



CHALLENGES

- Awkward access
- Logistical difficulties
- Scattered locations
- Quick curing of screed to enable other trades to use the area



SOLUTION

- Efficient forward planning for delivery and storage of materials
- Choosing an accelerated screed with minimum curing time



RESULTS

- Screeding completed on time and to high quality standards

Screeding for the Lancasters – a case study

Overcoming the challenges associated with a high value, large scale project located in the busiest part of London, CSC Screeding Ltd completed the screeding for the Lancasters to high quality standards. Fast drying floor screed **FlexiDry**[®] was supplied and installed for 16,000m² of electric underfloor heating over Collecta HD10 + Yelofon acoustic insulation, for a range of luxury floor finishes. The Lancasters is a Grade-II listed, former hotel which has been restored into a prime value residential complex by some of London's leading developers, architects and interior designers.

The Lancasters is a stunning array of Grade-II listed French Renaissance style ambassadorial residences which has been restored into an exquisite prime-value residential complex by leading London developers, Northcare and Minerva Plc. The magnificent stucco-fronted buildings, which was formerly the Lancaster Gate Thistle Hotel, was redesigned by Nilsson Architects, integrating modern technology and comforts while preserving the architectural grandeur of the historic buildings.

The residential complex now houses 77 luxury apartments ranging from 640 sq.ft studio apartments to 4 bedroom duplex penthouses, with views across the London skyline. The modern heated floors have been finished with walnut timber and plush carpets for the bedrooms, grey porcelain tiles for the kitchen/utility areas and marble tiles for the entrance halls.

CSC Screeding Ltd was involved in the supply and installation of nearly 16000m² of fast drying floor screed **FlexiDry**[®] **FI** for this prestigious project.

About the client

The project was carried out on behalf of Carlton Ceilings and Partitions Ltd for principal clients Woolf Ltd. Carlton Ceilings and Partitions is one of UK's leading contractors, involved in a range of high profile projects including the Ascot Racecourse.



The Lancasters



CONTRACTSCREED[®]
We've got it covered



BUILDERSCREED[®]
Build on our experience



HOMESCREED[®]
The perfect start to a perfect finish

CASE STUDY



Challenges:

- **Logistics:** Situated in Bayswater Road, one of the busiest spots of Central London, logistics was a major challenge.
- **Access and storage:** Highly awkward access to the location and the lack of material storage facilities presented further challenges.
- **Scattered locations:** With the screeding sites let out in a non-sequential order, screed pipes, pumps and material had to be relocated continuously.
- **Quick curing:** As the screeded areas had to be made accessible to other trades in the shortest time possible, consideration had to be made to enable quick curing and drying of the screed with no return visits to the site.

Solutions:

- Considering the traffic and access to the site, forward planning was done to ensure the materials were delivered in 10-20 tonne loads depending on location to be screeded.
- Cement was stored in the underground car park on site and forklifted to pumping station on demand.
- Though the project demanded continuous mobilization and demobilization of screeding equipment, good planning and communication facilitated smooth relocation and transport within the site.
- Decision was made to go for a fast drying cement based screed which would not require curing or extensive post screeding operations, and would allow foot traffic to proceed in the quickest time possible. **FlexiDry® F1** was chosen as it required no curing or sanding like traditional or anhydrite screeds, and it guaranteed a drying time of 7 days, and a walk-on time of 12 hours as opposed to 48 hours for normal screeds. **FlexiDry® F1** was installed at a thickness of 50mm over 16,000m² of electric underfloor heating and Collecta HD10 + Yelofon acoustic insulation.

F1
Drying time:
7 days
Walk-on time:
12 hours

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Areas were let in various isolated locations demanding considerable logistical movement.”

Result:

With forward planning, good communication and the choice of an efficient quick drying screed, we were able to overcome the potential delays for this large scale project. The project was delivered on time and to high quality standards, with the screeding for the final apartment completed in February 2011.



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