

TOPFLOW SCREED A FD

Proven performance

Fast, efficient floor screed solution for modern apartments

The challenge

Digbeth One 2 is a large development of modern apartments located in Digbeth, a thriving and rapidly developing area close to Birmingham City Centre with a mix of high-rise housing, restaurants, arts and technology businesses.

With around 20,000m² of floor area to finish with screed, a flooring solution was required that could be installed quickly and efficiently in line with the build programme.

Originally the floor specification was screed board with a 5mm smoothing compound. After discussions with the client, this was changed to 35mm TOPFLOW Screed A FD, Tarmac's fast drying flowing anhydrite screed, to be installed over an acoustic layer and membrane.

The city centre location also meant that getting materials to the site without disrupting local traffic would also be a challenge.

Our solution

TOPFLOW Screed A FD was the ideal choice given the large floor area of these large apartment blocks.

Fast pump placement meant that large areas of over 1000m² could be completed each day meaning that work could progress rapidly.

TOPFLOW Screed A FD offers faster drying times and less surface laitance, reducing the amount of sanding required after it has dried.

It has been proven to dry at least twice as quickly under normal site conditions compared to the standard Screed A product, saving valuable time for the contractor and client.

With low shrinkage characteristics, TOPFLOW Screed A FD also allows thinner floor sections, potentially reducing space, weight and the amount of material that needed to be delivered to the site.

Since the binder is made from 98% recycled materials, it is also a more sustainable solution than alternatives like sand and cement screeds.



Results and benefits

So far, around 250m³ of TOPFLOW Screed A FD has been supplied by Tarmac to the Digbeth One 2 site with around 500m³ more confirmed for the future.

The free-flowing nature of the screed meant that on arrival it could be quickly moved from the mixer via a pump to where it was required in the apartment block.

This was far easier logistically than alternative materials and helped limit disruption to local road users, residents and business owners.

Technical support was provided throughout including on-site testing to confirm compliance of the mix with specification.

As expected, the fast-drying times and early trafficking characteristics of TOPFLOW Screed A FD enabled other trades to follow on quickly, providing continuity and efficiency within the client's build programme.

Tarmac's client, ATF Screeds commented on the performance of the product and the smooth operation of deliveries. They also confirmed that they planned to use Tarmac as a screed supplier in the future.

Client testimonial:

Company – **ATF Screeds**
Product used – **Tarmac's Screed A FD**

Tarmac were on site when requested within the specific time slots. No issues on site and smooth transition between vehicle offloads as there were multiple deliveries on some days.

Gyvlon FD is a high performance product that works as expected. No issues.

ATF will use Tarmac again going forward. ATF would recommend Tarmac as a company – we have always had a good relationship with Tarmac and find them to be a reliable company.

Ashley Fox,
Director, ATF Screeds



Building **our** future