect for a homework area or home office space.
2115mm x 3523mm 6'11" x 11'7"

Cloakroom
Storage for coats and shoes.

Shower/WC
Shower, basin and WC.
1947mm x 1699mm 6'5" x 5'6"

Utility
Sink, laminate worktops, storage cupboards and space for washing machine and dryer.
2525mm x 3420mm 8'3" x 11'3"

Double garage
A large integrated garage for parking and storage.

Staircase
Open tread with chrome spindles. Window above stairs.

Master Bedroom Suite
Generously proportioned with walk-in wardrobe and en-suite. Sole access to large balcony.
3820mm x 5169mm 12'6" x 16'11"

Master En-suite
WC, basin and shower.
2361mm x 2366mm 7'9" x 7'9"

Bedroom 2
Double-sized bedroom with windows to the rear and en-suite shower room.
3820mm x 3443mm 12'6" x 11'4"

En-suite 2
WC, basin and shower.
1990mm x 2154mm 6'6" x 7'1"

Bedroom 3
Double-sized bedroom with window to the rear garden.
4120mm x 3094mm 13'6" x 10'2"

Bedroom 4
Double-sized bedroom with windows to the front.
4120mm x 2872mm 13'6" x 9'5"

Family Bathroom
WC, basin, bath and shower cubicle with heated towel rail and ceramic tiling.
2690mm x 2159mm 8'10" x 7'1"

4 bedrooms

PLOTS

1, 2, 4, 12 & 16

DELLEN has an impressive entrance into a full-height hallway. It is equipped with the very best of everything that Hexham Gate has to offer. The superb thermal performance of this luxurious 4 bedroom house supports the open-plan, flexible living space. Underfloor heating throughout the ground floor keeps the light and airy rooms warm and cosy.

A top specification kitchen/breakfast room, with a central island cooker, lies at the heart of this welcoming family home. The clever design keeps the family connected - the space flows out to the dining/family area in one direction and through a snug to the lounge on the other side of the house.

A cloakroom and shower off the entrance hall and a separate utility/laundry keep clutter in its place.

An open tread staircase winds up to the first floor. Four double bedrooms lead off from a spacious open landing with a balustrade over the entrance hall.

The master suite, set to the front of the house, provides peace and privacy. It has a large adjoining dressing room and a fully equipped en-suite bathroom. Floor length glazed doors open onto an impressive balcony.

The second bedroom is equipped with its own en-suite and benefits from windows to the rear garden.

Bedrooms 3 and 4, on either side of the family bathroom, have views to the rear and front gardens respectively.

An integral garage offers secure and convenient storage.

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TOTAL FLOOR AREA

205m²/2208sq ft

SPECIFICATION



CONSTRUCTION

- Superior timber frame constructed in Sweden by Trivselhus.
- High insulation levels and airtightness.
- **Triple-glazed**, engineered timber windows faced with aluminium.
- External, front and rear double-glazed steel doors with multi-point locking. Open outwards.
- External windows, fascias, soffits and rainwater goods coordinated in Anthracite Grey colour.
- Balconies (where applicable) comprise a 'cold pour' system.
- Separate sealed letter box.

KITCHENS

- Contemporary layout with a choice of quality door fronts.
- 12mm Corian® & 60mm laminate worktops as per kitchen design with 75mm upstands.
- Range of high quality stainless steel appliances including induction hob by Smeg.
- Electric single oven and built-in combined microwave/2nd oven and warming drawer.

- Stainless steel extractor hood. (Rising extractor in Island).
- Integrated fridge and freezer, both 'A' rated.
- Integrated dishwasher 'A'-rated.
- Corian® single bowl sink moulded into worktop.
- Chrome tap to kitchen.

UTILITY

- 60mm laminate worktops.
- Stainless steel sink and drainer.
- Chrome tap.

INTERIOR FINISHING

- White emulsion finish to all walls.
- White emulsion finish to all ceilings.
- Contemporary skirtings and architraves with white satin gloss paint finish.
- Brushed steel ironmongery.
- Pre-finished contemporary-styled internal doors.
- Staircase to be modern-styled open tread type with wood handrail, newels and solid treads, strings and chrome spindles.

ELECTRICAL FITTINGS

- LED downlighters to kitchens, hallway, bathrooms, en-suites and WC.
- Brushed steel electrical fittings to open-plan space, kitchen and hall/landing – white plastic fittings to rooms elsewhere.
- Brushed steel TV/media panel in living spaces where noted.
- TV/telephone points in master bedroom.
- Mains-connected smoke, heat, CO² and intruder alarms.
- Power, lighting and security alarm to garage.

HEATING & VENTILATION

- Primary heating via air source heat pump with large hot water store.
- Mains-pressure hot water system.
- Wet underfloor heating to ground floor.
- Fan-assisted radiators to first floor.
- Towel warmers to bathroom, en-suite and WC.
- Mechanical ventilation system with heat recovery.
- Roof-mounted solar PV array (size dependent on house type and orientation).

BATHROOMS AND EN-SUITES

- Contemporary sanitaryware by Ideal Standard®.
- Modern chrome fittings.
- Ceramic tiling at half height to walls with sanitaryware, showers fully tiled.
- Brassware by Hansgrohe

EXTERNALS

- Front gardens turfed/planted in accordance with landscape design.
- 1800mm high fence between houses to frontage.
- Rear garden, 1800mm dividing fence.
- Paving will be provided outside front and rear doors, as appropriate.
- Block-paved drives.

DETACHED GARAGE CONSTRUCTION

- Roller shutter type garage doors.
- Masonry wall construction finished in render to match house.
- Roof covering, rainwater goods and fascias to match house.



TECHNICAL *features*



ENVIRONMENTAL

Esh fit extra energy saving and eco-friendly features as standard.



SUSTAINABLE

Trivselhus ensure sustainably produced building materials.



COST EFFECTIVE

Quality fabric and lower construction costs give outstanding value for money at a competitive overall price.



AIRTIGHT

Sophisticated detailing gives airtight joints to maintain the building's internal temperature effectively.



INSULATION

Closed panels are fitted with 240mm insulation at the construction stage.



FABRIC FIRST MANUFACTURE

Energy saving potential is built into the building fabric during a precision factory assembly with exacting quality control systems.



GLAZING FOR SOLAR GAIN

Triple-glazed windows trap natural heat gain and this can be maximized by correctly orienting the building.



LOW ENERGY NEEDS

Exceptionally low heating costs allow flexibility of internal design to meet buyers' needs and aspirations.



MINIMAL WASTAGE

Computer-aided manufacturing processes and quick build times cut waste to the absolute minimum.

HOW IT WORKS

01

TRIVSELHUS TIMBER FRAME - FABRIC FIRST

Trivselhus is one of the leading housebuilders in Sweden. For over 20 years Trivselhus have manufactured buildings that provide an effective shield against extreme climatic conditions.

The buildings are precisely constructed in factory conditions and have energy saving features embedded into the fabric of the building helping to produce an airtight building envelope.

The frame comprises high levels of insulation, an airtightness membrane and triple-glazed windows.

02

MVHR

A mechanical ventilation with heat recovery system will continuously extract the warm, moist air from rooms such as kitchens and bathrooms. This is done through a concealed duct system. The air is passed through a heat exchanger, then ducted outside and fresh air from outside is drawn in, warmed by the heat exchanger before being ducted to living and bedrooms.

03

LOG BURNING STOVE (OPTIONAL EXTRA)

Fitted as a useful feature at the entrance or to create a focal point in a living space. The stove can be used as a supplementary heat source when the underfloor heating and radiators are switched off. The house is extremely airtight so a dedicated air source is provided to the stove.

04

UFH AND ULGW RADIATORS

A wet underfloor heating system warms the ground floor and modern radiators heat the first floor. An air source heat pump heats water efficiently to feed both systems.

05

LOW ENERGY LIGHTING

These lights use one fifth of the electric power of an incandescent light and can last up to 8-15 times longer. They use either a type of compact fluorescent light (CFL) or light emitting diode (LED) instead of an incandescent light.

06

SOLAR PHOTOVOLTAICS

Solar panel electricity systems are also known as solar Photovoltaics (PVs). They capture the sun's energy using photovoltaic cells which do not need direct sunlight to work. They can still generate electricity on a cloudy day. The cells convert the sunlight into electricity which is used to run household appliances and lighting.

07

A-RATED APPLIANCES

All appliances have achieved an 'A' rating and have been specified to minimise energy use. Further energy savings are possible if the appliances are used during daylight hours when the solar PV is generating electricity.

08

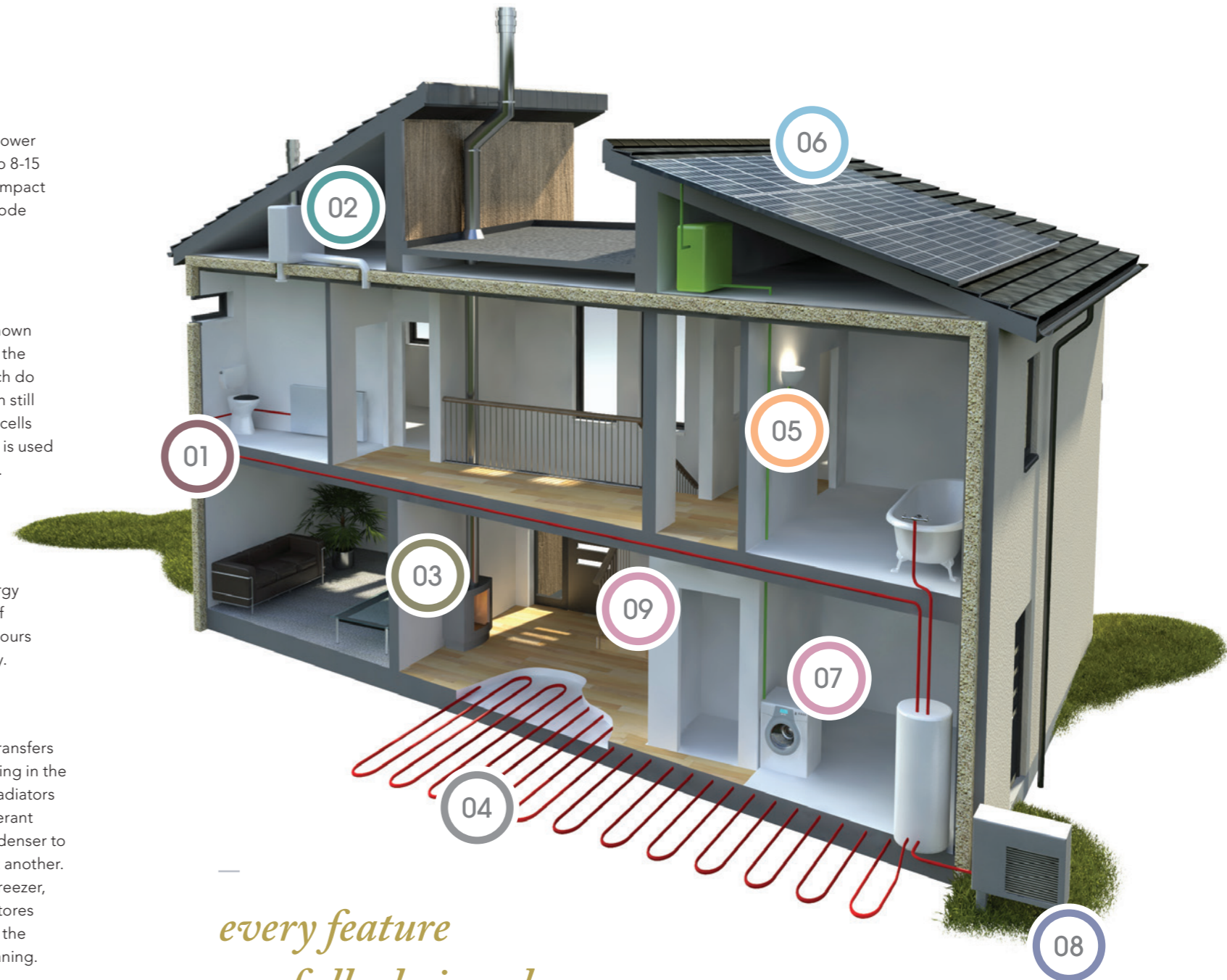
AIR SOURCE HEAT PUMPS

An air source heat pump (ASHP) system transfers heat from the outside air to inside a building in the form of hot water in underfloor heating, radiators or for washing etc. An ASHP uses a refrigerant system involving a compressor and a condenser to absorb heat at one place and release it at another. It works in very similar way to a fridge or freezer, but in reverse. A large capacity cylinder stores the efficiently heated water for use within the home for space heating and washing/cleaning.

09

AIRTIGHT DOORS

External, front and rear, double-glazed steel doors with multi-point locking. Open outwards to maintain seal against the wind. Separate sealed letter box to avoid draughts.



*every feature
carefully designed
to minimise energy
use in the home*

AFFORDABLE ENERGY BILLS

When superb thermal performance is combined with the energy saving technology fitted as standard in a Trivselhus by Esh home, ultra-low, regulated energy bills really are possible.

Ultra-low energy bills are achieved in buildings constructed with a Trivselhus Climate Shield™. The photovoltaic (PV) array, which is fitted as standard, further offsets the cost of regulated energy in the house.

ENERGY SAVING EXTRAS

To maintain air quality without losing heat, a mechanical system continuously extracts the warm, moist air from rooms such as kitchens and bathrooms. It then delivers fresh, warmed air to other rooms through ducts. The air is passed in and out of the building through a heat exchanger.

Solar Panels

Solar panels, also known as solar photovoltaics (PVs), capture the sun's energy even on a cloudy day. They convert the daylight into electricity which can then be used to run household appliances and lighting.

Low Energy Fittings

- 'A'-rated kitchen appliances.
- The heating system uses an air source heat pump with efficient emitters.
- Low energy light fittings throughout.

Maximise Your Savings

You can manage your electricity use to make the most of the possible savings. For example, by using appliances during daylight hours when the PV array is generating electricity, you will reduce use of electricity from the National Grid.

CASE STUDY

In our first Trivselhus development in Bowburn, Durham, a young family is already reaping the rewards of the partnership between Trivselhus and Esh. Their energy consumption is 50% of what would usually be expected in a conventionally built 4 bedroom house. One of the Bowburn homeowners, Christine Dunkerly, said:

'It has certainly opened my eyes to how the right type of technology and clever, sustainable housing design can positively impact on the everyday costs of running a home.'



—
*low energy homes
saving you money
for years to come*
—

RESPONSIBLE LIVING

WE BUILD ENERGY SAVING HOMES that are designed to achieve an Energy Performance Rating of category 'A' (compared to the more usual 'E' in the existing UK housing stock) to save you money for years to come.

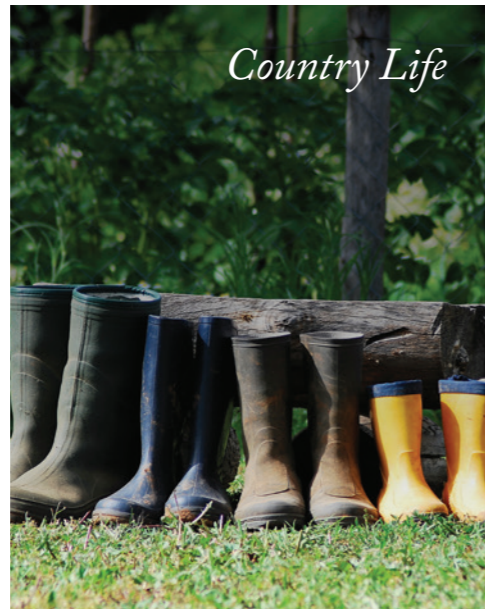
The fabric of the building is insulated and sealed to the highest standard to make sure that Trivselhus buildings provide an effective shield against even extreme climatic conditions.

FABRIC FIRST AIRTIGHT CONSTRUCTION

Nothing goes to waste in a **Trivselhus by Esh** home. Top quality construction is achieved in a climate-controlled factory environment where waste is minimal and nothing less than perfection is accepted.

Precision manufacture in factory conditions embeds energy saving features, such as insulation and triple glazing, into the fabric of the building to produce an airtight shell.





Country Life



**HEXHAM
GATE**



*Light &
Space*



PARTNERSHIP

FOR THE FUTURE



*well-designed
houses built to last
for generations*

ESH HOMES is a leading housebuilder in the North of England with an unrivalled reputation for customer service and value for money. Our houses are built using the latest technology and this is nowhere more evident than in our partnership with Trivselhus.

We are excited about putting our core values into practice with this groundbreaking international partnership.

ESH CORE VALUES

- Encouraging healthy living
- Positive lifestyle change
- Sustainable outcomes
- Improving the quality of life for local residents
- Reducing energy costs for homeowners

TRIVSELHUS is a long-term leader in the demanding Swedish housing market, where its reputation is second to none. Ethical values and sustainability are embedded at the heart of our parent company - the Södra forestry cooperative.

Trivselhus uses exacting production methods and has 22 years experience of creating beautiful, sustainable houses that can withstand the extremes of the Swedish climate. We are building a growing presence in the UK, where the emphasis when buying a new home is on quality design, value, sustainability and low energy use.

Our expertise is in the manufacture of buildings that provide an effective shield against extreme climatic conditions, using sustainably harvested wood from Swedish forests.

A 'FABRIC FIRST' APPROACH embeds energy saving features into the fabric of the building at the manufacturing stage. Windows, doors and service conduits are fitted during the build to reduce the margins of error and produce an airtight shell.

The building is constructed in precision factory conditions in a state-of-the-art Swedish factory.



HEXHAM GATE

SOPHISTICATED LIVING IN A
HISTORIC MARKET TOWN

HEXHAM NE46 1UL

*Please get in touch for more
information about Hexham Gate*



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