

Gedney, Oliver

From: Polly Harris-Gorf
Sent: 05 May 2022 14:59
To: _planningadvice
Subject: FW: 21-L74 - PLOT 9 HOLBEACH - REF: H09-0253-22
Attachments: We sent you safe versions of your files; Visqueen_Radon_R400_Membrane_datasheet.pdf; 21-L74-PL006 - AJS - PROPOSED SECTION AND DETAILS.pdf

Please see below and attached, additional information.

Please reconsult S Armor, SHDC Environmental Protection for 10 days.

6SUP

Visqueen Radon R400 Membrane 22.09.2021
21-L74-PL006

Yours sincerely

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council
DDI: 01775 764504
www.sholland.gov.uk



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South & East Lincolnshire Councils Partnership

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From: Harley Cooper <harley@trundley.com>
Sent: 05 May 2022 14:55
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Cc: Armour, Susan <Susan.Armour@sholland.gov.uk>; Ian Trundley <ian@trundley.com>; Lauren Cooper. <admin@trundley.com>
Subject: RE: 21-L74 - PLOT 9 HOLBEACH - REF: H09-0253-22

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Afternoon Polly,

Further to Sue's queries please find our responses below:

- **Item 1** - Please find attached drawing 21-L74-PL006 which will be a construction issue section drawing showing the extents of the Radon barrier dashed in red. The detail shown is to cover the full extents of the building footprint and is lapped up the perimeter slab as per the enlarged detail.
- **Item 2** - Proposed membrane will be a Visqueen Radon R400 membrane, lapped with 150mm joints and bonded with Visqueen Pro Double Sided Tape and sealed with either Visqueen Pro Single Sided Tape or Visqueen Gas Resistant Foil Lap Tape. Please note this is included within the specification for contractors. This system acts as a radon barrier and DPM, data sheet attached for your reference.
- **Item 3** – As mentioned previously via email 12.04.22 we believe a score of 1.5 is required in accordance with Table 3 of BS8485 for a Type D (CS2) building which is achieved via a reinforced cast insitu monolithic slab with minimal penetrations. The Environmental Site Assessment Report states that Radon protection measures are not considered necessary for this development, however, in order to utilise two types of gas prevention measures we have specified a radon barrier as an addition in accordance with CIRIA RB17 and BS8485:2015+A1:2019. We would not expect to produce further reports as the design exceeds the minimum requirement and the specification is fixed and the manufacturers installation details must be adhered to.

I trust the above is satisfactory and meets the requirements of the Environmental site Assessment report.

If you require anything further please do not hesitate to contact me,

Kind Regards

Harley Cooper

Architectural Technologist - BSc (Hons) ACIAT

trundley

DESIGN | CONSTRUCTION | NEW HOMES

Salgate Barn, Tilney All Saints, King's Lynn, Norfolk, PE34 4RY

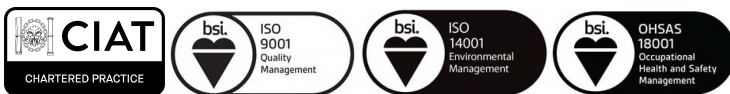
Tel: 01553 617700

Mob: 07380 198081

Email: harley@trundley.com

Web: <http://trundley.com/>

Social:   



On 14th May 2022, 20 of us from Trundley Group will be partaking in the climb of Englands highest mountain, Scafell Pike.

The 1000m ascent is in aid of raising money for a local charity, The Pandora Project, who provide advice and support for women and children affected by domestic abuse across West and North Norfolk.

To donate please click below 



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From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 05 May 2022 13:55
To: Harley Cooper <harley@trundley.com>
Cc: Armour, Susan <Susan.Armour@sholland.gov.uk>
Subject: RE: 21-L74 - PLOT 9 HOLBEACH - REF: H09-0253-22

Good afternoon Harley

As you can see from the email below, Sue, the Environmental Protection Officer, is asking for a few additional details. Please can you respond to this email and copy in Sue by return.

Kind regards

Mrs Polly Harris Gorf | Principal Planning Officer | South Holland District Council
DDI: 01775 764504
www.sholland.gov.uk



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Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Armour, Susan <Susan.Armour@sholland.gov.uk>
Sent: 05 May 2022 13:52
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: RE: 21-L74 - PLOT 9 HOLBEACH - REF: H09-0253-22

Good afternoon Polly,

Please could I have some further clarification on the detail as set out below:

- Please could I see the slab edge/ wall detail?
- Exactly which membrane do they propose to use please?
- In order to achieve a score of 2 (Table 7 of BS8485:2015+A1:2019) for the membrane, it needs to be verified in accordance with CIRIA C735. Will this be undertaken please? I would expect that report to be submitted along with the delivery notes for the membrane and associated consumables (tape etc) as part of any validation report.

They need to achieve a score for the membrane because in section 7.1 it states that a combination of two or more types of protection measures should be used to achieve the score, so they can't rely on a score of 1.5 for the slab being sufficient.

Kind regards,

Sue

Sue Armour | Environmental Protection Officer | South Holland District Council
Telephone : 01775 764738
www.sholland.gov.uk

Term time office hours – Monday 9.15am-5.45pm, Tuesday-Thursday 9.15am-2.45pm



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Visqueen Radon R400 Membrane

Features and benefits

- BBA certified - third party accreditation
- 0.4mm (1600 gauge) thick - complies with new BBA regulations for radon protection membranes in line with BS8485:2015+A1:2019
- Increased thickness - provides greater impact properties & protection from following trades
- Conforms to BR 211:2015 - industry guidance for radon protection
- Multi folded - easy to handle and transport
- Multi functional - also acts as a damp proof membrane
- Dual jointing methods - lap joints can be taped or heat welded

Product description

Visqueen Radon R400 is a 0.4mm thick co-polymer thermoplastic membrane. The product is red in colour and supplied 4m x 20m in a multi-folded roll.

Approvals and standards

- Third party accreditation (BBA 13/5069)
- Conforms to the specification requirements of BR 211:2015
- CE Mark EN 13967:2017
- Quality Management System ISO 9001:2015
- Occupational Health and Safety System ISO 45001:2018
- Environmental Management System ISO 14001:2015

Usage

Visqueen Radon R400 is used to prevent the ingress of radon in both basic and full radon protection areas. The membrane can be positioned within the ground floor construction either above or below the structural floor.

The product is not intended for use where there is a risk of hydrostatic pressure.

System components

- VisqueenPro Double Sided Jointing Tape, 50mm x 10m
- VisqueenPro Single Sided Tape, 75mm x 25m
- Visqueen Gas Resistant Foil Lap Tape, 75mm x 50m
- Visqueen GR Lap Tape, 150mm x 10m
- Visqueen Top Hat Units
- Visqueen Preformed Units
- VisqueenPro Detailing Strip, 300mm x 10m, 500mm x 10m
- Visqueen Radon Sump

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Visqueen Radon R400 Membrane

Storage and handling

Visqueen Radon R400 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 Radon R400 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 membrane 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 Pro Single Sided Tape or Visqueen Gas Resistant Foil Lap Tape.

Installation

Visqueen Radon R400 should be loose laid on the substrate. The 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.

Alternatively lap joints can be heat welded to achieve an effective seal. Welded lap joints can be less than 150mm provided the joint integrity is not compromised.

Airtight seals should be formed around all service entry points. Visqueen Preformed Top Hat Units should be used for sealing service entry pipes. The base of the top hat and the upstand should be bonded using Visqueen Pro Double Sided Tape and sealed with either Visqueen Pro Single Sided Tape or Visqueen Gas Resistant Foil Lap Tape. The upstand should be secured with the supplied jubilee clip.

Forming an effective barrier to radon may give rise to complex three-dimensional detailing where, it is recommended Visqueen Preformed Units are used e.g. corners. Alternatively Visqueen Pro Detailing Strip can be used to seal awkward junctions.

If the membrane 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 Tape and sealed with either Visqueen Pro Single Sided Tape or 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.

Long periods of exposure to ultraviolet light will reduce the effectiveness of the membrane. The membrane should be covered by a protective layer immediately after installation to prevent damage from following trades, ultraviolet light, etc. 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.

When reinforced concrete is to be laid over the membrane the wire reinforcements and spacers must be prevented from puncturing the membrane. Where there is a high risk of potential damage, the membrane should be covered with Visqueen TreadGUARD protection, screed, or other approved protection material before positioning the reinforcement.

When used in full radon protection areas, a Visqueen Radon Sump or subfloor ventilation system maybe required. For further guidance contact Visqueen Technical Services +44 (0) 333 202 6800.

Usable temperature range

It is recommended that Visqueen Radon R400 and all associated system components should not be installed below 5°C.

Sustainability

Visqueen is part of Berry bpi, the largest European recycler of polyethylene.

This product is recyclable, categorised under LDPE recycling code 4 and any waste should be segregated on site in accordance with site management procedures for plastic waste. Visqueen have four recycling sites in the UK where the plastic waste could be recycled and converted back into a second life product.

Additional information

When used in full radon protection areas, a Visqueen Radon Sump or subfloor ventilation system maybe required.

To assist build sequencing, Visqueen Zedex CPT DPC is available for radon protection through masonry wall constructions.



Visqueen Radon R400 Membrane

For internal and external corners Visqueen Preformed Corner Units should be used see PFU-553.

To seal around steel columns use Visqueen Pro Detailing Strip see RAD-52.

For additional detailing information, contact Visqueen Technical Services +44 (0) 333 202 6800.

The information in this datasheet was correct at the time of publication. It is the user's responsibility to obtain the latest version of the datasheet as it is updated on a regular basis. The information contained in the latest datasheet supersedes all previously published editions.

Visqueen Radon R400 Membrane

Property	Test method	Units	Compliance criteria	Result
Width	EN 1848-2	m	-2.5%/+2.5%	4
Length	EN 1848-2	m	-10%/+10%	20
Thickness	EN 1849-2	mm	-12%/+12%	0.4
Straightness	EN 1848-2	-	Pass/Fail	Pass
Visible defects	EN 1850 -2	-	Pass/Fail	Pass
Tensile Strength - MD	EN EN12311	N/mm ²	>MLV	15
Tensile Strength - CD	EN EN12311	N/mm ²	>MLV	15
Tensile Elongation - MD	EN EN12311	%	>MLV	400
Tensile Elongation - CD	EN EN12311	%	>MLV	400
Joint Strength	EN12317-2	N	>MLV	245
Watertightness 2kPa	EN 1928	-	Pass/Fail	Pass
Resistance to impact	EN 12691	mm	>MLV	200
Durability (artificial ageing)	EN 1296 and EN 1928	-	Pass/Fail	Pass
Durability (alkali)	Annex C	-	Pass/Fail	Pass
Resistance to tearing (nail shank) MD	EN 12310-1	N	MDV	250
Resistance to tearing (nail shank) CD	EN 12310-1	N	MDV	250
Resistance to static loading	EN 12730	Kg	>MLV	Pass-20kg
Water vapour transmission - resistance	EN 1931	MNs/g	MDV	941
Water vapour transmission - permeability	EN 1931	g/m ² /d	MDV	0.14
Radon Permeability	SP Test Method	m ² /s	MDV	8x10 ⁻¹²
Radon Transmittance	SP Test Method	m/s	MDV	21x10(-9)
Reaction to Fire	EN 13501-1	Class	MDV	F

Health and safety information

Refer to Visqueen Radon R400 material safety datasheet (MSDS).

Visqueen Radon R400 Membrane

About Visqueen

The Visqueen name has long been recognised as one of the leading manufacturers of high quality advanced membrane technologies and design based solutions by specifiers, distributors, builders merchants and contractors throughout the UK and Europe.

For further guidance on the Visqueen services shown below, please refer to the relevant section of the Visqueen website (www.visqueen.com) or contact Visqueen Technical Services on +44 (0) 333 202 6800 or enquiries@visqueen.com

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Gas
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Damp Proof
Membrane



Tapes



Damp Proof
Course



Stormwater



Vapour
Control

Visqueen Technical Support

Visqueen combine an extensive product portfolio with industry leading levels of service and support which includes guidance over the phone, bespoke CAD drawings to help with complex detailing, electronic NBS specifications and access to a dedicated team of highly knowledgeable and experienced field based Technical Support Managers.

Visqueen Technical Support is available to all our customers including architects, specifiers, distributors, builders merchants, contractors and end users. All of our technical team have been awarded the industry recognised qualification Certificated Surveyor in Structural Waterproofing (CSSW).

Visqueen CPD Seminars

The Visqueen Continuing Professional Development (CPD) Seminars provide up-to-date information on changes within Building Regulations/Building Standards and nationally recognised industry guidance affecting damp proofing, water vapour control, hazardous ground gas protection and below ground structural waterproofing.

The one hour seminars have been produced for design specialists within the construction sector and are delivered by our team of Technical Support Managers.

Visqueen PI designs and special projects

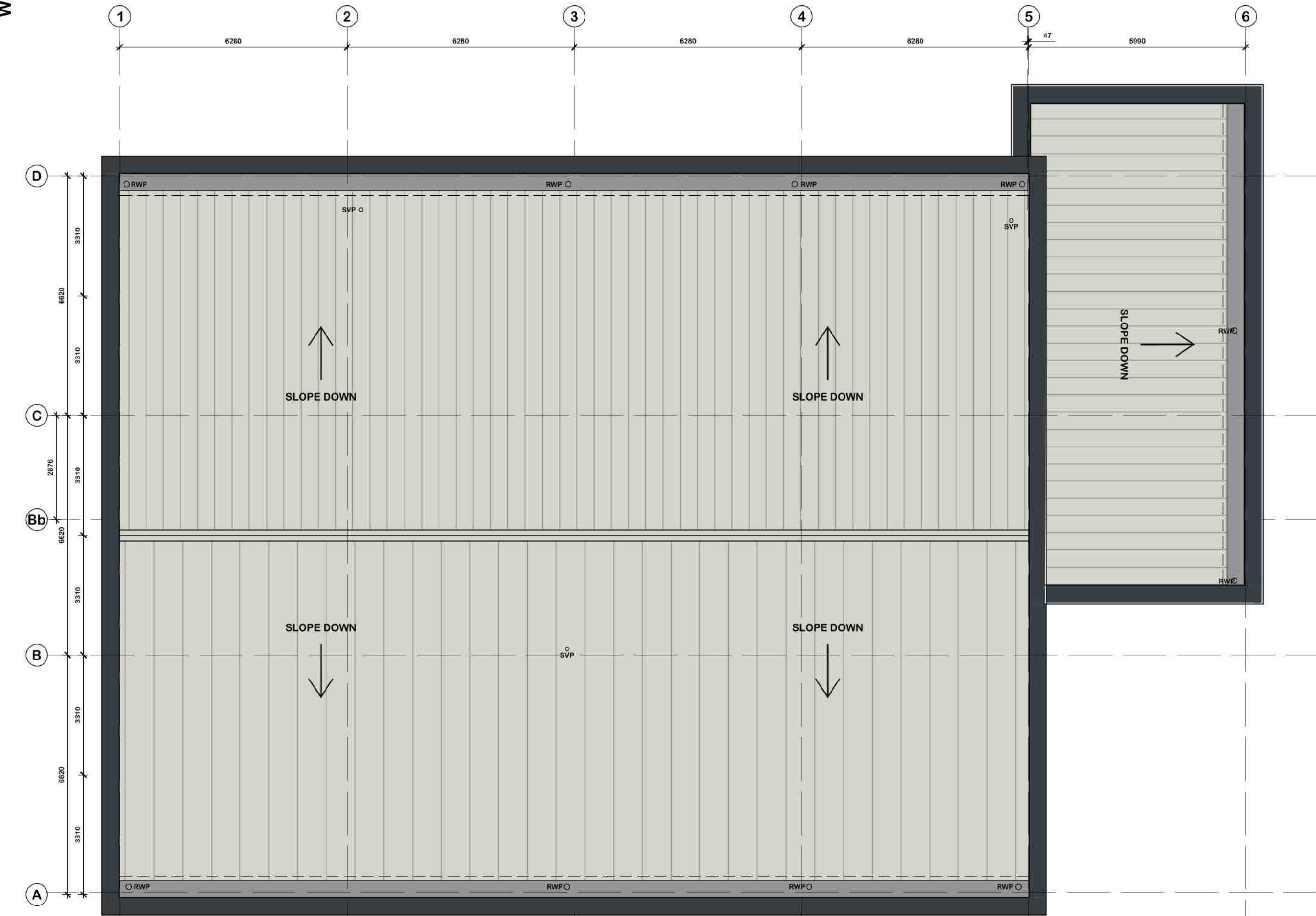
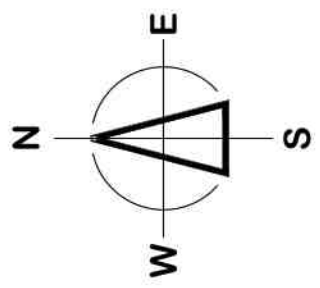
From initial design to the completed project, Visqueen are with you every step of the way. Whether it be hazardous ground gas protection and/or below ground waterproofing protection employing barrier, structurally integral or drained systems, Visqueen can offer professional indemnity (PI) insurance for bespoke Visqueen design solutions.

Visqueen Technical Support Managers work with all stakeholders to provide cost effective Visqueen solutions offering complete peace of mind throughout the construction phase and beyond.

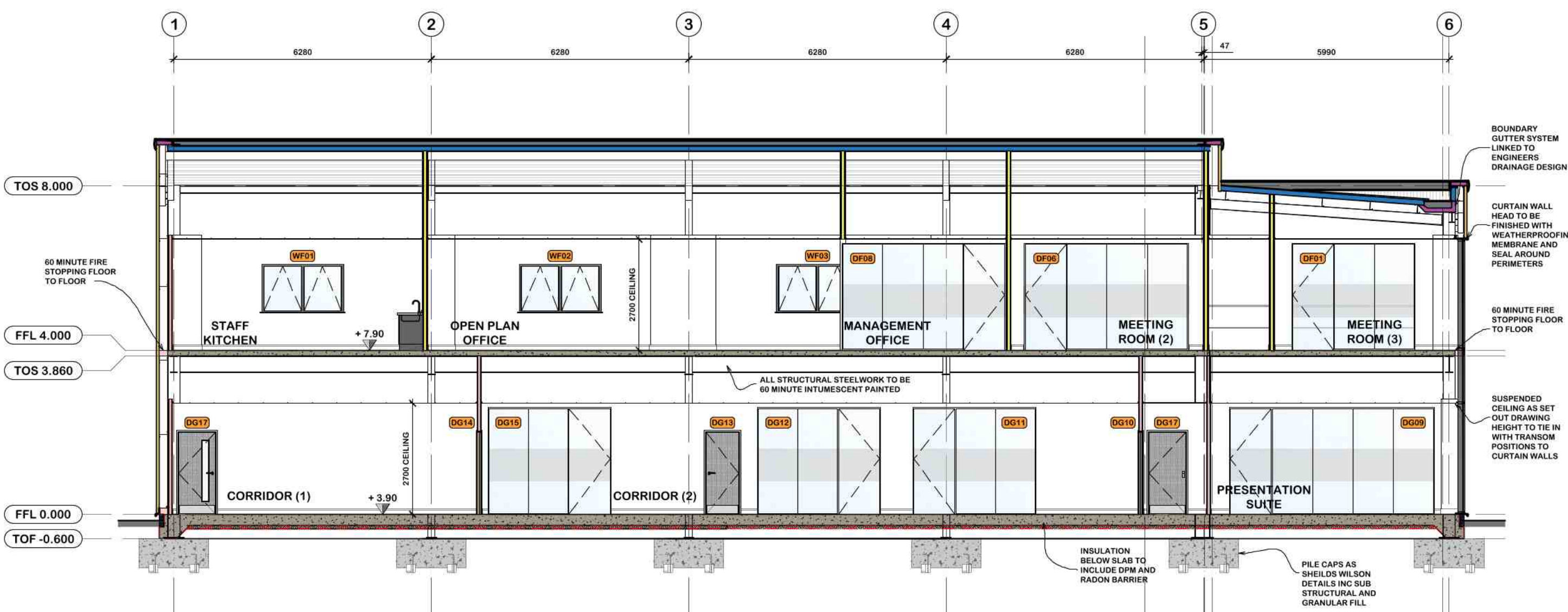
Visqueen Training Academy

Based at our manufacturing facility in Derbyshire, the Visqueen Training Academy is available to support Visqueen customers throughout the UK by providing a wide range of both theory and practical skills related training.

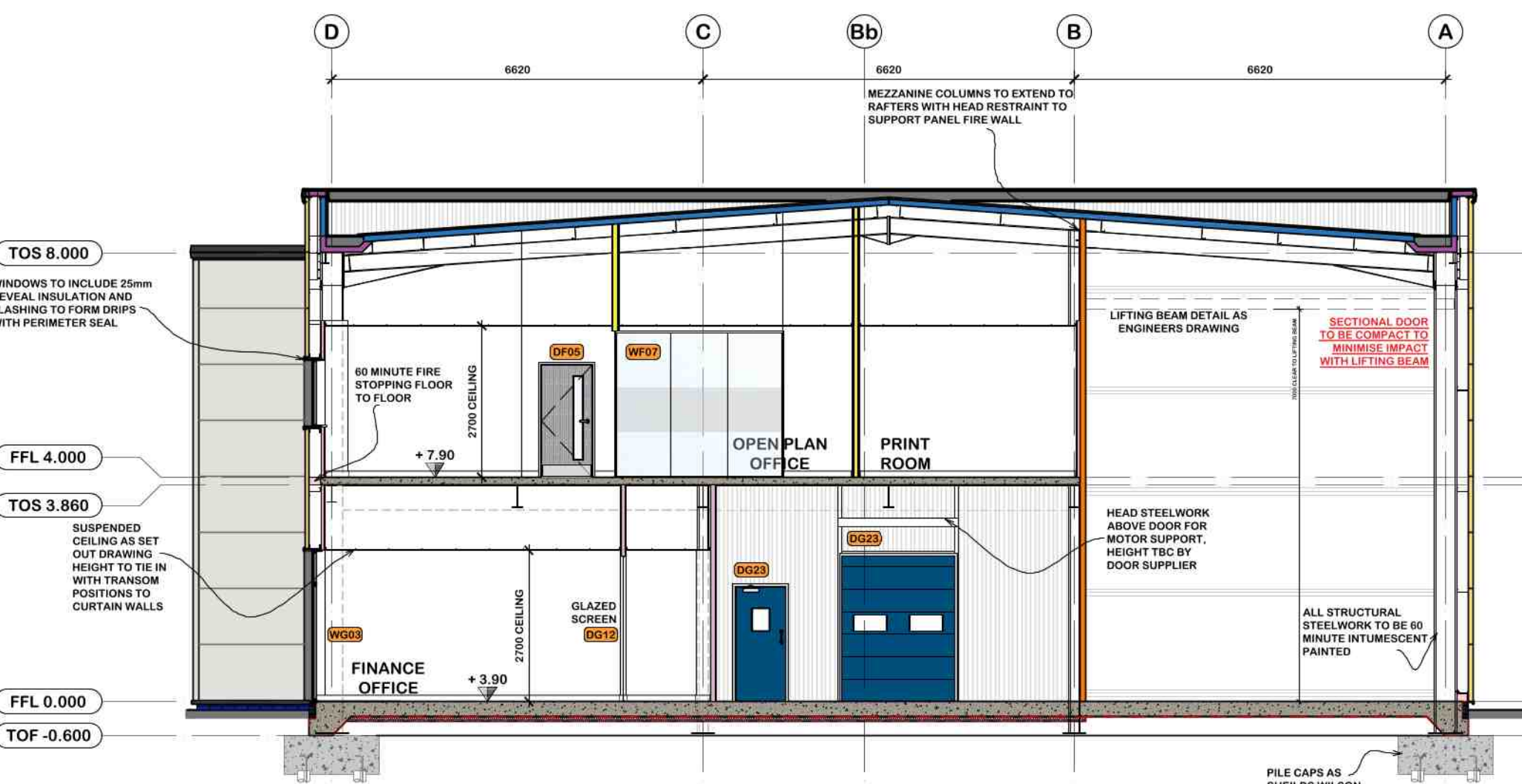
Courses include one day product awareness training for our distributors and builders merchants to help them in their day-to-day jobs, through to intensive three day courses giving detailed hands-on training in the practical skills required for safe and robust product installation.



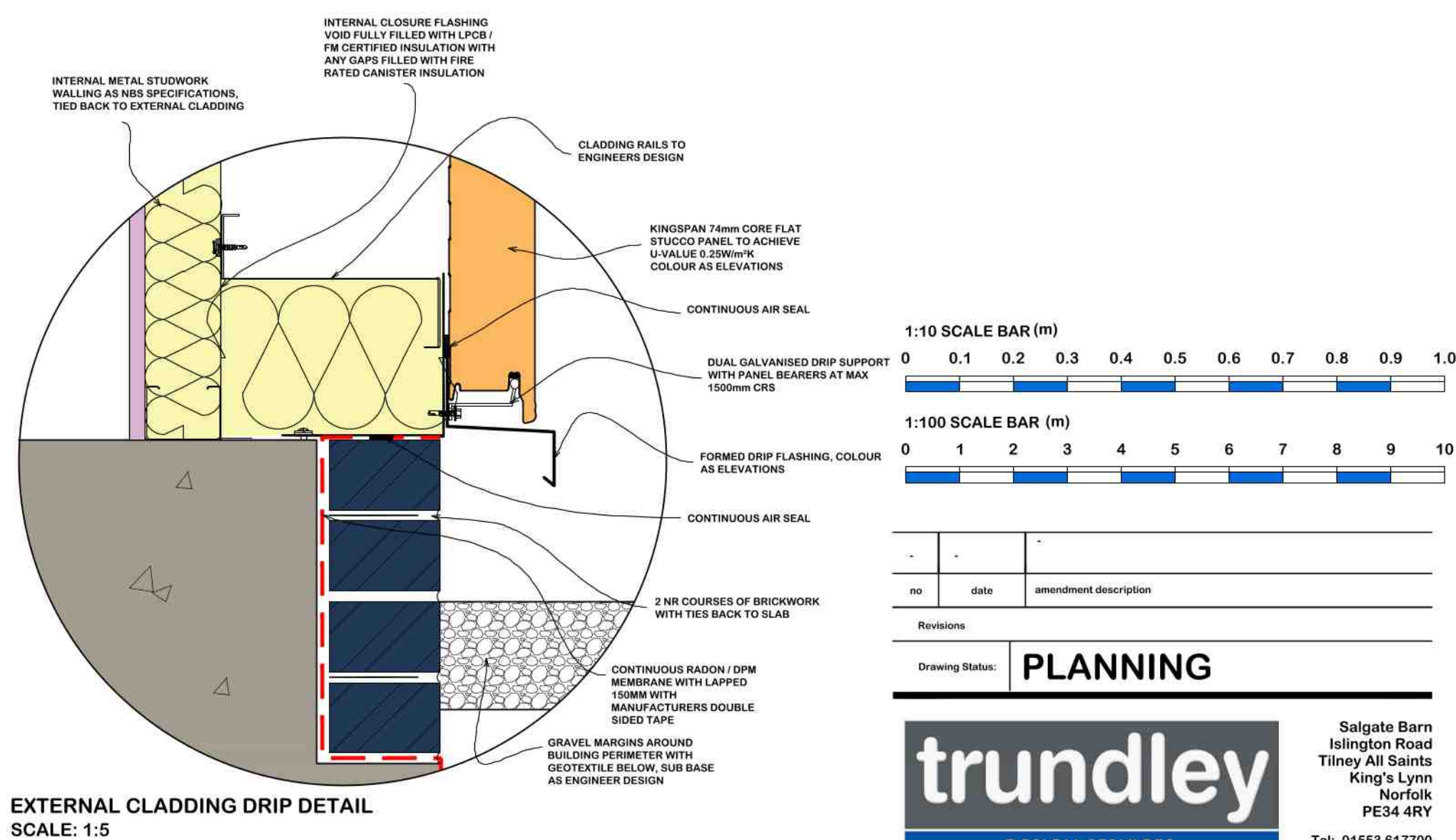
PROPOSED ROOF PLAN
SCALE: 1:100



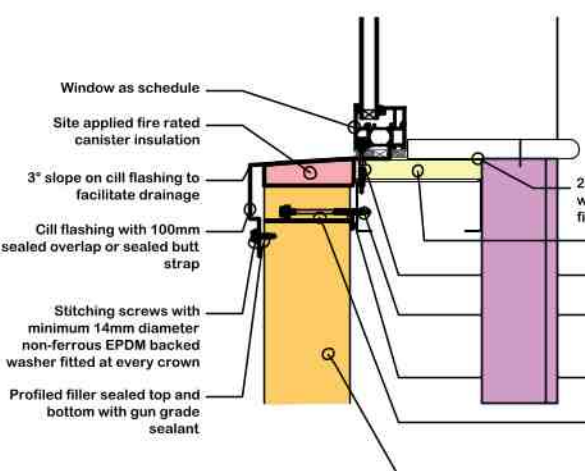
BUILDING SECTION B-B
SCALE: 1:100



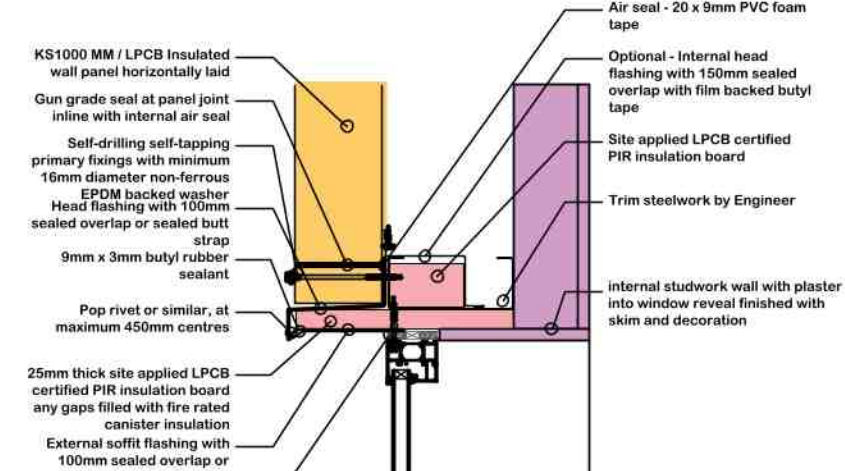
BUILDING SECTION A-A
SCALE: 1:100



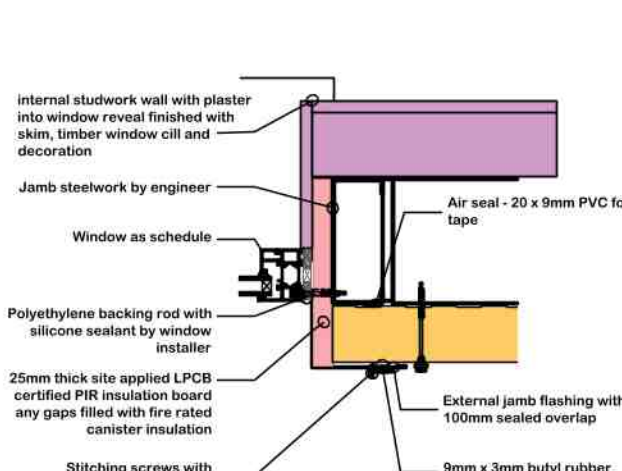
EXTERNAL CLADDING DRIP DETAIL
SCALE: 1:5



WINDOW CILL DETAIL
SCALE: 1:10
INDICATIVE DETAIL



WINDOW HEAD DETAIL
SCALE: 1:10
INDICATIVE DETAIL



WINDOW JAMB DETAIL
SCALE: 1:10
INDICATIVE DETAIL

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The works contain no extraordinary hazards or risks that are not present during routine construction operations that would not readily be apparent to a competent contractor.

This information should be included as part or commencement of the Health and safety file for the project.

PROPOSED ROOF TYPE LEGEND	
	KINGSSPAN KS1000 MINI MIRCO-RIB (MM) EXTERNAL CLADDING WITH XL FORTE COATING THICKNESS: REFER TO PLANS AND NBS SPECIFICATIONS COLOUR: GREY WHITE RAL 9002
	KINGSSPAN KS1000 MINI MIRCO-RIB (MM) EXTERNAL CLADDING WITH XL FORTE COATING THICKNESS: REFER TO PLANS AND NBS SPECIFICATIONS COLOUR: ANTHRACITE GREY RAL 7016
	KINGSSPAN KS1000 TRAPEZOIDAL (RW) EXTERNAL CLADDING WITH XL FORTE COATING THICKNESS: REFER TO PLANS AND NBS SPECIFICATIONS COLOUR: GULL GREY RAL 240 80 05 (BS 18B17)
	LOW LEVEL CLASS B ENGINEERING BRICKWORK COLOUR: BLUE
OUTTER TYPE: KINGSPAN INSULATED BOUNDARY WALL OUTTER AND TRIM COLOUR: KINGSPAN ANTHRACITE RAL 7016 DOWNPIPE TYPE: GREY UPVC CONCEALED ROOFLIGHT TYPE: KINGSPAN KS1000 DLTR 1.0 CLEAR ROOFLIGHT LAYOUT: AS ROOF PLAN ROOF PITCH: 4° GENERALLY DRIP TRIMS: ANTHRACITE GREY RAL 7016 FLASHINGS: GREY WHITE RAL 9002 / ANTHRACITE GREY RAL 7016 REFER TO ELEVATIONS FOR LOCATION EXTERNAL WINDOWS/DOORS: POWDERCOATED ANTHRACITE GREY RAL 7016 GLAZING: GREY TINT LOW E-SSOT* OBTAIN PANELS TO BE ACID ETCHED TYPE. ALL ACCESSIBLE GLAZING TO PROVIDE ADEQUATE FALL PROTECTION AND MANIFESTATION. NOTES CLADDING SPECIFICATION AS NBS. CLADDING DETAILS TO BE PROVIDED BY CONTRACTOR AND APPROVED BY TDS PRIOR TO ORDERING. ALL CLADDING INSTALLATIONS TO BE AS PER KINGSPAN'S DETAILS AND SPECIFICATIONS BY CLADDING INSTALLER ROOFING DESIGN BY CLADDING CONTRACTOR. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH THE MANUFACTURERS DETAILS. RWP OUTLET LOCATIONS TO BE CHECKED BY CONTRACTOR. CAPACITY AND OUTLET SIZE TO BE DESIGNED. CONFIRMED BY CONTRACTOR. ALL FIXINGS AND TRIMS TO BE COLOUR CODED TO SUIT LOCATION. PERIMETER B-MESH FENCING TO BE NOMINAL 2.4 HIGH WITH STEPPING TO SUIT LANDSCAPING. FOOTPATHS TO FALL 1:35 AWAY FROM BUILDING 150mm PEA SHINGLE GRAVEL MARGIN AROUND BUILDING (EXCEPT ACCESS DOORS/OPENINGS) DRAWINGS TO BE READ IN CONJUNCTION WITH NBS SPECIFICATIONS AND SHIELDS WILSON STRUCTURAL / CIVIL DRAWINGS KINGSPAN FALL PREVENTION SYSTEMS SHOULD ONLY BE INSTALLED AND INSPECTED BY SPECIALIST ROOFING AND CLADDING CONTRACTORS OR FALL PREVENTION SPECIALISTS MANAGE ROOF ACCESS SYSTEM TO BE DESIGNED AND INSTALLED BY SPECIALIST TO ENSURE SUITABLE ACCESS FOR MAINTENANCE. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE DIRECTIONS ISSUED BY KINGSPAN WITH THE SAFETY SYSTEM NO OTHER THINGS MAY BE USED. REMOVE ALL DRILLING SWAMP, DUST OR OTHER MATERIAL BEFORE FINALLY FINISH THE SYSTEM INTO POSITION PROTECT THE SYSTEM ADEQUATELY DURING FIXING AND UP TO PRACTICAL COMPLETION OF THE PROJECT AGAINST MECHANICAL DAMAGE, CORROSION AND DISFIGUREMENT CHECK FASTENINGS ON COMPLETION AND ADJUST AS NECESSARY TO ENSURE THEY ARE WATER TIGHT AND THAT THE SYSTEM IS SECURE. DO NOT INSTALL THE SYSTEM OVER STRUCTURAL MOVEMENT JOINTS. OBTAIN SPECIFIC ADVICE FROM THE MANUFACTURER. ALIGNMENT OF THE SYSTEM MUST TAKE ACCOUNT OF THE WORKMANSHIP OF THE ROOF GLAZING CONSTRUCTION TO ENSURE ALL FASTENINGS ARE SECURELY FIXED. DESIGN TO BE SUBMITTED TO AND APPROVED BY TDS. EXTERNAL LIGHTING DESIGN TO BE COMPLETED BY SUB-CONTRACTOR EXTERNAL WORKS TO BE COMPLETED IN ACCORDANCE WITH LANDSCAPING PLANS AND DETAILS. ROOF APERTURES TO BE FORMED WITH UNISTRUT SUPPORT AND SUITABLY FLASHED BY CONTRACTOR.	

1:10 SCALE BAR (m)

1:100 SCALE BAR (m)

no.	date	amendment description
Revisions		

Drawing Status: **PLANNING**

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www.trundle.com
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Salgate Barn
Islington Road
Tilney All Saints
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PE34 4RY
Tel: 01553 617700
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Project Title:

PLOT 9, HOLBEACH
SOUTH LINCOLNSHIRE FOOD ENTERPRISE ZONE

Drawing Title:
**PROPOSED OFFICE AND WORKSHOP
WITH ASSOCIATED WORKS
PROPOSED ROOF PLAN AND SECTIONS**

Scale: 1:100 @ A1 Date: MAY 2022 Drawn: HC

Drawing Number: **21-L74-PL006** Revision:

Checked by: Date:

If this drawing is unsigned in the check box then the drawing is an unauthorised issue and should not be used for any purposes