



RADON REPORT AND CONDITIONS

For 17 Priory Clos Whiston Prescott



PREPARED BY J N MARSDEN ON BEHALF OF PLANS2EXTENDLTD

Fig 1 Proposed Plans for 17 Priory Close Whiston Knowsley Prescott

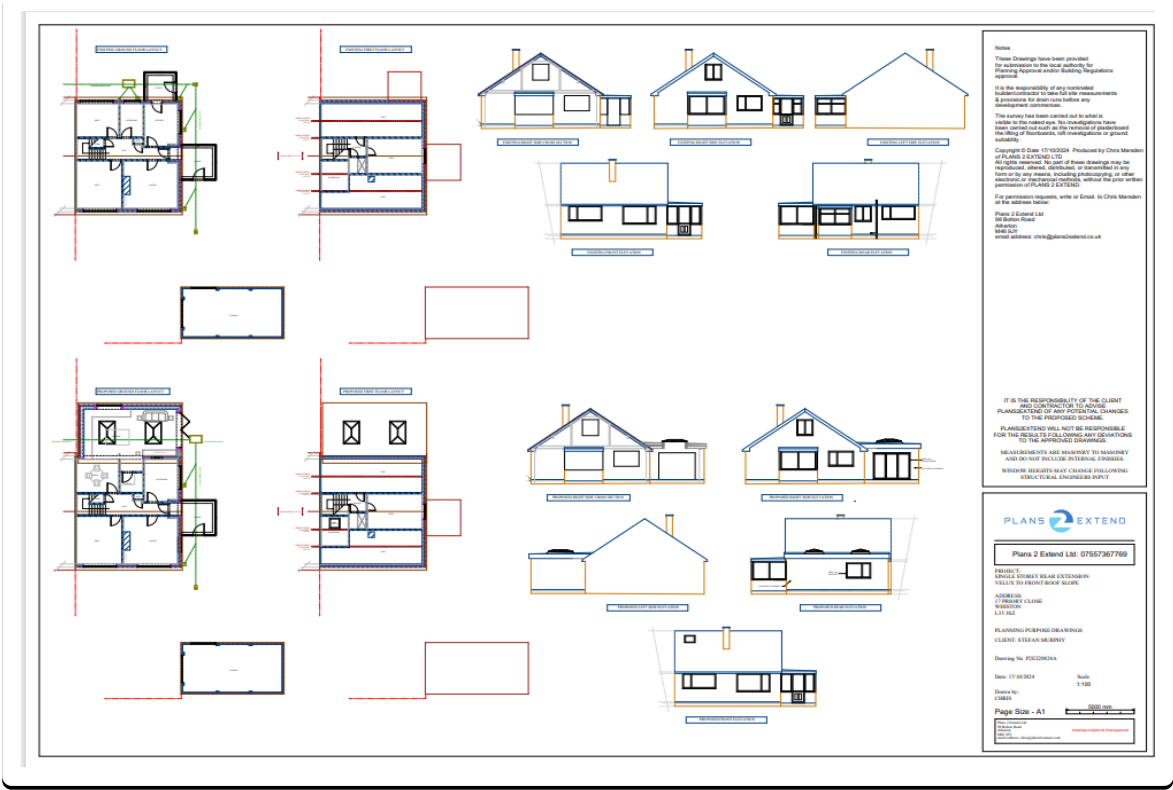


Fig 2 Existing Site Plan

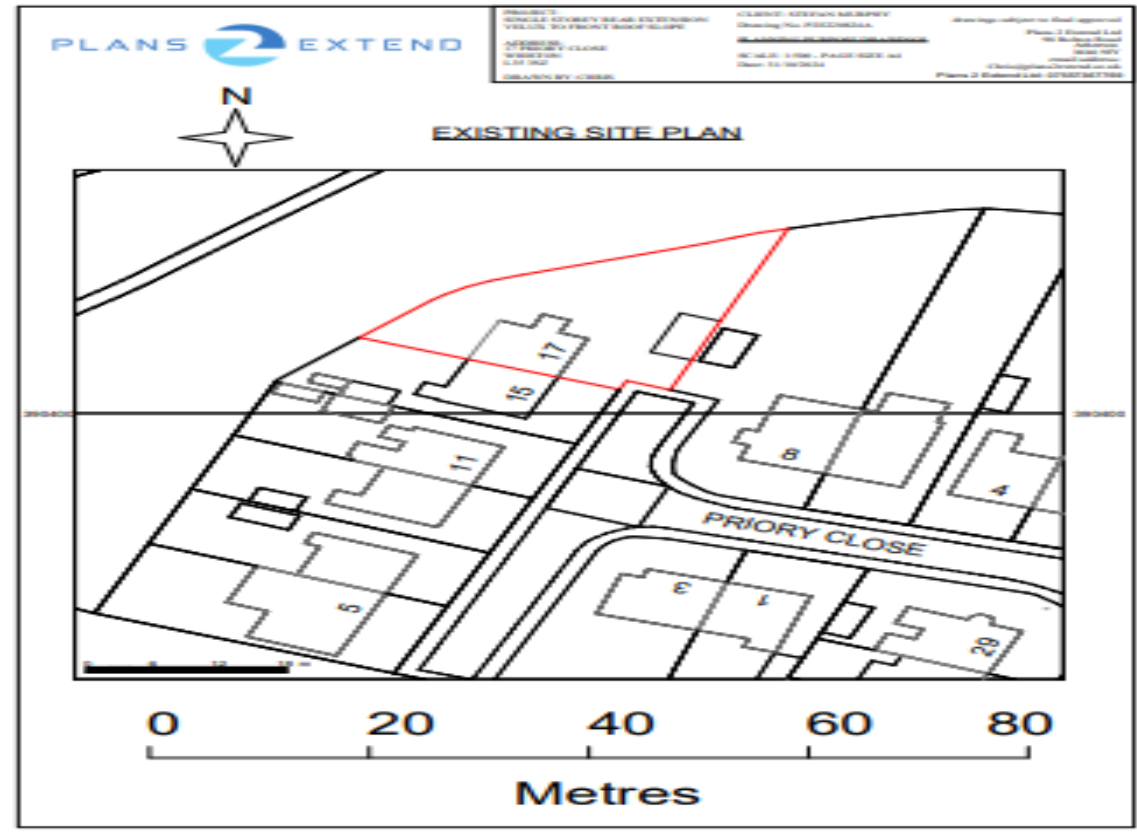


Fig 3 Proposed Site Plan

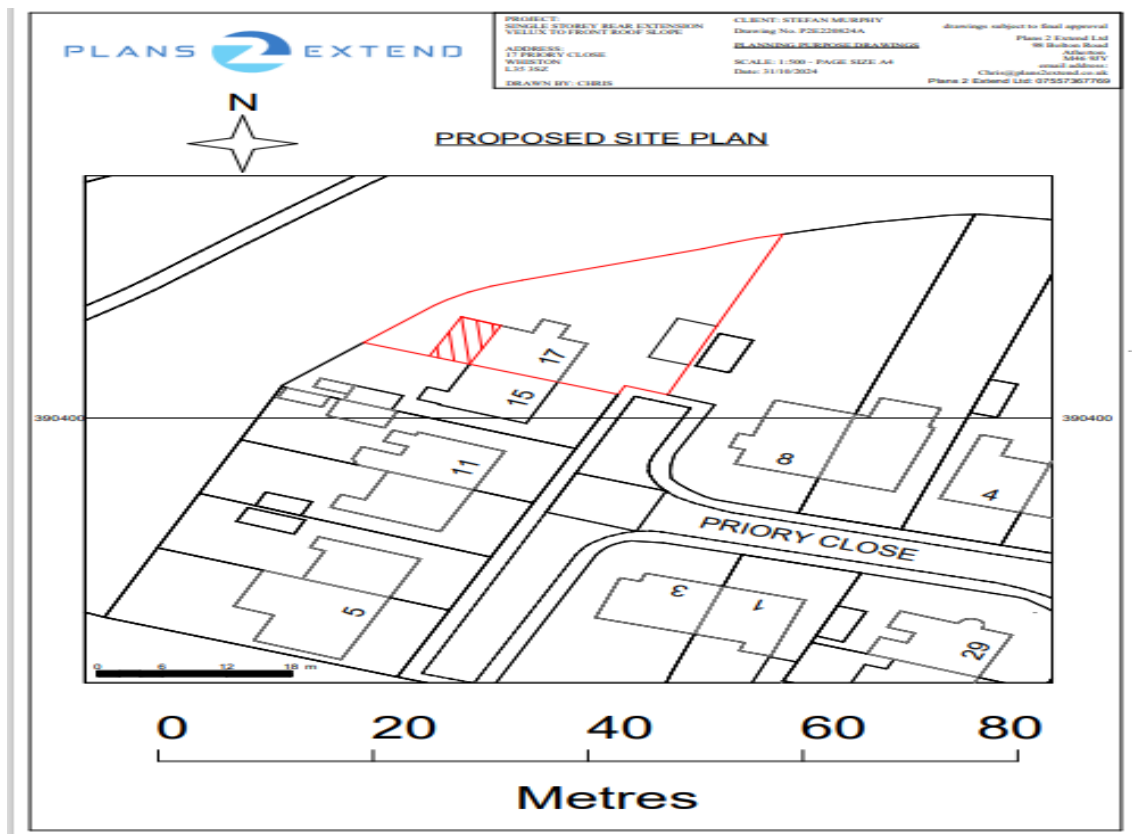
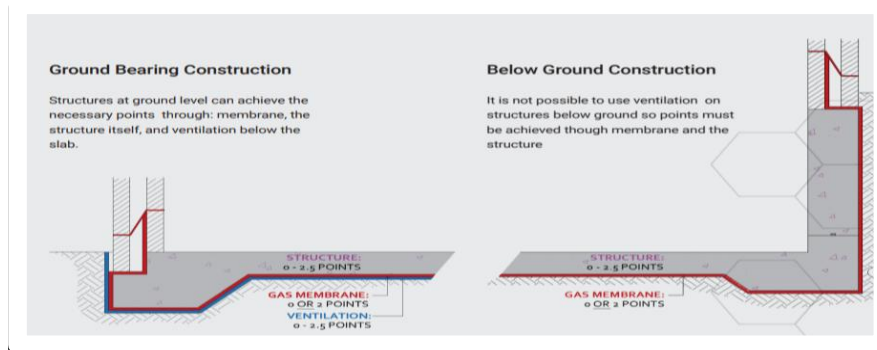


Fig 4 two types of construction methods



Radon report on 17 Priory Close Whiston Prescott.

The report for Radon risk by the UK Health Security Agency was provided on the 5th of February 2025. (the report is attached)

The report confirmed that the addressed searched 17 Priory Close Whiston Prescott Knowsley L35 3SZ in the Guidance for properties was not in a radon affected area.

Address searched: 17 Priory Close, Whiston, Prescot, L35 3SZ.

Date of report: 5 February 2025

Guidance for existing properties

Is this property in a radon Affected Area? - No

A Radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

The estimated probability of the property being above the Action Level for radon is: 0-1% The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.

The result may not be valid for buildings larger than 25 metres.

If this site is for redevelopment, you should undertake a Geo-Report provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon.

This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the UK Health Security Agency. UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? – None.

Despite that the application site is not in a Radon affected area, the LPA has raised conditions 4 and 5 relating to Radon protection issues. The response to conditions 4 and 5 are detailed below.

Conditions 4

Agrément Certificate 13/5069

VISQUEEN RADON R400 MEMBRANE This Agrément Certificate Product Sheet(1) relates to Visqueen Radon R400 Membrane, for use as a low density polyethylene gas barrier and damp-proof membrane in concrete ground floors, above and below the slab, not subject to hydrostatic pressure, to protect the building against moisture and radon from the ground.

Radon potential band (%) General risk Building Regulations requirement

0-1

low

None

Visqueen membrane should be clean and dry at the time of jointing. Joints should be overlapped by at least 150mm, bonded with Visqueen Pro Double-Sided Tape and sealed with either Visqueen Pro Single Sided Tape or Visqueen Gas Resistant Foil Lap Tape

Storage and handling Visqueen Gas Barrier should be stored horizontally, under cover in its original packaging. Care should be taken when handling the product in line with current manual handling regulations.

Preparation Visqueen Gas Barrier should be installed on a smooth continuous surface e.g. grouted beam and block floor, a compacted blinding layer e.g. 50mm thick sand blinding, or smooth concrete blinding. The substrate should be free from irregularities such as voids or protrusions.

The barrier can be cut with a sharp retractable safety knife or robust scissors.

When installing the membrane in demanding site conditions, use Visqueen GR Lap Tape in place of Visqueen Gas Resistant Foil Lap Tape.

Installation Visqueen Gas Barrier should be loose laid on the substrate with the blue side up so as to avoid sunlight glare.

The barrier should be clean and dry at the time of jointing. It should be overlapped by at least 150mm, bonded with Visqueen Pro Double-Sided Jointing Tape and sealed with Visqueen Gas Resistant Foil Lap Tape.

If the barrier is punctured or perforated a patch of the same material should be lapped at least 150mm beyond the limits of the puncture and bonded with Visqueen Pro Double-Sided Jointing Tape and sealed with Visqueen Gas

Resistant Foil Lap Tape. Alternatively a patch can be formed using Visqueen Pro Detailing Strip and lapped at least 150mm beyond the extents of the puncture.

Care should be taken to ensure that the membrane is not punctured, stretched, or displaced when applying a screed or final floor covering. A minimum thickness of 50mm screed is recommended.

The main contractor will authorise a competent experienced ground worker to install the membrane. The installer should be able to demonstrate experience in the delivery of similar ground gas protection projects, taking into account scale and complexity. The installers should also be experienced in the application, jointing and handling of the product types that are specified for the project.

UK Health Security Agency has confirmed that there is no level of radon at 17 Priory Close,

Compliance Declaration Notice

Compliance Declaration Notices Regulation 18 of the Registered Building Control Approvers etc Regulations 2024, requires the Client to provide compliance declarations to Independent BI from each of the following.

Duty holders:

Client

Principal Designer (PD)

Principal Contractor (PC)

The Client needs to provide copies of the declarations prior to the Final Certificate being issued.

The Membrane will be validated by the appointed Independent Building Regulation Company.

The measures to be installed will comply with the British Standard BS 8485:2015

+A1:2019.

Cover system

The Water suppression system will ensure that any possible contaminated waste excavated is controlled. it throws a consistent cloud of mist - suitable for localised dust suppression / disinfection / odour control or cooling.

The proposed works are modest in terms of excavation, the main Contractor will determine the method of excavation. Materials will be excavated either by a mini digger, or manually. The earth excavated will be isolated in a dedicated skip. The skip Company will be advised of the condition required by the LPA. C

Condition 5 Proposed water suppression system

A portable mini suppression system will be hired, it is Compact and portable, perfect for smaller projects and suitable for use indoors and outdoors.

The Mini Mister range contains 2 units. Both are compact, portable [misting systems](#). Small but powerful, the units offer 10m+ (PRO) / 6m+ (LITE) of coverage and are suitable for indoor and outdoor use. Connecting to mains power and water allows for continuous use, a 30l reserve tank is also included if a continuous water source is not available. it throws a consistent cloud of mist - suitable for localised dust suppression / disinfection / odour control or cooling. When unit is being used for Odour/Insect control a dosing pump will be supplied. Dosing levels of around 2-6% are advised when using additives.

Basic Radon Protection Required C1 Preparation of Site and Resistance to Contaminants Design Stage Comment the UK Radon maps indicate that the site falls within an area where the maximum radon potential is 3-5%; therefore, basic radon protective measures are required for the works. More information about radon and the protective measures are available within BRE guidance document BR 211. It may be possible to avoid providing protective measures if a detailed report identifies they are not necessary. (These details are set out in the attached UK Health Security Agency report.

Prepared by J N Marsden

on behalf of plans2extendltd

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