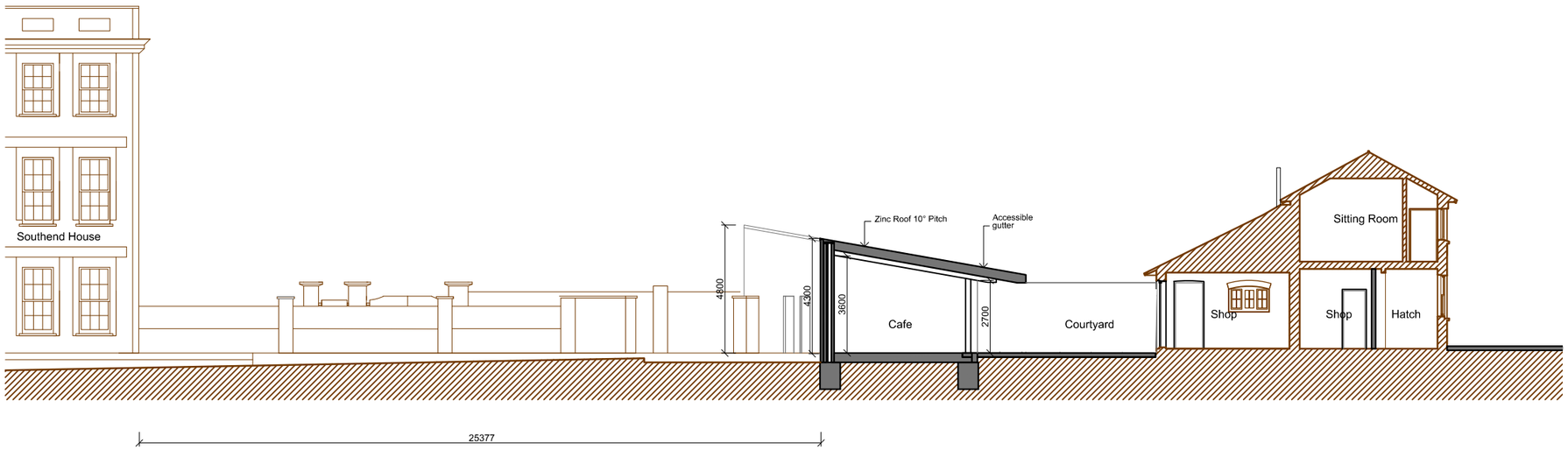
OPTION 1 - Baseline Proposal - Monopitch to boundary

- 10 degrees monopitch roof to boundary
- Zinc standing seam roof
- Eaves at 2.7m
- FFL in Cafe at 7.74m



Pros:

- The roof form is established by the eaves height, zinc roof pitch and the width of the building
- The café eaves height is given by the need to provide a link below the north wing eaves (link internal height is as low as possible - 2.18m)
- Monopitch avoids need for regular maintenance from neighbours property
- 10 degree pitch is lowest normal pitch for a conventional zinc roof
- This pitch allows minimal structure and low profile roof lights
- This pitch allows all kitchen ductwork and services to be internal
- The ridge height provides strong acoustic isolation
- The ridge height and pitch minimise the visual impact of the roof from the neighbouring houses
- The café GF level avoids steps and is DDA compliant
- The slab formation level minimises arboricultural impacts
- Courtyard eaves match stable block wings; roof design respects the scale of the stables
- The interior space of the café is airy, pleasant and attractive

Cons:

- Potential amenity issue to neighbouring boundary due to wall increased height

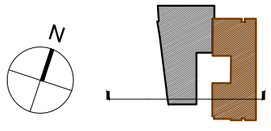
Note: South End House garden not surveyed. Levels shown are indicative based on site visits

For Information Only

Key:

New Extension

Existing



0 1 2 3 4 5 6 8 10m

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Revisions

Date Revisions

van Heyningen & Haward Architects

Job title	Marble Hill House Stable Block Cafe
Client	English Heritage
Drawing title	Alternative Roof Options

CAD file	533-SK-090-Alternative Roof Options		
Scale	1:200 @ A3	**Date**	February 2017
Drawn by	CR	**Checked by**	NC
Drawing no	533-SK-090	**Rev**	-

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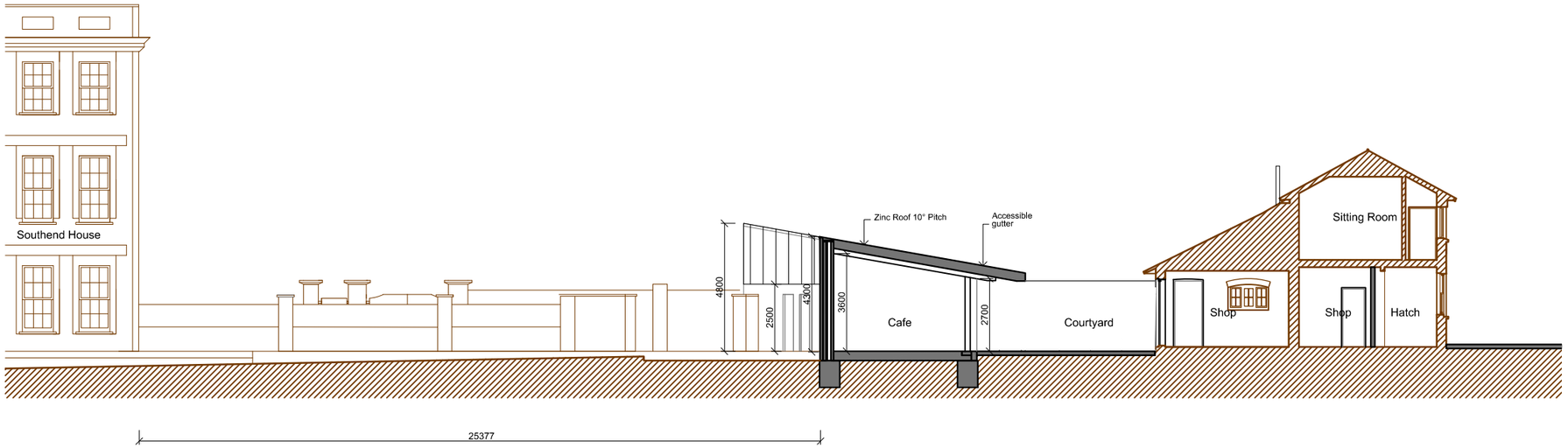
OPTION 2 - Monopitch to boundary with zinc clad to boundary wall

- 10 degrees monopitch roof to boundary
- Zinc standing seam roof with zinc cladding above brick to boundary wall
- Eaves at 2.7m
- FFL in Cafe at 7.74m



Pros:

- The roof form is established by the eaves height, zinc roof pitch and the width of the building
- The café eaves height is given by the need to provide a link below the north wing eaves (link internal height is as low as possible - 2.18m)
- Monopitch avoids need for regular maintenance from neighbours property
- 10 degree pitch is lowest normal pitch for a conventional zinc roof
- This pitch allows minimal structure and low profile roof lights
- This pitch allows all kitchen ductwork and services to be internal
- The ridge height provides strong acoustic isolation
- The ridge height and pitch minimise the visual impact of the roof from the neighbouring houses
- The café GF level avoids steps and is DDA compliant
- The slab formation level minimises arboricultural impacts
- Courtyard eaves match stable block wings; roof design respects the scale of the stables
- The interior space of the café is pleasant and attractive
- Zinc walling at boundary maintains the original height of the rebuilt brickwork boundary wall

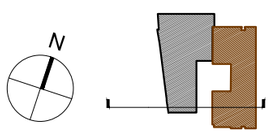
Cons:

- Potential amenity issue to neighbouring boundary due to wall increased height
- Zinc walling at boundary increases the visual impact of the café from the neighbours
- Zinc walling at boundary potentially increases maintenance issues

Note: South End House garden not surveyed. Levels shown are indicative based on site visits

For Information Only

Key:
New Extension
Existing



0 1 2 3 4 5 6 8 10m

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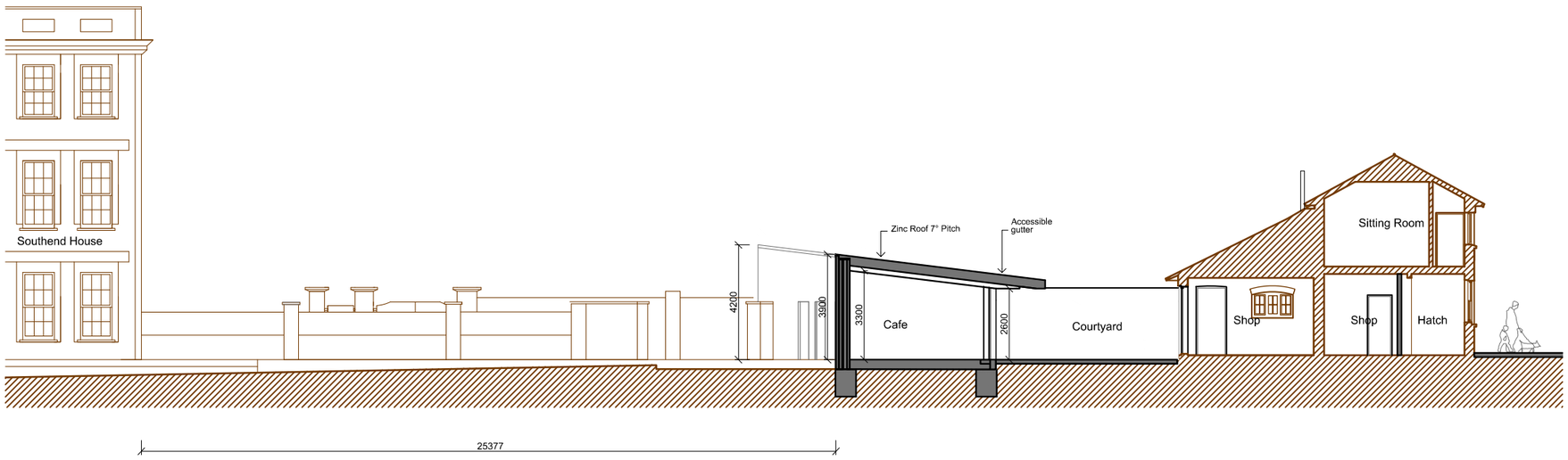
OPTION 3 - Lowered monopitch to boundary

- 7 degrees
- Zinc standing seam roof
- Eaves at 2.6m
- FFL in Cafe at 7.74m



Pros:

- The roof form is established by the eaves height, zinc roof pitch and the width of the building
- 7 degree pitch is possible for zinc and reduces the ridge height
- Monopitch avoids need for regular maintenance from neighbours property
- This pitch allows minimal structure
- This pitch allows all kitchen ductwork and services to be internal
- The ridge height provides acoustic isolation
- The café GF level avoids steps and is DDA compliant
- The slab formation level minimises arboricultural impacts
- Courtyard eaves match stable block wings; roof design respects the scale of the stables
- The interior space of the café is pleasant and attractive

Cons:

- Potential amenity issue to neighbouring boundary due to wall increased height
- Lower café eaves make the junction with the link less legible and less reliable
- The 7 degree roof pitch is less sympathetic to the historic buiding
- 7 degree pitch for the zinc requires non-traditional details and more complex substrate
- Rooflights will need to project above the roof plane at this pitch

Note: South End House garden not surveyed. Levels shown are indicative based on site visits

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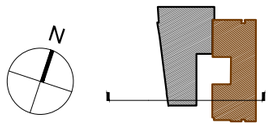
Existing



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CAD file	533-SK-091-Alternative Roof Options		
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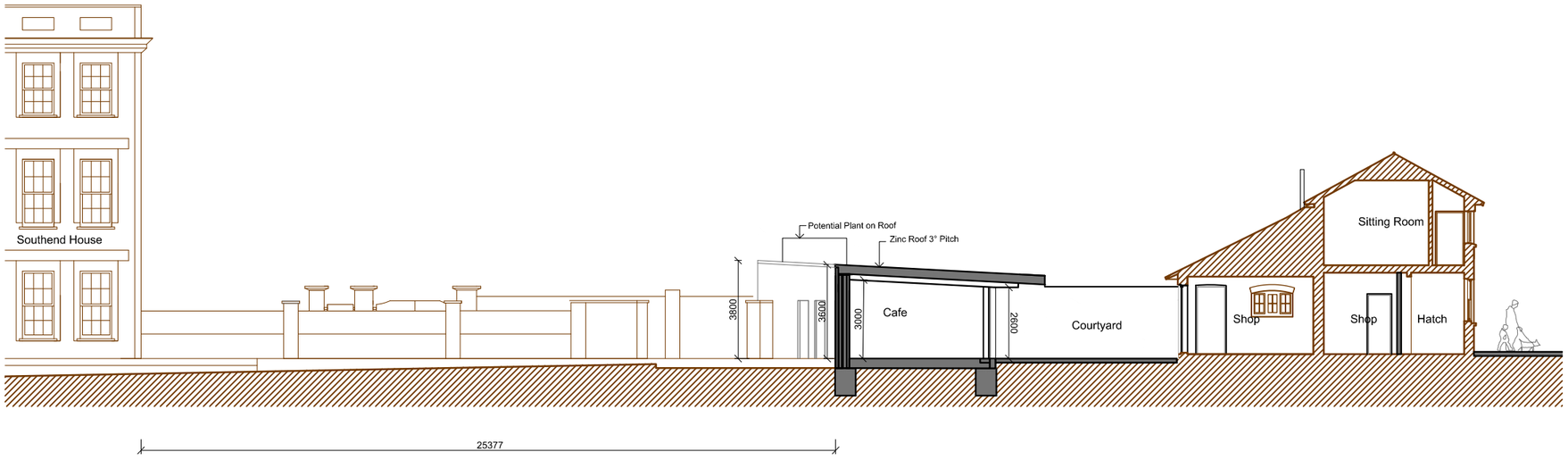
OPTION 4 - Flat roof

- 3 degrees monopitch roof to boundary
- Zinc standing seam roof
- Eaves at 2.6m
- FFL in Cafe at 7.74m



Pros:

- The roof form is established by the eaves height, roof pitch and the width of the building
- 3 degree pitch reduces the ridge height and visual impacts on neighbouring amenity
- Monopitch avoids need for regular maintenance from neighbours property
- This pitch allows minimal structure
- The café GF level avoids steps and is DDA compliant
- The slab formation level minimises arboricultural impacts
- Courtyard eaves match stable block wings; roof design is subsidiary to the stables

Cons:

- Wall height is increased slightly
- Pitch and roof height is unlikely to allow kitchen ductwork to be internal
- Acoustic isolation is significantly reduced
- Lower café eaves make the junction with the link less legible and less reliable
- The 3 degree roof pitch is not sympathetic to the historic building
- 3 degree pitch for the zinc requires non-traditional details and will not be warrantied; technically this is a flat roof
- Rooflights will need to project above the roof plane

Note: South End House garden not surveyed. Levels shown are indicative based on site visits

For Information Only

Key:
New Extension
Existing

N

0 1 2 3 4 5 6 8 10m

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Job title	Marble Hill House Stable Block Cafe
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Drawing title	Alternative Roof Options

CAD file	533-SK-093-Alternative Roof Options		
Scale	1:200 @ A3	**Date**	February 2017
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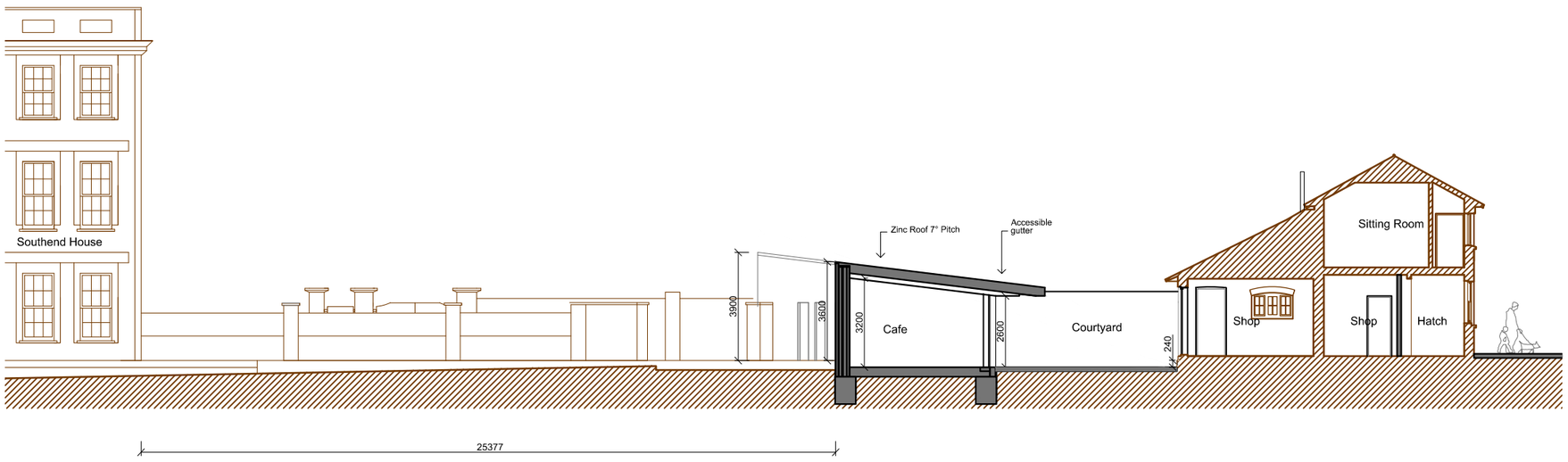
OPTION 5 - Sunken courtyard

- 7 degrees monopitch roof to boundary wall
- Zinc standing seam roof
- Eaves at 2.6m
- FFL in Cafe at 7.50m



Pros:

- The roof form is established by the eaves height, zinc roof pitch and the width of the building
- 7 degree pitch is possible for zinc and reduces the ridge height
- Monopitch avoids need for regular maintenance from neighbours property
- Lower formation level reduces the ridge height
- This pitch allows all kitchen ductwork and services to be internal
- Roof design is subsidiary to the stables
- The interior space of the café is pleasant and attrac-tive

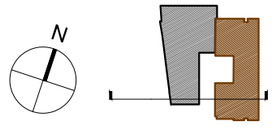
Cons:

- Wall height is increased slightly
- Acoustic isolation is significantly reduced
- Lower café eaves make the junction with the link less legible and less reliable
- The café GF level requires steps and DDA ramps in the courtyard and is less than fully accessible and less flexible
- The lower slab formation level increases arboricultural impacts
- The lower slab formation level requires underpinning increasing heritage impacts
- The 7 degree roof pitch is less sympathetic to the historic buiding
- 7 degree pitch for the zinc requires non-traditional details and more complex substrate

Note: South End House garden not surveyed. Levels shown are indicative based on site visits

For Information Only

Key:
New Extension
Existing



0 1 2 3 4 5 6 8 10m

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CAD file	533-SK-096-Alternative Roof Options		
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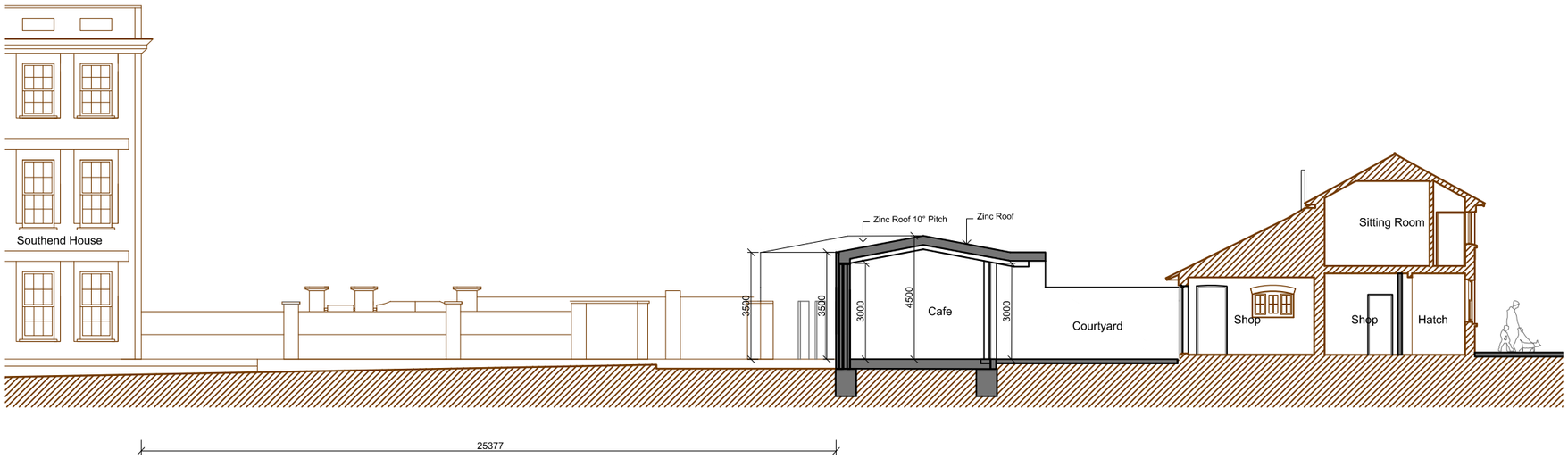
OPTION 6 - Double Pitched Roof

- 10 degrees to boundary
- Pitch follows parallel to boundary line
- Zinc standing seam roof
- Eaves at 3m
- FFL in Cafe at 7.74m



Pros:

- Double pitch reduces the boundary wall height and ridge height
- 10 degree pitch is lowest normal pitch for a conventional zinc roof
- This pitch allows minimal structure and low profile roof lights
- The roof height allows all kitchen ductwork and services to be internal
- The ridge height provides good acoustic isolation
- The café GF level avoids steps and is DDA compliant
- The slab formation level minimises arboricultural impacts
- The interior space of the café is airy, pleasant and attractive

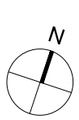
Cons:

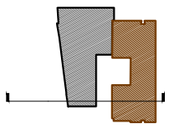
- Potential amenity issue to neighbouring boundary due to wall increased height
- Gutter along boundary wall requires regular maintenance via neighbouring property, risks damage to the boundary wall if not done
- Massing is not sympathetic to the stable block
- More complex roof structure
- Rooflights face the neighbouring properties
- Solar gain to the café is increased, external seating made more exposed

Note: South End House garden not surveyed. Levels shown are indicative based on site visits

For Information Only

Key:
New Extension
Existing





0 1 2 3 4 5 6 8 10m

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Drawing title	Alternative Roof Options

CAD file	533-SK-094-Alternative Roof Options		
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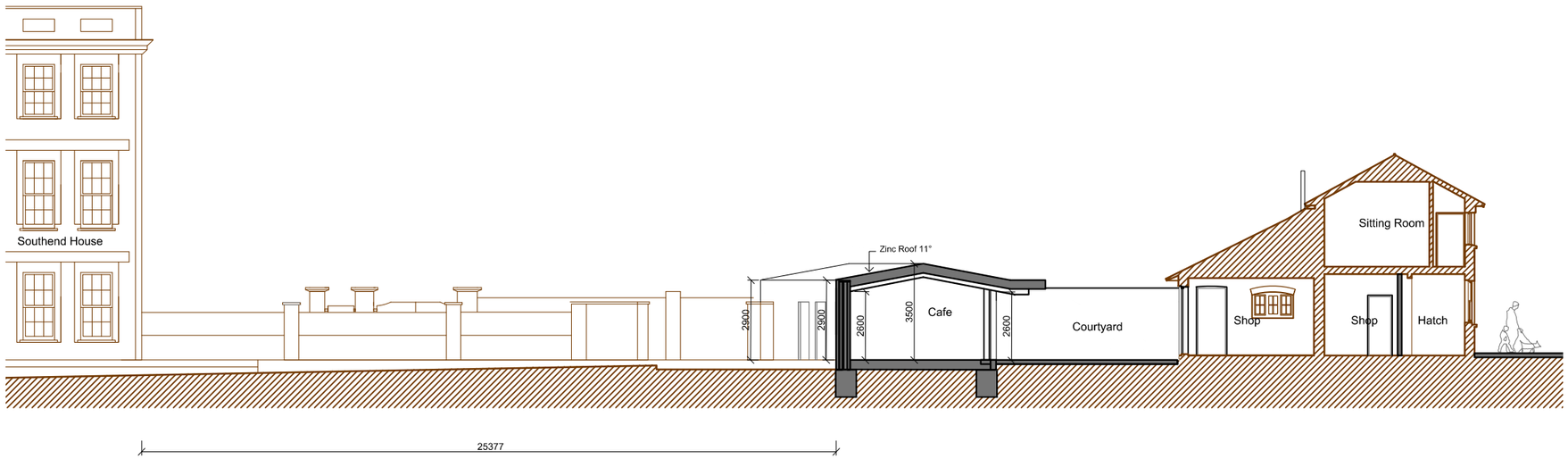
OPTION 7 - Low Double Pitched Roof

- 11 pitched roof
- Pitch follows parallel to boundary line
- Zinc standing seam roof
- Eaves at 2.6m
- FFL in Cafe at 7.74m



Pros:

- Lower eaves and double pitch reduces the boundary wall height and ridge height
- 11 degree pitch is lowest normal pitch for a conventional zinc roof
- This pitch allows minimal structure and low profile roof lights
- The café GF level avoids steps and is DDA compliant
- The slab formation level minimises arboricultural impacts

Cons:

- Potential amenity issue to neighbouring boundary due to wall increased height
- Roof height is unlikely to allow kitchen ductwork to be internal so this will need to be above the roof
- Acoustic isolation is significantly reduced with lower roof height
- More complex roof structure
- Gutter along boundary wall requires regular maintenance via neighbouring property, risks damage to the boundary wall if not done
- Rooflights face the neighbouring properties
- Compressed café interior

Note: South End House garden not surveyed. Levels shown are indicative based on site visits

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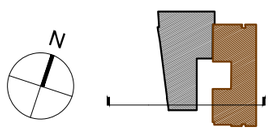
Key:

New Extension

Existing



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CAD file	533-SK-095-Alternative Roof Options		
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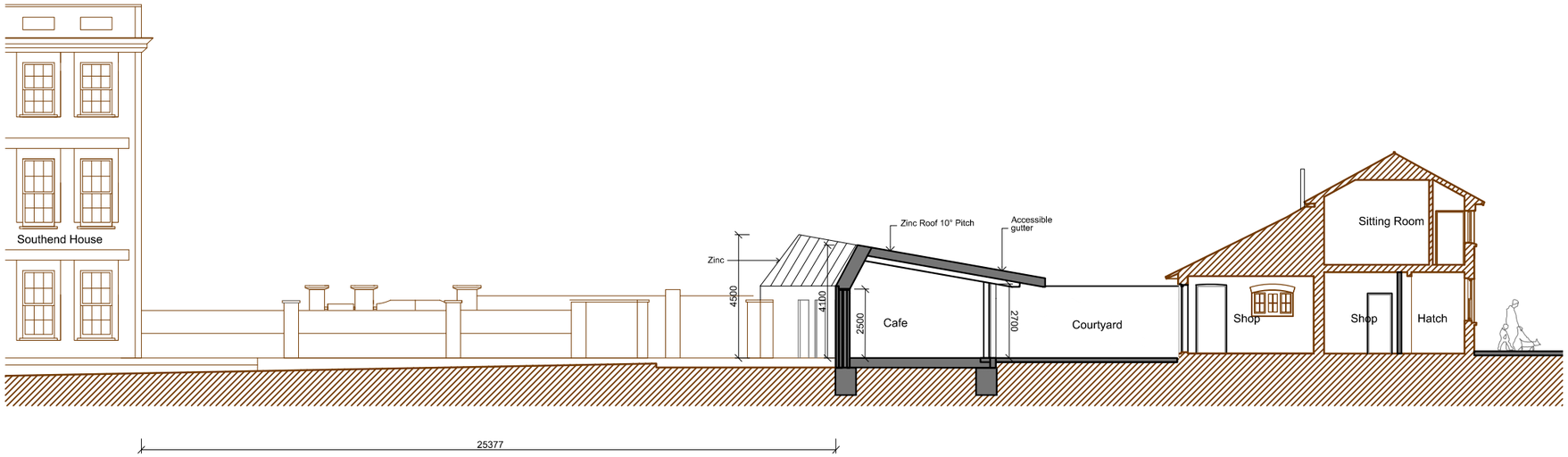
OPTION 8 - Asymmetric Pitched Roof

- 10 degrees to courtyard
- Pitch follows parallel to boundary line
- Zinc standing seam roof
- Eaves at 2.7m
- FFL in Cafe at 7.74m



Pros:

- Lower eaves and asymmetric pitch reduces the boundary wall height
- 10 degree pitch is lowest normal pitch for a conventional zinc roof
- This pitch allows low profile roof lights
- This roof form and height allows all kitchen ductwork and services to be internal
- The ridge height provides strong acoustic isolation
- The café GF level avoids steps and is DDA compliant
- The slab formation level minimises arboricultural impacts
- The interior space of the café is airy, and interesting

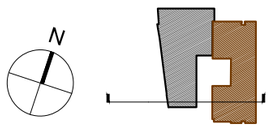
Cons:

- Potential amenity issue to neighbouring boundary due to ridge height
- More complex roof structure
- Gutter along boundary wall requires regular maintenance via neighbouring property, risks damage to the boundary wall if not done
- Massing is not sympathetic to the listed buildings
- Zinc cladding at boundary increases the visual impact of the café from the neighbours
- Zinc cladding at boundary potentially increases maintenance issues

Note: South End House garden not surveyed. Levels shown are indicative based on site visits

For Information Only

Key:
New Extension
Existing



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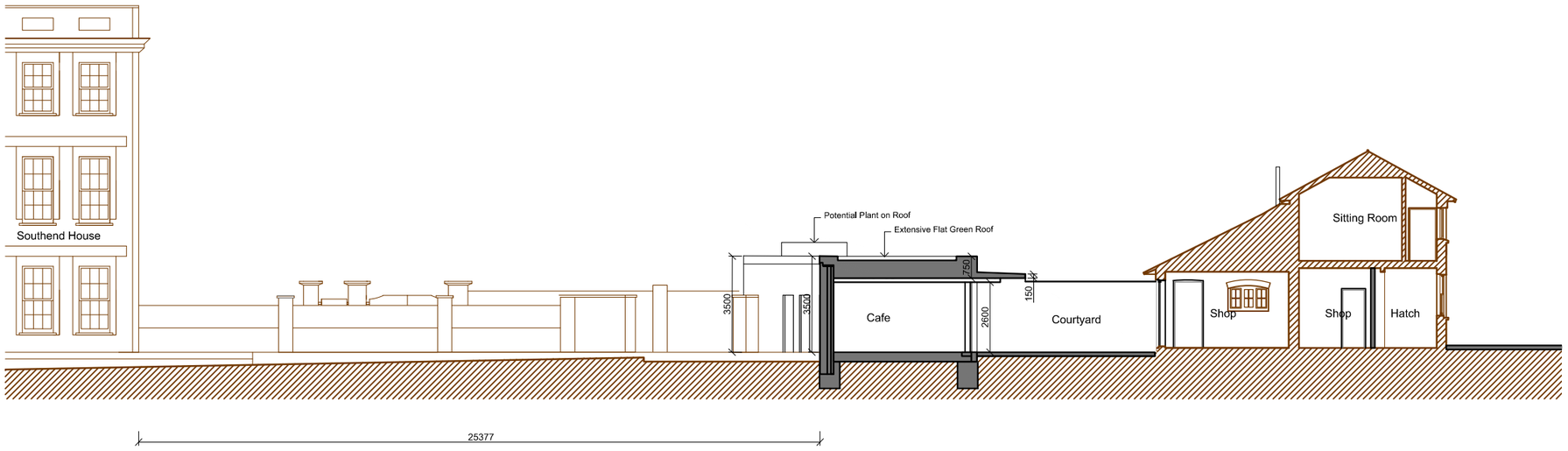
OPTION 9 - Green Roof

- Extensive flat green roof
- Eaves at 2.6m
- FFL in Cafe at 7.74m



Pros:

- The roof form is established by the eaves height and depth of green roof build-up
- The café GF level avoids steps and is DDA compliant
- Courtyard eaves allow link below stable block wings
- Café volume is subsidiary to the stable block

Cons:

- Wall height is increased slightly
- Roof height is unlikely to allow kitchen ductwork to be internal so this will need to be above the roof
- Acoustic isolation is significantly reduced
- The roof pitch and finish is not sympathetic to the historic building
- Rooflights will need to project above the roof plane
- Much more load for structure and substructure
- Green roof would require very frequent maintenance
- Sedum may not grow given the shading from mature trees to the south
- Compressed and uninteresting café interior

Note: South End House garden not surveyed. Levels shown are indicative based on site visits

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Key:
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Existing

N

0 1 2 3 4 5 6 8 10m

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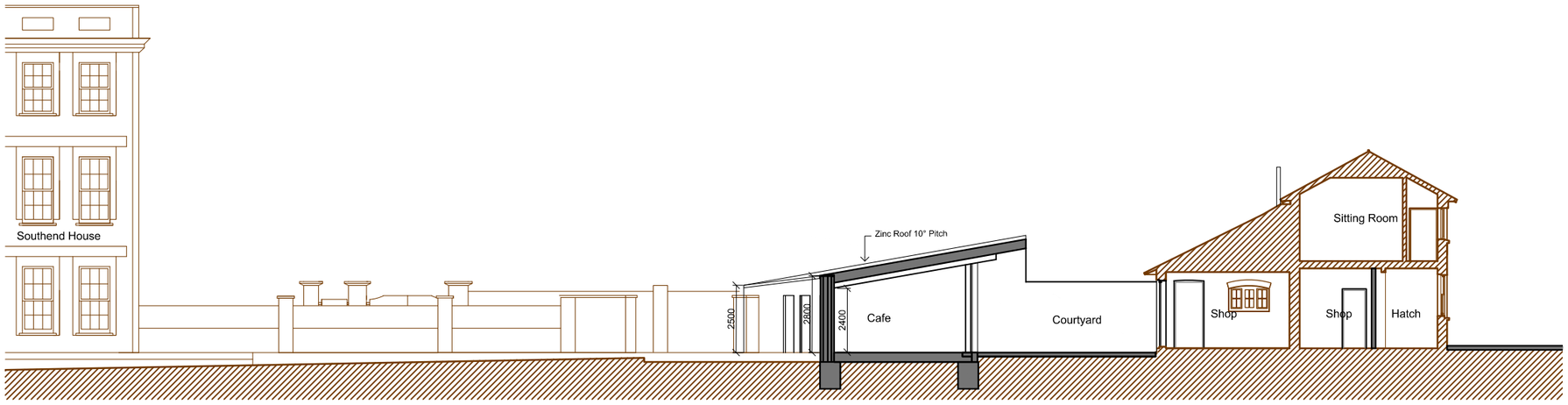
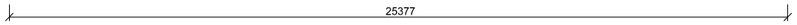
OPTION 10 - Monopitch Roof to Boundary

- 10 degrees
- Eaves rising from 3.5m
- FFL in Cafe at 7.74m
- Zinc standing seam roof





Pros:

- The roof form is established by the eaves height at the boundary, zinc roof pitch and the width of the building
- Lower eaves and reversed pitch reduces the boundary wall height
- 10 degree pitch is lowest normal pitch for a conventional zinc roof
- This pitch allows minimal structure and low profile roof lights
- This pitch allows all kitchen ductwork and services to be internal
- The ridge height provides strong acoustic isolation
- The café GF level avoids steps and is DDA compliant
- The slab formation level minimises arboricultural impacts
- The interior space of the café is airy, pleasant and attractive

Cons:

- All water falls to the gutter along boundary wall - requires regular maintenance via neighbouring property and risks damage to the boundary wall if not done.
- Massing is not sympathetic to the listed buildings - reversed pitch is overly prominent
- Zinc roof visible at boundary increases the visual impact of the café from the neighbours
- Rooflights face neighbours
- Solar gain to the café is increased, external seating made more exposed

Note: South End House garden not surveyed. Levels shown are indicative based on site visits

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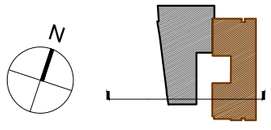
Key:

New Extension

Existing



0 1 2 3 4 5 6 8 10m

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