

More than one way to make a difference

PROJECT Kidwells Estate

CLIENT One Housing Group

CONTRACTOR Wates Living Space

ARCHITECT Peter Taylor

VALUE £22.5m

LOCATION Maidenhead

"We sincerely hope to continue our partnership with Innovaré. Their proactive approach, openness and innovative problem solving makes them a welcome addition to our project team."

Henry Mountain, Project Surveyor, Wates Living Space

204 homes for a landmark redevelopment scheme

One Housing Group needed to replace 84 homes and add a further 120 apartments. The new homes for existing tenants had to be built without them moving off site during construction. Minimising onsite disruption was important and several noise restrictions were imposed. Project value and maintaining tight cost controls to stay within budget were essential. An energy-efficient, convenient and cost-effective, offsite manufactured infill system was required for the concrete framed structures.

Innovative fabric first approach

Innovaré's i-SIP infill system was chosen to accelerate the construction timescale and reduce noise and disruption for residents. The value engineered solution ensured the project stayed within budget.

Early involvement and full collaboration between PTAL, Wates Living Space and Innovaré's design team ensured that the flexibility of the i-SIP System delivered the maximum benefit to the entire project. The reliable build programme also allowed follow-on work to be scheduled with greater confidence.

Three of the blocks used large format i-SIP panels, while the smaller panels used on the fourth block could be fitted without a crane.

Window frames were pre-fitted offsite achieving a watertight structure early in the programme with less onsite work, noise or disruption for residents. All infill work was carried out without the need for scaffolding - eliminating the hire cost, reducing the need for onsite labour and further reducing onsite activity.

Savings now and in the future

The use of the i-SIP System saved 15-20 weeks over the course of the project while delivering outstanding value for money. Financial gains extended beyond the construction programme as the greater thermal efficiency of the structure allowed a more cost effective conventional central heating and combi-boiler system to replace the original specification of ground sourced heat pumps.

The Wates Living Space project team calculated that the switch to the i-SIP System delivered a 10% programme gain and a 25% cost saving on M&E provision.

"More operations are needed to fit Metsec infill to a frame than the i-SIP. SIPs 100% do the job. It gets the walls in early and gives you a quick watertight structure"

Dave Fish, Project Manager, Wates Living Space

"We estimate that changing to timber based i-SIP for the infill panels and roof level flats saved 15 – 20 weeks in total over the course of the project."

Katherine Taylor, Business Partner, Wates Living Space

