



**GAS MEMBRANE INSTALLATION
VERIFICATION REPORT
FOR
LAND AT DALZELL STREET,
MOOR ROW
CUMBRIA
(PLOTS 10 - 12)**

Prepared for: -

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**May 2026
GSI 2132 CW PIV Gas Report Plot 10 - 12**

Quality Assurance	
Project ID	GSI 2132
Project Name	Land at Dalzell Street, Moor Row
Report Type	Gas Membrane Verification Report (Plot 10 - 12)
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Client	Nigel Kay Homes Limited
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From herein after GeoCon Site Investigations Ltd will be referred to as GeoCon.

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1.0 INTRODUCTION

1.1 Instruction

- 1.1.1 GeoCon Site Investigations Ltd (GeoCon) have been commissioned by Nigel Kay Homes to undertake validation of the gas membrane installation on Land at Dalzell Street, Moor Row, Cumbria; specifically Plots 10 - 12 of the development.
- 1.1.2 It is understood that this is required due to recommendations within the Remediation Strategy and the site requiring gas protection measures which feature full radon protection.

1.2 Previous Surveys

- 1.2.1 Previous assessments conducted upon the site comprise the following, which should be read in conjunction with this strategy:
- Geo Environmental Engineering report dated August 2022, referenced 2016-1961, and entitled 'Phase I Desk Top Study Report (Preliminary Environmental Risk Assessment)'.
 - GeoCon report dated September 2024, referenced GSI 2132 WG PII Report, and entitled 'Phase II Site Investigation'.
 - GeoCon report dated September 2024, referenced GSI LD RS Report V3, and entitled 'Remediation Strategy'.

1.3 Objectives

- 1.3.1 The objectives of this validation report are as follows:
- To establish that the gas protection measures as installed at the site has been appropriately undertaken to the satisfaction of the LPA.

1.4 Limitations

- 1.4.1 The assessment and interpretation of the factual data obtained as part of this report has been undertaken in accordance with standard consulting practise and with current national and international guidance.
- 1.4.2 This report presents the observations made during the validation process and the factual data obtained. The conclusions and recommendations in this report are limited to those which can be made based on the findings of the survey and information provided by third parties. GeoCon assumes all third-party data to be true and correct. No responsibility can be accepted by GeoCon for inaccuracies in the information provided by any other party.
- 1.4.3 This report is written in the context of an agreed scope of works and should not be used in a different context. Furthermore, new information, improved practises, and changes in legislation may require the reinterpretation of the report in whole or in part after its original issue. GeoCon reserve the right to alter their conclusions and recommendations in the light of further information that may become available. This report is provided for the sole use of the client and their professional advisers and is confidential to them unless agreed otherwise in writing.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

- 2.1.1 The site is located at Dalzell Street, Moor Row, Cumbria, at approximate National Grid Reference NGR: 300662, 514638.
- 2.1.2 A site location plan is presented as Drawing No. GSI 2132/01 in Appendix A.

2.2 Site Reconnaissance and Description

- 2.2.1 A site walkover was carried on 13th October 2025 during one of the previous validation visits. Details from the site walkover are included in the site description below.
- 2.2.2 The site is an active construction site, with Plots 10, 11 and 12 being constructed, and previous plots nearing completion following previous site visits. The site has been cleared of the grassed area and levelled flat, and the previously identified brownfield area of the site is the construction compound while construction occurs across the previously identified greenfield area of the site.
- 2.2.3 The site is bound by fencing and a cycle path to the south, the River Keekle to the east, agricultural land to the north and northwest, and Dalzell Street to the west.
- 2.2.4 Access to the site is via an access road off Dalzell Street to the west.

2.3 Future Site Usage

- 2.3.1 The site is undergoing construction of a residential estate consisting of 60 two-storey residential properties complete with soft landscaping and the construction of access roadways, as shown on the client provided drawing (ref: 22/07/1026-04c) and contained with Appendix A.

3.0 REMEDIATION STRATEGY SUMMARY

3.1 Hazardous Ground Gases

- 3.1.1 The site was categorised as falling under Characteristic Situation (CS) 2 and located in an area where full radon protection is required.
- 3.1.2 It is noted that full Radon protection measures are required and therefore should be suitably designed in accordance with BRE211, whilst also incorporating sufficient gas protection measures based on BS 8485.
- 3.1.3 BS 8485:2015 recommends a point system for protection measures. The proposed development would class as building type A, and therefore this development would require a total of 3.5 points. BS 8485:2015 provides details of the different options that can be used in order to make up the required points which include a combination of a structural barrier, ventilation measures and gas resistant membrane.
- 3.1.4 A gas membrane is required to be incorporated into the design in order to meet this requirement.
- 3.1.5 The gas resistant membrane should be designed to meet all of the following criteria:
- Sufficiently impervious to the ingress of radon.
 - Sufficiently impervious to the identified ground gases.
 - Sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions.
 - Sufficiently strong to withstand in service stresses.
 - Sufficiently strong to withstand the installation process and following trades until covered.
 - Capable after installation of providing a complete barrier to the entry of the relevant gas.
 - And, verified in accordance with CIRIA C735.
- 3.1.6 Any structural barrier should have appropriate grading of waterproofing to afford further points of gas protection. The designer should also incorporate appropriate ventilation to account for the 3.5 points required.
- 3.1.7 The gas protection measures have been designed by Alpha Design.
- 3.1.8 Drawings relating to the design of the gas membrane installation are provided in Appendix A.

4.0 REMEDIATION WORK UNDERTAKEN AND VALIDATION

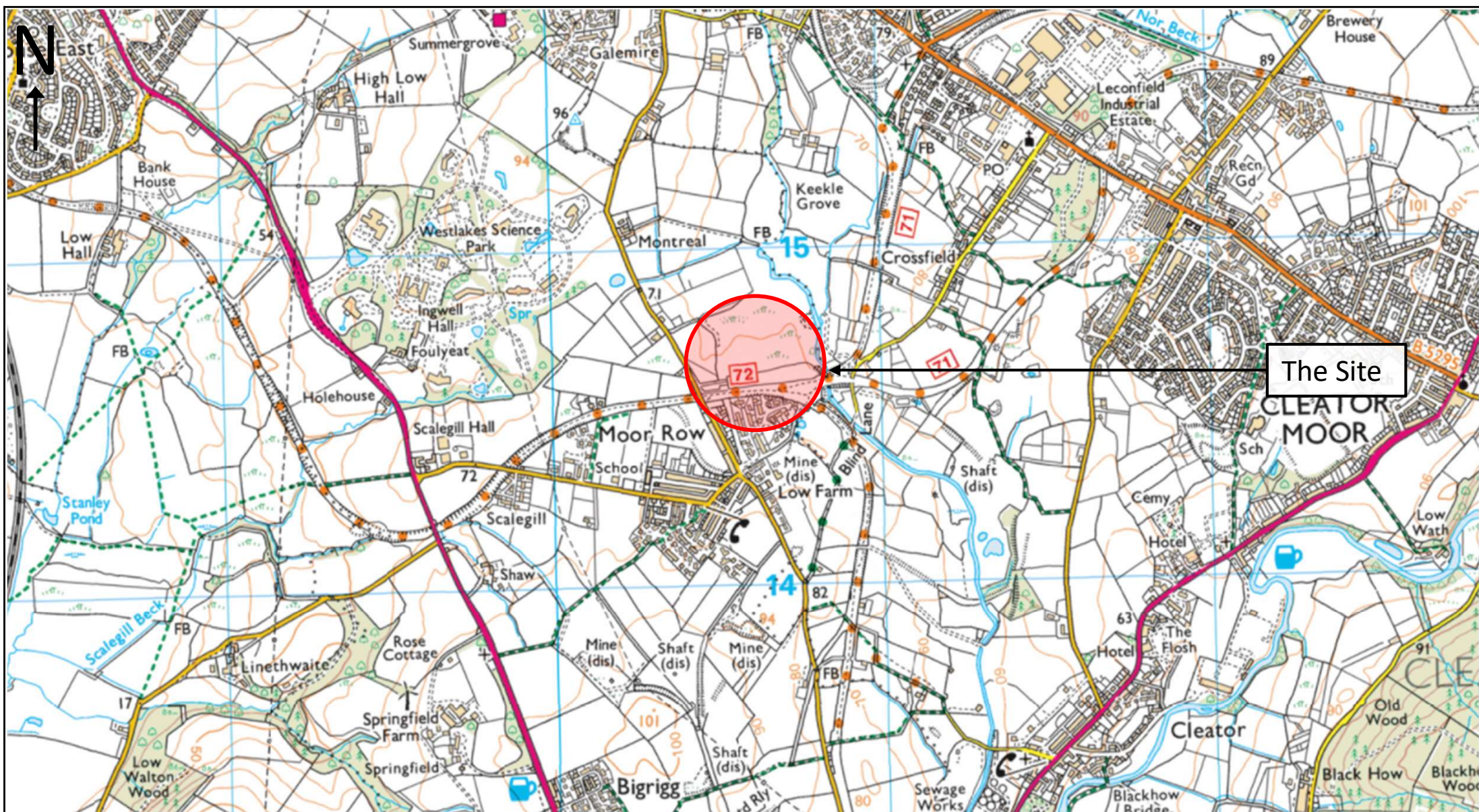
4.1 Gas Protection Measures

- 4.1.1 It is standard practise to validate gas protection systems via a risk-based approach as set out in CIRIA C735 – Verification of in-building gas protection systems.
- 4.1.2 The installation of the gas membrane was undertaken by Nigel Kay Homes.
- 4.1.3 Validation calls were undertaken in advance of the installation process and after, for each plot, to verify installation and any corrections could be undertaken. The validation calls took place on 23rd and 28th April 2026.
- 4.1.4 The site manager was interviewed during the verification calls and any pertinent comments reported.
- 4.1.5 The specification sheet for the Visqueen Radon Gas Barrier is provided in Appendix B.
- 4.1.6 Photographs relating to the installation of the membrane are provided in Appendix C.

5.0 SUMMARY

- 5.1.1 Gas protection measures have been identified as appropriate for this site and have been undertaken in line with details submitted to, and site inspection by, the Local Authority and LABC warranty provider.
- 5.1.2 Gas protection, requiring 3.5pts of protection, has been provided by the following:
 - Gas resistant membrane (Visqueen Radon R400 Membrane) meeting all of the specified criteria
 - Cast in-situ floor slab
 - Sub-floor ventilation
- 5.1.3 GeoCon were provided with calls and photographs from site during the installation process to validate the installation of the membrane.
- 5.1.4 All overlaps between the adjacent sheets of Visqueen Radon Membrane have been successfully sealed using double sided Visqueen butyl tape, creating continuous sealed joints throughout, with an overlap of at least 200mm. All details throughout the installation, such as pipe penetrations have been successfully sealed using pre-formed top hats, double-sided tape and tightened hose clips. The Damp Proof Course (DPC) was extended onto ground floor and sufficiently overlapped and sealed, and is of suitable material, with the membrane extended to the walls beneath the DPC.
- 5.1.5 Following feedback from the previous validation visits, all taped areas are now double taped with foil tape.
- 5.1.6 The installation of the Visqueen Radon Gas Barrier was inspected in accordance with BS8485:2015+A1:2019, BR211:2023 and C735.
- 5.1.7 The installation of the Visqueen Radon Membrane was considered to have been carried out in accordance with the manufacturer's guidelines.

APPENDIX A
DRAWINGS



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PROJECT DETAILS

GSI 2132 LAND OFF DALZELL ST, MOOR ROW

TITLE

SITE LOCATION PLAN

DRAWING NUMBER

GSI 2132/01

DATE

JULY 2024

SCALE

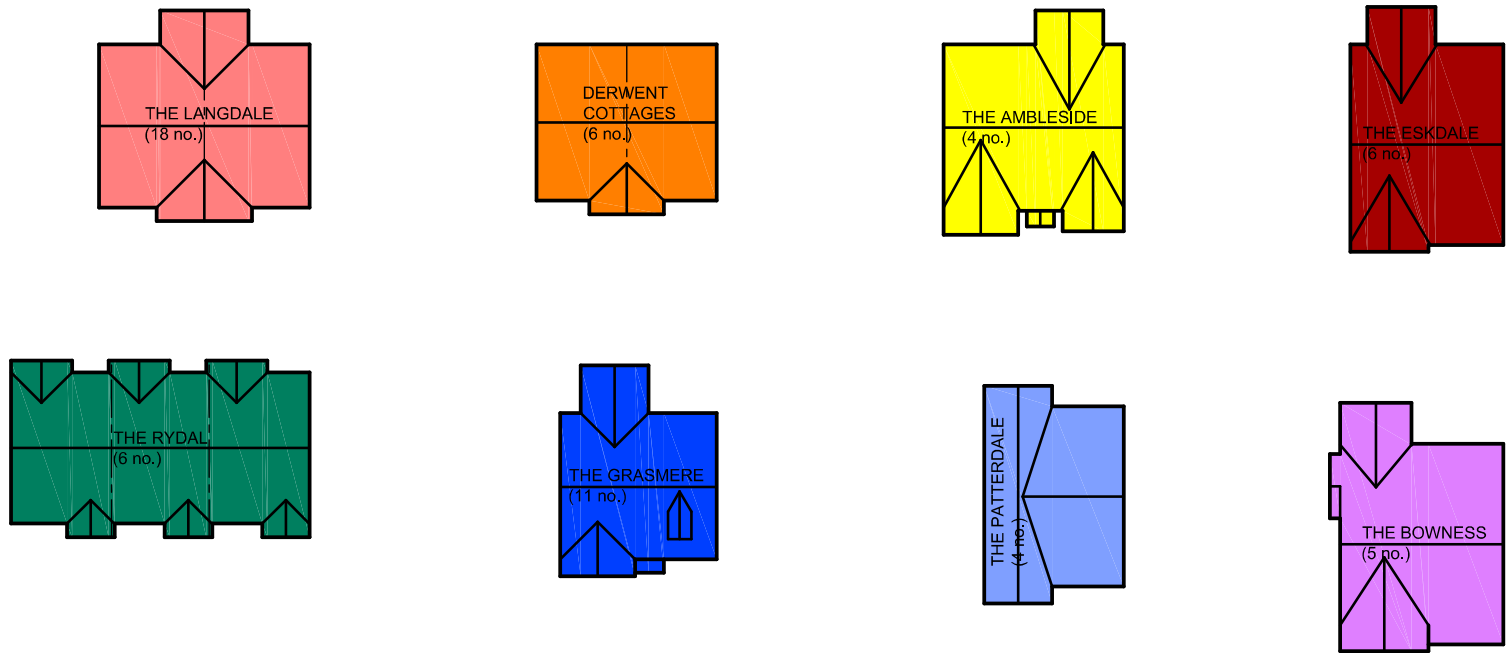
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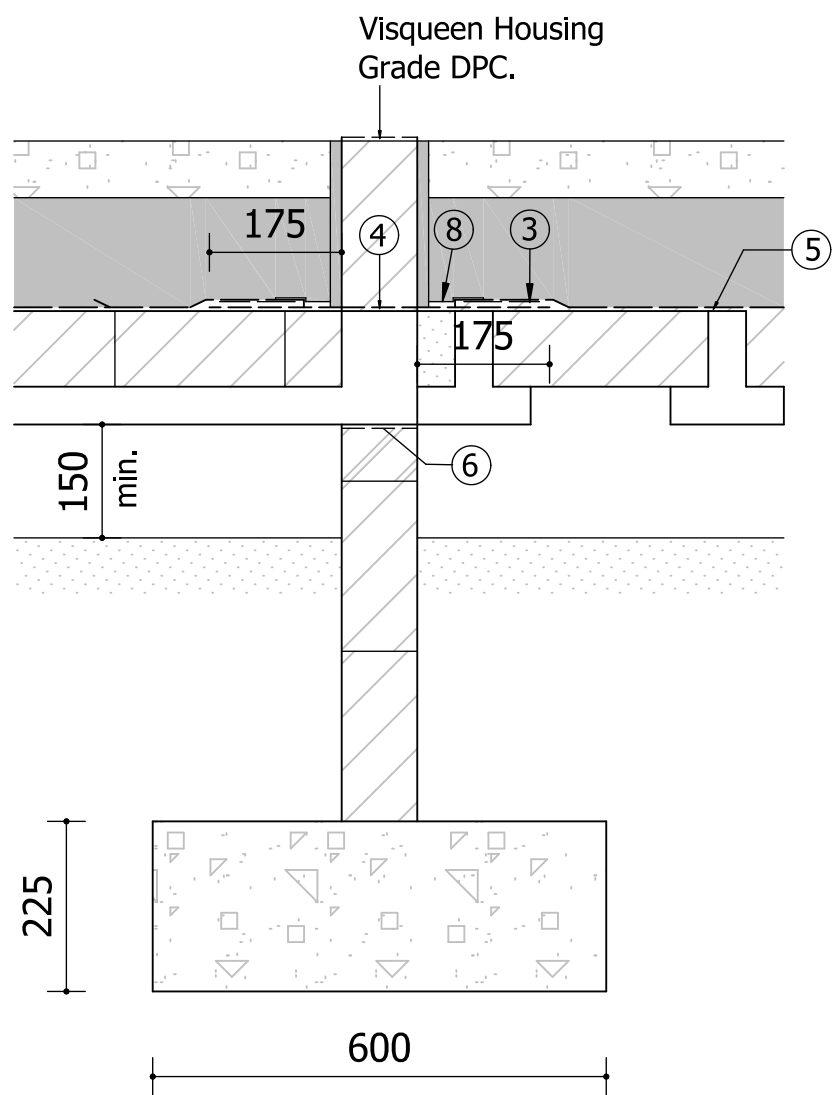


LEGEND - DWELLING TYPES
(60 no. TOTAL)

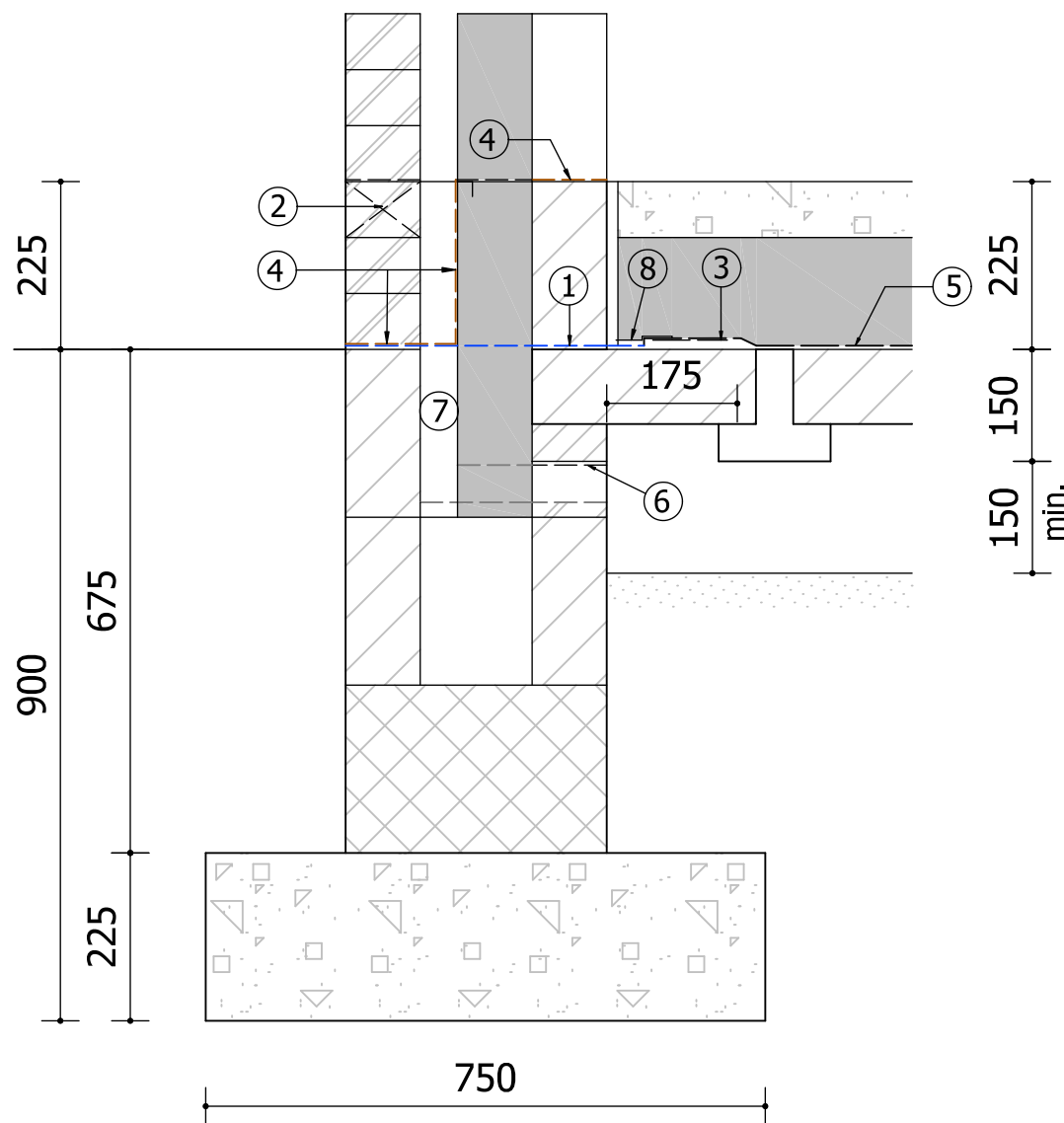


F	24/07/25	Elc. sub-in & gas governor added adjacent to site entrance.	GB		Initial
E	01/04/25	Affordable dwelling tenure amended.	GB		
D	21/01/25	Affordable dwellings amended. Public Open Space areas within site amended.	GB		
C	04/12/24	Minor amendments to align with LPA comments.	GB		
B	26/11/24	Minor amendments to road layout to align with HA comments.	GB		
A	01/05/24	Dwelling type on plots 5 & 12 changed. Dwelling type on plot 25 handed.	GB		
No.	Date	Revision			
ALPHA DESIGN Architectural Services Member of the Chartered Institute of Architectural Technologists Tel: 01900 829199 email: gb@adacumbria.co.uk					
Project RESIDENTIAL DEVELOPMENT, DALZELL STREET, MOOR ROW					
Client NIGEL KAY HOMES LTD.					
Drawing PROPOSED SITE PLAN (ENLARGED)					
Scale 1:500 @ A1 (L) Drawn GB					
Checked Date APRIL 2024					
Drawing No. 22/07/1026 - 03 f)					
This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.					

BUILDING REGS ISSUE



RADON BARRIER DETAIL
THRO' INTERNAL WALL



RADON BARRIER DETAIL
THRO' EXTERNAL WALL

LEGEND.

- 1) Visqueen Housing Grade DPC.
- 2) Type W weep/ ventilators @ 880 horizontal c/c by Cavity Trays (Yeovil) Ltd.
- 3) Visqueen double sided jointing tape.
- 4) Visqueen Housing Grade stepped DPC; sheet width to suit (check on site before ordering).
- 5) Visqueen Radon R400 membrane.
- 6) 100 wide polythene DPC under/ wrapped around beam ends & turned back into inner leaf at finished FL.
- 7) Telescopic air vent to suit cavity profile.
- 8) VisqueenPro DPM tape.

A	16/10/25	Details amended to as-built status.	GB
No.	Date	Revision	Initial

ALPHA DESIGN

Architectural Services
Member of the Chartered Institute of
Architectural Technologists

Tel: 01900 829199 email: gb@adcumbria.co.uk

Project

RESIDENTIAL DEVELOPMENT,
DALZELL STREET,
MOOR ROW

Client

NIGEL KAY HOMES LTD.

Drawing

RADON BARRIER DETAIL SHEET

Scale 1:10 @ A2 (L) Drawn GB

Checked Date JAN. 2025

Drawing No.

22/07/1026 - 22

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APPENDIX B

MATERIAL SPECIFICATION

DATASHEETS

Visqueen Radon R400 Membrane

Features & benefits

- BBA certified - third party accreditation
- 0.4mm (1600 gauge) thick - complies with BBA regulations for radon protection membranes in line with BS8485:2015+A1:2019
- Conforms to BR 211:2023 - industry guidance for radon protection
- Also provides damp proof membrane protection
- Dual jointing methods - depending upon specification, lap joints can be taped or heat welded

Product description

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

The membrane is manufactured from virgin polymer.

Visqueen Radon R400 is a co-polymer thermoplastic membrane. The product is red in colour. Complies to BS8485:2015+A1:2019

Approvals and standards

- Third party accreditation (BBA 13/5069)
- Conforms to the specification requirements of BR 211:2023
- UKCA UKNI CE to EN 13967:2017
- Visqueen certified with Quality Management System ISO 9001:2015
- Visqueen certified with Occupational Health and Safety System ISO 45001:2018
- Visqueen certified with Environmental Management System ISO 14001:2015

Usage

Visqueen Radon R400 Membrane 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
- Visqueen Gas Resistant Foil Lap Tape, 75mm x 50m
- VisqueenPro Detailing Strip, 300mm x 10m, 500mm x 10m
- VisqueenPro Single Sided Tape, 75mm x 25m
- Visqueen Top Hat Units
- Visqueen GR Lap Tape, 150mm x 10m
- Visqueen NF-Detailing Strip, 300mm x 10, 500mm x 10m
- Visqueen NF-60 Lap Tape, 60mm x 45m
- Visqueen NF-150 Lap Tape, 150mm x 10m

Storage and handling

Visqueen Radon R400 Membrane 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 Membrane 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, or where specified, use Visqueen GR Lap Tape or Visqueen NF-150 Lap Tape to seal lap joints.

Installation

Visqueen Radon R400 Membrane 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 VisqueenPro Double Sided Tape and sealed with either VisqueenPro Single Sided Tape, Visqueen Gas Resistant Foil Lap Tape or Visqueen NF-60 Lap Tape.

Alternatively lap joints can be heat welded to achieve an effective seal. The overlap in the membrane is typically 100mm and when hand welding, a 35mm weld is normally achieved. When hand welding, a roller must be used.

Visqueen Radon R400 Membrane

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 VisqueenPro Double Sided Tape and sealed with either VisqueenPro Single Sided Tape, Visqueen Gas Resistant Foil Lap Tape or Visqueen NF-60 Lap Tape. The upstand should be secured with the supplied jubilee clip. Alternatively VisqueenPro Detailing Strip or Visqueen NF-Detailing Strip can be used to seal service entry points. The upstand should be secured with a 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 VisqueenPro Detailing Strip or Visqueen NF-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 VisqueenPro Double Sided Tape and sealed with either VisqueenPro Single Sided Tape, Visqueen Gas Resistant Foil Lap Tape or Visqueen NF-60 Lap Tape. Alternatively a patch can be formed using VisqueenPro Detailing Strip or Visqueen NF-Detailing Strip and lapped at least 150mm beyond the extents of the puncture.

When the gas protection measures are to conform with the requirements of NHBC NF94 guidance, please ensure acceptance of VisqueenPro Detailing Strip, Visqueen Gas Resistant Foil Lap Tape and Visqueen GR Lap Tape by all stakeholders prior to use.

Long periods of exposure to ultraviolet light will reduce the effectiveness of the membrane. The membrane should be covered by a protective layer e.g. Visqueen TreadGuard protection or other approved protection material, 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 during or post installation.

When used in full radon protection areas, a Visqueen Radon Sump or subfloor ventilation system maybe required. For further guidance contact Visqueen Technical Office on 0333 202 6800.

Usable temperature range

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

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.

For internal and external corners Visqueen Preformed Corner Units should be used see PFU-553. For additional detailing information, contact Visqueen Technical Office on 0333 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.

Property	Test method	Units	Compliance criteria	Result
Width	BS EN 1848-2	m	-1	4
Length	BS EN 1848-2	m	-1	20
Thickness	BS EN 1849-2	mm	-1	0.4
Straightness	BS EN 1848-2	-	Pass/Fail	Pass
Visible defects	BS EN 1850 -2	-	Pass/Fail	Pass
Tensile Strength - MD	BS EN 12311	N/mm ²	>MLV	15
Tensile Strength - CD	BS EN 12311	N/mm ²	>MLV	15
Tensile Elongation - MD	BS EN 12311	%	>MLV	400
Tensile Elongation - CD	BS EN 12311	%	>MLV	400
Joint Strength	BS EN 12317-2	N	>MLV	245
Watertightness to 2kPa for 24 hours	BS EN 1928	-	Pass/Fail	Pass
Resistance to impact	BS EN 12691	mm	>MLV	200
Durability (artificial ageing)	BS EN 1296 and BS EN 1928	-	Pass/Fail	Pass

Visqueen Radon R400 Membrane

Durability (alkali)	Annex C	-	Pass/Fail	Pass
Resistance to tearing (nail shank) MD	BS EN 12310-1	N	MDV	250
Resistance to tearing (nail shank) CD	BS EN 12310-1	N	MDV	250
Resistance to static loading	BS EN 12730	Kg	>MLV	Pass-20kg
Water vapour transmission - resistance	BS EN 1931	MNs/g	MDV	1262
Water vapour transmission - permeability	BS EN 1931	g/m ² /d	MDV	0.14
Radon Transmission Rate	SP Test Method	m ² /s	MDV	8x10 ⁻¹²
Radon Permeability	SP Test Method	m/s	MDV	21x10 ⁻⁹
Reaction to Fire	BS EN 13501-1	Class	MDV	F
Equivalent air layer thickness	BS EN 1931	m	MDV	256
Water vapour resistance factor	BS EN 1931	u	MDV	601,000

Health and safety information

Refer to Visqueen Radon R400 Membrane safety datasheet (SDS).

About Visqueen

Visqueen is a leading provider of construction membrane technologies and design-based solutions for ground gas, structural waterproofing, damp proofing and fire protection.

We offer complete support at every stage of the specification, including the supply chain process. As the UK's principal technical authority, we are best placed to ensure that the principal designer and contractor specify the most technically suited, durable, and competitive solution to guarantee their project is protected for the lifetime of the building.

Visqueen is at the forefront of advanced membrane technology and innovation in the construction industry, earning the trust and loyalty of specifiers throughout the UK and Europe.

For more information, visit visqueen.com or contact our sales office at +44 (0) 333 202 6800 or enquiries@visqueen.com

Complete Range, Complete Solution



Passive Fire Protection



Gas Protection



Damp Proof Membrane



Air and Vapor Control



Stormwater



Damp Proof Course



Temporary Protection

Visqueen Technical Support

Visqueen offer a comprehensive full nationwide technical support. Our team of CSSW qualified technical support managers provide on site design-based solutions for specifiers, contractors and builders merchants, and will ensure that from design stage to installation the project is fully risk assessed and the specification is approved by all stakeholders.

Our Technical Office, can design, prepare and manage CAD detailing, together with assisting in quantity take offs, while offering advice on technical installations and product selection.

Competency & Design

Visqueen promotes competency in building design by ensuring that its technical team possesses the necessary skills, knowledge, experience, and ethical practices. The company adopts the "golden thread of information," ensuring all project data is digitally secure and accessible throughout a building's lifecycle. This approach aligns with the Building Safety Act and aims to foster accountability and compliance with evolving regulations, providing clients with confidence in the safety and reliability of their projects.

Visqueen CPD Seminars

Visqueen's CPD Seminars offer insights into Building Regulations, Standards, and industry guidance related to

Visqueen Radon R400 Membrane

damp proofing, hazardous ground gas protection, and structural waterproofing. These one-hour seminars are tailored for construction design professionals and delivered by our Technical Support Managers. Visit our website to book a free CPD.

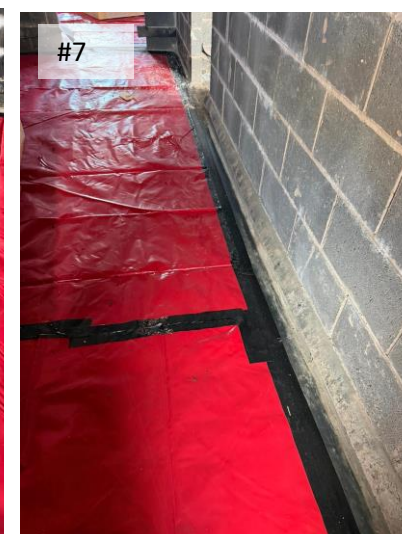
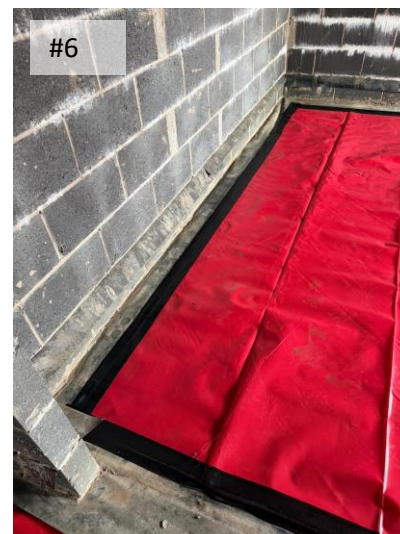
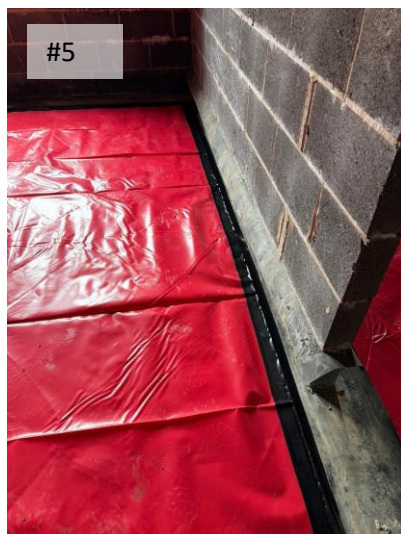
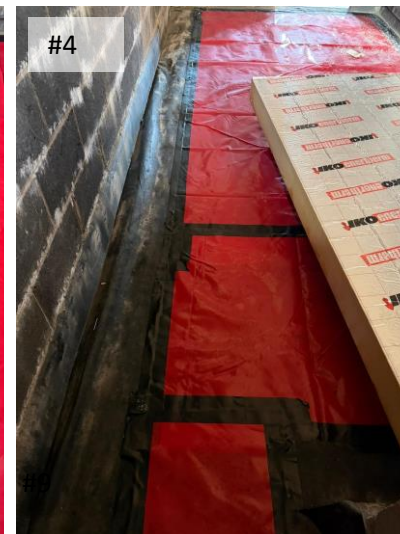
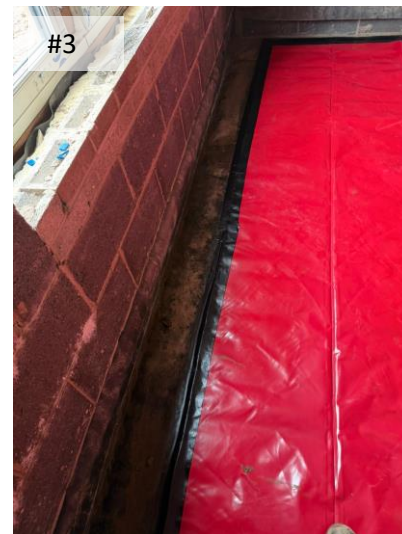
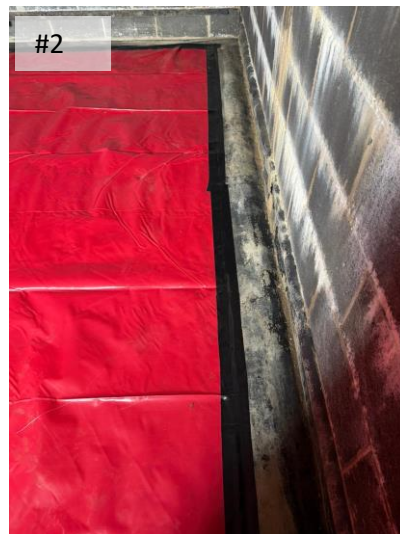
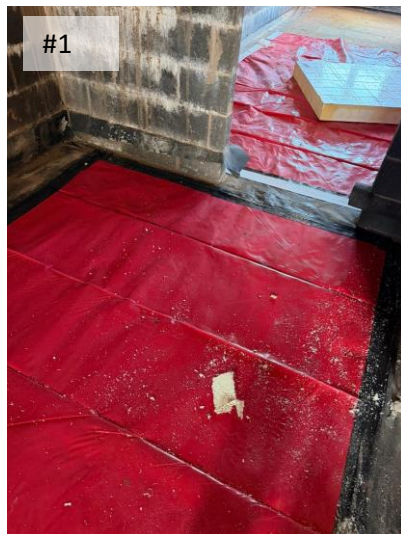
Visqueen Contract Design Services

Visqueen Contract Design Services offers a bespoke design service led by our team of Certified Surveyors in Structural Waterproofing (CSSW), providing experienced and specialised waterproofing design expertise for complex projects. We provide comprehensive support throughout the entire project, ensuring that all work meets the requirements of warranty providers and adheres to the highest standards of quality, reliability and current legislation.

Visqueen Training Academy

Based at our Derbyshire facility, the Visqueen Training Academy offers a variety of training programs across the UK. These include one-day product awareness sessions for distributors and builders' merchants, and intensive two-day courses for hands-on product installation training. Contact us for more information.

APPENDIX C
PHOTOGRAPHIC EVIDENCE



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PROJECT DETAILS

GSI 2132 Land at Dalzell Street, Moor Row

TITLE

Plot 10 Gas Membrane Validation Photographs

DRAWING NUMBER

GSI 2132/02

DATE

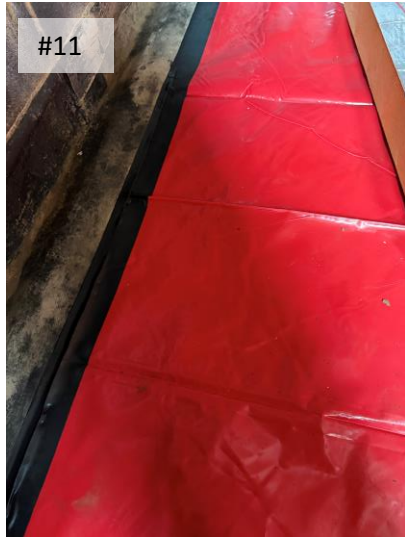
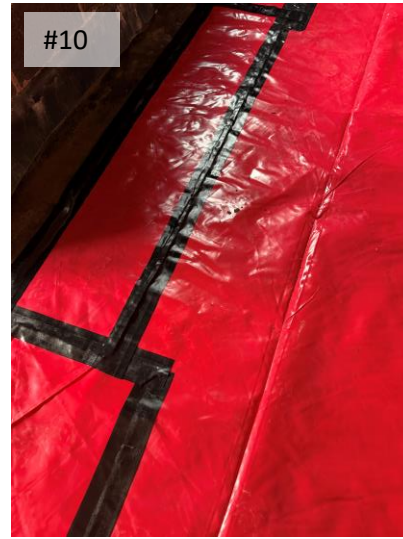
May 2026

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PROJECT DETAILS

GSI 2132 Land at Dalzell Street, Moor Row

TITLE

Plot 11 Gas Membrane Validation Photographs

DRAWING NUMBER

GSI 2132/03

DATE

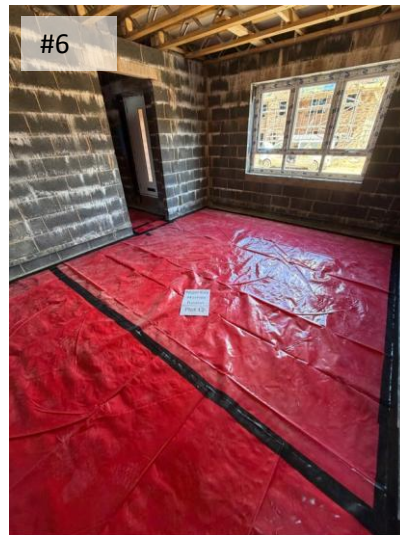
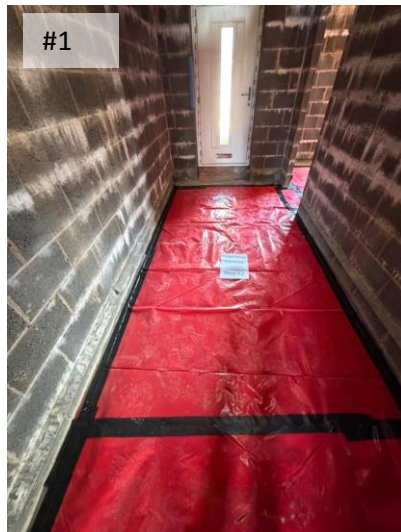
May 2026

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PROJECT DETAILS

GSI 2132 Land at Dalzell Street, Moor Row

TITLE

Plot 12 Gas Membrane Validation

DRAWING NUMBER

GSI 2132/02

DATE

May 2026

SCALE

N.T.S

DRAWN BY

CW