

Skipton Properties Increases On-site Efficiency with Insulslab

Skipton Properties, one of the most respected residential property developers in West and North Yorkshire, has adopted Insulslab, a revolutionary super-insulated and integrated foundation system, for its flagship Grove Mills development in Keighley.



KEY DRIVER: SPEED & SAFETY

Replacing a traditional raft foundation system, the Insulslab system has delivered a number of benefits for the site team, including efficiency gains, performance enhancements and improvements in health and safety best practice.

Initially piloted on seven plots of phase one of the scheme, Insulslab enabled Skipton Properties to complete the foundation programme in half the time a traditional raft system would have normally taken. This significant time saving was facilitated by the simplicity of system installation and ease with which the Insulslab system can be managed on-site.

Constructed of interlocking expanded polystyrene (EPS) pods, Insulslab minimises manual handling throughout construction. As a complete system, the pods are simply laid in place to form a substantially rigid 'waffle' shaped slab, with steel fibre reinforced concrete (SFRC) then poured on top to deliver the foundation up to ground floor slab level. The Insulslab system design is covered by a BBA certificate from ArcelorMittal.

By using SFRC in place of traditional reinforced concrete, the Insulslab system simplifies the installation procedure, reduces the overall volume of concrete and minimises the amount of steel required in the construction. Collectively these factors culminate in cost and time savings as well as minimise health and safety risk as there is no need for specialist cutting tools on-site.

Alan Massie, Site Manager, Skipton Properties, comments:

"As a forward thinking developer, we are always looking for innovative techniques that will help reduce the environmental impact of our projects and improve the efficiency of operations. The Insulslab system helped us to do this from the ground up, providing a revolutionary alternative to traditional foundations.

"While the time savings were significant, the health and safety benefits really stood out from a site perspective. It was easy to train the team to install and there were no issues with manual handling or challenges of navigating rebar and mesh around the site. We are now using the Insulslab system for the entire second phase of Grove Mills, and wherever possible, will be using it on all of our developments in the future."

As well as offering time savings, Insulslab is proven to deliver insulation performance superior to traditional foundation systems. Complying with Part L of the Building Regulations, the Insulslab system achieves typical U-values of 0.10 – 0.12W/m²K (depending on P/A ratio) and gives specifiers greater flexibility within the overall design of the thermal envelope.

Designed for all types of construction in residential and commercial developments, the Insulslab system can be used on even the most difficult ground conditions. For example, Insulslab is suitable for use on contaminated soils, brownfield sites and areas where ground shrinkage is a potential issue.

Mark Gray, Insulslab Technical Manager, concludes:

"To ensure maximum return on investment and sometimes to make construction viable, developers need to increase on-site efficiency and minimise build cost. Insulslab offers an ideal solution to this, and importantly, also delivers enhanced performance benefits. As more developers realise these benefits, we expect traditional approaches to be left behind in favour of this modern method of foundation construction."

ENQUIRIES:

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