

Reasons for specification of Screedflo dB on this project:

- Use of underfloor heating
- Speed of installation
- National coverage

Location:	Lewes, Sussex
Client:	Quadric Construction
Timber frame:	Covers Timber Structures, Chichester
Screedflo dB installer:	Robert E Lee



Baxter's Quarters in the historic town of Lewes in Sussex, is a development of 54 highly specified apartments positioned just off the High Street.

Timber frame had been specified for speed and quality of build, but this presented the developer with a problem; how to minimise the depth of the party floor for planning reasons while incorporating underfloor heating efficiently in a timber frame. The answer was Screedflo dB, the only screed based acoustic floor system certified for use with underfloor heating.

With a depth from sub-deck to finished floor surface of only 74mm, Screedflo dB is 63mm shallower than the existing robust details. Not only does this often help when a developer is facing height restrictions during the planning process, but it can also allow the saving of a course of brickwork at every floor.

Free running screed, such as Screedflo, is ideal for using with underfloor heating, as it fully encapsulates the wires or pipes, allowing them to work at maximum efficiency. At Baxter's Quarters, a system consisting of 12mm electric cable was used throughout the building. This cable was fixed by screwing the cable tracks, through the slip membrane, to the surface of the Screedflo dBoard. To ensure the structural performance of the screed, a clear depth of 30mm must be maintained above the height of any cables or pipe work.

Access to the site was particularly restricted, with only a single track lane running to the site and no parking on the nearby main road. This meant that the Screedflo mobile batching plants were unable to access the site.

This was overcome by basing the Screedflo vehicles at a nearby timber yard, and sending the mixed screed the last couple of miles to site in a conventional concrete delivery truck. This proved to be completely successful, with the combination of vehicles giving Screedflo Ltd full national coverage regardless of access.

While the Screedflo dB system is quick to install, site operations usually only allow certain areas to be released for installation work at any one time. The installation work on this project was carried out in four phases to suit the site operations.



January/08