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SITE OUTLINE

BUILDING OUTLINE -

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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

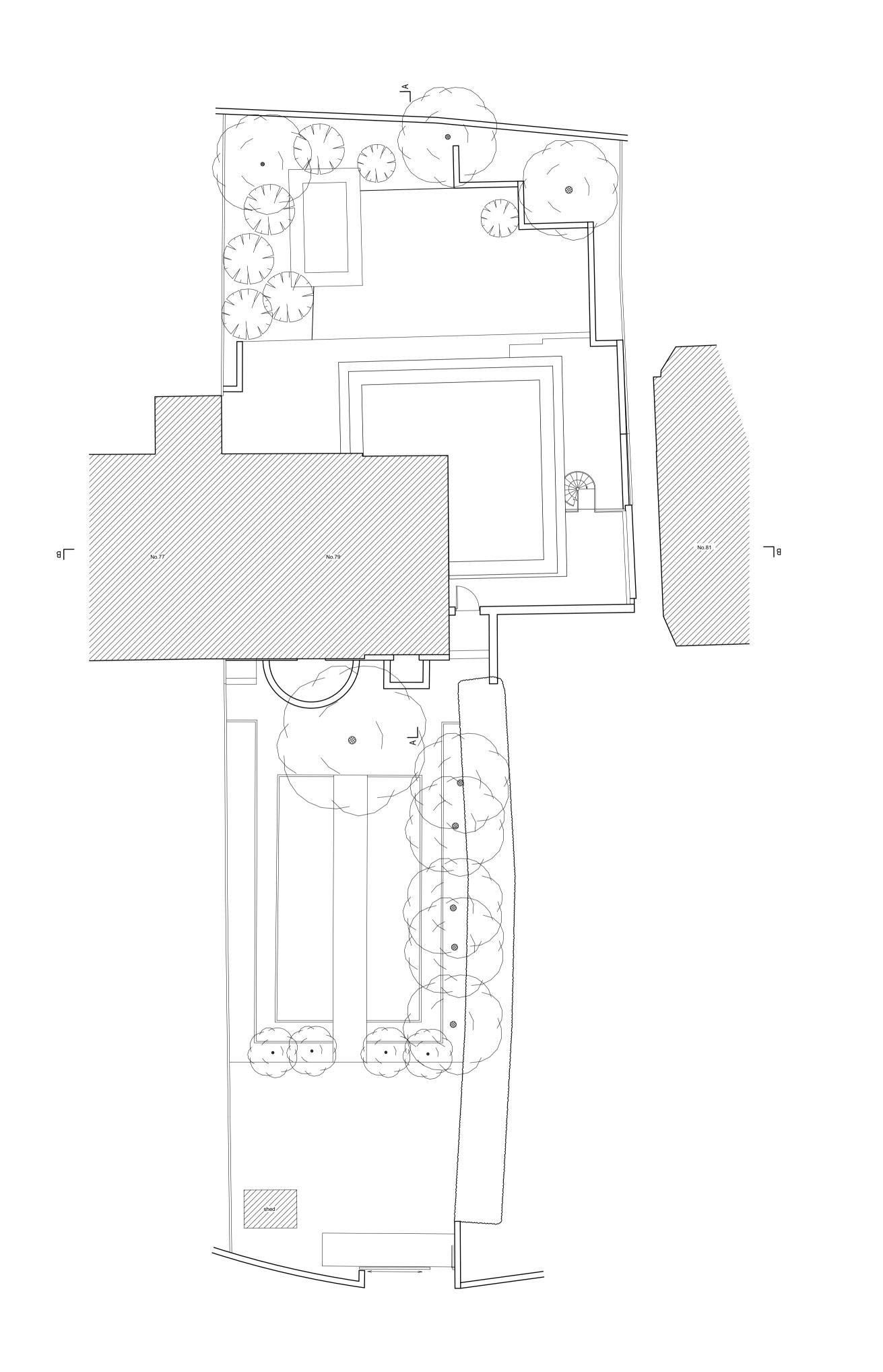
PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:1250 @ A3
DOCUMENT NUMBER:	001

REVISION:
SUBJECT:

LOCATION PLAN

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE
12A Blackstock Mews
London N4 2BT



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PLANNING / LBC

PROJECT:

79 SOUTH END ROAD - MONTROSE
HOUSE - LONDON NW3 2RJ

PROJECT NUMBER: 1130

PROJECT STAGE: PLANNING / LBC

ISSUE DATE: DECEMBER 2022

SCALE: 1:100 @ A1
1:200 @ A3

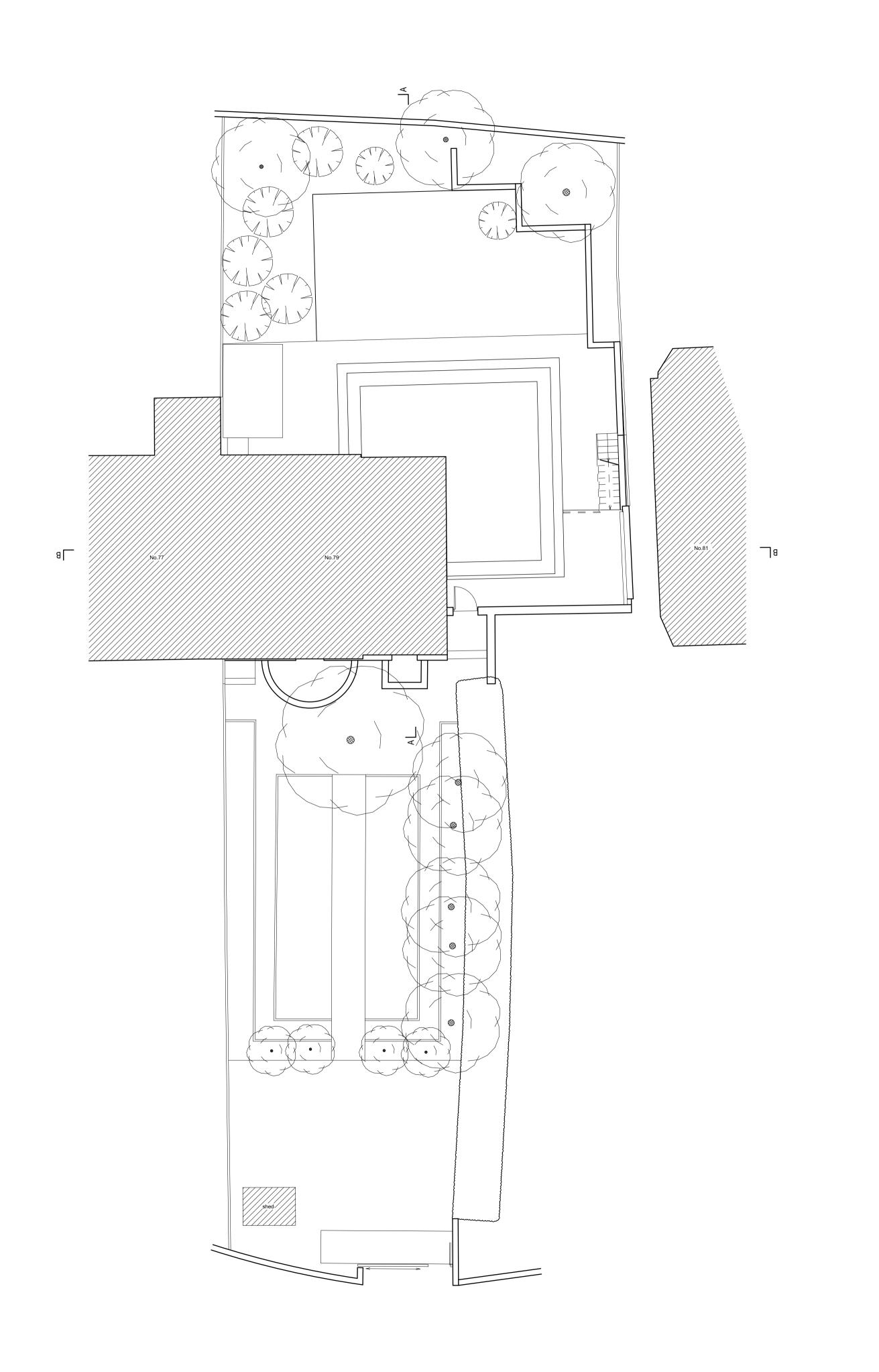
DOCUMENT NUMBER: 002

REVISION:
SUBJECT:

EXISTING SITE PLAN

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT NUMBER: 1130

PROJECT STAGE: PLANNING / LBC

ISSUE DATE: DECEMBER 2022

SCALE: 1:100 @ A1 1:200 @ A3

DOCUMENT NUMBER: 003

REVISION:

SUBJECT:

PROPOSED SITE PLAN

E PLAN

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE

CHARLES TASHIMA ARCHITECTURE
12A Blackstock Mews
London N4 2BT



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NB: all building fabric to be removed is non-historic unless otherwise noted

KEY

ALTERATIONS TO EXISTING BUILDING FABRIC

[01] - form door opening in place of existing window

[02] - create opening in wall for new door position

[03] – remove contemporary stair from 2013 approved extension

[04] – remove walling from the 1960's extension [05] – remove contemporary stud walls from 2013 approved works

[06] – reopen former door opening and remove stud walls to return WC to pre 2013 approved works.

[07] – increase door opening (breakfast room to the hallway) in historic building fabric

[08] – remove non historic metal spiral staircase

[09] – form opening to create access

[10] – widen existing door to the Hallway, with double doors

[11] – reinstate historic door opening linking the Rear Reception to Hallway

[12] – widen existing opening and remove some stud walls. It should be noted that this alteration is within the 1960's extension, so is not considered as historic.



PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	100
REVISION:	

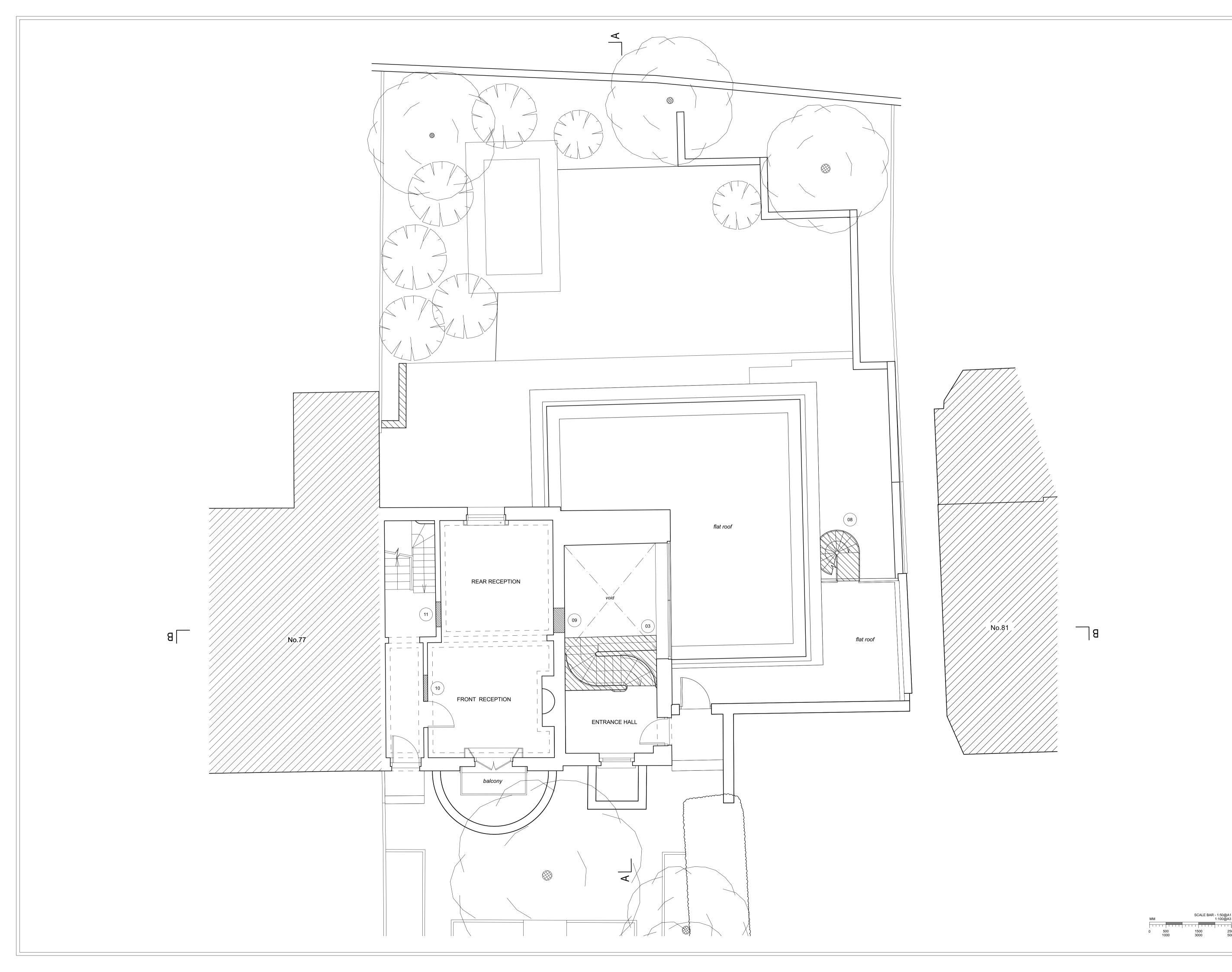
SUBJECT:

EXISTING

LOWER GROUND FLOOR PLAN

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE
12A Blackstock Mews
London N4 2BT



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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	JUNE 2023
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	101

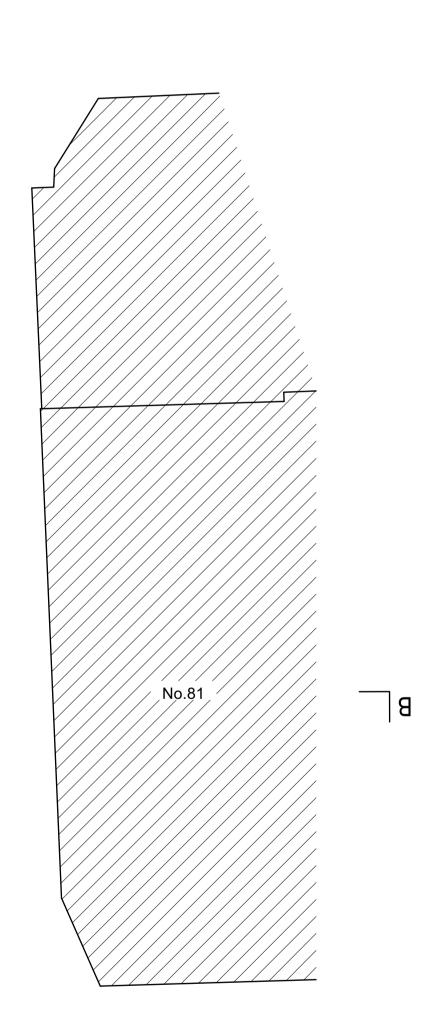
REVISION: SUBJECT:

EXISTING

GROUND FLOOR PLAN JULIET ROSENFELD & LUIZ CANDIOTA

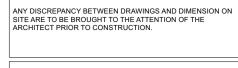
CHARLES TASHIMA ARCHITECTURE
12A Blackstock Mews
London N4 2BT

flat roof flat roof BEDROOM MASTER BATHROOM 8 No.77 MASTER BEDROOM DRESSING ROOM



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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	102

REVISION: SUBJECT:

EXISTING FIRST FLOOR PLAN

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE
12A Blackstock Mews
London N4 2BT

flat roof flat roof BATHROOM BEDROOM BATHROOM No.81 8 No.77 BEDROOM STUDY

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NO ALTERATIONS PROPOSED



PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

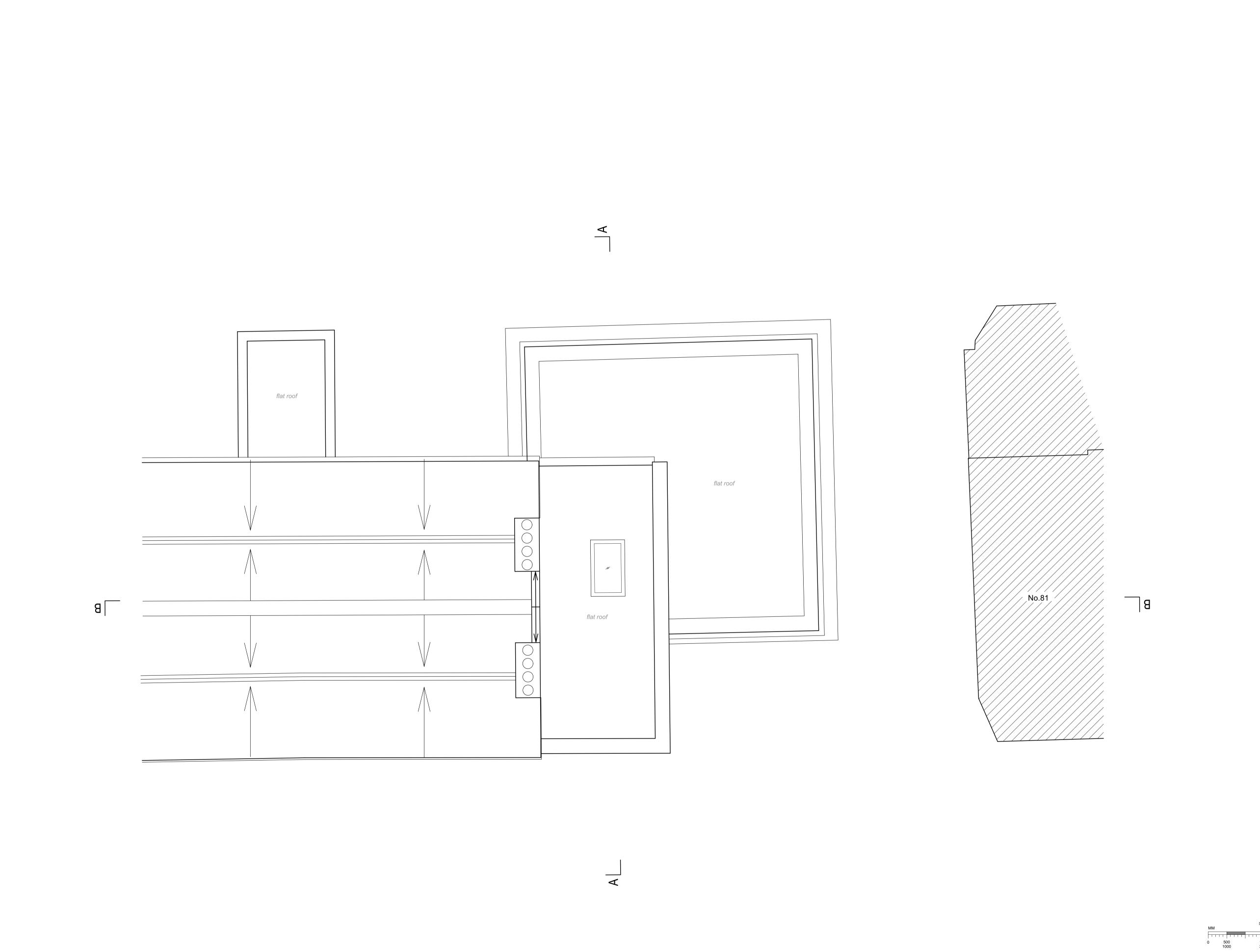
PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	103

REVISION: SUBJECT:

EXISTING SECOND FLOOR PLAN

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



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TO BE REMOVED - VIEW

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NO ALTERATIONS PROPOSED



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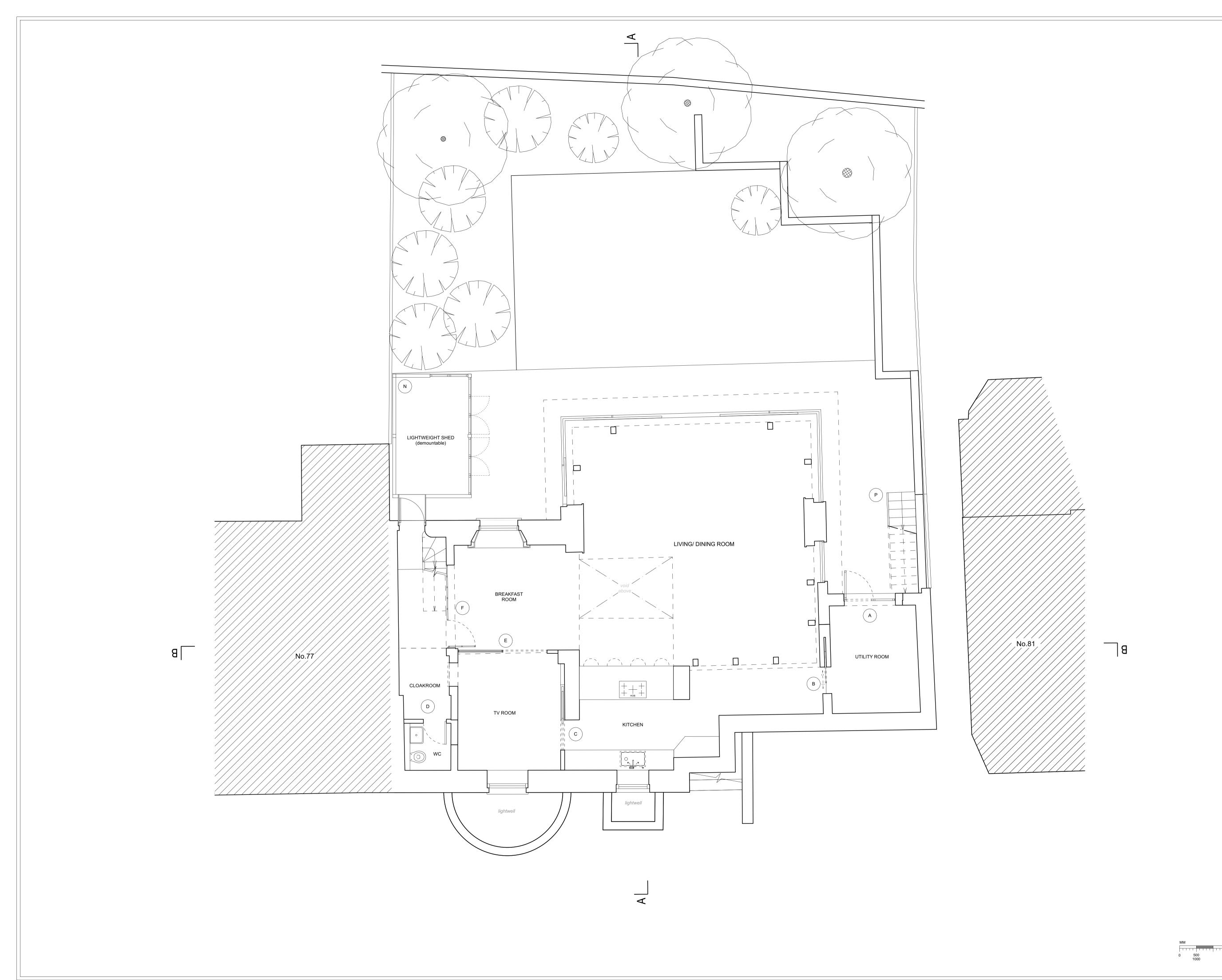
79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	104
REVISION:	
SUBJECT	

EXISTING ROOF PLAN

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



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PROPOSED ADDITIONS

[A] – proposed timber and glass door connecting new utility room to garden

[B] – proposed timber sliding door separating utility from new kitchen

[C] – proposed timber sliding door separating new kitchen from new TV room

[D] – proposed cloakroom and new WC with direct connection between TV room and cloakroom/hallway

[E] – proposed glazed screen between breakfast room and TV room

[F] – proposed glazed screen to widen opening between hall and breakfast room

[G] – proposed consulting room with extended space over extension below, including large glass screen

[H] – proposed door enabling connection between consulting room and house

[I] – proposed traditional timber doors [J] – proposed reintroduction of wall with opening between rooms

[K] – proposed traditional timber door

[L] – proposed enlarged master bathroom with separate shower and WC

[M] – proposed small shower room/ WC into the existing bedroom

[N] – proposed lightweight, demountable shed

[P] – proposed lightweight, straight run, painted steel stair

[Q] – proposed lightweight, glass and steel canopy



PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	JUNE 2023
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	110

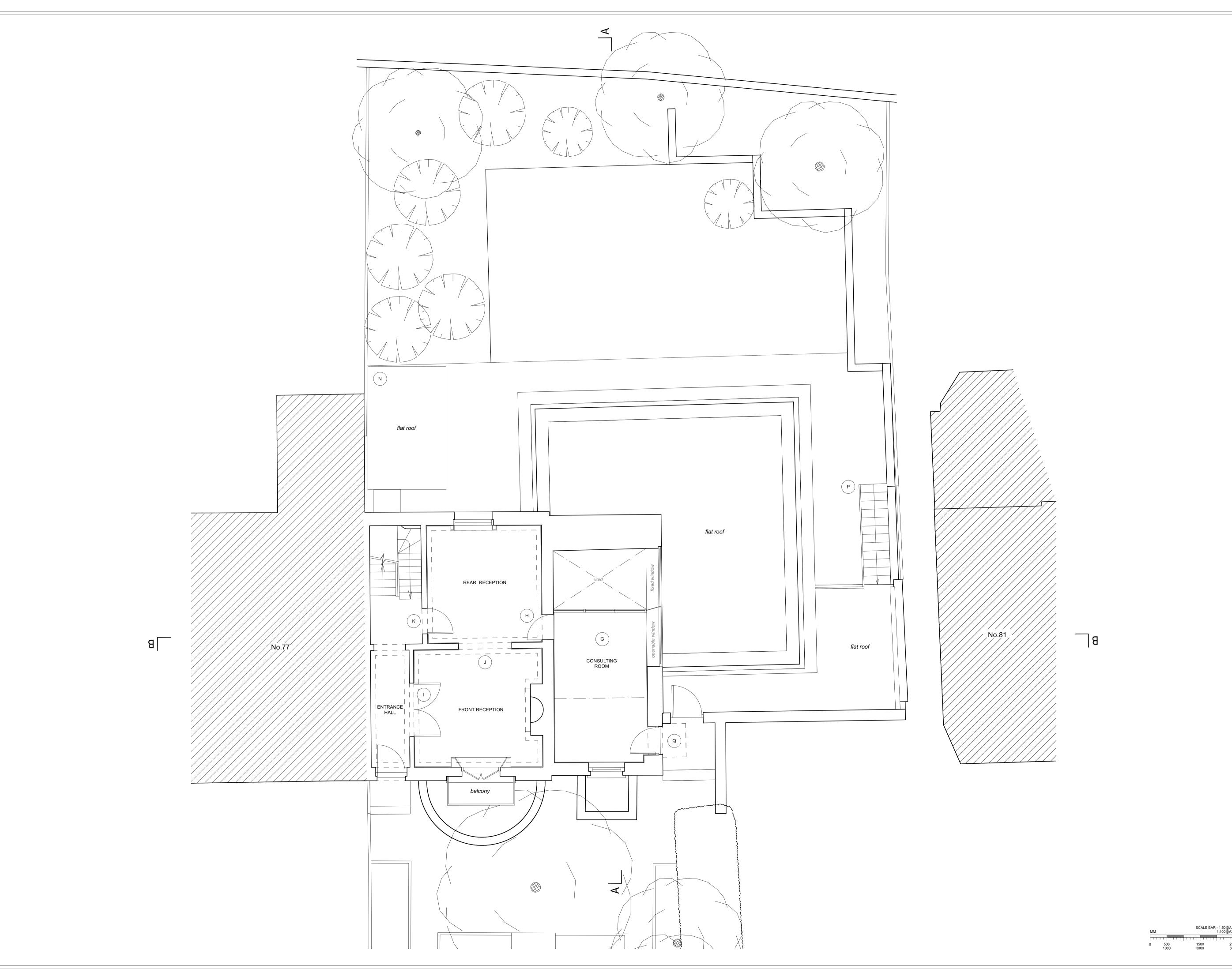
SUBJECT:

REVISION:

PROPOSED LOWER GROUND FLOOR PLAN

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

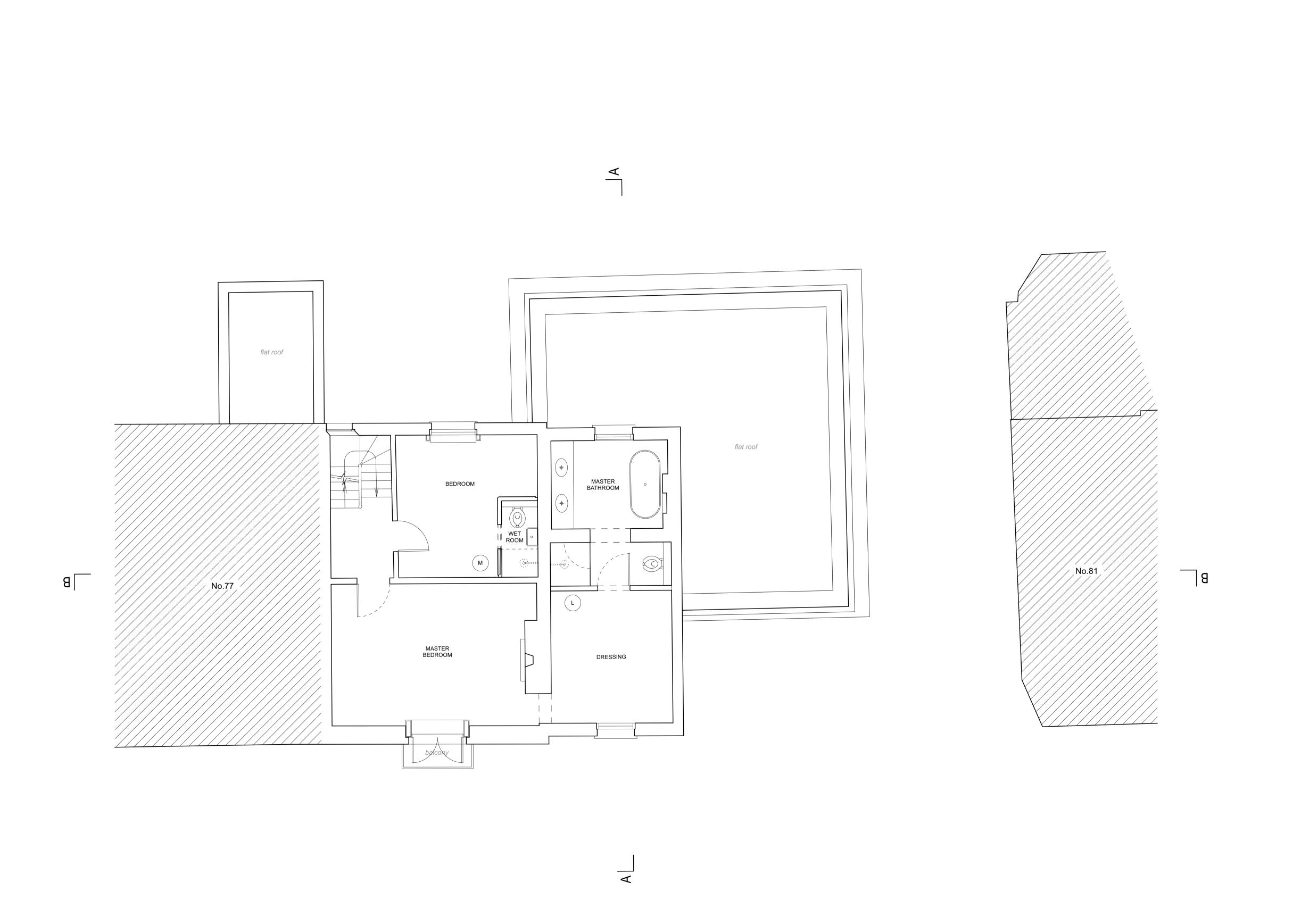
PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	JUNE 2023
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	111
REVISION:	Α

SUBJECT:

PROPOSED GROUND FLOOR PLAN

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE
12A Blackstock Mews
London N4 2BT



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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	112

REVISION: SUBJECT:

PROPOSED FIRST FLOOR PLAN

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE
12A Blackstock Mews
London N4 2BT

flat roof flat roof BATHROOM BEDROOM BATHROOM No.81 STUDY BEDROOM

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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

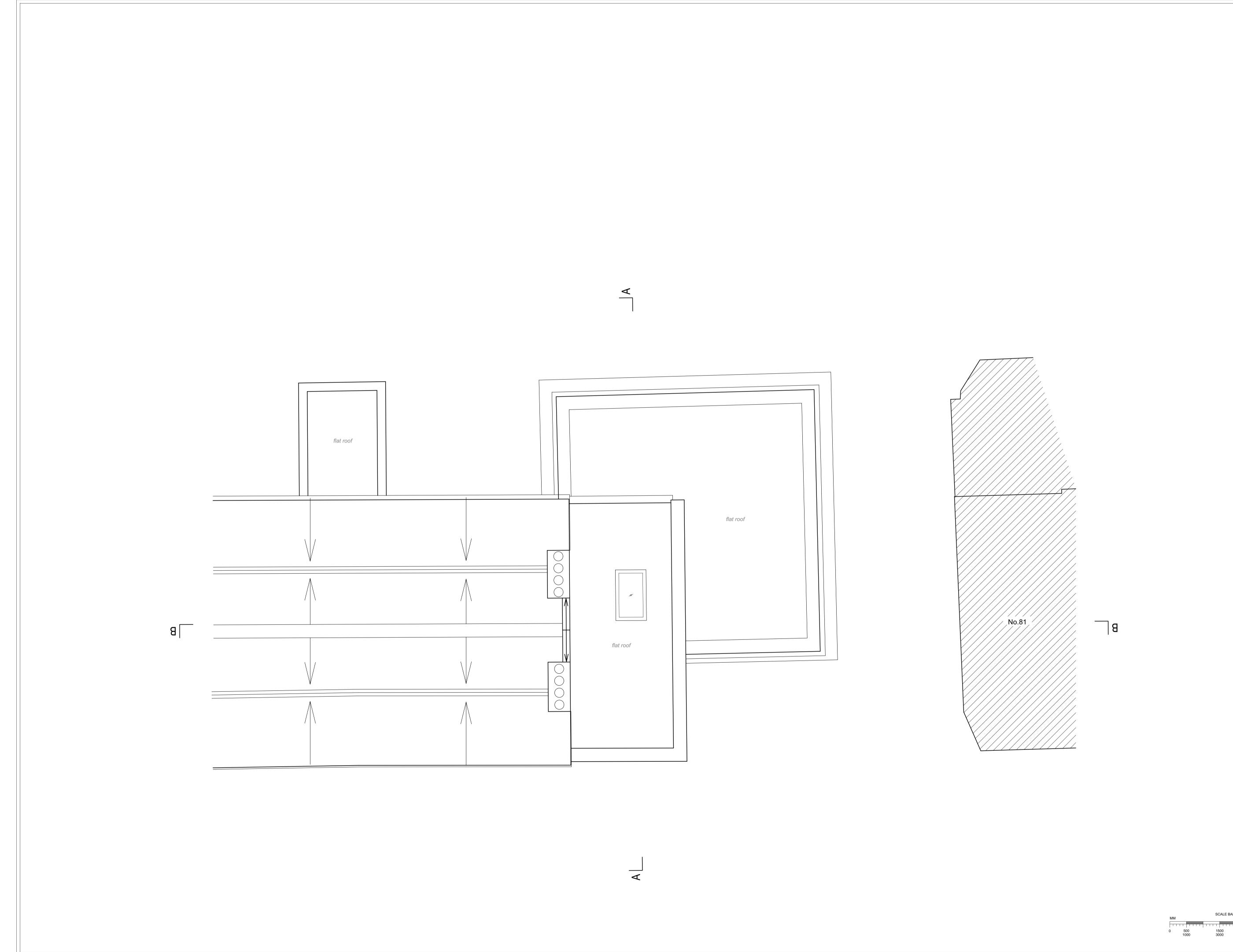
PROJECT NUMBER: PLANNING / LBC PROJECT STAGE: ISSUE DATE: DECEMBER 2022 1:50 @ A1 1:100 @ A3 SCALE: DOCUMENT NUMBER:

REVISION: SUBJECT:

PROPOSED SECOND FLOOR PLAN

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	114
REVISION:	

SUBJECT:

PROPOSED ROOF PLAN

> JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE
12A Blackstock Mews
London N4 2BT

No.79 No.77 HISTORIC HOUSE ENTRANCE WITH HALLWAY _ (CURRENTLY USED AS SECONDARY ENTRANCE) MODERN HOUSE ENTRANCE WITH HALL (CURRENTLY USED AS MAIN ENTRANCE)

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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

1130 PROJECT NUMBER: PLANNING / LBC PROJECT STAGE: ISSUE DATE: DECEMBER 2022 1:50 @ A1 1:100 @ A3 SCALE:

> DOCUMENT NUMBER: REVISION:

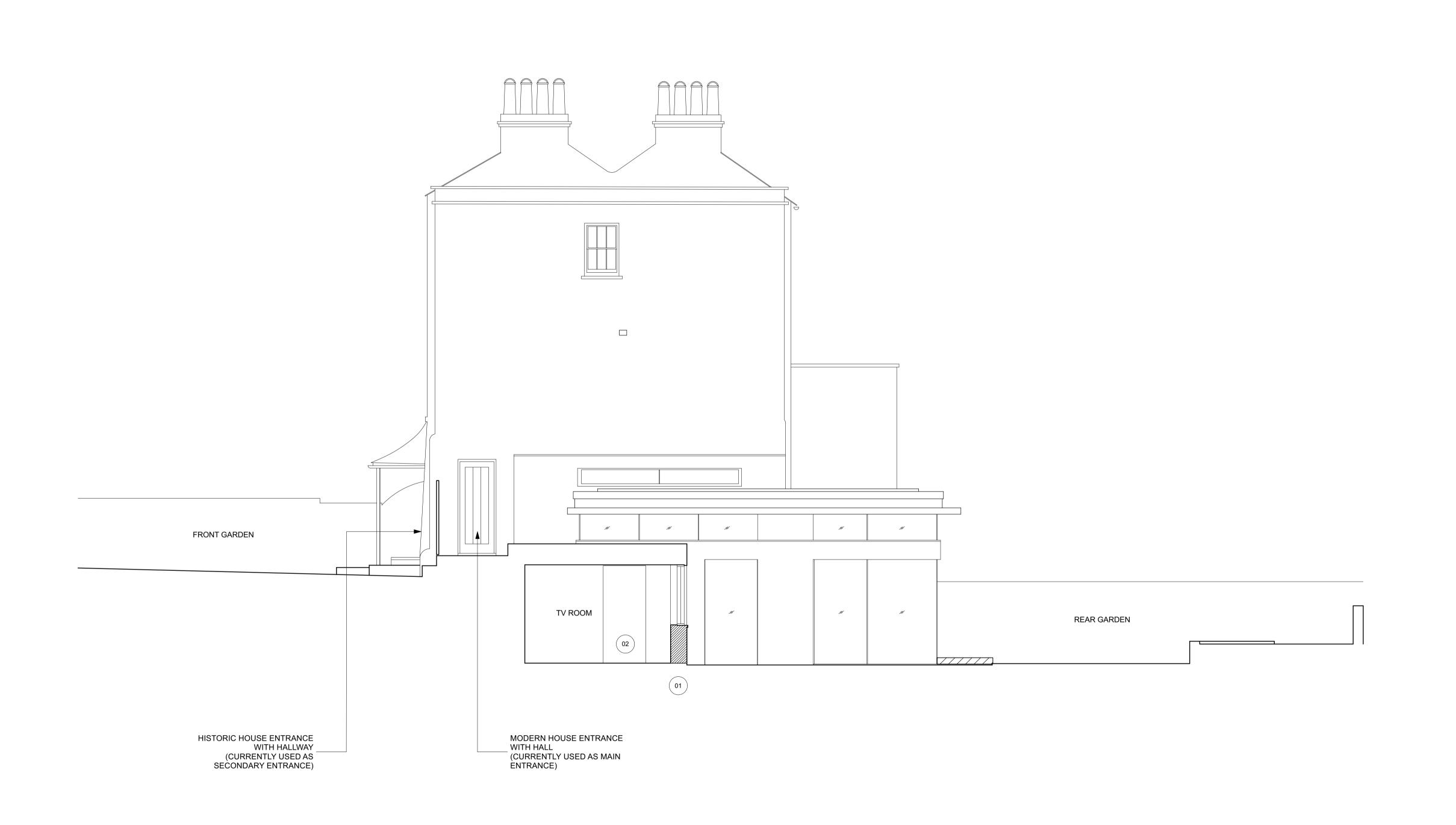
SUBJECT:

SCALE BAR - 1:50@A1
MM 1:100@A3

EXISTING FRONT ELEVATION (NORTH-EAST)

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



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PLANNING / LBC

PROJECT: 79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

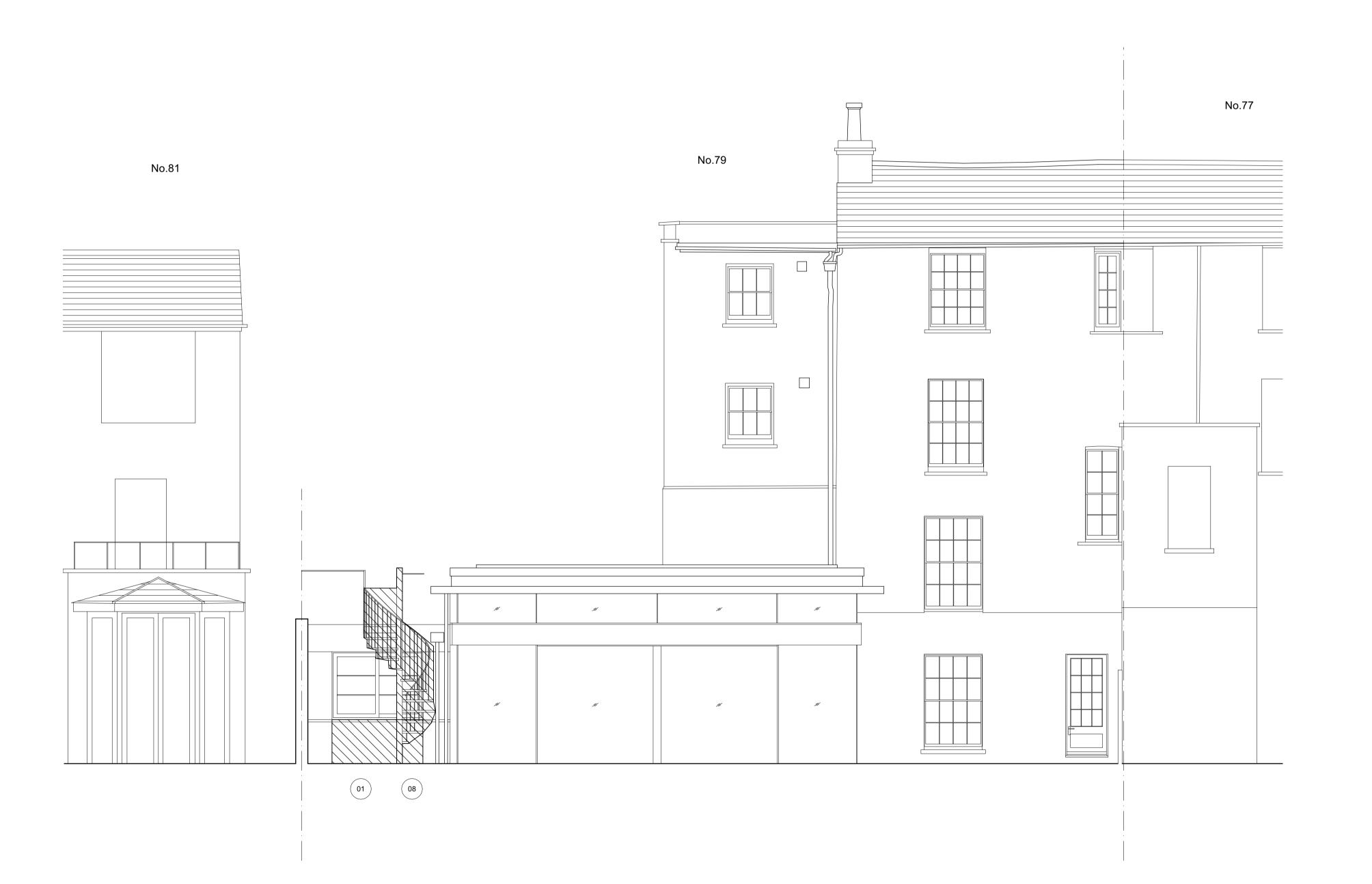
1130 PROJECT NUMBER: PROJECT STAGE: PLANNING / LBC ISSUE DATE: DECEMBER 2022 1:50 @ A1 1:100 @ A3 SCALE: DOCUMENT NUMBER:

> REVISION: SUBJECT:

EXISTING SIDE ELEVATION (NORTH-WEST)

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



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TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS. TO BE READ IN CONJUNCTION WITH SERVICE ENGINEER'S DRAWINGS AND SPECIFICATIONS.

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NB: all building fabric to be removed is non-historic unless otherwise noted

KEY

ALTERATIONS TO EXISTING BUILDING FABRIC

[01] - form door opening in place of existing window

[02] - create opening in wall for new door position

[03] – remove contemporary stair from 2013 approved extension

[04] – remove walling from the 1960's extension

[05] – remove contemporary stud walls from 2013 approved works

[06] – reopen former door opening and remove stud walls to return WC to pre 2013 approved works.

[07] – increase door opening (breakfast room to the hallway) in historic building fabric

[08] – remove non historic metal spiral staircase [09] – form opening to create access

[10] – widen existing door to the Hallway, with double doors

[11] – reinstate historic door opening linking the Rear Reception to Hallway

[12] – widen existing opening and remove some stud walls. It should be noted that this alteration is within the 1960's extension, so is not considered as historic.

PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

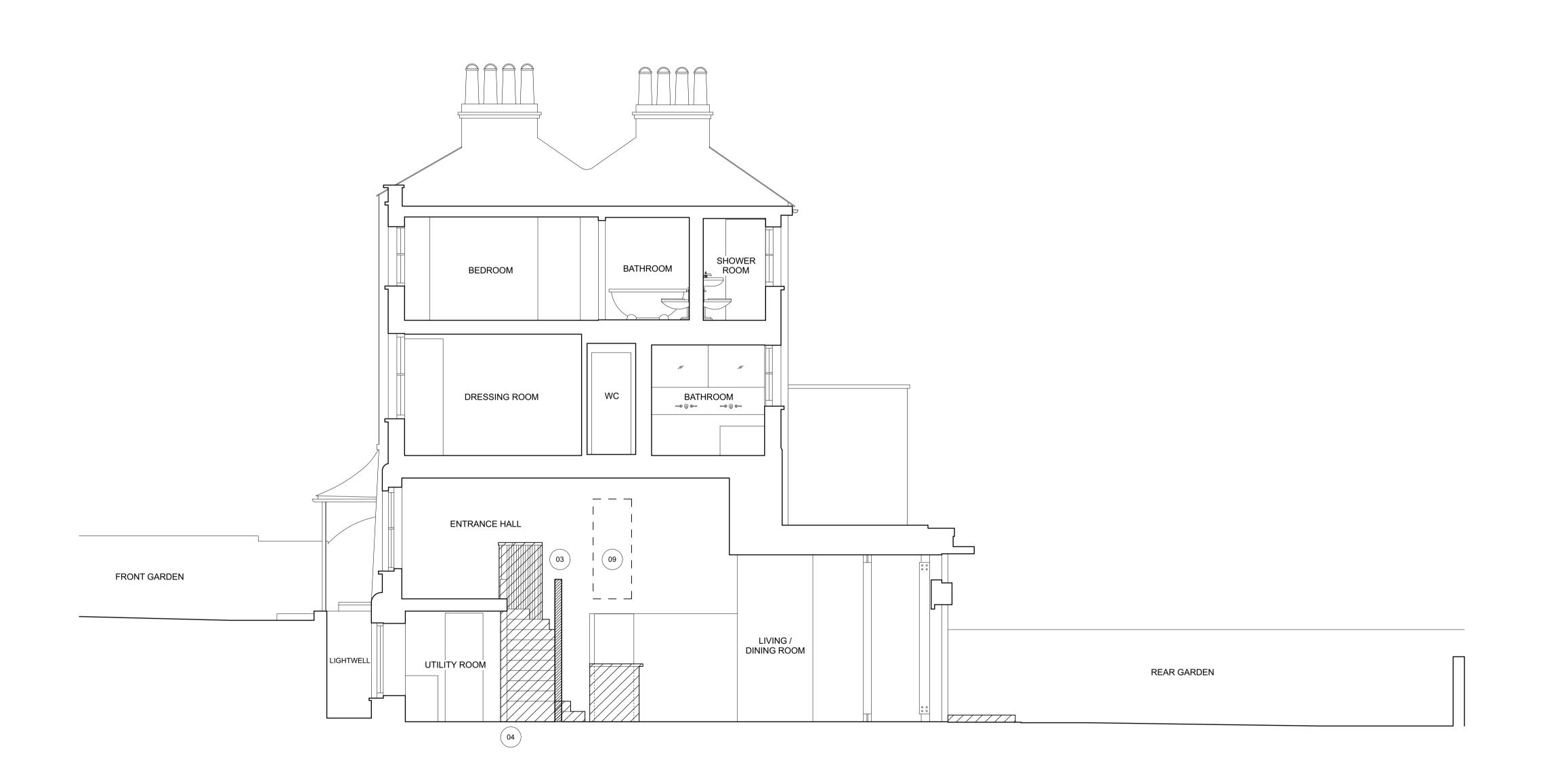
PROJECT NUMBER: PROJECT STAGE: PLANNING / LBC ISSUE DATE: DECEMBER 2022 1:50 @ A1 1:100 @ A3 SCALE: DOCUMENT NUMBER:

> REVISION: SUBJECT:

EXISTING REAR ELEVATION (SOUTH-WEST)

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE
12A Blackstock Mews
London N4 2BT



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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

1130

PROJECT STAGE: PLANNING / LBC ISSUE DATE: JUNE 2023 SCALE: DOCUMENT NUMBER: REVISION:

SUBJECT:

EXISTING SECTION A

PROJECT NUMBER:

CLIENT: JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

1130 PROJECT NUMBER: PROJECT STAGE: PLANNING / LBC ISSUE DATE: DECEMBER 2022 1:50 @ A1 1:100 @ A3 SCALE: DOCUMENT NUMBER:

REVISION: SUBJECT:

EXISTING

SCALE BAR - 1:50@A1 1:100@A3

SECTION B CLIENT:

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



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PROPOSED ADDITIONS

[A] – proposed timber and glass door connecting new utility room to garden

[B] – proposed timber sliding door separating utility from new kitchen

[C] – proposed timber sliding door separating new kitchen from new TV room

[D] – proposed cloakroom and new WC with direct connection between TV room and cloakroom/hallway

[E] – proposed glazed screen between breakfast room and TV room

[F] – proposed glazed screen to widen opening between hall and breakfast room

[G] – proposed consulting room with extended space over extension below, including large glass screen

[H] – proposed door enabling connection between consulting room and house [I] - proposed traditional timber doors

[J] – proposed reintroduction of wall with opening between rooms

[K] – proposed traditional timber door

[L] – proposed enlarged master bathroom with separate shower and WC

[M] – proposed small shower room/ WC into the existing bedroom

[N] – proposed lightweight, demountable shed

[P] – proposed lightweight, straight run, painted steel stair

[Q] – proposed lightweight, glass and steel canopy

PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

1130 PROJECT NUMBER: PROJECT STAGE: PLANNING / LBC ISSUE DATE: DECEMBER 2022 1:50 @ A1 1:100 @ A3 SCALE: DOCUMENT NUMBER:

SUBJECT:

SCALE BAR - 1:50@A1 1:100@A3

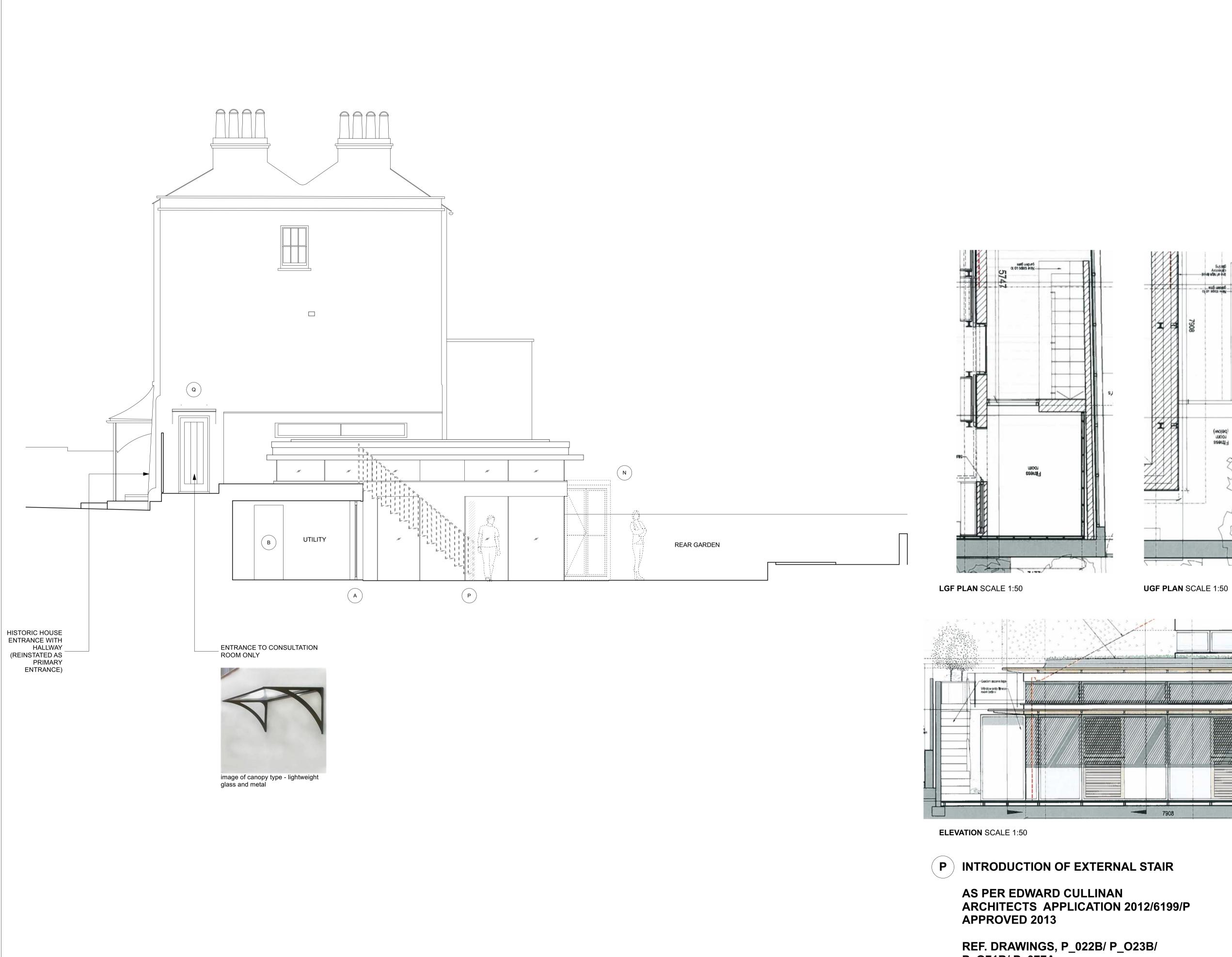
REVISION:

PROPOSED

FRONT ELEVATION (NORTH-EAST)

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



PROPOSED ADDITIONS [A] – proposed timber and glass door connecting new utility room to garden [B] – proposed timber sliding door separating utility from new kitchen [C] – proposed timber sliding door separating new kitchen from new TV room

[D] – proposed cloakroom and new WC with direct connection between TV room and cloakroom/hallway [E] - proposed glazed screen between

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breakfast room and TV room [F] – proposed glazed screen to widen opening between hall and breakfast

[G] – proposed consulting room with extended space over extension below,

including large glass screen

[H] – proposed door enabling connection between consulting room and house [I] – proposed traditional timber doors

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[L] – proposed enlarged master bathroom with separate shower and WC [M] – proposed small shower room/ WC into the existing bedroom

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[Q] – proposed lightweight, glass and steel canopy

 natural coloured metal-cled scolledge detail with limber lining to match awing bolicw. Large format composite timber
& metal stiding doors New permeable timber decking

P_071B/ P_077A

PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	211

REVISION: SUBJECT:

PROPOSED SIDE ELEVATION (NORTH-WEST)

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

1130 PROJECT NUMBER: PROJECT STAGE: PLANNING / LBC ISSUE DATE: DECEMBER 2022 1:50, 1:25 @ A1 1:100, 1:50 @ A3 SCALE:

DOCUMENT NUMBER:

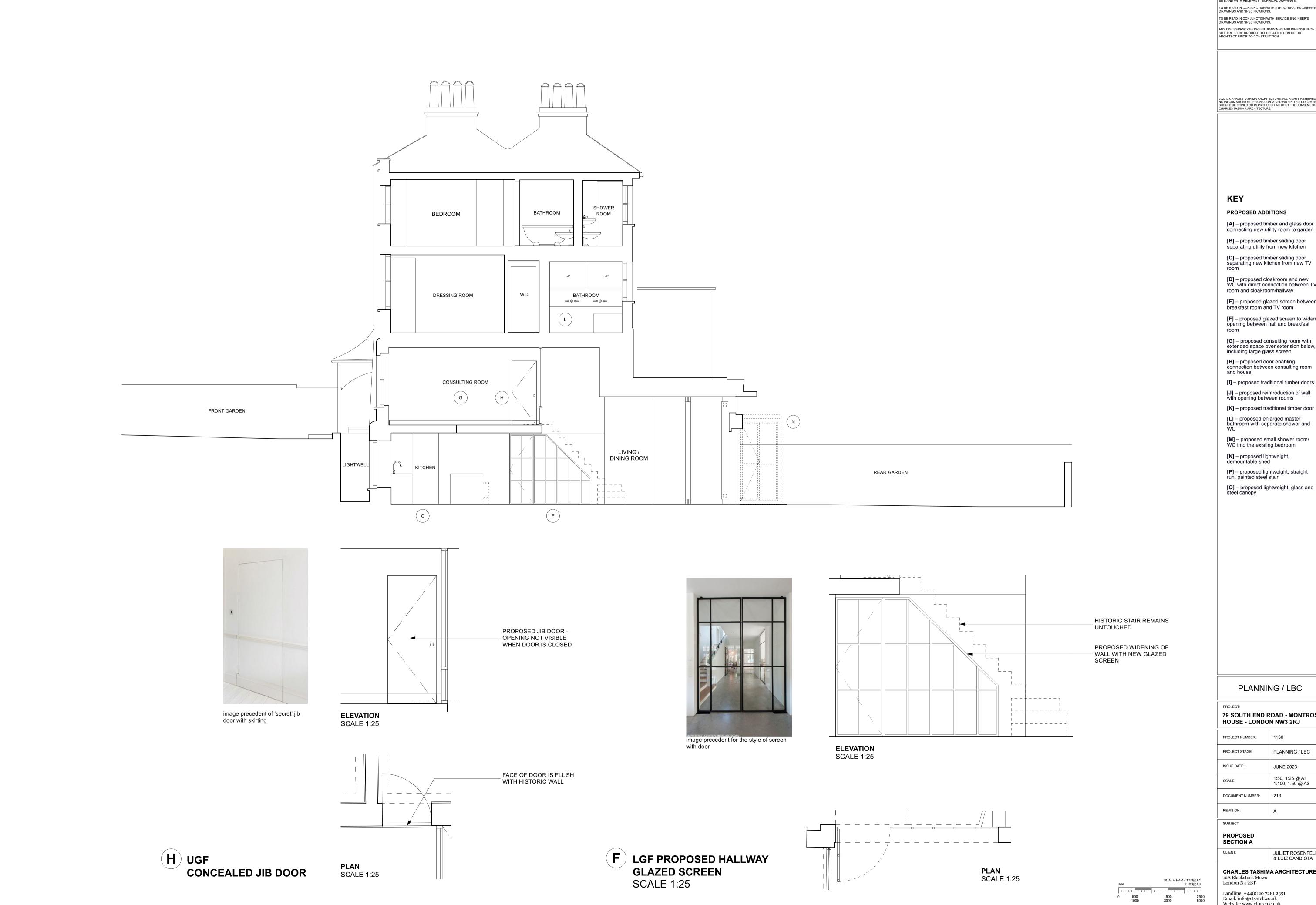
REVISION:

SUBJECT:

PROPOSED REAR ELEVATION (SOUTH-WEST)

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	JUNE 2023
SCALE:	1:50, 1:25 @ A1 1:100, 1:50 @ A3
DOCUMENT NUMBER:	213
REVISION:	Α

SUBJECT:

PROPOSED SECTION A

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT



GLAZED SCREEN

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PLANNING / LBC

79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT NUMBER: PROJECT STAGE: PLANNING / LBC ISSUE DATE: JUNE 2023 1:50, 1:25 @ A1 1:100, 1:50 @ A3 SCALE: DOCUMENT NUMBER:

SUBJECT:

REVISION:

PROPOSED

SECTION B

JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT

Landline: +44(0)20 7281 2351 Email: info@ct-arch.co.uk Website: www.ct-arch.co.uk

E LOWER GROUND FLOOR PROPOSED GLAZED **SCREEN TO TV ROOM**