



CASE STUDY

Kidbrooke Road Park Kidbrooke, London

Cemfloor was the screed of choice for The Kidbrooke Road development, with a mix of 1- and 2-bed apartments and 3- and 4-bed maisonettes. The development also includes commercial space, cycle parking, wheelchair-accessible parking, landscaped public realm areas and play spaces.



The Kidbrooke Road development is a large residential scheme comprising a mix of apartments and maisonettes.

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Across the project, approximately 36,000m² of screed was required. Supplied by Capital Concrete and installed by the Conneely group.

The Challenge

During Phase 1 of the project, an anhydrite-based screed was used. However, significant issues occurred when the surface laitance was not adequately removed before the installation of LVT floor coverings. As a result, debonding occurred across more than 100 apartments, leading to costly remediation and delays.

Surface laitance is a weak, friable layer that can form on anhydrite screeds and must be mechanically removed before floor finishes are installed. If not properly removed, the bond between the screed and floor finish can fail, as occurred in this case.

The Solution

From Phase 2 onwards, the project team switched to Cemfloor Therm C25, a cement-based flowing screed that does not produce surface laitance. The Cemfloor technical team provided on-site technical support from the first pour, working closely with the main contractor and screed installer to ensure the product was installed correctly and to build confidence in the system.

The Outcome

By using Cemfloor Therm C25, the project eliminated the risk associated with surface laitance, providing a clean, consistent screed surface ready for the installation of floor finishes.

The use of Cemfloor's cement-based screed helped to:

- Prevent issues associated with surface laitance
- Improve bond performance with floor coverings
- Reduce the need for additional surface preparation
- Improve installation efficiency across a large-scale project

As a result, Cemfloor provided a more reliable and efficient solution for the remaining phases of the 36,000m² residential development.