



Sika Limited · Watchmead · Welwyn Garden City · AL7 1BQ · United Kingdom

Ryder International Limited
Unit 1 Helena Court,
Hampton Street,
Tetbury, Gloucestershire,
GL8 8JN
For the attention of Rob Eckersley

CONTACT

Mick Hooper
National Flooring Manager – Schönox
TM Flooring
Phone: +44 1707 394444
Mobile: +44 7970 122255
Hooper.mick@uk.sika.com

Emailed to : richard.thompson@ruddy.co.uk
rob@thesolidwoodflooringcompany.com
martyn@thesolidwoodflooringcompany.com

RE: SOUTH BANK PLACE 4A & 4B

20 December 2018
Our ref: MH/JES/Ryd0563

Dear Sirs

Further to our recent site visit to assess differing subfloor heights prior to the application of bonded wood flooring, please see our comments below.

Comments

The works consist of approximately 25,000m² of bonded wood flooring installed onto a flooring grade chipboard subfloor which has been screwed to timber battens sitting on cradles with water fed underfloor heating. Each apartment has a pre-assembled bathroom pod lowered into position. The pods do not appear to have been installed to any datum. In addition we understand the underfloor heating has not been commissioned in accordance with BS 8203:2017 Code of Practice and therefore there remains a high probability of deformation and/or delamination of the timber flooring should it be laid prior to commissioning to BS EN 1264:1-6.

Apartment Type K Level 4

We inspected a 'K' type apartment on level 4 where the flooring grade chipboard had been installed to datum but was below the FFL height of the bathroom pod by approximately 22mm. Wood flooring and adhesive will accommodate approximately 17mm resulting in a trip hazard of approximately 5mm. The subfloor was in the process of being sanded and was clear from construction debris, however it was very dusty.

SIKA LIMITED

Head Office · Watchmead · Welwyn Garden City · Hertfordshire · AL7 1BQ · United Kingdom
Phone: +44 1 707 394444 · Fax: +44 1 707 329129 · www.sika.co.uk

DATE: 20 December 2018

BUILDING TRUST



In this style of apartment the bathroom pod is directly opposite the front entrance door with a space of approximately 1.2m between. It has been requested that we provide a specification for materials that can be laid from a possible 8mm down to 0mm to remove a trip hazard at the entrance to the bathroom, remains flexible and will exhibit a bond strength suitable for the adhesion of timber flooring.

NOTE: Please be advised that the minimum thickness of a levelling screed for the bonding of wood flooring is 3mm.

Recommendations

Our earlier report of 4th December 2018 identified the chipboard subfloors are, in certain areas, bouncing due to the sound deadening cradle and batten system used with the timber subfloor. Therefore we draw your attention to the following:

In all cases the chipboard substrate must be primed with **Sika Schönox VD** (see technical data sheet). The subfloor requires a fibre reinforced material to accommodate possible movement and bouncing. **Sika Schönox APF** meets this requirement but requires a minimum application thickness of 3mm. Once the bulk of the thickness has been levelled, the use of **Sika Schönox AST** feather edge will allow you to try and lose the slope over a longer distance. Under no circumstances should the **Sika Schönox APF** be used as a feather edge.

We have explored numerous solutions. However the only one that we would be able to confidently say will work is **Sika Schönox VD** neat and **Sika Schönox APF** with **Sika Schönox AST** where required.

We trust the above is of assistance. Should you wish to discuss further please do not hesitate to contact the writer direct.

Yours faithfully

A handwritten signature in black ink, appearing to read "Mick Hooper".

Mick Hooper
National Flooring Manager – Schönox

A handwritten signature in black ink, appearing to read "Sam McNaughton".

Sam McNaughton
Technical Services Advisor Flooring

DISCLAIMER

The information contained herein and any other advice are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions in accordance with Sika's recommendations. The information only applies to the application(s) and product(s) expressly referred to herein. In case of changes in the parameters of the application, such as changes in substrates etc., or in case of a different application, consult Sika's Technical Service prior to using Sika products. The information contained herein does not relieve the user of the products from testing them for the intended application and purpose. All orders are accepted subject to our current terms of sale and delivery. Users must always refer to the most recent issue of the local Product Data Sheet for the product concerned, copies of which will be supplied on request. Any suggested practices or installation specifications for the composite floor or wall system included in this communication (or any other) from Sika Limited or its subsidiaries constitute potential options only and do not constitute nor replace professional advice in such regard. Sika Limited recommends any customer seek independent advice from a qualified consultant prior to reaching any decision on design, installation or otherwise.