Commfloor

CFJ AWARDS 2026 SUBMISSION

The Eades

Award winning, bespoke Cork floor installation

Residential NewBuilds

11 Selborne Rd, Walthamstow, London, E17 7GD

CFJ CONTRACT FLOORING JOURNAL | FLOORING INDUSTRY AWARDS 2026

WINNER

A project from concept to delivery

CFJ entry questions and answers, followed by the submitted project photographs.

PROJECT PARTNERS

BRIDGE FLOORING Est. 1980

GRANORTE®

dbp du Boulay Projects

01 / PROJECT

Project summary

Project title

Please include the precise location within this title, including the village/town/city and county)

The Eades, 11 Selborne Rd, Walthamstow, London, E17 7GD

Installation summary

Please provide a short snapshot description of the project

Commfloor worked with Bridge Flooring and our cork manufacturing partner Granorte to deliver state-of-the-art cork flooring for The Eades, Walthamstow. A designed apartment complex inspired by the area’s artistic heritage and featuring amenities that raise the standard for modern rental living.

Our scope of work included overseeing the design feasibility of using Granortes Cork, managing logistics, coordinating sales and delivery, as well as developing detailed CAD drawings in collaboration with Granorte's technical department.

Particular attention was given to determining the method for manufacturing curved, bespoke borders engineered to follow radii without compromising geometric precision.

Throughout the 20-month process, Commfloor worked alongside Bridge Flooring to overcome technical and practical challenges, translating Amsterdam-based studio Nicemakers and KKA Architects' vision into a complex, installable cork flooring solution.

Manufactured by Granorte, Commfloor oversaw the project from concept to delivery, supplying Bridge Flooring with 410m² of ‘Recolour’ field planks in two SKUs, alongside 320m² in three colours used to form the custom borders. The Cork areas included a large atrium-foyer, stair landings, hallways, mail room, kitchenettes, meeting areas, relaxation zones and gym.

This installation demonstrates the full potential of sustainable, cutting-edge cork manufacturing and installation, delivering a high-performance and visually striking flooring solution.

01 / PROJECT BRIEF

The design brief

What was the client brief?

The client, Dubulay, sought to utilise cork’s natural aesthetic throughout the spaces, while fully committing to an intricate, bespoke border designed by Nicemakers and KKA Architects.

The brief emphasised creating a flooring solution that not only fulfilled the design vision but also showcased sustainability at its finest. Delivering a warmer, more inviting aesthetic while improving acoustics and overall comfort within the space. Delivering a renewable and often overlooked material in public and commercial spaces.

Key priorities included:

Sustainable Material Choice: Utilise cork for its renewable, environmentally responsible qualities, demonstrating the value of eco-conscious design in public spaces.

Enhanced Performance: Ensure the cork floor provides durability, moisture resistance, improved acoustics, and comfort underfoot, suitable for high-traffic areas.

Technical Feasibility: Collaborate with Granorte and Bridge Flooring to overcome production and installation challenges, ensuring precise execution and fit-for-purpose results.

Project Delivery: Complete the project on schedule, delivering a solution that meets both the client’s functional and sustainability expectations.

02 / DESIGN & DELIVERY

From concept to installation

Details of the project planning:

Commfloor led the project from initial concept through technical development and manufacturing, coordinating between the design team and supply chain to ensure the product choice and design were feasible.

We worked closely with KKA Architects to understand the design intent and pattern intricacies. While working with Bridge flooring to understand a realistic installation method with products chosen to carry out the installation.

The bespoke design involved custom-produced cork components in three SKUs, arranged to create borders that, in places, curved to follow the radii of the architectural vision.

Technical CAD Development:

Detailed CAD drawings were developed in collaboration with Granorte. This was carried out to ensure the pattern did not lose its geometry when following the radii around the curved walls.

The drawings were iteratively reviewed with Bridge Flooring to ensure installation feasibility, precise alignment of the curved borders, and minimal material waste.

Material Selection and Sustainability Review:

Cork was chosen for its renewable, environmentally friendly qualities, durability, and acoustic benefits.

Samples and prototypes were tested to confirm suitability for high-traffic areas while maintaining aesthetic warmth and visual fidelity.

Manufacturing and Production Planning:

Custom production schedules were coordinated with Granorte to ensure precise colour matching, pattern alignment, and timely delivery.

Quality checks were implemented at each stage to guarantee that materials met performance and sustainability standards.

Installation Planning and Sequencing:

Installation plans were developed with Bridge Flooring, detailing the sequencing and placement of curved borders and colour transitions to achieve the desired visual effect.

Attention was given to on-site handling, joint alignment, and floor geometry to ensure a seamless, installable solution.

Risk Management and Contingency Planning:

Potential challenges, including precise colour placement, curved border alignment, and custom production tolerances, were identified in advance.

Contingency measures were incorporated to minimise delays, material waste, and installation errors.

Project challenges and how they were overcome:

The challenges faced were:

Selecting cork from Granortes' vast portfolio, while ensuring the bespoke element was available to enable the design sought after by the Architect.

Creating detailed CAD documents that enabled the reality of installing the complex border part around curved walls.

To ensure the cork was finished suitably for high-traffic areas. 4x coats of Loba, 2k Duo Matt lacquer was applied following installation. Whilst Recolour cork has several production wear layers applied in manufacturing, installed cork edges remain exposed to moisture and grit ingress. The post-installation application of lacquer ensured longevity and durability.

With a project of such size, the challenge of time allocated for installing our Cork and multiple other floor finishes proved tricky with all trades on site under stringent deadlines. Often resulting in many after-hours efforts by the installers.

Number of floorlayers involved in the installation:

14

Please detail the sub floor preparation involved in this project:

Subfloor: Raised access flooring - Bridge Flooring applied 6mm plywood stuck and screwed (peri floor 5.5mm) , then 4mm latex smoothing compound (Mapei renovation 3240)

Duration of project installation: 6 weeks

Duration of project installation:

Start date:

2025-07-24

Completion date:

2025-08-31

Did you have a influence on the design of the installation. If so, please explain?

Yes, from colour selection with designers through to layout and border refinement with Granorte and Bridge Flooring

Including zero door thresholds to all doorways, and over 15 linear metres of curved border tiles, bespoke cut on site as right-angle formats were unsuitable.

03 / SUSTAINABILITY

Sustainability & lifecycle

Why would you consider this project to be sustainable?

The Eades demonstrates outstanding sustainability through the combined environmental performance of its cork flooring, advanced finishing technology, and low-emission installation materials.

Cork (Quercus suber) is a 100% renewable material harvested without harming the cork tree, approximately every 9– 12 years once the tree reaches maturity at around 25 years old. Harvesting is sustainable because only the outer bark is stripped, leaving the tree to regenerate new bark. This growth cycle, combined with the tree's carbon sequestration and biodiversity benefits, makes cork a highly renewable and eco-friendly material.

The cork used by Granorte for this project was responsibly sourced and FSC-certified, comprising over 85% natural cork. It is produced from byproducts of the cork stopper industry, granulated, then agglomerated, and formed into decorative tiles.

The product contains no PVC, softeners, or harmful chemicals, and no formaldehyde-containing materials are added during production in accordance with EN 14041. Its high-density agglomerated cork core provides inherent durability, elasticity, and long-term dimensional stability.

Recolour by Granorte achieves LEED, BREEAM credits, and Greenguard Gold certification, with a TVOC rating of 5.8 µg/m³ - well below the <1000 µg/m³ threshold. Demonstrating excellence in environmental performance and indoor air quality.

The finish wear layer of Recolour incorporates WEARPLUS® HotCoating® PUR-ceramic technology, Granorte's strongest UV-applied lacquer in production. This solvent-free, multi-layer hybrid coating system contains no organic solvents, heavy metals, or formaldehyde, and delivers extremely low VOC emissions. Corundum anti-abrasive particle technology significantly enhances wear resistance in high-demand areas.

To further extend the project's lifecycle performance, Loba 2K Duo Matt water-based lacquer was applied in four coats post-installation, preventing water and grit ingress while drastically improving surface wear resistance and maintaining low-emission performance.

Installation was completed using Wakol, a water-based two-part adhesive, classified as EC1 PLUS, supporting very low emissions, excellent indoor air quality, and safe installation.

Each element of the flooring products used in The Eades was carefully specified during planning. Together, they deliver a high-performance, low-emission flooring system engineered for durability and environmental responsibility - showcasing the unmatched sustainability of cork and worthy of the accolades it deserves.

Please elaborate on the sustainability of the products used within the installation.

All in the previous question for consistency of information.

What processes were used which could be identified as supporting the sustainability brief?

The cork sourced by Granorte for this project was responsibly sourced and FSC-certified, comprising over 85% natural cork. It is produced from byproducts of the cork stopper industry, granulated, then agglomerated, and formed into decorative tiles.

The product contains no PVC, softeners, or harmful chemicals, and no formaldehyde-containing materials are added during production in accordance with EN 14041. Its high-density agglomerated cork core provides inherent durability, elasticity, and long-term dimensional stability.

Could you detail how your products were disposed of if sustainable initiatives were applied.

At the end of its lifecycle, the cork flooring specified for The Eades can be responsibly managed through several sustainable pathways.

As a natural material comprising over 85% cork derived from the bark of Quercus suber, the product is inherently biodegradable and renewable. Cork is an organic material that can be recycled, repurposed, or processed for energy recovery with minimal environmental impact.

During installation, off-cuts and surplus material were minimised through careful specification and accurate quantity planning. Any clean cork waste generated can be returned to cork recycling streams, where it is re-granulated and reused in agglomerated cork products, reducing raw material demand.

The water-based lacquer finishes and low-emission adhesive systems specified, including EC1 PLUS classified adhesive, ensure that the flooring remains free from harmful contaminants such as PVC, phthalates, and added formaldehyde. This supports safer future recycling or responsible disposal compared to synthetic flooring alternatives.

Should disposal be required after long-term use, the flooring can be mechanically separated and turned into:

Cork recycling streams

Biomass energy recovery

Controlled waste-to-energy processes

Because cork stores carbon absorbed during the tree’s growth cycle, responsible end-of-life management helps maintain its low embodied carbon profile relative to conventional flooring materials.

Overall, sustainable specification, low-emission materials, and the inherent renewability of cork ensure that environmental responsibility extends beyond installation through to end-of-life management.

03 / MATERIAL FOCUS

Recolour by Granorte

Is there one particular product you worked with on this installation that was noteworthy for its sustainability credentials?

The standout sustainability product for this installation is the Recolour flooring by our manufacturing partner, Granorte.

Made from over 85% natural cork sourced from responsibly harvested Quercus suber, it utilises byproducts of the cork stopper industry, maximising renewable content while minimising waste. The product is FSC-certified, contributes to LEED and BREEAM schemes, and holds Greenguard Gold certification for indoor air quality.

With an independently tested TVOC rating of just 5.8 µg/m³, it delivers exceptionally low emissions alongside long-term durability through its advanced UV-cured WEARPLUS® finish.

Recolour combines renewable sourcing, verified certification, and high-performance longevity, making it the most sustainability-driven product within the project.

04 / CLIENT EXPERIENCE

Testimonial | DuBoulay Projects

We worked with Commfloor throughout 2024/2025 on a large and complex cork flooring project at The Eades, and the experience was excellent from start to finish.

Callum Hopkirk, Director of Commfloor, brought a high level of flooring knowledge and practical expertise to the project. As challenges arose, he worked closely with the architect and us to carefully consider each issue and develop bespoke solutions. Rather than settling for easier compromises, he helped us find ways to achieve the original design intent, which was critical to the success of the project.

Throughout the process, Callum was collaborative, proactive and genuinely enjoyable to work with. His approach helped ensure a complicated installation ran smoothly despite the challenges involved.

It was a pleasure working with Commfloor, and we are already in discussions about future projects together.

Richard Millman
Senior Quantity Surveyor
duBoulay Projects

04 / INSTALLER EXPERIENCE

Testimonial | Bridge Flooring

We recently had the pleasure of working with Callum Hopkirk of Commfloor on a bespoke cork flooring project, with the flooring manufactured by Granorte in Portugal.

From the outset, Callum was an absolute pleasure to deal with. His knowledge, communication and willingness to go above and beyond made a real difference throughout the project.

What particularly stood out to me was Callum's personal involvement. From attending site visits and working closely with us to develop the bespoke design, through to visiting our warehouse to ensure the flooring and design were exactly as expected before arriving on site, nothing was ever too much trouble.

The quality of the cork flooring supplied by Granorte was exceptional, and Callum's assistance with coordinating deliveries and managing the finer details helped make the whole process run smoothly.

Having worked with numerous manufacturers and suppliers over the years, it's refreshing to deal with someone who takes such personal pride in what they do and genuinely cares about the end result.

A huge thank you to Callum and everyone involved at Commfloor and Granorte. We're extremely proud of the finished project and look forward to working together again.

Kindest Regards

Tommee Ohara

Director, Bridge Flooring

05 / PROJECT PARTNERS

Partner details

Type of partner Is your partner a contractor or manufacturer?

Manufacturer

Manufacturer company name

Granorte

Email address

info@granorte.co.uk

Type of partner Is your partner a contractor or manufacturer?

Contractor

Contractor company name Unless you are the contractor, this information is compulory in order for your entry to be eligible to enter

Bridge Flooring

Email address

tommee@bridgeflooring.com

Type of partner Is your partner a contractor or manufacturer?

Manufacturer

Manufacturer company name

Lecol - Wakol Adhesive & Lobadur Lacquer

Email address

duncanconlan@lecoluk.com

Type of partner Is your partner a contractor or manufacturer?

Contractor

Contractor company name Unless you are the contractor, this information is compulory in order for your entry to be eligible to enter

Du Boulay

Email address

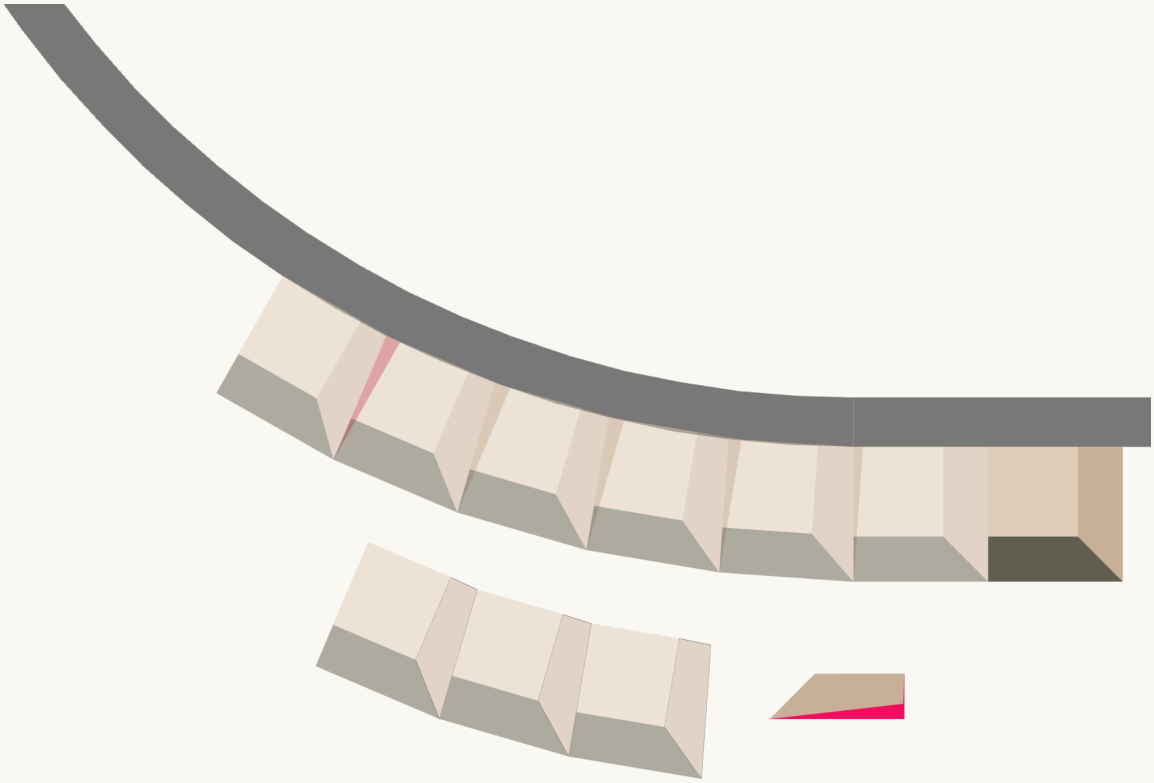
richardmillman@duboulay.co.uk

06 / SUPPORTING INFORMATION

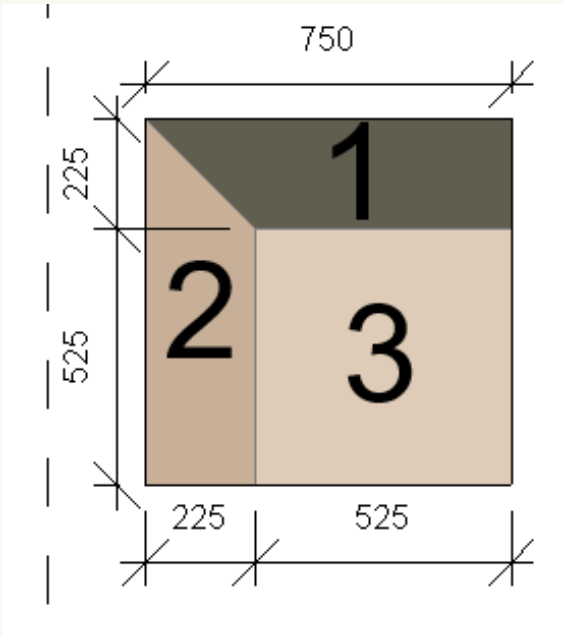
Supporting documentation:

Please attach any supporting documentation such as your proposal, if possible.

1. CAD border detail for the curved Radii



2. Border detail



07 / PROJECT PHOTOGRAPHS / 01

Project gallery

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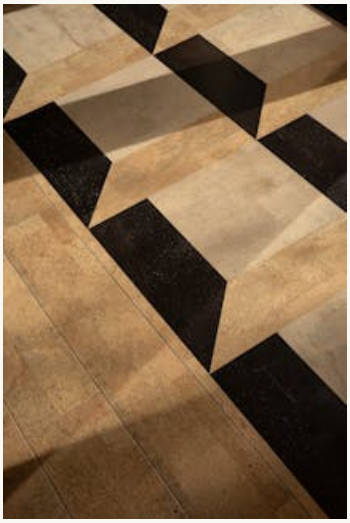



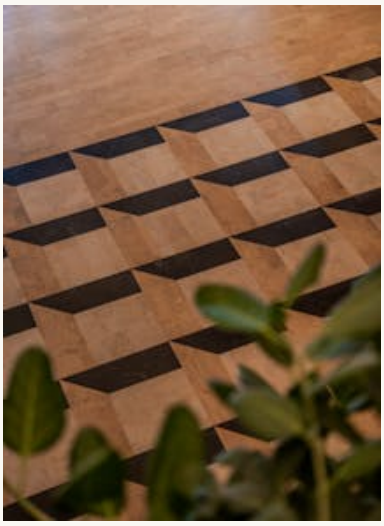

07 / PROJECT PHOTOGRAPHS / 02

Project gallery

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07 / PROJECT PHOTOGRAPHS / 03

Project gallery

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07 / PROJECT PHOTOGRAPHS / 04

Project gallery

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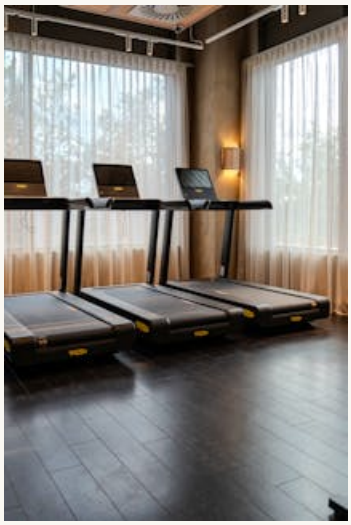
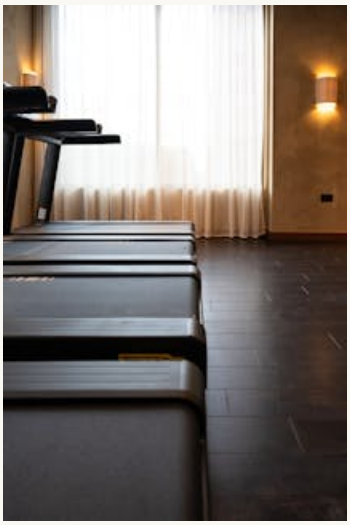
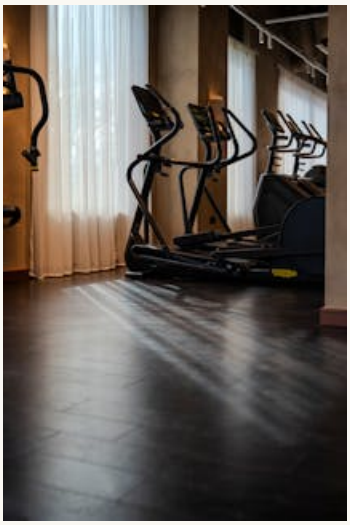

07 / PROJECT PHOTOGRAPHS / 05

Project gallery

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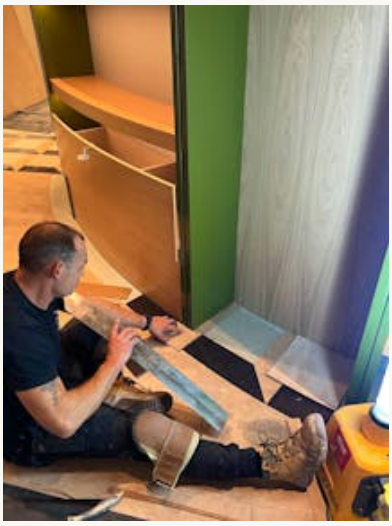

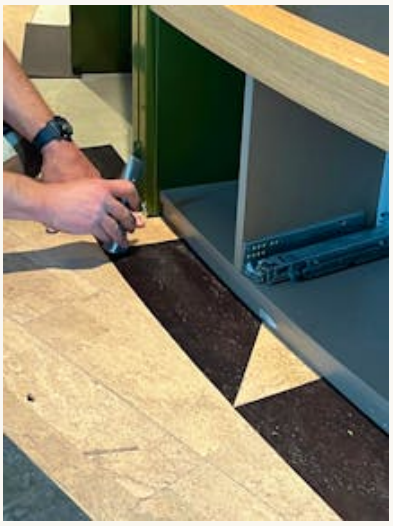

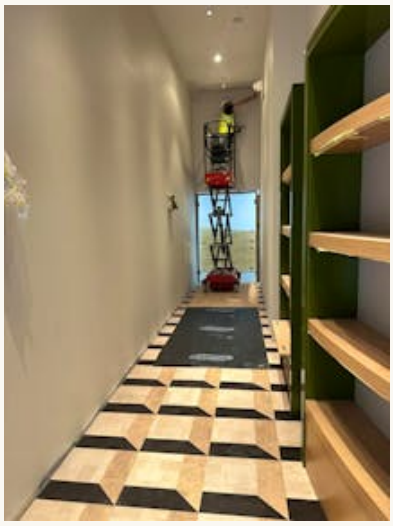

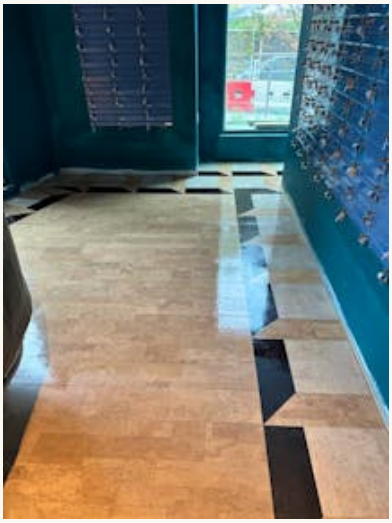

Commfloor

YOUR NEXT PROJECT

Planning an exceptional cork project?

Reach out to Commfloor for help with your concept and delivery.

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Email: info@commfloor.uk

Web: Commfloor.com

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