



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

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For the attention of Martyn Ryder

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**RE: SITE ASSESSMENT PRIOR TO
COMMENCEMENT OF FLOOR INSTALLATION**
PROJECT: THE PLACE APARTHOTEL, DUCIE ST, M1 2PH
**ATTENDEES: Mick Hooper – Sika Limited
Robert Odey – Styles & Wood.**
VISIT DATE: 20th November 2017

23 November 2017
Our ref: MH/JES/THE0442

Dear Sirs

Further to our recent site meeting at the above address, we write to confirm our findings and provide comments.

Comments and Observations

Also known as The Old London Warehouse, the red brick building was constructed in 1867 and is adjacent to the Ashton Canal. We inspected two apartments on level 7, the sub-floor is constructed of concrete and has a layer of bitumen over.

We understand that a new plywood substrate will be sitting on 90mm wooden battens over new services which are being installed directly on the concrete sub-floor. The building is single glazed with steel crittall windows which are neither watertight nor retain heat. Presently there are no mains services and therefore the property remains unheated.

The current ambient conditions are not suitable for the installation of a wood floor. The relative humidity in both proposed trial rooms was measured at 77%rh and the temperature at 10°C. This equates to EMC (Equilibrium Moisture Content) of 15.38%, meaning if the current conditions were to be maintained, all porous surfaces including wood flooring, would eventually achieve a moisture content of approx. 13.4%rh. As the flooring

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will be supplied with a moisture content of around 8-9%rh this would result in extensive expansion and possible delamination of the whole floor build up.

As the structure has recently been used for accommodation, it has been assumed that the moisture content of the 150 year old concrete slab is below the 75%Rh maximum as advocated in BS 8203: 2017 but this will need to be confirmed nearer the installation time.

It is possible to create a localised micro environment that will provide the correct conditions for a wood flooring installation. However, this would need to be maintained from the time of install up until the main heating system is commissioned and the property is adequately heated.

We trust you find our comments constructive, If you require additional information please do not hesitate to contact the writer.

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

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