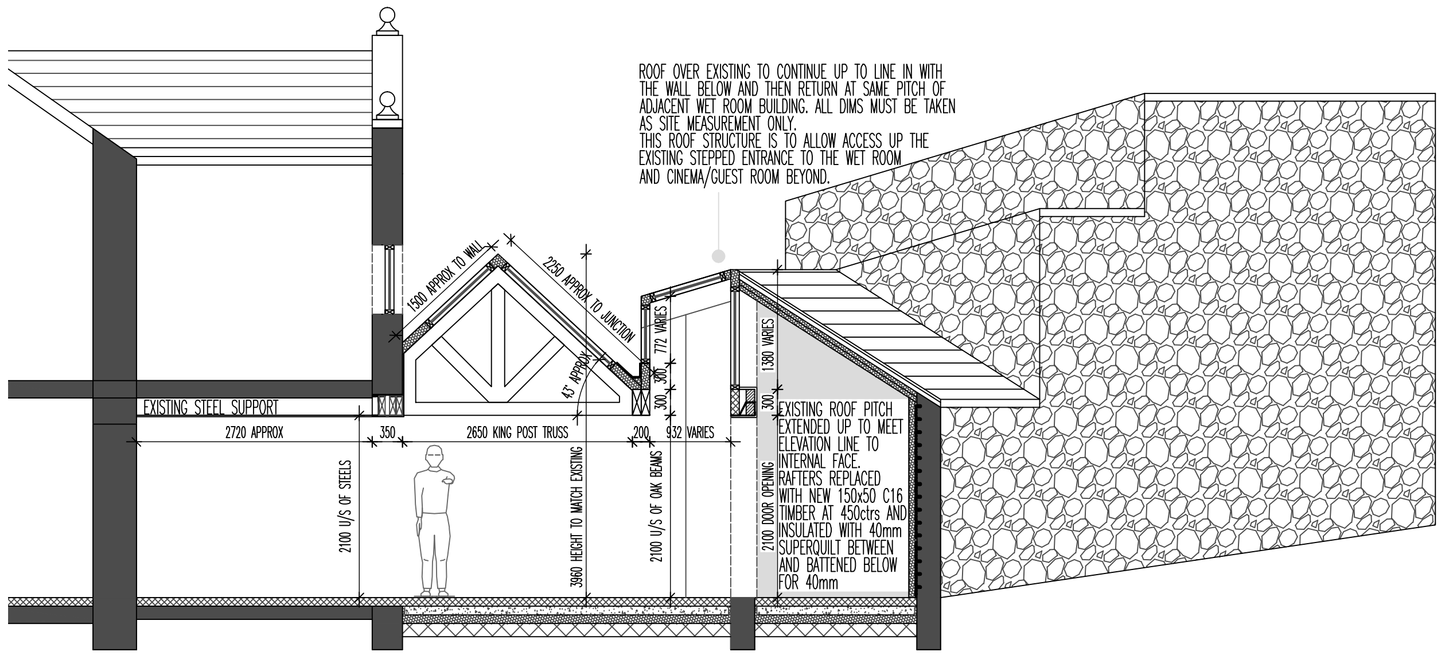
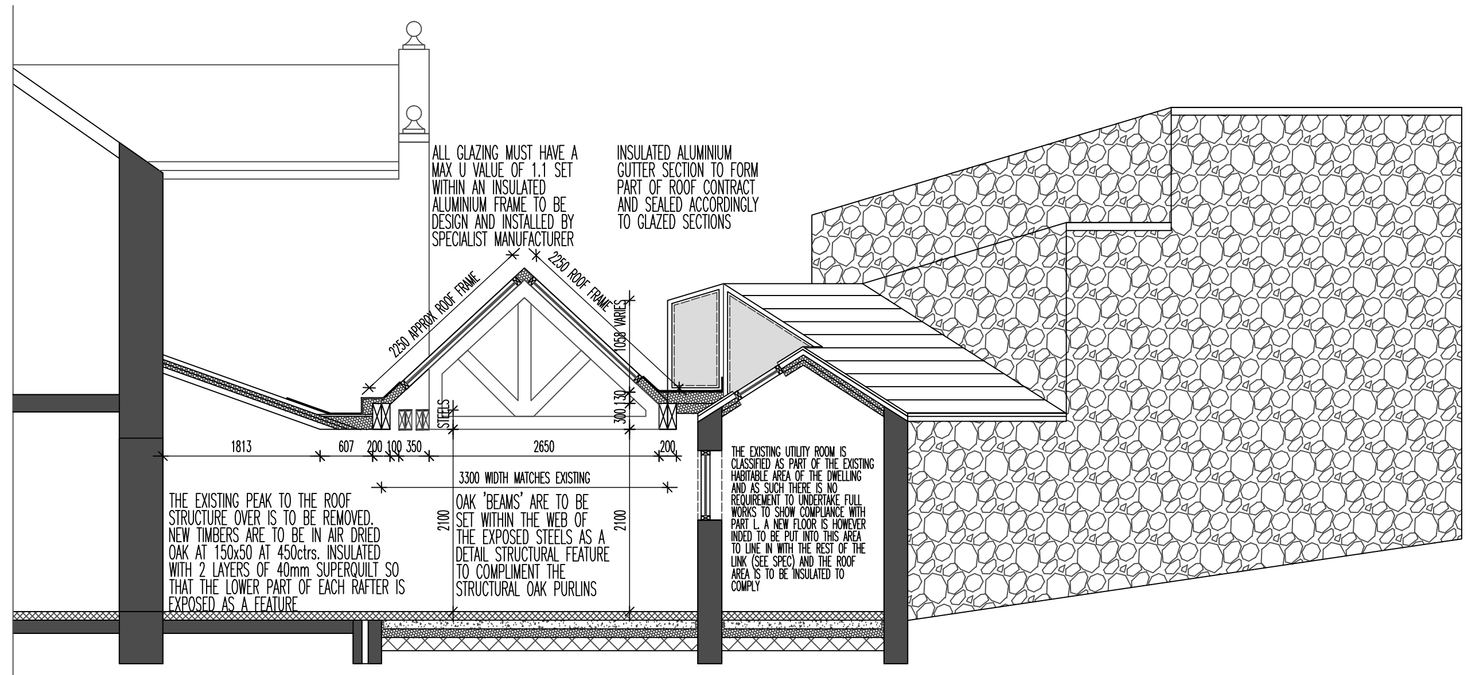
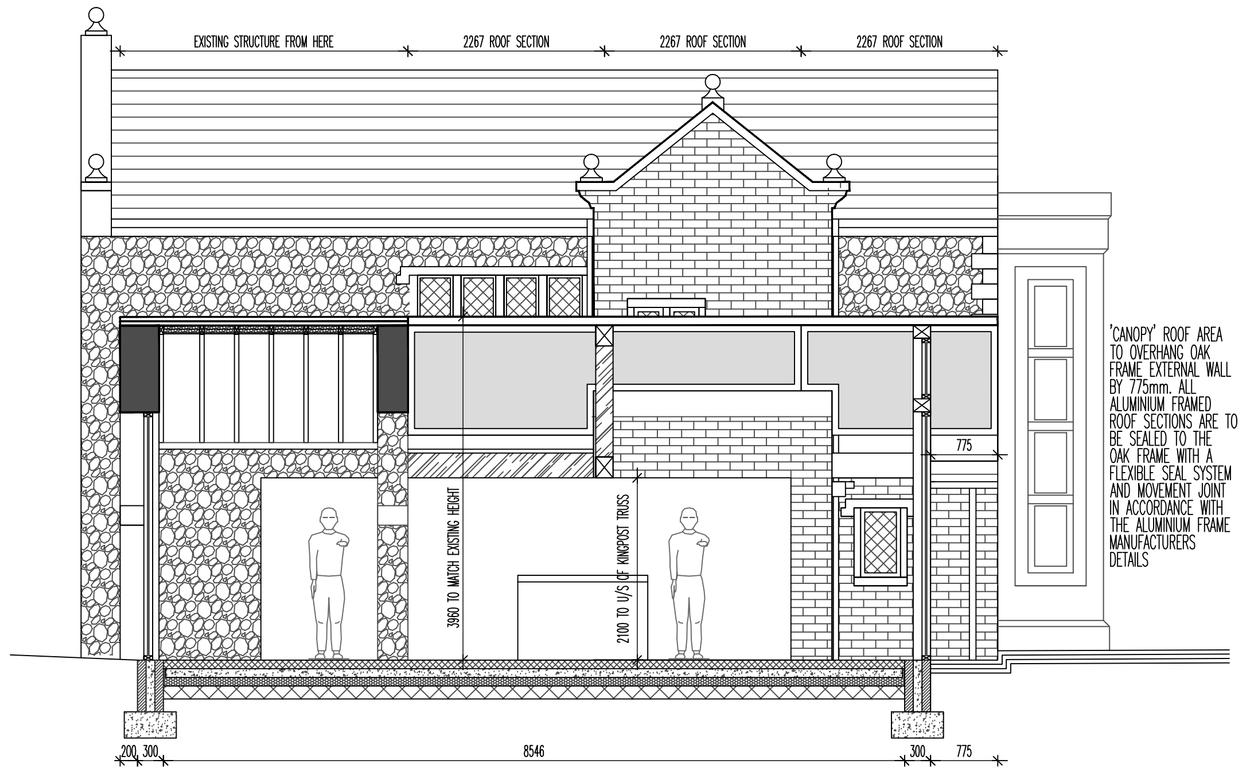
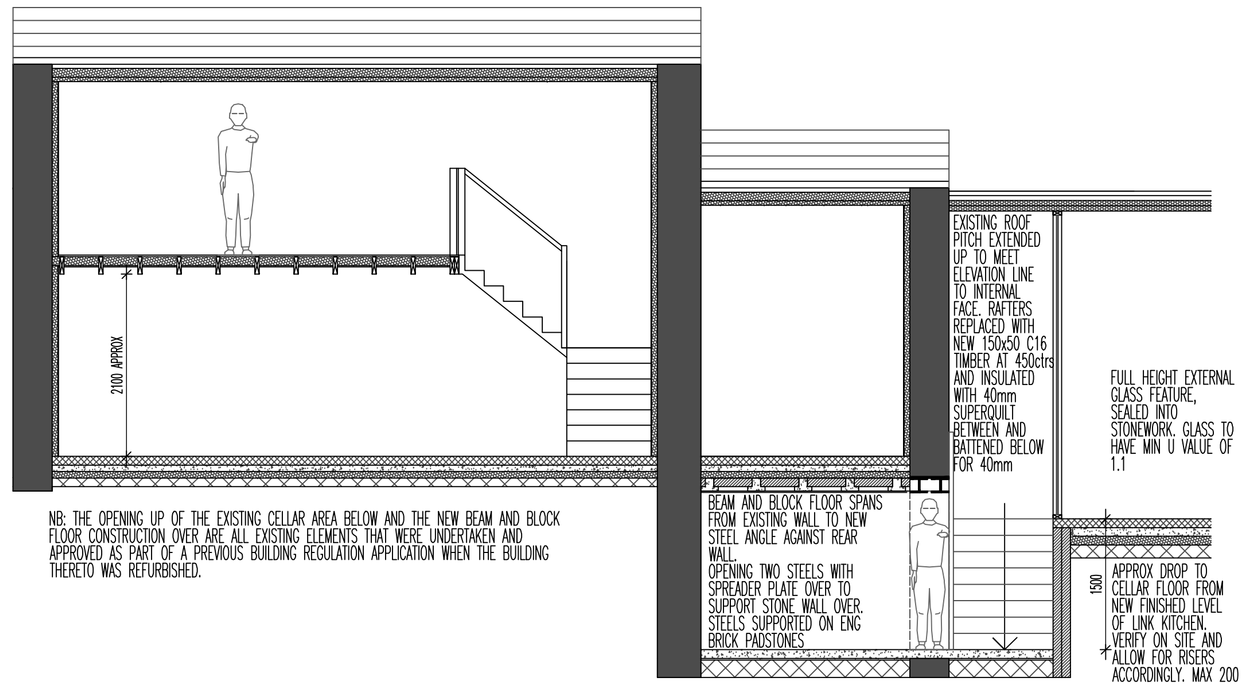
POSTING HOUSE, STONEHEADS

PROPOSED LINK BLOCK SECTIONAL ELEVATIONS 1:50









NB: THE OPENING UP OF THE EXISTING CELLAR AREA BELOW AND THE NEW BEAM AND BLOCK FLOOR CONSTRUCTION OVER ARE ALL EXISTING ELEMENTS THAT WERE UNDERTAKEN AND APPROVED AS PART OF A PREVIOUS BUILDING REGULATION APPLICATION WHEN THE BUILDING THERETO WAS REFURBISHED.

THE PURPOSE THE APPLICATION IS TO PROVIDE A LINK BLOCK EXTENSION THAT PROVIDES AN EXTENDED KITCHEN AREA BETWEEN THE TWO ELEMENTS OF DOMESTIC SPACE THAT ARE PART OF THE POSTING HOUSE DWELLING. THESE AREAS ARE CURRENTLY LINKED BY A STONE ARCHED BUILDING THAT ALTHOUGH COVERED SPACE, IS AN OPEN AREA IN BUILDING TERMS. THE 'INTERNAL COURTYARD' SPACE FORMS A NATURAL AREA FOR THE INCREASE IN DOMESTIC SQUARE FOOTAGE AND THE INTEGRATION OF THE
EXISTING DOMESTIC ROOMS. THE TWO BUILDINGS ARE OFCOURSE AT DIFFERENT HEIGHTS AND ARE AT AN ANGLE TO EACH OTHER WHICH MEANS A STRAIGHT FORWARD ROOF COVERING OF THE SPACE IS NOT A PRACTICAL SOLUTION.

THE PROPOSALS USE THE WIDTH AND HEIGHT OF THE EXISTING STONE ARCHED BUILDING AS THE BASE FOR THE MAIN EXTENSION LINE THAT RUNS THROUGH THE COURTYARD, THIS HOWEVER NEEDS TO BE MET BY AN INTERLINKING ROOF ELEMENT THAT TIES THIS SPACE INTO THE UTILITY ROOMS THAT CURRENTLY HAVE LOWER ROOF LINES AND ARE AT AN ANGLE OF APPROX 25deg TO THE MAIN BUILDING. THE STRUCTURE ALSO NEEDS TO TAKE INTO ACCOUNT THE STEPPED APPROACH THAT IS TO REMAIN INTO THE WET ROOM/CINEMA ROOM AND GUEST BEDROOM.

THE LINK IS TO BE RESPECTFUL OF THE EXISTING BUILDING MATERIALS OF RANDOM AND COURSE GRITSTONE AND THE USE OF OAK TIMBEERWORK AND JOINERY THAT EXISTS THROUGHOUT THE BUILDING. AS A LINK ELEMENT THOUGH, THE STRUCTURE IS ALSO TO USE MODERN MATERIALS COMBINED WITH THE MORE TRADITIONAL. WITHIN THE LINK, PART OF THE EXISTING KITCHEN WALLS ARE TO BE REMOVED INTO THE COURTYARD AREA. THESE AREAS ARE TO BE SUPPORTED WITH STEELWORK (WITH OAK BEAMS WITHIN THE WEB WHERE EXPOSED) AND MORE TRADITIONAL OAK PURLINS WHERE SUPPORT FOR THE EXISTING ROOF STRUCTURE IS REQUIRED. THE EXISTING FLOOR TO THE KITCHEN, COURTYARD AND UTILITY ROOMS IS TO BE BROKEN UP TO ALLOW FOR A FLUSH LEVEL THROUGHOUT FROM THE EXISTING DWELLING UPTO THE STEPPED APPROACH TO THE GUEST AREA. (THE SPEC IS ON THE RELEVANT DRAWINGS). THE APPROACH IS TO ALLOW FOR THE STRUCTURE TO BE AS OPEN PLAN AS POSSIBLE AND ALLOW THE MAXIMUM USE OF NATURAL DAYLIGHT, THIS MEANS THE DESIGN TAKES THE FORM OF AN INTERNAL OAK FRAMED STRUCTURE WITH A GLAZED ROOF STRUCTURE OVER THAT TIES THE TWO REQUIRED ROOF ELEMENTS TOGETHER THAT TAKE INTO ACCOUNT THE ANGLE AND HEIGHT CHANGES. THE OAK FRAME IS TO BE AIR DRIED AND MAINLY CONSISTS OF THE END WALL WHICH FORMS THE ACCESS INTO THE GARDEN, A CENTRAL KINGPOST TRUSS (SUPPORTED FROM A STRUCTURAL OAK POST) STRUCTURAL PURLINS THAT SUPPORT THE ROOF ELEMENTS – TO SPAN FROM THE END WALL TO THE TRUSS AND POST THERETO AND A CENTRAL RIDGE BEAM THAT IS NOT STRUCTURAL IN TERMS OF ROOF SUPPORT BUT DOES TIE THE TRUSS TO THE END WALL AT RIDGE LEVEL. ALL TIMBER IS TO BE TRADITIONALLY JOINTED TOGETHER TO MATCH TIMBER DETAILING USED ELSEWHERE IN THE DWELLING. THIS FRAME IN TURN PROVIDES THE SUPPORT FOR AN INDEPENDANT STRUCTURAL ROOF ELEMENT ABOVE– TAKING ITS SUPPORT FROM THE OAK PURLINS AND THE EXISTING WALL AND ROOF ELEMENTS. THE MAIN CENTRAL ROOF AREA IS TO BE FORMED IN THREE SECTIONS OF INSULATED ALUMINIUM FRAME WITH EITHER TRIPLE OR HIGH PERFORMING DOUBLE GLAZING WITH MAX U VALUE OF 1.1 W/M2K. EACH SECTION IS TO BE CONSTRUCTED AS THE DESIRED DUAL ROOF PITCH THAT FOLLOWS THE LINE AND HEIGHT OF THE EXISTING ROOF AREA OVER THE STONE ARCHED BUILDING. THESE SECTIONS ARE TO BE CRANED IN TO SIT ONTO THE OAK FRAME AND BE SEALED TOGETHER IN SITU TO FORM A CONTINUOUS SEALED ROOF LINE OF THE MAIN PART OF THE LINK.

THE ADJOINING ROOF SECTION THAT TIES INTO THIS MAIN ROOF AREA IS ALSO TO BE FORMED IN ALUMINIUM FRAME WORK WITH THE SAME SPECIFICATION OF GLAZING. THIS AREA NEEDS TO TAKE INTO ACCOUNT THE ANGLE AND HEIGHT CHANGES AND AS SUCH WILL HAVE A DIMNISHING 'GUTTER' HEIGHT. THE ROOF STRUCTURE IS TO TAKE SUPPORT FROM A NEW CONTINUED ROOFLINE OVER THE EXISTING UTILITY ROOM (ADJACENT TO THE WET ROOM BUILDING) WHICH IN TURN LINES IN WITH THE EXISTING 'EXTERNAL' WALL BELOW – THIS WALL BEING BUILT UP WITH AN INTERNAL HIGH LEVEL WINDOW PANEL (IN ALUMINIUM) THAT IN TURN MEETS UP WITH THE EXTENDED ROOF PITCH. THIS ROOF PITCH IS THEN TO PITCH BACK DOWN AT THE SAME ANGLE OF THE ADJACENT WET ROOM BUILDING – THIS AREA BEING THE ALUMINIUM FRAMED ROOF SECTION. THIS ROOFLINE DOES HOWEVER BECOME BISECTED BY THE LINE OF THE MAIN ROOF ELEMENT THROUGH THE LINK – WHICH MENAS THE ROOLINE DECREASES TOWARDS THE OUTER REAR WALL. ON THIS LINE, THE ROOF THEN DROPS DOWN IN LINE WITH THE OAK PURLIN SUPPORT BELOW WITH A VERTICAL ALUMINIUM FRAMED GLAZED WALL WHICH IN TURN INCREASE IN HEIGHT FROM THE OUTER EXTERNAL WALL TO SUPPORT THE ROOF ABOVE. THIS ROOF STRUCTURE IS INTURN TO BE SEALED TO THE MAIN ROOF ELEMNET THROUGH THE LINK, TAKING INTO ACCOUNT THE FORMATION OF AN INSULATED ALUMINIUM FRAMED GUTTER LINE THAT FALLS TO AN INTERNAL ALUMINIUM RAINWATER PIPE. THIS ROOF STRUCTURE IS TO BE DESIGNED, CONSTRUCTED, AND SUPPLIED BY A SPECIALIST THIRD PARTY AND ALL DETAIL SITE MEASUREMENT MUST TAKE PLACE PRIOR TO MANUFACTURE ONCE THE SUPPORTING OAK FRAME HAS BEEN CONSTRUCTED. NO RESPONSIBILITY WILL BE TAKEN FOR DISCREPANCIES IN THIS AREA AS THE ROOF AREA IS TO FORM AN INDEPENDANT CONTRACT OVERSEEN BY THE MAIN CONTRACTOR. DETAILS OF THE JUNCTION BETWEEN THE OAK FRAME AND THE ROOFING ELEMENTS ARE TO FOLLOW UNDER SEPARATE COVER BUT IT IS THE RESPONSIBILITY OF THE ROOFING CONTRACTOR TO ENSURE THIS ROOF IS AN INDEPENDANT SEALED ELEMENT THAT SITS OVER AND, IN TURN ONTO, THE FRAME.

REVISIONS:

POSTING HOUSE
STONEHEADS, WHALEY BRIDGE
POSTING HOUSE

SCALE: 1:50		CHECKED: AJS
DATE: JULY 12	DRAWN: AJS	

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