



i-SIP building system provides off-site solution for Phase 3 of Kender Social Housing Project

Project Brief

Innovaré Systems has supplied its i-SIP structural insulated panel building system for the third phase of the £57m Kender housing project in Lewisham, South London.

Working in partnership with main contractor Osborne and HTA Architects on behalf of Hyde Housing, Innovaré has designed, engineered and manufactured a full structural kit using its 162mm i-SIP panel building system as part of a larger scheme to replace 350 existing flats with 470 new homes.

Innovaré supplied a combination of houses which use design repetition plus flats with a more ambitious and complex architecture to include walkways, balconies and oriel bay windows, all designed to meet the requirements of Level 3 of the Code for Sustainable Homes (CSH).

Project Type/Application

i-SIP provides a high-quality, thermally-efficient building envelope that is ideally suited to social housing schemes required to meet the demands of the CSH. This was a driving factor in the specification of the building system, in addition to its speed of build benefits and reduction in post-construction snagging in comparison to timber frame.

The i-SIP system suited the modern methods of construction requirements of the scheme and Mark Jennings at HTA Architects was very pleased with how the structure was assembled. Whilst they were able to achieve a quicker build time through design repetition and limit the potential for defects, the flexibility of the system in terms of external cladding and finish meant the development maintained a degree of differentiation between the homes.



Outcome/Result/Success Factors

The performance of the structural envelope is critical to ensuring a building reduces its energy consumption and the i-SIP system offers exceptional benefits in terms of airtightness and thermal resistance.

Innovaré have worked with Osborne and Hyde Housing on a number of social housing projects. Whilst project simplicity will always generate maximum efficiencies, it should not be at the expense of good architectural design.

All parties involved with the project have been pleased that they have been able to strike this balance on the Kender scheme and at the same time meet Hyde Housing's sustainability targets.



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