

SIPS APARTMENT DEVELOPMENT, HIGH WYCOMBE



SipsEco

PROJECT OVERVIEW

This completed SIPs apartment development in High Wycombe delivers a collection of nine high-specification two-bedroom apartments, designed to meet the growing demand for energy-efficient homes within the London commuter belt.

Developed using a SIPs residential construction system, the scheme prioritises build quality, thermal performance and long-term operational efficiency—key considerations for developers delivering multi-unit housing in urban locations.

While the building presents a Victorian-inspired frontage that integrates seamlessly into the surrounding street scene, the rear elevation adopts a bold contemporary identity. Striking architectural detailing, including jet-black render and carefully selected interior finishes such as terrazzo tiles, creates a distinctive residential offer that balances heritage with modern design

DEVELOPER DESIGN INTENT

“The development blends seamlessly into the existing street scene with its Victorian façade, while beyond that we’ve created a unique collection of homes — achieving the perfect balance of continuity and architectural interest.”

— Barar Homes



FABRIC-FIRST CONSTRUCTION FOR APARTMENT LIVING

A fabric-first construction approach underpinned the design strategy for this development, ensuring the building envelope delivers high levels of insulation and airtightness before the introduction of building services.

The SIPs structure enabled consistent thermal performance across all apartments while supporting faster installation and improved build accuracy on site. This approach plays a critical role in reducing heat loss, lowering energy demand and improving occupant comfort throughout the year.



KEY PERFORMANCE FEATURES INCLUDE:

- Air source heat pump systems providing efficient heating and cooling
- Continuous mechanical ventilation systems supporting indoor air quality
- Triple glazed windows to reduce thermal loss and external noise
- Optimised detailing to minimise cold bridging across the building envelope

Together, these measures contribute to a low-energy apartment building aligned with current and future regulatory expectations

LOW-CARBON, RESPONSIBLE DEVELOPMENT

Sustainability was central to the delivery of this low carbon apartment development, reflecting a wider commitment to responsible construction practices.

Anticipating the 2025 prohibition of fossil fuel heating systems, the scheme was designed to operate entirely without gas, futureproofing the development and reducing long-term maintenance and running costs.

SUSTAINABILITY MEASURES IMPLEMENTED ACROSS THE SITE INCLUDE:

- Fully electric low-carbon heating and cooling systems
- Integration of renewable technologies, including solar PV
- Mechanical ventilation with heat recovery (MVHR) to retain warmth while ventilating
- Sustainable site clearance methods, avoiding green waste burning
- A structured on-site recycling strategy to minimise landfill waste
- Where tree removal was unavoidable, biodiversity enhancement was prioritised through replacement planting, and the installation of bird and bat boxes—ensuring the development contributes positively to the local environment.



APARTMENTS DESIGNED FOR THE LONDON COMMUTER MARKET

Each apartment has been designed to appeal to modern buyers and renters seeking high-quality homes with excellent connectivity.

Layouts feature open-plan living spaces, integrated kitchens and contemporary bathrooms, finished to a consistently high standard. Every apartment benefits from a private balcony, adding valuable outdoor amenity within an urban setting.

THE DEVELOPMENT ALSO INCLUDES

- Lift access to all floors
- Secure off-street parking with electric vehicle charging points
- Strong acoustic separation between apartments

Located within walking distance of High Wycombe town centre and rail station, the development offers direct connections into London Marylebone, making it an attractive proposition for both owner-occupiers and investors.

SIPS KIT SPECIFICATION

The SIPs package for this residential scheme included:

- 194mm SIP wall panels
- 194mm SIP roof panels
- 89mm x 38mm CLS internal stud partitions
- 254mm deep metal web joists to floor and flat roof areas
- Structural steelwork throughout
- Structural glulam elements

This factory-manufactured system supported improved build efficiency, reduced on-site waste and consistent construction quality across all nine apartments.

SUPPORTING DEVELOPER-LED HOUSING DELIVERY

This SIPs apartment development in High Wycombe demonstrates how modern methods of construction can support developers delivering energy-efficient housing at scale.

By combining SIPs technology with a fabric-first approach and low-carbon building services, the scheme delivers homes that are efficient to operate, comfortable to live in and aligned with the future direction of residential development across the London commuter belt.

UK LEADING AWARD WINNING

STRUCTURAL INSULATED PANEL MANUFACTURER



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