

The background of the slide features a dark blue field with intricate, hand-drawn geometric patterns in an olive green color. On the left side, there is a vertical arrangement of stylized, rounded rectangular shapes. To the right of these, there are more complex, interlocking geometric forms, including a large, prominent shape that resembles a stylized 'Z' or a series of connected triangles. The overall aesthetic is modern and abstract.

THE PINNOCKS

A place to call home... A Passivhaus Home

The Pinnocks are set in the historic market town of Baldock located in the district of North Hertfordshire which was founded by the Knights Templar in the 1140s. Baldock boasts an array of period buildings and a popular high street presents along with new modern builds and fantastic access to the A1M North and South bound. The town boasts an excellent array of independent shops, Good Ofsted schools, pubs and restaurants, with the adjoining towns of the first ever Garden City in Letchworth Garden City and Hitchin providing an even wider range of facilities.

The Hartsfield JMI School and the Knights Templar Secondary School are both within close proximity. Baldock is only 33 miles away for London or better still only a 30 minute train ride from Baldock to London's King's Cross which makes Baldock a commuters dream of a semi rural setting with great links via transport.

What makes The Pinnocks even more exclusive is that they have been designed with passion by local energy efficiency specialist developers Probuild as the ultimate Passivhaus and near zero carbon Homes. Probuild Homes design and create truly exceptional, high quality, energy efficient and healthy future homes. This is achieved by partnering with and applying the Beattie Passive award winning, unique, innovative design and build technology which from meticulous attention to detail, rigorous design and construction and an exacting certification process, produce long life and high performance.

With further installations of appropriate renewables and energy efficient/low carbon products, this guarantees quality and performance necessary for passivhaus certification and near zero carbon homes. The Pinnocks is the way forward.



Baldock, Hertfordshire



Baldock, Hertfordshire



Site Plan



Eco House (Plot 1)

Bedroom 3:
8.16m x 2.95m

Bedroom 4:
8.66m x 3.03m

Bathroom 2:
3.94m x 2.55m

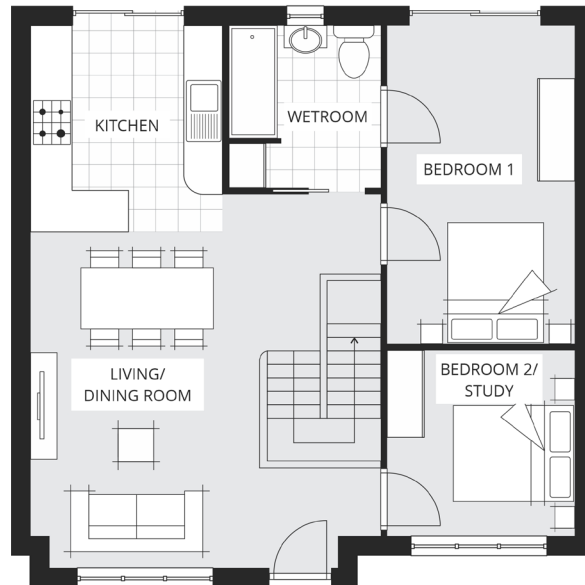


Kitchen:
4.11m x 3.03m

Living/Dining Room:
4.88m x 5.57m

Bedroom 1:
5.09m x 2.95m

Bedroom 2:
2.95m x 2.95m

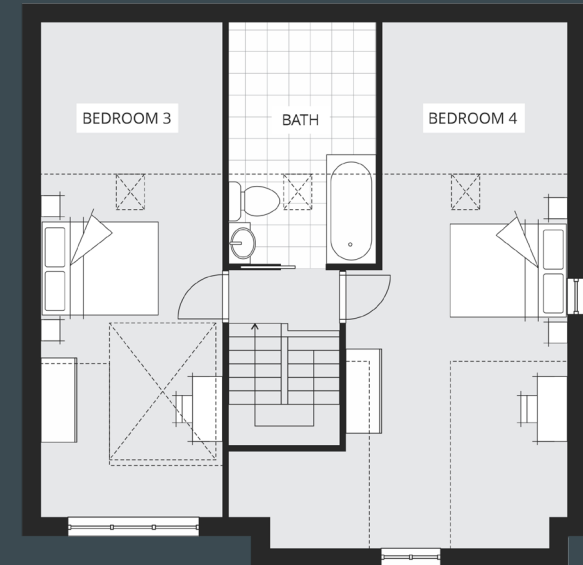


Passive House (Plot 2)

Bedroom 3:
8.16m x 2.95m

Bedroom 4:
8.66m x 3.03m

Bathroom 2:
3.94m x 2.55m



Kitchen:
4.11m x 3.03m

Living/Dining Room:
4.88m x 5.57m

Bedroom 1:
5.09m x 2.95m

Bedroom 2:
2.95m x 2.95m



Passivhaus Future Homes

2050 - ready homes

The Climate Change Act 2008 means that the UK still has a legal obligation to achieve at least an 80% reduction in the carbon emissions from our homes by 2050. Therefore, we need to be building homes now that are 2050 ready.

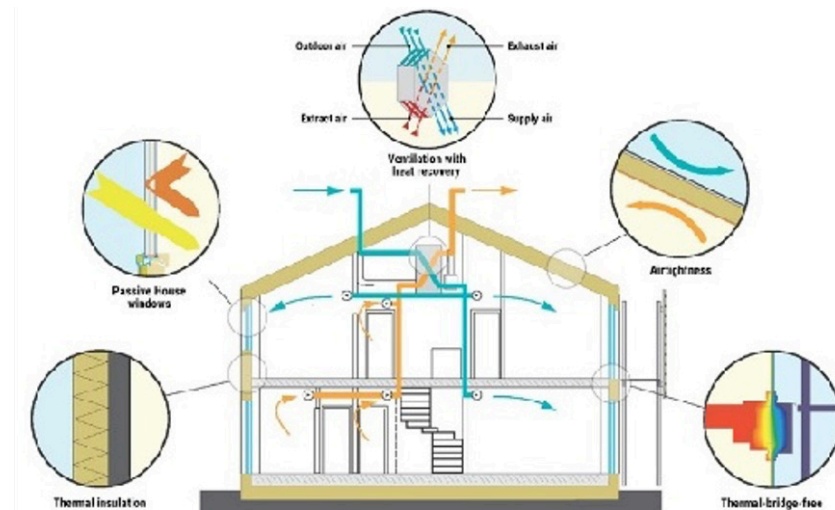
What is Passivhaus?

Passivhaus: The gold standard of energy efficient design.

Passivhaus (or Passive House) is an advanced low energy construction standard for buildings. By using high performance insulation and making a building completely draught free, it effectively eliminates heat loss to create a building with very low environmental impact. The majority of heating required comes from 'passive' sources such as sunlight, emitted heat from electrical appliances, and even bodyheat, meaning almost no traditional heating system is required.

Good quality design and craftsmanship paired with superior windows and doors, high levels of insulation and heat recovery ventilation are the key elements that set Passivhaus construction apart from standard building regulations.

Excellent health and comfort conditions are key. A Passivhaus has more fresh air than traditional construction techniques. With a mechanical ventilation and heat recovery system supplying a continuous stream of pre-warmed fresh air, your house will be healthy and free of humidity and its associated mould problems as well as airborne pollutants.



Passive House: The 5 Basic Principles



The benefits of a Passivhaus certified, Renewables & low carbon smart home



Certified Passivhaus Classic:

Passivhaus apply the fabric first principle. Highly insulated, airtight, cold bridge free structures that require minimal heating and improve general wellbeing. Probuild Passive homes help towards achieving the zero-carbon target as per the climate change act. There are only a handful of passivhaus certified homes in Hertfordshire



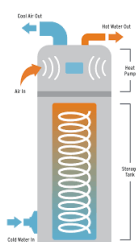
Renewables & Sustainability:

The homes are built using sustainable materials and are partly built in a workshop locally. The build system results in minimal waste and utilises tested and most appropriate renewable energy products.



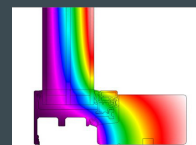
Electric car charger:

To encourage and promote the use of electric vehicles, each house has its own 7kwh charging point



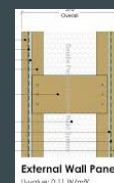
All-In-One Air Source Hot Water Heater:

Domestic Hot Water is heated via a compact all in one heat pump water heater. This system requires minimal electric demand as it absorbs heat from air in the same way that a fridge extracts heat from its inside. Further info on this innovative hot water system can be found at www.thermoception.com. As a guide, It costs around 30p a day for a family of 4 adults and 1 child taking baths and showers and washing



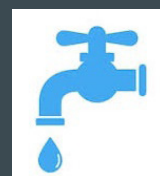
Windows & doors:

Internorm windows and doors are one of only a few passivhaus certified manufacturers. All windows and doors are high quality Aluminium clad, thermally broken UPVC, triple glazed tilt and turn achieving the best u values on the market of below 0.8 W/m²K. The roof windows are also passivhaus certified design by



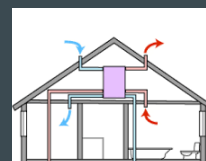
Fabric First:

Thermal efficiency of 0.11 and below compared to building regulations of 0.28. This means that the building loses less heat



Rainwater Harvesting:

Rainwater from the roof is collected in a GRAF 2700l storage underground storage vessel. The water is filtered and used to serve washing machines, outside taps, and w.c's thus reducing metered water usage by up to 50%



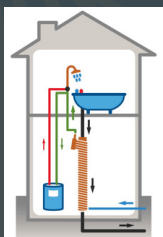
MVHR:

The home uses a passivhaus certified energiSava 300 heat recovery ventilation system by Envirovent. This provides all year-round good indoor air quality which is vital for a healthy and comfortable living environment. MVHR systems guarantee fresh air circulation without losing ambient temperature, which together with the home being airtight and insulated, mean that traditional heating such as radiators are not required which means big savings in energy bills



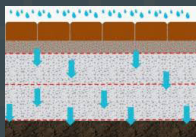
Kitchen Garden:

The external garden is also an important part of the total eco delivery. The garden incorporates an easily manageable 'kitchen garden' to grow on-site low maintenance organic produce.



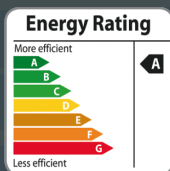
Waste Water Heat Recovery System:

When we run a shower or empty a bath, the hot wastewater is simply discharged into the drains. The home has maintenance free, passive devices installed which recapture and transfer the waste heat back into the incoming water supply which serves the hot water which means less energy is required to heat up water.



SUDS:

Hardstands for vehicles and pedestrian footpaths are 100% permeable to assist in reducing surface water run-off and allows rainwater to penetrate back into the ground to recharge natural underground aquifers, which further reduces demand on the existing outdated surface water network.



A-Rated Appliances:

All built in appliances are Minimum A rated energy efficient



No Fossil Fuel:

The home does not use fossil fuel. Gas is being phased out for 2023 as it is a fossil fuel and electricity is now being generated by low carbon/renewable sources.



100% LED lighting:

All lighting throughout is LED which is also WiFi smart controlled by voice control (Alexa, Echo, Siri and google) or by phone



Smart home:

Power sockets and lighting is controlled manually, or can be controlled by WiFi voice command (Alexa, Google, Siri, Echo) or your mobile phone.



Probuild
Energy Efficiency Services

**Flood Protection:**

Flood protection is incorporated into our Passive houses as standard, providing you with the assurance that your homes are tanked to protect you from flood water

**Fire safety:**

The build technique provides you with 2 hours fire protection as standard as opposed to 1 hour for building regulations. This means that it takes double the length of time for a fire to penetrate through a Passive wall, roof or ceiling

**Wellbeing:**

The home will benefit the type of owner who has a keen interest for living a healthy and environmentally aware lifestyle with modern day convenience living considered. Radon proofing is designed into the system as standard to prevent the ever-increasing risk of Radon Cancer caused by gases entering our homes. Mechanical ventilation delivers fresh filtered air into your homes creating a healthier environment and reducing the causes of respiratory issues. High level of living comfort, no more drafts in winter and overheating in summer: The system responds positively to changing climate (overheating and cooling) due to the innovative design and the lightweight structure

**Easy and low maintenance:**

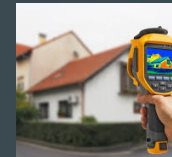
The home has a continuous service void around all floors, walls, ceilings and roofs allowing for ease of maintenance, alteration and access to all services. The external building fabric has been selected for its sustainability, long life and low maintenance. The walls finishes consist of colour through K-Rend (which never requires painting), and cedar weatherboard cladding (which is a composite timber effect product which never requires painting). All fascias and soffits are UPVC, and the windows are aluminium clad UPVC, which also never require painting. Even the roof tiles are light weight sustainable and the ridges, verges, valleys, and eaves are a maintenance free dry system

**Air tightness:**

Delivers as low as 0.16 compared to building regulations at 5 this means that there are minimal gaps, and you are holding the energy in the building

**Sound:**

Delivers 57db which is six times better than build regulations giving a dramatic reduction in related sound issues between dwellings

**Infra-Red Testing:**

To ensure that there are no cold spots, the home is Heated up, and tested.

**Convenience living:**

The layouts on ground floor and gardens have been designed to be DOC M compliance, with doors, access, turning circles for wheelchairs and a ground floor bedroom with wet room. I feel that this area of Baldock, being close to the High Street, is ideal for the retired couple. I have therefore designed to target a wider market as these homes are not only ideal for the younger professionals who wish to live in a future home, but the ground floor is suitable for the elderly or persons with disability who basically live spend most time on the ground floor

**Robust inspection of key build elements and testing:**

The Probuild team are skilled and trained in Beattie Passive build method and like Beattie Passive, have a passion for quality which ensures the home performs to its design. In addition to building control, and warranty inspections at each stage, the Expert engineer at Beattie Passive spends a week on site, plus an Independent surveyor visit to inspect that the Beattie Passive system has been applied fully.

Specification

KITCHEN

The kitchen has been carefully selected to convey elegance, style, and practicality to include:

- Contemporary high spec kitchen, with built in led lighting
- Natural quartz worktops and wall upstands
- Energy efficient minimum A-Rated integrated appliances including;
- Black Bosch Frameless Serie 4 Induction Hob
- Black Bosch Serie 4 Multifunctional Oven
- Dishwasher
- Fridge-freezer
- Washer dryer

BATHROOM/WETROOM & ENSUITE

Fully fitted bathroom/ wet room, to include:

- Contemporary tiled
- Led strip lighting
- Quality furniture and sanitaryware
- Level access showering

GENERAL

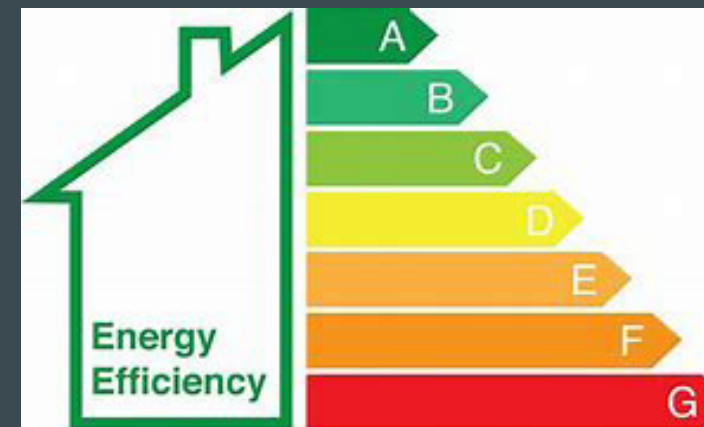
- Innovative Near Zero Carbon and Passivhaus Certification which provides comfort and wellbeing (see passivhaus and renewables)
- Low maintenance throughout
- High quality décor throughout
- Wide doorways on ground floor (926mm wide doors)
- Contemporary Oak doors
- Karndean flooring to ground floor & carpets on first floor
- Fast internet

GENERAL

- Ring video doorbell
- Smart home control via Alexa device
- Energy use control & monitoring
- Architectural designed Internal & External led mood lighting
- Large bedrooms (including bedroom on ground floor)

EXTERNAL

- Permeable Resin Bonded Driveway with ground lighting
- Off road Parking for two vehicles
- Kitchen Garden (for home grown organic produce)
- Permeable pathing and patio
- Low maintenance front and back gardens
- Low maintenance home external fabric materials







Probuild
Energy Efficiency Services

Passivhaus Trust MEMBER
The UK Passive House Organisation

Thermoception
Decarbonising DHW & Heating

energy institute

UK GBC
Together for a better built environment

Beattie PASSIVE
UK's First Certified Passivhaus Build System



T: 01438 813337

E: Knebworth@mathermarshall.com & Newhomes@mathermarshall.com



Disclaimer

Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this and the developer reserves the right to make these changes as and when required throughout the build stages of these properties.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.