



GeoEnginSeer

FREELANCE DILETTANTE GEOLOGIST

Nell Lane Apartments
Brookstone Close, Chorlton
Manchester
M21 7UH

Verification Completion Report for Ground Gas Protection Systems

Date	15.04.22 and 14.06.22
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Project Title	Nell Lane Apartments
Date	15.04.22 and 14.06.22
Client	Ian Stanyer – Denton Construction
Weather	16oC partly cloudy light wind 5 kmh
Development Type	Residential
Foundation Type	Block and beam
Plot Numbers	Apartment Block
Visit By	Ben Crowther

Report By**Checked/Approved By**

Signature

Paul

Signature

Ben Crowther

Name: Paul Carter – Jones

Name: Ben Crowther

Company Contact Details**Denton Construction, 8 Bexley Square Salford M3 6BZ****Tel** 0161-834-8525 **Fax** 0161-834-8526**Ian Stanyer: Mob** 07973-743315email dentonconstructb@aol.comweb www.dentonconstructionltd.co.uk

1. GAS MEMBRANE

1.1 Condition Of Subgrade and Underside Of Gas Membrane

Check that the subgrade does not contain rough/uneven surfaces, is appropriately clean and that there are no hard/sharp objects. That protective sand blinding or geotextile (if specified) is present and meets the design criteria.

Subgrade had been cleaned appropriately. Sand blinding used between cracks.

1.2 Gas Membrane Type

Manufacturer and product specification, gauge, colour, brand/name, material batch/roll numbers.

Visqueen Gas Barrier (Blue)

1.3 Laps, Welds and Joint Seals

*Joints lapped and sealed in accordance with manufacturers requirements/specification.
Minimum overlap insured? Welds complete? Appropriate joining/double sided tape used?*

The membrane had been sealed together with a combination of heat gun hand welds and twin machine welds.

1.4 Service Entries Seals

How many pipe penetrations? Top hats seal arrangements fixed around service entries? Use of jubilee clips? Etc.

Pipes were sealed in situ with silver pro-detailing tape.

2. VENTILATION SYSTEMS

2.1 Subfloor Void

Is a check possible? Void former? Gravel (type/specification)? Height of void space? Is it clear?

Unable to check.

2.2 External Wall Airbricks

How many? Size? Positioning? Spacing? Etc.

Air bricks (9"x3") were spaced around the blocks approx. every 2 – 4 meters.

2.3 Active Venting

Type of air supply: mechanical, natural, combined? Location/condition/number of fans/vents? Location and size of inlets? Provision of air cleaning devices and air heaters? Supply and exhaust duct work? Alarm provision/installation? Gas monitoring system in under-floor void?

NA

2.4 Testing Of Air Flow

Is the air flowing sufficiently through ventilation? Anemometer reading? Smoke test? Tracer gas?

Air flow 0.9ms on anemometer. Natural passive air flow under foundation via telescopic vent and air brick proves flow of very good standard.

3. INSPECTION AND INTEGRITY DETAILS

On the 15th April 2022 from 12:30-13:30hrs the edge detailing of the apartment block was inspected and found to have no errors.

On the 14th of June 2022 from 09:30Hrs-11:00hrs the infill sections of the installation of the *Water Resistant System, using Visqueen Gas Barrier Proprietary Gas Resistant Membrane, for the protection of gas ingress to the apartments* was inspected (see photo 1 for location),

The visual inspection and air lance (4 bar/50psi). On each occasion several errors in the installation were identified and repaired then retested.

Overall this was a very good installation of gas protection measures, flow under the buildings was noted, and follow on trade damage was kept to a minimum.

4. PHOTOGRAPHIC RECORDS

Permimeter detail.



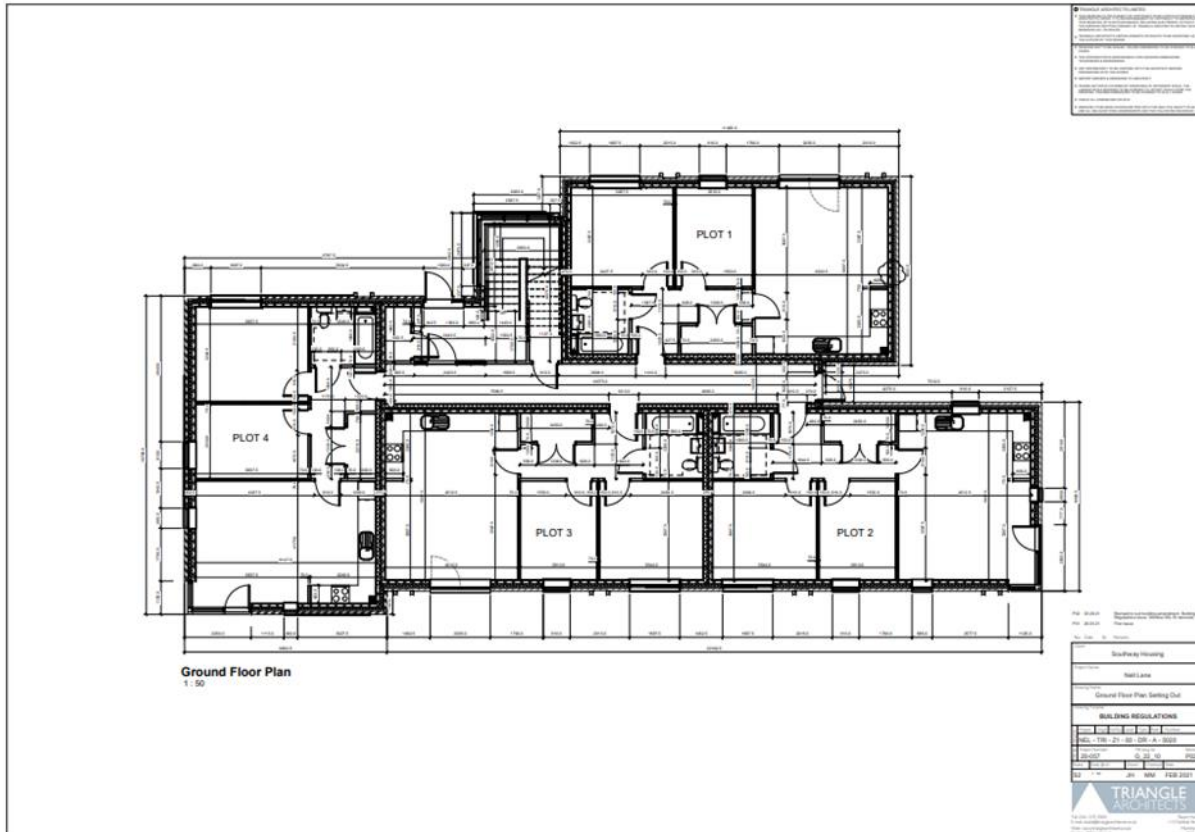
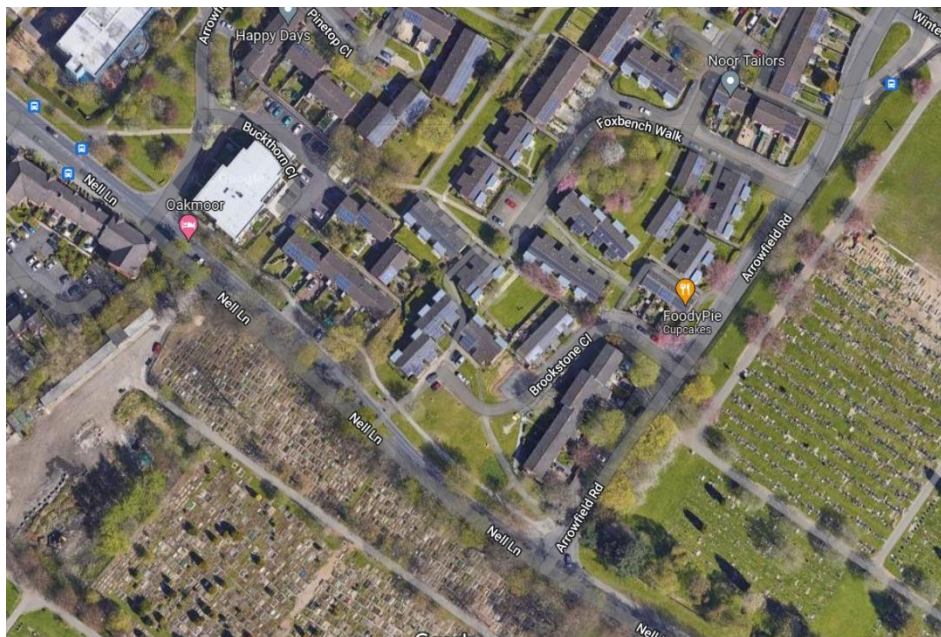
Infill Installations.



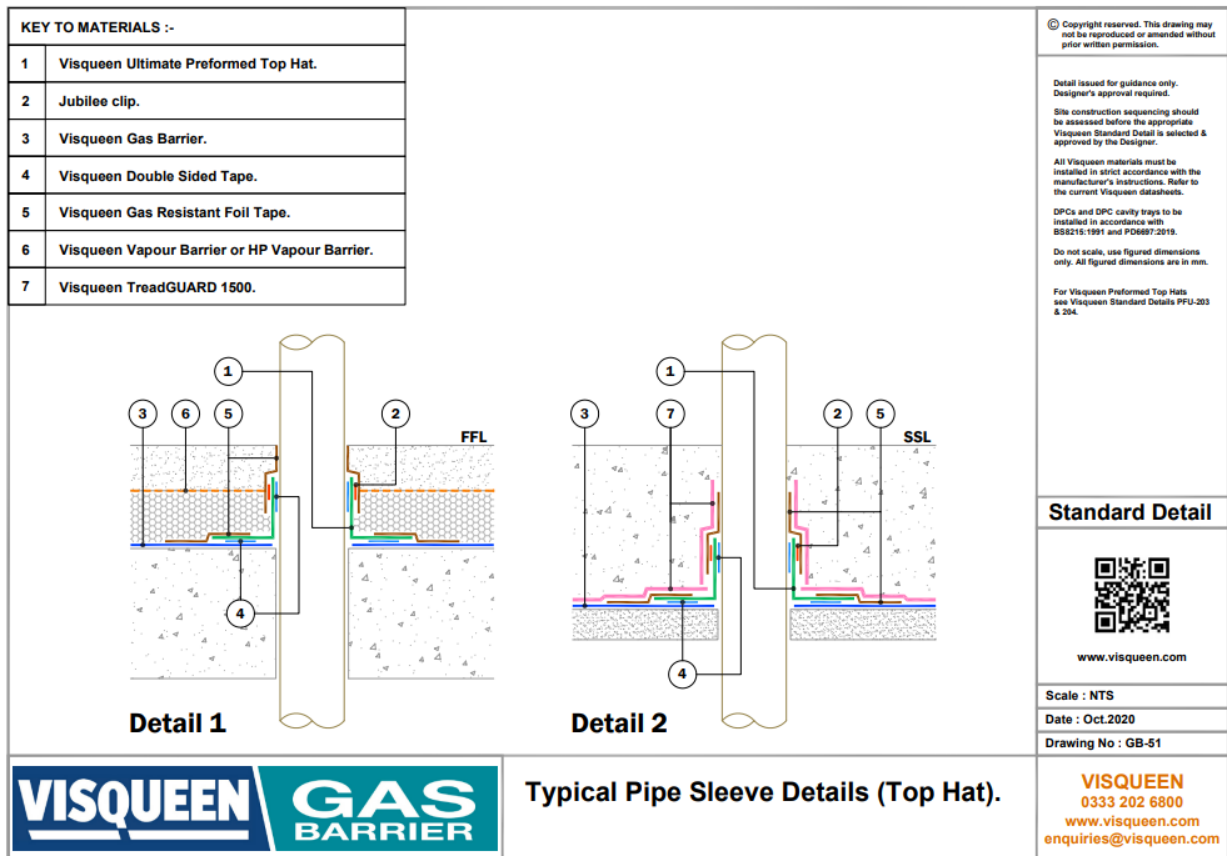
Infill Installations.



SITE PLAN



Detail.



5. CONCLUSION OF SITE VISIT

5.1 Details Of Installers

Are the installers suitably qualified / trained? Names of installers / company details?

PRS Manchester Limited

5.2 Pass / Fail?

Are the measures inspected acceptable / NOT acceptable? Do they comply with the specifications? Is attention required to specific issues?

PASS

5.3 Additional notes

Remedial actions to be taken? Re-visit to be arranged?

N / A

If you have any questions regarding the above, please do not hesitate to contact me.

Yours sincerely



Ben Crowther B.Sc, M.Sc, PGCE, FGS, CIEH, PCA-QT, SGPV
For and on behalf of GeoEnginSeer Ltd.

Commorragh, 1 Harrison Street, Cornholme, Todmorden, OL14 8LF : 07817108921
geoenginseer@gmail.com



6.0 Limitations and Challenges of Verification Reporting

This report is based on the information that has been made available to us from the client, contractor and architect regarding the site. The conclusions drawn in the report are considered correct although any subsequent additional information or actions may allow refinement of the conclusions. It should be noted that: The report has been prepared under the express instructions and solely for the use of the Client.

The findings of this report represent the professional opinion of experienced Ground Gas System Surveyors. GeoEnginSeerLtd does not provide legal advice and the advice of lawyers may also be required.

All work carried out in preparing this report has utilised and is based upon understanding of current relevant UK standards and codes, technology, and legislation. (BS8485:2015+A1:2019 & CIRIA 735).

Changes in this legislation and guidance may occur at any time in the future and cause any conclusions to become inappropriate or incorrect.

The report is limited to the boundaries identified by the Client. on this site and confirmed within this document.

Should additional services be introduced, or service conduits are not sealed or have services provided through them at a later date that are not sealed to the conduit and or gas protection system, a retrospective fit may be required. If a site is left open for prolonged periods following verification or works are conducted that may damage the integrity of the installation by follow on trades repairs may be needed, the standards observed in a positive verification report may be compromised. Intellectual rights to this document may be rescinded.