



SPECIFICATION PACK

Project Name

Townhouse Farm

Project Reference

WYK/SW/AD/TF

Project Date

TBC



EXPERTS IN PROPERTY PRESERVATION

CONTACTS

Company Name:

Simply Ponds Ltd

Prepared for:

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Site Address:

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Ardingly, Haywards Heath, RH17 6UR**

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5th September 2024

Reference: WYK/SW/AD/TF

Wykamol are providing a Ground Gas Protection System design for the project located at Townhouse Farm, Church Lane, Ardingly, Haywards Heath, RH17 6UR

The site has been confirmed as CS3 and will be used for residential purposes. In accordance with BS8485:2015 +A1:2019 4.5 Points are required from the ground gas protection system.

Please see Table 4 from BS8384:2019 below:

Table 4 — Gas protection score by CS and type of building

CS	Minimum gas protection score (points)			
	High risk	Medium risk		Low risk
	Type A building	Type B building	Type C building	Type D building
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4	3	2.5
4	6.5 ^{A)}	5.5 ^{A)}	4.5	3.5
5	— ^{B)}	A₁ 6 A₁ ^{A)}	5.5	4.5
6	— ^{B)}	— ^{B)}	A₁ — ^{B)} A₁	A₁ 6 A₁

^{A)} Residential buildings should not be built on CS4 or higher sites unless the type of construction or site circumstances allow additional levels of protection to be incorporated, e.g. high-performance ventilation or pathway intervention measures, and an associated sustainable system of management of maintenance of the gas control system, e.g. in institutional and/or fully serviced contractual situations.

^{B)} The gas hazard is too high for this empirical method to be used to define the gas protection measures.

This will be achieved by installing a ground gas membrane that complies with Table 7 of BS8485:2019 (2.0 Points) and Ventilation to the sub floor void (2.5 Points for excellent).

Please refer to the specification below and the drawings in Appendix 01.

Wykamol – Specification

Ventilation:

The sub floor void ventilation will include Timloc Telescopic Vents to the perimeter walls as shown on plan in Appendix 01. Also highlighted on plan are the sleeper walls blocking cross ventilation. These should be constructed to create a honey-comb structure creating 4-5 times area of ventilation than the number of telescopic vents in the adjacent walls for that contained section. Alternatively spaces can be left between blocks, but 4-5 times area of ventilation must be achieved to obtain 2.5 Points for excellent ventilation. Structural Engineer to confirm design prior to construction.

Timloc Telescopic Vents achieve 6000mm² ventilation per unit. In accordance with BS8485:2019 Section B.6 – 2000mm²/m run of wall will provide sufficient ventilation. Please refer to ventilation layout in Appendix 01 for ventilation layout suitable for this structure.

Ground Gas Membrane:

Wykamol Gas Barrier is to be installed across the top of the suspended block and beam as shown in Appendix 01. Joints are to be hot welded or sealed with Gas Tape inside the joints and GR Foil Tape to the overlap.

Corner Details and Pipe Penetrations are to be sealed with Wykamol GR Foil membrane as per NVQ Level 2 Ground Gas Membrane Installation.

If the installation is to be carried out over winter, we recommend installing the membrane through the perimeter walls first leaving a 300mm tail at the base of the inner leaf extending across the block and floor. Once the building is watertight, complete the installation by cleaning down the block and beam floor, patch repairing the tail and extending the Wykamol Gas Barrier through each room. Joints to be hot welded or sealed with Gas Tape and GR foil Tape.

As the site is CS3 we recommend the ground gas membrane is installed by an NVQ Level 2 Ground Gas Membrane Installer. Contact details can be given if required.

The membrane should always be protected from damage by follow on trades. Independent Verification of the Ground Gas Membrane will be required to ensure 2.0 Points are achieved and that the attached planning condition is discharged.

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Materials included in the Specification:

- **Timloc Telescopic Vents**
- **Wykamol Gas Barrier**
- **Gas Tape (if joints not hot welded)**
- **GR Foil Tape (if joints not hot welded)**
- **Wykamol GR Foil**

Final Guidance & Recommendations

This specification follows the requirements of BS8485:2015+A1:2019. Any questions please contact your local Wykamol Rep Steve West on 07836605552

For and on behalf of The Wykamol Group

Chris Ingham B.Sc. Eng. CSSW
National Specification Manager
07919064450

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APPENDIX 01

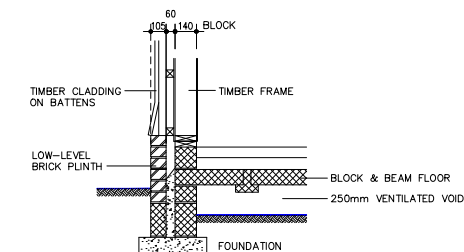
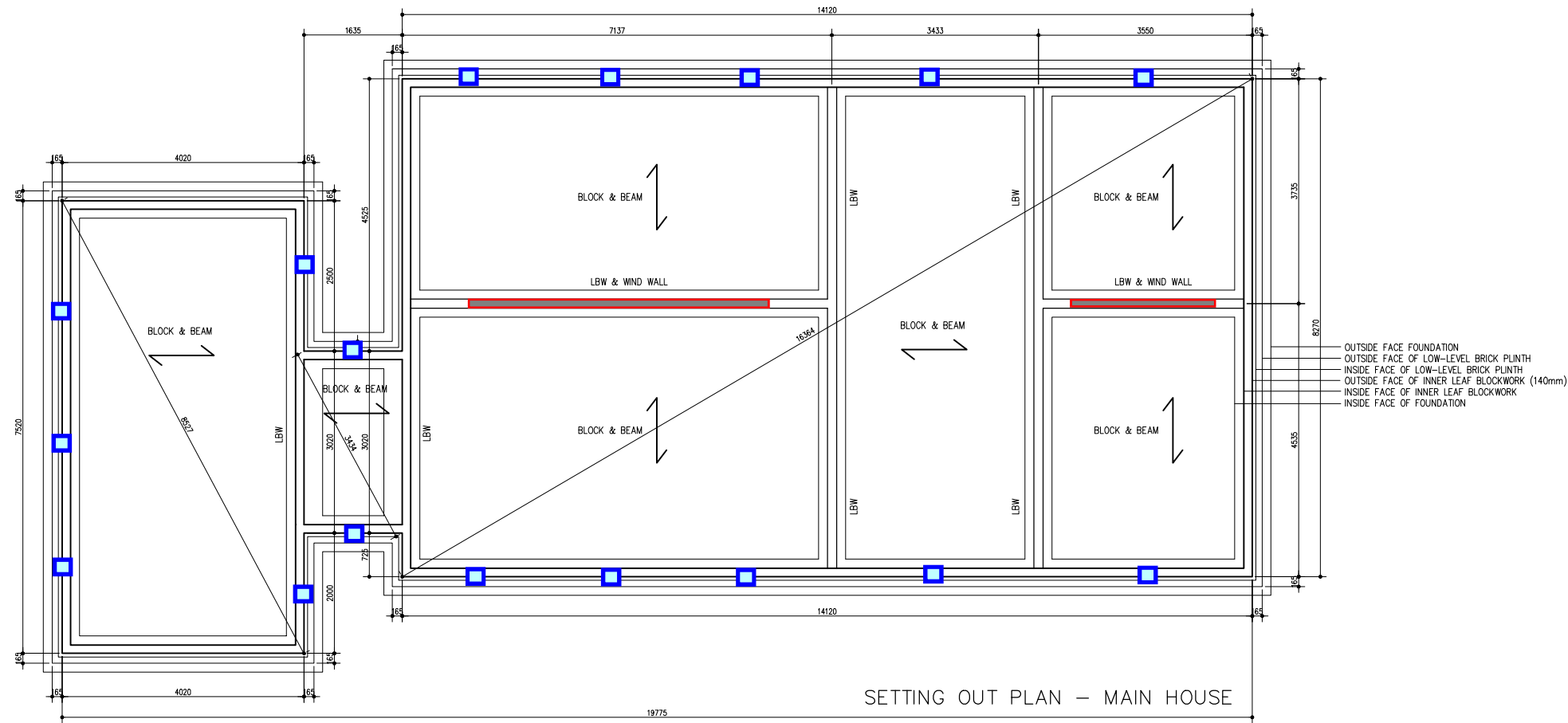
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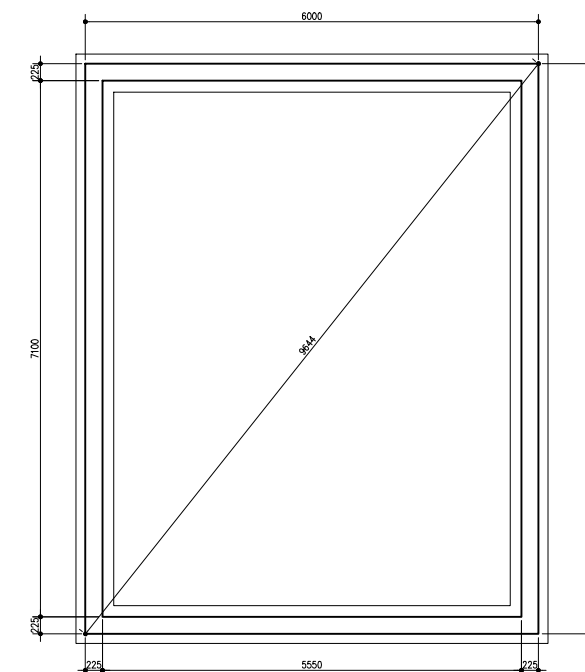
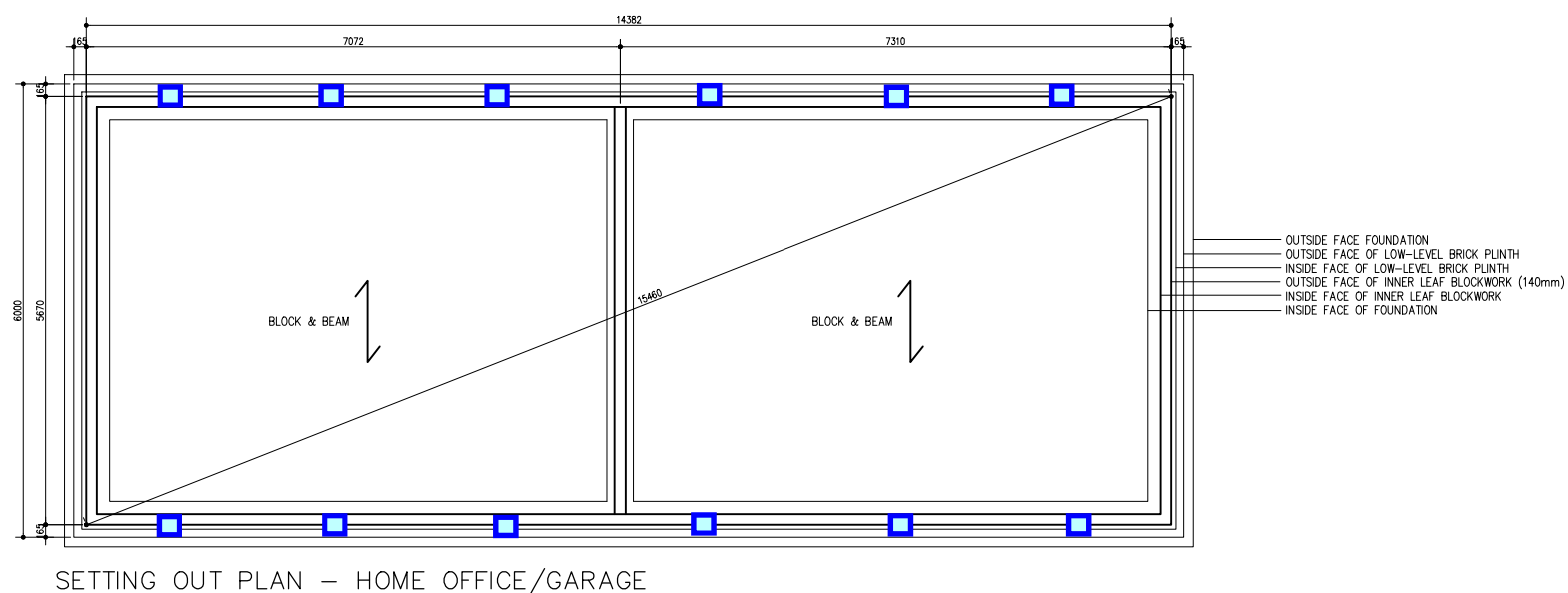
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DO NOT SCALE FROM
THIS DRAWING

DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS



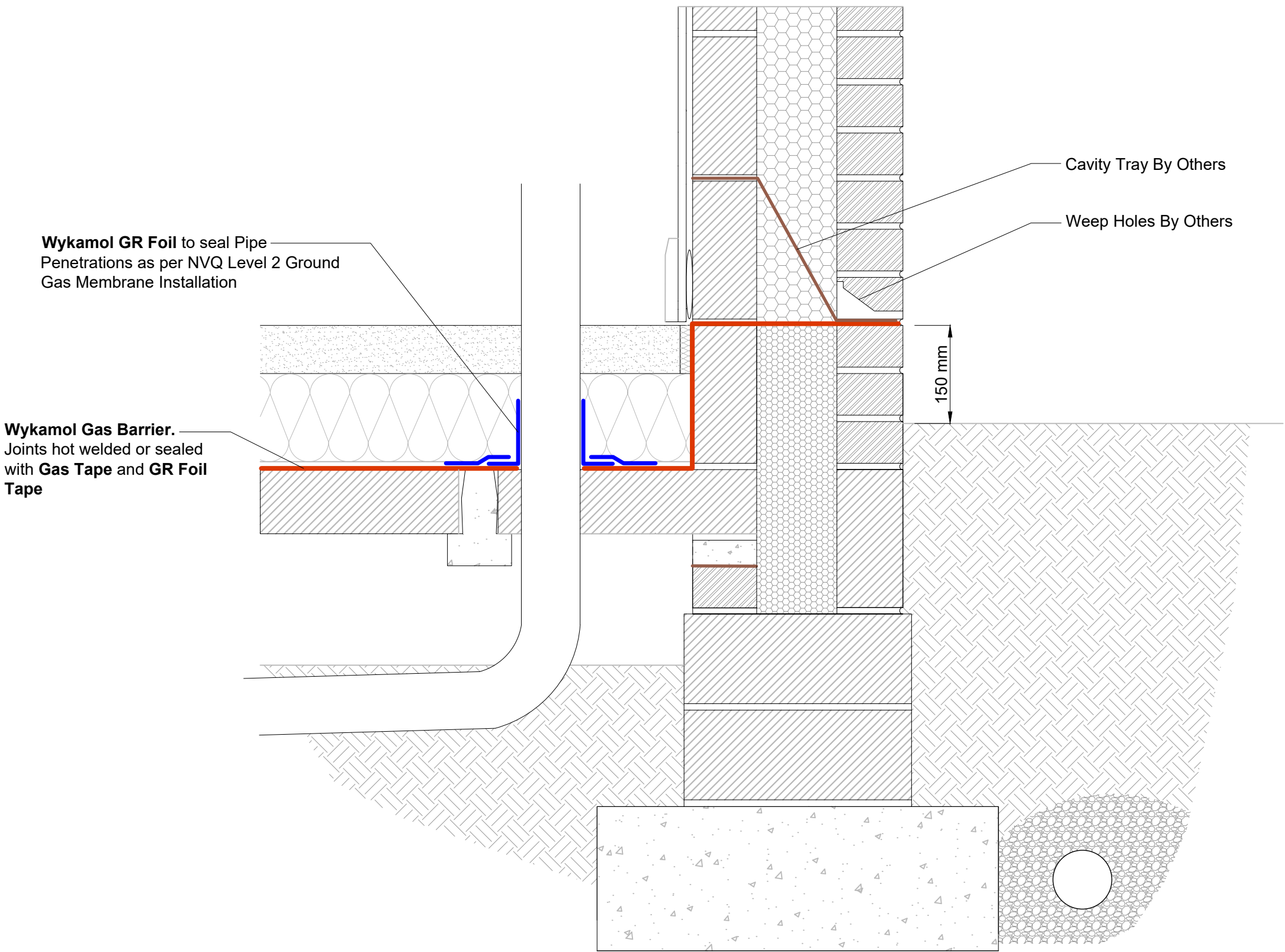
TYPICAL SECTION DETAIL - SOLE PLATE
NOTE: HEIGHT OF BLOCK UPSTAND SUBJECT TO REQUIRED LEVEL OF FLOOR INSULATION + 65-75mm SCREED
NOTE: FULL-HEIGHT BLOCK OPTION IS AVAILABLE WITH ADDITIONAL INSULATION/SCREED INTRODUCED



KEY	
	Timloc Telecopic Vent
	Honey-comb Structure to achieve 4-5 times area of ventilation than that in the perimeter walls.

FOR	MR & MRS DAWSON	
SITE	TOWNHOUSE FARM, CHURCH LANE, ARDINGLY, HAYWARDS HEATH. RH17 6UR	
TITLE	SETTING OUT DETAILS <u>Wykamol - Sub Floor Vent Layout</u>	
SCALE	DRAWN	DRAWING NO.
1: 50 @ A1	AH 09/24	06 REV

NOTE: FOUNDATION DEPTH,WIDTH & DESIGN TO BE AGREED ON SITE WITH LOCAL AUTHORITY BUILDING CONTROL OFFICER/NHBC SUBJECT TO PREVALENT SOIL CONDITIONS & TYPE,PROXIMITY TO TREES ETC.



This standard detail is to be used for illustration purposes only and does not constitute acceptance as a project specific design from Wykamol Group Limited.

The information contained, and any other advice are given in good faith based on Wykamol Group Limited / Triton Waterproofing Systems current knowledge and experience of our products when properly stored, handled, and applied under normal conditions in accordance with Wykamol Group Limited recommendations. In the event of changes to the build-up, application and other factors which may compromise the waterproofing system please consult with Wykamol Group Limited technical department prior to any application of these products. The information contained herein does not relieve the user of the products from testing them for the intended application. End user must always refer to the most recent issue of product data sheets and relevant 3rd party certification. Copies can be supplied upon request.

Information on this standard detail is done so without obligation and warranty.



REVISION HISTORY		
Date	Description	Revision
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-	-	-
-	-	-
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Client:
Standard Details

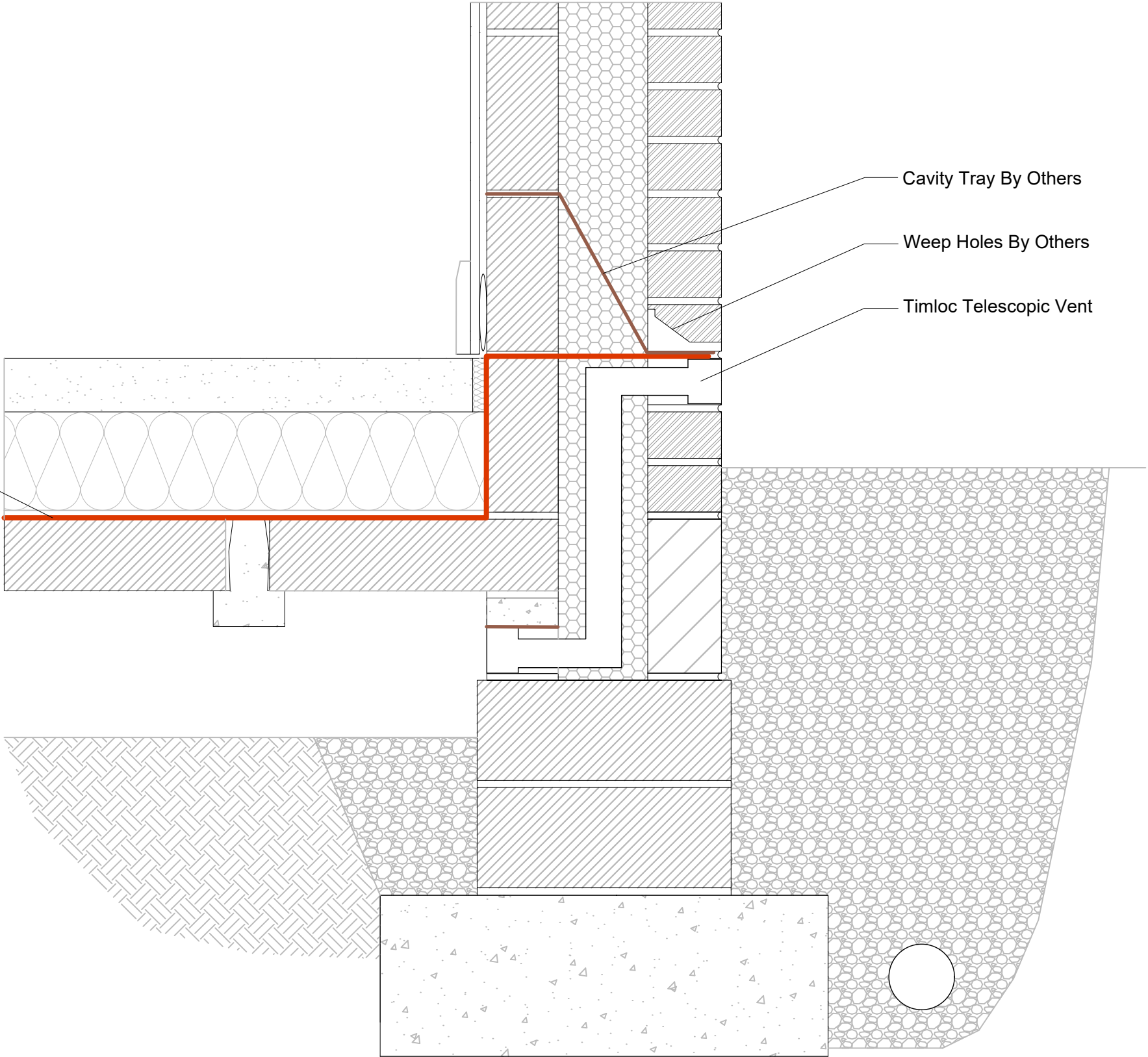
Project:
Standard Details

Drawing Title:
Suspended Block and Beam - Pipe Penetration - Gas Barrier

Drawing Reference:		Date:
WYK-GB-BB-Pipe Penetrations		05/09/2024
Revision:		
-		-

Scale:	Drawn:	Checked:	Reviewed:
Not To Scale	CI	MD	LL

Wykamol Gas Barrier.
Joints hot welded or sealed
with **Gas Tape** and **GR Foil**
Tape



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Client:
Standard Details

Project:
Standard Details

Drawing Title:
Suspended Block and Beam - Telescopic Vents - Gas Barrier

Drawing Reference:	Date:
WYK-GB-BB-Telescopic Vents	05/09/2024
	Revision:
	-

Scale:	Drawn:	Checked:	Reviewed:
Not To Scale	CI	MD	LL