



## Montrose Social Housing Development Completed to CSH Level 3

### Project Brief

The client was looking for a quick build time along with a high energy efficiency building envelope, constructed to achieve Code for Sustainable Homes (CSH) Level 3.

The scheme consisted of 29 units - 1 detached house, 10 semi-detached houses and a 3 storey building containing 18 apartments. SIPCO had to produce each unit to meet CSH Level 3 and Lifetime Homes Standards.

In addition to the constraints of design and manufacture, the tenants for the new houses were living in their existing homes next to the site and any disruption had to be avoided.

All installation work had to be co-ordinated and carefully executed to coincide with the neighbouring school drop off and pick up times.

### Project Type/Application

Each unit was designed to achieve 0.21 w/m<sup>2</sup>k external wall construction. This was easily achieved using 125mm SIP wall panels.

Internally the party walls were constructed using twin SIP construction (2 x 100mm SIP with 50mm cavity between panels) to achieve the required acoustic performance levels.

Metal web floor joists were used to enable future flexibility for plumbing modifications as well as providing a superb solution to reducing potential snagging items connected with movement.

Floor/ceiling joists had to be designed to accommodate lifting hoists should they be needed at a future date.



## Outcome/Result/Success Factors

The initial programme of 13 weeks was reduced to 11 weeks.

The neighbouring school and new tenants had minimal disruption due to carefully planned and executed deliveries and installation.

Working in collaboration with the project architects, SIPCO were able to influence the design and construction process to meet Code for Sustainable Homes requirements for Level 3 from the beginning.

The houses met with the client's criteria and main contractor's expectations.

The overall measure of success was that the second phase of houses has now been approved for the same construction method.



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