

CSH Level 5 Housing Development Completed Using i-SIP Building System

Innovaré teamed up with Osborne and Family Mosaic Housing Association to complete an affordable housing development in Greenwich, South London built to level five of the Code for Sustainable Homes (CSH) using the i-SIP structural insulated panel system.

The project follows Innovaré's involvement in the first inhabited CSH level five Mid Street scheme in South Nutfield, Surrey completed in July 2008. To achieve the required U-values and energy efficiency rating to meet the standards for CSH level five, Innovaré designed, engineered and manufactured 162mm i-SIP panels with additional 50mm polyurethane (PUR) cavity insulation, as well as a trussed roof system.

Situated in an urban location, careful planning and design considerations were given to ensure the appropriate sustainable technologies were adopted for the scheme. In addition to the high levels of thermal efficiency achieved using the Innovaré i-SIP building system, air source heat pumps for domestic heating and hot water and photovoltaic roof panels for electricity generation have also been used. The speed of build benefits of the i-SIP structure also enabled Osborne to erect the building envelope quickly, reducing the overall build programme for the project.

Many lessons were taken from the Mid Street project, with both Innovaré and Osborne benefiting from the shared learning experience of the two projects. The i-SIP panels provide an airtight, thermally efficient and sustainable structure which reduced the number of energy renewables needed on the scheme, which minimised the cost of the overall project.



Working in collaboration with the project architects BPTW Partnership, Innovaré were able to design the i-SIP building structure to meet the CSH requirements for level five from the beginning, helping the scheme achieve the initial planning requirements.

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