

Case Study – Kier installation at Longbenton Campus, Newcastle

Decisions by Kier North Tyneside enabled the construction of the Longbenton Campus in Newcastle to get ahead of programme and introduce improvements in sustainable practice. The design and build team managing the construction changed the design specification of the entire floor screed installation at the campus.

Contracts Manager for Kier North Tyneside Peter Dixon was instrumental in changing the specification from a free flowing anhydrite screed and replacing it with the well established and leading FlexiDry F1 floor screed system.

Peter commented “Having considered the drying timelines and other performance data of the original Anhydrite Screed System, we soon realised the floors would take 90 days to dry which would seriously adversely impact the overall construction programme. An alternative approach was needed.

An early decision was therefore taken by our design and build team to change the original specification from the traditional anhydrite screed to the well established high performance FlexiDry F1 screed system.

We took this executive decision having consulted the under floor heating and floor screed contractors by asking them to consider the best alternative approach before making the decision to adopt a fast 7 day dry option which would address the actual installation timelines required on the Longbenton Campus site.

Both Warmafloor GB Ltd and CSC Screeding Ltd recommended FlexiDry F1 which we learned also provided the added benefit of allowing light foot traffic after 12 hours enabled better compaction properties which in turn significantly improves thermal conductivity over and above the original anhydrite system. This subsequently enabled our project teams and sub - contractors to better plan the installation of the Under floor Heating System, improve the performance by the screed install teams as well as the interior partitioning and eventually finished floor installation contractors to get ahead of programme.”

All in all, FlexiDry enabled the design and build teams at Kier North Tyneside to take significant positive step changes in the whole approach to both the UFH and floor screed installation. This was achieved by proactively considering alternative screed options in close collaboration with the UFH contractor and the floor screeding contractor. A collective value engineering approach helped towards perfect delivery at the Longbenton Campus contributed to improving sustainable practice due to the improved thermal conductivity properties of this latest innovation in fast drying screeds.