



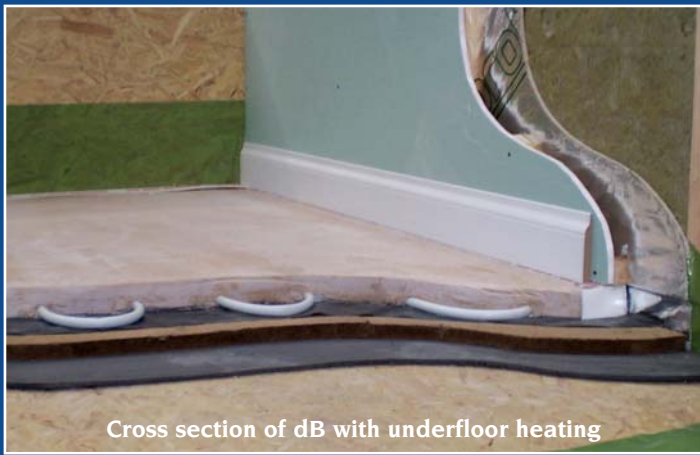
Prestoplan

Timber Design • Manufacture • Construction

Case Study: The Keyes, Bermondsey – Bellway Homes



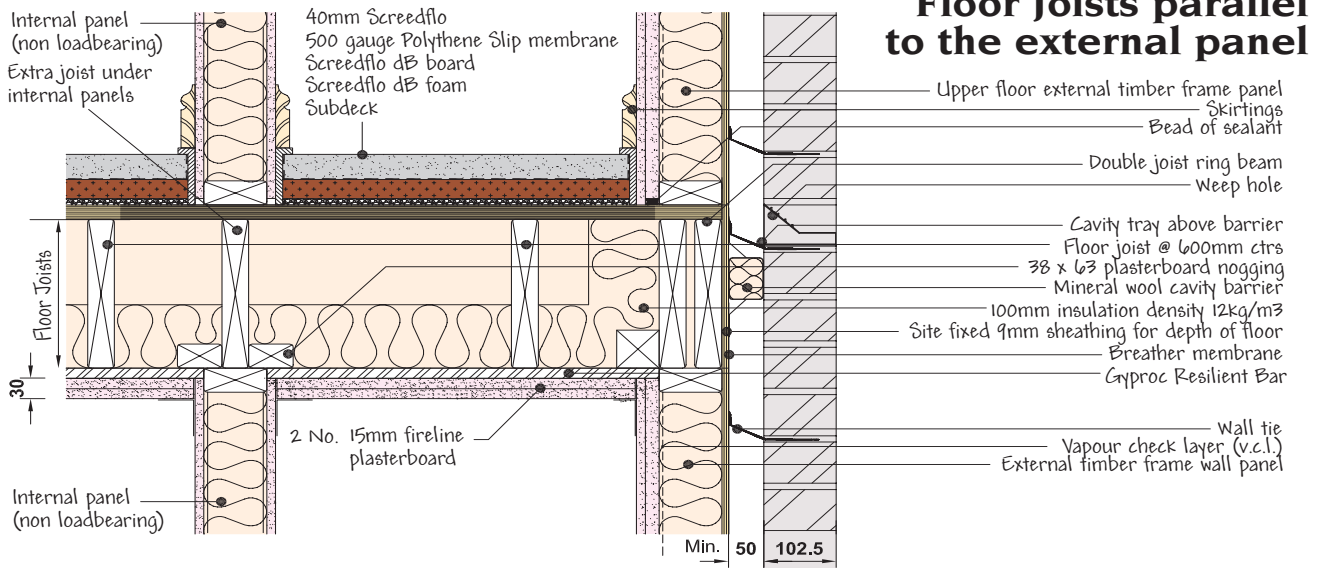
Standing on the site of a former Salvation Army hostel in the Bermondsey area of London, The Keyes by Bellway Homes is a 4, 5 and 6 storey apartment development offering a total of 155 apartments from studios up to three bedroom. Spread over five blocks, the first block consists of forty apartments which were developed for the Family Mosaic Housing Association, with the other blocks being for private sale.



Cross section of dB with underfloor heating



Prestoplan PresWeb joists at The Keyes, Bermondsey



To satisfy environmental and logistical requirements, Bellway decided to use a Prestoplan timber frame on this development. Additionally, this allowed the use of 300mm PresWeb joists in the floors, giving Bellway the option of running the services through the joist zone, rather than requiring a service ceiling to be installed. The floor structure was installed using pre-fabricated cassettes rather than loose joists.

The frames for the first block were erected in only 7 weeks, with the building being wind and weathertight after 9 weeks.

To satisfy acoustic requirements, Bellway decided to use the Screedflo dB acoustic floor system, which was installed throughout the development. This system consists of two resilient layers, onto which 40mm of high strength Screedflo anhydrite screed is poured. This system is fast to install, with up to 2000m² a week being laid and the screed setting within 36 hours. As well as satisfying all of the environmental and acoustic requirements, Screedflo dB provides a lightweight floor that feels like solid concrete.

Client: Bellway Homes

Architect: H G P Architects

Frame supply & erect: Prestoplan Limited

Screedflo dB supplier: Screedflo Limited

Screedflo dB installer: BDL Group plc



Prestoplan

Timber Design • Manufacture • Construction

Four Oaks Road, Walton Summit Centre, Preston PR5 8AP

Tel: 0870 600 0077 Fax: (01772) 627575

Quedgeley West Trading Estate, Bristol Rd, Hardwicke, Gloucester GL2 4PA

Tel: 0870 600 0077 Fax: (01452) 887960

www.prestoplan.co.uk



Screedflo Ltd

Unit 8, West Station Business Park, Spital Road,
Maldon, Essex CM9 6FF

Tel 0870 850 8900 Fax 01621 854 608

www.screedflo.co.uk