

Achieving Code for Sustainable Homes Levels 3, 4 & 5 on a “Fabric First” Basis

Location:	Rotherham, Yorkshire
Client:	Southdale, for Chevin Housing Group
Construction method:	Timber Frame OSC and Fabric First
Size:	3 homes
Unique features:	Code levels 3, 4 and 5 of Code for Sustainable Homes achieved on a “Fabric First” basis.

Oregon successfully completed a pilot project creating code levels 3, 4 and 5 houses on a ‘Fabric First’ basis for an affordable homes developer. The two semi-detached homes, achieving levels 3 and 4, and the detached home, achieving code level 5, were then successfully used as a template for further, large scale developments.

Oregon’s pragmatic yet innovative approach offered the client Off Site Construction with a build programme which met deadlines; a Fabric First approach to thermal efficiency which minimised the use of renewables; and a Scaffold Free Erect system which reduced cost and improved erection accuracy.

“This was a great opportunity for us to meet Southdale’s challenge on delivering up to Code Level 5 while minimising use of renewables: we were confident that with our engineering skills, we could deliver on their criteria, majoring on Fabric First construction”

**Richard Jarvis, Business Development Manager,
Oregon Timber Frame**

Despite working through one of the worst winters on record, the three houses were handed over on time and on budget.

“Southdale’s ethos is based upon a ‘building certainty’ approach – a commitment to clients that they can have complete confidence in the knowledge, experience and technical skills we bring to every project we undertake. Oregon proved the ideal partner, utilizing a Fabric First approach and delivering features such as a scaffold-free erect system which proved pivotal in helping us deliver to schedule and on cost.”

Trudie McCormick, Technical Director, Southdale

Delivering safe, sustainable solutions for today’s construction industry