



Unity Campus - Sawston Cambridge



Phase 2 of a new £100 million technology and R&D campus in Sawston, south Cambridge is now complete, providing an additional 90,000 sq. ft of science laboratory space across three buildings. Built on Cambridge’s reputation within life sciences, this phase enhances Unity Campus and elevates the region’s role within the industry.

Designed by Nicolas Hare architects, the building envelope is purposely designed to provide occupants with a healthy and attractive environment. Collaborative design development incorporating a concrete frame and advanced structural timber technology meant an innovative approach to the construction method could be adopted, bringing key advantages of sustainability and performance efficiency.

The Innovare Offsite i-FAST Panels were selected for construction because they minimize embodied carbon compared to steel framing systems, achieving the sustainability objectives set by the client Howard Group. Effective collaboration with the architects ensured that the client’s performance specifications were agreed well in advance of the start date.



Project	West Coventry Academy
Client	Department for Education
Contractor	Bowmer & Kirkland
Architect	Strides Treglown Architects
Value	£38.4m
Location	Coventry
Innovaré Completion Date	Autumn 2023
Innovaré duration onsite	30 Weeks
GIFA m ²	12,099m ²
Framework	DfE’s Modern Methods of Construction Framework (MMC1)
Innovaré System/ Solution	Psi-FAST panels included factory-installed windows, insulation, and brick-slip cladding with a Passive Purple Coating to substantially improve airtightness.
System	i-FAST/Wrap Solution