

Reasons for specification of Screedflo dB on this project:

- Certified for renovations
- Use of underfloor heating
- Ability to level floors
- Speed of installation

Location:	Woodend, Hythe
Client:	Quinn Estates
Timber frame:	OFP, Sandwich
Screedflo dB installer:	Robert E Lee

This exclusive 900m² residential scheme consisted of eleven new build timber frame apartments, along with a single full storey penthouse, being added to three apartments created from a large converted house.

Screedflo dB was specified as it is the only screed based, acoustic floor system certified by TRADA for use in both renovation and new build projects.

Unlike rigid acoustic floor systems, the ability to flow the anhydrite screed continuously between the renovated and new build floors ensured a seamless transition between the two areas. This was particularly important in this project, as two of the flats had rooms where the floors consisted of part old and part new floors.

A survey of the existing floors showed that they were up to 60mm out of level and weren't strong enough to achieve the maximum 5mm deflection required during the pour of the screed. To overcome this, the floor was levelled using EPS70, and the most heavily loaded joists were temporarily propped for a 24 hour period covering the pour and curing period of the screed.

An additional benefit of using screed was the ability to install a highly efficient electric underfloor heating system in the penthouse apartment. This was fixed to the upper surface of the Screedflo dBoard, and the screed was then poured, fully encapsulating the cables. Screedflo dB has been certified by TRADA for use with both electric and water based underfloor heating systems.

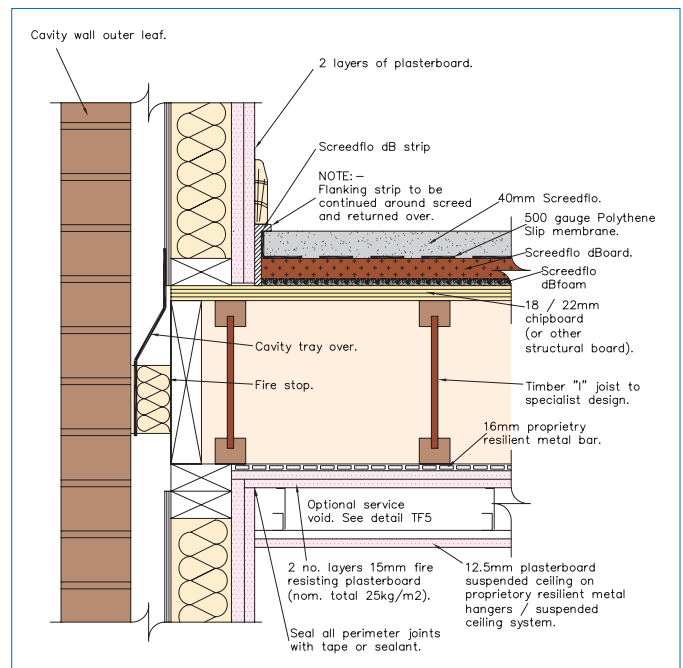
The screed could be walked on only 24 hours after pouring and required no further treatment prior to laying floor coverings. Tiles were laid directly on to the screed surface.



Installation of a timber batten floor would have taken a two man team nearly three weeks to install. Levelling of the floors and installation of the Screedflo acoustic layers took four days, with the screed being applied on the fifth day.

Unusually, the services were already installed, and the timber frame had already been dry lined prior to installation of the Screedflo dB system. To overcome this, a new edge detail had to be agreed with TRADA.

Fig 1: External wall junction - Timber frame



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