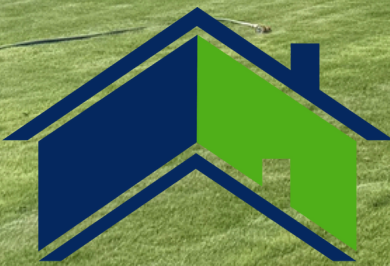


# Case Study:

## SIPS Eco Panels - 10 Bedroom Edinburgh Home with Garden Lodge



**SipsEco**

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## INTRODUCTION

In the heart of Edinburgh, homeowners Mr and Mrs Florence set out to create a large, **energy-efficient family home** that combined modern comfort with sustainable design. The result: a **10-bedroom luxury property** and 1-bedroom garden lodge, both constructed using the SIPs Eco Panels system.

This project perfectly demonstrates how structural insulated panels (SIPs) can deliver luxury living, exceptional efficiency, and maximised usable space compared to traditional building methods – **a hallmark of modern methods of construction.**

**Architect / Designer:** RJM Architects (Building Warrant)

**Structural Design:** Scott Bailey, SIPs Eco Concept

**Installation Time:** 3.5 weeks for the full SIPs kit

## SIPS KIT SPECIFICATION

**External Walls:** 219mm SIPs Panels

**Roof:** 219mm SIPs Panels

**Internal Walls:** 119mm SIPs Panels

This comprehensive SIPs kit created a robust, airtight, and highly insulated building envelope, ensuring outstanding **thermal performance** and long-term energy efficiency. The precision-engineered system provided both **strength** and **design flexibility**, key benefits of SIPs construction for modern self build homes.

## MAXIMISING ROOF SPACE

One of the standout advantages of SIPs roof systems is their ability to create usable space in areas often lost with traditional trussed roofs.

For this project, the SIPs design enabled four additional en-suite bedrooms in the roof structure – transforming what would typically be attic voids into premium living space.

This innovative approach unlocked approximately **540m<sup>2</sup> of additional floor area**, proving how SIPs Eco Panels can deliver both **energy savings** and **space efficiency** – a true win for self-build homeowners seeking greater value.



## ADDITIONAL ACCOMMODATION - THE GARDEN LODGE

Alongside the main house, a **self-contained 1-bedroom garden lodge** was also built using SIPs Eco Panels. Initially used by the family during construction, it now offers flexible living options for guests, **multi-generational living**, or potential rental income.

Built with the same sustainable, energy-efficient SIPs system, the lodge reflects how eco-friendly homes of any scale can benefit from SIPs construction – from compact lodges to expansive residences.

Situated on a residential road between existing properties, this project benefited enormously from the speed of SIPs construction. The quick, clean build reduced disruption to neighbours and minimised site waste – showcasing how SIPs Eco Panels align with sustainable construction principles while ensuring a fast build system.



## OUTCOMES & CLIENT FEEDBACK

The Florence family were delighted with their new energy-efficient home, particularly impressed by the rapid installation and superior comfort levels achieved through airtight construction.

“We couldn’t believe how much space we gained using SIPs — four extra bedrooms and incredible energy efficiency. The build was fast, clean, and remarkably quiet for our neighbours.”

— Mr & Mrs Florence, Edinburgh

## KEY TAKEAWAYS

- Created a **10-bedroom home** plus **1-bedroom garden lodge** within one coordinated project.
- 219mm SIPs roof panels delivered enough strength to add four extra en-suite bedrooms.
- Achieved exceptional **energy performance, air tightness**, and build speed.
- Demonstrates why SIPs Eco Panels are a **smart, sustainable alternative** to traditional timber frame construction.



## CONCLUSION

This Edinburgh project is a showcase of how SIPs Eco Panels can redefine modern homebuilding – achieving luxury, performance, and sustainability in one efficient package.

Whether you're an **architect, developer, or self-build homeowner**, SIPs Eco Panels provide the strength, **speed, and sustainability** needed to bring ambitious designs to life.

## CALL TO ACTION

Ready to discover how SIPs Eco Panels can transform your next self build or energy-efficient home project?

Contact SIPs Eco today to discuss your build and explore how our SIPs systems can deliver the perfect balance of performance, speed, and sustainability.