



Your Partners in  
**Modern Offsite Construction**



## About **Glosford SIPS** and **Glulam Timber Engineering**

Glosford SIPS is a leading UK-based provider of Structural Insulated Panels (SIPS), offering bespoke offsite construction solutions. With a fully equipped 65,000 sq ft factory and a dedicated team of designers and engineers, we specialise in delivering high-quality, energy-efficient buildings for self-builders, architects, and contractors across the UK.

Our approach emphasises carbon neutrality, both in the fabric of our buildings and their lifetime energy usage, alongside minimum material wastage and enhanced sustainability. Offsite construction ensures programme certainty, minimises on-site disruption, and maintains exceptional cleanliness throughout the build process.

As part of the Wyckham Blackwell Group offering integrated timber engineering services, we work closely with our sister company, Glulam Timber Engineering, to deliver innovative structural solutions. Glulam Timber Engineering specialises in the design, manufacture, and supply of engineered Glulam timber products, including Glulam beams, trusses, and complex structural frames. Together, we provide a seamless service that combines the benefits of SIPS with the strength, beauty, and flexibility of Glulam construction, ensuring efficient project delivery and outstanding architectural results.



*'I was extremely impressed with the Glosford team and also their assurance in using Glosford and what Glosford do differently to other competitors in the design, build and ongoing support. That was very re-assuring to hear and I'll certainly recommend Glosford SIPS.'*

**Self-builder, Oxfordshire.**





# 1

## COMMERCIAL STAGE



The Commercial Stage marks the beginning of your journey with Glosford SIPS. At this stage, we take the time to understand your project in detail – from your initial enquiry and drawings through to quotation, order placement, and pre-start co-ordination. Our experienced commercial and project management teams work closely with you to define scope, costs, and logistics, ensuring transparency and efficiency. This early collaboration establishes a clear foundation for the smooth delivery of your SIP build.

### Enquiry Stage

Begin by sending us your project drawings in scalable PDF format. These can be planning drawings as long as they include elevations. We will acknowledge your enquiry and provide an estimated timeline for your quotation.

### Quotation Stage

Within approximately two weeks, we will provide a detailed quotation outlining all inclusions and exclusions. This will include a structural schematic to guide your architect on wall thicknesses, floor joist depths, and general specifications.

### Order Placement

Upon your decision to proceed, we will send a Request For Information (RFI) form for completion. Once returned, we will issue standard documentation detailing the terms of the agreement, provisional start dates, and internal contacts. A deposit payment will be requested, with subsequent stage payments outlined.

### Pre-Start Customer Meeting

Our commercial and project management team will arrange a pre-start meeting – either in person or online – to discuss project specifics such as drawing requirements, access, timing, and the installation schedule. We will also explore potential value engineering and buildability suggestions.

### Initial Site Visit

Following the pre-start meeting, we will conduct a site visit with one of our supervisors to assess access constraints or buildability concerns.



# 2

## DESIGN FOR MANUFACTURE STAGE



In the Design for Manufacture stage, your concept takes shape through precise engineering and detailed CAD design. Our in-house technical team develops the structural and manufacturing drawings required to translate your plans into production-ready information. Once approved, we prepare the project for manufacture, ordering any bespoke components and ensuring every element meets our high-quality standards. This stage is where innovation, accuracy, and craftsmanship combine – turning your architectural design into a buildable SIP solution.

### Engineering Stage

Upon receiving final CAD drawings from your architect, our engineers will produce the necessary loading information to design your foundations. An initial engineering review will identify the best options to progress.

### Design for Manufacture

Our CAD technicians will detail your project and prepare all necessary manufacturing information. You will receive General Arrangement drawings for review and approval.

### Approval Stage

Once you approve the drawings, we will provide a site-specific scaffold plan to facilitate suitable scaffold arrangements.

### Manufacture Stage

All components, including floors and internal partitions, are manufactured at our facility. We will order any project-specific steel or Glulam to be delivered for processing and dispatch.





# 3 BUILD STAGE

The Build Stage brings your SIP designs to life. Once the site is ready, our installation team assemble the panels with accuracy and efficiency, often completing a standard home in just a few weeks. Safety and quality remain central throughout. After construction, we provide a full handover with all documents and certification, ensuring everything is finished to the highest standard and ready for the following trades.

## Site Visit Stage

We will revisit the site to ensure it is ready for commencement as agreed.

## Installation of SIPs

Typically, installation takes 2-3 weeks for an average dwelling. A team of 3-4 SIPs erectors, using a City Crane, will offload vehicles and install the SIPs. Welfare facilities will need to be provided, and each installation team has a supervisor to comply with current Health and Safety legislation.

## Completion on Site

Upon completion, we will wrap the building in breather paper for weather protection and conduct a standard handover procedure to ensure customer satisfaction.

## Final Stage

We will issue the final invoice and, once all relevant information is received, forward the project Operation and Maintenance (O&M) Manual along with our Completion Certificate.



*Fuggles Pocket - A unique self build detached 2-storey private residential dwelling situated on a 20 acre site in rural Worcestershire.*





## FAQs

### What are Structural Insulated Panels (SIPS)?

SIPS are a high-performance building system for residential and commercial construction. They consist of an insulating foam core sandwiched between two structural facings, typically oriented strand board (OSB). SIPS provide both the insulation and structure of a building, allowing for faster, more energy-efficient builds.

### Why should I choose SIPS over traditional building methods?

Building with SIPS offers numerous advantages:

- Faster build times (a typical four-bed home can be weather-tight in just 2 weeks)
- Excellent thermal performance and airtightness for lower energy bills
- Greater design flexibility with vaulted ceilings and 'room in the roof' spaces
- Reduced waste and a greener, more sustainable solution

### Are SIPS suitable for all types of buildings?

Yes! While SIPS are very popular for bespoke homes and self-build projects, we also provide solutions for schools, hospitals, visitor centres, and large developments.

### Can I design a bespoke home with SIPS?

Absolutely. Our expert CAD designers work closely with your architect to create a fully engineered, bespoke SIPS structure tailored to your project.

### How energy-efficient are SIPS homes?

SIPS homes are highly insulated and exceptionally airtight, resulting in extremely low U-values and minimal energy loss. They are ideal for meeting

or exceeding current Building Regulations and for creating homes with very low running costs.

### What about ventilation in a SIPS home?

Due to the airtight nature of SIPS, we recommend installing a Mechanical Ventilation and Heat Recovery System (MVHR) to maintain fresh air and excellent indoor air quality.

### Are SIPS structures strong and durable?

Yes. SIPS are 7x stronger than traditional timber frames and 3x stronger than brick and block. Our Kingspan TEK panels have a BBA certification for 60 years, the maximum any construction system can achieve.

### Are SIPS recognised by lenders and warranty providers?

Yes. Our systems are accredited by BOPAS and are recognised by warranty providers such as NHBC, LABC, and Zurich, giving you and your funders complete peace of mind.

### Do you deliver to the whole of the UK?

We deliver to all UK mainland.

### How quickly can you build the kit?

Typically, an average home can be erected in as little of 2-3 weeks dependent on size.

### How does the price of a SIPS building compare to other forms of construction?

SIPS buildings offer cost advantages over other construction methods when considering the total build cost. Although the initial material cost of a SIP system is typically higher, this is often offset by a shorter construction timeline, reduced labour requirements, and improved efficiency for follow-on

trades due to the precision and integration of the panel system.

### What does my architect need to do when considering a SIPS construction method?

Glosford have a fully developed suite of standard details that your architect can use to incorporate into their construction issue drawing set. We also have a team of Project Managers who are on hand to assist with any detailing queries that arise throughout the design phase.

### What U-values can be achieved with a SIP construction?

We can adjust our package to offer any U-values that are required by your SAP calculation. Please discuss with a member of our team when you send in your enquiry.

### What cladding can I use with a SIP construction?

SIPS are extremely versatile both from engineering perspectives and cladding options. Lightweight solutions such as timber, render board, brick slips and tiles can be hung directly off the SIPS with battens. Full brick, stonework or block and render can also be used but may have additional structural requirements as part of our package.

### How do I get a quote?

We offer a free, no-obligation quotation. Simply send us your scalable drawings (in PDF format) and a full site address and we'll provide a fully detailed quote including a structural schematic.

To get started, contact us on:  
[enquiries@glosford.com](mailto:enquiries@glosford.com)  
or call **01432 842 999**.

## About Glulam Timber Engineering

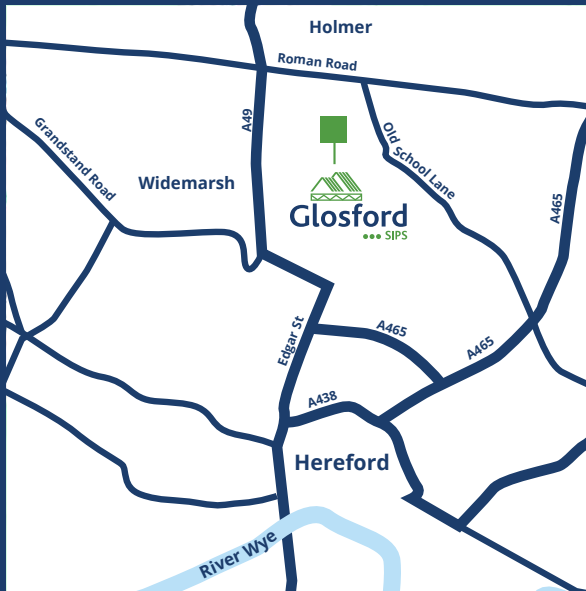


Glulam Timber Engineering Ltd was established in 2005, and many of our original team members remain with us today, bringing a wealth of expertise in Glulam and timber engineering that spans decades.

We specialise in the design, manufacture, and supply of engineered Glulam solutions, working closely with Glosford SIPS to deliver fully integrated timber systems to clients across the UK.

From our strategically located facility near the M4/M5 corridor, we supply over 1,500m³ of Whitewood Glulam annually to the UK market, with easy national access for delivery or collection. Alongside Whitewood, we also offer a wide range of timber species including Douglas Fir, Larch, Oak, and selected hardwoods.

Our in-house team of skilled carpenters and advanced machinery enables us to carry out precision machining and bespoke fabrication, supplying Glulam beams in pre-assembled kits for fast and efficient installation on-site.



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