

Built using..

ModCell® is a sustainable, prefabricated, straw-bale building system used in homes, schools and offices across the UK. This innovative, low carbon, building system keeps you cool in summer and warm in winter saving you energy and money while reducing harmful CO2 emissions to a minimum.

BaleHaus by ModCell

BaleHaus has been developed specifically for the housing market. The super insulated and draught free construction ensures that your heating and cooling bills are reduced to an absolute minimum. The ModCell System is so energy efficient that our most recent housing project in Leeds has reduced the owners heating bills by 90% compared to their previous homes.

The ModCell System is made from the most sustainable of materials – wood and straw. As wood and straw grow they absorb CO2 out of the atmosphere and lock it into their structure. This means that there is more CO2 banked into ModCell panels than is emitted by the energy used to make them. Reducing the amount of CO2 in the atmosphere is important, too much CO2 in the atmosphere is causing global warming. By minimising CO2 emissions we can slow down global warming and help to reduce the effects of climate change.

Living in a BaleHaus reduces your need for energy, saves you money and reduces your carbon footprint. In 2013 gas bills rose by almost 7% with the average household spending £768 to heat their homes. A BaleHaus can reduce your heating bill by up to 90% saving you hundreds of pounds every year.



BaleHaus – A domestic “carbon bank”

Living more sustainably requires us to develop ways to:

- live within our environmental means - especially in relation to our carbon footprint;
- maintain a healthy and comfortable quality of life;
- build strong communities that are resilient to climate change.

Living in a BaleHaus is better for your wallet and better for our planet.

modcell®
straw technology

BaleHaus®

beautiful
affordable
sustainable

haart

For more information call
haart of Shirehampton on 0117 9822220

**CONNOLLY +
CALLAGHAN**

Live in harmony
with the environment



Just seven 2 and 3 bedroom sustainable homes
St Bernards Road, Shirehampton, Bristol BS11 9UR



St Bernards Road, Shirehampton Bristol

The traditional red brick and tiled roof of St Bernards Road complements the look and feel of neighbouring Shirehampton. This handsome row of housing comprises 5 three storey properties with room in the roof layouts and two hipped roof, two storey properties that bookend the development.



Beautiful, affordable and sustainable

Behind the traditional brick elevation of the St Bernards Road development is a state of the art, super insulated, low carbon straw bale construction system by ModCell. The excellent insulating properties of straw encapsulated in the walls of the project can reduce your heating and cooling bills by up to 90% compared to the average for Bristol.

The latest thinking in Mechanical Ventilation Heat Recovery (MVHR) means that warm stale air inside the house is exchanged with fresh air from outside. The system cleverly swaps the heat from the outgoing air into the incoming fresh air to ensure stable temperatures, better air quality and drastically reduces you heating bills and carbon footprint. The combination of straw bale construction and MVHR means your home stays warm in winter, cool in summer and looks after your health and wellbeing.

Energy Efficient!

The super insulated straw bale walls reduces energy use year on year.

Smart!

The Mechanical Ventilation Heat Recovery system reduces energy, saves you money and looks after the health and well being of you family.

Generous!

The Photovoltaic solar panels provides you with free electricity and a quarterly cheque from the feed in tariff.

Quality!

The ModCell System is certified by QMark one of the most demanding quality control systems in construction.

Innovative!

The ModCell System is an award winning construction system used across the UK.

Tested!

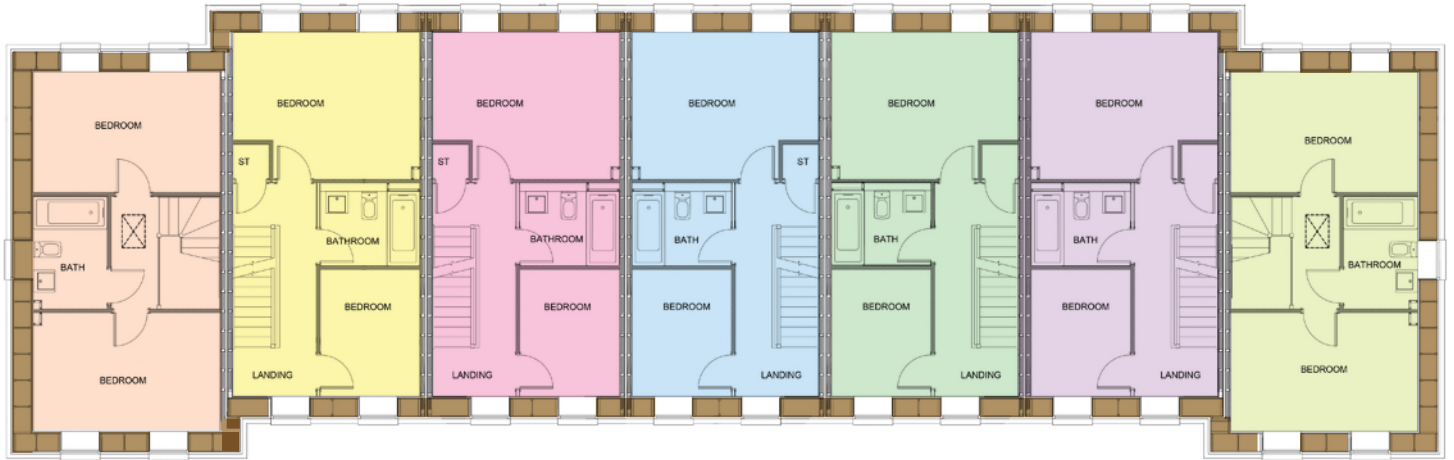
The ModCell System has been rigorously tested. Not even the big bad wolf could blow your house down!

Help to Buy!

This project qualifies for the Help to Buy scheme.



ATTIC FLOOR



FIRST FLOOR



GROUND FLOOR

2 STOREY HOUSE

Ground Floor

Living room	4.28 x 3.28 m
Kitchen	4.28 x 2.70 m
WC	1.60 x 0.93 m
Hall	4.28 x 2.07 m

First Floor

Bedroom 1	4.28 x 2.78 m
Bedroom 2	4.28 x 2.70 m
Bathroom	2.58 x 1.70 m

3 STOREY HOUSE

Ground Floor

Living room	4.28 x 3.74 m
Kitchen	4.53 x 2.23 m
Hall	4.53 x 1.94 m

First Floor

Bedroom 1	4.28 x 3.35 m
Bedroom 2	2.93 x 2.28 m
Bathroom	2.28 x 1.94 m

Second Floor

Bedroom 3	4.65 x 3.20 m
Bedroom 4/Study	3.06 x 3.20 m
Shower	1.20 x 1.00 m
Hall	2.12 x 1.00 m

