Fairholme Care Home, Manchester

Products installed:
B60T acoustic floors - 2146m²

Owners:
Great Places Housing Group

Architects:
Pozzoni Design Group

Main contractor:
Southdale Homes

Flooring contractor:
InstaCoustic

Fairholme is a newly constructed timber frame building on two and three storeys housing 42 care apartments. InstaCoustic was awarded the contract to install sound insulation systems by the main contractor, based on price and quality.

The B60T high performance acoustic floor system was chosen because it offered various benefits:

● It is specifically designed for new build timber frame constructions with timber floors.
● It complies with Robust Detail FFT1.
● It is environmentally friendly as the rubber crumb resilient layer, on the base of the acoustic battens, is made from recycled tyres.
● It displays minimal deflection below the weight of furniture and foot traffic.
● It does not degrade over time, thereby maintaining its long term acoustic performance.

B60T can be used with underfloor heating, which was being installed at Fairholme. However, to improve heating efficiency, the client did not want the heating installed below the 19mm plasterboard plank and 18mm chipboard and installing it between the two would compromise the Robust Detail.

Consequently, it was agreed that a finished floor height of 150mm would be maintained throughout the building. This enabled the heating contractor to install trays, in which the pipes would run, above the chipboard with an overlaying high density brio screed board. This provided better and more efficiently controllable heat levels, whilst maintaining maximum acoustic performance.