

i-SIP Saves Time, Cost & Disruption on FE Campus Re-Development

PROJECT	West Thames College
CLIENT	West Thames College
CONTRACTOR	Osborne
ARCHITECT	Mackenzie Wheeler
VALUE	£52m
LOCATION	Isleworth

"The nature of the project and the tight timescales meant we had to think differently on how we could deliver this prestigious project. The speed of installation was impressive and even better than expected."

Malcolm Emmerson, Osborne

Speed of build without compromise

West Thames College serves over 6500 students in West London. The major redevelopment of their campus to upgrade facilities to be among the best FE learning facilities in the country required a two and a half year construction programme, the phased redevelopment provides new teaching and resource facilities to replace the outdated 1960's buildings. This included traditional teaching spaces, a theatre, recording studios and mechanical workshops.

Of critical importance, therefore, was that the majority of the redevelopment work had to be carried out while the college was still occupied and working normally. A key priority was maximum site safety and minimal learning disruption onsite which is why offsite construction was deemed the most feasible method of delivery. The project was broken down in 3 phases to manage the whole process most effectively.

The i-SIP System was chosen as the best option for the frame infill, given the need for tight build times and minimal on-site impact without compromising quality.

The client's project team had not used the i-SIP System before so were keen to work closely with Innovaré's design specialists to understand how the technology could take as much cost and complexity out of the project as possible.

Efficient scheduling means minimal disruption

Innovaré's offsite manufactured i-SIP Infill System provides the inner leaf of the external walls, the technology offers structural, thermal and air-tightness performance in one simple panel.

Predictable manufacturing and assembly times, and ease of installation for cladding and services, simplified the programme scheduling and took significant time and cost out of the project.

The strength and thermal efficiency of i-SIP means that fewer components were required., thinner wall dimensions reduced the slab size and made it possible to create deeper service voids to simplify the installation of M&E services.

Programme & budget savings

The project team identified a 7% cost saving by working with Innovaré's offsite construction team compared with using traditional blockwork for the infill.

A watertight structure was achieved early in the programme so that follow on trades could start work sooner. As the fit-out was also simpler, over 8 weeks were saved on the programme timing.

The completed structures delivered excellent thermal performance resulting in a reduction in running costs over traditional construction methods.

