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Building Custom Homes  
Smarter and Greener.

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Sustainable Building Innovation







## Content:

03/04: Introduction

05/06: Benefits & Technology

07/08: Turn-key with Custom

09/10: Turn-key Service

11/12: Project Case Study

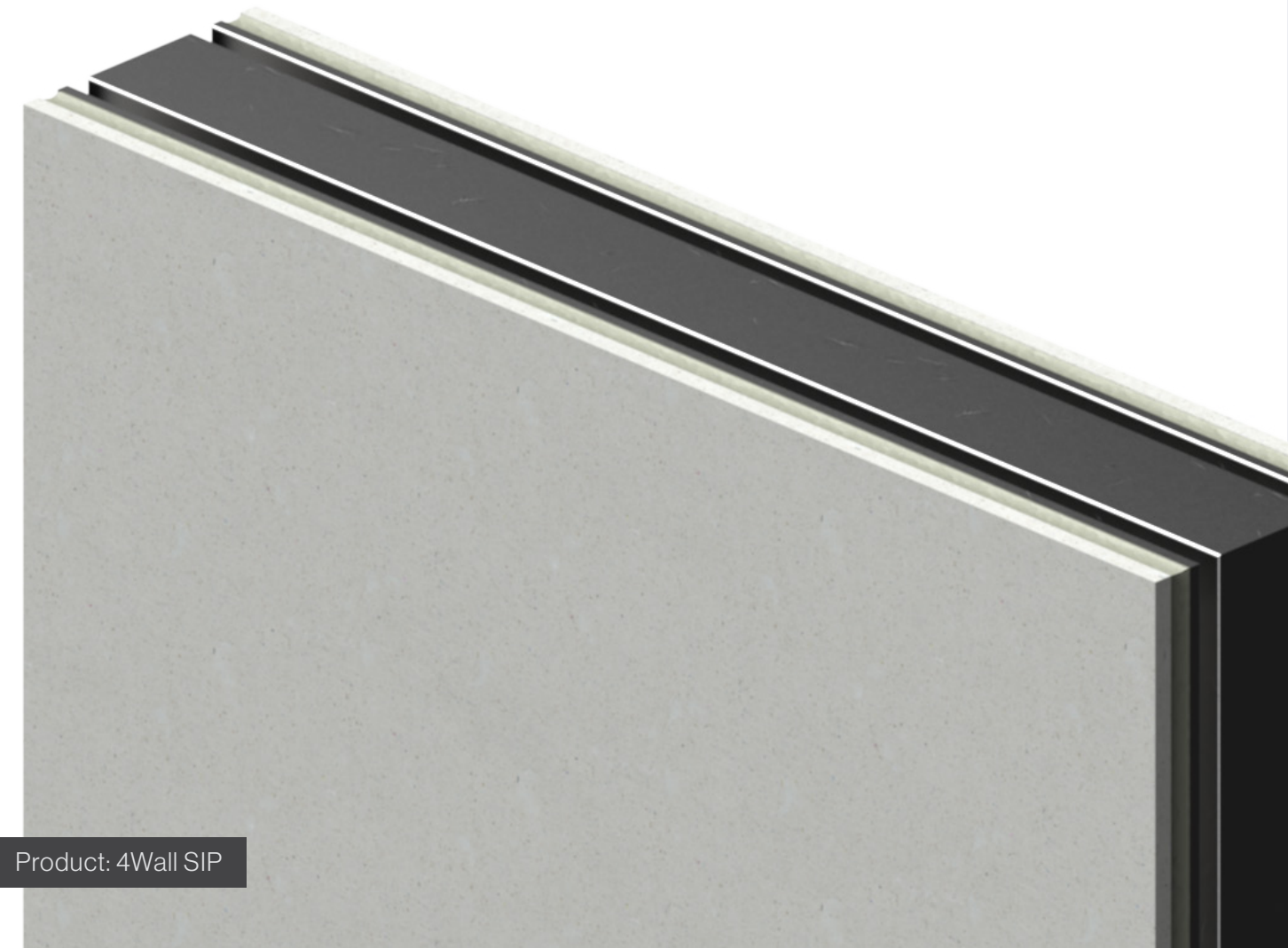




# High Performing, Quality, Cost Effective Solutions.

Etopia Custom's SIP and other offsite System's offer total design flexibility with no compromise on quality. Manufactured at our factory in Devon and delivered nationwide.

Using our high-performance SIP wall panel system's, we provide packages ranging from superstructures to full turn-key homes.



Product: 4Wall SIP

## Sustainable Building Innovation.

Etopia Custom is pushing the boundaries of performance, efficiency, and sustainability with our next-generation SIP building solutions.

Exceeding key Part L & WDQR requirements, our advanced SIP panels deliver exceptional thermal and structural performance with a superior U-Value of 0.13 and load-bearing capabilities of supporting over 150kN point loads.

Engineered with an integral structural skeleton frame and ring beam, our system offers unmatched strength and durability, outperforming industry standards and redefining sustainable construction.

# 0.13

Delivering an industry  
leading U-Value of 0.13



Product: E.I SIP OSB/CBPB

Highly tested and certified —  
The Etopia Custom Build System’s are  
engineered to give you complete peace of mind.



**Fireproof**  
During construction and whole of life;  
structurally fire resistant 40kn (4 tonne) - 66 mins.



**U-Value**  
Class leading thermal values.  
Thermal U-value - 0.09 to 0.13 W/m2k.



**Strength**  
Exceptional performance to UK test  
standards. Structural loading .



**Thermal bridging**  
Thermally broken system.



**Wind loading**  
Withstands hurricane and cyclone winds.  
Wind-loading - 26.88kpa (425 mph).



**Acoustic performance**  
Exceptional acoustical insulation.  
Acoustic performance 31db.

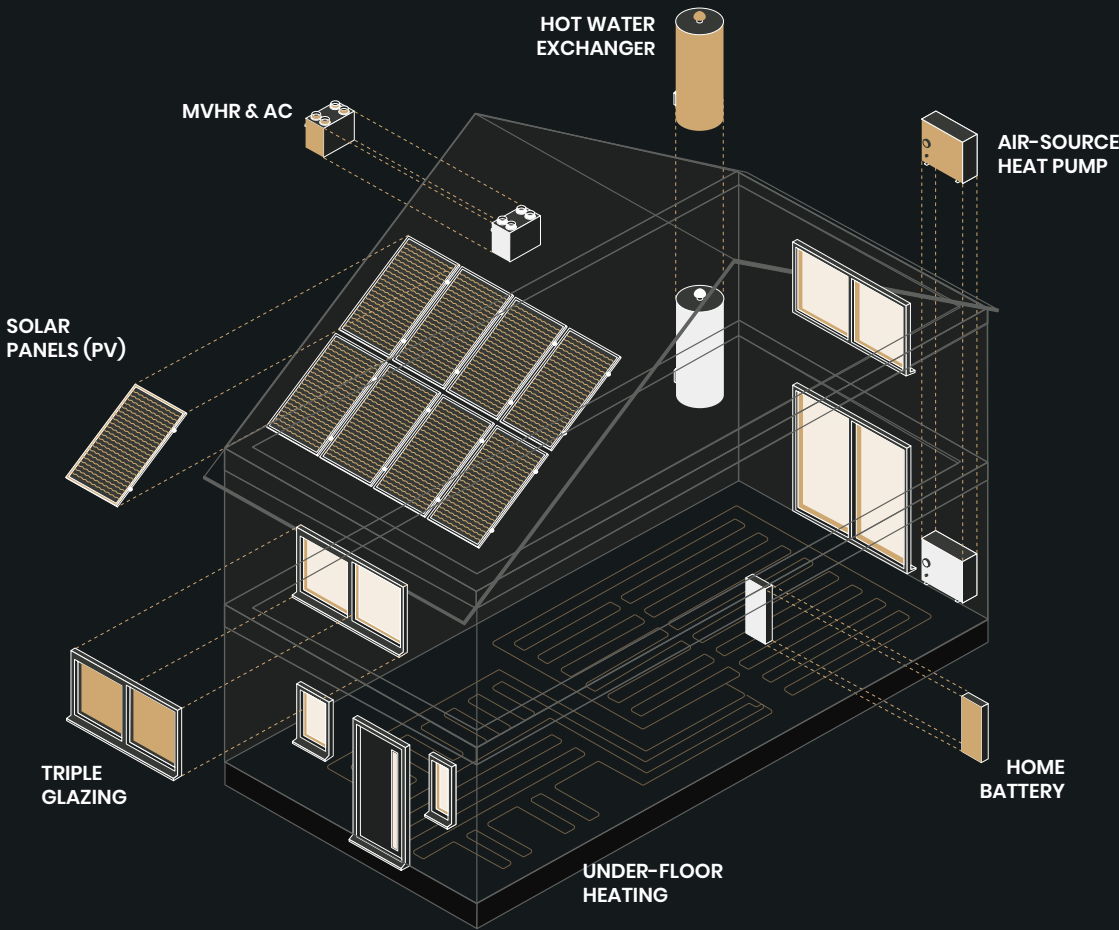


**Extreme weather**  
Hydrothermal ETAG 16 and 17;  
(extreme weather), Pass.



**Airtight**  
Superior air-tightness. Air-tightness  
over 50 Pascals - 0.07 L/S/M.

Energy Technologies



A detailed set of drawings are provided, for your approval and for the fully trained erection team to use, along with full structural calculations to provide Building Control the information they require.

Through our trusted partners, we can also offer an extended shell option. This includes the MVHR unit, Solar PV, Air Source Heat Pump etc.

We also can offer to supply and fit the window package from a range of manufacturers. Both triple and double glazed.

Materials, such as insulation and plasterboard, can be supplied as an optional extra.

READY TO BUILD  
YOUR DREAM ECO HOME?



Explore our custom  
packages via the link.



## From Initial Meetings to Handover.

Etopia Custom delivers bespoke homes by combining tailored design and high-performance construction.





Etopia Custom delivers a seamless eight-stage turn-key solution, ensuring quality, collaboration, and efficiency at every stage.





# Project case study

Stroud, Gloucestershire

In excess of 300m2, spread across 3 storeys with 4 bedrooms and 4 bathroom.

DEVELOPER: Brookfield-Scott
ARCHITECT: Acre Planning Limited
STRUCTURAL ENGINEERS: Structural Solutions & GB Consulting
WINDOWS/DOORS: EcoHaus Internorm

With limited access to this building plot, this spectacular architect designed, upside-down house, was built on a challenging steeply sloping site.

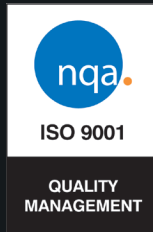
Utilising the 4Wall Hyper SIP panelised build system - to provide a high performance building envelope and incorporating a steel framed platform, with storage area below, to provide parking and access to the property.

The photographs show what a stunning 3 storey new build property, with spectacular rural views, via the balconies to all 3 storeys and abundant full height windows, was achieved.





# Sustainable Building Innovation



#### Address:

Custom & Manufacturing  
Unit 1,2 & 3, Butterleigh Sawmills  
Butterleigh, Cullompton  
Devon  
EX15 1PP

#### Head Office:

Millbank Tower, London  
SW1P 4QR  
[etopiacustom.com](http://etopiacustom.com)  
[info@etopiacustom.com](mailto:info@etopiacustom.com)