

Redrow, Tuttle Hill



REDROW MAKES A RAFT OF SAVING WITH INSULSLAB

Redrow has become the latest national housebuilder to benefit from significant time and cost savings by using Insulslab in place of traditional foundation techniques. Piloted on the Eliot's View development in Nuneaton, Redrow moved from a standard raft foundation to Insulslab part way through construction, after the potential cost savings became apparent.

Eliot's View is a development of approximately 120 houses, with a mixture of two, three and four-bedroom homes. Under pressure to deliver the site to programme and budget, Redrow adopted Insulslab as a super insulated and fully integrated alternative to traditional raft foundations.

Stuart Walker, senior quantity surveyor for Redrow Homes (Midlands), comments: "Changing construction techniques part way through a project is not a decision we take lightly, but the financial case for moving to Insulslab from a traditional raft on this development was definitive.

"The best way to describe Insulslab is that it is like a raft – only quicker and more cost effective. Given a similar situation in the future, where site conditions allow, we would definitely use the system again."

Importantly for Redrow, the cost savings of using Insulslab did not come at the expense of performance, with the super insulated foundation system providing superior thermal insulation as compared with a standard raft. By integrating high levels of insulation into its design, Insulslab can achieve U-values around 0.10-0.13W/m²K (depending on P/A ratio), while keeping floor depth to a minimum. The commercial benefits and performance credentials of Insulslab are underpinned by an expert technical team, on hand to support housing developments from planning through to foundation construction. Stuart continues: “The technical service provided by Insulslab is excellent. They are extremely efficient with the supply of technical drawings and were there exactly when we needed them to be on-site during the first phases.”

Constructed of interlocking lightweight expanded polystyrene pods (EPS) with steel fibre reinforced concrete (SFRC) poured on top to deliver the foundation up to ground floor level, Insulslab delivers many advantages over standard techniques – culminating in both time and cost savings. For example, the system requires no trenches, which means minimal excavation and a reduced amount of spoil to remove or manage on-site. The increased speed with which Insulslab takes the foundation up to ground floor level also translates into additional cost savings, as less labour time is required.

A suite of technical support materials are available to assist with the specification and installation of Insulslab, all of which can be accessed at www.insulslab.com.

Spencer Robinson, Insulslab, concludes: “Redrow’s development at Eliot’s View is a prime example of how Insulslab offers real cost advantages over traditional raft, even where the ground conditions are not particularly challenging. By evaluating total cost of build as opposed to material costs in isolation, Insulslab is consistently more favourable commercially.”