Document Transmittal Sheet

RAPID KEYSTONE
CONSTRUCTION CONSULTANCY LTD
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Title: **Roof and Rear Extension**
Project N°: **201554**
Client: **Emma Day**
Address: **54 Cokeham Road, Sompting W. Sx. BN15 0AG**

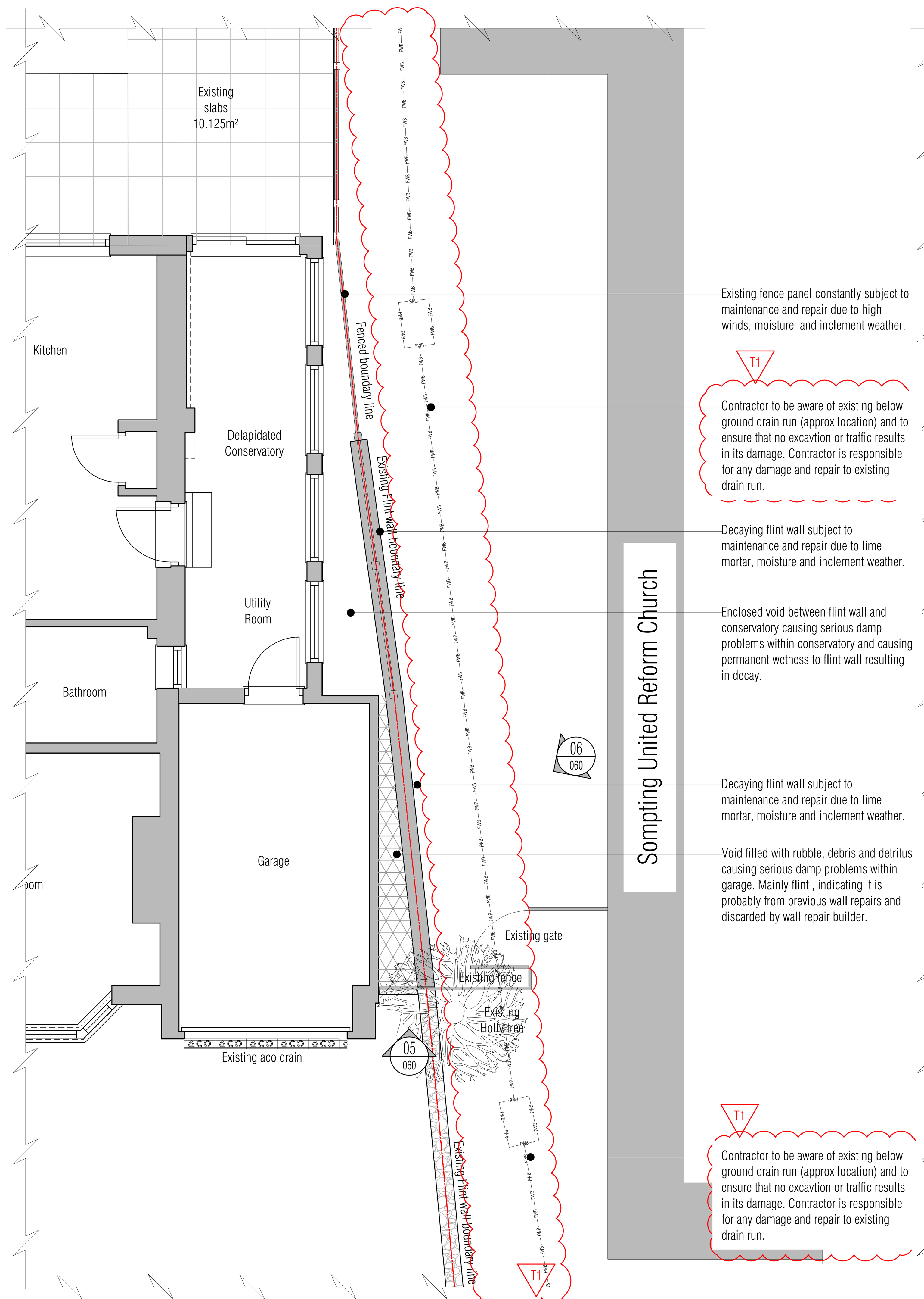
Issue Date:

Issued for information for estimate works to price the build	13.04.2022	05.12.2024
BR Regs PL Planning C Construction I Information P Preliminary T Tender SE Struc Eng	Reason: BR	T1

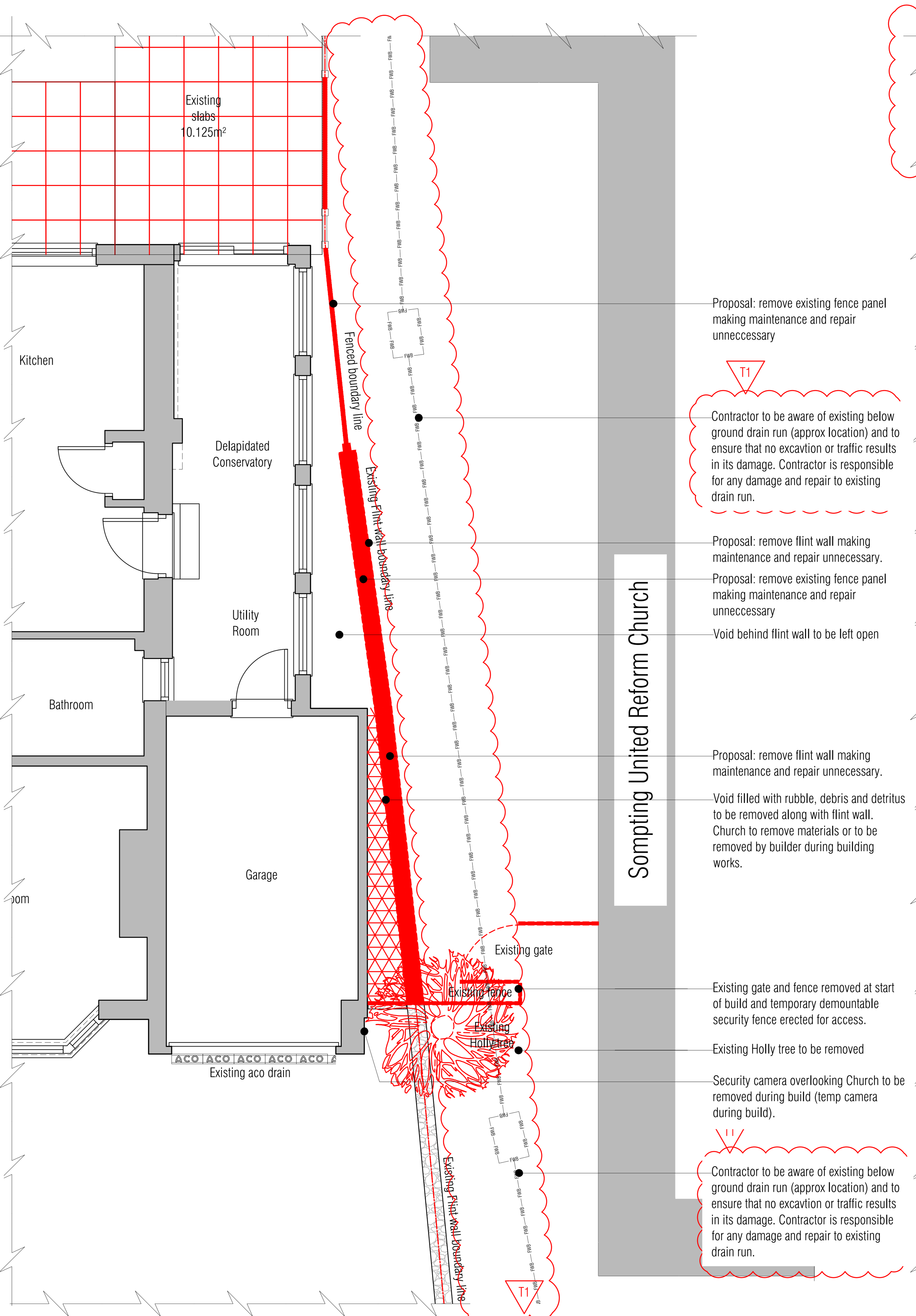
DWG N°	Title	Scale@A1	DWG / Revisions	
201554 - A - 010	Existing Site, Location and Block Plans	2500	BR1	
201554 - A - 050	Proposed Driveway Level Adjustment Plans	1:50		
201554 - A - 060	Church Flint Wall Removal	1:50	BR1	T1
201554 - A - 070	Proposed Front Garden GA Plans	1:50	SS	
201554 - A - 100	Existing Foundation General Arrangement Plan	1:50	BR1	T1
201554 - A - 101	Existing Ground Floor General Arrangement Plan	1:50	BR1	T1
201554 - A - 102	Existing Roof General Arrangement Plan	1:50	BR1	T1
201554 - A - 110	Proposed Foundation Demolition Plan	1:50	BR1	T1
201554 - A - 111	Proposed Ground Floor Demolition Plan	1:50	BR1	T1
201554 - A - 112	Proposed First Floor Demolition Plan	1:50	BR1	T1
201554 - A - 120	Proposed Foundation General Arrangement Plan	1:50	BR1	T1
201554 - A - 121	Proposed Ground Floor General Arrangement Plan	1:50	BR1	T1
201554 - A - 122	Proposed First Floor General Arrangement Plan	1:50	BR1	T1
201554 - A - 130	Proposed Foundations Setting Out Plan	1:50	BR1	T1
201554 - A - 131	Proposed Ground Floor Setting Out Plan	1:50	BR1	T1
201554 - A - 132	Proposed First Floor Setting Out Plan	1:50	BR1	T1
201554 - A - 140	Proposed Mechanical and Electrical Legend	NTS	BR1	T1
201554 - A - 141	Proposed Ground Floor Electrical Layout	1:25	BR1	T1
201554 - A - 142	Proposed First Floor Mechanical and Electrical Layout	1:25	BR1	T1
201554 - A - 151	Proposed Ground Floor Plumbing Layout	1:25	BR1	SS
201554 - A - 200	Existing General Arrangement Elevations	NTS	BR1	T1
201554 - A - 210	Demolition General Arrangement Elevations	NTS	BR1	T1
201554 - A - 220	Proposed General Arrangement Elevations	NTS	BR1	T1
201554 - A - 300	Existing General Arrangement Sections	1:50	BR1	T1
201554 - A - 310	Demolition General Arrangement Sections	1:50	BR1	T1
201554 - A - 320	Proposed Sections Sheet 01	1:50	BR1	T1
201554 - A - 321	Proposed Sections Sheet 02	1:50	BR1	T1
201554 - A - 400	Proposed Chimney Breast Plans	1:10	BR1	T1
201554 - A - 401	Proposed Chimney Breast Strip Sections	1:10	BR1	T1
201554 - A - 402	Proposed Strip Sections Sheet 01	1:10	BR1	T1
201554 - A - 420	Proposed Stair Plans and Sections	1:20	BR1	T1
201554 - A - 500	Floor Interface Details Sheet 01	1:5	BR1	T1
201554 - A - 510	Roof Interface Details Sheet 01	1:5	BR1	T1
201554 - A - 511	Roof Dormer Support Interface Details Sheet 02	1:5	BR1	T1
201554 - A - 512	Roof Interface Details Sheet 03	1:5	BR1	T1
201554 - A - 513	Roof Penetrations Details Sheet 01	1:5	SS	
201554 - A - 600	Proposed Door Window and Roof Light Schedules	NTS	BR1	T1
201554 - A - 601	Proposed U Value Calculations	NTS	BR1	T1
201554 - A - 700	Proposed Kitchen Dining Living Area General Arrangement Plan	1:20	SS	
201554 - A - 900	Proposed Building Regulation Notes	NTS	BR1	T1
59298	Structural Calculations from Third Party (Dixon Hurst)		1	

Issued To:	Name / Organisation	Copies / Type / Format	
Planning	Adur Worthing Planning Dept.		
Estate Agent	Gary Evans @ Michael Jones & Bacon Lancing		
Client	Emma Day - 54 Cokeham Road Sompting W. Sx. BN15 0AG		
Building Control	West Sussex Building Control	E	
Kitchen	Kitchen Designer		
QS			
S. Engineer	Dixon Hurst Consulting Civil & Structural Engineers		
M Contractor			E

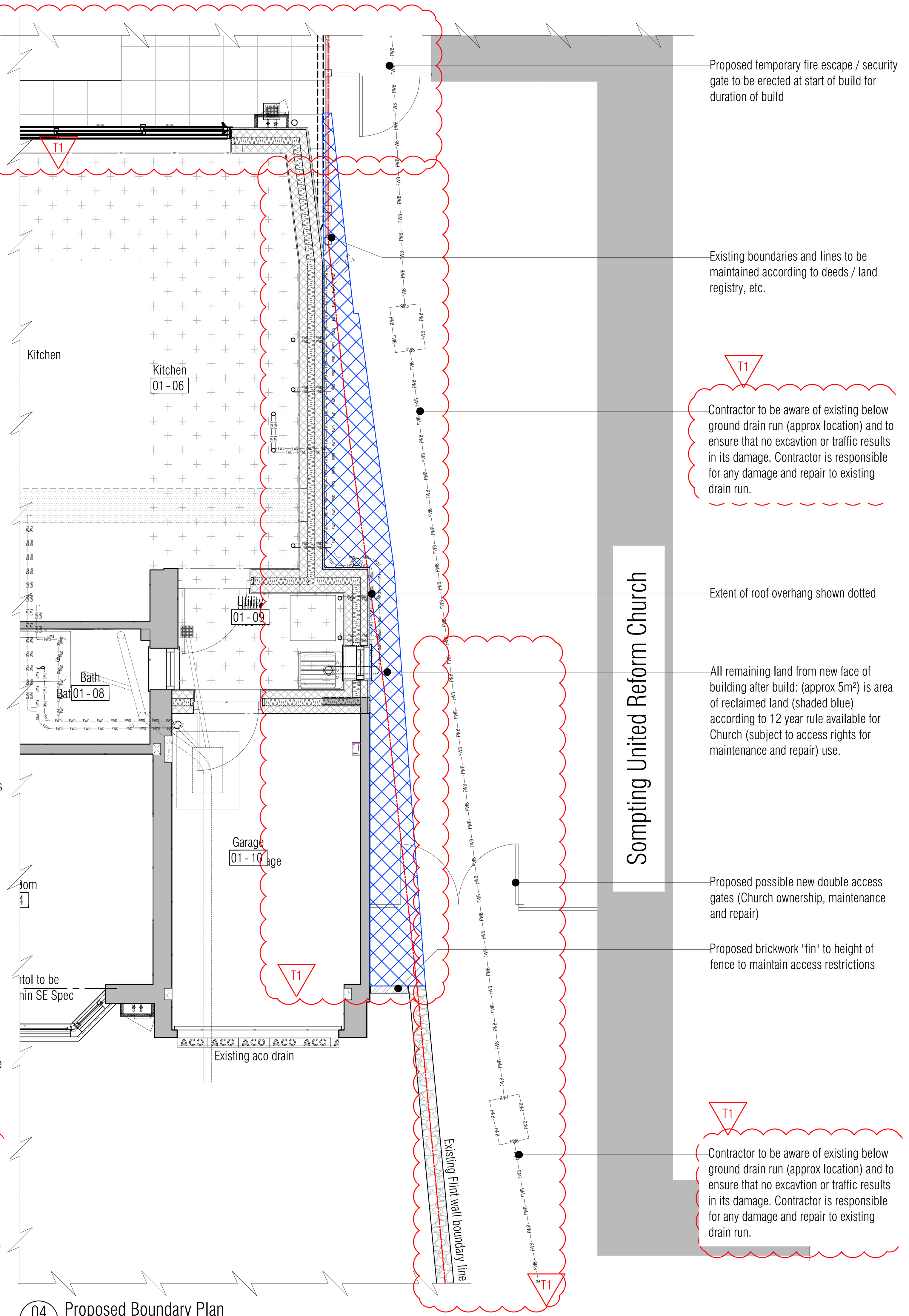
NOTES: Do not scale this drawing. All dimensions to be checked on site prior to commencement or manufacture. All elements or entities shown are indicative in shape, size and location and are subject to a manufacturers and / or construction reality & constraints tolerance of ±300mm in any direction or distance.



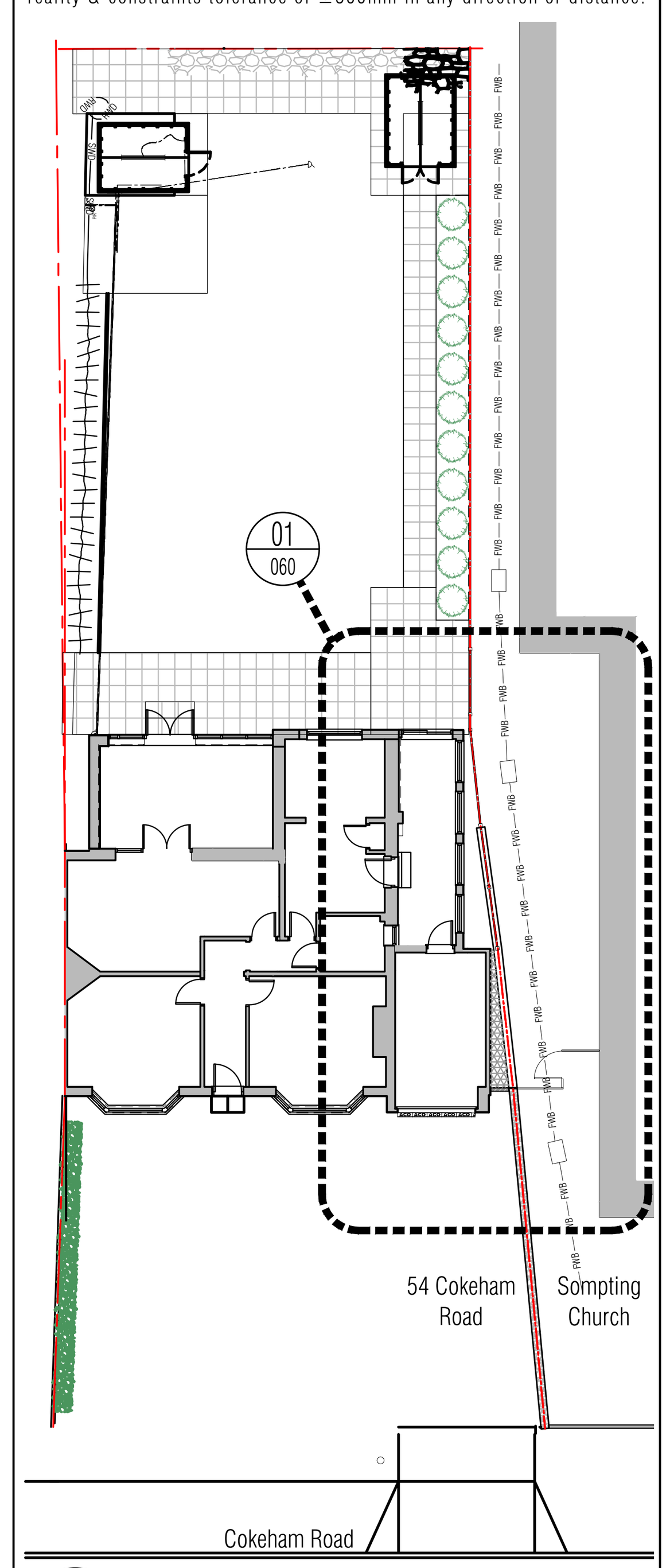
02 Existing Boundary Flint Wall Plan
Scale: 1:50



03 Boundary Flint Wall Demolition Plan
Scale: 1:50



04 Proposed Boundary Plan
Scale: 1:50



01 Existing General Arrangement Key Plan
Scale: 1:200

All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	06.12.24	RKC	-	Gen revs per clouds

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DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT CDM ESTIMATING

ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

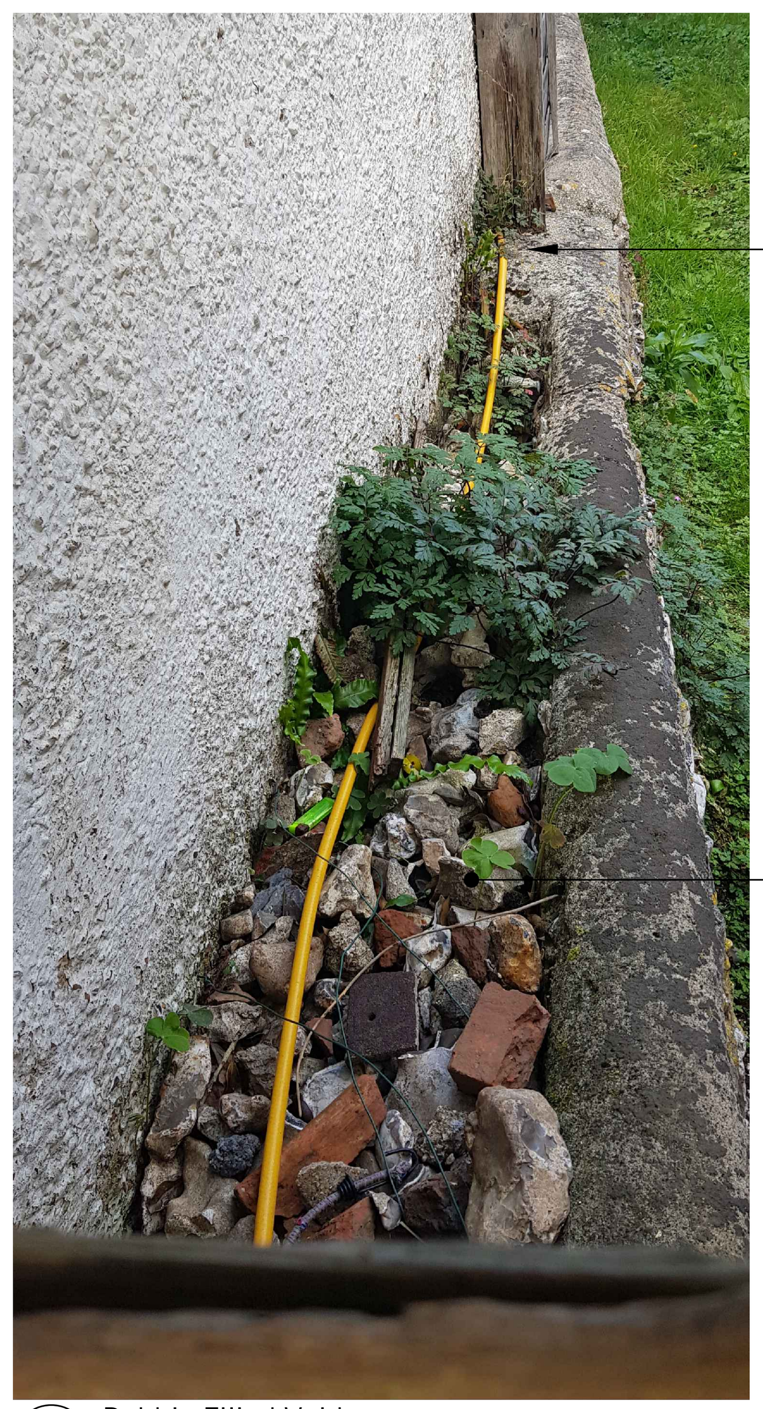
Project Title
Rehabilitation and
Roof Extension
Project

Drawing Title
PROPOSED
Church Boundary Flint Wall
Removal as agreed with Church

Drawn by: RKC	Scale: 1:50@A1	Date: 13.04.22
Designed by: RKC	Checked by: RKC	Approved by: RKC

File Ref.: 24.12.06 09:53:37

Drawing No. 201554-A-060
Rev. T1



05 Rubble Filled Void
Scale: NTS

06 Decaying Flint Wall
Scale: NTS

All proposed works are subject to costs by N°54 and the Church is to suffer no expense for the proposals (unless due to poor maintenance, inevitable dilapidation or decay). N°54 will repair, replace and make good any and all damage (if any) as a result of the building works.

Scale: 1:2500 0m 50m 100m 150m 200m
Scale: 1:1250 0m 25m 50m 75m 100m
Scale: 1:100 0m 1m 2m 3m 4m 5m 6m 7m 8m
Scale: 1:50 0m 1m 2m 3m 4m

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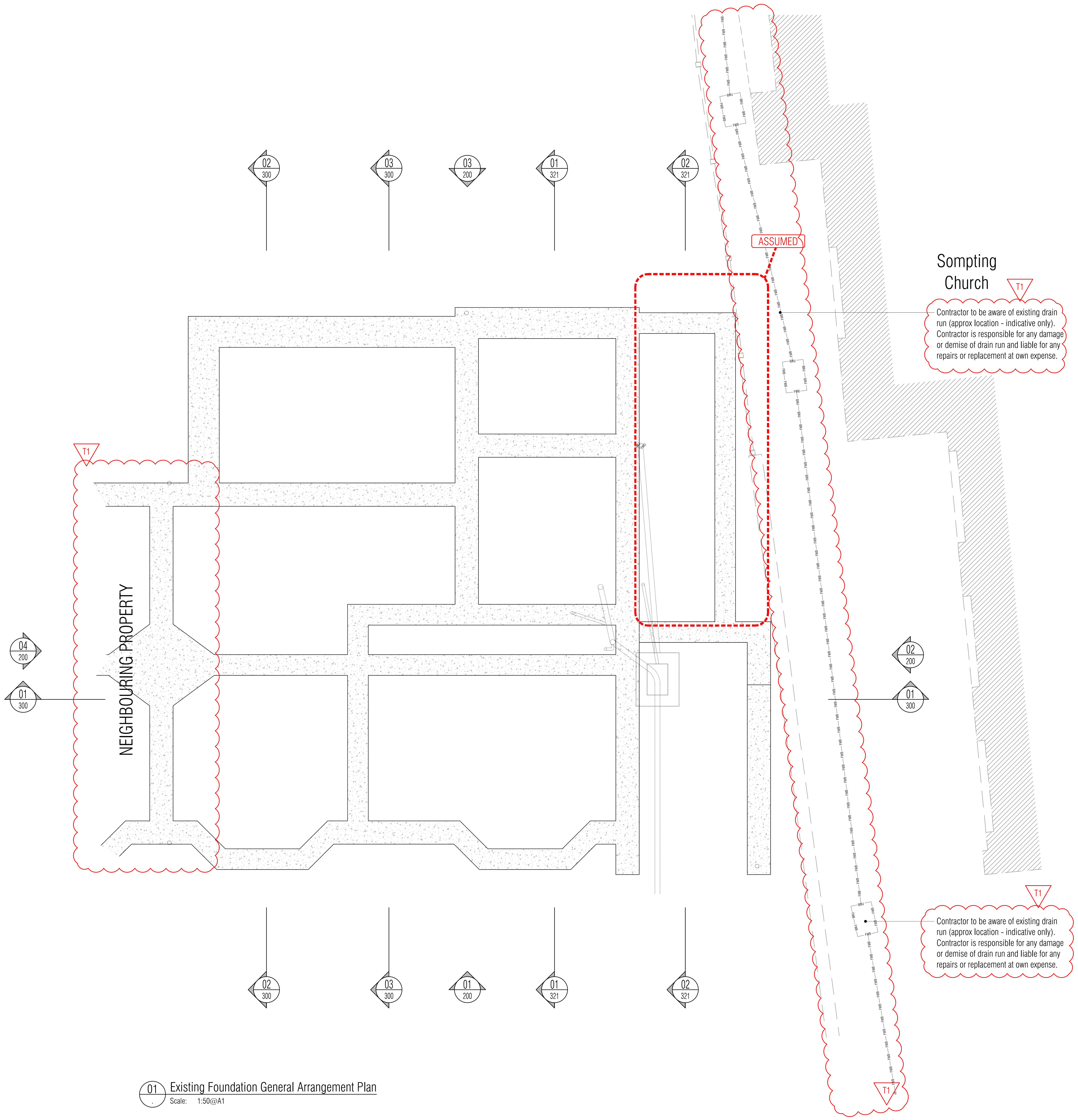
NB: All levels are approximate and are subject to further site investigation prior to construction. All discrepancies to be reported to RKCC immediately.

NOTE: All foundations are indicative only and subject to site investigation and trial holes. All foundation to be in accordance with Structural Engineers design and specification. Structural analysis and solution for beams, foundations, padstone, etc. to be confirmed by Structural Engineer



01 Existing Foundation General Arrangement Plan
Scale: 1:50@A1

Scale: 1:100 0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:50 0m 1m 2m 3m 4m

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Title
Scale: 1:1

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Typical General Arrangement DWG N° Key
521717-A-121-0
Stage: 1-Existing, 2-Demolition 3+ -Proposals
Job N°
Discipline (A= Architecture)
Level N°
Sheet series N°: 0= Extents 1-5= Zones
Dwg Series

All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Existing
Foundation
General Arrangement
Plan

Drawn by:	Scale:	Date:
RKC	1:50@A1, 1:100@A3	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: X:\201554-BREGS\GA\100\ 201554-A-100.DWG - T1-241205142959 24:12:05:14:30:00

Drawing No. 201554-A-100 Rev. T1

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NB: All information based on supplied third party survey information. All discrepancies to be reported to RKCC immediately upon discovery.

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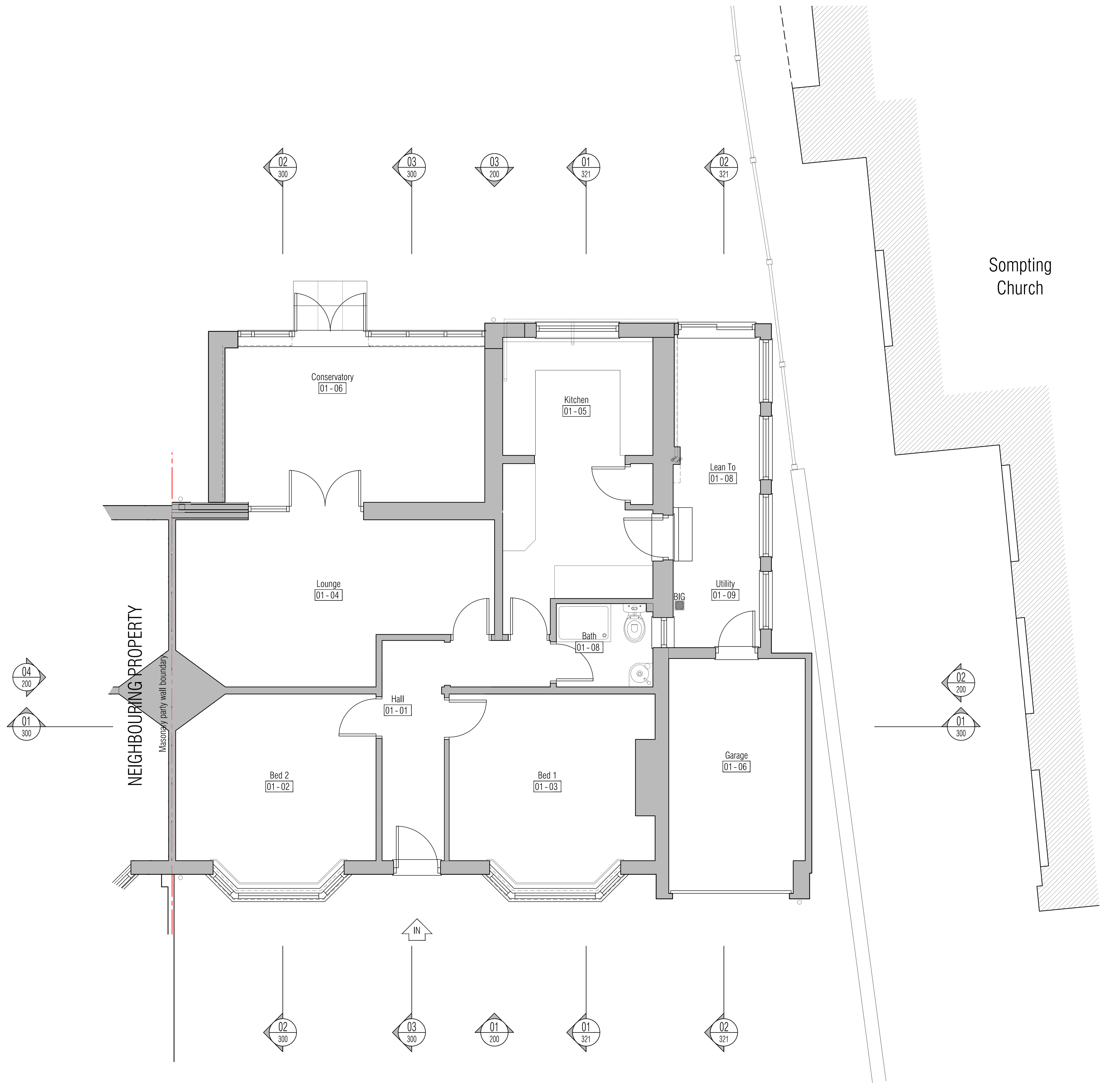

01 Existing Ground Floor General Arrangement Plan
Scale: 1:50@A1

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Scale: 1:100 0m 1m 2m 3m 4m 5m 6m 7m 8m

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Room Reference Legend
Denotes Room name → Room
Denotes Level → G - 01 ← Denotes room n°
← Denotes room area

Drawing Referencing Legend

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Discipline (A= Architecture)
Level N°
Sheet series N°: 0= Extents, 1-5= Zones
Dwg Series

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T1	05.12.24	RKC	-	DRAWING ISSUED FOR TENDER

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Existing
Ground Floor
General Arrangement
Plan

Drawn by:	Scale:	Date:
RKC	1:50@A1, 1:100@A3	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: X:\201554-BREGS\GA\100\ 201554-A-101.DWG - T1-241205143037
24:12:05:14:30:37

Drawing No. 201554-A-101
Rev. T1

NB: All information based on supplied third party survey information.
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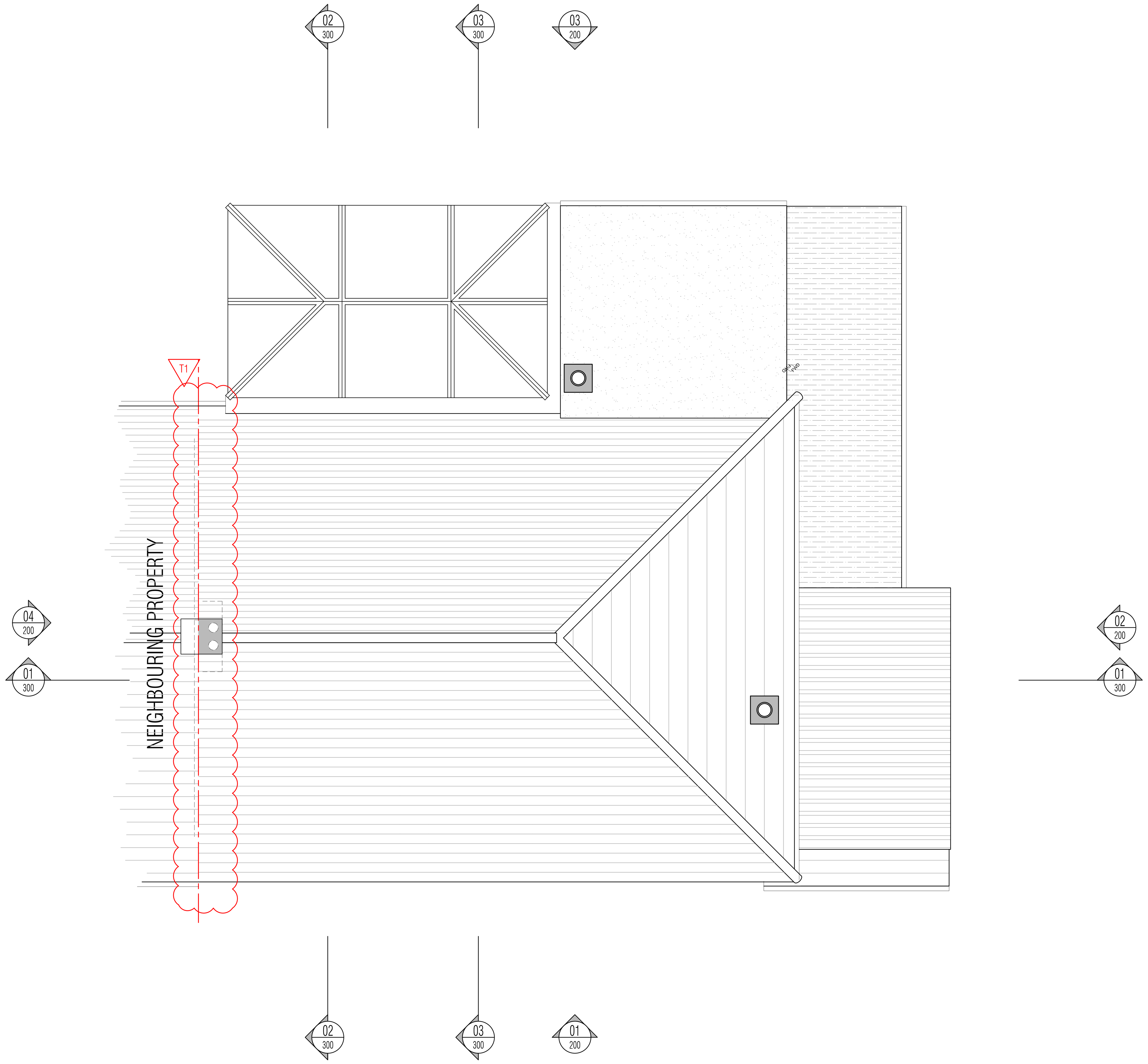

01 Existing Roof / First Floor General Arrangement Plan
Scale: 1:50@A1

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521717-A-121-0
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Discipline (A= Architecture)
Level N°
Sheet series N°: 0= Extents, 1-5= Zones
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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension and Enlargement of Rebuild of Existing Conservatory, Lean-to Conservatory and Kitchen Extension

Drawing Title
Existing Roof / First Floor General Arrangement Plan

Drawn by:	Scale:	Date:
RKC	1:50@A1, 1:100@A3	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: X:\201554-BREGS\GA\100\201554-A-102.DWG - T1-241205143113
24:12:05:14:31:13

Drawing No. 201554-A-102
Rev. T1

NB: Contractor to fully investigate and determine load bearing capacity of all building elements and materials and consult with Architect and Structural Engineer prior to commencement of demolition works. All discrepancies to be reported to RKCC immediately upon discovery.

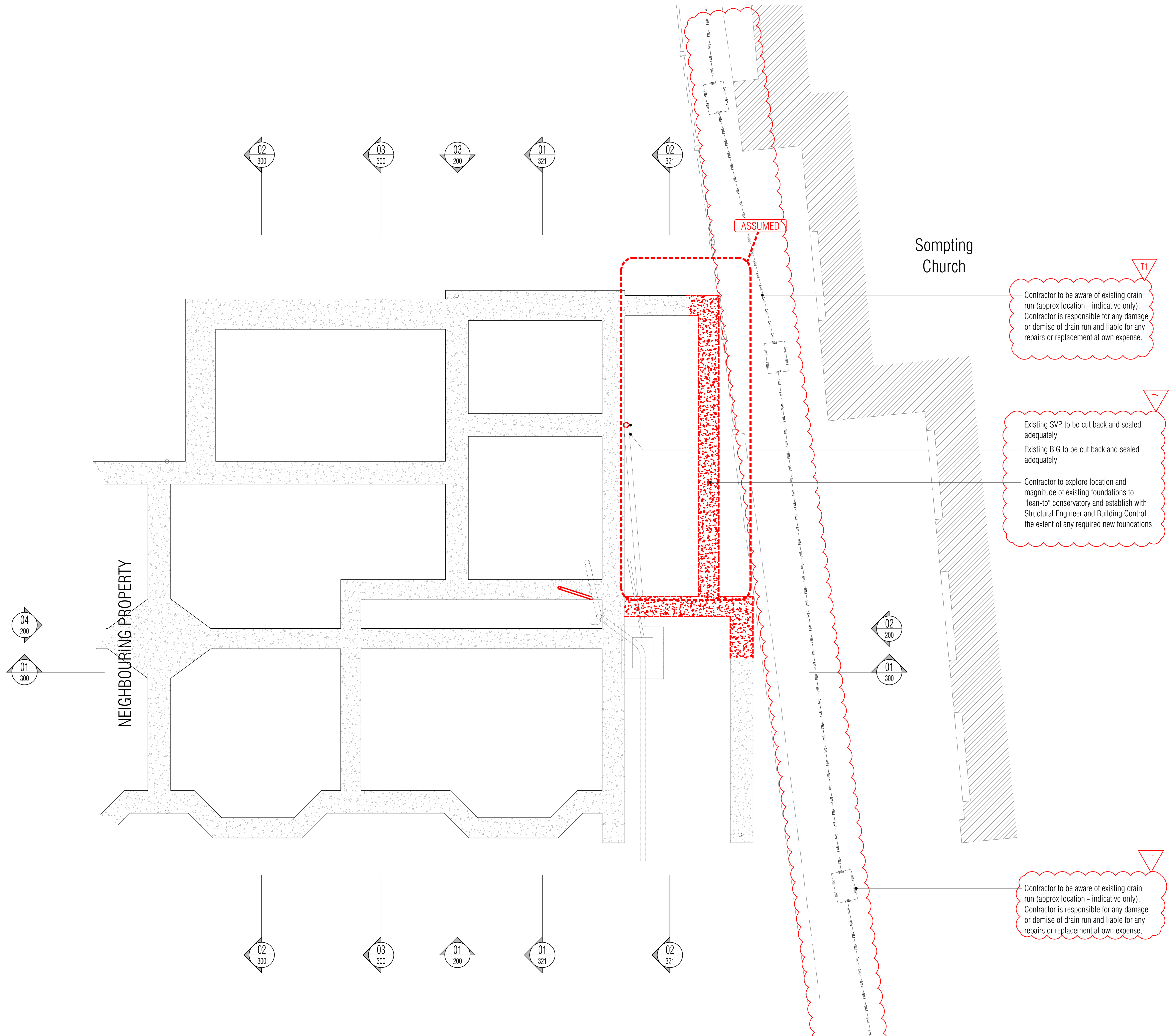
All builders works (cutting, coring, penetrating, etc.) to be in accordance with Mech & Elec dwgs. No builders works to proceed without confirmation by Structural Engineer to maintain integrity of structure.

NB: All information based on supplied third party survey information. All discrepancies to be reported to RKCC immediately upon discovery.

NB: All levels are approximate and are subject to further site investigation prior to construction. All discrepancies to be reported to RKCC immediately

NB: All waste to be recycled where possible and/or disposed of in accordance with the Contractor's Site Waste Management Plan and all in accordance with current legislation, particularly, but not excluding, all hazardous materials

NOTE: All foundations are indicative only and subject to site investigation and trial holes. All foundation to be in accordance with Structural Engineers design and specification. Structural analysis and solution for beams, foundations, padstone, etc. to be confirmed by Structural Engineer



01 Demolition Foundation General Arrangement Plan
Scale: 1:50@A1

Mechanical and Electrical Strip out

All existing ground floor connections to below ground drainage are to be retained and be capped and sleeved for possible future re-use (to M&E Subcontractor later design) unless indicated to the contrary.
All existing above ground services are to be retained for possible future re-use (to M&E Subcontractor later design) unless indicated to the contrary or prohibitive to location of new elements.

- Stripping to be commenced only after agreement of risk assessments & method statements (RAMS) and safe working protocols.
- Stripping to be carried out only under a permit process.
- All fixings to be cut off at surface and made safe.
- All holes through structure and fabric to have sleeves and existing stopping material removed and holes made good i.e. filled with material appropriate to the fire rating of the original and made flush with existing surfaces.
- All stripped material to be sorted and disposed under an environmentally sensitive waste disposal plan to be agreed prior to works commencing.
- All systems to be made safe prior to stripping commencing.
- If the building is of an age where it is reasonable to anticipate harmful materials may exist, prior to work commencing, operatives shall be made aware of the indications within the asbestos register and survey.
- On discovery or suspicion of any material that may be harmful in the process of the works these shall cease until an agreed action plan is put in place including any necessary testing and licensed removal.

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Scale: 1:100 — 0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:50 — 0m 1m 2m 3m 4m

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ISSUED FOR TENDER

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Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Demolition
Foundation
General Arrangement
Plan

Drawn by:	Scale:	Date:
RKC	1:50@A1, 1:100@A3	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: X:\201554-BREGS\GA\100\ 201554-A-110.DWG - T1-241205143150 24:12:05:14:31:51

Drawing No. 201554-A-110
Rev. T1

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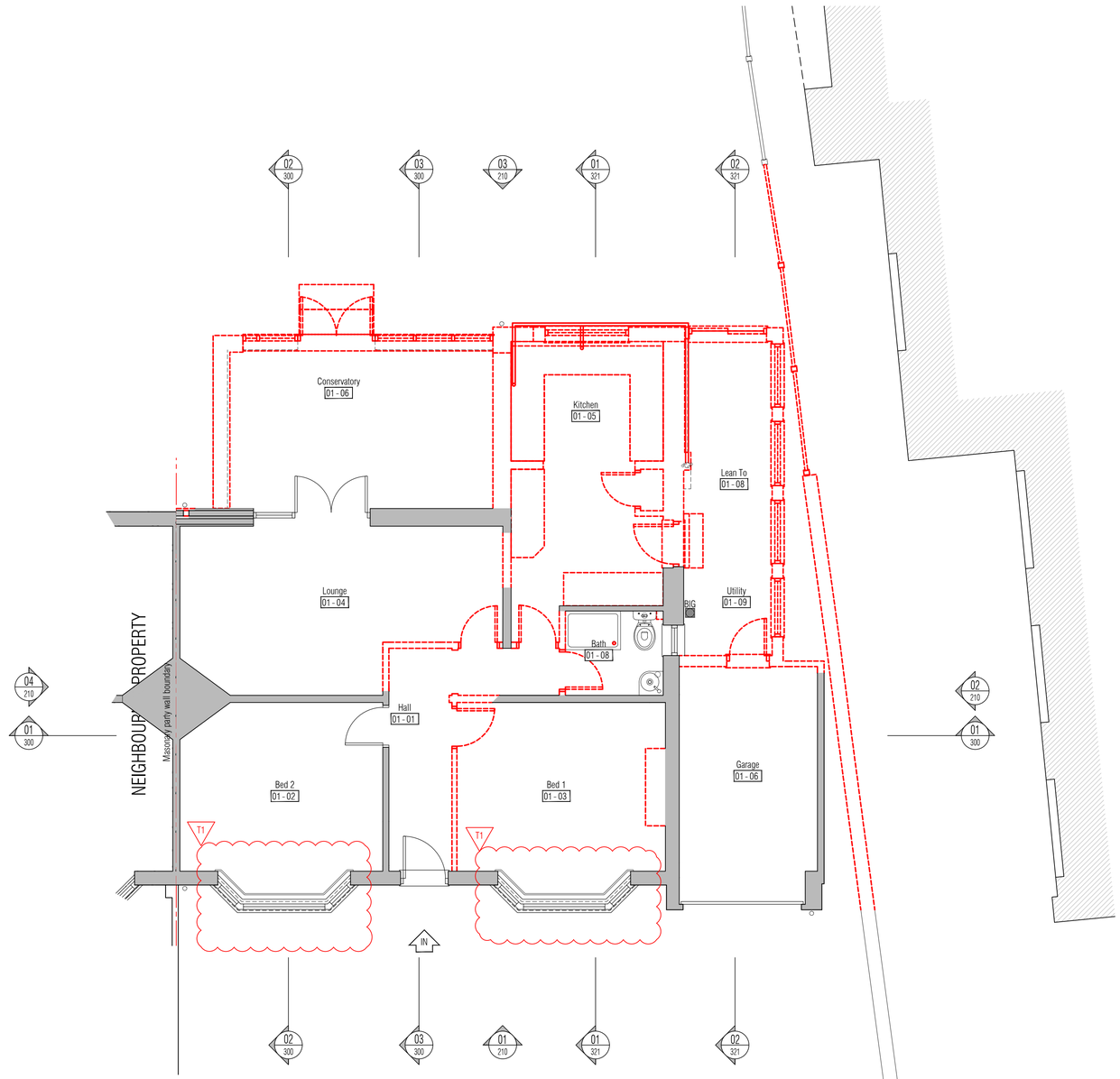

01 Ground Floor Demolition Plan
Scale: 1:50@A1

Mechanical and Electrical Strip out

All existing ground floor connections to below ground drainage are to be retained and be capped and sleeved for possible future re-use (to M&E Subcontractor later design) unless indicated to the contrary.
All existing above ground services are to be retained for possible future re-use (to M&E Subcontractor later design) unless indicated to the contrary or prohibitive to location of new elements.

- Stripping to be commenced only after agreement of risk assessments & method statements (RAMS) and safe working protocols.
- Stripping to be carried out only under a permit process.
- All fixings to be cut off at surface and made safe.
- All holes through structure and fabric to have sleeves and existing stopping material removed and holes made good i.e. filled with material appropriate to the fire rating of the original and made flush with existing surfaces.
- All stripped material to be sorted and disposed under an environmentally sensitive waste disposal plan to be agreed prior to works commencing.
- All systems to be made safe prior to stripping commencing.
- If the building is of an age where it is reasonable to anticipate harmful materials may exist, prior to work commencing, operatives shall be made aware of the indications within the asbestos register and survey.
- On discovery or suspicion of any material that may be harmful in the process of the works these shall cease until an agreed action plan is put in place including any necessary testing and licensed removal.

Scale: 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:50
0m 1m 2m 3m 4m

All dimensions prefixed by * and suffixed by * are dimensions to the existing fabric and are subject to site checking prior to commencement of construction, manufacture or installation. All discrepancies to be reported to RKCC immediately on discovery.

NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING -

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Room Reference Legend
Denotes Room name → Room
Denotes Level → G - 01 → Denotes room n°
Denotes room area

Drawing Referencing Legend
Title Reference Bubble
Detail reference n° on current sheet: referred to by top n° of other bubbles
Denotes dwg n° of sheet for Title
backward referencing only
xx / xx Title Scale: 1:1

Room Call Out Reference Bubble
Reference n°: refers to top n° of Title bubble on residing dwg n°.
Denotes dwg n° for *forward* referencing
XX / xx — Refers to room elevation or detailed dwg of area.

Elevation (*inc. room elevations*) Reference Bubble
Reference n°: refers to top n° of Title bubble on residing dwg n°.
Denotes dwg n° for *forward* referencing
XX / xx — Arrow denotes direction of view or face of subject

Detail Call Out Reference Bubble
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Typical General Arrangement DWG N° Key
Stage: 1-Existing, 2-Demolition, 3+ -Proposals
Job N°: 521717-A-121-0
Discipline (A= Architecture)
Level N°
Sheet series N°: 0= Extents; 1-5= Zones
Dwg Series
All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	DRAWING ISSUED FOR TENDER

RAPID KEYSTONE
CONSTRUCTION CONSULTANCY LTD
WWW.RKCCLTD.CO.UK 07985585488 RKC@RKCCLTD.CO.UK
DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT CDM ESTIMATING

ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Ground Floor
Demolition
Plan

Drawn by:	Scale:	Date:
RKC	1:50@A1, 1:100@A3	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: K:\201554-BRED\DA\185 - 201554-A-111.DWG - T1-241205143230
24.12.05.14.32.30

Drawing No.	Rev.
201554-A-111	T1

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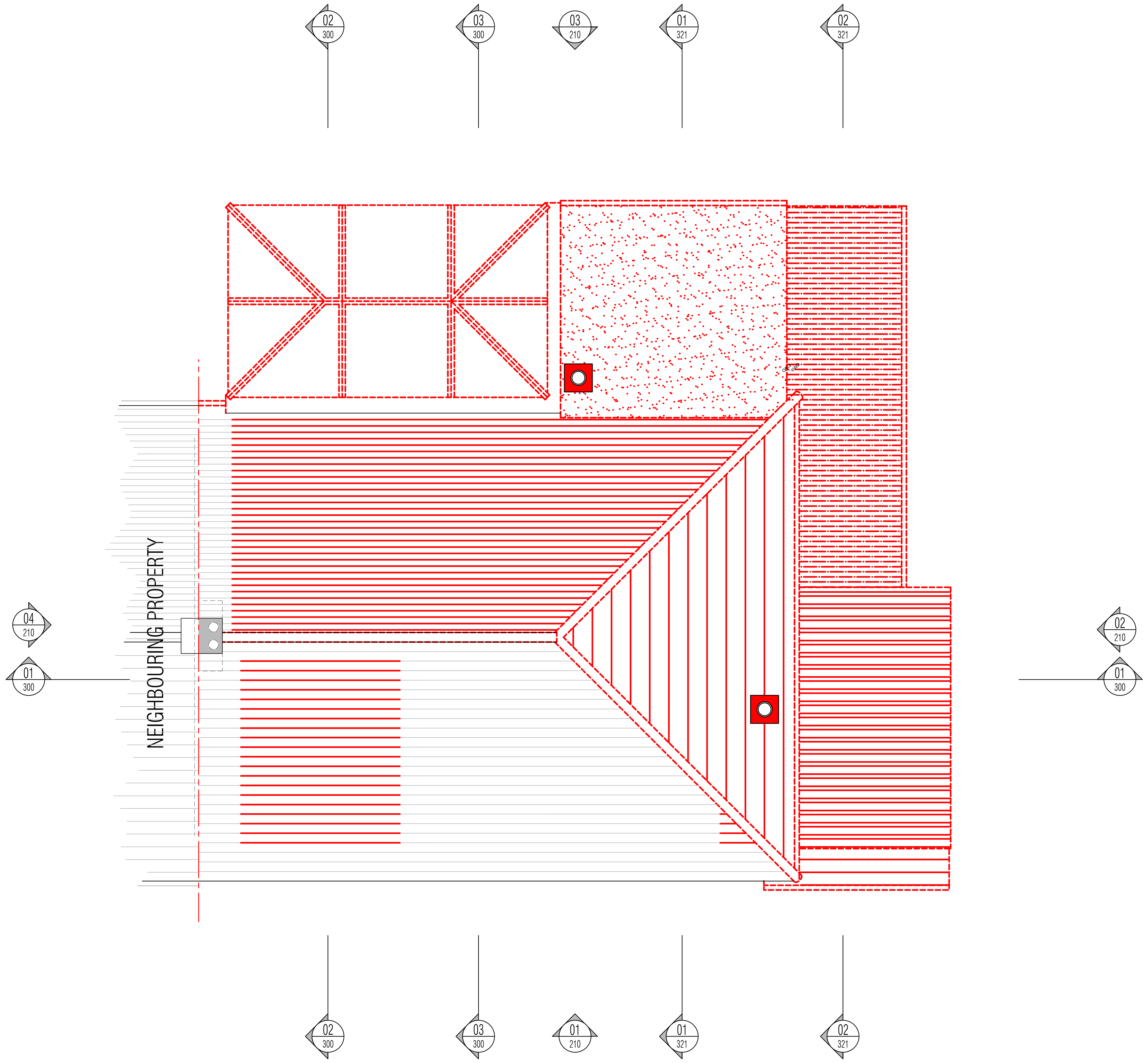

01 Roof / First Floor Demolition Plan
Scale: 1:50@A1

Mechanical and Electrical Strip out

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Typical General Arrangement DWG N° Key
521717-A-121-0
Stage: 1-Existing, 2-Demolition 3+ -Proposals; Job N°; Discipline (A= Architecture); Level N°; Sheet series N°: 0= Extents, 1-5= Zones; Dwg Series

All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Roof / First Floor
Demolition
Plan

Drawn by:	Scale:	Date:
RKC	1:50@A1, 1:100@A3	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: X:\201554-BREGS\GA\100\201554-A-112.DWG - T1-241205143307 24:12:05:14:33:07

Drawing No. 201554-A-112 Rev. T1

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NOTE: All foundations are indicative only and subject to site investigation and trial holes. All foundation to be in accordance with Structural Engineers design and specification. Structural analysis and solution for beams, foundations, padstone, etc. to be confirmed by Structural Engineer

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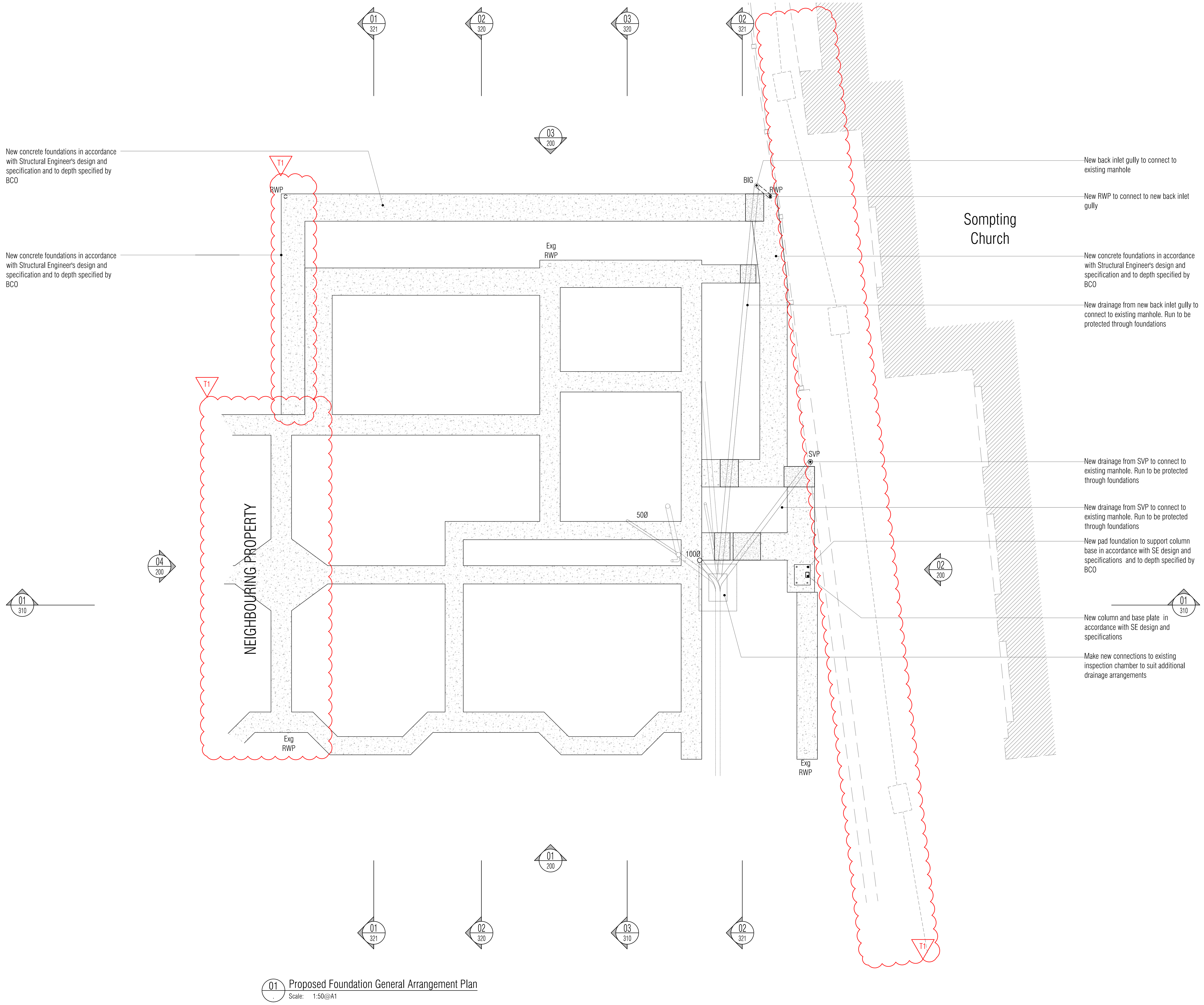

01 Proposed Foundation General Arrangement Plan
Scale: 1:50@A1

Drawing Referencing Legend

Title Reference Bubble
Detail reference n° on current sheet: referred to by top n° of other bubbles. Denotes dwg n° of sheet for Title *backward* referencing only — Title Scale: 1:1

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Typical General Arrangement DWG N° Key
Stage: 1-Existing, 2-Demolition, 3+ -Proposals; Job N°; Discipline (A= Architecture) — 521717-A-121-0 — Level N°; Sheet series N°: 0= Extents, 1-5= Zones; Dwg Series

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Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
Foundation
General Arrangement
Plan

Drawn by: RKC	Scale: 1:50@A1, 1:100@A3	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: X:\201554-BREGS\GA\100\ 201554-A-120.DWG - T1-241205143345 24:12:05:14:33:44

Drawing No. 201554-A-120 Rev. T1

Screed depths may vary depending on floor finish and location. Main Contractor to determine screed depth required for each location to accommodate floor finish, underlay, membranes, paints, fixings, etc to maintain uniform finished floor levels. Contractor to allow for a self levelling screed throughout.

All dimensions prefixed by * and suffixed by * are dimensions to the existing fabric and are subject to site checking prior to commencement of construction, manufacture or installation. All discrepancies to be reported to RKCC immediately on discovery.

All specialist equipment installed in accordance with specialist manufacturers design and details

Scale: 1:100 0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:50 0m 1m 2m 3m 4m

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New openings to be formed to accommodate dark grey triple panel aluminium flush cill patio doors with one opening door panel. Refer to schedules and details

Structural beam to support flat roof joists all in accordance with Structural Engineers design and specification

Some areas of new extension (shown hatched) to have 150mm concrete slab floor covered with 90mm PIR insulation with 50mm sand cement screed as infill to match existing floor level

Proprietary roof lights in accordance with manufacturers design and specification. ref window schedule and details

Possible Structural support flat roof joists, new floor joists and existing floor joists all in accordance with Structural Engineers design and specification

Existing opening and PVCu doors to be retained

Install new timber stair, refer to dwg 201554-A-420

Structural column to support ridge supported on top of wall at GF ceiling level all TBC and in accordance with Structural Engineers design and specification

Existing bay windows to be retained and coloured dark grey to match new fenestrations.

100x100mm intermediate timber posts over, bearing on to Beam all in accordance with Structural Engineers design and specification

Hall stud wall to be move/modified to accommodate built in cupboards for incoming services and power connections, boots coats etc. Refer to details

100x100mm intermediate timber posts over, bearing onto Beam 07 or double joist all in accordance with Structural Engineers design and specification

New openings to be formed to accommodate triple panel aluminium flush cill patio doors with one opening door panel. Refer to schedules and details

Install new hot and cold water faucets within insulated cabinet. Cabinet to be situated over new gully trap

Structural beam to support flat roof joists all in accordance with Structural Engineers design and specification

Construct new extension consisting of 100mm blockwork outer leaf with 25mm self cleaning waterproof polymer render, 100mm PIR insulation to cavity with 100mm dense concrete block inner leave with 2 coats plaster plus skim coat

Structural beam to support flat roof joists, new floor joists and existing floor joists all in accordance with Structural Engineers design and specification

Bathroom to accommodate new bath tub.

Boiler to be relocated to utility room and gas supply diverted to supply appliance.

New fully tiled utility room with fall to gully floor in case of appliance leakage. Original wall window to be reduced but retain fan light opening. Room to have extract fan on timer with manual override to run longer in order to prevent excess condensation.

Structural column to support ridge and floor beams all in accordance with Structural Engineers design and specification

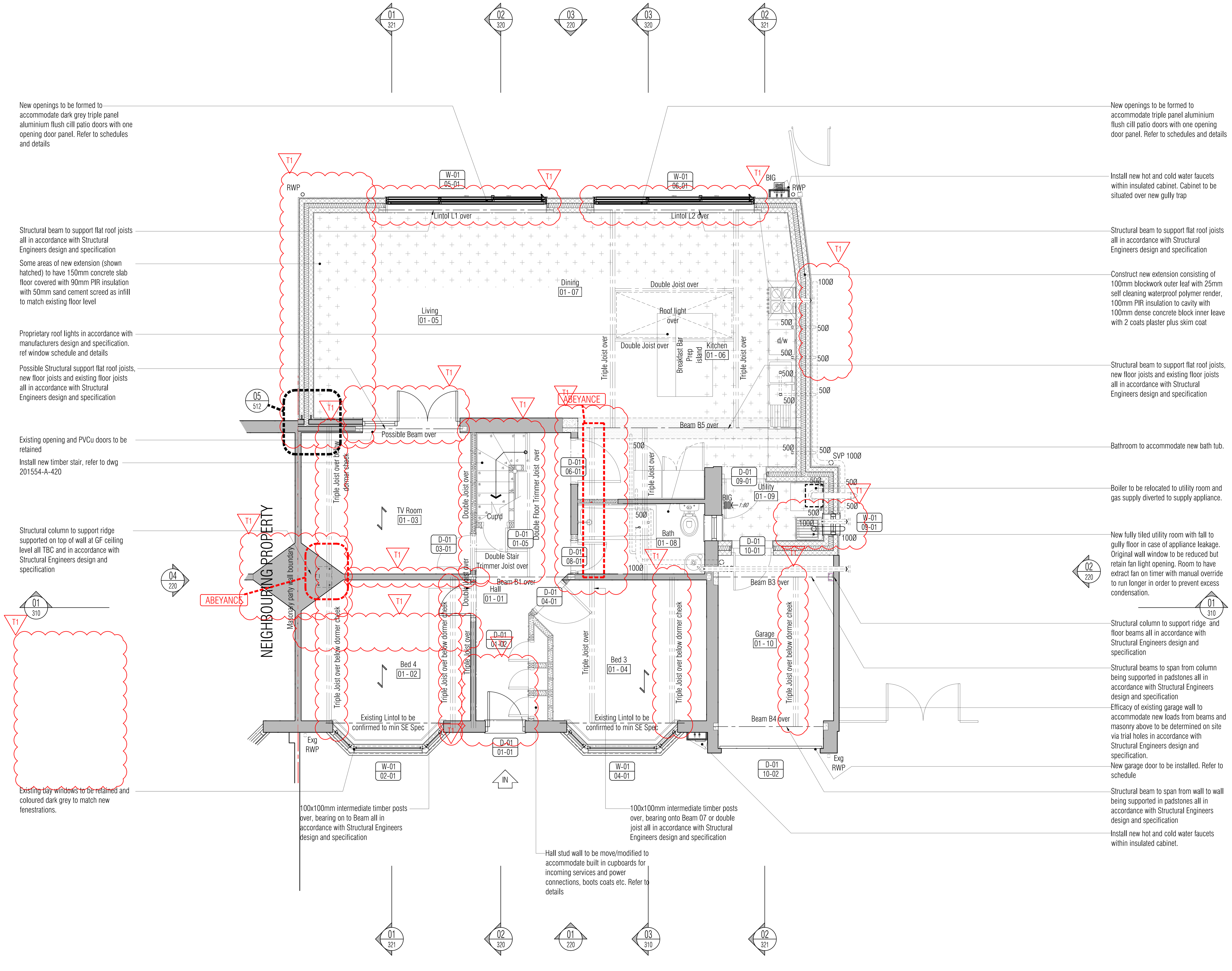
Structural beams to span from column being supported in padstones all in accordance with Structural Engineers design and specification

Efficacy of existing garage wall to accommodate new loads from beams and masonry above to be determined on site via trial holes in accordance with Structural Engineers design and specification.

New garage door to be installed. Refer to schedule

Structural beam to span from wall to wall being supported in padstones all in accordance with Structural Engineers design and specification

Install new hot and cold water faucets within insulated cabinet.



01 Proposed Ground Floor General Arrangement Plan

Scale: 1:50@A1

Scale: 1:100 0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:50 0m 1m 2m 3m 4m

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All specialist equipment installed in accordance with specialist manufacturers design and details

Insulation Legend

Denotes PIR solid insulation cut to tightly fill void. All edges to be snug or filled with insulating foam cut flush. Warm insulation side to accommodate VCL (Vapour Control Layer) lapped and sealed in accordance with manufacturers design and specification.

Denotes fibre glass foam/wool insulation cut to tightly fill void. All edges to be snug. Warm insulation side to accommodate VCL (Vapour Control Layer) (where installed) lapped and sealed in accordance with manufacturers design and specification.

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Opening Reference Legend

Denotes assembly type: D=Door, W=Window, S=Screen — Denotes floor level

Denotes room n° — Denotes opening n°

Room Reference Legend

Denotes Room name — Denotes Level — Denotes room n° — Denotes room area

Drawing Referencing Legend

Title Reference Bubble

Detail reference n° on current sheet: referred to by top n° of other bubbles. Denotes dwg n° of sheet for Title *backward* referencing only — Title Scale: 1:1

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Typical General Arrangement DWG N° Key

Stage: 1-Existing, 2-Demolition, 3+ -Proposals — Job N° — 521717-A-121-0 — Level N° — Sheet series N°: 0= Extents, 1-5= Zones — Dwg Series — Discipline (A= Architecture)

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Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

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ISSUED FOR TENDER

Client: Emma Day, 54 Cokeham Road, Sompting

Project Title: Roof Extension and Enlargement of Rebuild of Existing Conservatory, Lean-to Conservatory and Kitchen Extension

Drawing Title: Proposed Ground Floor General Arrangement Plan

Drawn by:	Scale:	Date:
RKC	1:50@A1, 1:100@A3	13.04.22
Designed by:	**Checked by:**	**Approved by:**
RKC	-	-

File Ref.: 24.12.05 14:34:28

Drawing No. 201554-A-121 — Rev. T1

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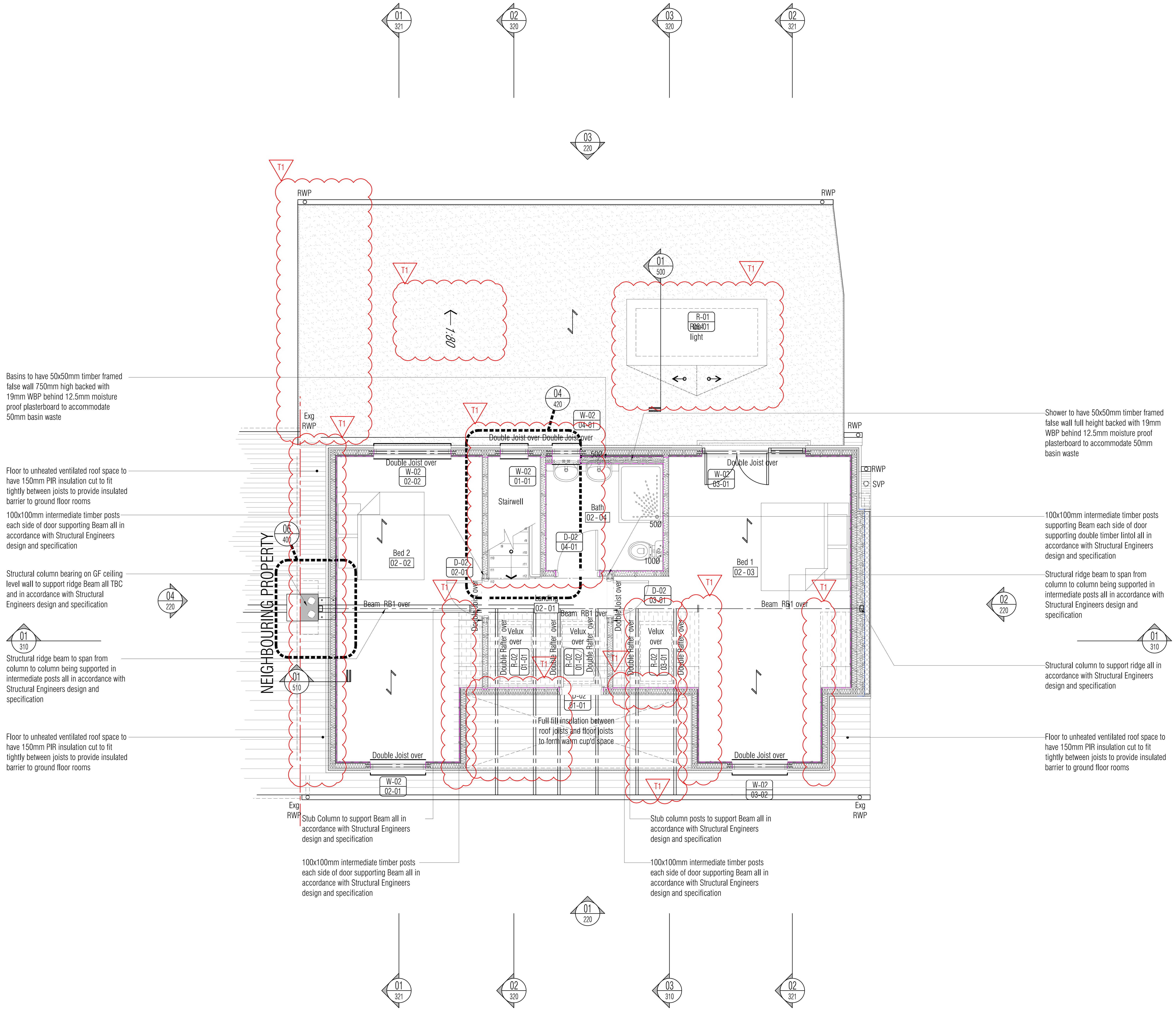

01 Proposed First Floor General Arrangement Plan

Scale: 1:50@A1

Scale: 1:100

Scale: 1:50

Insulation Legend

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Room Reference Legend
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Drawing Referencing Legend
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Typical General Arrangement DWG N° Key
Stage: 1-Existing, 2-Demolition, 3+ -Proposals; Job N°; Discipline (A= Architecture) — 521717-A-121-0 — Level N°; Sheet series N°: 0= Extents, 1-5= Zones; Dwg Series
All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

RAPID KEYSTONE CONSTRUCTION CONSULTANCY LTD
WWW.RKCCLTD.CO.UK 07985585488 RKC@RKCCLTD.CO.UK
DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT COM ESTIMATING

ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension and Enlargement of Rebuild of Existing Conservatory, Lean-to Conservatory and Kitchen Extension

Drawing Title
Proposed First Floor General Arrangement Plan

Drawn by: RKC	Scale: 1:50@A1, 1:100@A3	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.:

Drawing No. 201554-A-122 — Rev. T1

NB: Contractor to fully investigate and determine load bearing capacity of all building elements and materials and consult with Architect and Structural Engineer prior to commencement of demolition works. All discrepancies to be reported to RKCC immediately upon discovery.

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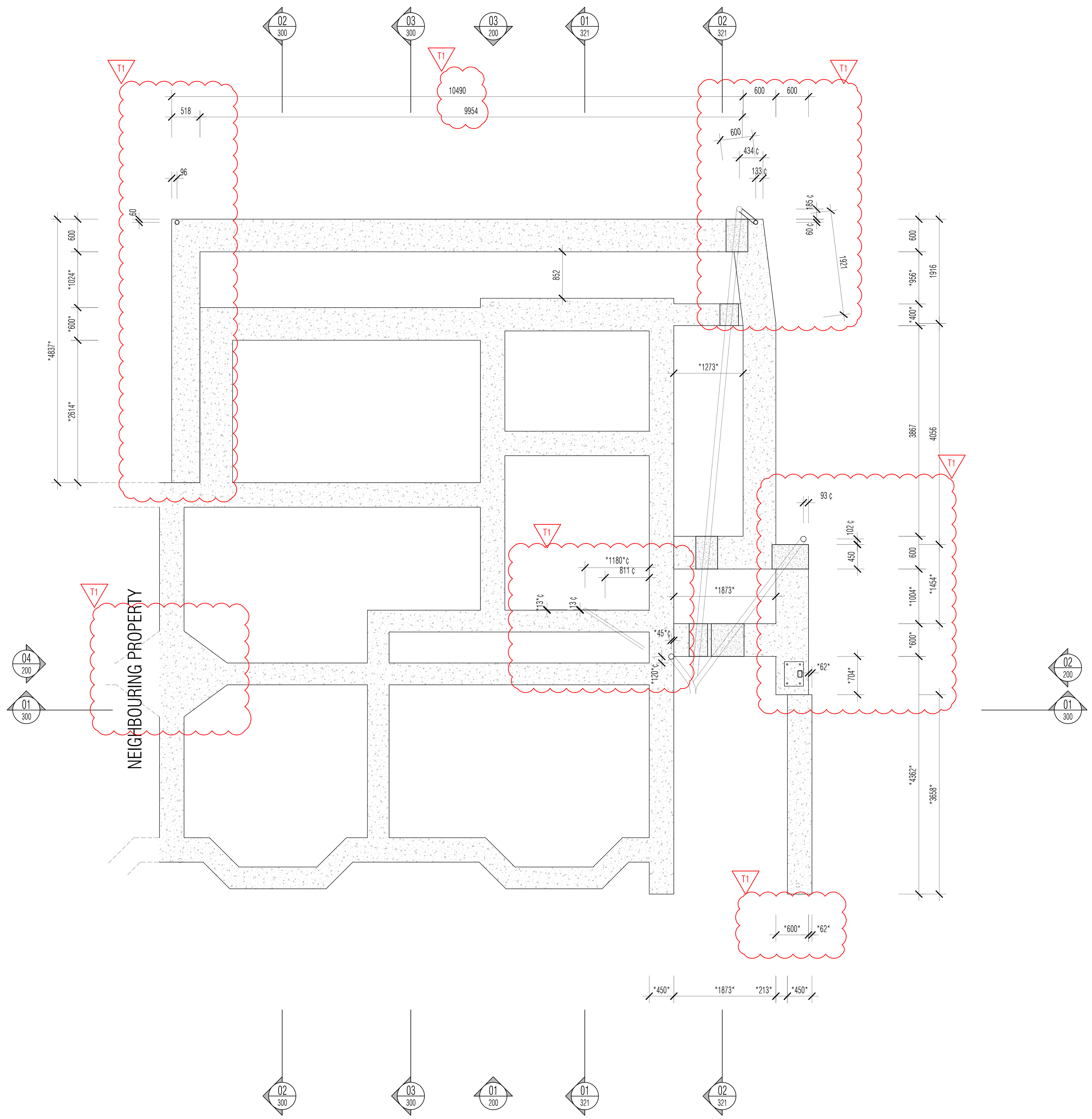
NB: All information based on supplied third party survey information. All discrepancies to be reported to RKCC immediately upon discovery.

NB: All levels are approximate and are subject to further site investigation prior to construction. All discrepancies to be reported to RKCC immediately

NOTE: All foundations are indicative only and subject to site investigation and trial holes. All foundation to be in accordance with Structural Engineers design and specification. Structural analysis and solution for beams, foundations, padstone, etc. to be confirmed by Structural Engineer

NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING - NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING



01 Proposed Foundation Setting Out Plan
Scale: 1:50@A1

All dimensions prefixed by * and suffixed by * are dimensions to the existing fabric and are subject to site checking prior to commencement of construction, manufacture or installation. All discrepancies to be reported to RKCC immediately on discovery.

Scale: 1:100 0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:50 0m 1m 2m 3m 4m

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NOTES: Do not scale this drawing. All dimensions to be checked on site prior to commencement or manufacture. PLANNING dwgs: All elements or entities shown are indicative in shape, size and location and are subject to a manufacturers and/or construction reality & constraints tolerance of ±300mm in any direction or distance.

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Drawing Referencing Legend

Title Reference Bubble
Detail reference n° on current sheet: referred to by top n° of other bubbles. Denotes dwg n° of sheet for Title *backward* referencing only — Title, Scale: 1:1

Room Call Out Reference Bubble
Reference n°: refers to top n° of Title bubble on residing dwg n°. Denotes dwg n° for *forward* referencing — Refers to room elevation or detailed dwg of area.

Elevation (*inc. room elevations*) Reference Bubble
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Stage: 1-Existing, 2-Demolition, 3+ -Proposals
Job N°
Discipline (A= Architecture)
521717-A-121-0
Level N°
Sheet series N°: 0= Extents, 1-5= Zones
Dwg Series

All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
Foundation
Setting Out
Plan

Drawn by: RKC	Scale: 1:50@A1, 1:100@A3	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: 24.12.05 14:35:48

Drawing No. 201554-A-130 — Rev. T1

NB: Contractor to fully investigate and determine load bearing capacity of all building elements and materials and consult with Architect and Structural Engineer prior to commencement of demolition works. All discrepancies to be reported to RKCC immediately upon discovery.

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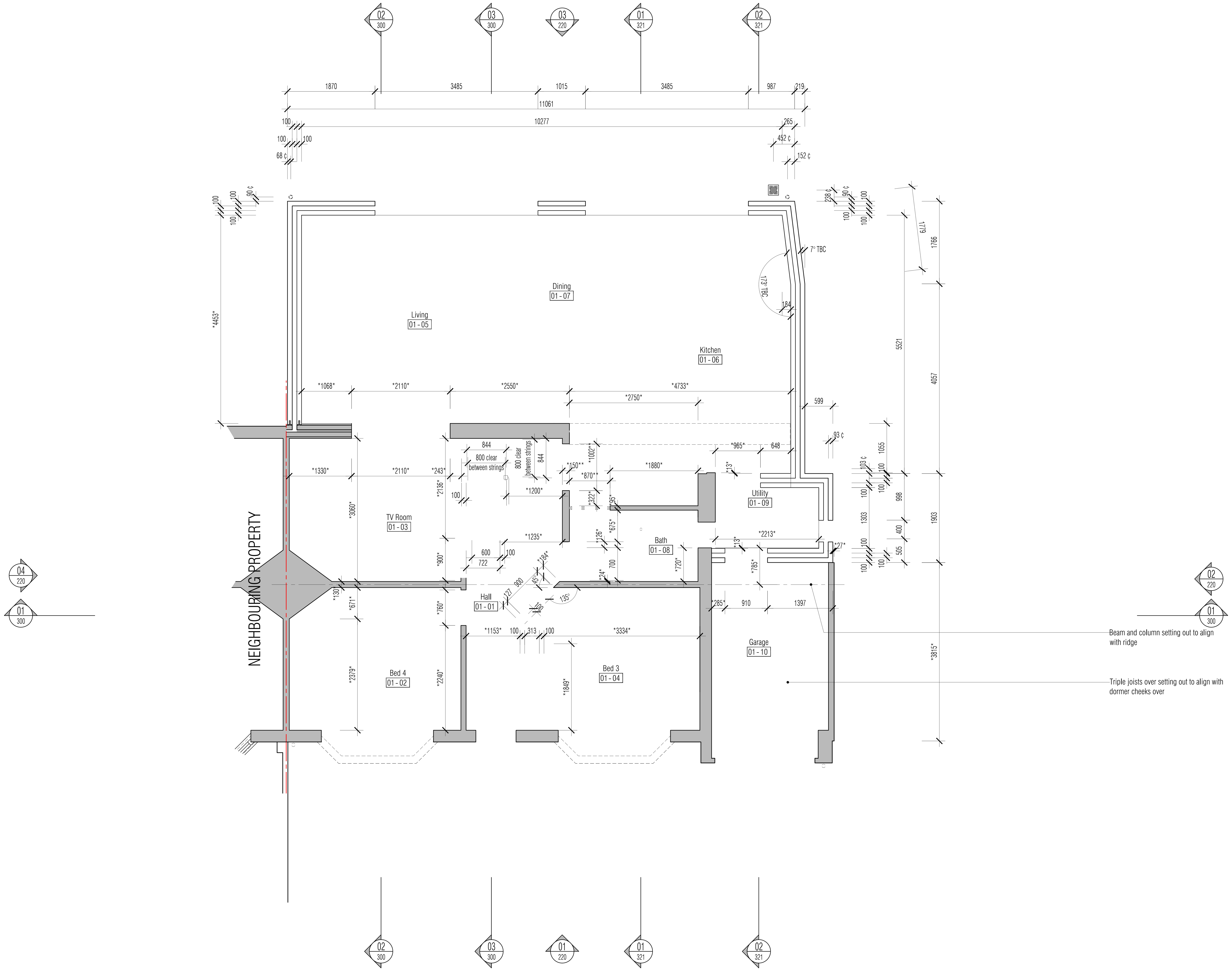

01 Proposed Ground Floor Setting Out Plan
Scale: 1:50@A1

Scale: 1:100
Scale: 1:50

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Room Reference Legend
Denotes Room name → Room
Denotes Level → G - 01 ← Denotes room n°
← Denotes room area

Drawing Referencing Legend

Title Reference Bubble
Detail reference n° on current sheet: referred to by top n° of other bubbles.
Denotes dwg n° of sheet for Title *backward* referencing only
Title
Scale: 1:1

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Stage: 1-Existing, 2-Demolition, 3+ -Proposals
Job N°
Discipline (A= Architecture)
521717-A-121-0
Level N°
Sheet series N°: 0= Extents, 1-5= Zones
Dwg Series

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Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs. Clouds omitted for clarity

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
Ground Floor
Setting Out
Plan

Drawn by:	Scale:	Date:
RKC	1:50@A1, 1:100@A3	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: X:\201554-BREGS\GA\100\201554-A-131.DWG - T1-241205143627 24:12:05:14:36:26

Drawing No. 201554-A-131
Rev. T1

NB: Contractor to fully investigate and determine load bearing capacity of all building elements and materials and consult with Architect and Structural Engineer prior to commencement of demolition works. All discrepancies to be reported to RKCC immediately upon discovery.

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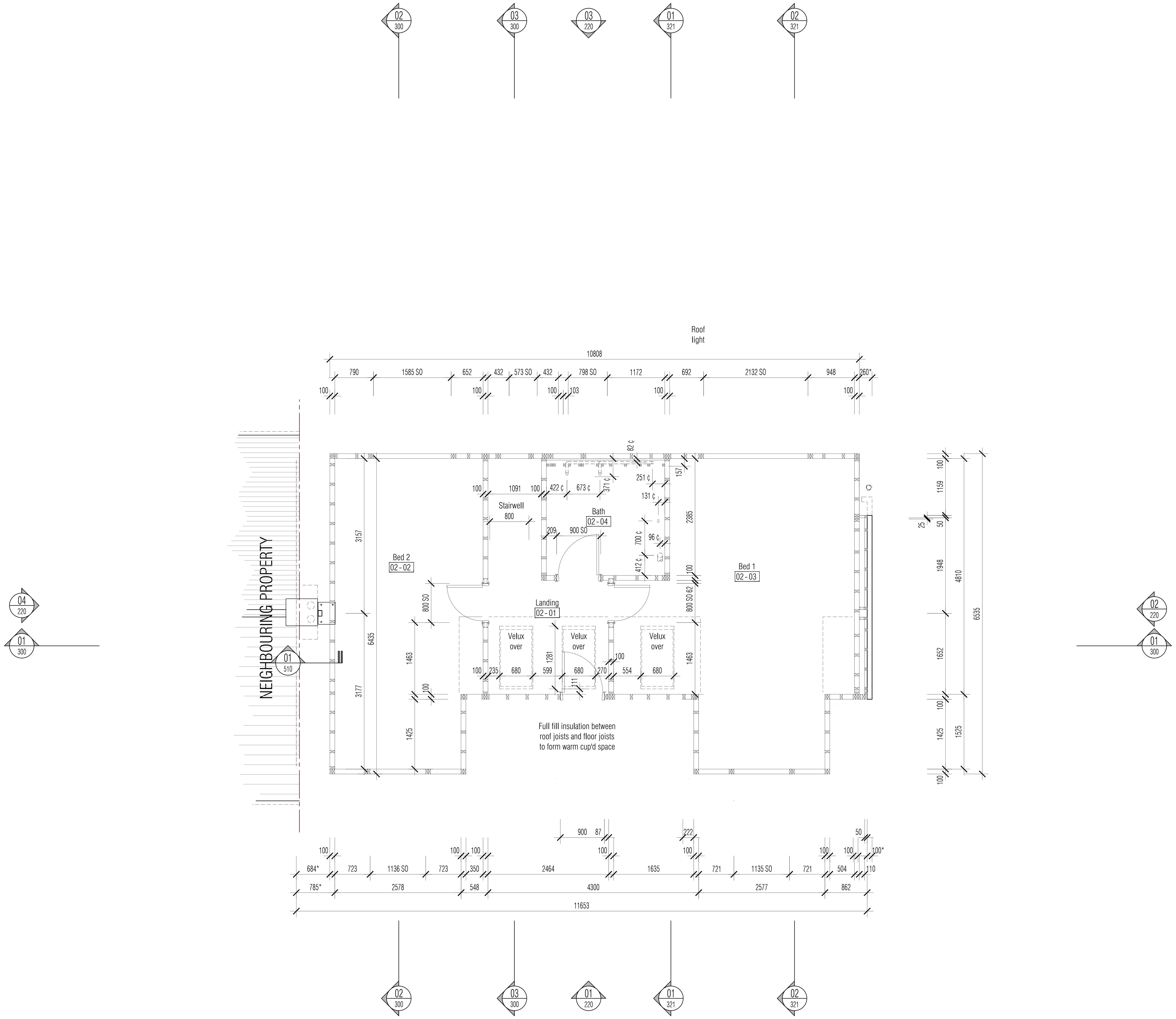

01 Proposed First Floor Setting Out Plan
Scale: 1:50@A1

Scale: 1:100
Scale: 1:50

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Denotes Room name — Room
Denotes Level — G - 01 — Denotes room n° — Denotes room area

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T1	05.12.24	RKC	-	Gen revs. Clouds omitted for clarity

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
First Floor
Setting Out
Plan

Drawn by: RKC	Scale: 1:50@A1, 1:100@A3	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.:
24.12.05 14:37:07

Drawing No. 201554-A-132
Rev. T1

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All Mechanical & Electrical and Structural information shown indicative only. Please refer to Mechanical & Electrical and Structural documentation.

KEY TO EQUIPOTENTIAL BONDING

1	2
3	4

1 - TYPE OF BOND
M - MAIN S - SUPPLEMENTARY C - CROSS BONDING
2 - NUMBER OF CONNECTIONS
E.G 1/2/3 ETC OR M - MULTIPLE WHEN CROSS BONDING
3 - NATURE OF CONNECTION
D - DUCTWORK P - PIPEWORK S - SINK TOP M - METALWORK A - ALL SERVICES (CROSSBOND)
4 - BONDING CONNECTOR SIZE
E.G MAIN 50MM² LSF/SC OTHER 4.0MM² LSF/SC OR AS SPECIFIED.

REMOVABLE LINK
EARTHING POINT
TYPICAL EARTH BAR
REMOVABLE LINK

HEATING

THERMOSTAT
500 RADIATOR
HOT WATER CYLINDER
BOILER
EXTRACT FAN
EXTRACT FAN
GAS METER
GM

LIGHTING

MODULAR LUMINAIRE
CEILING MOUNTED DOWNLIGHTER
CEILING MOUNTED DIRECTIONAL DOWNLIGHTER
CEILING MOUNTED PENDANT
WALL MOUNTED LUMINAIRE
SURFACE MOUNTED LINEAR FLUORESCENT LUMINAIRE
WALL MOUNTED LINEAR FLUORESCENT LUMINAIRE
EE ADJACENT LIGHT 'TYPE' DENOTES EMERGENCY VERSION
EXIT ILLUMINATED EXIT SIGN
PASSIVE INFRA RED DETECTOR (PIR)
LIGHTSWITCH
2 WAY LIGHTSWITCH
3 WAY LIGHTSWITCH
2 WAY DIMMER SWITCH
3 WAY DIMMER SWITCH
INTERMEDIATE LIGHTSWITCH
PULL CORD
PUSH BUTTON OVERRIDE SWITCH
PHOTOCELL
TIMESWITCH
'n'G ADJACENT LIGHT SWITCH DENOTES NUMBER OF GANGS
D ADJACENT LIGHT SWITCH DENOTES DIMMING TYPE
K ADJACENT LIGHT SWITCH DENOTES KEY OPERATED
EM ADJACENT LIGHT SWITCH DENOTES EMERGENCY/SECRET KEY
R ADJACENT LIGHT SWITCH DENOTES RETRACTIVE
LIGHTING CIRCUIT SWITCH LINE
LIGHTING CIRCUIT POWER LINE

FIRE ALARM

SMOKE DETECTOR
SMOKE DETECTOR WITH SOUNDER
SMOKE DETECTOR WITH SOUNDER AND INDICATOR BEACON
HEAT DETECTOR
HEAT DETECTOR WITH SOUNDER
HEAT DETECTOR WITH SOUNDER AND INDICATOR BEACON
FLAME DETECTOR
CARBON MONOXIDE DETECTOR
FIRE DETECTOR (MODE ELECTION TYPE)
R ADJACENT HEAT DETECTOR: RATE OF RISE TYPE
MANUAL BREAK GLASS UNIT
BEACON
ELECTRONIC SOUNDER
BELL
SCI SHORT CIRCUIT ISOLATOR
FACP FIRE ALARM CONTROL PANEL
FARP FIRE ALARM REPEATER PANEL
FAPS FIRE ALARM POWER SUPPLY UNIT

POWER - Specific Voltage Circuit Lines

50v CIRCUIT LINE
110v CIRCUIT LINE
240v CIRCUIT LINE
400v CIRCUIT LINE
1000v CIRCUIT LINE

POWER

SINGLE 13A UN-SWITCHED SOCKET OUTLET
SINGLE 13A SWITCHED SOCKET OUTLET
DOUBLE 13A UN-SWITCHED SOCKET OUTLET
DOUBLE 13A SWITCHED SOCKET OUTLET
UN-SWITCHED FUSED CONNECTION UNIT
SWITCHED FUSED CONNECTION UNIT
FLEX OUTLET
FUSED CONNECTION UNIT FLEX OUTLET
SWITCHED FUSED CONNECTION UNIT FLEX OUTLET
INDUSTRIAL SOCKET OUTLET RATING AS INDICATED
SWITCHED INDUSTRIAL SOCKET OUTLET RATING AS INDICATED
SHAVER POINT
ISOLATOR RATING/NO. POLES AS INDICATED
SWITCHFUSE
CCU COOKER CONTROL UNIT
Tx TRANSFORMER
PSU POWER SUPPLY UNIT
CONTACTOR
HD HAND DRIER
CL CLEANERS SOCKET
DW DISHWASHER
F FRIDGE
Fr FREEZER
CH COOKER HOOD
TR TOWEL RAIL

SECURITY

INT ADJACENT LIGHT SWITCH OR FCU INDICATES NEON INDICATOR
ZEM ZONE EXPANSION MODULE
RIO REMOTE INPUT/OUTPUT UNIT
ADJACENT ZEM DENOTES ZONE NUMBER
Z/C ADJACENT DEVICE: Z - ZEM ZONE NUMBER C - ZEM CHANNEL
DC DOOR CONTACT
ML MAG LOCK
PA PANIC ALARM
PTE PUSH TO EXIT
CR CARD READER
KP KEY PAD
BG EMERGENCY BREAK GLASS UNIT
VE VIDEO ENTRY SYSTEM CALL POINT
VHS VIDEO ENTRY SYSTEM HANDSET WITH "DOOR RELEASE" BUTTON
VP VIDEO PHONE
AP AUDIO PHONE
DCU DOOR CONTROL UNIT
SCP SECURITY CONTROL PANEL
SPPS SECURITY PANEL POWER SUPPLY
PRESENCE DETECTOR (PIR) (Typically with flood light)
CCTV CAMERA
WINDOW 'CURTAIN' SENSOR
DOOR BELL SOUNDER
DOOR BELL SOUNDER

DATA

OUTLET
TWIN DATA OUTLET
WIFI OUTLET
TELEPHONE OUTLET
FAX OUTLET
FM OUTLET
TV OUTLET
DATA OUTLET
SATELLITE OUTLET

TEXT GENERAL

H/L	HIGH LEVEL
L/L	LOW LEVEL
W/H	WORKTOP HEIGHT
C/V	CEILING VOID
D/M	DADO TRUNKING MOUNTED
F/F	FLUSH IN FLOOR
F/M	FLOOR MOUNTED
AFFL	ABOVE FINISHED FLOOR LEVEL
AGL	ABOVE GROUND LEVEL
BGL	BELOW GROUND LEVEL
F.A	FROM ABOVE
F.B	FROM BELOW
T.A	TO ABOVE
T.B	TO BELOW
ACB	AIR CIRCUIT BREAKER
OCB	OIL CIRCUIT BREAKER
MCB	MINIATURE CIRCUIT BREAKER
RCBO	COMBINED MINIATURE CIRCUIT BREAKER AND RESIDUAL CURRENT DEVICE
MCCB	MOULDED CASE CIRCUIT BREAKER
NA	NON-AUTO (I.E. NO TRIP) VERSION OF CIRCUIT BREAKER.
RCD	RESIDUAL CURRENT DEVICE
F/SW	FUSED SWITCH
SW/F	SWITCHED FUSE UNIT
ISOL	ISOLATOR
SD	SWITCHED DISCONNECTOR (ON LOAD ISOLATOR)
BC	BUS COUPLER
C/O	CHANGEOVER
O/L	OVERLOAD
E/F	EARTH FAULT
SP	SINGLE POLE
DP	DOUBLE POLE
TP	TRIPLE POLE
TPN	TRIPLE POLE & NEUTRAL
4P	4 POLE
ϕ	PHASE OF SUPPLY
P.F	POWER FACTOR
C.T	CURRENT TRANSFORMER
D.O.L	DIRECT ON LINE
S.D	STAR DELTA
S/ST	SOFT START
I/ST	INVERTER CONTROL
CONT	CONTACTOR
Trans	TRANSMFORMER
CPC	CIRCUIT PROTECTIVE CONDUCTOR
HRC	HIGH RUPTURING CAPACITY
PME	PROTECTIVE MULTIPLE EARTHING
PEN	COMBINED PROTECTIVE AND NEUTRAL CONDUCTORS
HV	HIGH VOLTAGE
LV	LOW VOLTAGE GREATER THAN ELV
ELV	EXTRA LOW VOLTAGE
FELV	FUNCTIONAL EXTRA LOW VOLTAGE
PELV	PROTECTIVE EXTRA LOW VOLTAGE
SELV	SEPARATED EXTRA LOW VOLTAGE
AC	ALTERNATING CURRENT
DC	DIRECT CURRENT
UPS	UNINTERRUPTIBLE POWER SUPPLY
UG	UNDERGROUND
CL	CLEANERS
N	ADJACENT LIGHT SWITCH OR FCU INDICATES NEON INDICATOR
SPN	SINGLE POLE & NEUTRAL

DISABLED ALARM/NURSE CALL

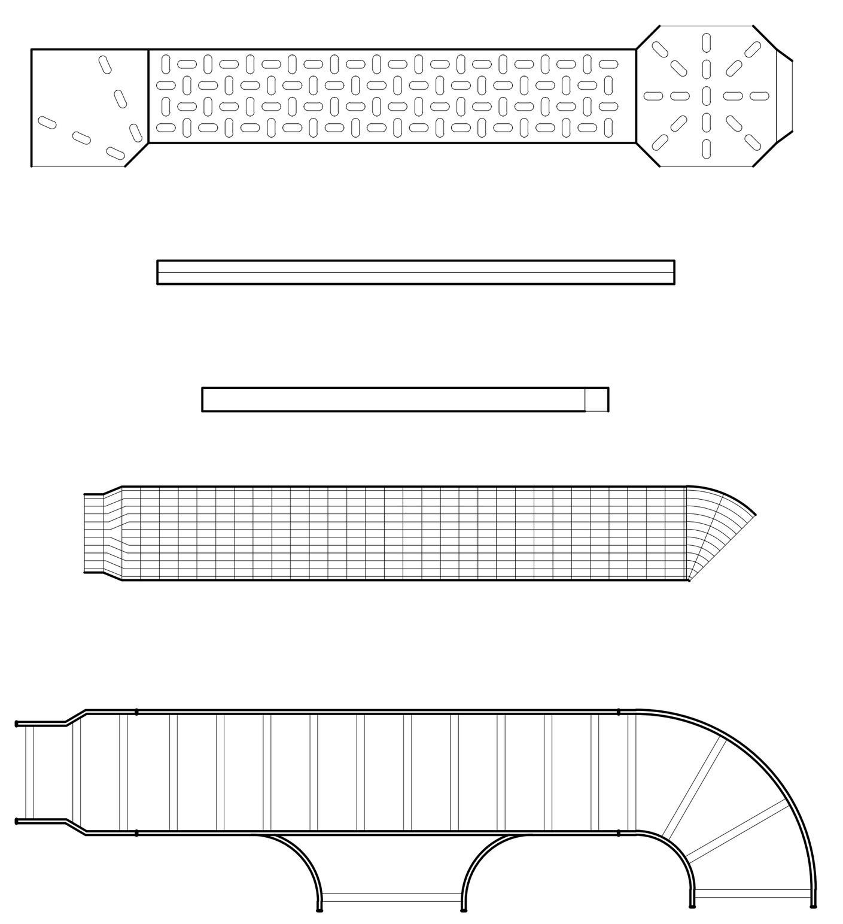
NCP NURSE CALL PANEL
VISUAL OVERDOOR ALARM
ALARM (RED) PULL CORD
EMERGENCY CALL/RESET UNIT
EMERGENCY CALL RESET UNIT WITH PATIENT CALL HAND SET

"DOUBLE LINE" CONTAINMENT

CABLE TRAY
CABLE LADDER
CABLE BASKET
CABLE TRUNKING
DADO

"SINGLE LINE" CONTAINMENT

100x100 TRUNKING — TRUNKING
300x50 TRAY — TRAY
300x50 BASKET — BASKET
50Ø CONDUIT — CONDUIT



ELECTRICAL BOARDS

CONTROL PANEL
SWITCHBOARD
MCC MOTOR CONTROL CENTRE
DISTRIBUTION BOARD

All specialist equipment installed in accordance with specialist manufacturers design and details

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T1	05.12.24	RKC	-	DRAWING ISSUED FOR TENDER

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
Mechanical &
Electrical
Legend

Drawn by: RKC	Scale: NTS	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: 24.12.05 14:37:42

Drawing No. 201554-A-140 Rev. T1

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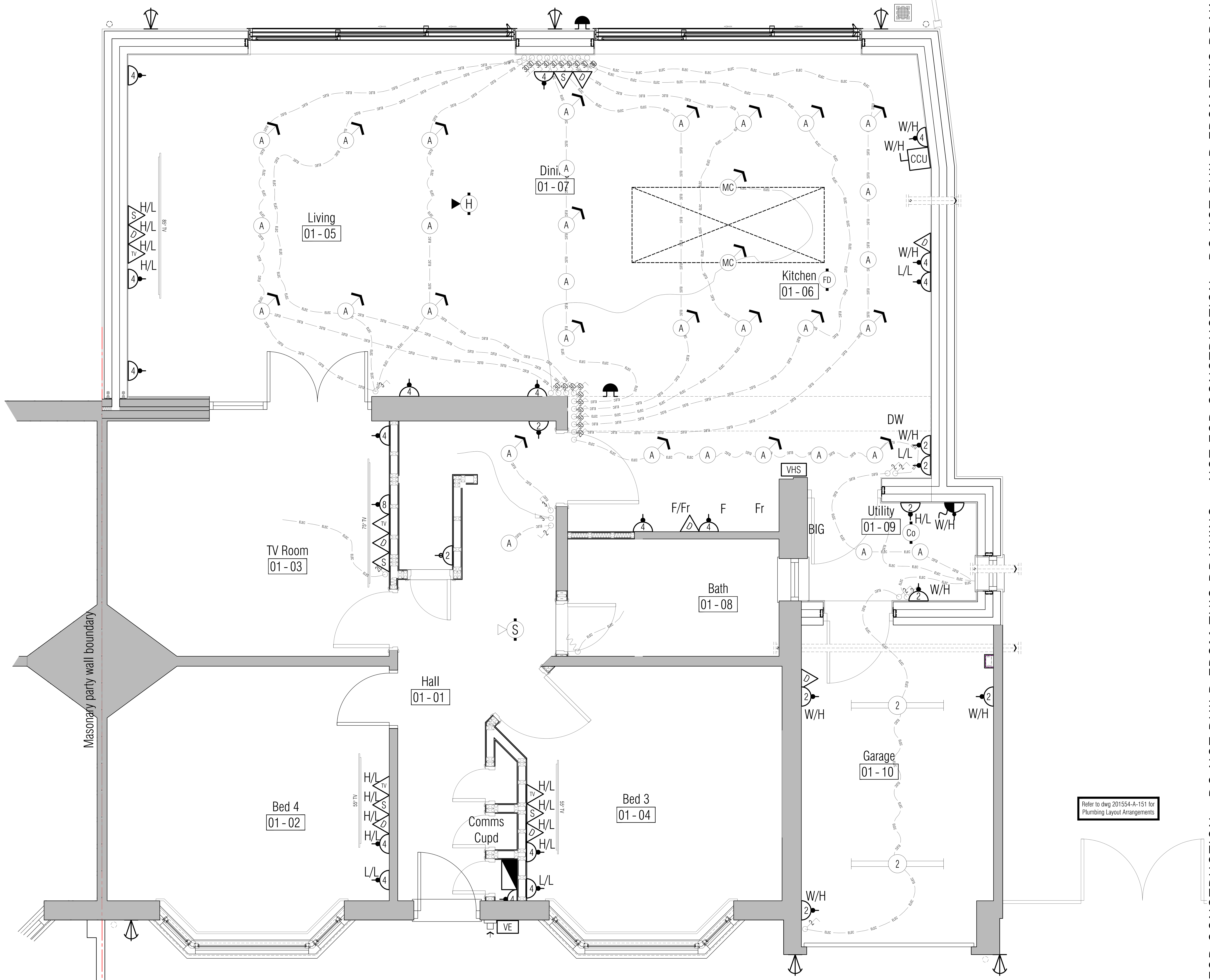
NB: All information based on supplied third party survey information. All discrepancies to be reported to RKCC immediately upon discovery.

NB: All levels are approximate and are subject to further site investigation prior to construction. All discrepancies to be reported to RKCC immediately

NB: All waste to be recycled where possible and/or disposed of in accordance with the Contractor's Site Waste Management Plan and all in accordance with current legislation, particularly, but not excluding, all hazardous materials

All Mechanical & Electrical and Structural information shown indicative only. Please refer to Mechanical & Electrical and Structural documentation.



01 Proposed Ground Floor Electrical Layout Plan
Scale: 1:25@A1

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Room Reference Legend
Denotes Room name — Room
Denotes Level — G - 01 — Denotes room m² — Denotes room area

All details referenced in call outs supercede general arrangement or larger depictions.

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T1	05.12.24	RKC	-	Gen revs

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Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
Ground Floor
Mechanical and Electrical
Layout Plan

Drawn by:	Scale:	Date:
RKC	1:25@A1	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: X:\201554-BREGS\GA\100\ 201554-A-141.DWG - T1-241205143823
24:12:05:14:38:23

Drawing No. 201554-A-141
Rev. T1

All builders works (cutting, coring, penetrating, etc.) to be in accordance with Mech & Elec dwgs. No builders works to proceed without confirmation by Structural Engineer to maintain integrity of structure.

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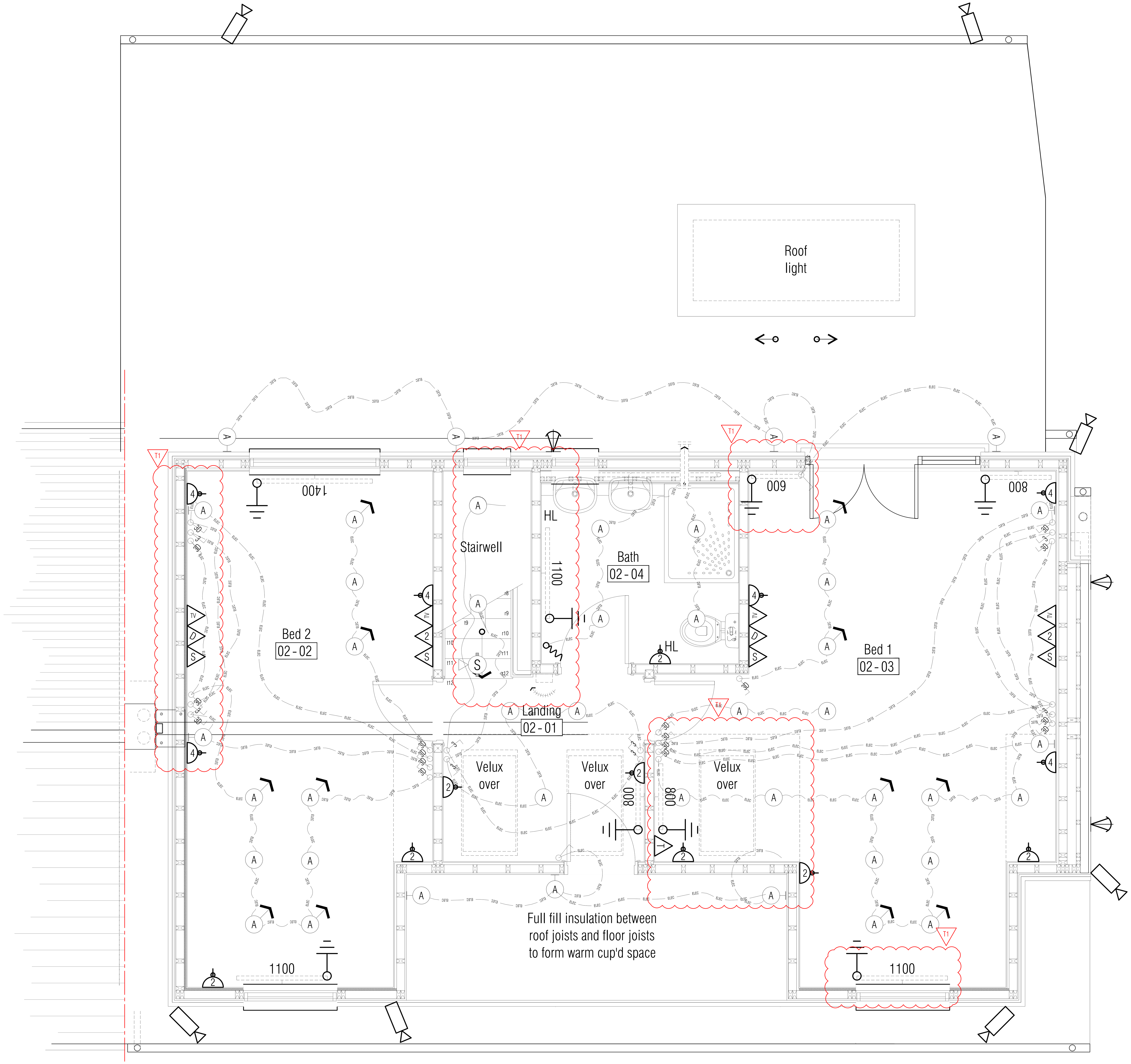
All Mechanical & Electrical and Structural information shown indicative only. Please refer to Mechanical & Electrical and Structural documentation.

NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING - NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING



01 Proposed First Floor Services Layout Plan
Scale: 1:25@A1

All dimensions prefixed by * and suffixed by * are dimensions to the existing fabric and are subject to site checking prior to commencement of construction, manufacture or installation. All discrepancies to be reported to RKCC immediately on discovery.

All specialist equipment installed in accordance with specialist manufacturers design and details

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Room Reference Legend

Denotes Room name → Room
Denotes Level → G - 01 ← Denotes room n°
← Denotes room area

All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs

RAPID KEYSTONE
CONSTRUCTION CONSULTANCY LTD

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DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT CDM ESTIMATING

ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
First Floor
Mechanical and Electrical
Layout Plan

Drawn by:	Scale:	Date:
RKC	1:25@A1	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: X:\201554-BREGS\GA\100\ 201554-A-142.DWG - T1-241205143902 24:12:05:14:39:03

Drawing No. 201554-A-142
Rev. T1

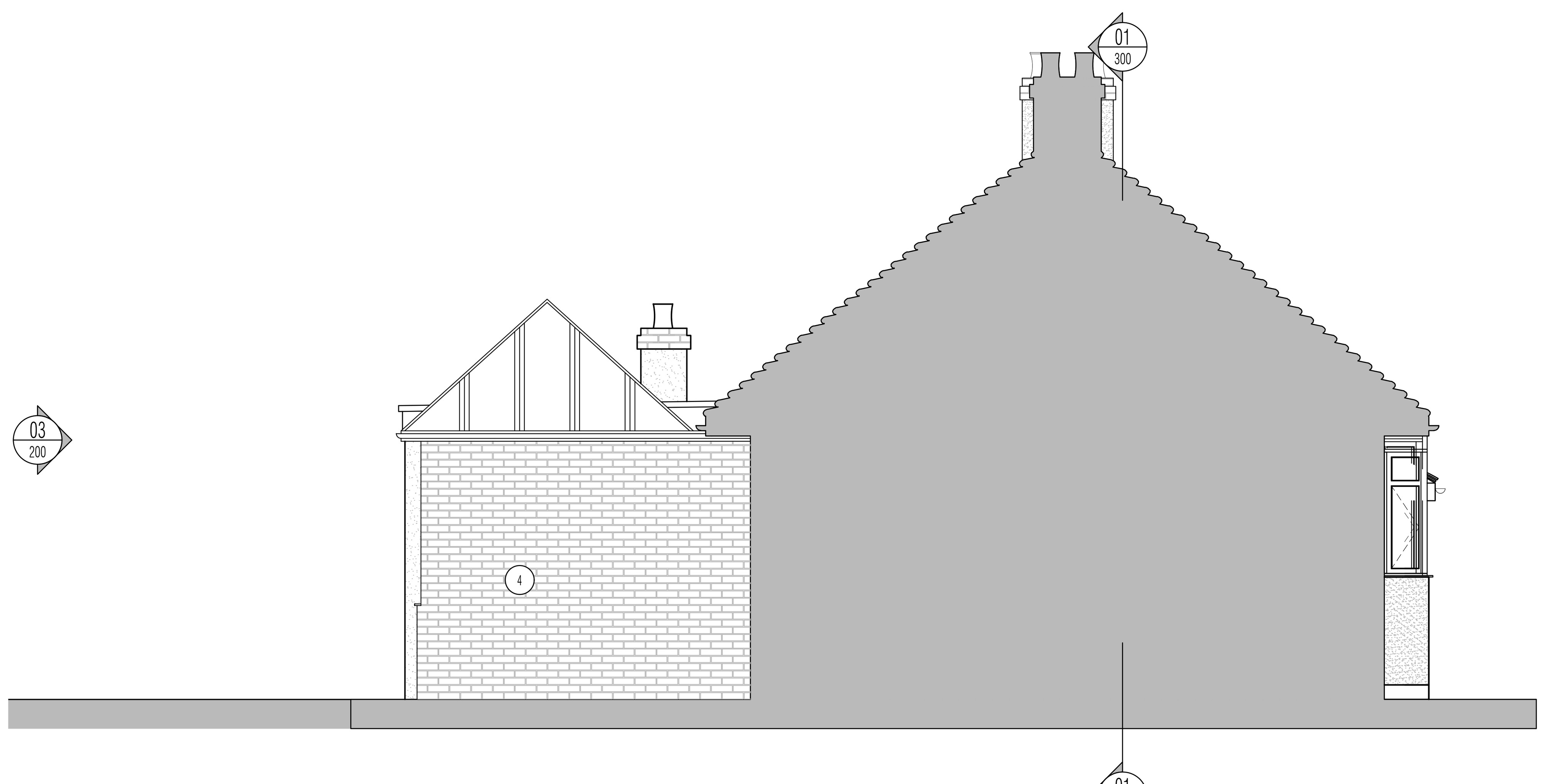
NB: All information based on supplied third party survey information. All discrepancies to be reported to RKCC immediately upon discovery.

NB: All levels are approximate and are subject to further site investigation prior to construction. All discrepancies to be reported to RKCC immediately

01 Existing Southern Front Elevation
Scale: 1:50

03 Existing Northern Rear Elevation
Scale: 1:50

02 Existing East Side Elevation
Scale: 1:50



04 Existing West Sectional Elevation
Scale: 1:50

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Scale: 1:100 0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:50 0m 1m 2m 3m 4m

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FINISHES & MATERIALS LEGEND

1. Existing reddish blend clay tiles
2. Existing White painted rough shingle pebble dash render
3. Unpainted concrete blockwork
4. Unpainted clay brickwwork
5. Reddish blend clay tiles to match existing
6. Painted fine sand render

Drawing Referencing Legend

Title Reference Bubble
Detail reference n° on current sheet: referred to by top n° of other bubbles.
Denotes dwg n° of sheet for Title *backward* referencing only
XX / xx — Title, Scale: 1:1

Room Call Out Reference Bubble
Reference n°: refers to top n° of Title bubble on residing dwg n°.
Denotes dwg n° for *forward* referencing
Refers to room elevation or detailed dwg of area.

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Typical General Arrangement DWG N° Key
521717-A-121-0
Stage: 1-Existing, 2-Demolition, 3+ -Proposals
Job N°
Discipline (A= Architecture)
Level N°
Sheet series N°: 0= Extents, 1-5= Zones
Dwg Series

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Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	DRAWING ISSUED FOR TENDER

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Existing
General Arrangement
Elevations

Drawn by:	Scale:	Date:
RKC	NTS	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: X:\201554-BREGS\GA\200\ 201554-A-200.DWG - T1-241205144502 24:12:05:14:45:21

Drawing No.	Rev.
201554-A-200	T1

NB: Contractor to fully investigate and determine load bearing capacity of all building elements and materials and consult with Architect and Structural Engineer prior to commencement of demolition works. All discrepancies to be reported to RKCC immediately upon discovery.

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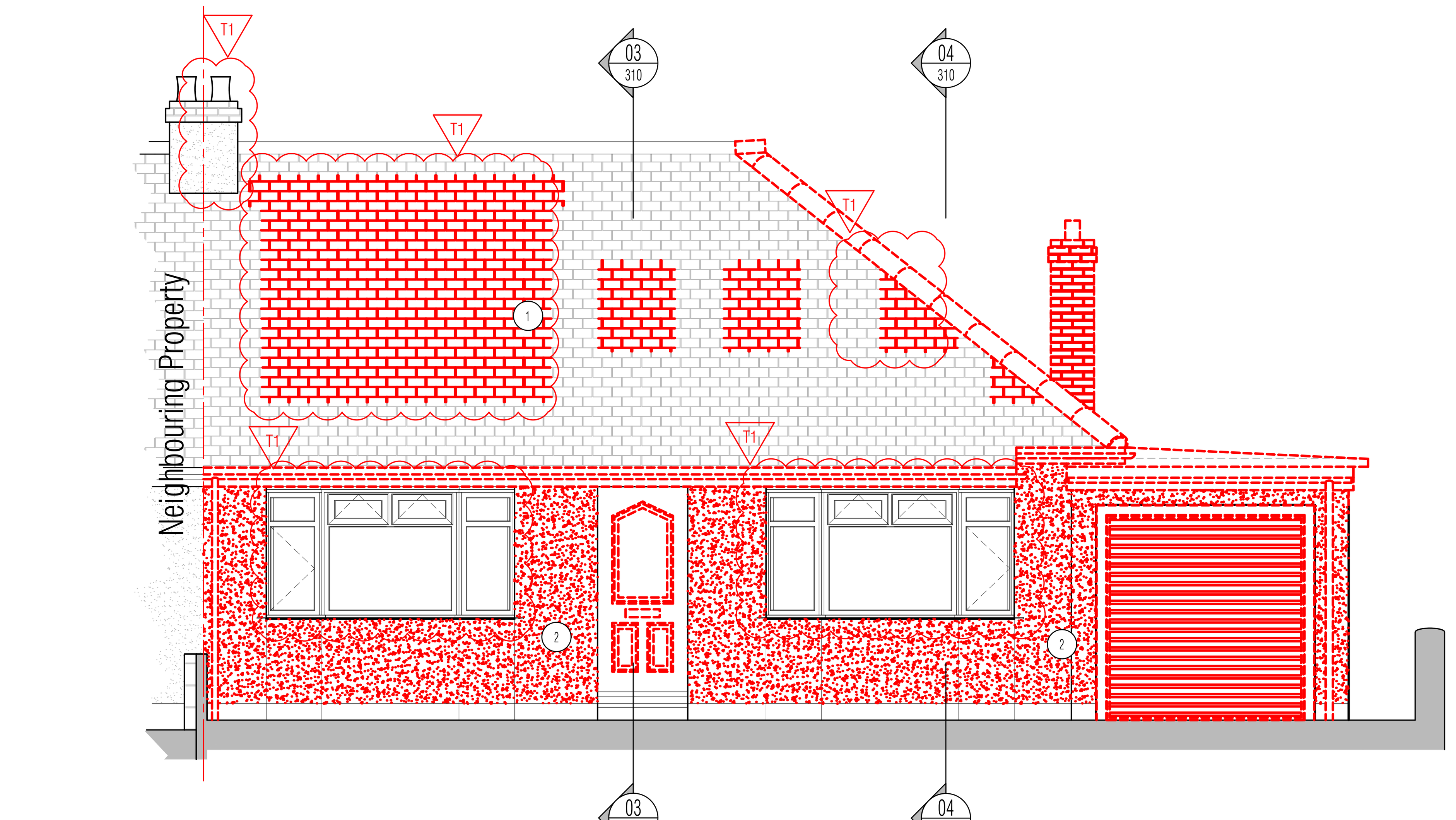
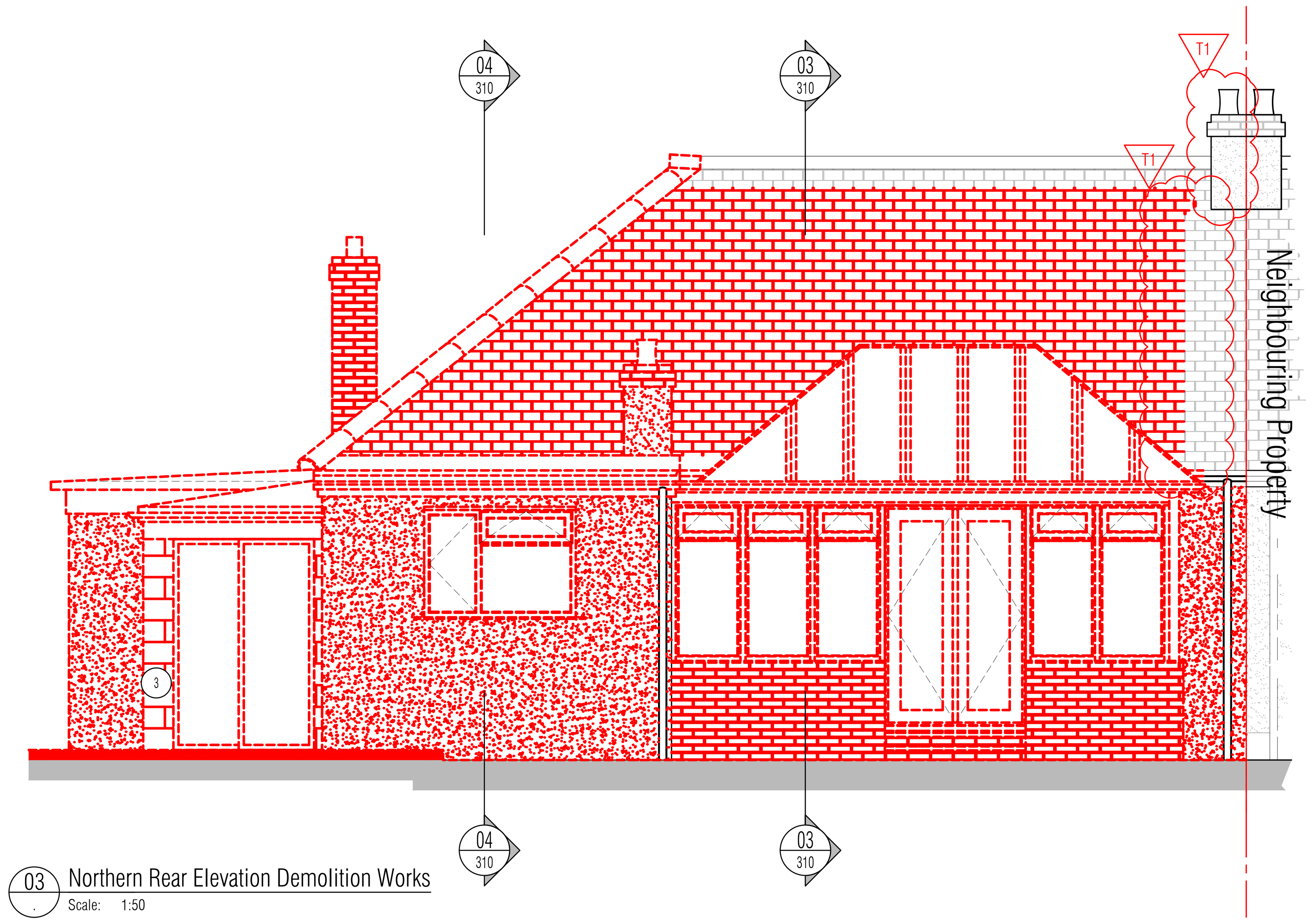
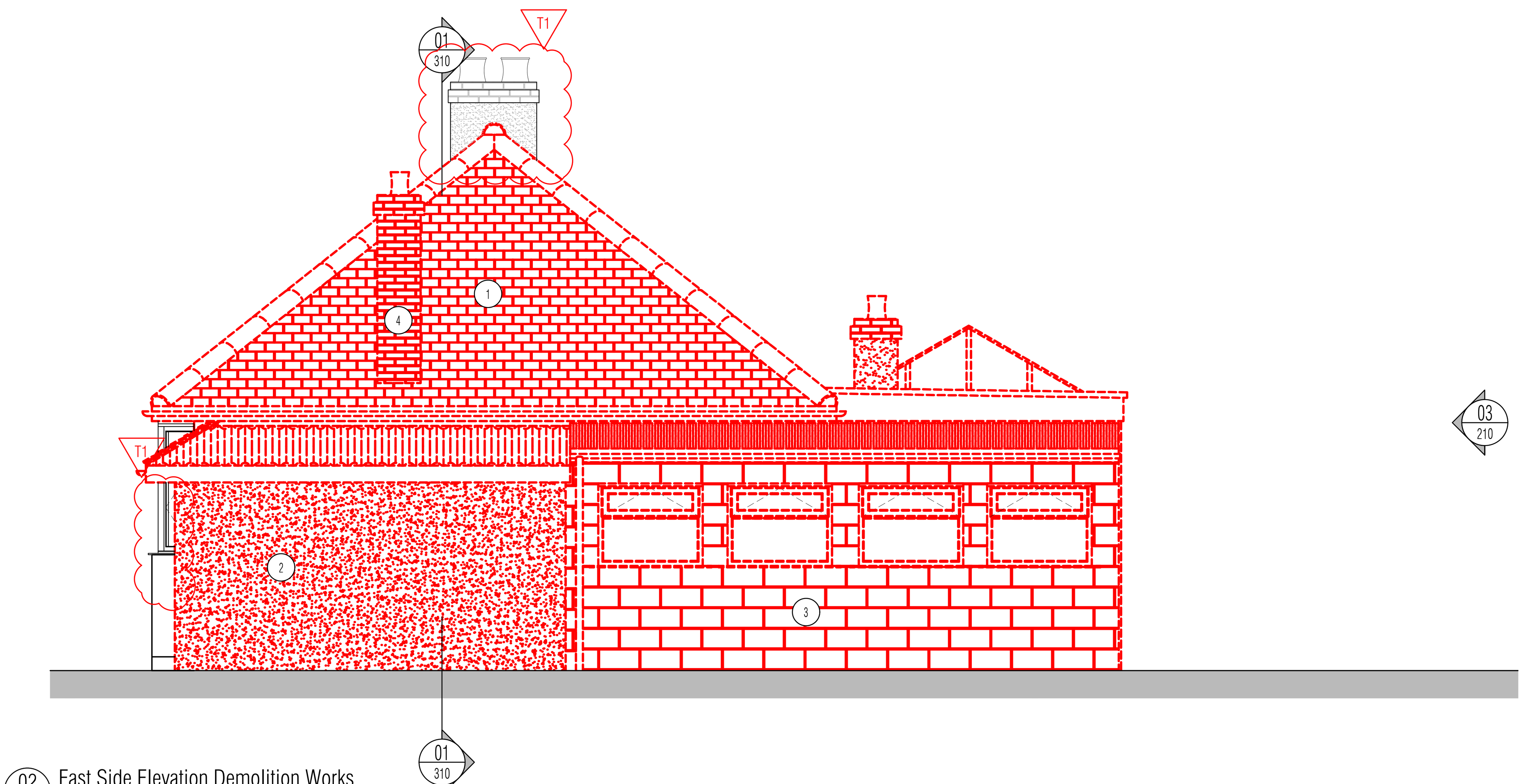


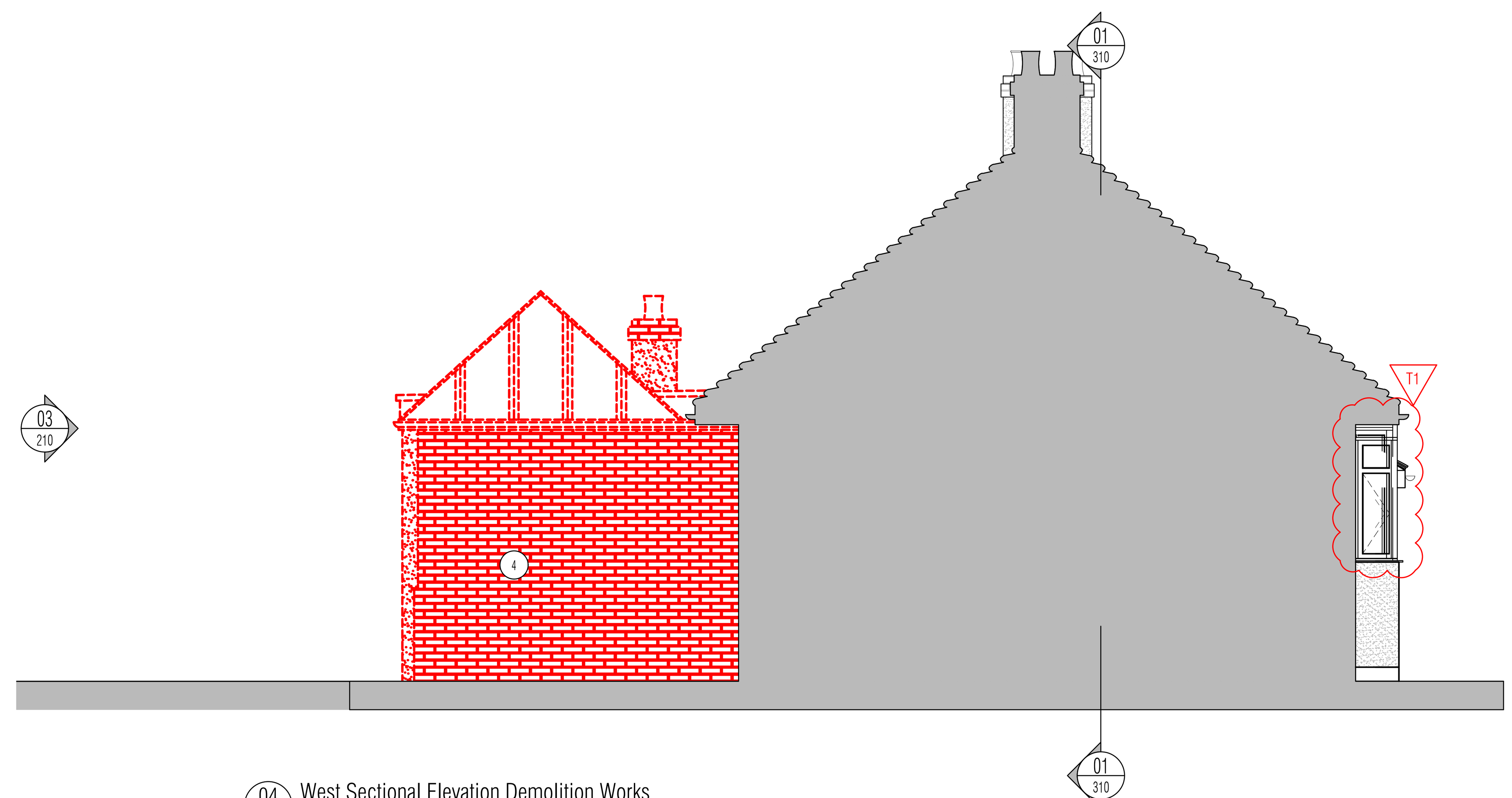
01 Southern Front Elevation Demolition Works
Scale: 1:50



03 Northern Rear Elevation Demolition Works
Scale: 1:50



02 East Side Elevation Demolition Works
Scale: 1:50



04 West Sectional Elevation Demolition Works
Scale: 1:50

Mechanical and Electrical Strip out

All existing ground floor connections to below ground drainage are to be retained and be capped and sleeved for possible future re-use (to M&E Subcontractor later design) unless indicated to the contrary.

All existing above ground services are to be retained for possible future re-use (to M&E Subcontractor later design) unless indicated to the contrary or prohibitive to location of new elements.

- Stripping to be commenced only after agreement of risk assessments & method statements (RAMS) and safe working protocols.
- Stripping to be carried out only under a permit process.
- All fixings to be cut off at surface and made safe.
- All holes through structure and fabric to have sleeves and existing stopping material removed and holes made good i.e. filled with material appropriate to the fire rating of the original and made flush with existing surfaces.
- All stripped material to be sorted and disposed under an environmentally sensitive waste disposal plan to be agreed prior to works commencing.
- All systems to be made safe prior to stripping commencing.
- If the building is of an age where it is reasonable to anticipate harmful materials may exist, prior to work commencing, operatives shall be made aware of the indications within the asbestos register and survey.
- On discovery or suspicion of any material that may be harmful in the process of the works these shall cease until an agreed action plan is put in place including any necessary testing and licensed removal.

Scale: 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:50
0m 1m 2m 3m 4m

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Typical General Arrangement DWG N° Key
521717-A-121-0
Stage: 1-Existing, 2-Demolition, 3+ -Proposals
Job N°
Discipline (A= Architecture)
Level N°
Sheet series N°: 0= Extents, 1-5= Zones
Dwg Series

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Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

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ISSUED FOR TENDER

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54 Cokeham Road
Sompting

Project Title
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and Kitchen Extension

Drawing Title
Demolition
General Arrangement
Elevations

Drawn by:	Scale:	Date:
RKC	NTS	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: X:\201554-BREGS\GA\200\ 201554-A-210.DWG - T1-241205144603 24:12:05:14:46:05

Drawing No.: 201554-A-210
Rev.: T1

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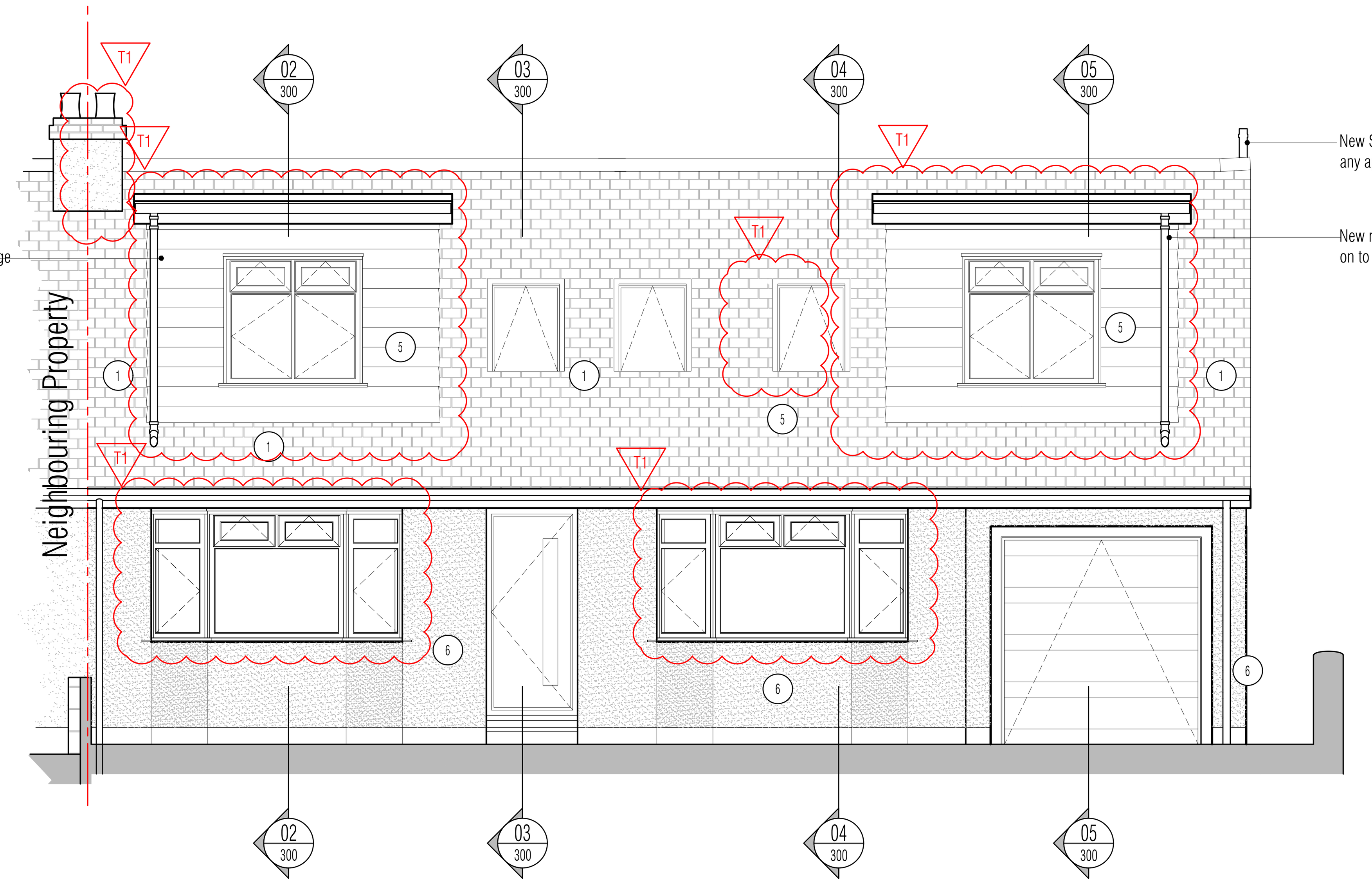
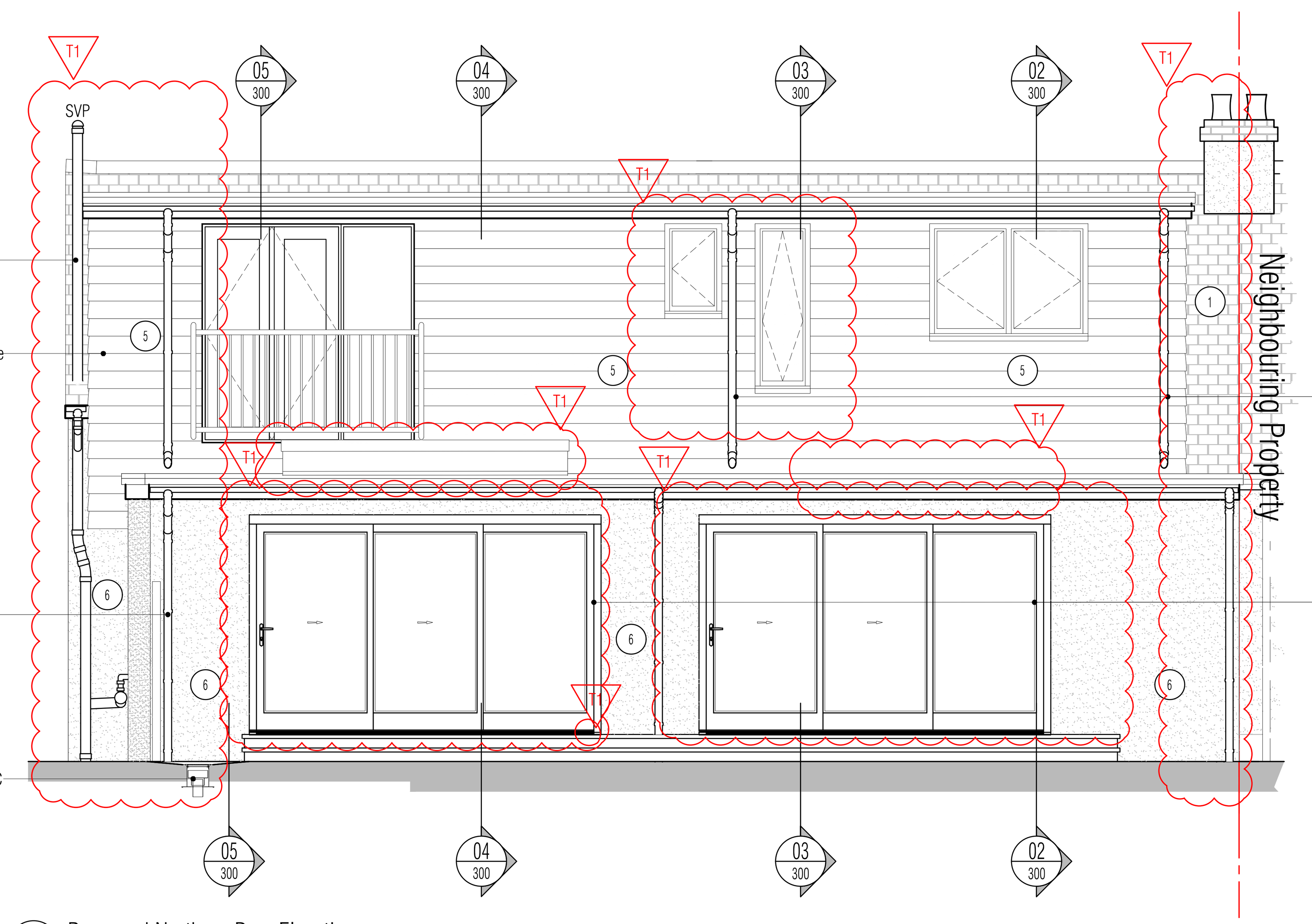
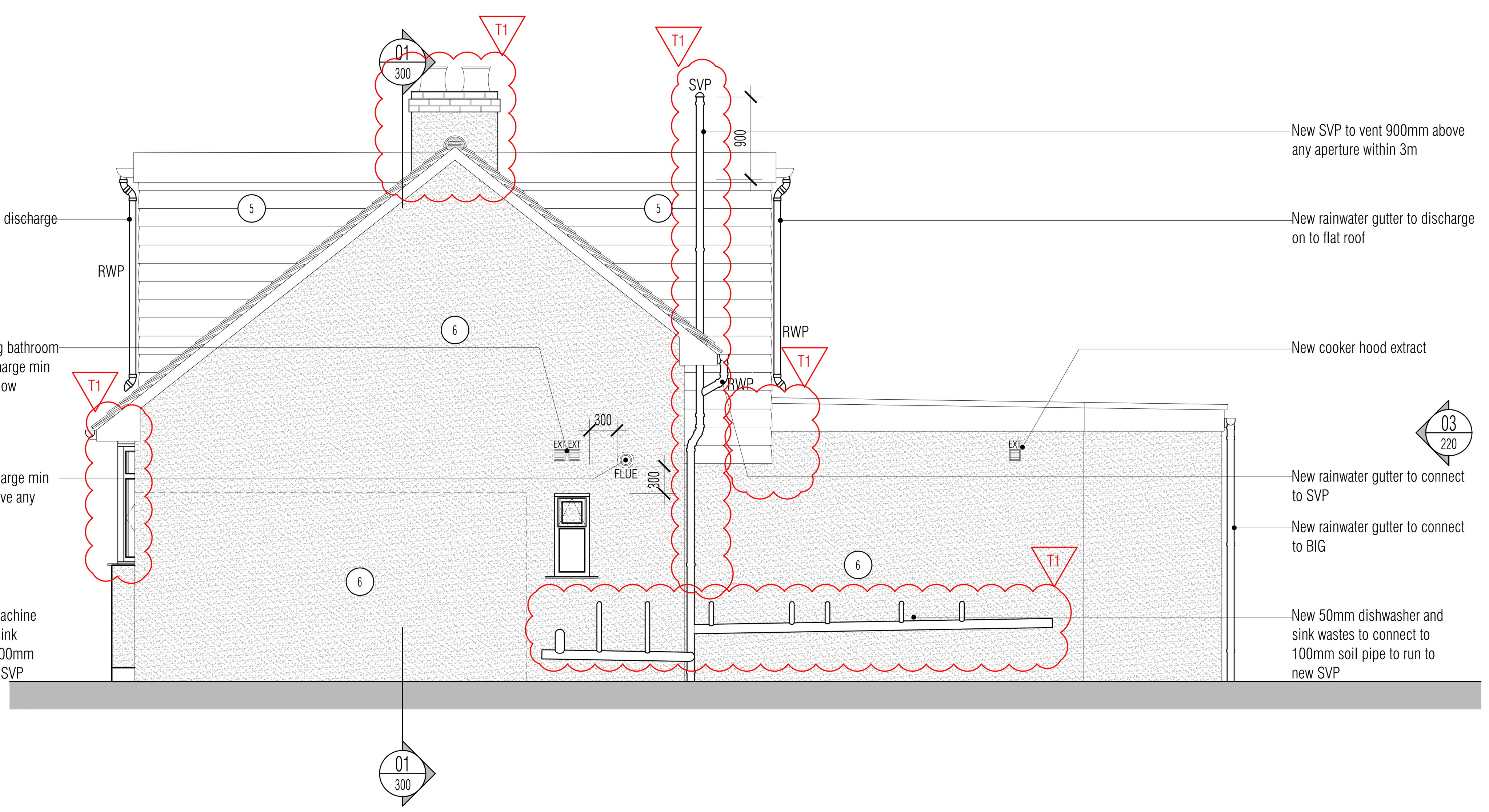


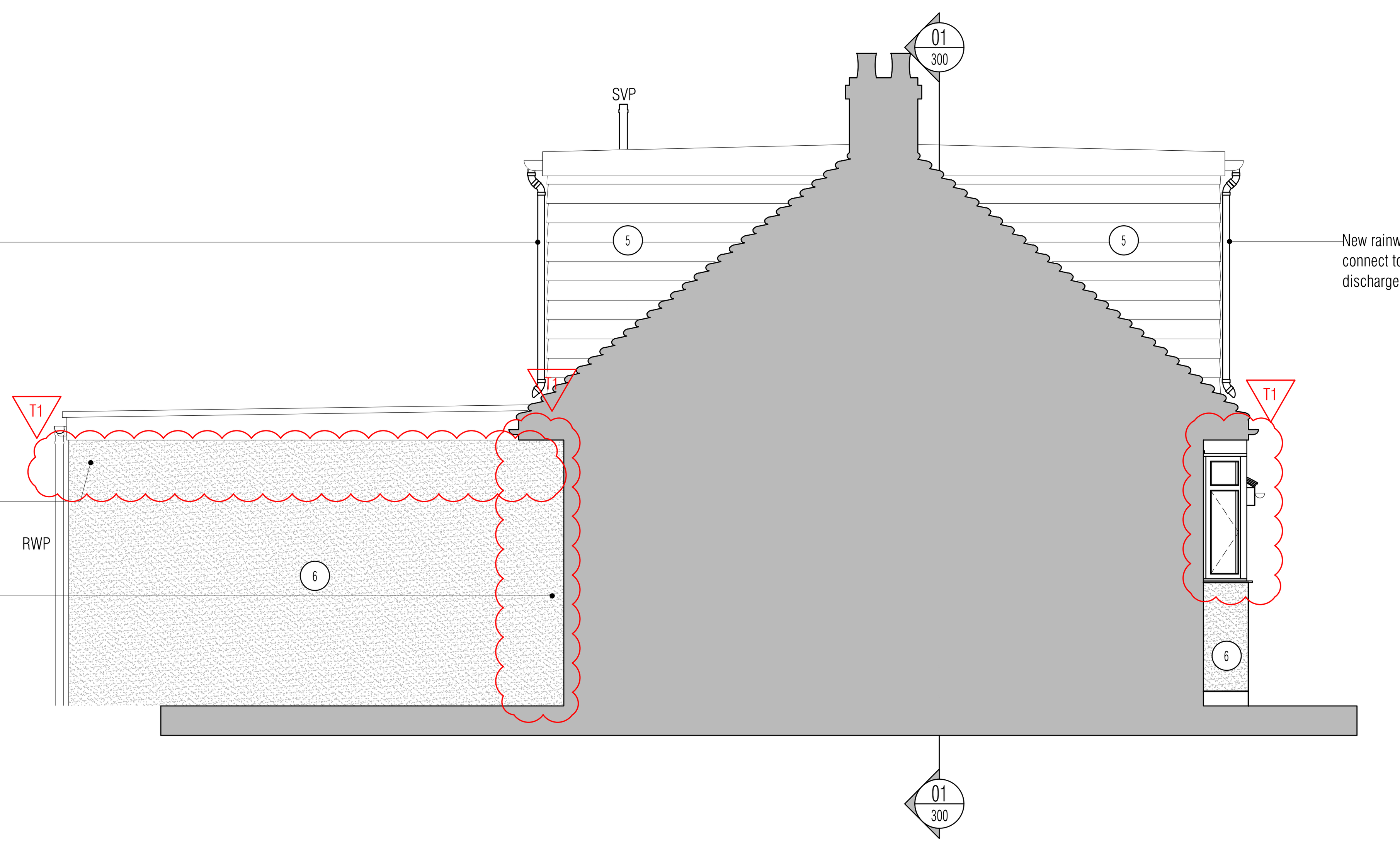
01 Proposed Southern Front Elevation
Scale: 1:50



03 Proposed Northern Rear Elevation
Scale: 1:50



02 Proposed East Side Elevation
Scale: 1:50



04 Proposed West Sectional Elevation
Scale: 1:50

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Scale: 1:100 0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:50 0m 1m 2m 3m 4m

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Section Detail Reference Bubble
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Typical General Arrangement DWG N° Key
Stage: 1-Existing, 2-Demolition, 3+ -Proposals — Level N°
Job N° — 521717-A-121-0 — Sheet series N°: 0= Extents, 1-5= Zones
Discipline (A= Architecture) — Dwg Series
All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Proposed
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Drawing Title
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General Arrangement
Elevations

Drawn by: RKC	Scale: NTS	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: 24.12.05 14:47:01

Drawing No. 201554-A-220 Rev. T1

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NOTE: All foundations are indicative only and subject to site investigation and trial holes. All foundation to be in accordance with Structural Engineers design and specification. Structural analysis and solution for beams, foundations, padstone, etc. to be confirmed by Structural Engineer

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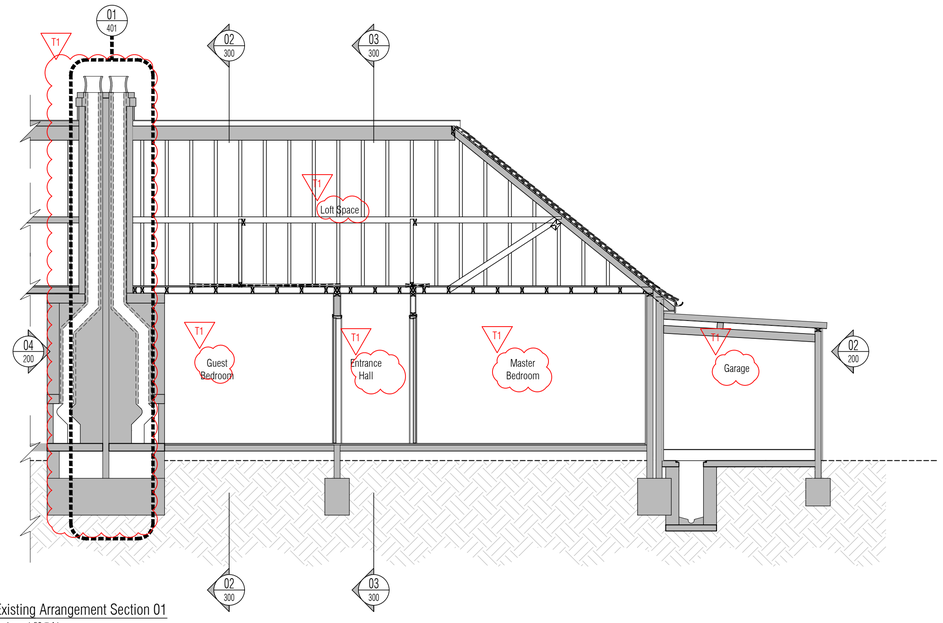
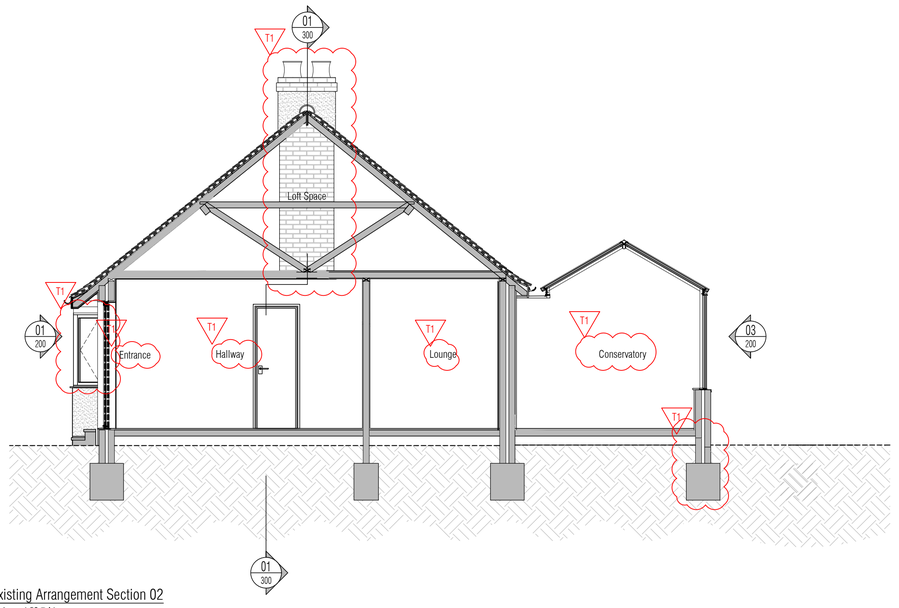
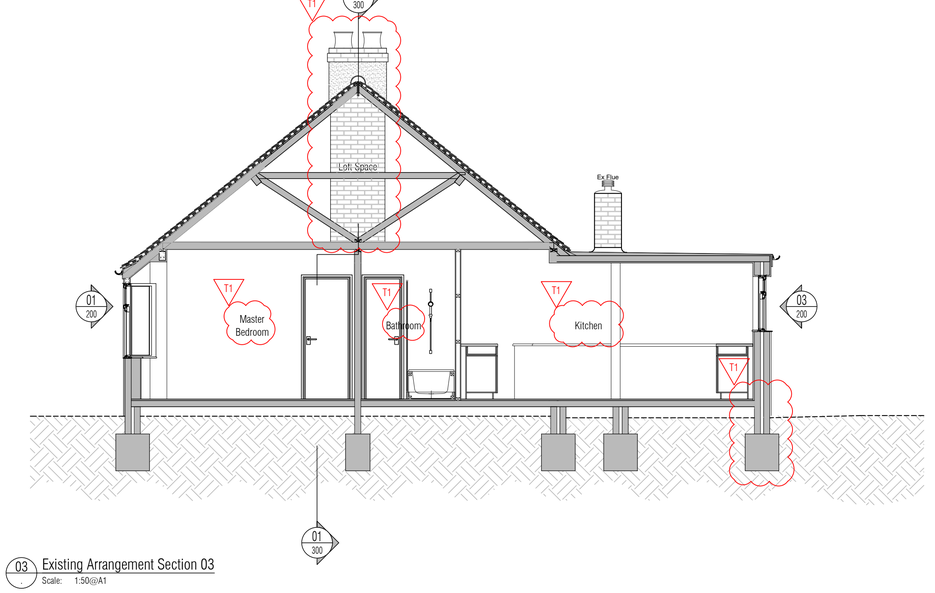


01 Existing Arrangement Section 01
Scale: 1:50@A1



02 Existing Arrangement Section 02
Scale: 1:50@A1



03 Existing Arrangement Section 03
Scale: 1:50@A1

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Scale: 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:50
0m 1m 2m 3m 4m

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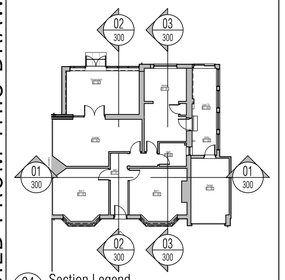

04 Section Legend
Scale: 1:200@A1

Drawing Referencing Legend

Title Reference Bubble
Detail reference n° on current sheet: referred to by top n° of other bubbles
Denotes dwg n° of sheet for Title—*backward* referencing only
Title
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521717-A-121-0
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and Kitchen Extension

Drawing Title
Existing
General
Arrangement
Sections

Drawn by:	Scale:	Date:
RKC	1:50@A1, 1:100@A3	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref. - K:\201554-BRIEDS\04-300\ - 201554-A-300.DWG - T1-24\12\01\44\43
24:12:05:14:47:43

Drawing No. 201554-A-300
Rev. T1

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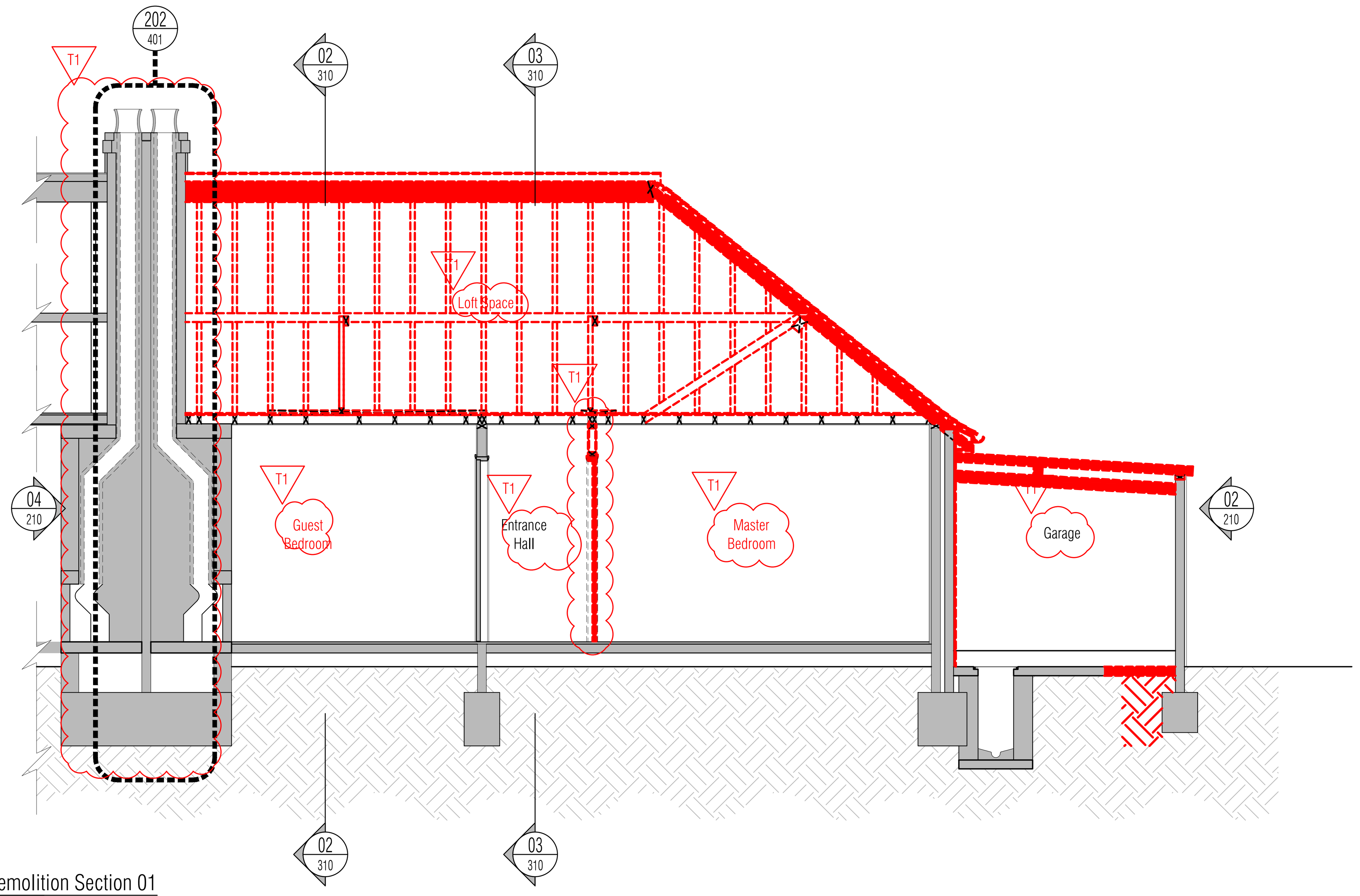
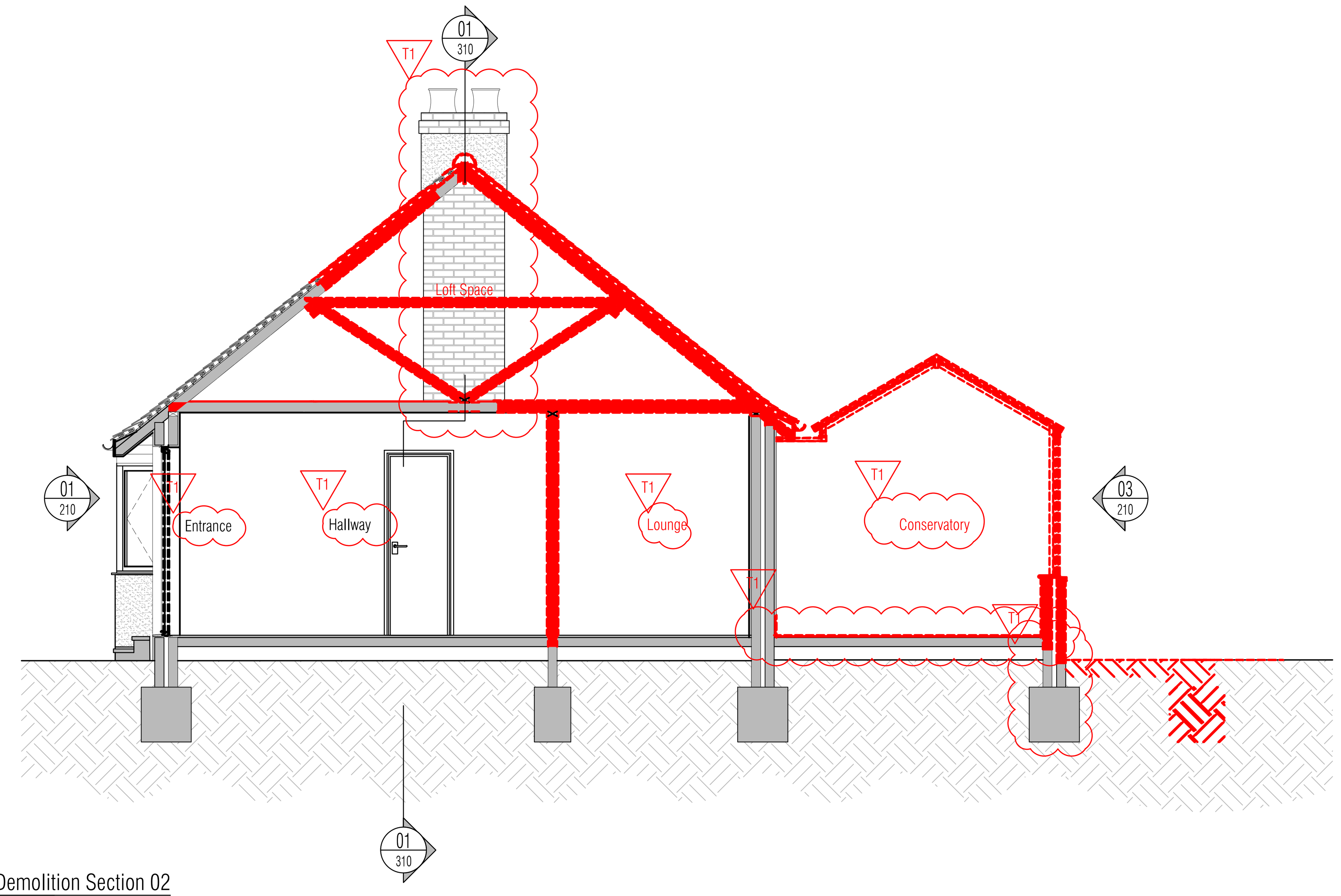
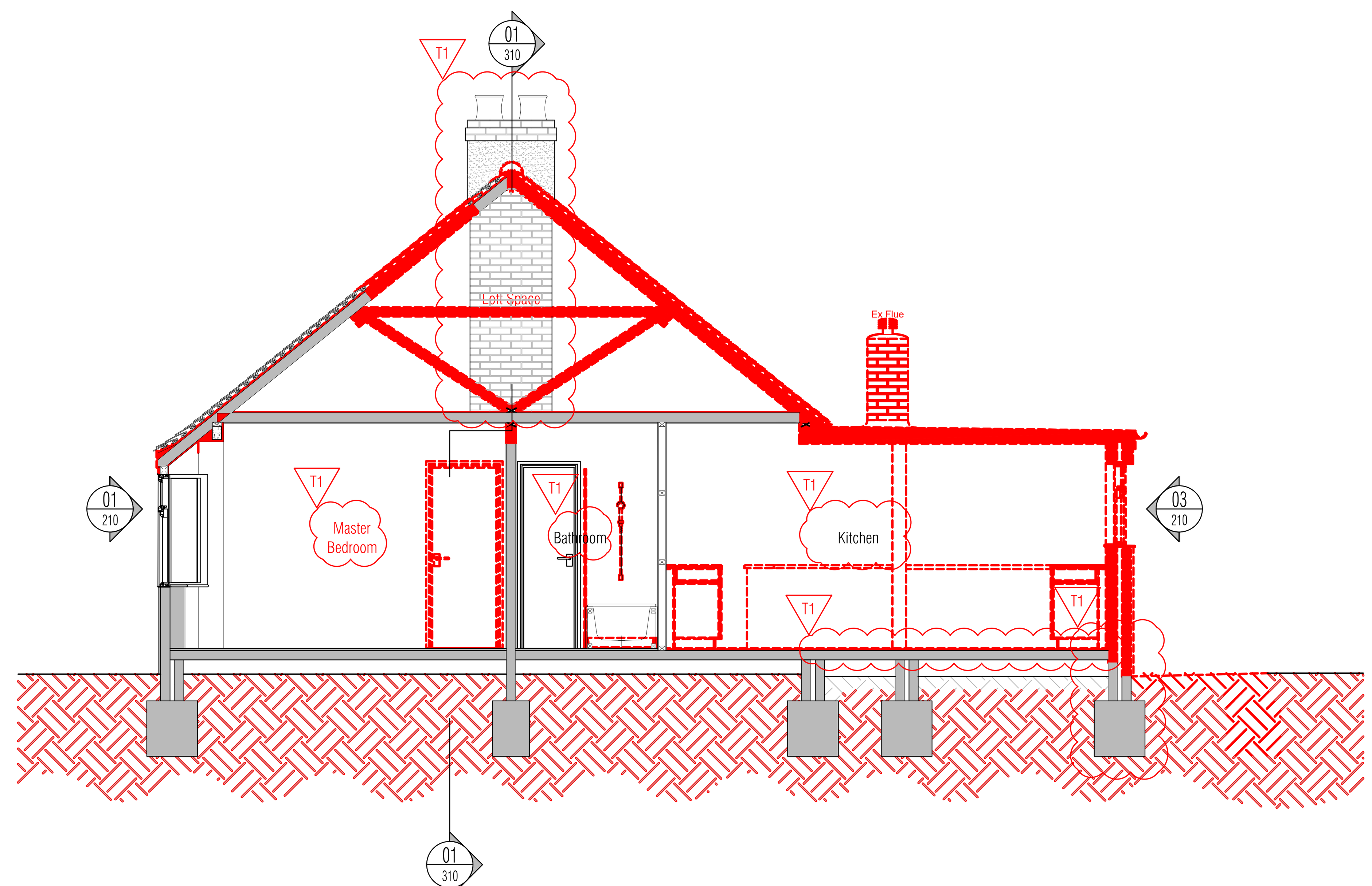
NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING - NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING



01 Demolition Section 01
Scale: 1:50@A1



02 Demolition Section 02
Scale: 1:50@A1



03 Demolition Section 03
Scale: 1:50@A1

Mechanical and Electrical Strip out
All existing ground floor connections to below ground drainage are to be retained and be capped and sleeved for possible future re-use (to M&E Subcontractor later design) unless indicated to the contrary.
All existing above ground services are to be retained for possible future re-use (to M&E Subcontractor later design) unless indicated to the contrary or prohibitive to location of new elements.
- Stripping to be commenced only after agreement of risk assessments & method statements (RAMS) and safe working protocols.
- Stripping to be carried out only under a permit process.
- All fixings to be cut off at surface and made safe.
- All holes through structure and fabric to have sleeves and existing stopping material removed and holes made good i.e. filled with material appropriate to the fire rating of the original and made flush with existing surfaces.
- All stripped material to be sorted and disposed under an environmentally sensitive waste disposal plan to be agreed prior to works commencing.
- All systems to be made safe prior to stripping commencing.
- If the building is of an age where it is reasonable to anticipate harmful materials may exist, prior to work commencing, operatives shall be made aware of the indications within the asbestos register and survey.
- On discovery or suspicion of any material that may be harmful in the process of the works these shall cease until an agreed action plan is put in place including any necessary testing and licensed removal.

Scale: 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:50
0m 1m 2m 3m 4m

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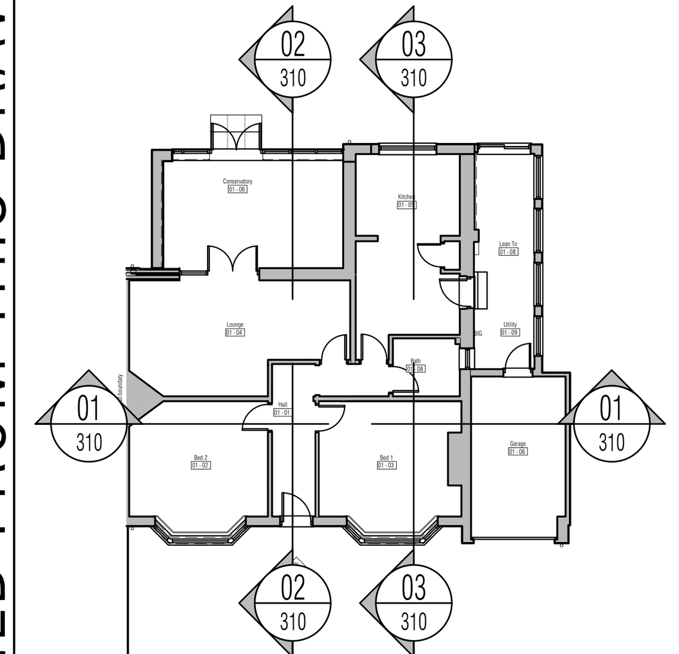

04 Section Legend
Scale: 1:200@A1

Drawing Referencing Legend

Title Reference Bubble
Detail reference n° on current sheet: referred to by top n° of other bubbles.
Denotes dwg n° of sheet for Title *backward* referencing only
Title
Scale: 1:1

Room Call Out Reference Bubble
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Stage: 1-Existing, 2-Demolition 3+ -Proposals
Job N°
Discipline (A= Architecture)
521717-A-121-0
Level N°
Sheet series N°: 0= Extents 1-5= Zones
Dwg Series

All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

RAPID KEYSTONE
CONSTRUCTION CONSULTANCY LTD

WWW.RKCCLTD.CO.UK 07985585488 RKC@RKCCLTD.CO.UK

DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT CDM ESTIMATING

ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Demolition
Sections

Drawn by:	Scale:	Date:
RKC	1:50@A1, 1:100@A3	13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: X:\201554-BREGS\GA\300\ 201554-A-310.DWG - T1-241205144827 24:12:05:14:48:29

Drawing No. 201554-A-310 Rev. T1

NB: Contractor to fully investigate and determine load bearing capacity of all building elements and materials and consult with Architect and Structural Engineer prior to commencement of demolition works. All discrepancies to be reported to RKCC immediately upon discovery.

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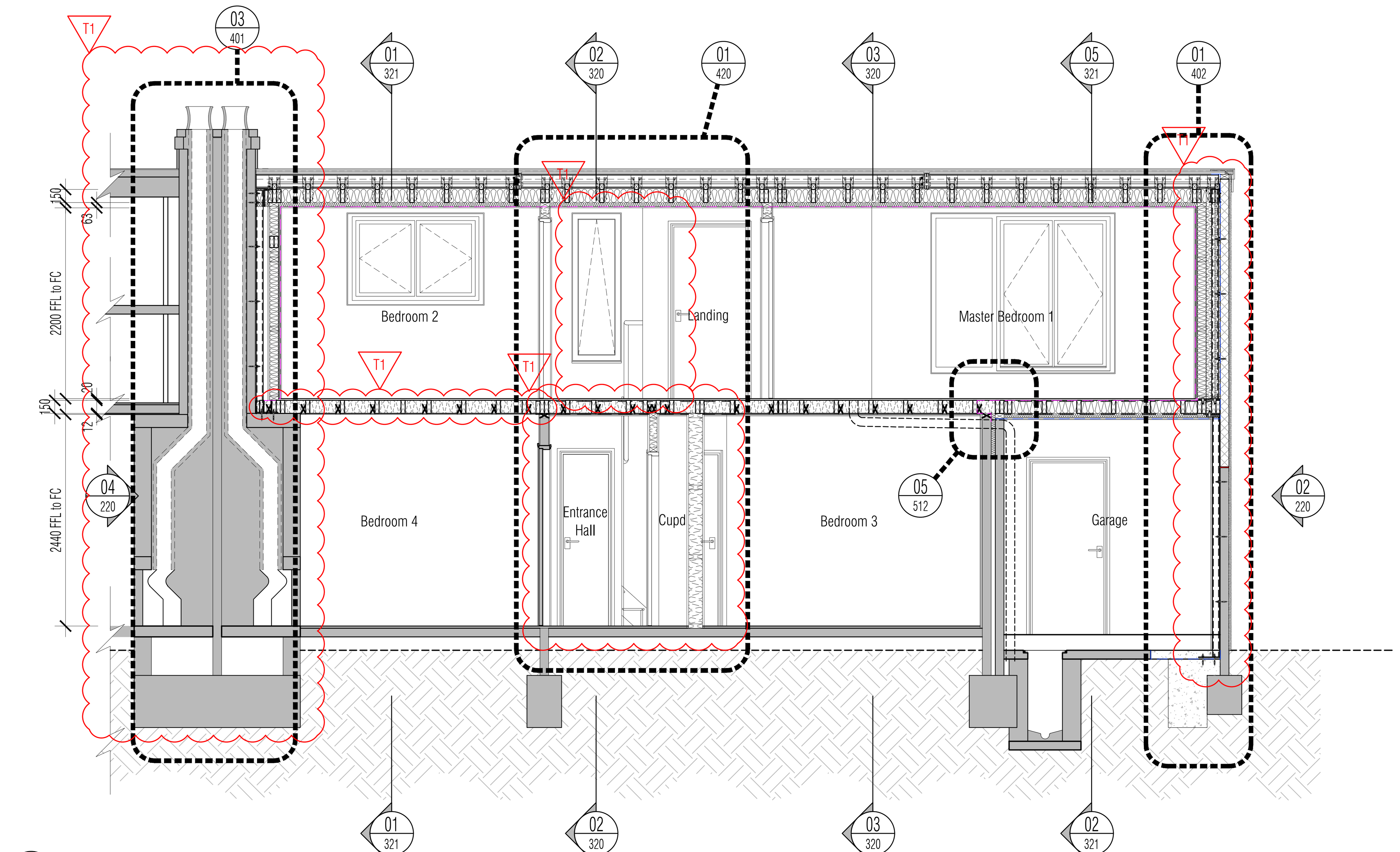

01 Proposed Section 01
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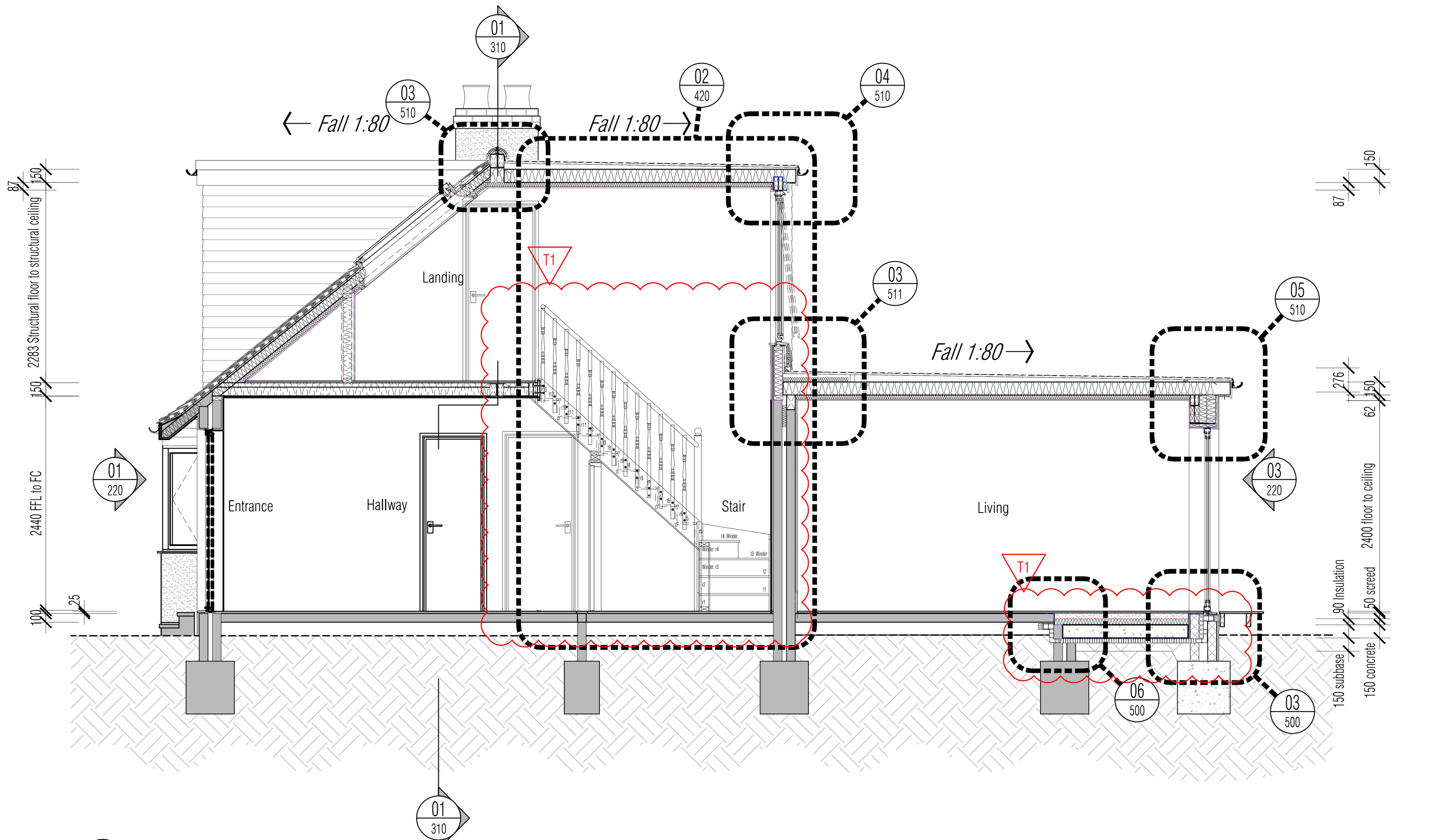
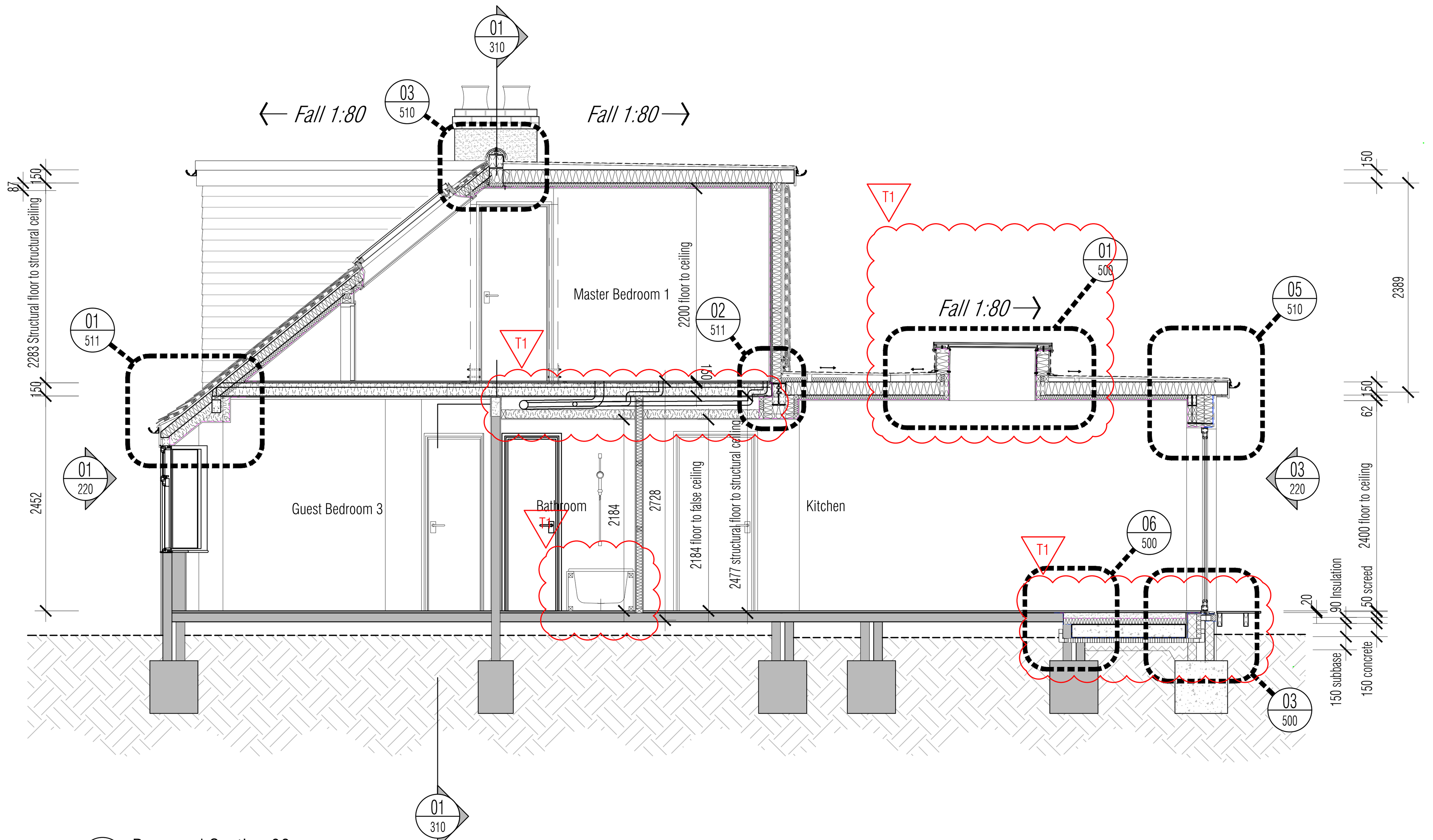


02 Proposed Section 02
Scale: 1:50@A1



03 Proposed Section 03
Scale: 1:50@A1

Scale: 1:100 0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:50 0m 1m 2m 3m 4m

Screed depths may vary depending on floor finish and location. Main Contractor to determine screed depth required for each location to accommodate floor finish, underlay, membranes, paints, fixings, etc to maintain uniform finished floor levels. Contractor to allow for a self levelling screed throughout.

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All specialist equipment installed in accordance with specialist manufacturers design and details

Insulation Legend

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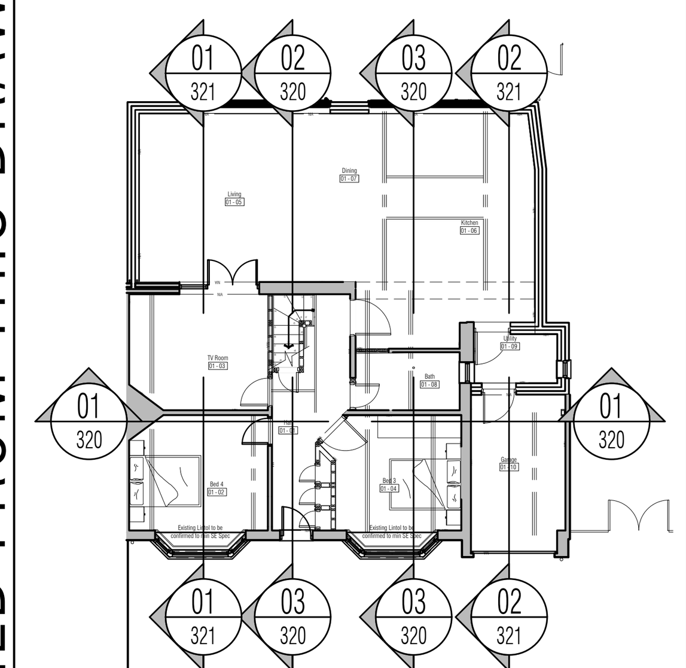

04 Section Legend
Scale: 1:200@A1

Drawing Referencing Legend

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Stage: 1-Existing, 2-Demolition, 3+ -Proposals
Job N°
Discipline (A= Architecture)
521717-A-121-0
Level N°
Sheet series N°: 0= Extents, 1-5= Zones
Dwg Series

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Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
Sections
Sheet 01

Drawn by: RKC	Scale: 1:50@A1, 1:100@A3	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: X:\201554-BREGS\GA\300\ 201554-A-320.DWG - T1-241205144920 24:12:05:14:49:24

Drawing No. 201554-A-320
Rev. T1

NB: Contractor to fully investigate and determine load bearing capacity of all building elements and materials and consult with Architect and Structural Engineer prior to commencement of demolition works. All discrepancies to be reported to RKCC immediately upon discovery.

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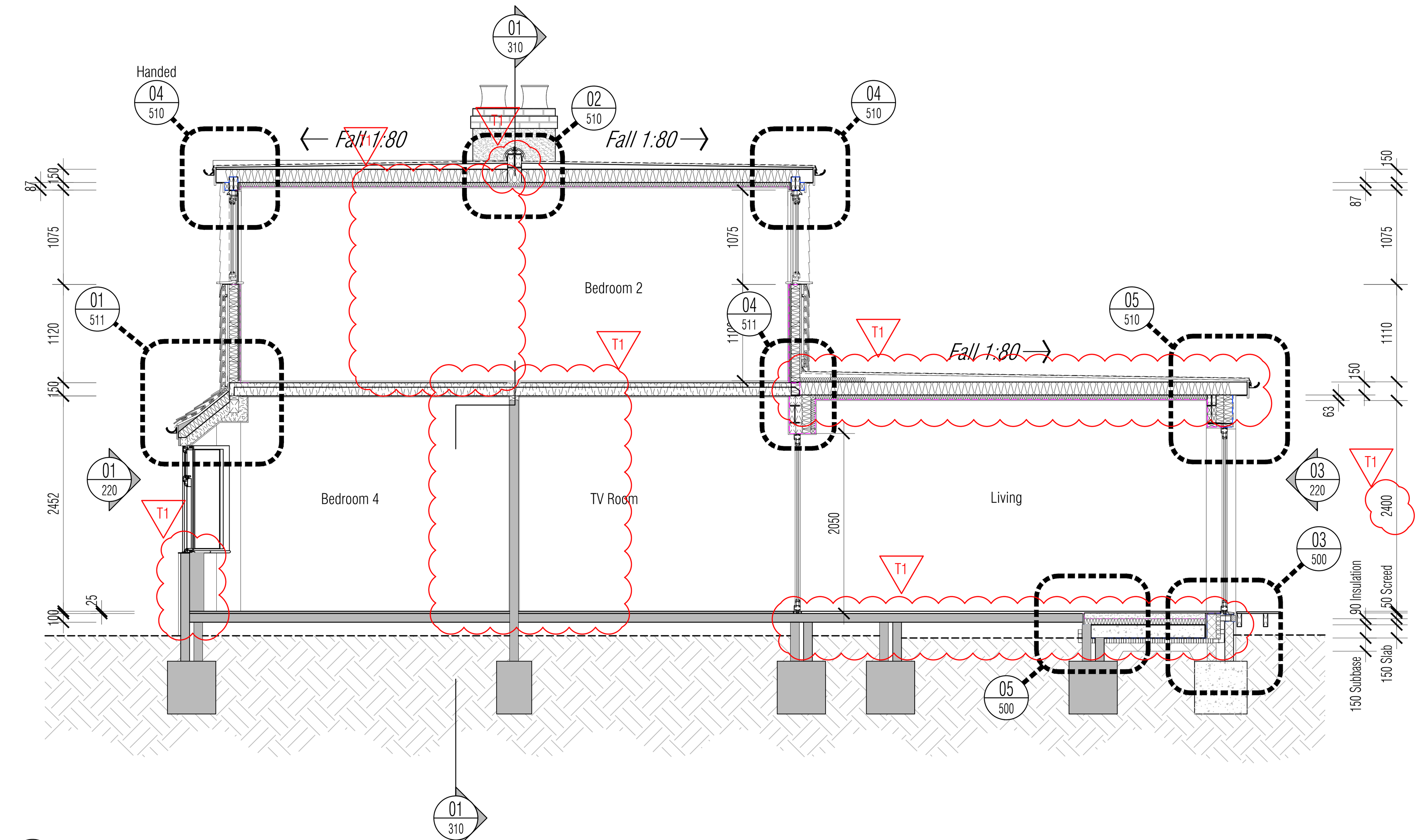

01 Proposed Section 04
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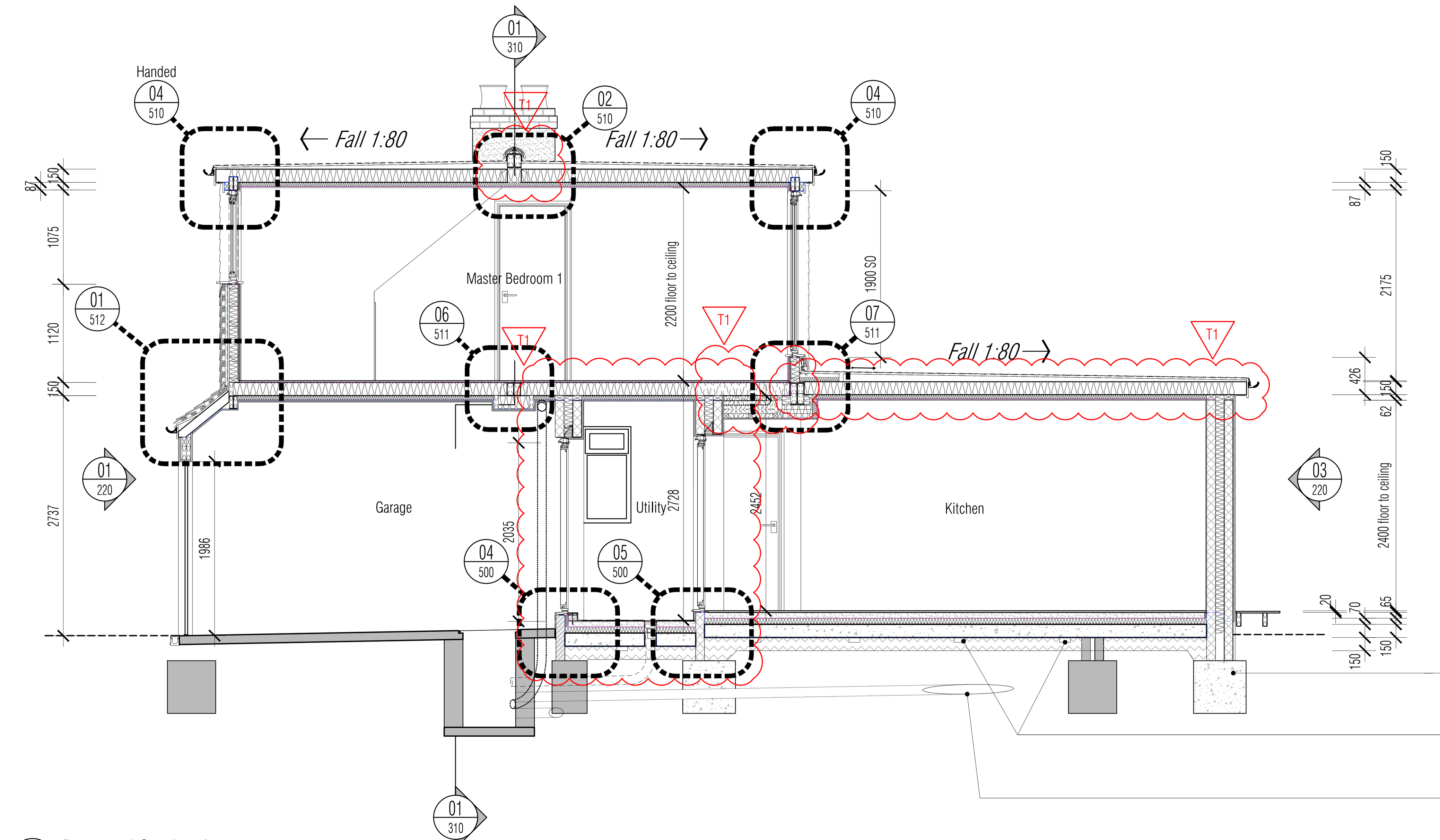

02 Proposed Section 05
Scale: 1:50@A1

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Scale: 1:100

Scale: 1:50

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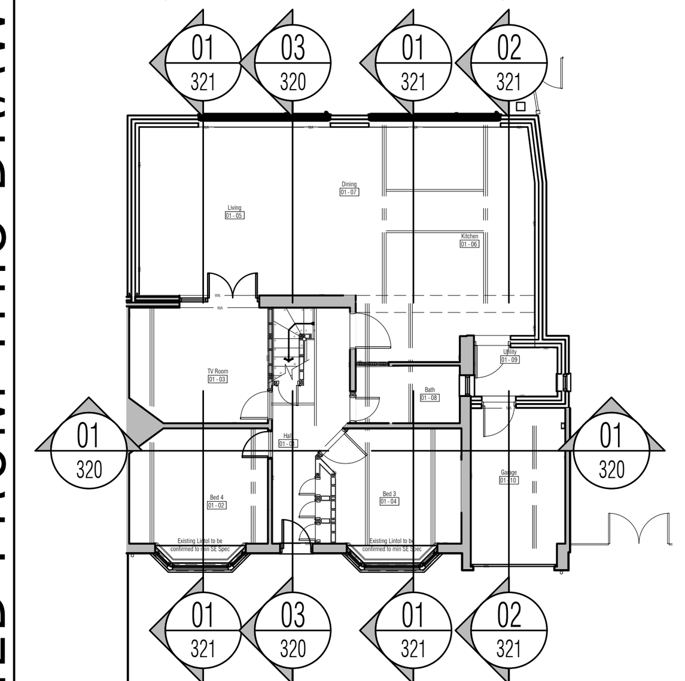

03 Section Legend
Scale: 1:200@A1

Drawing Referencing Legend

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521717-A-121-0
Level N°; Sheet series N°: 0= Extents, 1-5= Zones; Dwg Series

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Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
Sections
Sheet 02

Drawn by:	Scale:	Date:
RKC	1:50@A1, 1:100@A3	13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: 24.12.05 14:50:12

Drawing No. 201554-A-321 — Rev. T1

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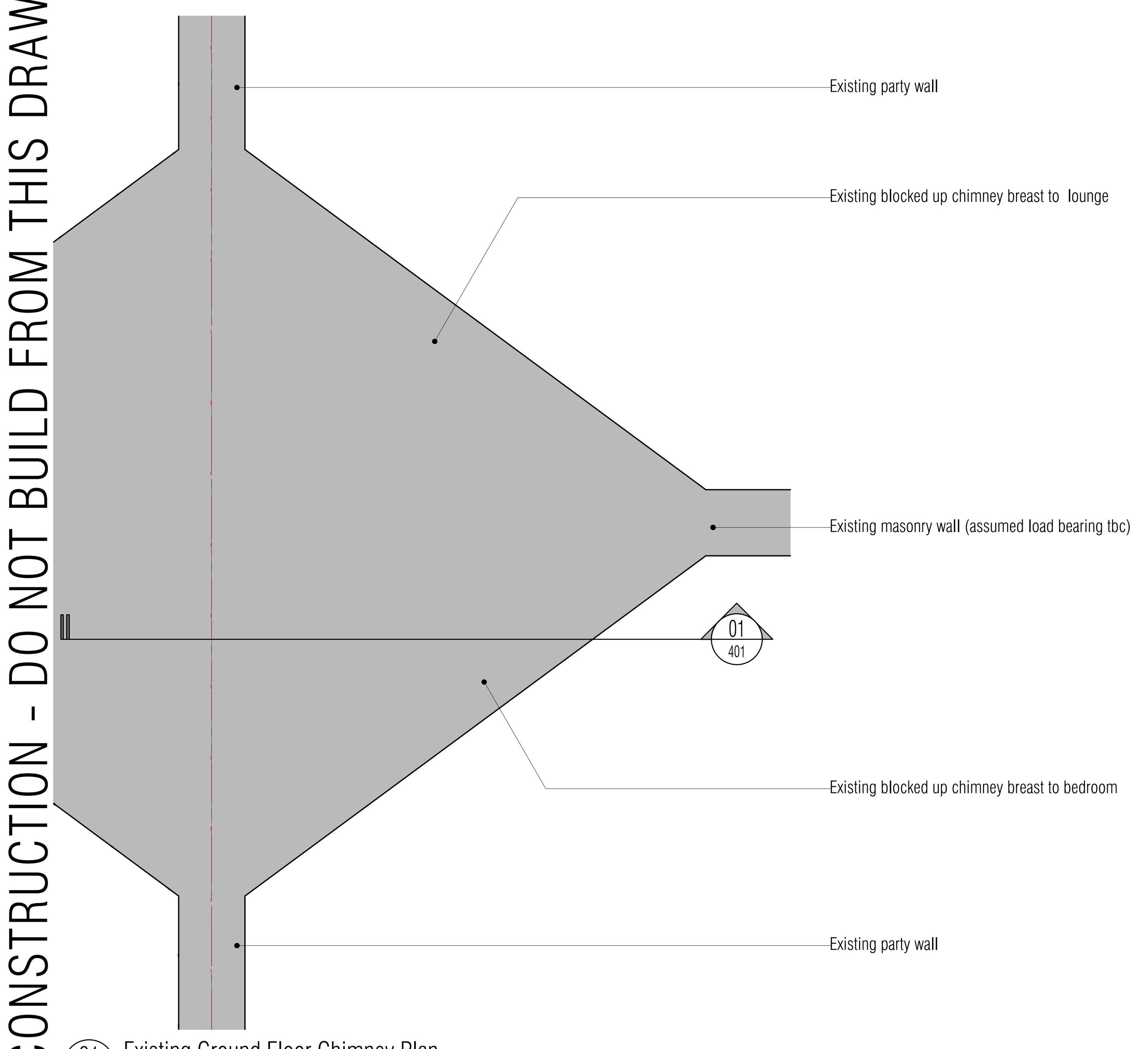
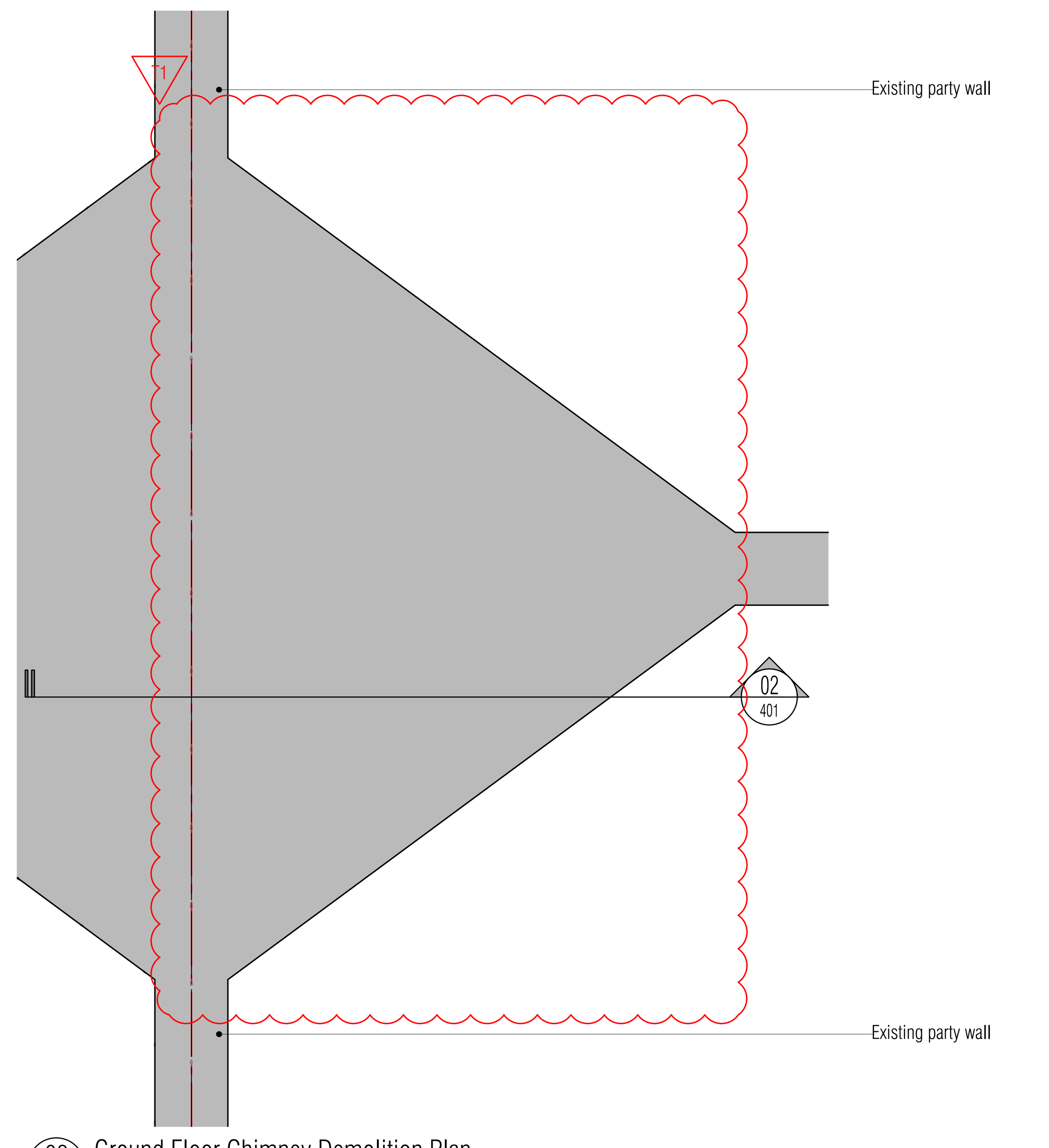
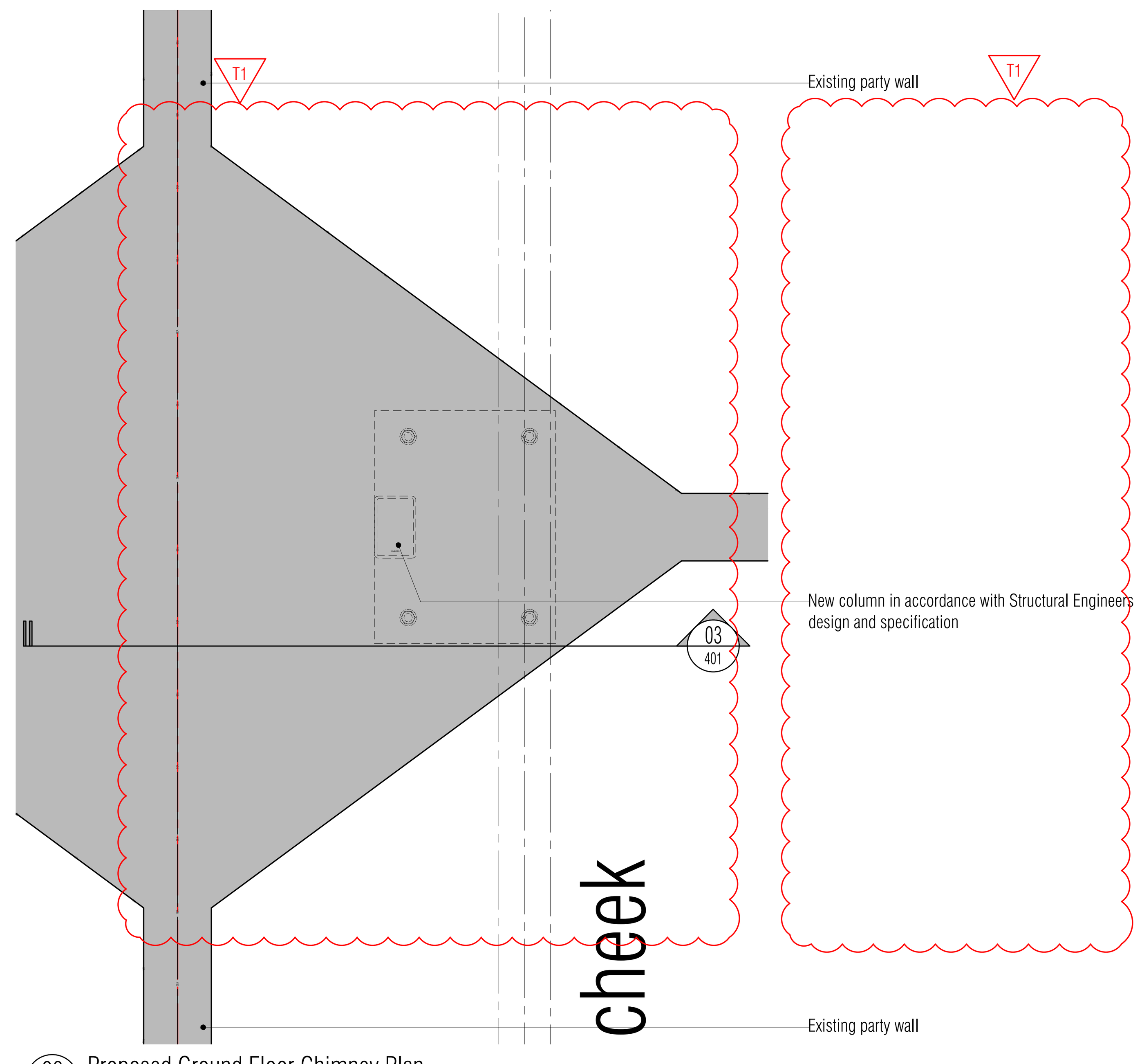


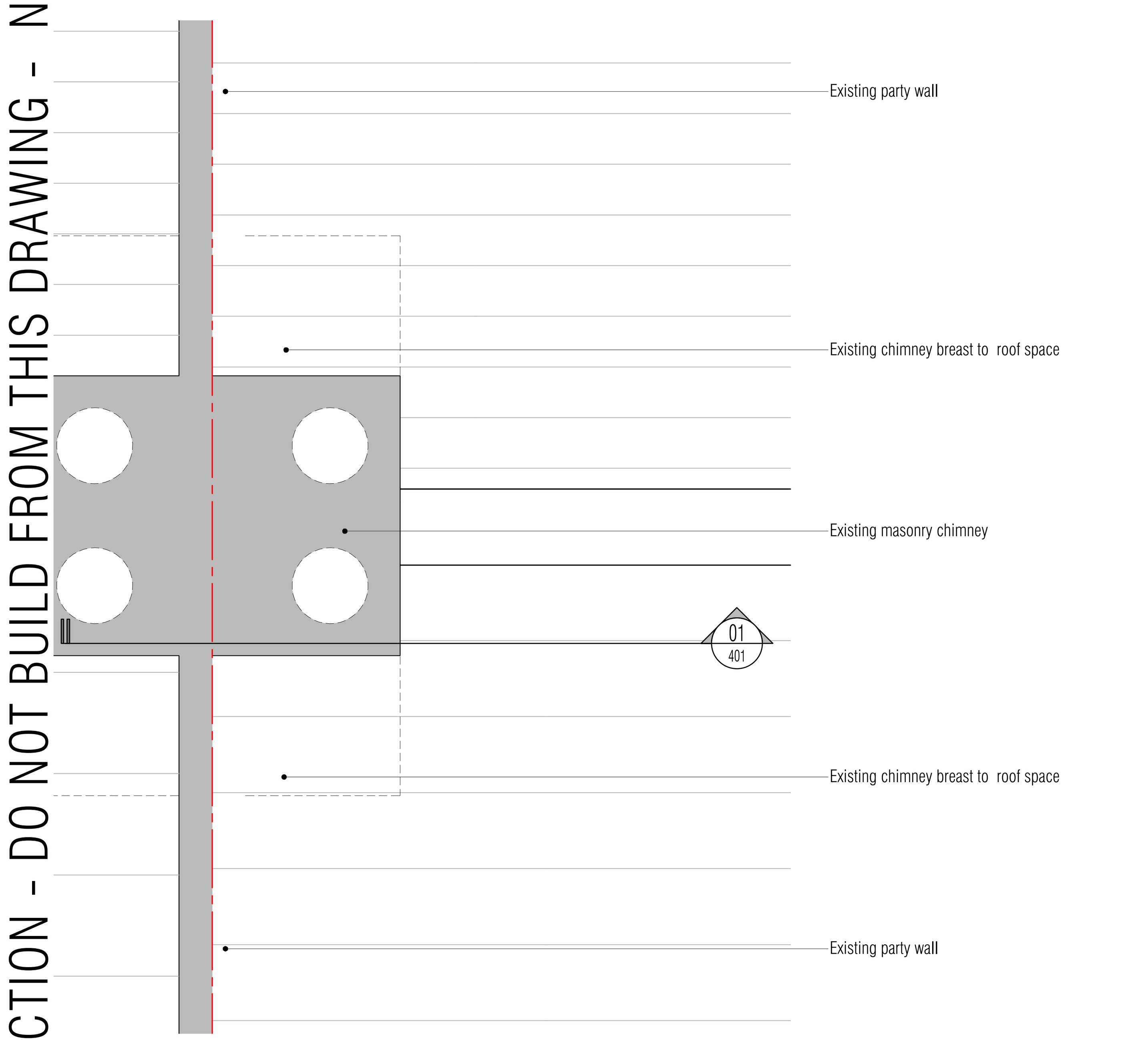
01 Existing Ground Floor Chimney Plan
101 Scale: 1:10



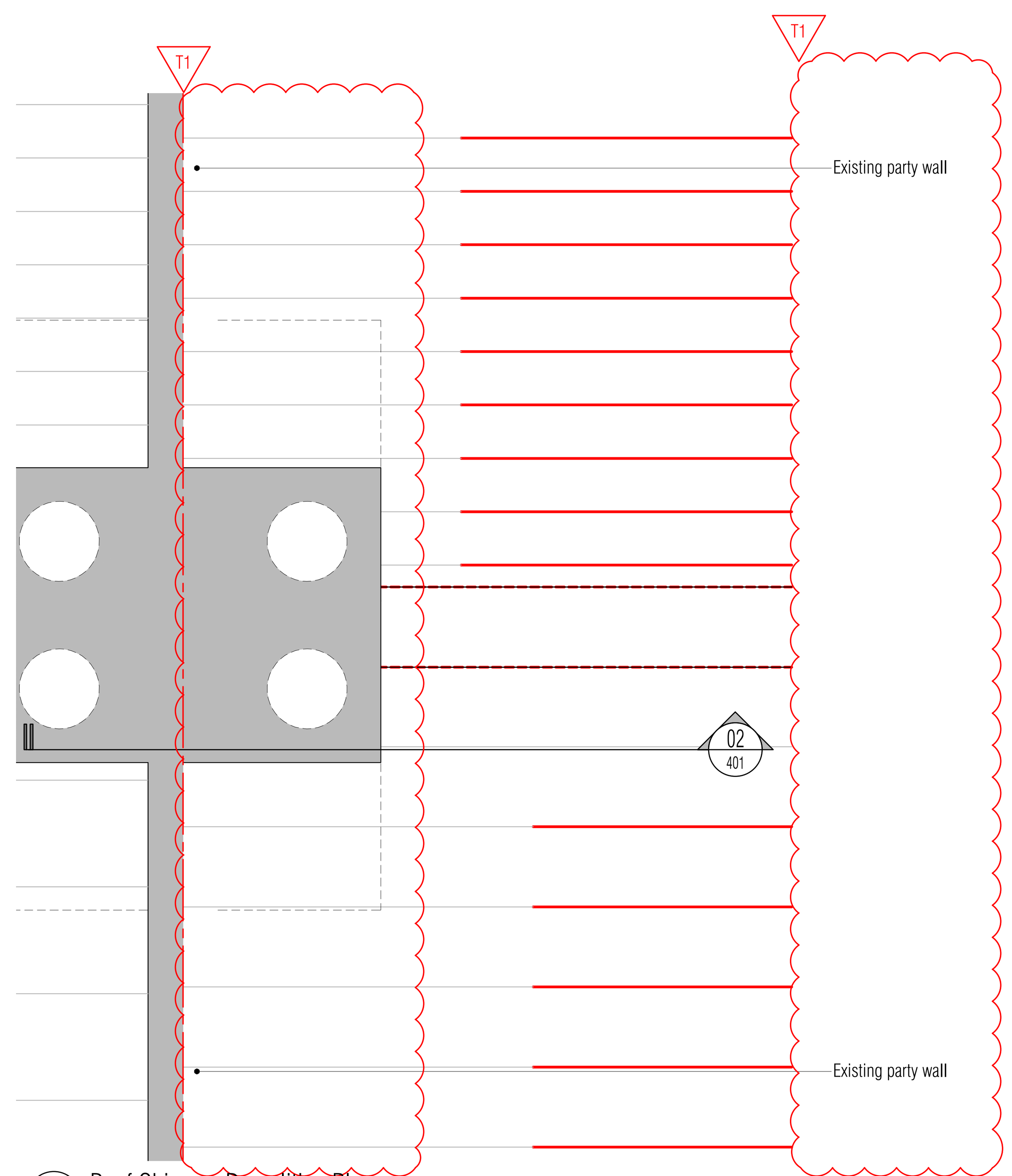
02 Ground Floor Chimney Demolition Plan
111 Scale: 1:10



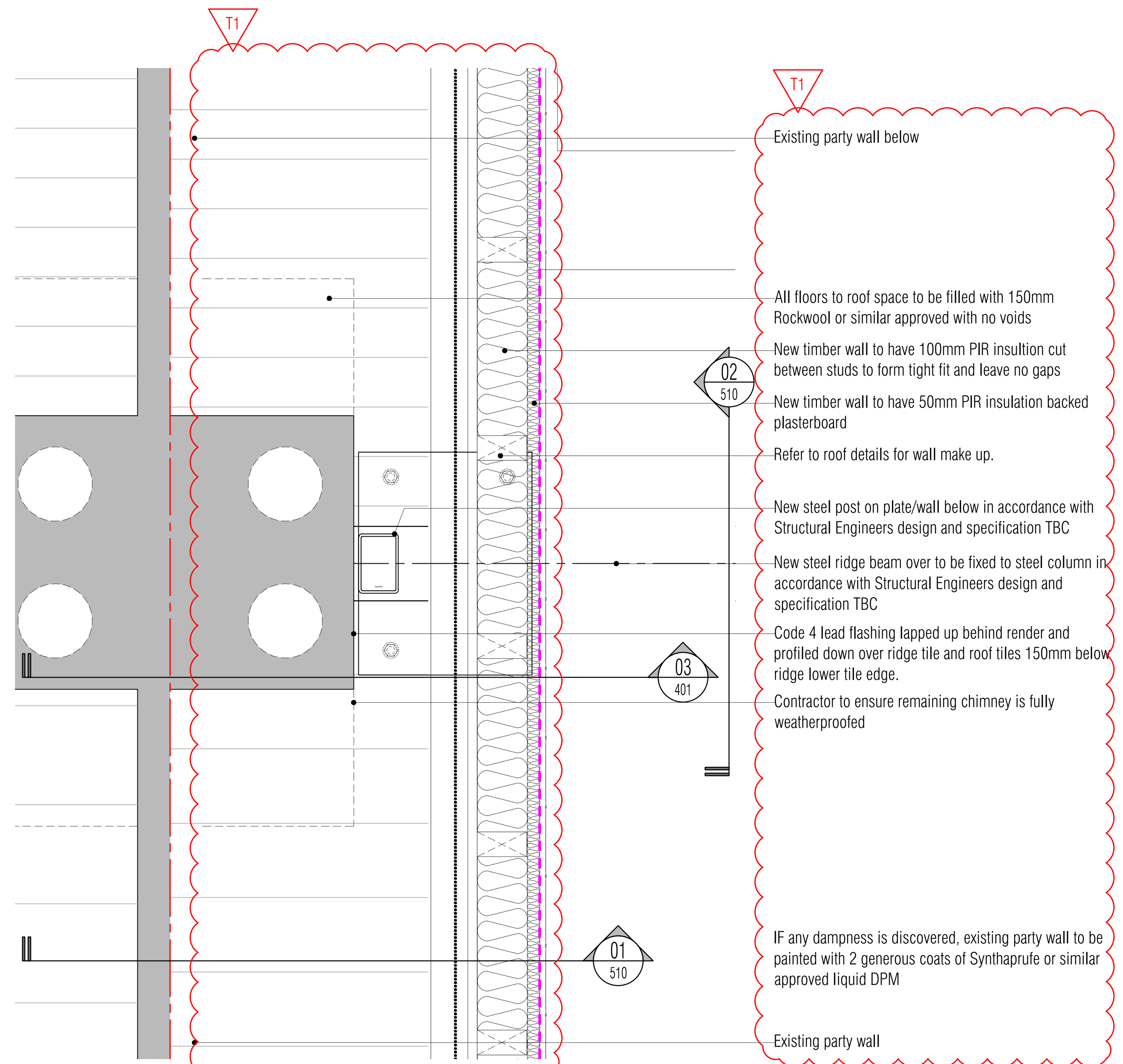
03 Proposed Ground Floor Chimney Plan
121 Scale: 1:10



04 Existing Roof Chimney Plan
102 Scale: 1:10



05 Roof Chimney Demolition Plan
112 Scale: 1:10



06 Proposed First Floor Chimney Plan
122 Scale: 1:10

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Scale: 1:20 0m 0.5m 1m 1.5m

Scale: 1:10 0m 1m 2m 3m 4m 5m 6m 7m 8m

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T1	05.12.24	RKC	-	Gen revs per clouds

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
Chimey
Breast
Plans

Drawn by: RKC	Scale: 1:10@A1, 1:20@A3	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: X:\201554-BREGS\GA\400\ 201554-A-400.DWG - T1-241205145059 24:12:05:14:50:59

Drawing No. 201554-A-400 Rev. T1

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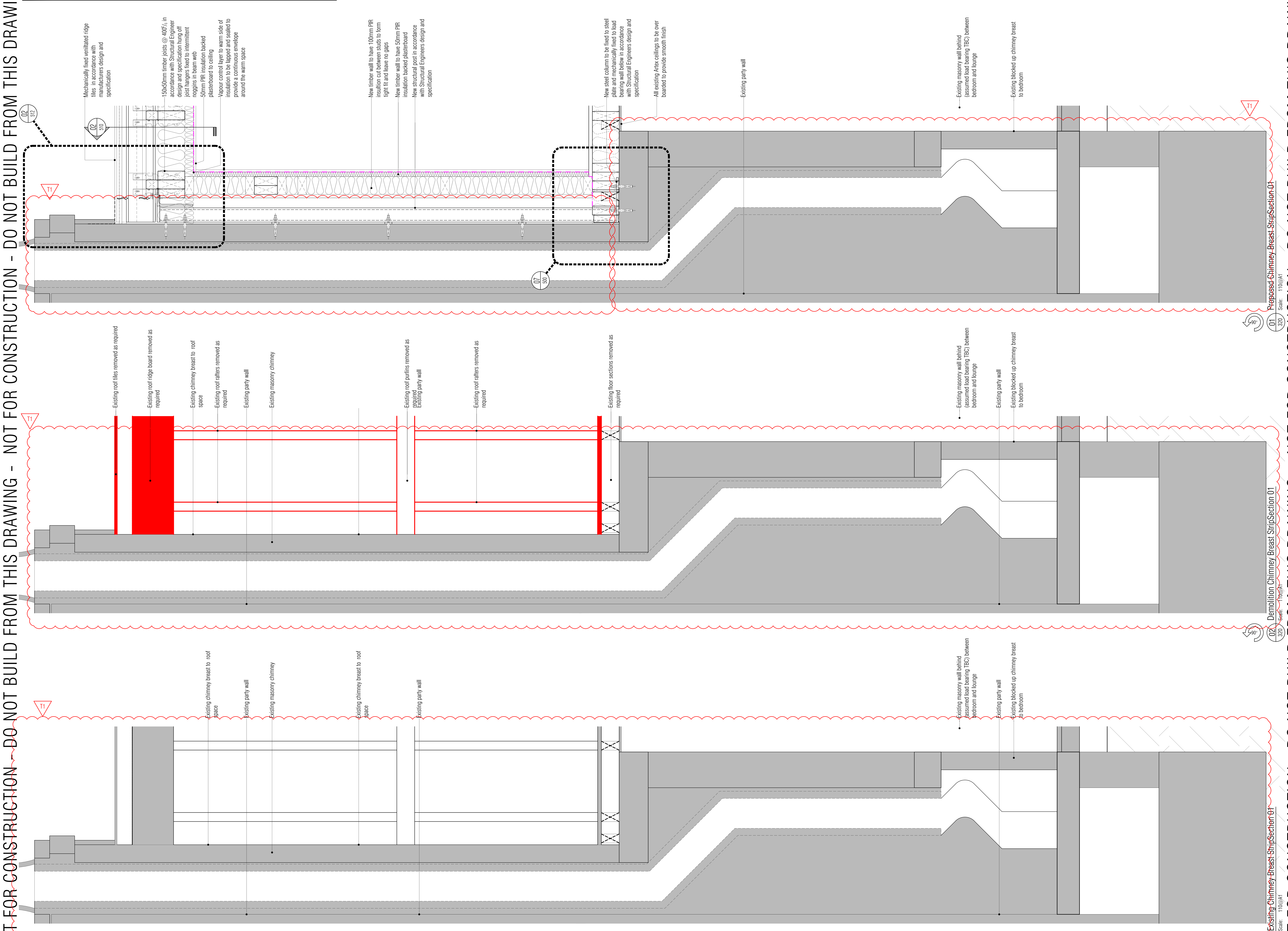

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All specialist equipment installed in accordance with specialist manufacturers design and details

Scale: 1:20 0m 0.5m 1m 1.5m

Scale: 1:10 0m 1m 2m 3m 4m 5m 6m 7m 8m

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All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	DRAWING ISSUED FOR TENDER

RAPID KEYSTONE CONSTRUCTION CONSULTANCY LTD

WWW.RKCCLTD.CO.UK 07985585488 RKC@RKCCLTD.CO.UK

DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT COM ESTIMATING

ISSUED FOR TENDER

Client: Emma Day, 54 Cokeham Road, Sompting

Project Title: Roof Extension and Enlargement of Rebuild of Existing Conservatory, Lean-to Conservatory and Kitchen Extension

Drawing Title: Proposed Chimney Breast Strip Sections Sheet 01

Drawn by: RKC	Scale: 1:10@A1, 1:20@A3	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.:

Drawing No. 201554-A-401 Rev. T1

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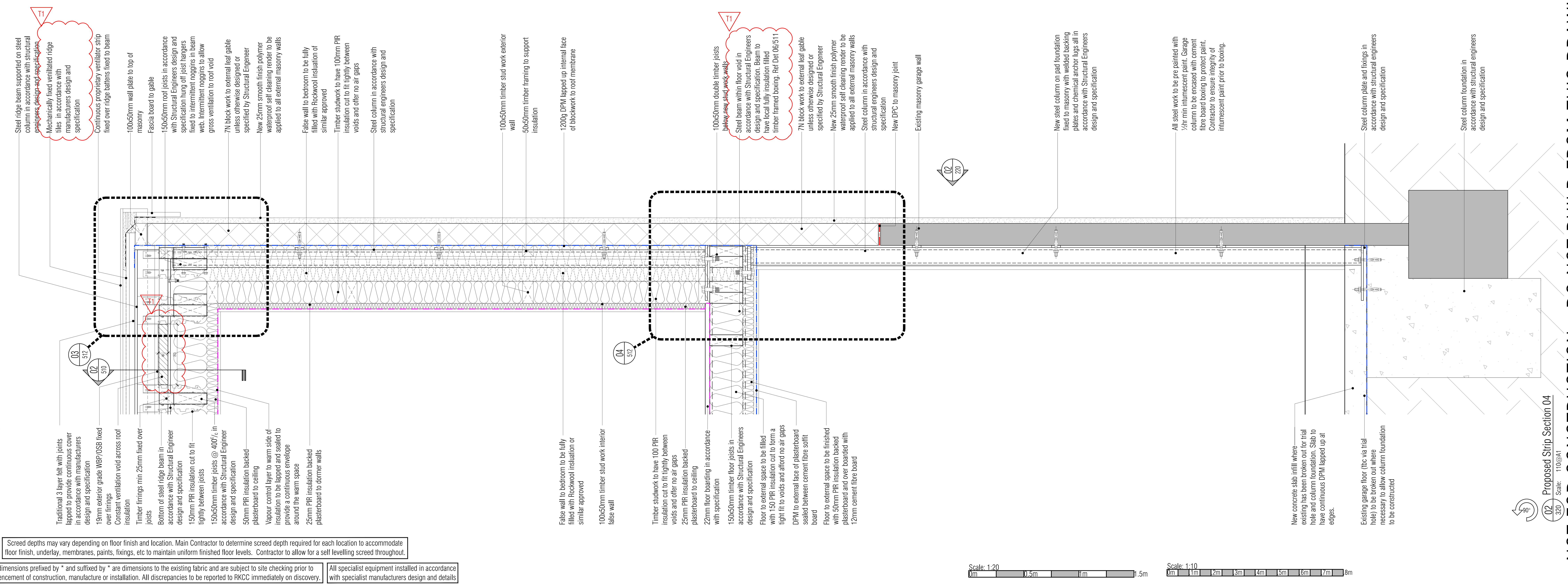

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Stage: 1-Existing, 2-Demolition, 3+ -Proposals; Job N°; Discipline (A= Architecture); Level N°; Sheet series N°: 0= Extents, 1-5= Zones; Dwg Series

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Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	DRAWING ISSUED FOR TENDER

RAPID KEYSTONE CONSTRUCTION CONSULTANCY LTD

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DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT CDM ESTIMATING

ISSUED FOR TENDER

Client: Emma Day, 54 Cokeham Road, Sompting

Project Title: Roof Extension and Enlargement of Rebuild of Existing Conservatory, Lean-to Conservatory and Kitchen Extension

Drawing Title: Proposed Strip Sections Sheet 02

Drawn by:	Scale:	Date:
RKC	1:10@A1, 1:20@A3	13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: 24.12.05 14:52:49

Drawing No.: 201554-A-402 — Rev.: T1

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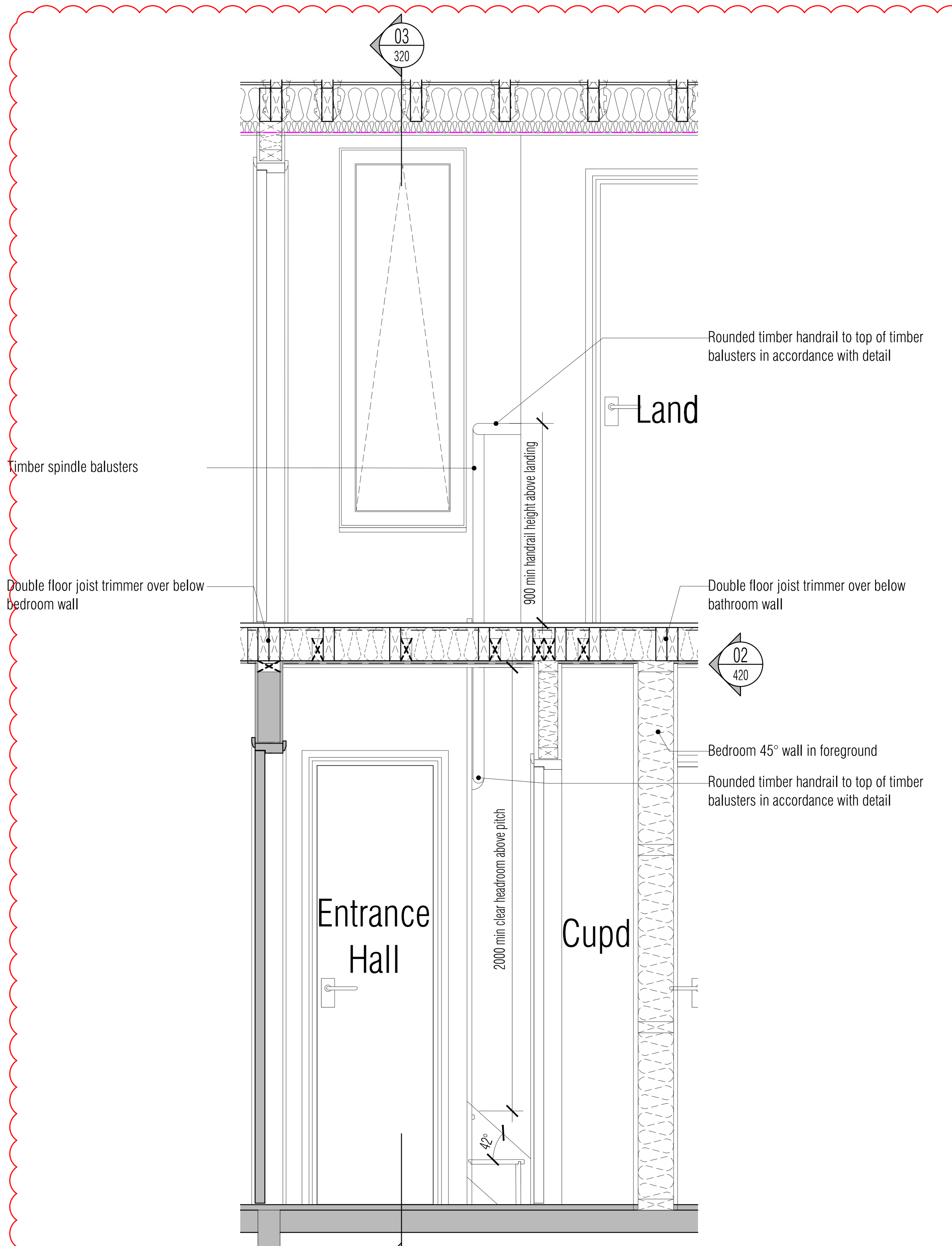
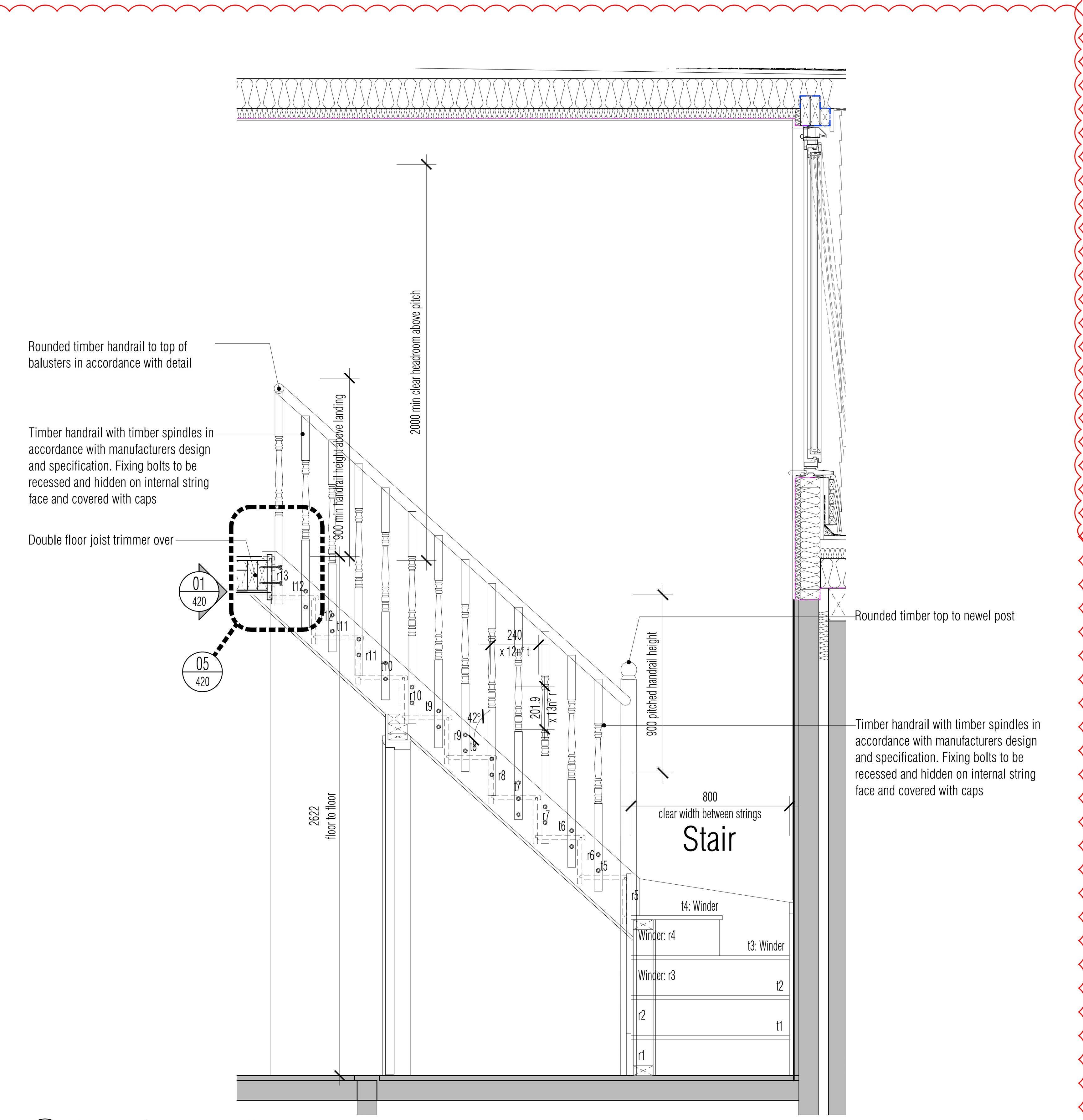
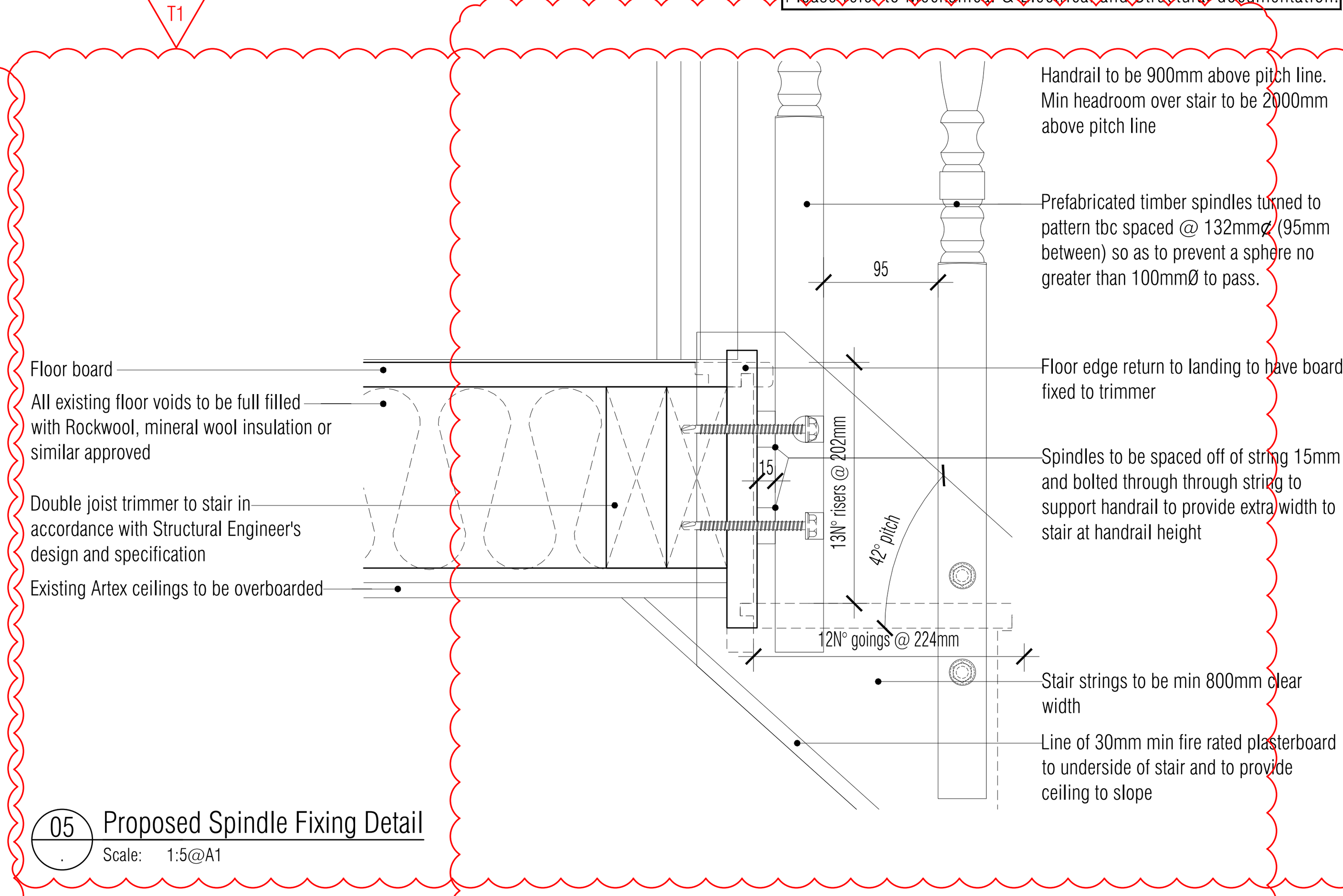


01 Proposed Stair Elevation 01
Scale: 1:20@A1



02 Proposed Stair Elevation 02
Scale: 1:20@A1



05 Proposed Spindle Fixing Detail
Scale: 1:5@A1

STAIRCASE CRITERIA	01				
Ground	to First	floor total rise		= 2622	mm
12	number of RISERS		@	= 218.54	mm
11	number of GOINGS		@	= 242.75	mm
PITCH of stair to be				= 2	°
Overall STRINGS to be				= 800, 900	mm

Height to top of handrail to be min 900mm
Height to top of guarding to be min 1100mm
Ballusters to be max 100mm clear spaced apart.
Min 2000mm clear headroom above stair pitch line.

Drawing Referencing Legend

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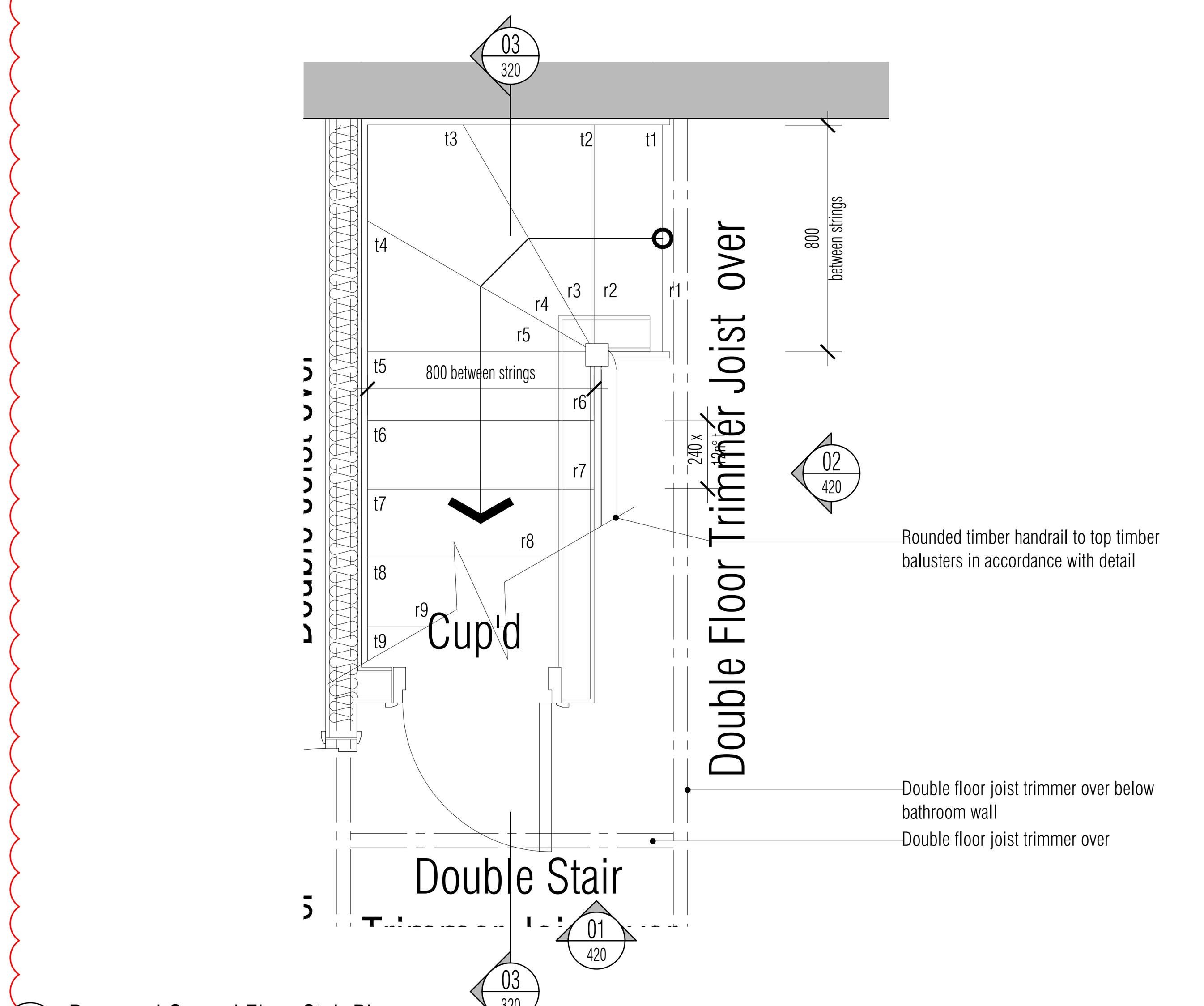
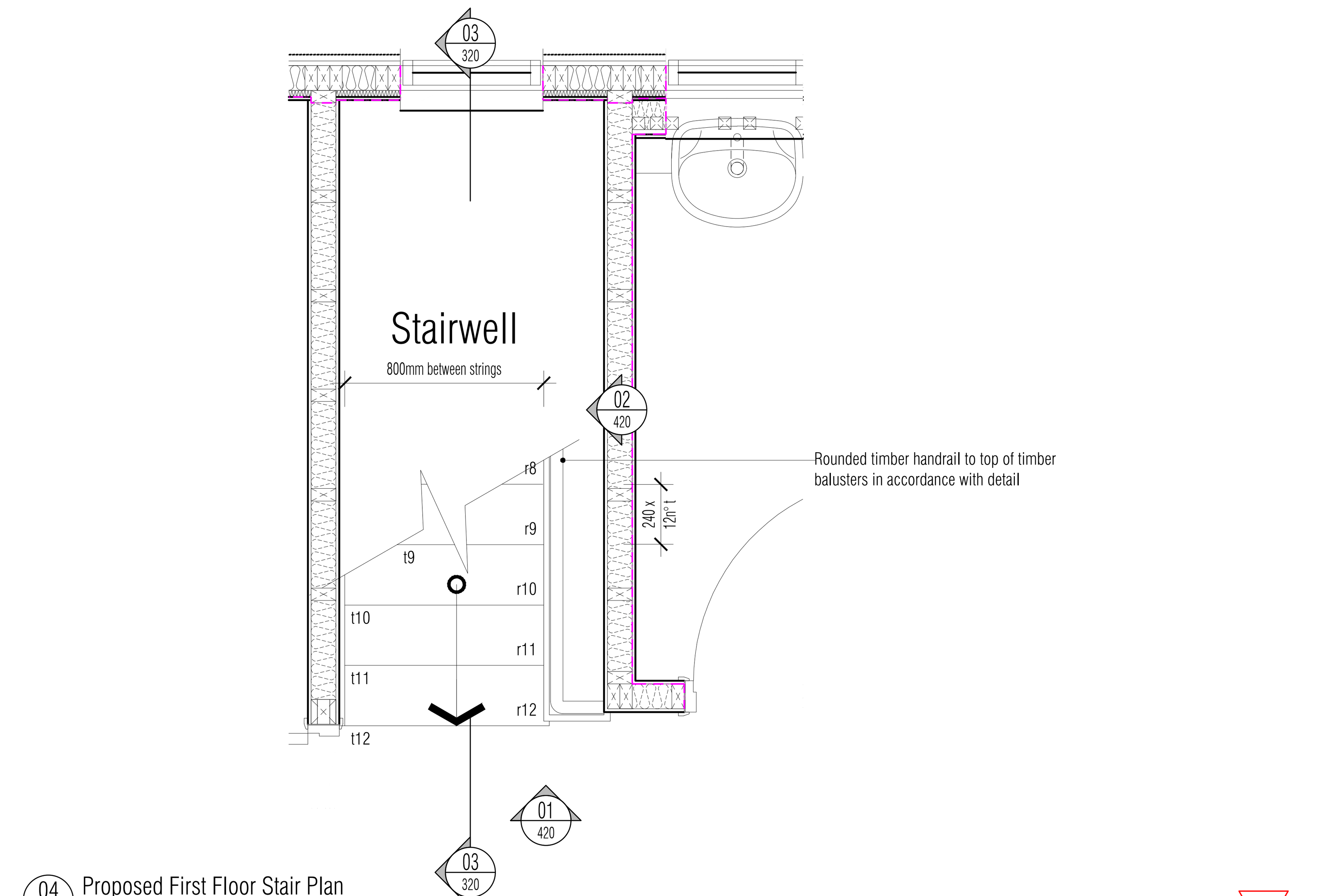


03 Proposed Ground Floor Stair Plan
Scale: 1:20@A1



04 Proposed First Floor Stair Plan
Scale: 1:20@A1

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Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension and Enlargement of Rebuild of Existing Conservatory, Lean-to Conservatory and Kitchen Extension

Drawing Title
Proposed Stair Plans and Sections

Drawn by:	Scale:	Date:
RKC	1:5@A1 & 1:20@A1	13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: 24.12.05 14:53:53

Drawing No. 201554-A-420 | Rev. T1

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Scale: 1:20 0m 5m 10m 15m

Scale: 1:20 0m 0.5m 1m 1.5m

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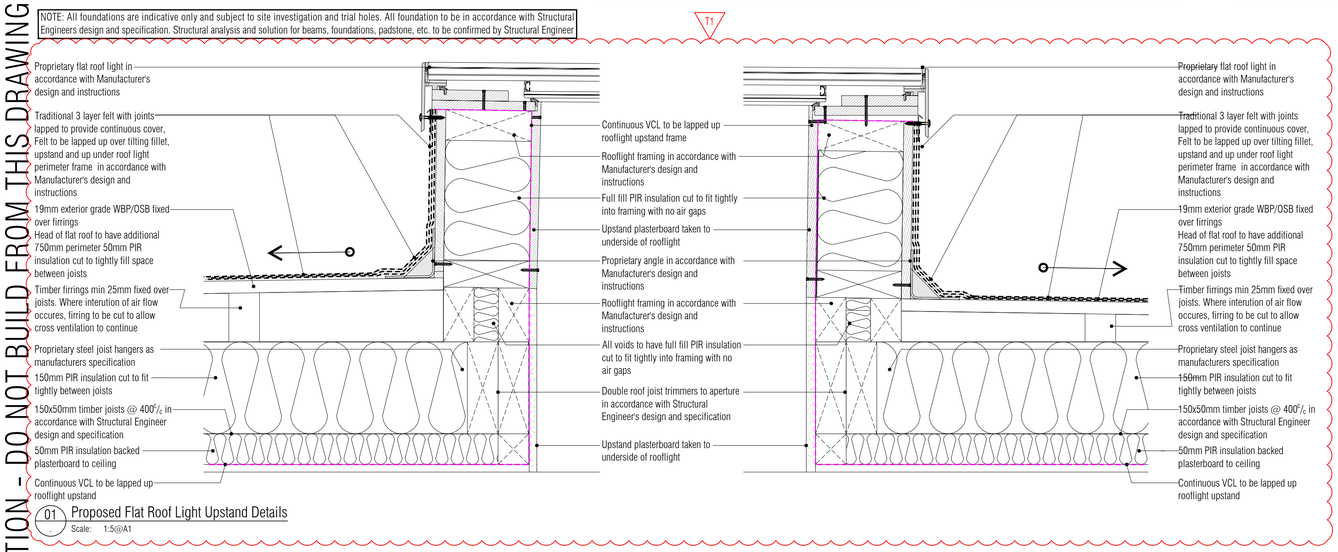
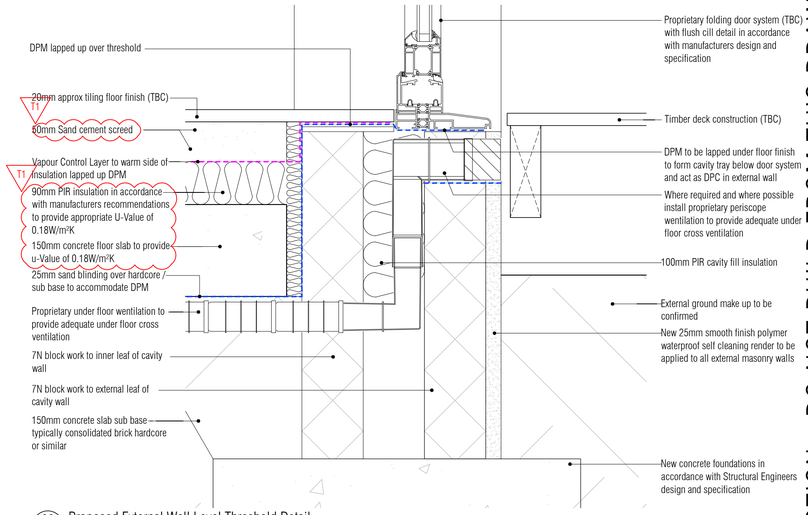
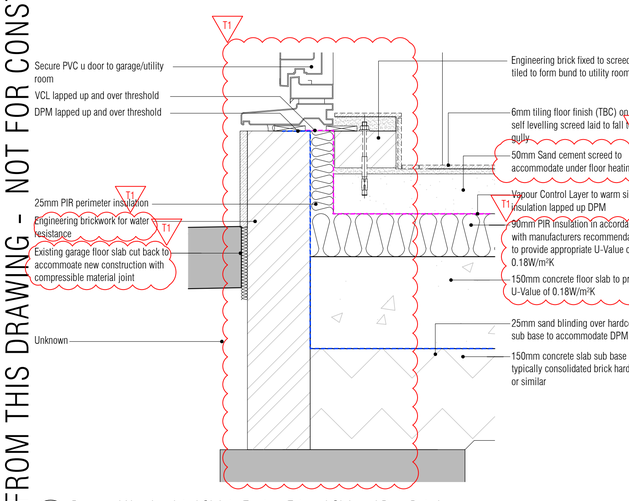


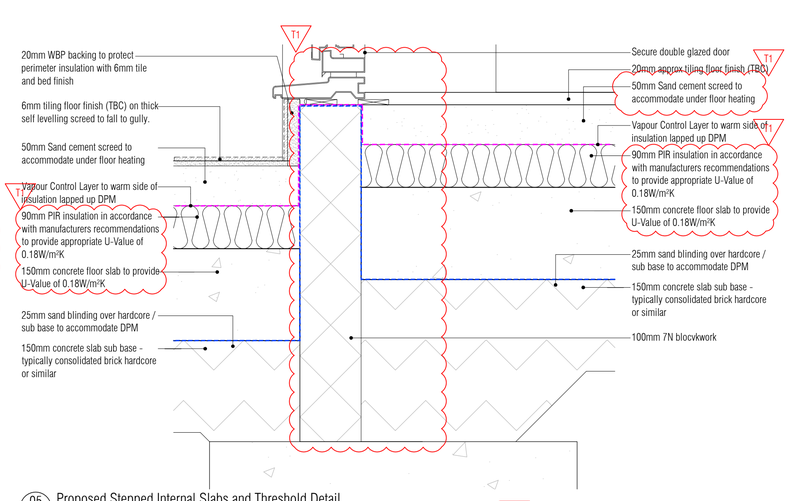
01 Proposed Flat Roof Light Upstand Details
Scale: 1:5@A1



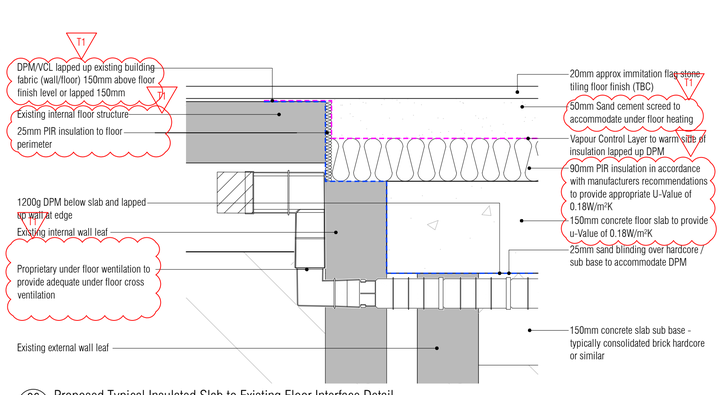
03 Proposed External Wall Level Threshold Detail
Scale: 1:5@A1



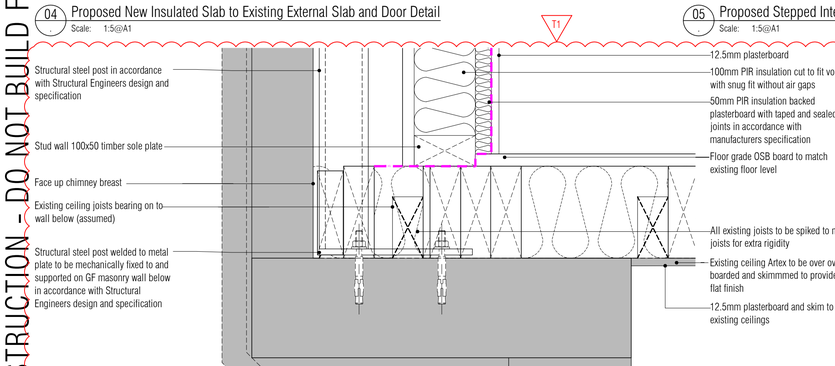
04 Proposed New Insulated Slab to Existing External Slab and Door Detail
Scale: 1:5@A1



05 Proposed Stepped Internal Slabs and Threshold Detail
Scale: 1:5@A1



06 Proposed Typical Insulated Slab to Existing Floor Interface Detail
Scale: 1:5@A1



07 Proposed First Floor Infill around Chimney Void Detail
Scale: 1:5@A1

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Scale: 1:10
0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:5
0m 100mm 200mm 300mm 400mm

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Rev	Date	By	Chk	Comment
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ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Floor:
Interface
Details
Sheet 01

Drawn by:	Scale:	Date:
RKC	1:5@A1, 1:10@A3	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: K:\201554-BRE\02-DA\3D\201554-A-500.DWG - T1 24\12\05\15:22:41

Drawing No. 201554-A-500
Rev. T1

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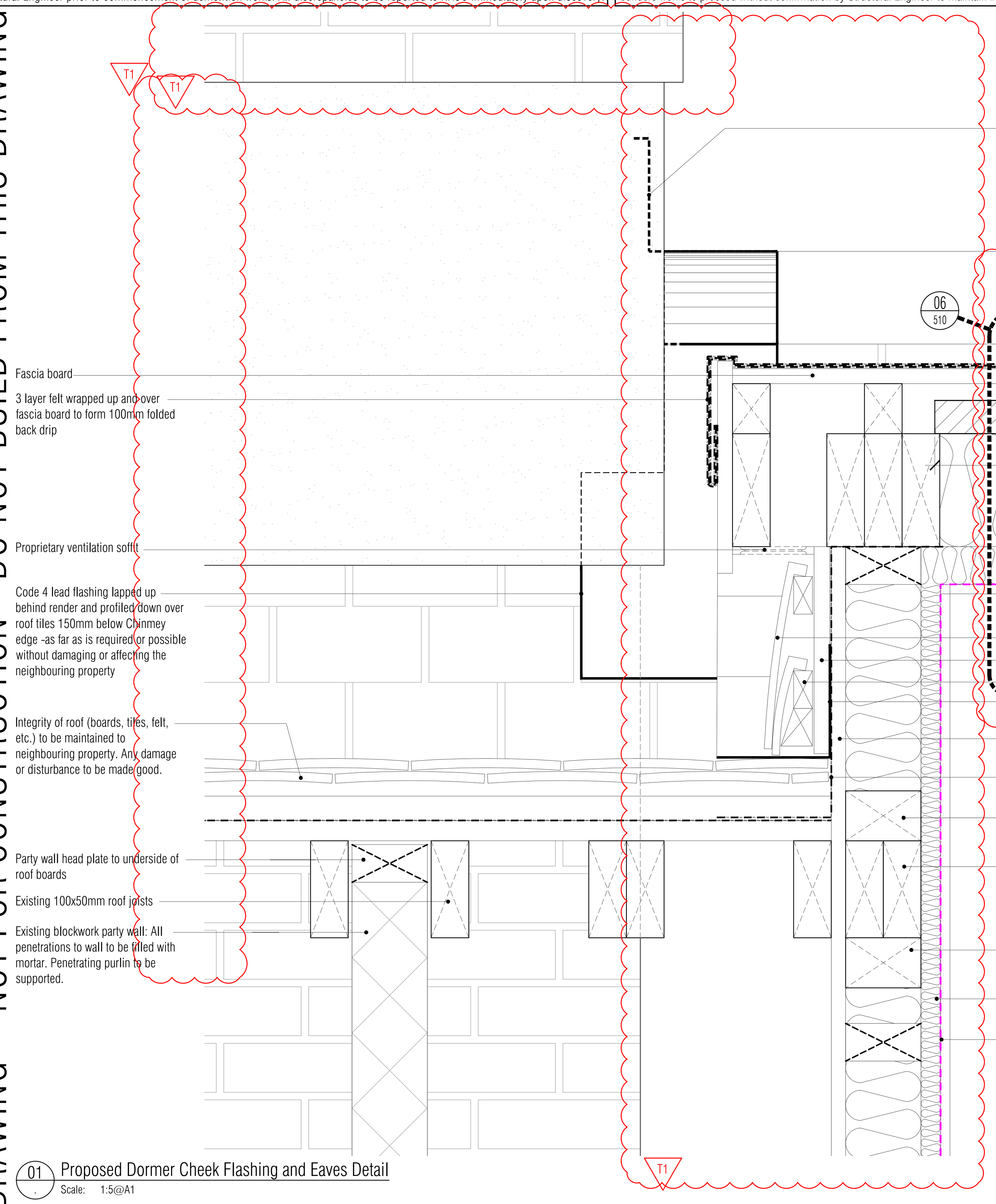
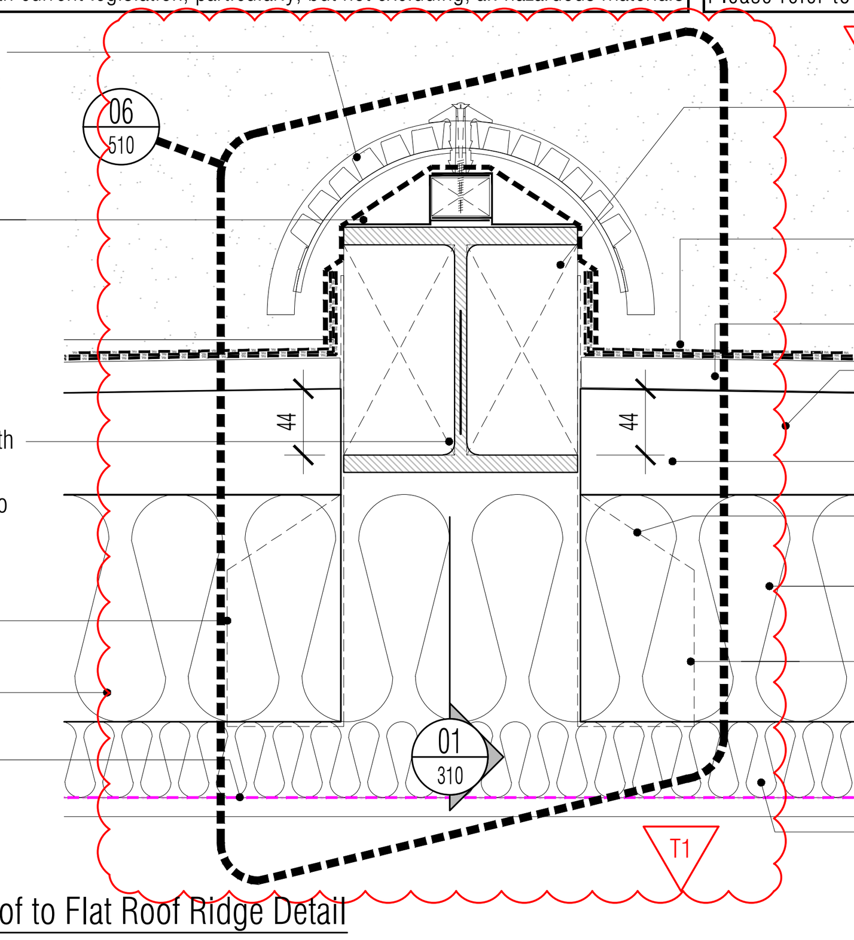
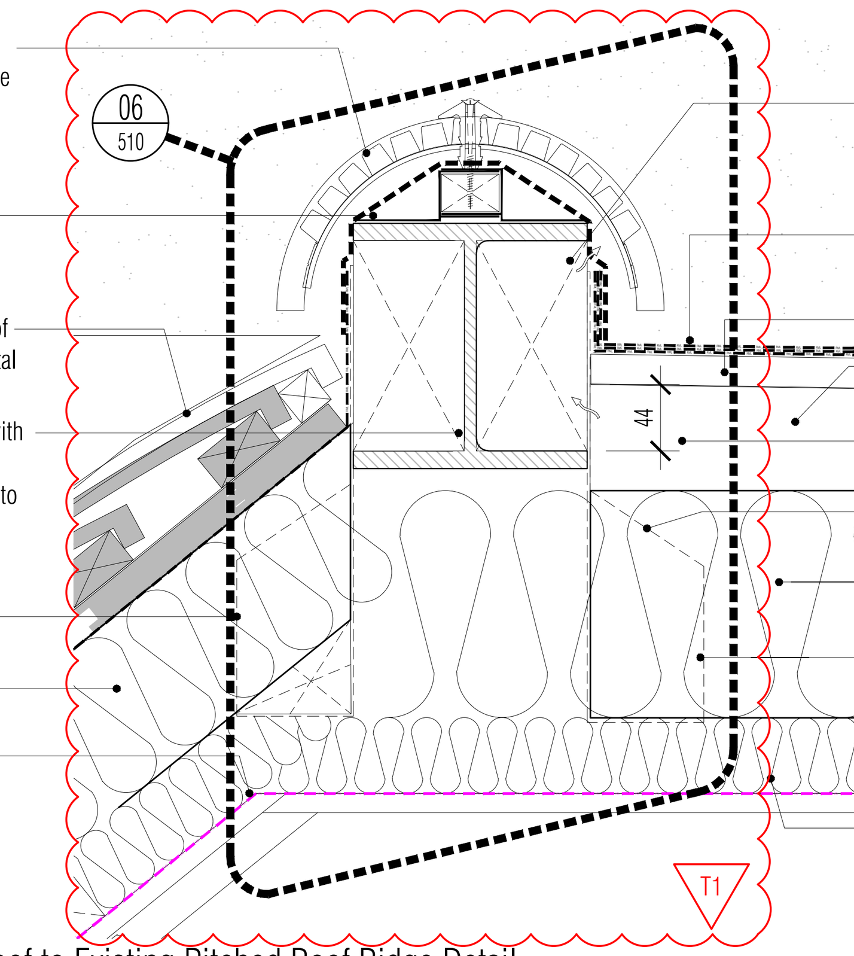


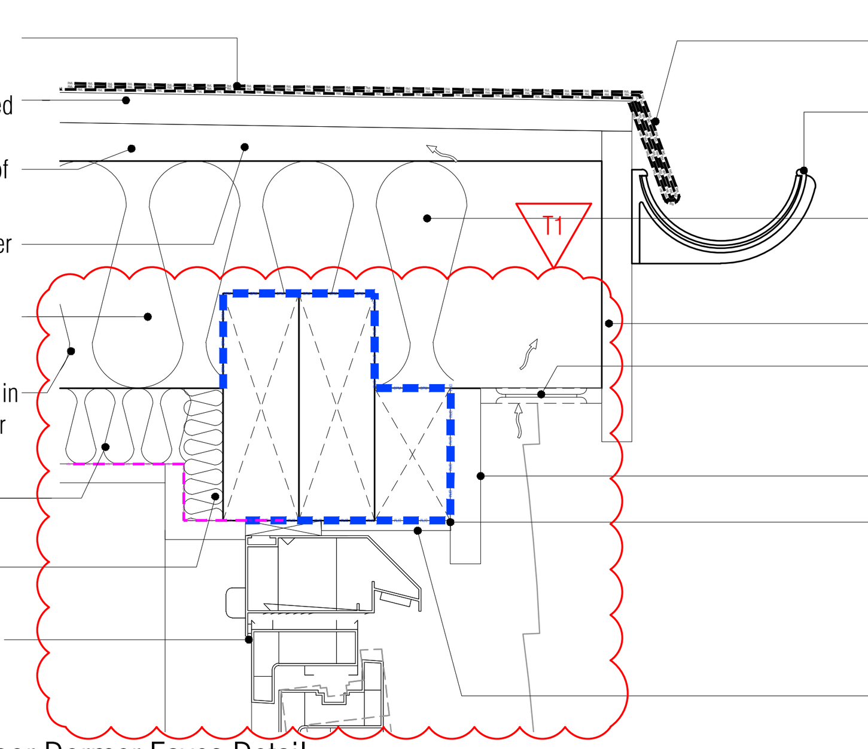
01 Proposed Dormer Cheek Flashing and Eaves Detail
Scale: 1:5@A1



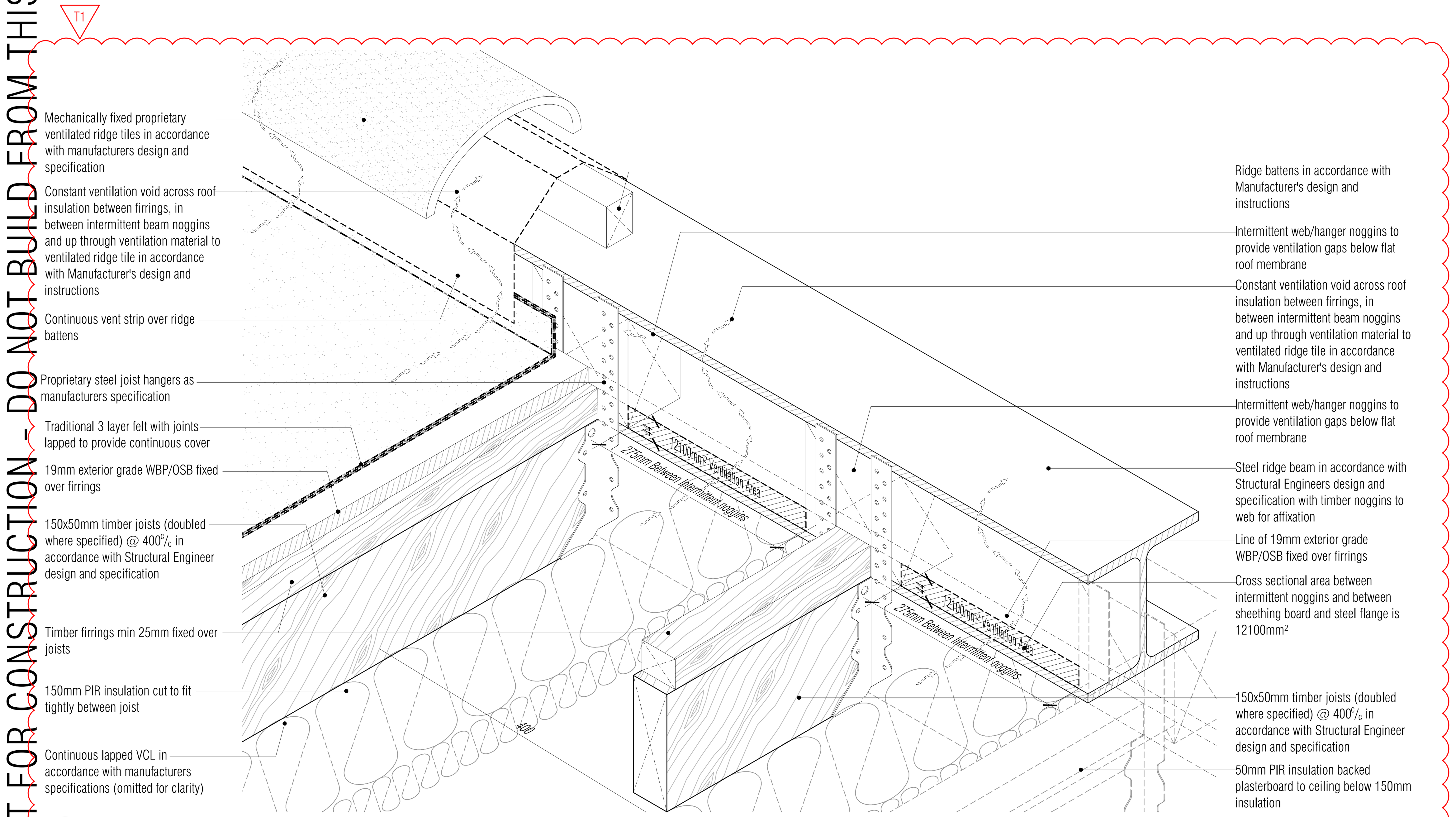
02 Proposed Flat Roof to Flat Roof Ridge Detail
Scale: 1:5@A1



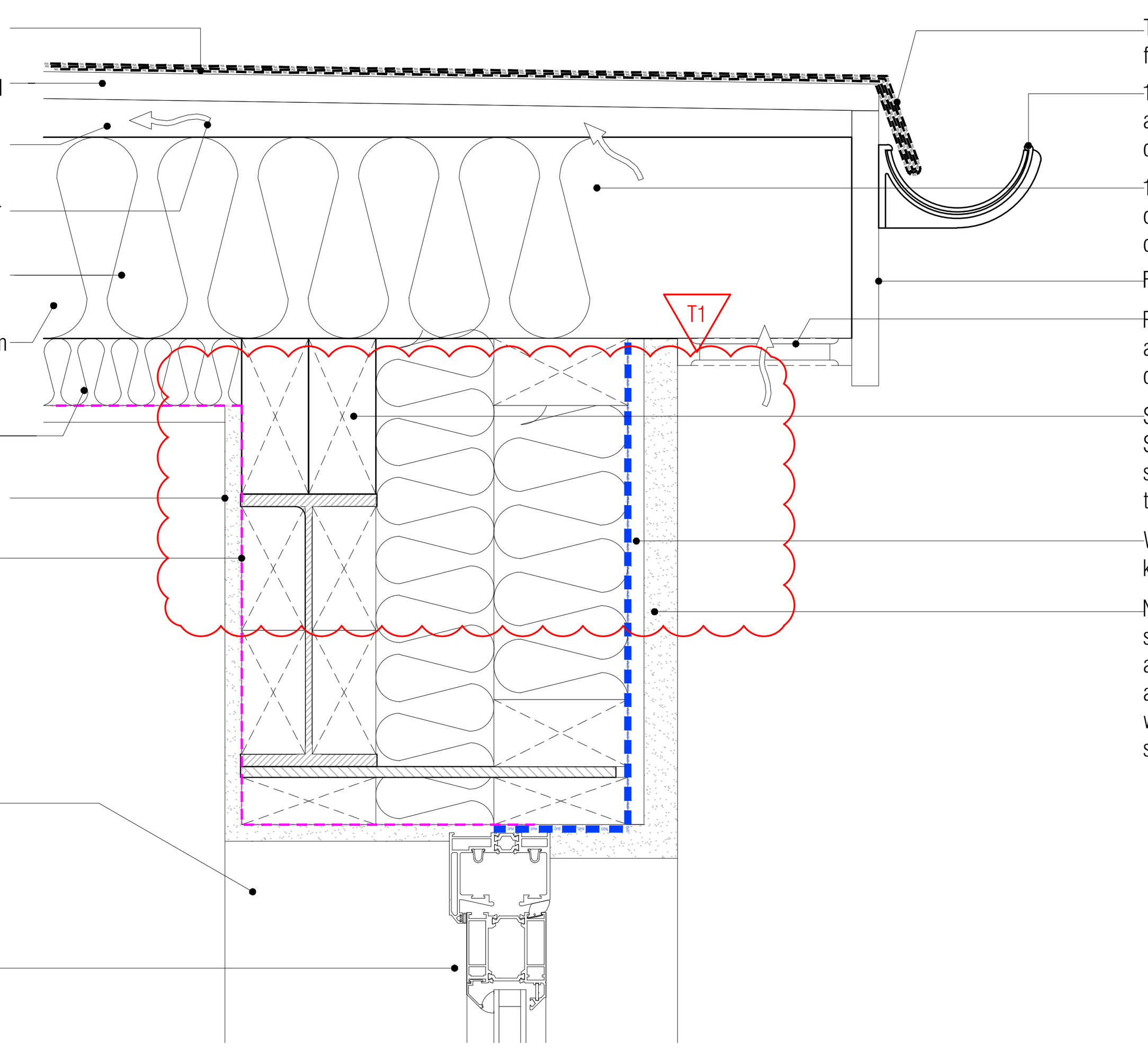
03 Proposed Flat Roof to Existing Pitched Roof Ridge Detail
Scale: 1:5@A1



04 Proposed First Floor Dormer Eaves Detail
Scale: 1:5@A1



06 Proposed Ventilated Ridge Beam with Intermittent Ridge Beam Noggins Detail
Scale: 1:5@A1



05 Proposed Ground Floor Extension Eaves Detail
Scale: 1:5@A1

Scale 1:10 0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale 1:5 0m 100mm 200mm 300mm 400mm

All dimensions prefixed by * and suffixed by * are dimensions to the existing fabric and are subject to site checking prior to commencement of construction, manufacture or installation. All discrepancies to be reported to RKCC immediately on discovery.

All specialist equipment installed in accordance with specialist manufacturers design and details

It is the responsibility of the Contractor to manage the Health and Safety aspects of the project or nominate and agree a "Principle Designer".

NOTES: Do not scale this drawing. All dimensions to be checked on site prior to commencement or manufacture. PLANNING dwgs: All elements or entities shown are indicative in shape, size and location and are subject to a manufacturers and/or construction reality & constraints tolerance of ±300mm in any direction or distance.

Insulation Legend

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Denotes fibre glass foam/wool insulation cut to tightly fill void. All edges to be snug. Warm insulation side to accommodate VCL (Vapour Control Layer) (where installed) lapped and sealed in accordance with manufacturers design and specification.

Drawing Referencing Legend

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Typical General Arrangement DWG N° Key
Stage: 1-Existing, 2-Demolition, 3+ -Proposals
Job N°
521717-A-121-0
Discipline (A= Architecture)
Level N°; Sheet series N°: 0= Extents, 1-5= Zones; Dwg Series

All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

RAPID KEYSTONE CONSTRUCTION CONSULTANCY LTD

WWW.RKCCLTD.CO.UK 07985585488 RKC@RKCCLTD.CO.UK

DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT COM ESTIMATING

ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Roof:
Interface
Details
Sheet 01

Drawn by: RKC	Scale: 1:5@A1, 1:10@A3	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: 24.12.05 15:23:43

Drawing No. 201554-A-510 | Rev. T1

NB: Contractor to fully investigate and determine load bearing capacity of all building elements and materials and consult with Architect and Structural Engineer prior to commencement of demolition works. All discrepancies to be reported to RKCC immediately upon discovery.

All builders works (cutting, coring, penetrating, etc.) to be in accordance with Mech & Elec dwgs. No builders works to proceed without confirmation by Structural Engineer to maintain integrity of structure.

NB: All information based on supplied third party survey information. All discrepancies to be reported to RKCC immediately upon discovery.

NB: All levels are approximate and are subject to further site investigation prior to construction. All discrepancies to be reported to RKCC immediately.

NB: All waste to be recycled where possible and/or disposed of in accordance with the Contractor's Site Waste Management Plan and all in accordance with current legislation, particularly, but not excluding, all hazardous materials.

All Mechanical & Electrical and Structural information shown indicative only. Please refer to Mechanical & Electrical and Structural documentation.

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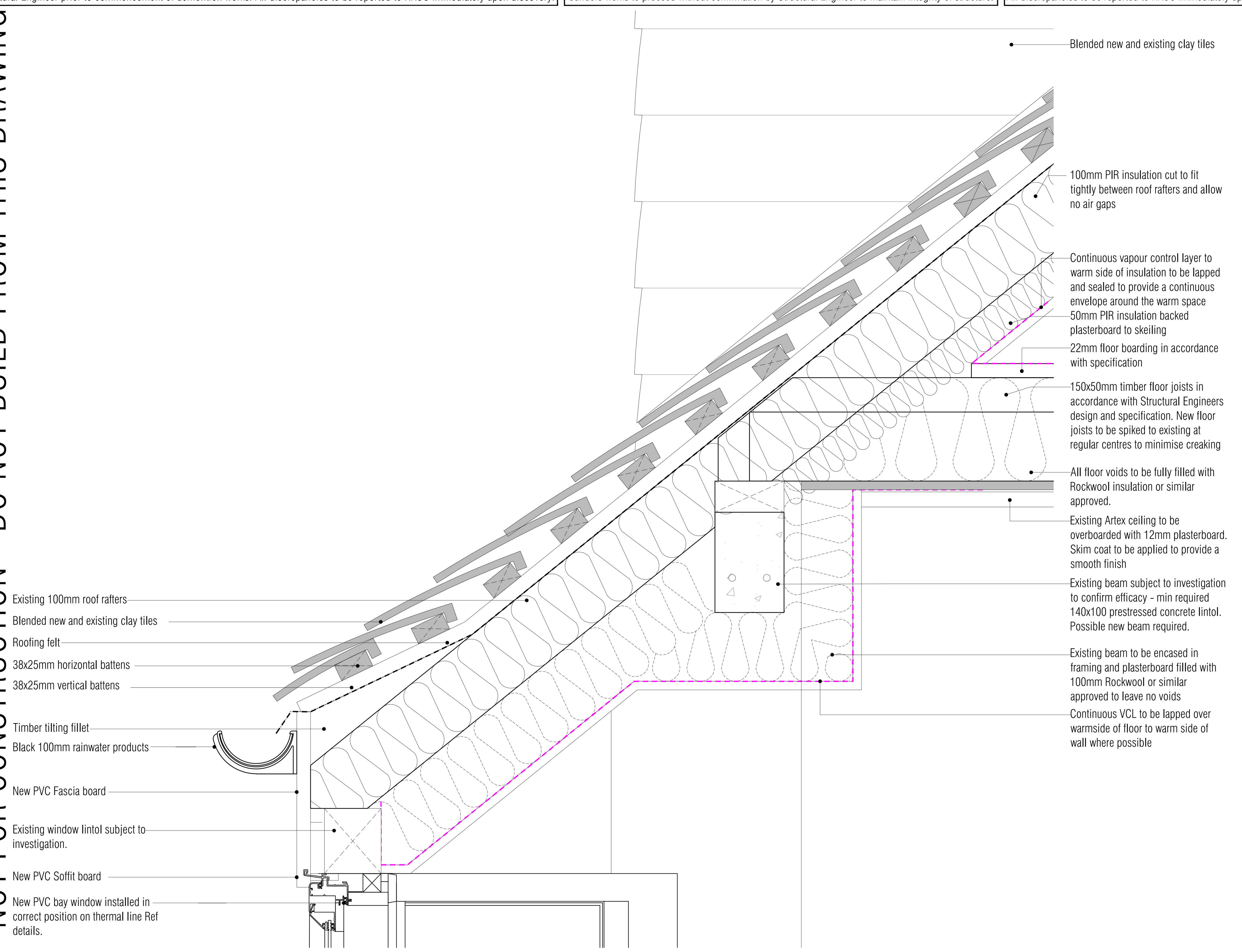
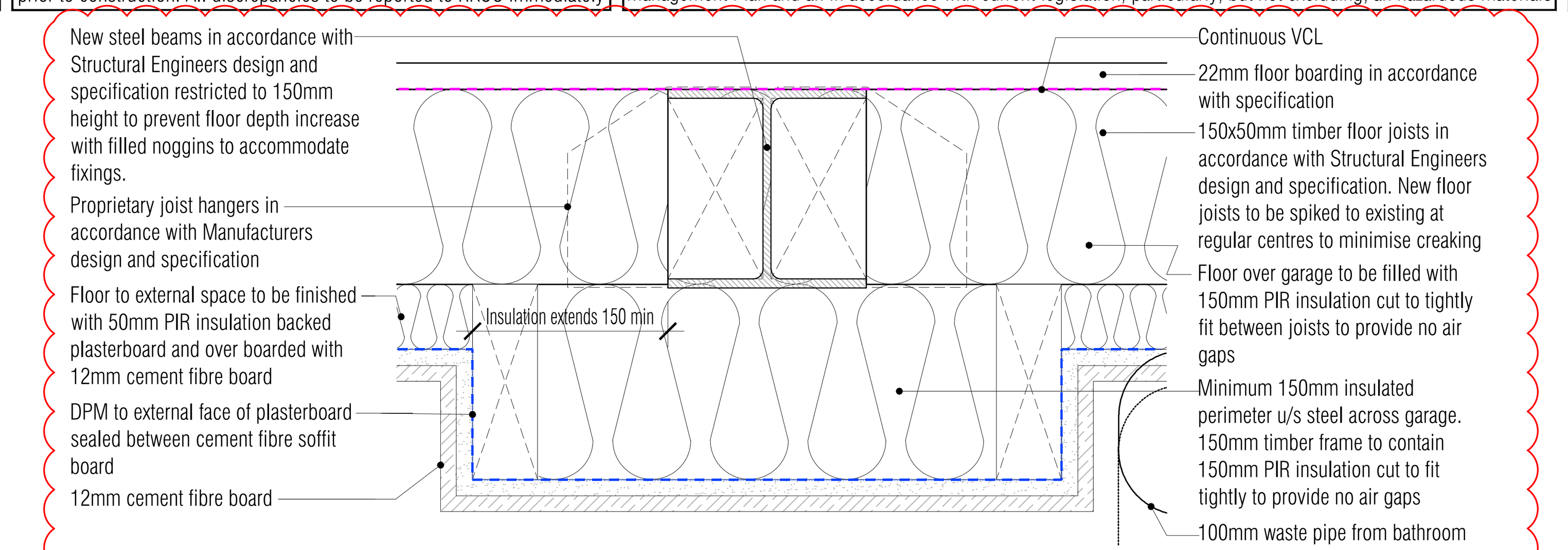
NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING - NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING

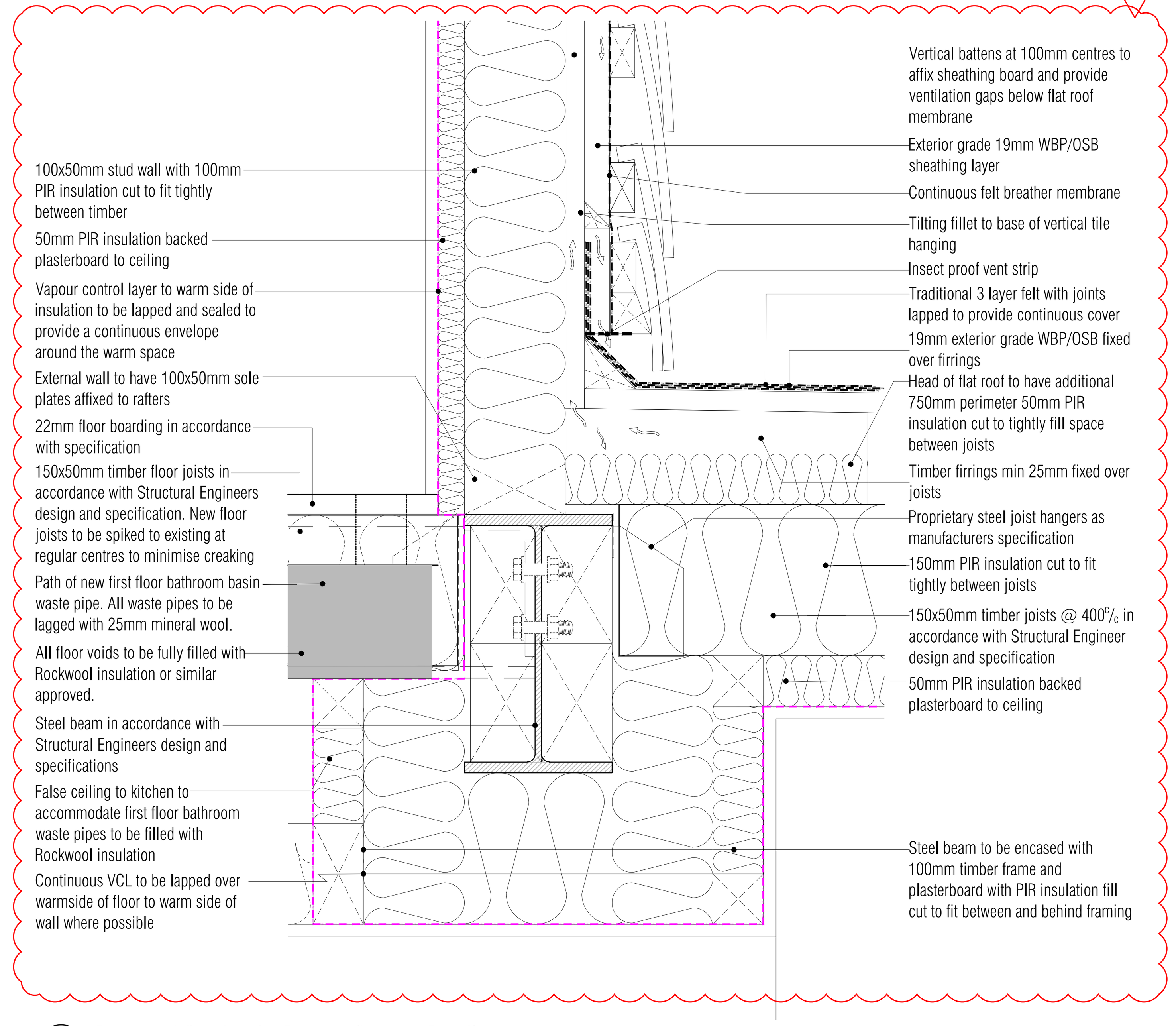


01 321 Proposed Bay Window Roof Insulation Upgrade Detail
Scale: 1:5@A1



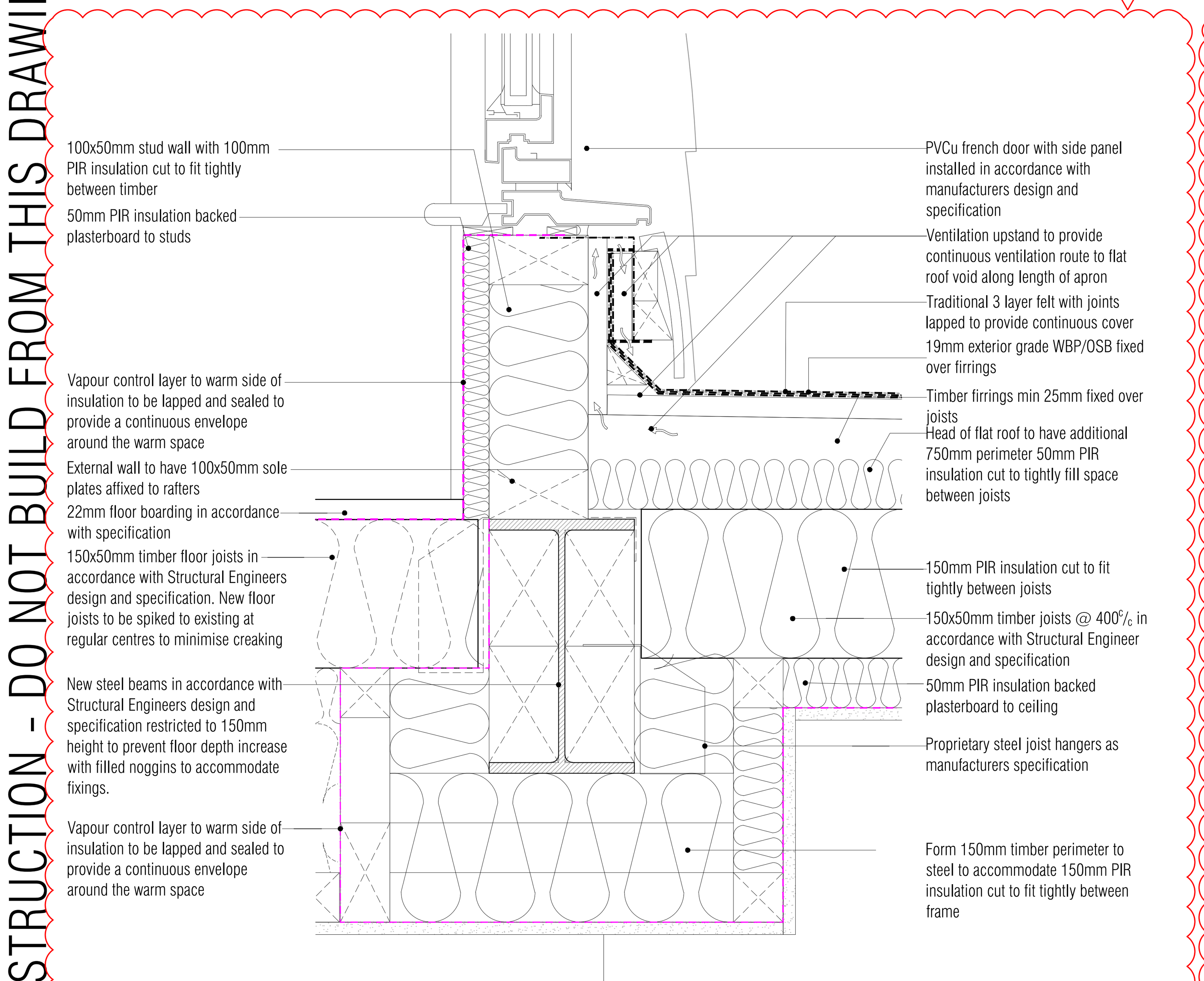
06 321 Proposed Floor Joist Mid Span Support over Garage Detail
Scale: 1:5@A1

T1



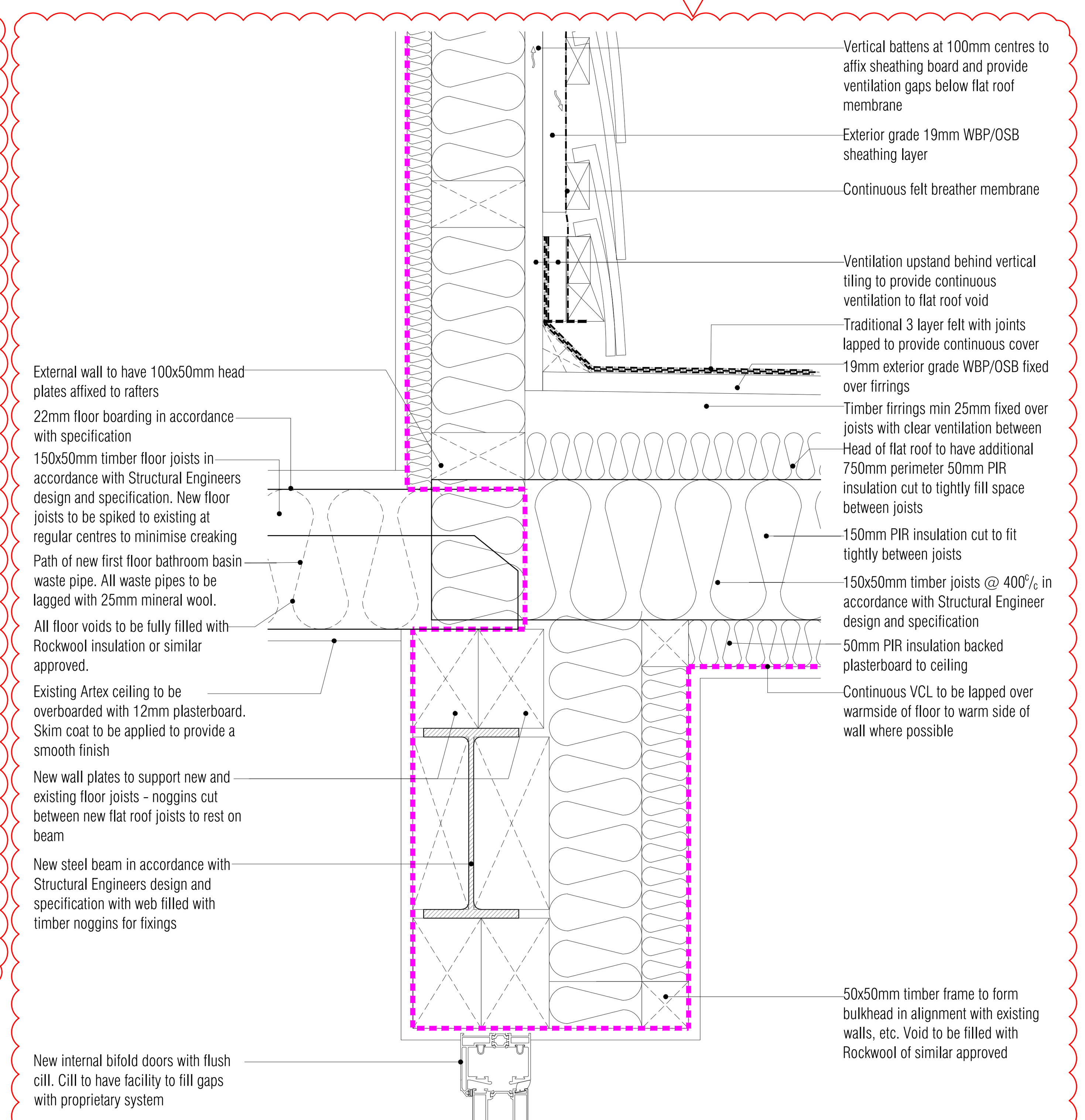
02 321 Proposed Section 04 Dormer Support Detail
Scale: 1:5@A1

T1

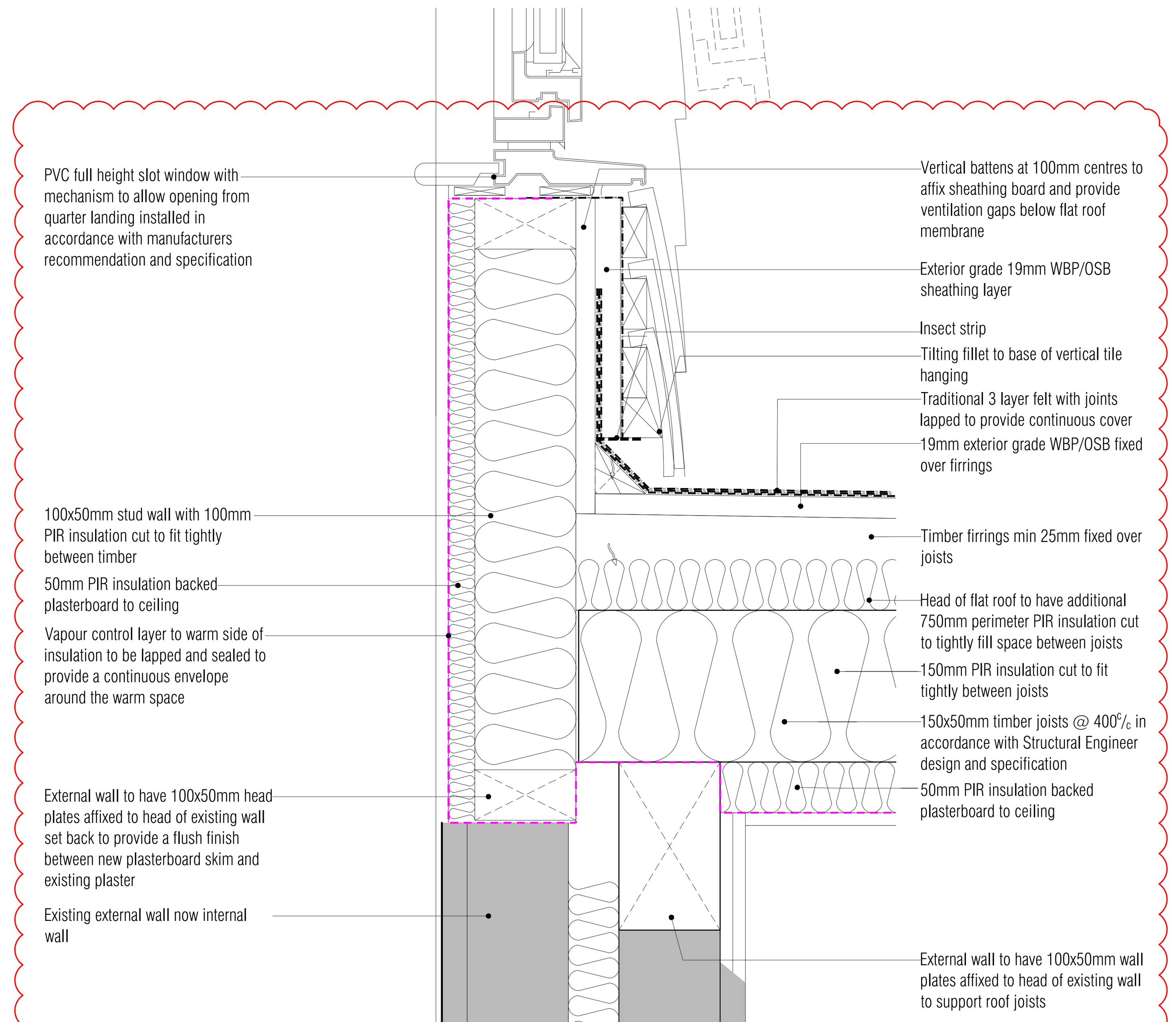


07 321 Proposed Section 05 Dormer Support Detail through French Door Cill
Scale: 1:5@A1

T1



04 320 Proposed Section 03 Dormer Support Detail through Internal Folding Door Head
Scale: 1:5@A1



03 320 Proposed Section 02 Dormer Support Detail
Scale: 1:5@A1

T1

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All specialist equipment installed in accordance with specialist manufacturers design and details

Scale: 1:10 0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:5 0m 100mm 200mm 300mm 400mm

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Insulation Legend

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All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Ge revs per clouds

RAPID KEYSTONE
CONSTRUCTION CONSULTANCY LTD
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DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT COM ESTIMATING

ISSUED FOR TENDER

Client: Emma Day, 54 Cokeham Road, Sompting

Project Title: Roof Extension and Enlargement of Rebuild of Existing Conservatory, Lean-to Conservatory and Kitchen Extension

Drawing Title: Roof: Dormer Support Interface Details Sheet 02

Drawn by: RKC	Scale: 1:5@A1, 1:10@A3	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: 24.12.05 15:20:49

Drawing No. 201554-A-511 Rev. T1

NB: Contractor to fully investigate and determine load bearing capacity of all building elements and materials and consult with Architect and Structural Engineer prior to commencement of demolition works. All discrepancies to be reported to RKCC immediately upon discovery.

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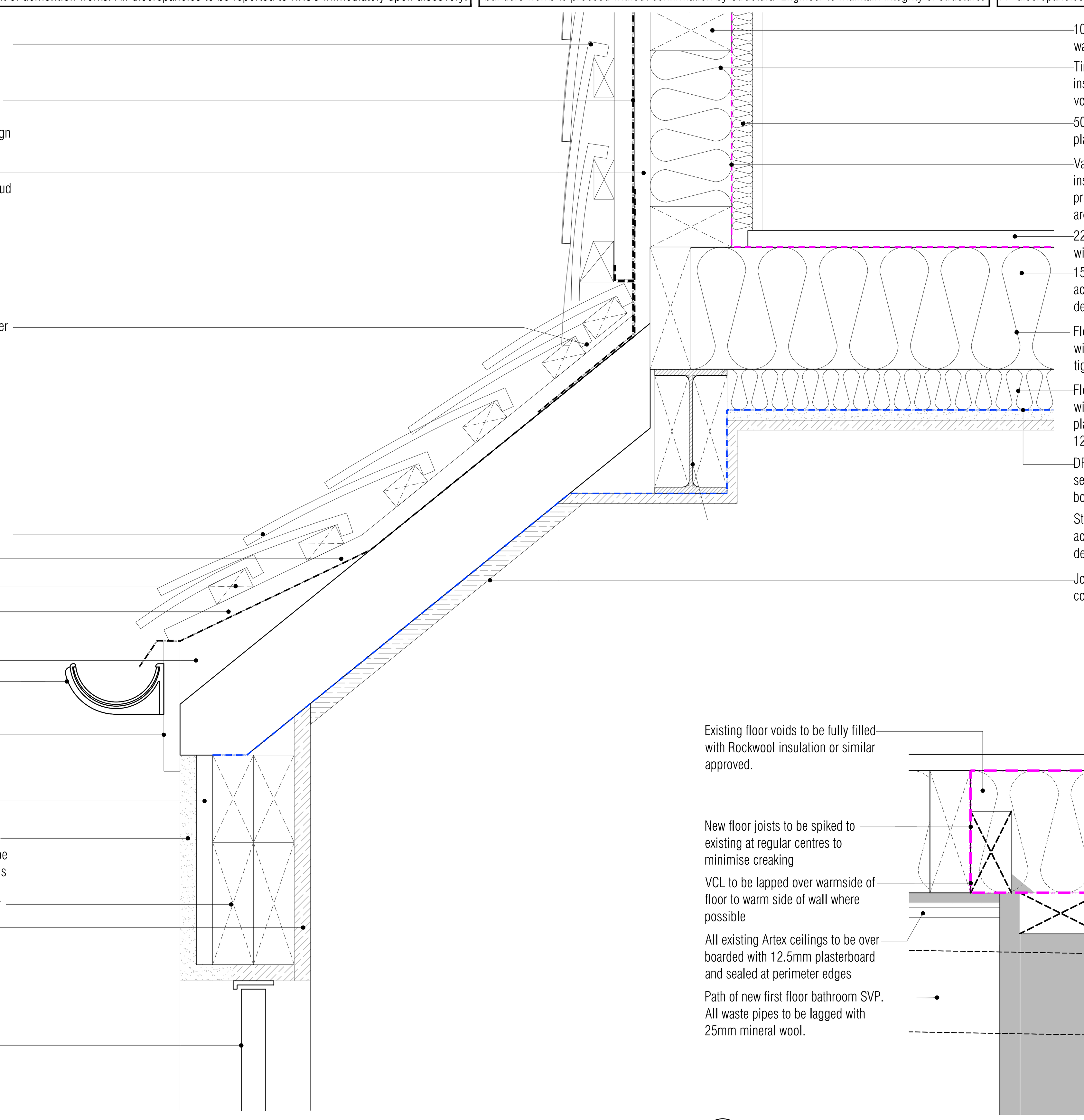
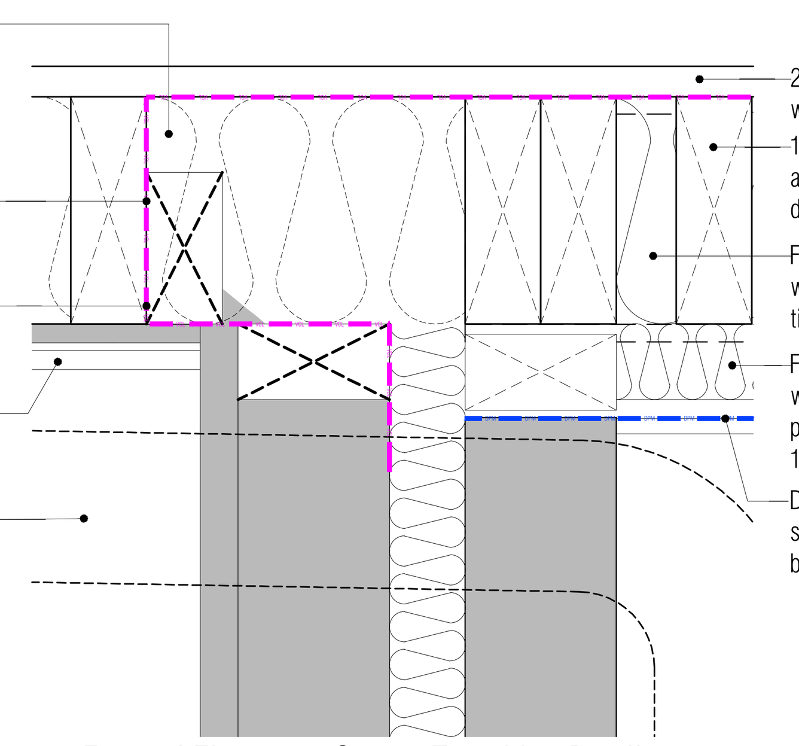
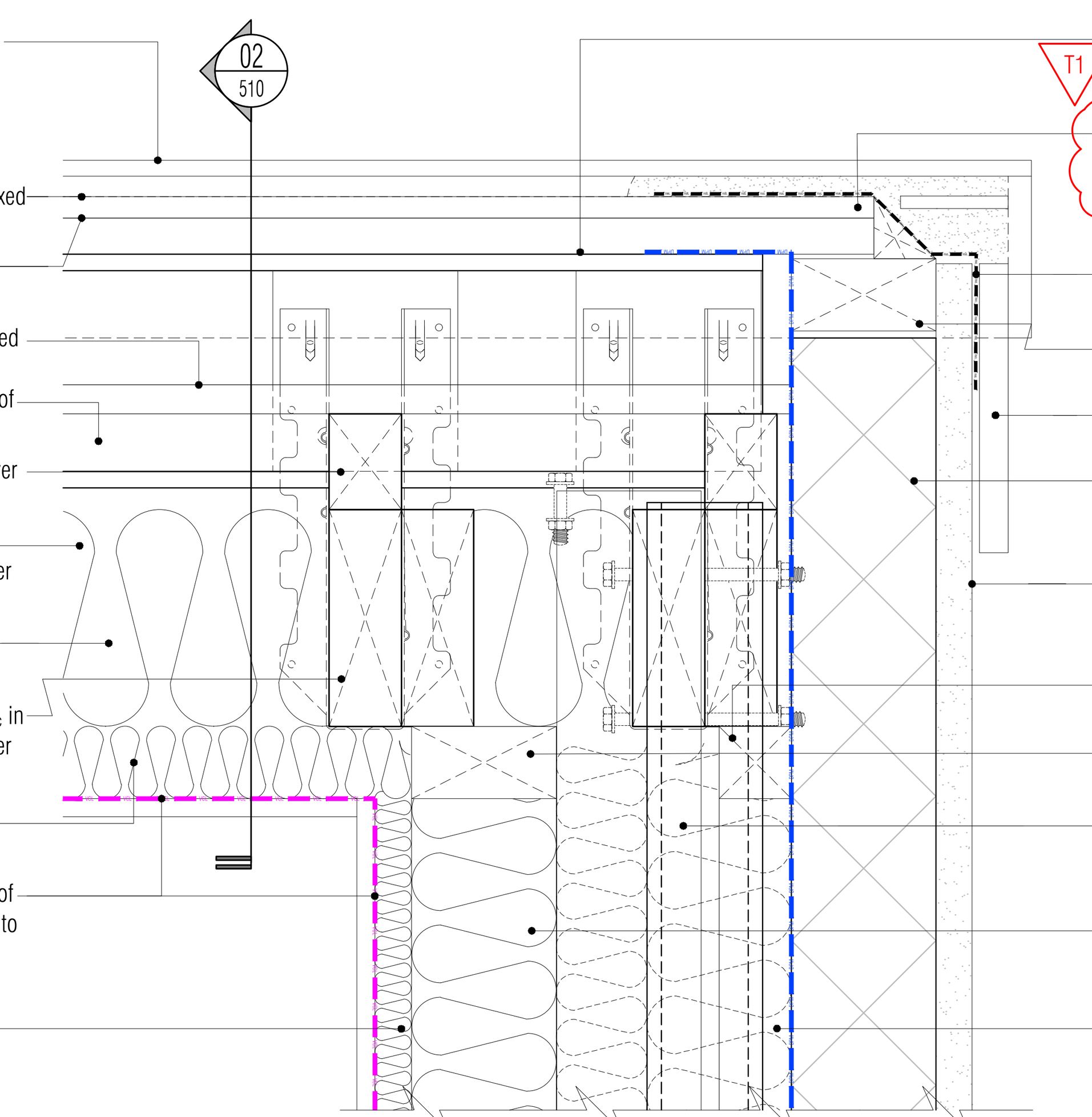


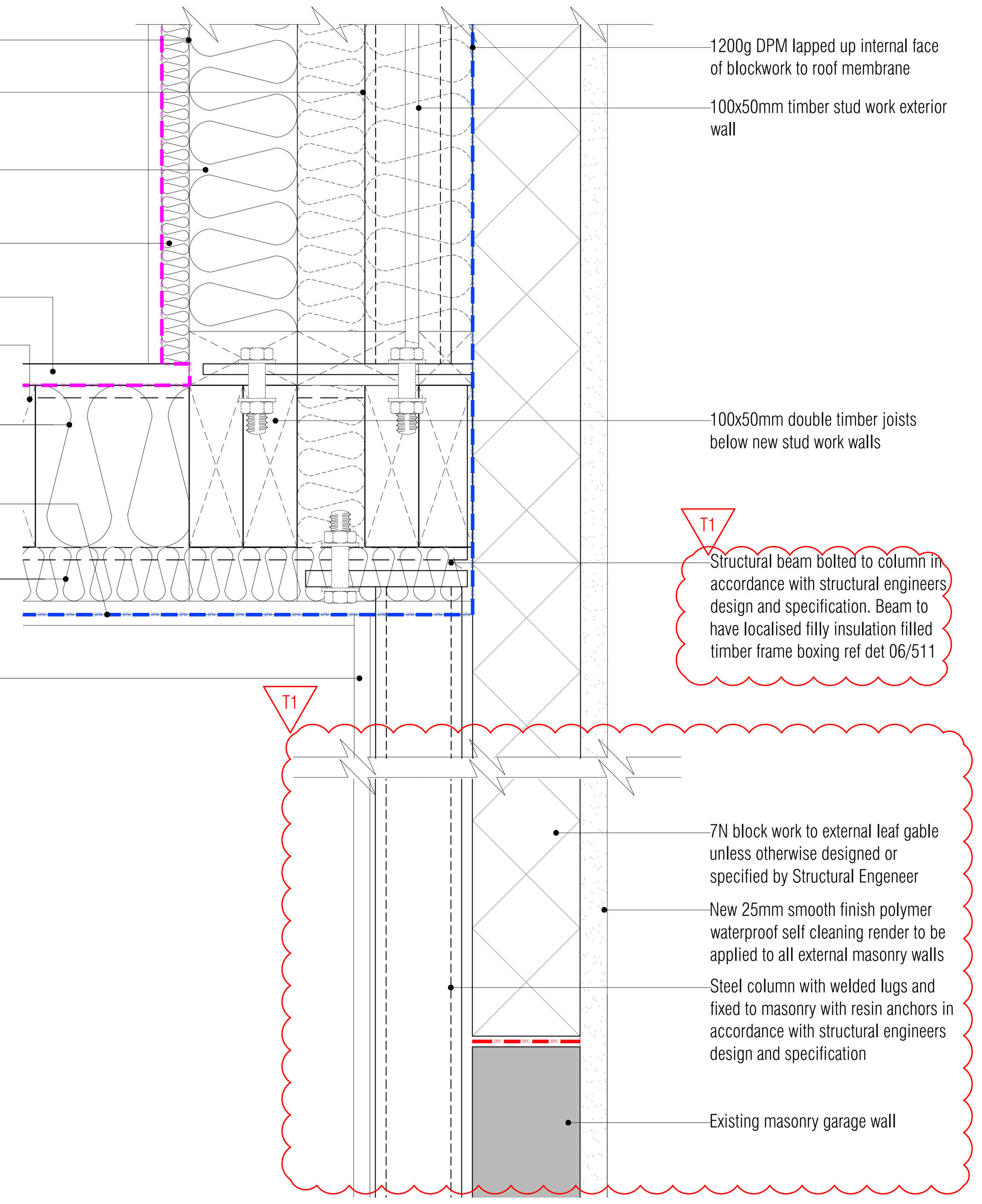
01 / 321 Proposed Garage Door Head and Roof Support Upgrade Detail
Scale: 1:5@A1



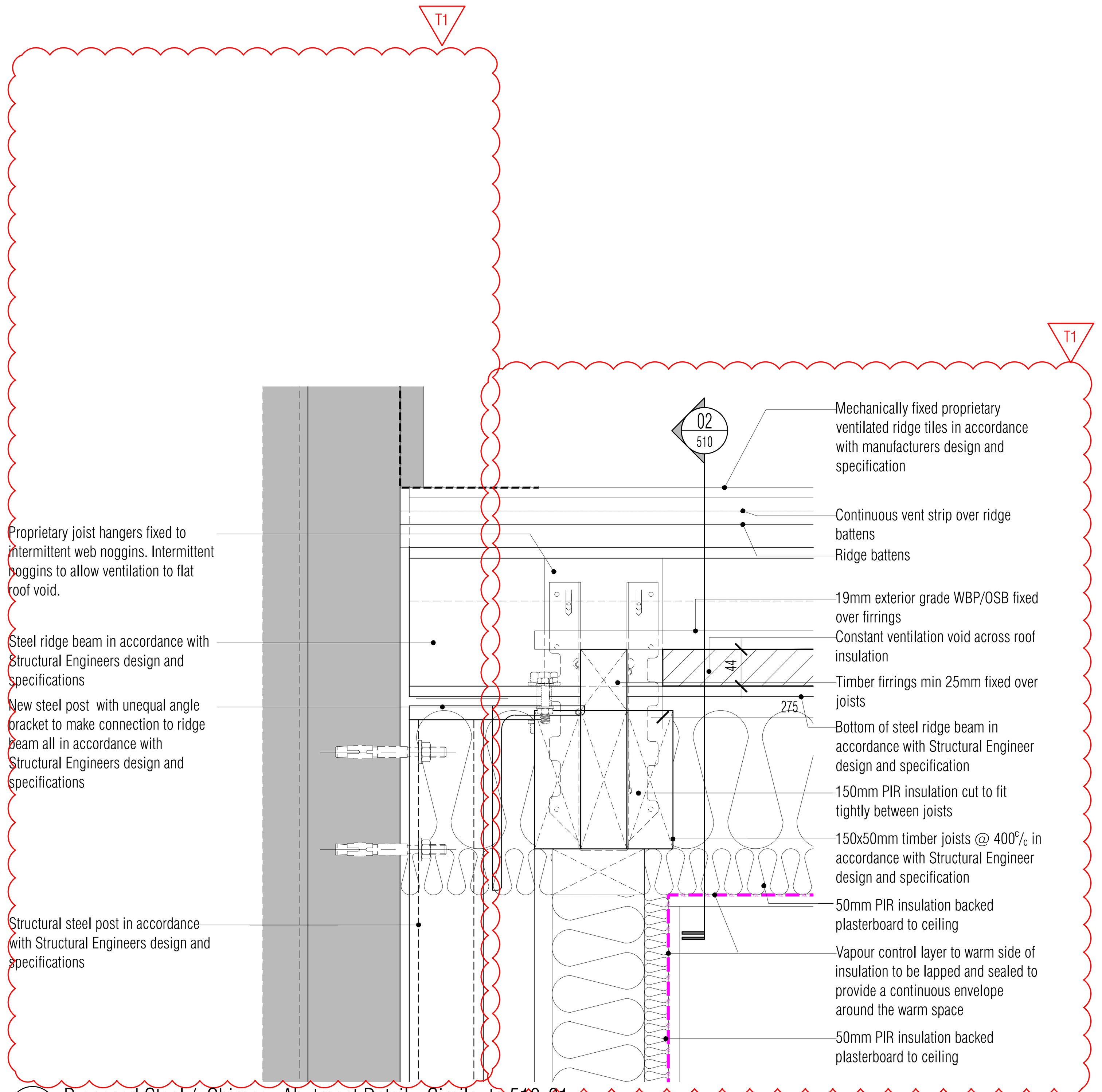
01 / 321 Proposed Internal Floor to External Floor over Garage Transition Detail
Scale: 1:5@A1



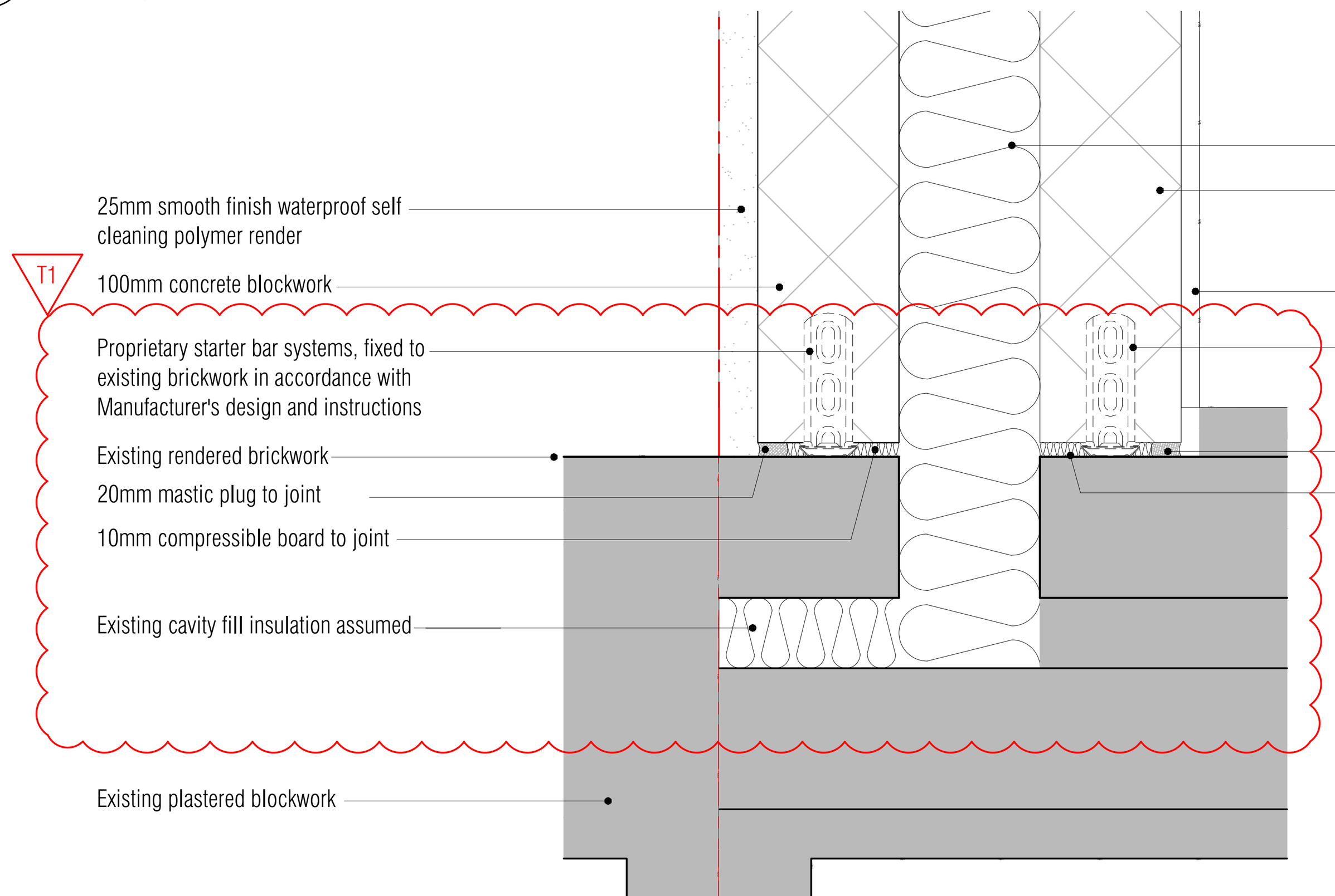
03 / 321 Proposed Gable Ridge Detail
Scale: 1:5@A1



04 / 320 Proposed Garage to Gable Wall Elevation Detail
Scale: 1:5@A1



02 / 321 Proposed Steel / Chimney Abutment Detail - Similar to 510-01
Scale: 1:5@A1



05 / 121 Proposed Cavity Wall Interface Plan Detail
Scale: 1:5@A1

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Scale: 1:10 — 0m 1m 2m 3m 4m 5m 6m 7m 8m

Scale: 1:5 — 0m 100mm 200mm 300mm 400mm

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Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	DRAWING ISSUED FOR TENDER

RAPID KEYSTONE CONSTRUCTION CONSULTANCY LTD
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DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT CDM ESTIMATING

ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Roof:
Interface
Details
Sheet 03

Drawn by: RKC	Scale: 1:5@A1, 1:10@A3	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: 24.12.05 15:19:01

Drawing No. 201554-A-512 — Rev. T1

NB: All information based on supplied third party survey information.
All discrepancies to be reported to RKCC immediately upon discovery.

01 Proposed Door Schedule

Scale: NTS

201554				Door Schedule																		
Aperture Code	Level N°	Room N°	Assembly N°	Room Name	SO Height	SO Width	SO Depth	Door Leaf Height	Door Leaf Width	Door Leaf Thickness	Fire Rating	Sound Rating dB	Door Finish	Frame Finish	Vision Panel Height	Vision Panel Width	Kick Plates	Access Control (Locks)	Ironmongery	Assemble Type	NBS Ref	Notes
D	01	01	01	Hall	2035	860	250	tbc	tbc	tbc	n/a	n/a	PVCu Grey	PVCu Grey	tbc	tbc	n/a	Multi point euro cylinder with latch	tbc	tbc	L20, L40	-
D	01	01	02	Hall	3xTBC	3x500	3x125	3xTBC	3x426	tbc	n/a	n/a	Timber painted	Timber painted	n/a	n/a	n/a	tbc	tbc	tbc	L20, L40	Cup'd doors 3 No High to suit shelves
D	01	01	05	Hall	1695	610	125	1650	526	25	n/a	n/a	Timber painted	Timber painted	n/a	n/a	n/a	n/a	tbc	tbc	L20, L40	-
D	01	01	05	Hall	800	600	125	755	526	25	n/a	n/a	Timber painted	Timber painted	n/a	n/a	n/a	3 lever Deadlock	tbc	tbc	L20, L40	-
D	01	03	01	TV Room	2085	800	125	2040	726	25	n/a	n/a	Timber painted	Timber painted	n/a	n/a	n/a	n/a	tbc	tbc	L20, L40	-
D	01	04	01	Bed 3	2085	900	125	2040	826	40	n/a	n/a	Timber painted	Timber painted	n/a	n/a	n/a	Sashlock	tbc	tbc	L20, L40	-
D	01	06	01	Kitchen	2085	1000	125	2040	926	40	30	n/a	Timber painted	Timber painted	n/a	n/a	n/a	n/a	tbc	tbc	L20, L40	-
D	01	08	01	Bath	2085	700	125	2040	626	25	n/a	n/a	Timber painted	Timber painted	n/a	n/a	n/a	Twist lock	tbc	tbc	L20, L40	-
D	01	09	01	Utility	2040	965	300	tbc	tbc	tbc	n/a	n/a	PVCu Grey	PVCu Grey	2x450	2x150	n/a	Keyed security locks	tbc	tbc	L20, L40	-
D	01	10	01	Garage	2040	910	300	tbc	tbc	tbc	n/a	n/a	PVCu Grey	PVCu Grey	n/a	n/a	n/a	Keyed security locks	tbc	Insulated PVCu	L20, L40	-
D	01	10	02	Garage	1985	2140	100	tbc	tbc	tbc	n/a	n/a	Metal Grey	Metal Hidden	n/a	n/a	n/a	Keyed security locks	tbc	tbc	L20, L40	-
D	02	01	01	Landing	878	800	115	830	726	40	n/a	n/a	Painted timber	Painted timber	n/a	n/a	n/a	Spring latches	tbc	tbc	L20, L40	-
D	02	02	01	Bed 2	2020	800	125	1981	726	40	n/a	n/a	Painted timber	Painted timber	n/a	n/a	n/a	Sashlock	tbc	tbc	L20, L40	-
D	02	03	01	Bed 1	2020	800	125	1981	726	40	n/a	n/a	Painted timber	Painted timber	n/a	n/a	n/a	Sashlock	tbc	tbc	L20, L40	-
D	02	04	01	Bath	2085	800	125	2040	726	40	n/a	n/a	Painted timber	Painted timber	n/a	n/a	n/a	Sashlock	tbc	tbc	L20, L40	-

02 Proposed Window Schedule

Scale: NTS

201554				Window Schedule																		
Aperture Code	Level N°	Room N°	Assembly N°	Room Name	SO Height	SO Width	SO Depth	Window Leaf Height	Window Leaf Width	Window Leaf Thickness	Fire Rating	Sound Rating dB	Window Finish	Frame Finish	Vision Panel Height	Vision Panel Width	Precautionary Glass	Access Control (Locks)	Ironmongery	Assemble Type	NBS Ref	Notes
W	01	02	01	Bed 4	1240	2420	250	tbc	tbc	tbc	n/a	n/a	PVCu Grey	tbc	tbc	tbc	n/a	Keyed multi point lockable	tbc	3 Panel Bay	L10, L40	Bay Windows to be Colur Treated to Gre
W	01	04	01	Bed 3	1240	2420	250	tbc	tbc	tbc	n/a	n/a	PVCu Grey	tbc	tbc	tbc	n/a	Keyed multi point lockable	tbc	3 Panel Bay	L10, L40	Bay Windows to be Colur Treated to Gre
W	01	05	01	Living	2135	3485	337	2100	3465	tbc	n/a	n/a	PVCu Grey	tbc	tbc	tbc	Safety glass	Keyed multi point lockable	tbc	5 Glazed panel bifold door with flush cill track inc 1 access door to end panel	L10, L40	2 Sliding Panel 1 OPening Panel Patio
W	01	06	01	Kitchen	2135	3485	337	2100	3465	tbc	n/a	n/a	PVCu Grey	tbc	tbc	tbc	Safety glass	Keyed multi point lockable	tbc	4 Glazed panel bifold door with flush cill track inc 1 access door to end panel	L10, L40	2 Sliding Panel 1 OPening Panel Patio
W	01	09	01	Utility	1100	440	343	430	323	tbc	n/a	n/a	PVCu Grey	Frosted	250	300	n/a	Keyed multi point lockable	yes	tbc	L10, L40	-
W	02	01	01	Landing	2025	573	232	2015	560	tbc	n/a	n/a	PVCu Grey	Clear	2015	560	n/a	Yes	Yes	Top hung mechanically opening from qtr landing	L10, L40	-
W	02	02	01	Bed 2	1075	1135	232	1065	1340	tbc	n/a	n/a	PVCu Grey	Clear	tbc	tbc	n/a	Yes	No	2 side opening panels with 2 opening fans lights over	L10, L40	-
W	02	02	02	Bed 2	1075	1585	232	1065	1575	tbc	n/a	n/a	PVCu Grey	Clear	tbc	tbc	n/a	tbc	tbc	2 side opening panels with 2 opening fans lights over	L10, L40	-
W	02	03	01	Bed 1	2025	2132	232	2015	2122	tbc	n/a	n/a	PVCu Grey	Clear	tbc	tbc	Yes	Yes	n/a	French doors with side panel TBC	L10, L40	-
W	02	03	02	Bed 1	1075	1135	232	1065	1340	tbc	n/a	n/a	PVCu Grey	Clear	tbc	tbc	n/a	Yes	No	2 side opening panels with 2 opening fans lights over	L10, L40	-
W	02	04	01	Bath	1075	572	232	1065	188	tbc	n/a	n/a	PVCu Grey	upto 1500mm ab	Yes	yes	No	Yes	n/a	Single side opening panel	L10, L40	-

03 Proposed Rooflight Schedule

Scale: NTS

201554				Rooflights Schedule																		
Aperture Code	Level N°	Room N°	Assembly N°	Room Name	SO Height	SO Width	SO Depth	Rooflight Leaf Height	Rooflight Leaf Width	Rooflight Leaf Thickness	Fire Rating	Sound Rating dB	Rooflight Frame Finish	Rooflight Glass Finish	Glass Panel Height	Glass Panel Width	Precautionary Glass	Access Control (Locks)	System	Assemble Type	NBS Ref	Notes
R	01	06	01	Kitchen	1500	1000	485	1500	1000	120	n/a	n/a	PVCu Grey	clear	tbc	tbc	tbc	tbc	tbc	tbc	L10, L40	-
R	02	01	01	Landing	1516	700	235	1400	660	130	n/a	n/a	Grey	Clear	tbc	tbc	n/a	tbc	Velux GPL	Velux GPL FK08 2070	L10, L40	-
R	02	01	02	Landing	1516	700	235	1400	660	130	n/a	n/a	Grey	Clear	tbc	tbc	n/a	tbc	Velux GPL	Velux GPL FK08 2070	L10, L40	-
R	02	03	01	Bed 1	1516	700	235	1400	660	130	n/a	n/a	Grey	Clear	tbc	tbc	n/a	tbc	Velux GPL	Velux GPL FK08 2070	L10, L40	-

It is the responsibility of the Contractor to manage the Health and Safety aspects of the project or nominate and agree a "Principle Designer".

NOTES: Do not scale this drawing. All dimensions to be checked on site prior to commencement or manufacture. PLANNING dwgs: All elements or entities shown are indicative in shape, size and location and are subject to a manufacturers and/or construction reality & constraints tolerance of ±300mm in any direction or distance.

All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	06.12.24	RKC	-	DRAWING ISSUED FOR TENDER

RAPID KEYSTONE CONSTRUCTION CONSULTANCY LTD
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DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT CDM ESTIMATING

ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
Door & Window & Rooflight
Schedules

Drawn by: RKC	Scale: NTS	Date: 13.04.22
Designed by: RKC	Checked by: -	Approved by: -

File Ref.: X:\201554-BREGS\GA\600\ 201554-A-600.DWG - T1-241206090134 24:12:06:09:01:37

Drawing No. 201554-A-600 Rev. T1

NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING

NB: All information based on supplied third party survey information.
All discrepancies to be reported to RKCC immediately upon discovery.

NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING - NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 17 Nov 2024 at 10:51

Filename: X:\201554-BREGS\U-Vals\201554 - 150mm Joists Flat Roof.uva (File saved: 17 Nov 2024 10:51)

Element type: Roof - Flat roof - insulation between timber joists - Calculation Method: BS EN ISO 6946

201554 - 150mm Joists Flat Roof
Emma Day
54 Cokeham Road
Sompting
W. Sussex. BN15 0AG

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.100		Rsi
1							Vapour control layer
2	25	0.022			1.136		Celotex PL4000 PBoard SW PR
FR 15-65mm							
3	150	0.022	0.130	0.0900	6.818	1.154	XR4000 Insulation / joists
4	50	0.130			0.385		Timber battens
5	19	0.130			0.146		OSB
6	6	0.200			0.030		felt
					0.040		Rse
	250 mm (total roof thickness)				8.655		

Total resistance: Upper limit: 7.395 Lower limit: 6.566 Ratio: 1.126 Average: 6.980 m²K/W

U-value (uncorrected) 0.143

U-value corrections
Air gaps in layer 3 ΔU = 0.006 (Level 1)
No fixings in layer 3

Total ΔU 0.006

U-value (corrected) 0.149
U-value (rounded) 0.15 W/m²K

RAPID KEYSTONE CONSTRUCTION CONSULTANCY LTD

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 17 Nov 2024 at 10:15

Filename: X:\201554-BREGS\U-Vals\201554 - Dormer Cheek Walls.uva (File saved: 24 Apr 2021 11:06)

Element type: Wall - Timber framed - insulation between studs - Calculation Method: BS EN ISO 6946

201554 - Dormer Cheek Walls
Emma Day
54 Cokeham Road
Sompting
W. Sussex. BN15 0AG

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.130		Rsi
1	12.5	0.210			0.060		Plasterboard
2							Vapour control layer
3	65	0.022			2.955		Celotex PL4000 PBoard SW PR
FR 15-65mm							
4	100	0.040	0.120	0.150	2.500	0.833	insulation / timber frame
5	12	0.130			0.092		Plywood sheathing
6							Breather membrane
7	25	R-value					Cavity ventilated
8	30	1.000					Clay tiles
					0.130 #		Rse
	245 mm (total wall thickness)				5.866		

this resistance substitutes for Rse and the resistance of layers 7-8 because of the ventilated air layer (layer 7)

Total resistance: Upper limit: 5.537 Lower limit: 5.289 Ratio: 1.047 Average: 5.413 m²K/W

U-value (uncorrected) 0.185

U-value corrections
Air gaps in layer 4 ΔU = 0.002 (Level 1)

Total ΔU 0.002

U-value (corrected) 0.187
U-value (rounded) 0.19 W/m²K

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 17 Nov 2024 at 10:32

Filename: X:\201554-BREGS\U-Vals\201554 - External Ground Floor Masonry Wall.uva (File saved: 17 Nov 2024 10:32)

Element type: Wall - Masonry - full cavity fill: slabs
Data error(s): ?? wall ties ??

201554 - External Ground Floor Masonry Wall
Emma Day
54 Cokeham Road
Sompting
W. Sussex. BN15 0AG

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.130		Rsi
1	13	0.400			0.032		Gypsum plaster (1000 kg/m³)
2	100	R-value			0.190		Celcon HiSeven Concrete Block
3	110	0.022			5.000		Celotex XR4000 GenUse CFSH
110-200mm							
4	100	R-value			0.150		Celcon Standard Concrete Block
5	25	0.800			0.031		Render (gypsum, sand)
					0.040		Rse
	348 mm (total wall thickness)				5.574		

Total resistance: Upper limit: 5.574 Lower limit: 5.574 Ratio: 1.000 Average: 5.574 m²K/W

U-value (uncorrected) 0.179

U-value corrections
Air gaps in layer 4 ΔU = 0.000 (Level 0)
Wall ties in layer ?

Total ΔU 0.000

U-value (corrected) 0.179
U-value (rounded) 0.18 W/m²K

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 17 Nov 2024 at 10:36

Filename: X:\201554-BREGS\U-Vals\201554 - Flat Roof.uva (File saved: 17 Nov 2024 10:36)

Element type: Roof - Flat roof - insulation between timber joists - Calculation Method: BS EN ISO 6946

201554 - Flat Roof
Emma Day
54 Cokeham Road
Sompting
W. Sussex. BN15 0AG

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.100		Rsi
1	27.5	0.022			1.250		Celotex PL4000 PBoard SW PR
FR 15-65mm							
2							Vapour control layer
3	150	0.040	0.130	0.0900	3.750	1.154	Insulation / joists
4	50	0.130			0.385		Timber firring battens
5	19	0.130			0.146		OSB
6	6	0.200			0.030		felt
					0.040		Rse
	253 mm (total roof thickness)				5.701		

Total resistance: Upper limit: 5.302 Lower limit: 5.069 Ratio: 1.046 Average: 5.186 m²K/W

U-value (uncorrected) 0.193

U-value corrections
Air gaps in layer 4 ΔU = 0.000 (Level 2)
No fixings in layer 3

Total ΔU 0.000

U-value (corrected) 0.193
U-value (rounded) 0.19 W/m²K

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 17 Nov 2024 at 11:00

Filename: X:\201554-BREGS\U-Vals\201554 - Garage Roof.uva (File saved: 17 Nov 2024 11:00)

Element type: Roof - Flat roof - insulation between timber joists - Calculation Method: BS EN ISO 6946

201554 - Garage Roof
Emma Day
54 Cokeham Road
Sompting
W. Sussex. BN15 0AG

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.100		Rsi
1	10	R-value			1.800		Carpet
2	20	0.130			0.154		OSB
3	150	0.022	0.130	0.0900	6.818	1.154	Insulation / joists
4							Vapour control layer
					0.040		Rse
	180 mm (total roof thickness)				8.912		

Total resistance: Upper limit: 7.703 Lower limit: 6.823 Ratio: 1.129 Average: 7.263 m²K/W

U-value (uncorrected) 0.138

U-value corrections
Air gaps in layer 1 ΔU = 0.000 (Level 0)
No fixings in layer 3

Total ΔU 0.000

U-value (corrected) 0.138
U-value (rounded) 0.14 W/m²K

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 17 Nov 2024 at 10:59

Filename: X:\201554-BREGS\U-Vals\201554 - Insulated Pitched Roof.uva (File saved: 17 Nov 2024 10:59)

Element type: Roof - Pitched roof - insulated slope, sloping ceiling - Calculation Method: BS EN ISO 6946

201554 - Insulated Pitched Roof
Emma Day
54 Cokeham Road
Sompting
W. Sussex. BN15 0AG

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.100		Rsi
1	40	0.022			1.818		Celotex PL4000 PBoard SW PR
FR 15-65mm							
2	125	0.022	0.130	0.0800	5.682	0.962	Insulation board / rafters
3	1	0.230			0.004		Sarking Felt
4	22	0.130			0.169		Timber battens
5	25	R-value					Air layer ventilated
6	30	1.000					Tiles (clay)
					0.100 #		Rse
	243 mm (total roof thickness)				7.874		

this resistance substitutes for Rse and the resistance of layers 5-6 because of the ventilated air layer (layer 5)

Total resistance: Upper limit: 7.032 Lower limit: 6.271 Ratio: 1.121 Average: 6.651 m²K/W

U-value (uncorrected) 0.150

U-value corrections
Air gaps in layer 5 ΔU = 0.000 (Level 0)
No fixings in layer 2

Total ΔU 0.000

U-value (corrected) 0.150
U-value (rounded) 0.15 W/m²K

T1

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 17 Nov 2024 at 10:17

Filename: X:\201554-BREGS\U-Vals\201554 - Ground Floor Concrete Slab.uva (File saved: 24 Apr 2021 11:41)

Element type: Floor - Slab-on-ground floor - Calculation Method: BS EN ISO 6946, BS EN ISO 13370

201554 - Ground Floor Concrete Slab
Emma Day
54 Cokeham Road
Sompting
W. Sussex. BN15 0AG

Thermal resistance of floor construction:

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.170		Rsi
1	50	1.150			0.043		Screed
2							Vapour control layer
3	90	0.022			4.091		Celotex GA4000 GenUse 50-
100mm							
	140 mm				4.304		

Total resistance: Upper limit: 4.304 Lower limit: 4.304 Ratio: 1.000 Average: 4.304 m²K/W

Ground parameters:
Perimeter P: 35.29 m   Wall thickness: 313 mm
Area A: 49.15 m²   Ground type: Clay/silt (λ = 1.5 W/m·K)
P/A: 0.718   Rse: 0.04 m²K/W

U-value without edge insulation: 0.1851
ΔU for vertical edge insulation: -0.0015 (depth 133 mm, thickness 25 mm, λ 0.040)
U-value with edge insulation: 0.1836

U-value (rounded) 0.18 W/m²K

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U-value calculation by BRE U-value Calculator version 2.04b - Printed on 17 Nov 2024 at 11:03

Filename: X:\201554-BREGS\U-Vals\201554 - Masonry Gable Wall.uva (File saved: 17 Nov 2024 11:03)

Element type: Wall - Timber framed - insulation between studs - Calculation Method: BS EN ISO 6946

2015545 - Masonry Gable Wall
Emma Day
54 Cokeham Road
Sompting
W. Sussex. BN15 0AG

Layer	d (mm)	λ layer	λ bridge	Fraction	R layer	R bridge	Description
					0.130		Rsi
1	25	0.022			1.136		Celotex PL4000 PBoard SW PR
FR 15-65mm							
2							Vapour control layer
3	100	0.022	0.120	0.150	4.545	0.833	insulation / timber frame
4	150	0.035			4.286		Rockwool mineral wool
5							Breather membrane
6	10	R-value			0.190		Celcon HiSeven Concrete Block
7	25	1.000			0.025		Render (cement, sand)
					0.040		Rse
	310 mm (total wall thickness)				10.353		

Total resistance: Upper limit: 9.552 Lower limit: 8.532 Ratio: 1.120 Average: 9.042 m²K/W

U-value (uncorrected) 0.111

U-value corrections
Air gaps in layer 3 ΔU = 0.002 (Level 1)

Total ΔU 0.002

U-value (corrected) 0.113
U-value (rounded) 0.11 W/m²K

Celotex by SOPREMA
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Hadleigh, Ipswich,
Suffolk IP7 6BA

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Email: technical@celotex.co.uk
Address: Lady Lane Industrial Estate, Hadleigh, Ipswich, Suffolk, IP7 6BA.

Project Information
Client : Robert Cooper, Rapid Keystone Construction Consultancy Ltd   Date : 16 November 2024
Address : 54 Cokeham Road, Lancing, BN15 0AG
Project : 2024 54 Cokeham, 54 Cokeham Road

Construction Type : Walls > Cavity Wall - Full Fill Insulation

	Thickness (mm)	Thermal conductivity (W/mK)	Thermal resistance (m²K/W)	Bridge details air gaps
Outside surface resistance	0.0	0.0000	0.0400	–
External Finish *Render*	–	–	–	–
Outer Leaf *Tarmac - Hemelite Standard Solid 3.6/7.3/10.4N External (lambda = 0.62)*	100.0	0.6200	0.1613	–
10mm low emissivity cavity	10.0	–	0.3630	–
Insulation *Celotex Thermaclass Cavity Wall 21 90mm*	90.0	0.0210	4.2857	–
Inner Leaf *Tarmac - Hemelite Standard Solid 3.6/7.3/10.4N Internal (lambda = 0.57)*	100.0	0.5700	0.1754	–
Internal Finish *Wet Plaster*	13.0	0.2200	0.0591	–
Inside surface resistance	0.0	0.0000	0.1300	–

U-value = 0.19 W/m².K *(combined method : 0.192 W/m².K, upper limit : 5.215m²K/W, lower limit : 5.215m²K/W, dUf : 0.0020)*

Correction Factors
Mechanical Fasteners : (nf = fasteners per m², Af = fasteners cross-sectional area)
1. Delta Uf for Celotex Thermaclass Cavity Wall 21 90mm Insulation : 0.0020
Alpha : 0.8 per m, lambda f : 17.0000 W/mK, nf : 0.00002500 per m², Af : 8.6000mm²
Air Gap Corrections : N/A

(Based on the combined method for determining U-values of structures containing repeating thermal bridges)

Celotex products should not be used in the external walls of buildings over 11 metres in height. Recent changes to Building Regulations mean that only non-combustible insulation or insulation of limited combustibility should be used in buildings of that height.

Celotex by SOPREMA
Lady Lane Industrial Estate,
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Project Information
Client : Robert Cooper, Rapid Keystone Construction Consultancy Ltd   Date : 16 November 2024
Address : 54 Cokeham Road, Lancing, BN15 0AG
Project : 2024 54 Cokeham, 54 Cokeham Road

Construction Type : Ceilings > Insulation between & below joists > Conventional Insulation Options - Mechanical Fix

	Thickness (mm)	Thermal conductivity (W/mK)	Thermal resistance (m²K/W)	Bridge details air gaps
Outside surface resistance	0.0	0.0000	0.0400	–
Tiling including batten space	–	–	–	–
Loft space	–	–	0.2000	–
Insulation between joists *Celotex XR4000 150.0mm*	150.0	0.0220	6.8182	0.8820
Timber with joist spacing	150.0	0.1300	1.1538	0.1180
Insulation below joists, taped joints as VCL + Air Leakage Barrier *Celotex TB4000 40.0mm*	40.0	0.0220	1.8182	–
12.5mm Gyproc Wallboard	12.5	0.1900	0.0658	–
Inside surface resistance	0.0	0.0000	0.1000	–

U-value = 0.15 W/m².K *(combined method : 0.148 W/m².K, upper limit : 7.548m²K/W, lower limit : 6.541m²K/W)*

Correction Factors
Mechanical Fasteners : N/A
Air Gap Corrections : Delta Ug = 0.0057 W/m².K

(Based on the combined method for determining U-values of structures containing repeating thermal bridges)

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Project Information
Client : Robert Cooper, Rapid Keystone Construction Consultancy Ltd   Date : 16 November 2024
Address : 54 Cokeham Road, Lancing, BN15 0AG
Project : 2024 54 Cokeham, 54 Cokeham Road

Construction Type : Walls > Timber Frame Wall > Insulation between and inside the studs > Conventional Insulation Options - Mechanical Fix

	Thickness (mm)	Thermal conductivity (W/mK)	Thermal resistance (m²K/W)	Bridge details air gaps
Outside surface resistance	0.0	0.0000	0.1300	–
External Finish *Tile Hanging*	–	–	–	–
Battens	–	–	–	–
Drained and vented cavity between battens	–	–	–	–
Breather membrane	–	–	–	–
Cementitious board	12.5	0.2300	0.0543	–
Insulation between studs *Celotex GA4000 100.0mm*	100.0	0.0220	4.5455	0.8500
Timber stud depth (mm)	100.0	0.1300	0.7692	0.1500
Insulation inside studs *Celotex TB4000 25.0mm*	25.0	0.0220	1.1364	–
25 x 47mm service void fixing batten	25.0	0.1300	0.1923	0.1180
25mm service void air space	25.0	–	0.6651	0.8820
Board joints sealed as VCL + Air Leakage Barrier	–	–	–	–
12.5mm Gyproc Wallboard	12.5	0.1900	0.0658	–
Inside surface resistance	0.0	0.0000	0.1300	–

U-value = 0.20 W/m².K *(combined method : 0.196 W/m².K, upper limit : 5.572m²K/W, lower limit : 4.650m²K/W)*

Correction Factors
Mechanical Fasteners : N/A
Air Gap Corrections : N/A

(Based on the combined method for determining U-values of structures containing repeating thermal bridges)

Celotex products should not be used in the external walls of buildings over 11 metres in height. Recent changes to Building Regulations mean that only non-combustible insulation or insulation of limited combustibility should be used in buildings of that height.

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Address: Lady Lane Industrial Estate, Hadleigh, Ipswich, Suffolk, IP7 6BA.

Project Information
Client : Robert Cooper, Rapid Keystone Construction Consultancy Ltd   Date : 17 November 2024
Address : 54 Cokeham Road, Lancing, BN15 0AG
Project : 2024 54 Cokeham, 54 Cokeham Road

Construction Type : Ground Floors > Solid - Insulation over slab

	Thickness (mm)	Thermal conductivity (W/mK)	Thermal resistance (m²K/W)	Bridge details air gaps
Inside surface resistance	0.0	0.0000	0.1700	–
P/A Ratio (Exposed internal perimeter divided by area) *P/A Ratio : 0.8446917808219178082191 78*	–	–	–	–
Floor Screed	65.0	1.1500	0.0565	–
Polythene, 500 gauge separating layer	–	–	–	–
Insulation *Celotex GA4000 100.0mm*	100.0	0.0220	4.5455	–
DPM - Polythene 1200 gauge	–	–	–	–
Concrete oversite	–	–	–	–
Sand Blinded Hardcore	–	–	–	–
Ground	–	–	0.0400	–

U-value = 0.18 W/m².K *(combined method : 0.182 W/m².K, upper limit : 4.812m²K/W, lower limit : 4.812m²K/W)*

Correction Factors
Mechanical Fasteners : N/A
Air Gap Corrections : N/A

(Based on the combined method for determining U-values of structures containing repeating thermal bridges)

T1

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Address: Lady Lane Industrial Estate, Hadleigh, Ipswich, Suffolk, IP7 6BA.

Project Information
Client : Robert Cooper, Rapid Keystone Construction Consultancy Ltd   Date : 16 November 2024
Address : 54 Cokeham Road, Lancing, BN15 0AG
Project : 2024 54 Cokeham, 54 Cokeham Road

Construction Type : Pitched Roofs > Ventilated - Insulation Between & Under Rafters > Conventional Insulation Options - Mechanical Fix

	Thickness (mm)	Thermal conductivity (W/mK)	Thermal resistance (m²K/W)	Bridge details air gaps
Outside surface resistance	0.0	0.0000	0.1000	–
Tiling including batten space	–	–	–	–
Sarking Felt	–	–	–	–
Well Ventilated Cavity - minimum 50mm	–	–	–	–
Insulation between rafters *Celotex GA4000 100.0mm*	100.0	0.0220	4.5455	0.8820
Timber rafter spacing	100.0	0.1300	0.7692	0.1180
Insulation below rafters, taped joints as VCL *Celotex GA4000 60.0mm*	60.0	0.0220	2.7273	–
12.5mm Gyproc Wallboard	12.5	0.1900	0.0658	–
Inside surface resistance	0.0	0.0000	0.1000	–

U-value = 0.16 W/m².K *(combined method : 0.162 W/m².K, upper limit : 6.740m²K/W, lower limit : 5.871m²K/W)*

Correction Factors
Mechanical Fasteners : N/A
Air Gap Corrections : Delta Ug = 0.0036 W/m².K

(Based on the combined method for determining U-values of structures containing repeating thermal bridges)

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Project Information
Client : Robert Cooper, Rapid Keystone Construction Consultancy Ltd   Date : 16 November 2024
Address : 54 Cokeham Road, Lancing, BN15 0AG
Project : 2024 54 Cokeham, 54 Cokeham Road

Construction Type : Ground Floors > Solid - Insulation over slab

	Thickness (mm)	Thermal conductivity (W/mK)	Thermal resistance (m²K/W)	Bridge details air gaps
Inside surface resistance	0.0	0.0000	0.1700	–
P/A Ratio (Exposed internal perimeter divided by area) *P/A Ratio : 0.8446917808219178082191 78*	–	–	–	–
Floor Screed	65.0	1.1500	0.0565	–
Polythene, 500 gauge separating layer	–	–	–	–
Insulation *Celotex GA4000 70.0mm*	70.0	0.0220	3.1818	–
DPM - Polythene 1200 gauge	–	–	–	–
Concrete oversite	–	–	–	–
Sand Blinded Hardcore	–	–	–	–
Ground	–	–	0.0400	–

U-value = 0.24 W/m².K *(combined method : 0.242 W/m².K, upper limit : 3.448m²K/W, lower limit : 3.448m²K/W)*

Correction Factors
Mechanical Fasteners : N/A
Air Gap Corrections : N/A

(Based on the combined method for determining U-values of structures containing repeating thermal bridges)

Celotex by SOPREMA
Lady Lane Industrial Estate,
Hadleigh, Ipswich,
Suffolk IP7 6BA

Soprema Insulation Ltd
Technical Support Team
Phone: 01473 820850 (9am - 5pm)
Email: technical@celotex.co.uk
Address: Lady Lane Industrial Estate, Hadleigh, Ipswich, Suffolk, IP7 6BA.

Project Information
Client : Robert Cooper, Rapid Keystone Construction Consultancy Ltd   Date : 16 November 2024
Address : 54 Cokeham Road, Lancing, BN15 0AG
Project : 2024 54 Cokeham, 54 Cokeham Road

Construction Type : Flat Roofs > Cold Deck - Insulation Between & Below Joists > Conventional Insulation Options - Mechanical Fix

	Thickness (mm)	Thermal conductivity (W/mK)	Thermal resistance (m²K/W)	Bridge details air gaps
Outside surface resistance	0.0	0.0000	0.1000	–
Roofing membranes or coverings	–	–	–	–
Plywood deck	18.0	0.1300	0.1385	–
Ventilated Cavity	–	–	–	–
Insulation between joists *Celotex XR4000 150.0mm*	150.0	0.0220	6.8182	0.8820
Timber with joist spacing	150.0	0.1300	1.1538	0.1180
Insulation below joists, taped joints as VCL *Celotex PL4015 (15 + 12.5mm) (27.5mm)*	27.5	0.0220	0.7476	–
Knauf Wallboard	12.5	0.2500	0.0500	–
Inside surface resistance	0.0	0.0000	0.1000	–

U-value = 0.18 W/m².K *(combined method : 0.180 W/m².K, upper limit : 6.157m²K/W, lower limit : 5.453m²K/W)*

Correction Factors
Mechanical Fasteners : N/A
Air Gap Corrections : Delta Ug = 0.0073 W/m².K

(Based on the combined method for determining U-values of structures containing repeating thermal bridges)

It is the responsibility of the Contractor to manage the Health and Safety aspects of the project or nominate and agree a "Principle Designer".

NOTES: Do not scale this drawing. All dimensions to be checked on site prior to commencement or manufacture. PLANNING dwgs: All elements or entities shown are indicative in shape, size and location and are subject to a manufacturers and/or construction reality & constraints tolerance of ±300mm in any direction or distance.

All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen revs per clouds

RAPID KEYSTONE CONSTRUCTION CONSULTANCY LTD
WWW.RKCCLTD.CO.UK 07985585488 RKC@RKCCLTD.CO.UK
DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT CDM ESTIMATING

ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
U Value
Calcultions

Drawn by:	Scale:	Date:
RKC	NTS	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: X:\201554-BREGS\GA\600\201554-A-601.DWG - T1-241205152522   24:12:05:15:25:29

Drawing No. 201554-A-601   Rev. T1

NB: All information based on supplied third party survey information. All discrepancies to be reported to RKCC immediately upon discovery.

NB: All levels are approximate and are subject to further site investigation prior to construction. All discrepancies to be reported to RKCC immediately

NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING - NOT FOR CONSTRUCTION - DO NOT BUILD FROM THIS DRAWING

FOUNDATIONS
Refer to the Structural Engineers design and details. All foundations and concrete mixes to be agreed with Building Inspector.

SUBSTRUCTURE
Refer to the Structural Engineers design and details.

D.P.C.
Horizontal dpc's to be min. 150mm above adjacent surface level to be 500 microns black polythene (2000g) to BS 6515, 1984. Dpc's to be provided horizontally (cill) and vertically (jambs) to all openings in external walls.

MASONARY IN GENERAL
If used, clay bricks throughout to be manufactured in accordance with BS 3921 Concrete blocks throughout to be solid and manufactured in accordance with BS 6073 Parts 1 & 2 and designated by the manufacturer as suitable for their intended location. Blockwork may be lightweight aggregate, 7n or aerated concrete provided that the specified structural, thermal and acoustic requirements are met. Alternative block densities to those specified may be acceptable subject to the proposed construction being supported by British Board of Agrement (BBA) Certification. All masonry construction to be built in accordance with BS 5628 Part 3 mortar shall be of the mix proportions necessary to achieve adequate strength and durability.

EXTERNAL WALLS / ROOF
Timber Roof Construction - Form timber roof with 150 x 50 mm joists, noggins, studs, head and sole plate. Studs to be at max. 400 c/c and covered externally with 12mm thick exterior quality ply (WBP) or OSB. Timber frame to be insulated with 100mm PIR insulation between studs and an additional layer of 50mm PIR insulation backed plasterboard to internal face. Seal junctions at floor and ceiling with mastic. Provide vertical tiling on 38 x 19mm tanalised horizontal battens and vertical battens on breather felt membrane fixed to external face of WBP/OSB. Lead soakers to be provided at junction of roof and dormer cheeks.

NON LOAD BEARING PARTITIONS
100mm x 50mm timber stud partitions at max 400mm centres. Studwork to have 12.5mm soundbloc lining to both sides taped and filled joints. Heavy fixtures should be made to the timber studs or independent framing installed prior to construction. All stud walls to be fully filled with Rockwool insulation or similar approved.

Horizontal DPC below all ground floor partitions. Where plasterboard forms a junction with external walls and around openings, the edges are to be sealed with a continuous bead of sealant.

STAIRS
All staircases to be timber and to meet the requirements of Approved Document K1 Section 1. Min. 2000mm headroom, measured vertically above pitch line, to be maintained over all stairs. Rise and goings to be as noted on drawings all subject to checking site dimensions. Width of staircase as noted on floor plans. Vertical balusters at max.100mm centres where applicable or to provide a max space between so as to prevent a 100mm sphere from passing. Handrails to stairs and landings to be fixed to balusters 900mm vertically above pitch-line. Handrail to be fixed 900mm above finished floor level. Handrail to balconies to be fixed 1100mm above finished floor level.

CAVITY BARRIERS
Cavity barriers to all cavity walls in accordance with Building Regulations Part B Document B3.

CAVITY TRAYS AND FLASHINGS
Code 4 lead flashings with min. 150mm upstand to be provided where roofs abut walls. Cavity trays to be linked to flashings in all cases and stepped in the case of a stepped flashing. Suitable cavity tray or flashing over all openings. Valleys to be lined with Code 5 lead.

FIRST FLOOR CONSTRUCTION
Unless otherwise stated on drawings all floors are to be constructed using graded timber joists. It is the Contractors duty to ensure all spans to be subject to checking by the Specialist Designers. Joist sizes, spacing and trimming to be in accordance with the drawings. Floors to be finished with 22mm weather deck or equivalent flooring grade moisture resistant T & G Type C chipboard / OSB to BS 5669. Lateral restraint to wall to comprise 30mm x 5mm galvanised mild steel straps with in-line noggins (38mm x 3/4 depth of joist) at maximum 2000m centres, unless shown otherwise on drawings and carried over minimum 3 No. joists. Noggins to be provided between joists supported on hangers off blockwork or structure in accordance with requirements. Ceiling to be finished with 15mm plasterboard to provide 10kg/m2, (soundblock).

Trimming to be provided where necessary to allow for SVP's and staircase opening all in accordance with joist layout drawings. Ceilings to be 15mm Masterboard to be taped and jointed. Provide fully filled Rockwool or similar approved insulation between floor joists and to fill all voids. Partitions parallel to the floor span but not located immediately over joists to be supported on full depth counter noggins between joists.

SOIL AND VENT PIPES AND BOXING
SVP's to be in 100mm diameter UPVC (unless noted otherwise on drawings) to BS 5572. Outlet to terminate min. 900mm above any opening into the building within 3m of outlet. Soil pipes to be encased in boxing constructed to achieve min. mass of 15kg/m2 formed from 38 x 38mm SW framing or similar faced with 2 layers 12.5mm plasterboard, joints staggered. Provisions to be made for access to SVP at floor levels. SVP's to be surrounded with min 25mm thick unfaced mineral wool throughout their length.

LINTELS
Lintels to be provided over all structural openings in accordance with drawings and structural Engineers details where deemed applicable. Lintels to be timber frame as part of roof construction. Cavity tray/damp proof protection must be provided over all external openings. Adequate end bearings of 150mm min. must be provided (any reduction must be to satisfaction of Structural Engineer) and lintel to be firmly fixed. Adequate fire resistance should be followed. Cold bridge paths should be prevented and adequate insulation measures incorporated.

PITCHED ROOF
Clay roof tiles as elevations to match existing. Installation to be in accordance with BS 5534 and BS 8000 on treated 38mm x 25mm SW battens (or size as specified by tile manufacturer) on Tyvek Supro breather membrane installed in strict accordance with manufacturers details for non-ventilated warm roofs, on rafters at pitches as indicated on drawings and max. 400mm c/c to BS 5268 Part 3. Rafters to be fully braced with 100mm x 25mm SW bracing, twice nailed to each rafter with 3.35mm (10 gauge) x 75mm long galvanised round wire nails, in accordance with roof design. Lateral restraint to be provided at rafter and ceiling tie level with 30mm x 5mm galvanised m.s. anchor straps fixed at each gable and wall as indicated on roof layout drawings.

Anchor straps to be spaced at max. 1200 centres and to be min. 1000mm long, turned down min. 100mm into wall cavity and screw fixed to masonry with 3 No. screws, one positioned inside 150mm of bottom end of strap. Wallplates to be 50mm x 100mm sw. anchored by 30mm x 5mm galvanised m.s. straps at max. 1200mm centres. Rafter and ceiling joist sizes to all roofs to be in accordance with Structural Engineer's designs. Ceilings to be finished with 12.5mm plasterboard 8kg/m2 taped and filled joints.

Skeilings to be insulated with 100mm PIR insulation between studs and an additional layer of 50mm PIR insulation backed plasterboard to internal face to achieve u-value 0.18w/m^{2}k .

Insulation to dormers to include a single layer of 100mm PIR insulation between studs and an additional layer of 50mm PIR insulation backed plasterboard to internal face of studs to achieve u-value 0.18w/m^{2}k. Dormer roof to be insulated as the main flat roof.

All penetrations through the roof are to be flashed as specialist manufacturers details.

FLAT ROOF
Warm flat roof construction to be 150x50mm joists at max. 400 c/c and covered externally with 19mm thick exterior quality WBP/OSB on min 25mm firrings to provide min fall of 1:80. Roofing felt membrane fixed to external face of WBP/OSB in accordance with manufacturers details and specification. Timber joists to be insulated with 150mm PIR insulation between and an additional layer of 50mm PIR insulation backed plasterboard to internal face. Seal junctions with mastic. Lead soakers to be provided at junction of roof and dormer cheeks.

RAINWATER GOODS
UPVC 100mm dia. rainwater gutters to be provided to roofs and discharging to existing down pipes provided at locations shown on plans and connected directly to storm water drainage system to the satisfaction of the Local Authority and in accordance with Approved Document H.

SANITARY GOODS
All waste fittings to have 75mm deep seal traps and separate connections to SVP's and to be installed in accordance with BS 5572. Wastes to wash hand basins to be 50mm diameter for runs up to 4m. Baths and showers to have 50mm diameter for runs up to 4m length. Any branch pipes which exceed 4m, supply and fit an anti-siphon trap. Where necessary, pipes and hot water storage vessels are to be thermally insulated to comply with Approved Document L1, Section 3.

SPACE AND WATER HEATING
Heating system to consist of radiators heated by existing relocated Gas boiler and in compliance with Approved Document L1. Hot water storage to be provided from thermal store unit located in linen cupboard (refer to drawings for specific locations) with 60mm insulation thickness min. Primary pipe work to be insulated in accordance with Approved Document L1 - generally in unheated areas and for the first meter run of pipe work from the thermal store unit.

FLUES
Boiler flue outlets to be provided with guard. Position of balanced flue to be not less than 300mm from any opening and in accordance with Approved Document J1. UPVC gutters within 850mm of flue outlet to be protected by min. 750mm long aluminium heat shield. Cavity wall insulation material to be neatly cut back to clear boiler flue by min. 25mm. The heating contractor is to ensure flue terminal is correctly fitted to ridge terminal/balanced flue as applicable, with clearance as specified by the gas company.

WINDOWS AND GLAZING
All windows to be doubled or triple glazed. All windows and glazed external doors to attain a max "U" value of 1.8W/m^{2}K. Window style to be in accordance with elevations and schedules. Mastic sealant to be provided around perimeter of all openings. Where applicable obscured glazing to be provided to utility room, front door, bathroom, ensuite, and cloakroom windows. Glazing in entrance doors and sidelights within zone between finished floor level and 1500mm above (800mm in any internal glazed partitions) must be either one of the following:

a. Toughened or laminated and break safely to BS 6206
b. Robust i.e. 8mm annealed glass in panes not exceeding 1.1m in both height and width
c. 6mm annealed glass in small panes i.e. max. width 250mm and area 0.5m2, all in accordance with Building Regulations Approved Document 1991 Part N1.

All opening lights (and doors) to be fitted with effective draught strips. Refer also to VENTILATION section in this specification.

FIRE RESISTANT DOORS
Fire doors to be provided as specified at locations defined in Schedules and contained within frames incorporating appropriate intumescent strips.

VENTILATION
In accordance with Approved document or as agreed by Building Control Officer.
All new bathrooms to have mechanical ventilation capable of extracting at a minimum rate of 15litres/sec

TIMBER
All external timber to be pressure impregnated with preservative prior to delivery to site In accordance with Approved Document or as agreed by Building Control Officer. Structural timber to be BS 5268: Part 2.

FIRE RESISTANCE
All steelwork to be encased or coated with intumescent paint to provide min ½ hour fire protection or as noted on drawings. Where recessed light fittings are used then an appropriate shroud by a specialist manufacturer should be used or contained in boxing from 12.5mm plasterboard on s.w framing to achieve min ½ hour fire protection.

ELECTRICAL INSTALLATION
All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671:2001 or an equivalent standard. These installation works are to be undertaken by a person registered with an electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control upon completion of works.

Electrical layouts shown on working drawings are schematic only - refer to specialist wiring layout drawings. Electrical installation to comply with I.E.E. Regulations and all relevant Codes of Practice. A number of light fittings within the dwelling should be suitable to take lamps with a luminous efficiency greater than 40 lumens per circuit-watt.

SMOKE ALARMS
Automatic smoke detection and alarm system in accordance with BS 5839 to be provided with a suitable number of mains operated, self contained smoke alarms to BS 5446: Part 1, fixed to ceiling at appropriate locations shown on drawings with at least one detector/alarm per floor, within 7m of doors to kitchens and living rooms and within 3m of bedroom doors. Alarms should be located min. 300mm from any wall or light fittings. Alarms should be permanently wired to a separately fused circuit at the distribution board and may operate at a lower voltage via a mains transformer. Mains units with secondary power supply are acceptable. For ease of maintenance smoke alarms should not be fixed over staircases.

DRAINAGE
Work to be in accordance with BS 8301 and engineering drawings and Approved Document H or as agreed by Building Control Officer.

THERMAL BRIDGING AND AIR LEAKAGE
The individual air tightening measures will depend on the form of constructions and level of workmanship but the objective is to a form definable, continuous air leakage barrier around dwelling. Ways of preventing air leakage should then be considered at every penetration of this barrier.

a. Joints between structural components e.g. wall to floors
b. Joints around components and opening within walls.
c. Services penetrations -plumbing, electrical and ventilation.

GENERAL

a. Close any vertical ducts at top and bottom (e.g. boxing in to SVPs).
b. Seal any service penetrations.
c. Select the appropriate sealant or gap filler for the size of the gap and degree of movement anticipated.
d. Use joist hangers to support floor joists.
e. Seal under skirting board and/or wall to floor joint intersection where dry lining is used and/or on suspended floors.

GENERAL NOTE
ALL MATERIALS AND COMPONENTS MUST BE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION AND MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE AND MANUFACTURER'S SPECIFICATION OR AS AGREED BY THE BUILDING CONTROL OFFICER.

ANY REFERENCE TO AN APPROVED DOCUMENT IN THIS SPECIFICATION RELATES TO THE RELEVANT APPROVED DOCUMENT OF THE BUILDING REGULATIONS.

CHARACTERS LEGEND

¢	denotes centre line (typically when dimensioned)
c/c	denotes centres spacing
Ø	denotes diameter

It is the responsibility of the Contractor to manage the Health and Safety aspects of the project or nominate and agree a "Principle Designer".

NOTES: Do not scale this drawing. All dimensions to be checked on site prior to commencement or manufacture. PLANNING dwgs: All elements or entities shown are indicative in shape, size and location and are subject to a manufacturers and/or construction reality & constraints tolerance of ±300mm in any direction or distance.

All details referenced in call outs supercede general arrangement or larger depictions.

Rev	Date	By	Chk	Comment
T1	05.12.24	RKC	-	Gen updates for Tender

RAPID KEYSTONE CONSTRUCTION CONSULTANCY LTD

WWW.RKCCLTD.CO.UK 07985585488 RKC@RKCCLTD.CO.UK

DESIGN ARCHITECTURE ENGINEERING CONSTRUCTION PLANNING SCHEDULING PROJECT MANAGEMENT SURVEYING SPECIFICATION BUILDING REGULATIONS CONTROLS COSTS QUANTITY SURVEYING CIVIL ENGINEERING SITE MANAGEMENT STRUCTURAL ENGINEERING ENVIRONMENTAL ENGINEERING SETTING OUT CDM ESTIMATING

ISSUED FOR TENDER

Client
Emma Day
54 Cokeham Road
Sompting

Project Title
Roof Extension
and Enlargement of Rebuild of Existing
Conservatory, Lean-to Conservatory
and Kitchen Extension

Drawing Title
Proposed
Building
Regulation
Notes

Drawn by:	Scale:	Date:
RKC	1:1@A1, 1:2@A3	13.04.22
Designed by:	Checked by:	Approved by:
RKC	-	-

File Ref.: X:\201554-BREGS\GA\900\ 201554-A-900.DWG - T1-241205152607 24:12:05:15:26:08

Drawing No. 201554-A-900 Rev. T1

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Heversham House
18-22 Boundary Road
Hove
East Sussex
BN3 4EF
Email: hove@dhk.co.uk

Structural Calculations

For

54 Cokeham Road, Sompting.

Date: June 2021
Project No: 59298

CLASS B ENGINEERING
BRICK PADSTONE.
MIN. 150mm END BEARING.
(EACH END)

CLASS B ENGINEERING
BRICK PADSTONE.
MIN. 150mm END BEARING.
(EACH END)

MIN. 665mm
MASONRY RETURN
TO REMIAN

LINTEL L1: 203x102UB23 WITH 8mm THICK
WELDED BOTTOM PLATE. FULL EXTENT OF BEAM
INCLUDING BEARING. (GALVANISED)

LINTEL L2: 203x102UB23 WITH 8mm THICK
WELDED BOTTOM PLATE. FULL EXTENT OF BEAM
INCLUDING BEARING. (GALVANISED)

600mm WIDE STRIP FOUNDATIONS
DEPTH TO BCO APPROVAL.

EXISTING WALLS TO BE
CAREFULLY REMOVED.

125mm THICK REINFORCED
CONCRETE GROUND BEARING
SLAB WITH A193 MESH.

NEW FOUNDATIONS
DOWELLED INTO EXISTING.

450mm WIDE (ECCENTRICALLY
LOADED ALONG BOUNDARY) STRIP
FOUNDATION, DEPTH TO BCO
APPROVAL.

120x80RHS5.0
COLUMN.

1200x450mm WIDE
CONCRETE PAD
FOUNDATION. DEPTH TO
BE AGREED WITH
BUILDING CONTROL
OFFICER.
Min. 600mm THICK.

EXISTING LINTEL TO BE
EXPOSED AND CHECKED.
MINIMUM 100x140 DEEP
PRESTRESSED CONCRETE
LINTEL.

EXISTING LINTEL TO BE
EXPOSED AND CHECKED.
MINIMUM 100x140 DEEP
PRESTRESSED CONCRETE
LINTEL.

450x450mm WIDE
CONCRETE PAD
FOUNDATION. DEPTH TO
BE AGREED WITH
BUILDING CONTROL
OFFICER.
Min. 450mm
THICK.

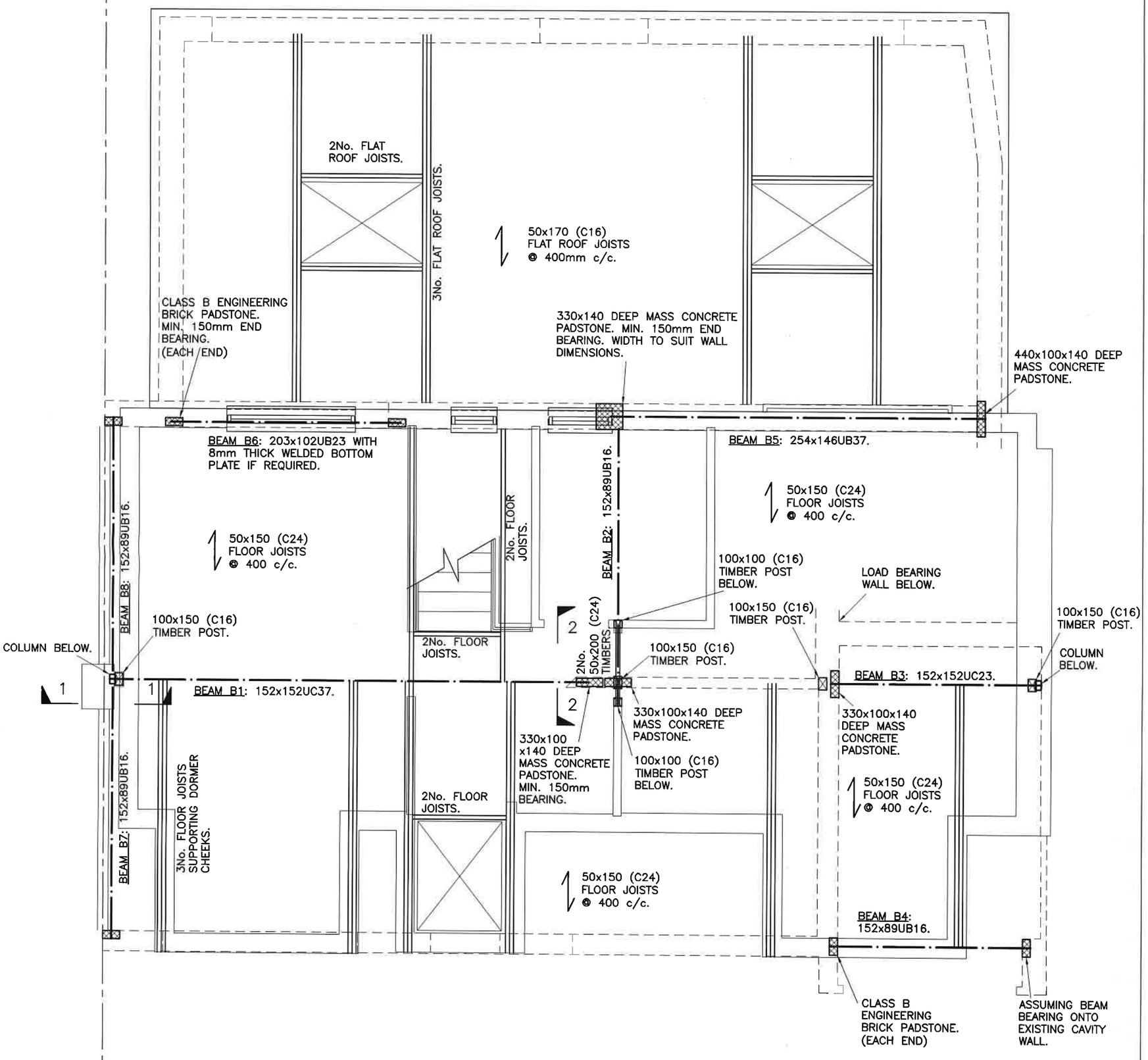
120x80RHS5.0
COLUMN.

GROUND FLOOR PLAN

Scale 1:50 @ A3

DIXON HURST

Job Title			Item		
54 COKEHAM ROAD, SOMPTING.			GROUND FLOOR PLAN.		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 2021		59298	01	

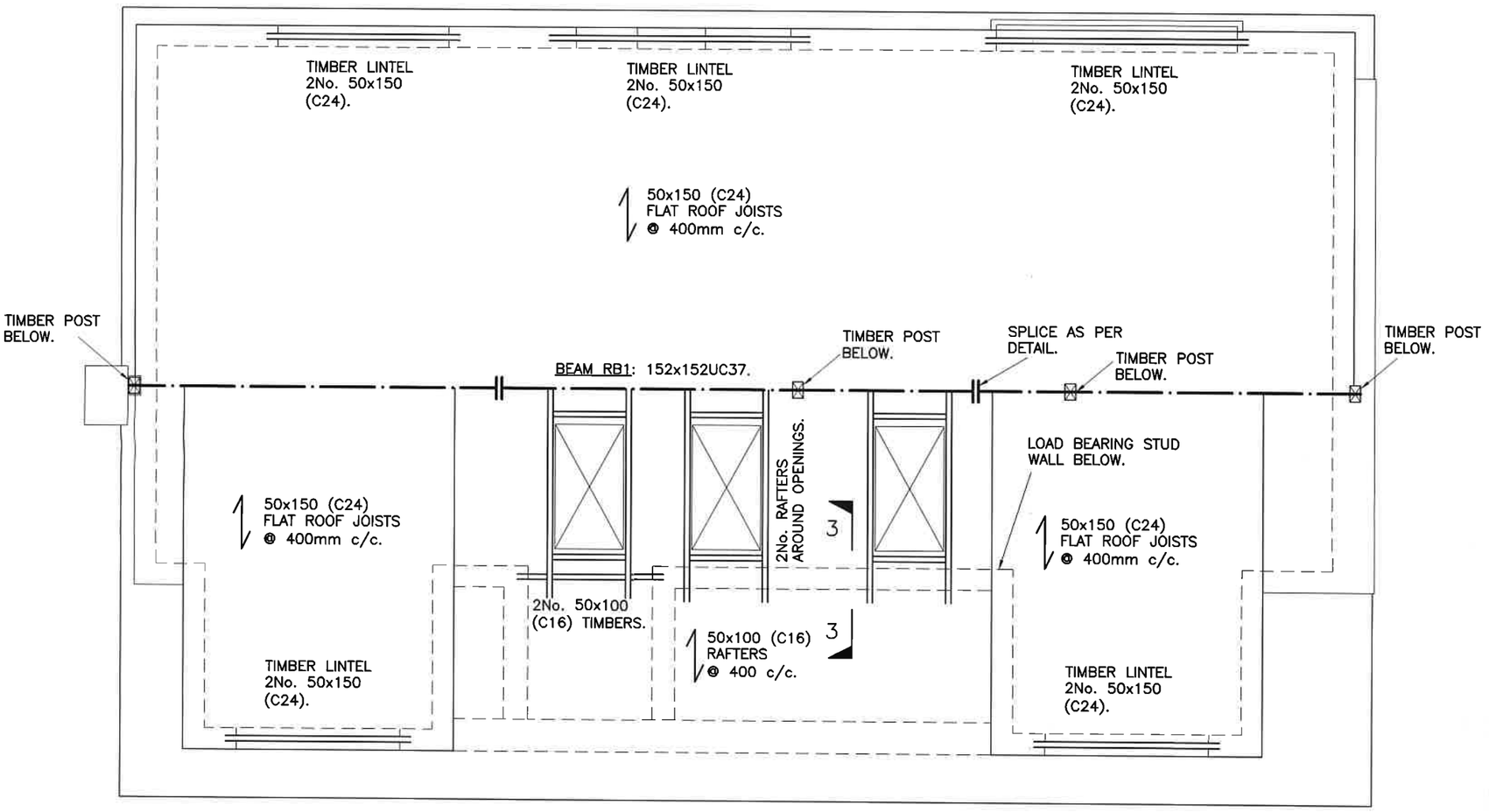


FIRST FLOOR PLAN

Scale 1:50 @ A3

DIXON HURST

Job Title			Item		
54 COKEHAM ROAD, SOMPTING.			FIRST FLOOR PLAN.		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 2021		59298	02	

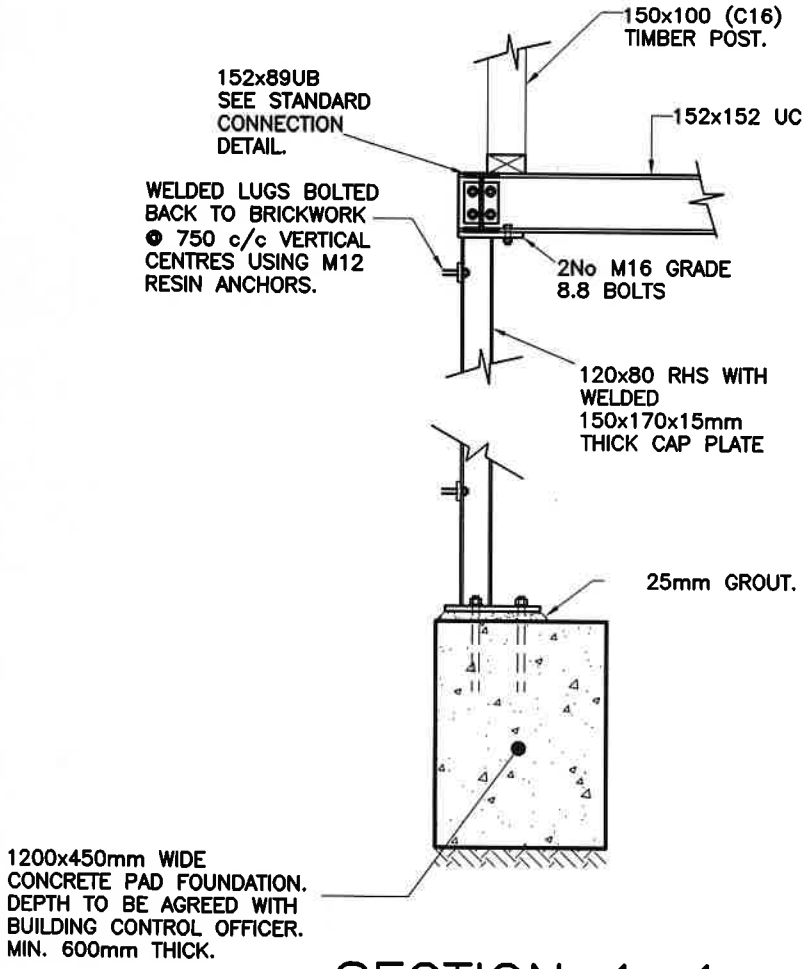


ROOF PLAN

Scale 1:50 @ A3

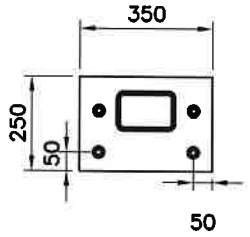
DIXON HURST

Job Title			Item		
54 COKEHAM ROAD, SOMPTING.			ROOF PLAN.		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 2021		59298	03	



SECTION 1–1

Scale 1:20 @ A4



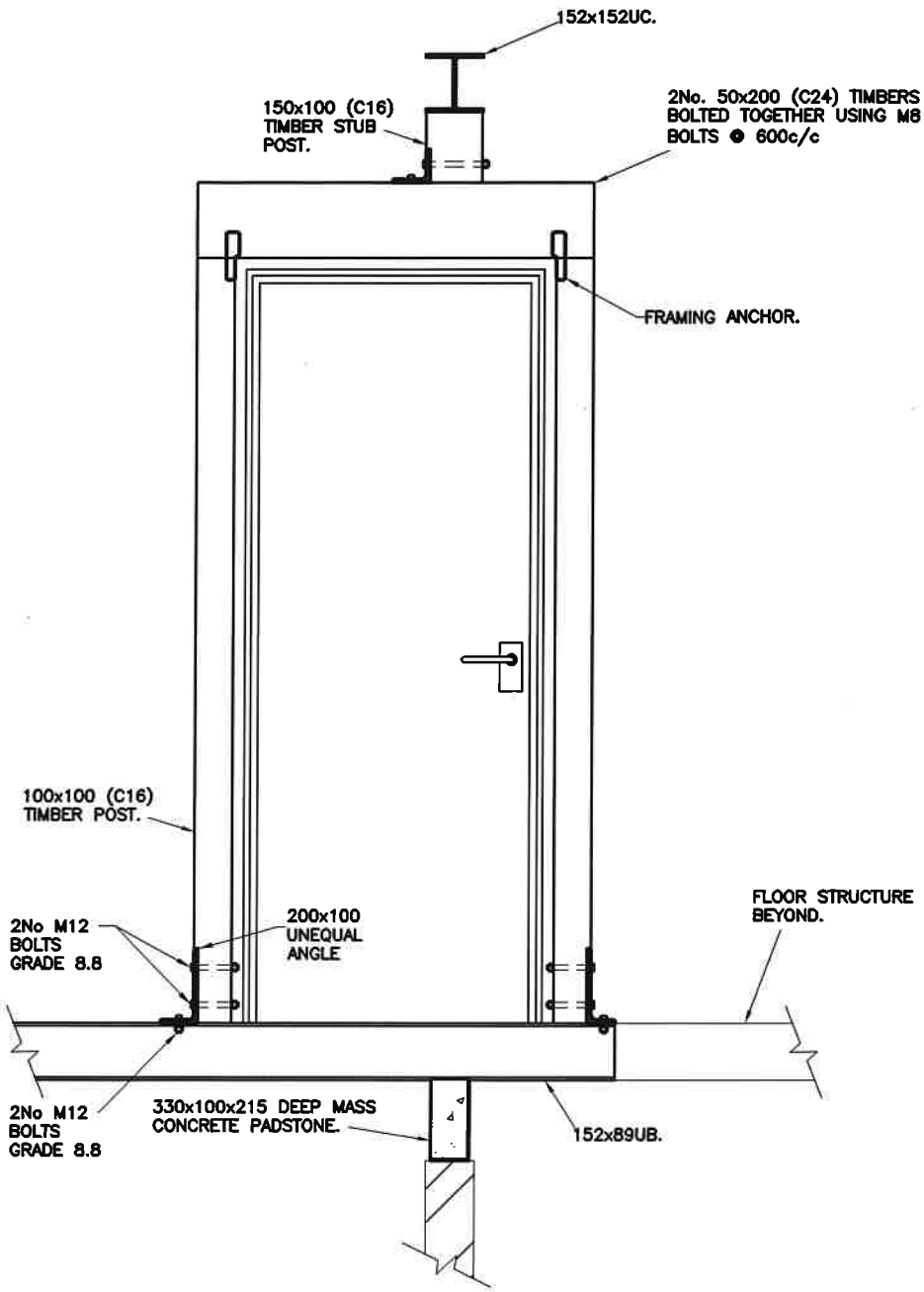
350x250x15 BASE PLATE FULLY WELDED TO COLUMN AND DRILLED FOR 4 No. M16 RESIN ANCHORS WITH MINIMUM EMBEDMENT OF 150mm

TYPICAL BASE PLATE DETAIL

Scale 1:20

DIXON HURST

Job Title			Item		
54 COKEHAM ROAD, SOMPTING.			SECTIONS		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 2021		59298	04	

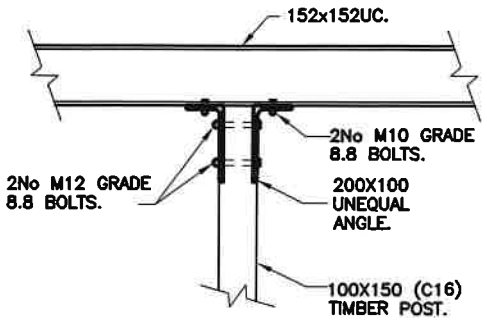


SECTION 2–2

Scale 1:20 @ A4

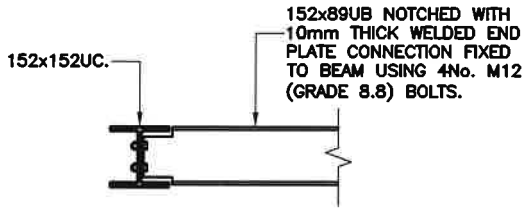
DIXON HURST

Job Title			Item		
54 COKEHAM ROAD, SOMPTING.			SECTIONS.		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 2021		59298	05	



TYPICAL POST DETAIL

Scale 1:20 @ A4

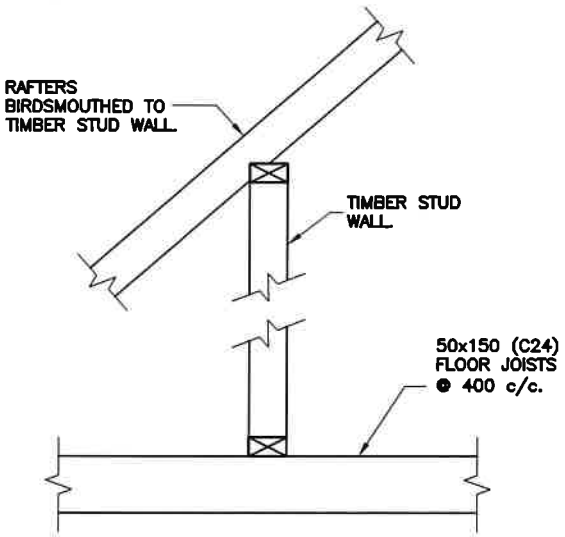


TYPICAL CONNECTION DETAIL

Scale 1:20 @ A4

DIXON HURST

Job Title			Item		
54 COKEHAM ROAD, SOMPTING.			TYPICAL DETAILS.		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 2021		59298	06	



SECTION 3–3

Scale 1:20 @ A4

DIXON HURST

Job Title			Item		
54 COKEHAM ROAD, SOMPTING.			SECTIONS.		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 2021		59298	07	

DIXON | HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 COKEHAM ROAD, SOMPTING			LINTEL DESIGN		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21		51298	08	

LINTEL DESIGN L1

SPAN = 4.4m

LOADINGS

		kN/m²				
FLAT ROOF	DL	0.8	x	4.7/2	=	1.9 kN/m
	LL	0.75	x	4.7/2	=	1.8 kN/m
DOORS S.W	DL	0.5	kN/m			
BEAM S.W	DL	0.4	kN/m			

TOTAL UNFACTORED UDL = 4.6 kN/m

TOTAL FACTORED UDL = 1.4 x 2.8 + 1.6 x 1.8 = 6.8 kN/m

V_{ED} = 6.8 x 4.4/2 = 15.0 kN

M_{ED} = 6.8 x 4.4^2/8 = 16.5 kNm L_e = 5.0m

δ_T = L/360 = 12.2 mm

$I_{REQ} = \frac{5 \times W \times L^4}{384 \times 205 \times \delta \times 10^7}$ = 898 cm^4

PROVIDE : 203 x 102 UB 23 M_b = 21.5 kNm I_{xx} = 2100 cm^4 δ_L = 2.0 mm

WITH 8mm BUTTOM PLATE @ 5.0m δ = 5.2 mm

PADSTONE DESIGN

AREA REQUIRED = 3.5 x 150000 / 1.5 x 3.5 = 100000 mm^2

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 COLEHAM ROAD, SOMPTING			TRIMMER DESIGN		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21		54298	09	

TRIMMER UNDER POST

SPAN = 1.1 m

LOADING

POST LOAD FROM POST = 26.8 kN @ 0.3 m

R_A = 19.5 kN R_B = 7.3

M = 5.85 kNm

UDL = 38.7 kN/m

$Z_{req} = 5.85 \times 10^6 / 11.25 \times 7.5 = 624 \times 10^3$ mm³

$I_{req} = \frac{5 \times W \times L^4}{384 \times 72000 \times 3 \times L} = 31.1 \times 10^6$ mm⁴

50 50

200

Z = 100 × 200² / 6 = 667 × 10³ mm³

I = 100 × 200³ / 12 = 66.7 × 10⁶ mm⁴

PROVIDE: 2 No. 50 × 200 (C24) TIMBERS

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title		Item			
54 COLEHAM ROAD, SOMPTING		BEAM DESIGN			
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21		59298	10	

BEAM DESIGN B1

SPAN = 5.9m

LOADINGS

		kN/m²		
FLOOR	DL	0.5 x 6.3/2	= 1.58	kN/m
	LL	1.5 x 6.3/2	= 4.7	kN/m
BEAM S.W	DL	0.4	kN/m	

TOTAL UNFACTORED UDL = 6.18 kN/m

TOTAL FACTORED UDL = 1.4x1.98 + 1.6 x 4.7 = 10.3 kN/m

V_{ED} = 10.3 x 5.9/2 = 30.4 kN

M_{ED} = 10.3 x 5.9^2/8 = 44.8 kNm L_e = 6.0m

δ_T = L/250 = 23.6 mm

$I_{xx} = \frac{5 \times W \times L^4}{384 \times 205 \times 10^7}$ = 2179 cm^4

PROVIDE : 152 x 152 UC 37 M_b = 51.8 kNm @ 6.0m I_{xx} = 2210 cm^4 δ_L = 16.4 mm

MAX ALLOWABLE LIVE LOAD DEFLECTION = 17mm

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title		Item			
54 COKEHAM ROAD, SOMPTING		BEAM DESIGN			
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21		59298	11	

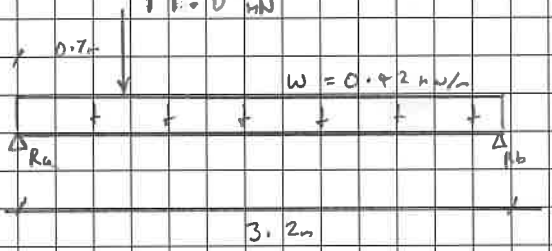
BEAM DESIGN B2

SPAN = 3.2 m

LOADING

POINT LOAD FROM POST = 11.0 kN @ 0.7 m ULS

BEAM S.W. DL 0.3 x 1.4 = 0.42 kN/m



Ra = 8.60 + 0.67 = 9.26 kN

Rb = 3.0 kN

$M_{0.7}$ = 6.50 − 0.1 = 6.40 kNm

R_c = 3.5 m

UDL = 6.40 x 8 / 3.2^2 = 5.0 kN/m ULS

= 3.37 kN/m SLS

δ_T = L/250 = 12.8 mm

$I_{xx} = \frac{5 \times w \times L^4}{384 \times 205 \times \delta \times 10^7}$ = 173 cm^4

PROVIDE : 152 x 89 UB 16 Mb = 15.1 kNm @ 3.5m I_{xx} = 834 cm^4 δ = 1.33 mm

PADSTONE DESIGN

AREA REQUIRED = 3.5 x (52498+39716) / 1.5 x 3.5 = 61477 mm^2

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 COKEHAM ROAD, SOMPTING			BEAM DESIGN		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21	AR	59298	12	

BEAM DESIGN B3

SPAN = 2.6 m

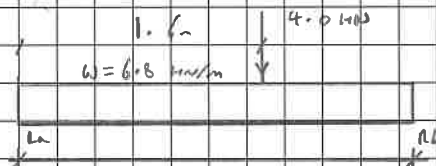
LOADINGS

		kN/m²			
FLOOR	DL	0.5	× 4/2	= 1.0	kN/m
	LL	1.5	× 4/2	= 3.0	kN/m
BEAM S.W	DL	0.4	kN/m		

TOTAL UNFACTORED UDL = 4.4 kN/m

TOTAL FACTORED UDL = 1.4 × 1.4 + 1.6 × 3 = 6.8 kN/m

POINT LOAD FROM EXTERNAL ST UD = (2.0 × 2.5) × 3.2/2 = 4.0 @ 1.6m



$R_A = 8.84 + 1.54 = 10.4$ kN

$R_B = 11.3$ kN

$M = 15.9 - 8.7 = 7.2$ kNm

$M_{1.05} \quad R_c = 3.0$ m

2.6 m

UDL = $7.2 \times 8 / L^2$ = 8.5 kN/m ULS

= 5.7 kN/m SLS

$\delta_T = L/250 = 10.4$ mm

$I_{xx} = \frac{5 \times W \times L^4}{384 \times 205 \times 8 \times 10^7} = 159$ cm⁴

PROVIDE : 152 x 152 UC 23 Mb = 17.2 kNm @ 3.0m $I_{xx} = 834$ cm⁴ $\delta_L = 1.0$ mm

PADSTONE DESIGN

AREA REQUIRED = $3.5 \times 10400 / 3.5 \times 1.5 = 6934$ mm²

FOUNDATION DESIGN

APPLIED LOAD = 7.5 + 7.9 = 15.4 kN

ASSUMED GBP = 100 kN/m²

AREA REQUIRED = 15.4 / 100 < 0.16 m²

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 COKEHAM ROAD, SOMPTING			BEAM DESIGN		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21	AB	51298	13	

BEAM DESIGN B4

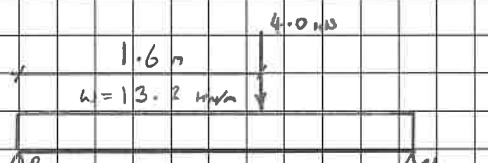
SPAN = 2.6m

LOADINGS

			kN/m²		
FLOOR	DL		0.5 x 3.2/2	= 0.8	kN/m
	LL		1.5 x 3.2/2	= 2.4	kN/m
FLAT ROOF	DL		0.85 x 3.4/2	= 1.45	kN/m
	LL		0.75 x 3.4/2	= 1.28	kN/m
EXTERNAL STUD	DL		1.0 x 2.5	= 2.5	kN/m
BEAM S.W	DL		0.4	kN/m	

TOTAL FACTORED UDL = 1.4 x 5.2 + 1.6 x 3.7 = 13.2 kN/m

POINT LOAD FROM EXTERNAL STUD = 4.0 @ 1.6m



Ra = 17.2 + 1.54 = 18.7 kN

Rb = 19.6 kN

M_{MAX} = 26.6 - 13.3 = 13.5 kNm

L_e = 3.0 m

UDL = 13.5 x 8/L^2 = 16.0 kN/m ULS

= 10.7 kN/m SLS

δ_T = L/250 = 10.4mm

$I_{REQ} = \frac{5 \times W \times L^4}{384 \times 205 \times 8 \times 10^7}$ = 299 cm^4

PROVIDE : 152 x 89 UB16 Mb = 17.2 kNm I_{xx} = 834 cm^4 δ_L = 1.9mm @ 3.0m

PADSTONE DESIGN

AREA REQUIRED = 3.5 x 19600 / 3.5 x 1.5 = 13067 mm^2

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 COKEHAM ROAD, SOMPTING			BEAM DESIGN		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21	59298		14	

BEAM DESIGN B5

SPAN = 4.8 m

LOADINGS

		kN/m²			
FLOOR	DL	0.5	x 3.2/2	= 0.8	kN/m
	LL	1.5	x 3.2/2	= 2.4	kN/m
FLAT ROOF	DL	0.85	x 8.0/2	= 3.4	kN/m
	LL	0.75	x 8.0/2	= 3.0	kN/m
EXTERNAL	DL	1.0	x 2.5	= 2.5	kN/m
BEAM S.W	DL	0.4	kN/m		

TOTAL UNFACTORED UDL = 12.5 kN/m

TOTAL FACTORED UDL = 1.4 x 7.1 + 1.6 x 5.4 = 18.6 kN/m

V_{ED} = 18.6 x 4.8/2 = 44.6 kN

M_{ED} = 18.6 x 4.8²/8 = 53.6 kNm L_e = 5.2 m

δ_T = L/250 = 19.2 mm

$I_{xx} = \frac{5 \times W \times L^4}{384 \times 205 \times 8 \times 10^7}$ = 2195 cm⁴

PROVIDE : 254 x 146 UB 37 M_b = 56.0 kNm @ 5.5m I_{xx} = 5540 cm⁴ δ = 3.3mm

PADSTONE DESIGN 1

AREA REQUIRED = 3.5 x 44600/3.5x1.5 = 29734 mm²

PADSTONE DESIGN 2

AREA REQUIRED = 3.5 x (44600+2740)/3.5x1.5 = 31560 mm²

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 COKEHAM ROAD, SOMPTING			BEAM DESIGN		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21	AS	59298	15	

BEAM DESIGN B6

SPAN = 2.9 m

LOADINGS

		kN/m²		
FLOOR	DL	0.85	x 3.2/2 =	1.4 kN/m
	LL	0.75	x 3.2/2 =	1.2 kN/m
FLAT ROOF	DL	0.5	x 8.0/2 =	2.0 kN/m
	LL	1.5	x 8.0/2 =	6.0 kN/m
EXTERNAL	DL	1.0	x 2.5 =	2.5 kN/m
BEAM S.W	DL	0.4	kN/m	
DOOR S.W	DL	0.5	kN/m	

TOTAL UNFACTORED UDL = 14.0 kN/m

TOTAL FACTORED UDL = 1.4x6.8 + 1.6 x 7.2 = 21.0 kN/m

V_{ED} = 21.0 x 2.9/2 = 30.5 kN

M_{ED} = 21.0 x $2.9^2/8$ = 22.1 kNm $\quad l_e$ = 3.3m

δ_T = L/360 = 8.1 mm

$I_{REQ} = \frac{5 \times W \times L^4}{384 \times 205 \times 8 \times 10^7}$ = 777 cm^4

PROVIDE : 203 x 102 UB 23 $\quad M_b$ = 29.1 kNm $\quad I_{xx}$ = 2100 cm^4 $\quad \delta_c$ = 3.0 mm
WITH 8mm BOTTOM PLATE @ 3.5m

PADSTONE DESIGN 1

AREA REQUIRED = 3.5 x 30500/1.5 x 3.5 = 203334 mm^2

PADSTONE DESIGN 2

AREA REQUIRED = 3.5 x (30500 + 22200)/1.5 x 3.5 = 218000 mm^2

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 COLEHAM ROAD, SOMPTING			BEAM DESIGN		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21		59298	16	

BEAM DESIGN B7

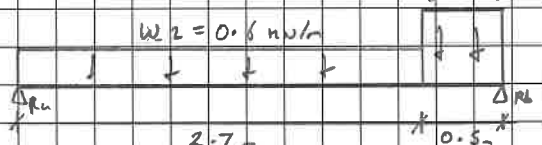
SPAN = 3.2 m

LOADINGS

			kN/m²	
CHIMNEY	DL	20 x 0.33/2 x 4.0	= 13.2	kN/m
BEAM S.W	DL	0.4		kN/m

W1 = 1.4 x 13.6 = 19.0 kN/m

W2 = 1.4 x 0.4 = 0.6 kN/m



R_A = 0.94 + 0.74 = 1.7 kN

R_B = 9.4 kN

$M_{2.5}$ = (9.4 x 0.35) - 1.16 = 2.13 kNm

L_e = 3.5 m

UDL = 2.1 x 8 / L^2 = 1.66 kN/m ULS

= 1.11 kN/m SLS

δ_T = L/360 = 8.9 mm

I_{MT} = 5 x W x L^4 / (384 x 205 x (6×10^4)) = 83.1 cm^4

PROVIDE : 152 x 89 UB 16 M_b = 15.1 kNm @ 3.5m I_{xx} = 834 cm^4 δ = 1.0 mm

PADSTONE DESIGN

AREA REQUIRED = 3.5 x 1700 / 1.5 x 3.5 = 1134 mm^2

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 COKEHAM ROAD, SOMPTING			COLUMN DESIGN		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21		59298	17	

POST DESIGN

H = 2.5 m

ULS REACTIONS

AXIAL 30.4 (B3) + 18.8 (B9 + B10) + 25.7 (RB1) = 74.9 kN

MOMENT 0.1 x 30.4 = 3.0 kNm

MOMENT (NHF) (10.3 x 5.9) x 2.5 x 2.5 % = 3.8 kNm

TRIAL : 120 x 80 RHS 5.0

l_{ex} = 1.2 x 2.5 = 3.0 m

l_{ey} = 2.0 x 2.5 = 5.0 m

$P_y Z_x$ = 21.6 kNm $\quad P_{cx}$ = 259 kN

$P_y Z_y$ = 17.1 kNm $\quad P_{cy}$ = 144 kN

$\frac{F_c}{P_c} + \frac{M_{ex}}{P_{cx}} + \frac{M_{ey}}{P_{cy}} = \frac{74.9}{144} + \frac{3}{17.1} + \frac{3.8}{21.6} = 0.87 < 1.0$ OK

PROVIDE : 120 x 80 RHS 5.0

FOUNDATION DESIGN

APPLIED SERVICE LOAD = 49.9 kN

ASSUMED GBP = 100 kN/m²

AREA REQUIRED = 49.9 / 100 = 0.5 m²

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CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 COKEHAM ROAD, SOMPTING			RAFTERS & JOISTS		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21		59298	18	

RAFTERS

SPAN = 1.65 m (PLAN) ANGLE = 38°
= 2.15 m (PITCH)

LOADINGS
DL 0.70 kN/m²
LL 0.75 kN/m²

FROM TRADA TABLES
PROVIDE : 50 x 100 (C16) RAFTERS @ 400 c/c

FLAT ROOF JOISTS

SPAN = 3.2 m

LOADINGS
DL 0.65 kN/m²
LL 0.75 kN/m²

FROM TRADA TABLETS
PROVIDE : 50 x 150 (C24) FLAT ROOF JOISTS

FLOOR JOISTS

SPAN = 3.2 m

LOADINGS
DL 0.25 kN/m²
LL 1.5 kN/m²

FROM TRADA TABLES
PROVIDE : 50 x 150 (C24 FLOOR JOISTS

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 COKEHAM ROAD, SOMPTING			ROOF CHECK		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21		59248	19	

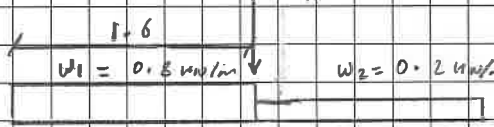
JOIST CHECK UNDER RAFTERS

SPAN = 3.1 m

LOADINGS

		kN/m²				
FLOOR	DL	0.5	x	0.4	=	0.2 kN/m
	LL	1.5	x	0.4	=	0.6 kN/m
CEILING	DL	0.25	x	0.4	=	0.1 kN/m
	LL	0.25	x	0.4	=	0.1 kN/m

POINT LOAD @ 1.6 = 1.0 kN



Ra = 0.95 + 0.07 + 0.48 = 1.5 kN

Rb = 1.08 kN

$M_{1.6}$ = 1.39 kNm

UDL = $1.39 \times 8 / L^2$ = 1.16 kN/m

$Z_{req} = 1.39 \times 10^6 / 1.25 \times 7.5 = 148 \times 10^3$ mm³

$I_{req} = \frac{5 \times W \times L^4}{384 \times 10800 \times L}$ = 13.9×10^6 mm⁴

$Z = 50 \times 150^2 / 6 = 188 \times 10^3$ mm³

$I = 50 \times 150^3 / 12 = 14.1 \times 10^6$ mm⁴

PROVIDE : 50 x 150 (C24) FLOOR JOISTS @ 400 c/c

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 COKEHAM ROAD, SOMPTING			BEAM DESIGN		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21	AB	59298	28	

RIDGE BEAM RB1

SPAN = 6.2m

LOADINGS

			kN/m²	
FLAT & PITCHED ROOF	DL	0.85 x 6.5/2	= 2.8	kN/m
	LL	0.75 x 6.5/2	= 2.4	kN/m
BEAM S.W	DL	0.4	kN/m	

TOTAL UNFACTORED UDL = 5.6 kN/m

TOTAL FACTORED UDL = 1.4 x 3.2 + 1.6 x 2.4 = 8.3 kN/m

V_{ED} = 8.3 x 6.2 /2 = 25.7 kN

M_{ED} = 8.3 x 6.2²/8 = 40.0 kNm l_e = 6.5 m

δ_T = L/250 = 25.0 mm

$I_{req} = \frac{5 \times W \times L^4}{384 \times 205 \times 8 \times 10^7}$ = 2102 cm⁴

PROVIDE : 152 x 152 UC 37 M_b = 47.0 kNm @ 7.0m I_{xx} = 2210 cm⁴ δ_c = 10.2mm

POST DESIGN

H = 2.4m

LOADINGS = (5.6 x 8.7 / 2) x 1.4 = 34.1 kN

APPLIED STRESS = 2.27 N/mm²

l_e/b = 24

E_c/σ_c = 5800/6.8 = 853 κ_m = 0.487

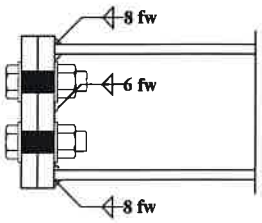
ALLOWABLE STRESS = 0.487 x 0.8 x 6.8 = 2.65

PROVIDE : 100x150 (C16) TIMBER POST

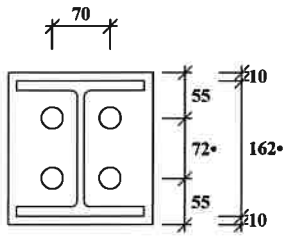
Dixon Hurst Ltd
Consulting Civil & Structural Engineers
Heversham House, 18-22 Boundary Road
Hove, East Sussex BN3 4EF
Tel : (01273) 421444

12449

Job Ref :
Sheet : / 21
Made by :
Date : 22 June 2021 / Ver. 2015.05
Checked :
Approved : AS



Welds grd E 35 Plates Grade 43
Beam 152x152 UC 37 [S275]



End-Plate 182 x 175 x 20 mm (5 kg)
4 No. M24 Grade 8.8 Bolts in 26 mm holes

RB1 SPLICE
Beam to Beam End-Plated Connection to BS 5950
Loading Case 001
Basic Data

User Defined Applied Forces at End-plate Interface

Resultant Forces M, Fv, F	40.0 kNm, 26.0 kN, 0.0 kN
Load directions	Top of Joint in Tension, Rafter moving Down.
Design to	BS 5950-1: 2000 and the SCI Green Book: SCI-P-207/95

Basic Dimensions

Beam-152x152UC37 [28]	D=161.8, B=154.4, T=11.5, t=8.0, r=7.6, py=275		
Bolts 24 mm Ø in 26 mm holes	Grade 8.8 Bolts		
Plates Grade 43, Welds E 35			
Rafter Capacities Mc, Fvc, Fc	84.9 kN.m, 213.6 kN, 1295.5 kN	Mc = 84.9 kN.m	OK

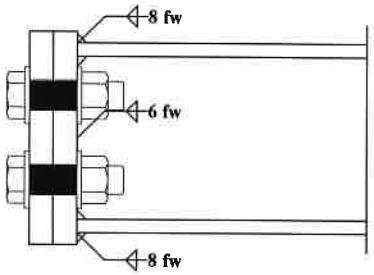
Summary of Results (Unity Ratios)

Moment Capacity 40.8 kNm (for 1 rows of bolts) (Modified Applied Moment Mm=40.0 kNm)		0.98	OK
Shear Capacity		0.07	OK
Flange Welds	0.84	0.84	OK
Web Welds	0.94, 0.38	0.94	OK

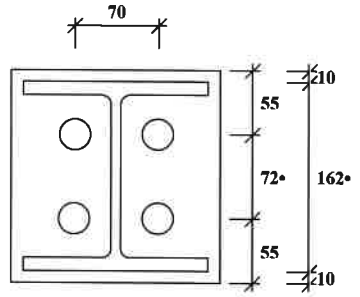
Dixon Hurst Ltd Consulting Civil & Structural Engineers, Heversham House, 18-22 Boundary Road, Hove, East Sussex BN3 4EF **Ref. : , / , Date : 22/06/2021**

12449

RB1 SPLICE



Welds grd E 35 Plates Grade 43
Beam 152x152 UC 37 [S275]



End-Plate 182 x 175 x 20 mm (5 kg)
4 No. M24 Grade 8.8 Bolts in 26 mm holes

22

RB1 SPLICE

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 CORHAM ROAD, SOMPTING			TIMBER DESIGN		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21	AS	59298	23	

TIMBER LINTEL DESIGN

SPAN = 2.5m

LOADINGS

		kN/m²	
FLAT ROOF	DL	0.80 x 3.3/2	= 1.32 kN/m
	LL	0.75 x 3.3/2	= 1.24 kN/m

TOTAL UDL = 2.56 kN/m

V_{ED} = 2.56 x 2.5/2 = 3.2 kN

M_{ED} = 2.56 x 2.5²/8 = 2.0 kNm

Z_{req} = 2.0 x 10⁶ / 1.25 x 7.5 = 214 x 10³ mm³

I_{req} = $\frac{5 \times W \times L^4}{384 \times 7200 \times 3 \times L}$ = 26 x 10⁶ mm⁴

50 50

150

Z = 100 x 150²/6 = 375 x 10³ mm³

I = 100 x 150³/12 = 28 x 10⁶ mm⁴

PROVIDE : 2 N° 50 x 150 (C24) TIMBERS

DIXON HURST

CONSULTING CIVIL & STRUCTURAL ENGINEERS

Job Title			Item		
54 COLEHAM ROAD, SOUTHING			TRIMMER CHECK		
Designed by	Date	Checked by	Job No.	Sheet	Rev.
AT	JUNE 21	KS	59298	24	

LAFTER VOID TRIMMER

SPAN = 1.4 m

LOADINGS

PITCHED ROOF DL 0.85 x 3.1/2 = 1.32 kN/m

LL 0.75 x 3.1/2 = 1.16 kN/m

TOTAL UDL = 2.48 kN/m

V_{ED} = 2.48 x 1.4/2 = 1.74 kN

M_{ED} = 2.48 x 1.4^2/8 = 0.61 kNm

Z_{req} = 0.61 x 10^6 / 1.25 x 5.3 = 92 x 10^3 mm^3

I_{req} = $\frac{5 \times W \times L^4}{384 \times 5800 \times 3 \times L}$ = 5.1 x 10^6 mm^4

50 50

100

Z = 100 x 100^2/6 = 167 x 10^3 mm^3

I = 100 x 100^3/12 = 8.3 x 10^6 mm^4

PROVIDE : 2 No 50 x 100 (C16) TIMBERS AS TRIMMER