



Challenges

- Logistical issues due to location
- Strict delivery slots for transporting bulk materials
- Tight project deadline

Solution

- Used high concentration – low volume screed FlexiDry to reduce bulk
- Forward planning to ensure the delivery trucks met the allotted time slots
- Used fast drying floor screed for quick results

Results

- Screeding completed successfully and on time

Rolex flagship store at London's prestigious One Hyde Park



Meeting tough project deadlines, CSC successfully completed the screeding for the Rolex flagship store on the ground floor of the super luxury One Hyde Park apartment complex. The £1billion apartment complex has been constructed on the former site of the 1950s' office block of Bowater House, located near the intersection between Knightsbridge and Brompton road – one of the busiest parts of Central London.

Designed by Rogers Stirk Harbour + Partners, the high profile apartment complex comprises 86 residential properties and three retail units, spread across four interconnected pavilions. The architects employed a 'top-down' construction methodology, overlapping the construction processes above and below ground. As the rest of the construction work for the superstructure needed to be carried out in parallel with the flooring of the ground level, the decision was made to use a fast drying floor screed which would facilitate the quickest use of the floor area.

Fast drying floor screed **FlexiDry® F3**, with a drying time of 21 days was chosen, as it allowed light floor traffic to proceed as early as 12 hours after installation. The high concentration – low volume screed additive also presented the advantage of reducing the bulk of the screeding material, making it easy to transport to the site. With the bulk material on site by late afternoon on Friday, the screeding of 450 sq. m of the Rolex store was carried out successfully over the weekend.

“
The biggest challenge for the project was the location itself. Just a stone's throw away from Harvey Nichols and the Serpentine, the site was located on one of the busiest spots of central London.”



CASE STUDY



Challenges:

One of the biggest challenges of the project was the location itself. The site being located on one of the busiest spots of Central London, getting the bulk materials to the site on time was a major challenge. The bulk material had to be transported to the site during the allocated delivery slots on Friday afternoon, to complete the screeding over the weekend.

Solution:

With efficient forward planning and a highly competent delivery system, the bulk materials were delivered to the site on time, despite the heavy traffic. The delivery trucks were transported three levels from the basement to the Rolex store site, on a 30 ton vehicle lift. The choice of fast drying floor screed, **FlexiDry**[®] also helped in reducing the bulk of the screeding material, apart from providing a very quick drying time of 3 weeks. FlexiDry also yielded very quick drying time and walk-on-time, facilitating quick progress of parallel construction work at the site.

Result:

The screeding was completed to high quality standards within the given deadline.



About the client

One Hyde Park, which has been branded one of the most expensive apartments in the world, is a joint venture between CPC Group, Guernsey and Sheik Hamad bin Jassim bin Jaber Al Thani of Qatar. The apartments have been designed by Rogers Stirk Harbour+ Partners, and the interiors have been done by Candy&Candy, a sister concern of the CPC group. The screeding project for the Rolex Store was carried out by CSC Screeding on behalf of fit out contractors, Scot Osborn Ltd.



CSC Screeding Ltd

Chancery Court, Lincolns Inn,
Lincoln Road, High Wycombe,
Buckinghamshire HP12 3RE

Tel: +44 (0)845 500 4055

Fax: +44 (0)845 500 4056

Email: info@cscscreeding.co.uk

www.cscscreeding.co.uk

CPC
GROUP

© 2013 CSC Screeding Ltd. All rights reserved.

We've got it covered

