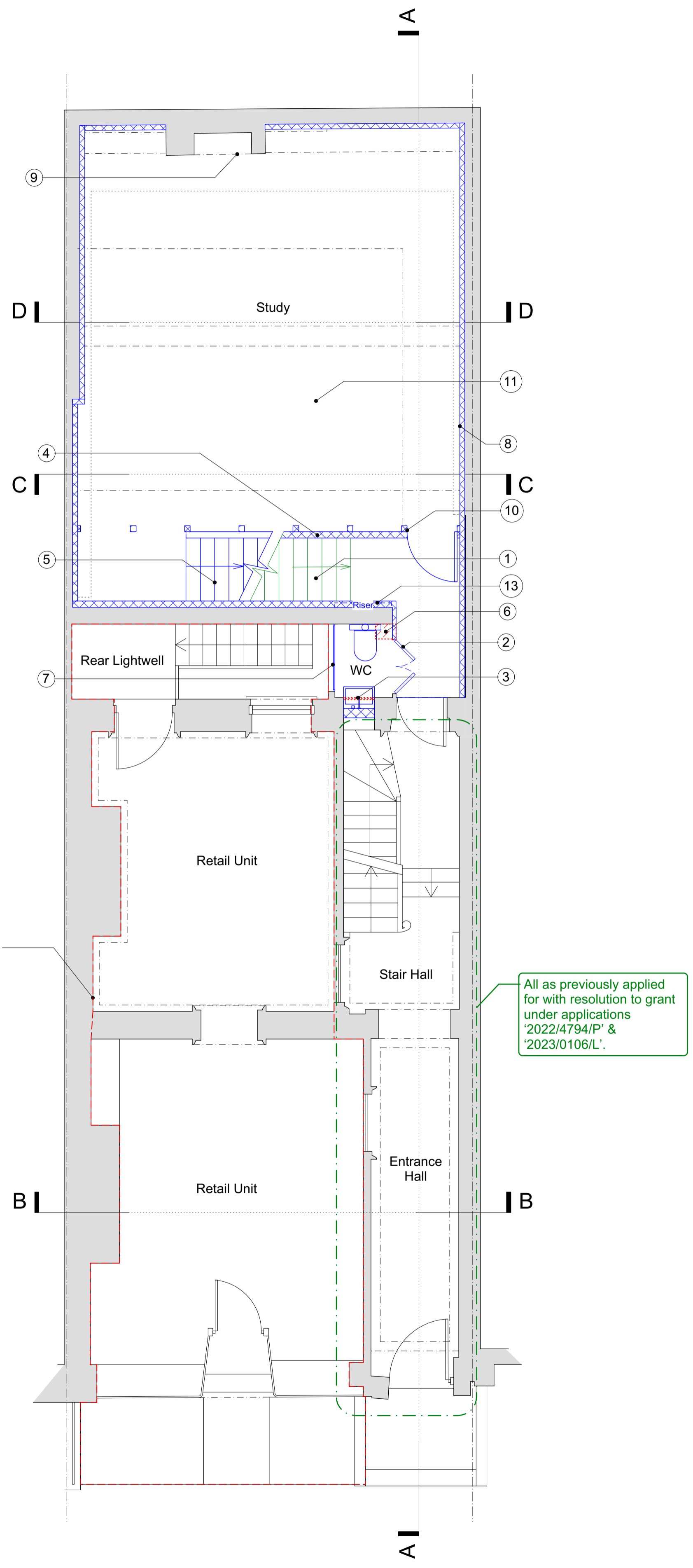
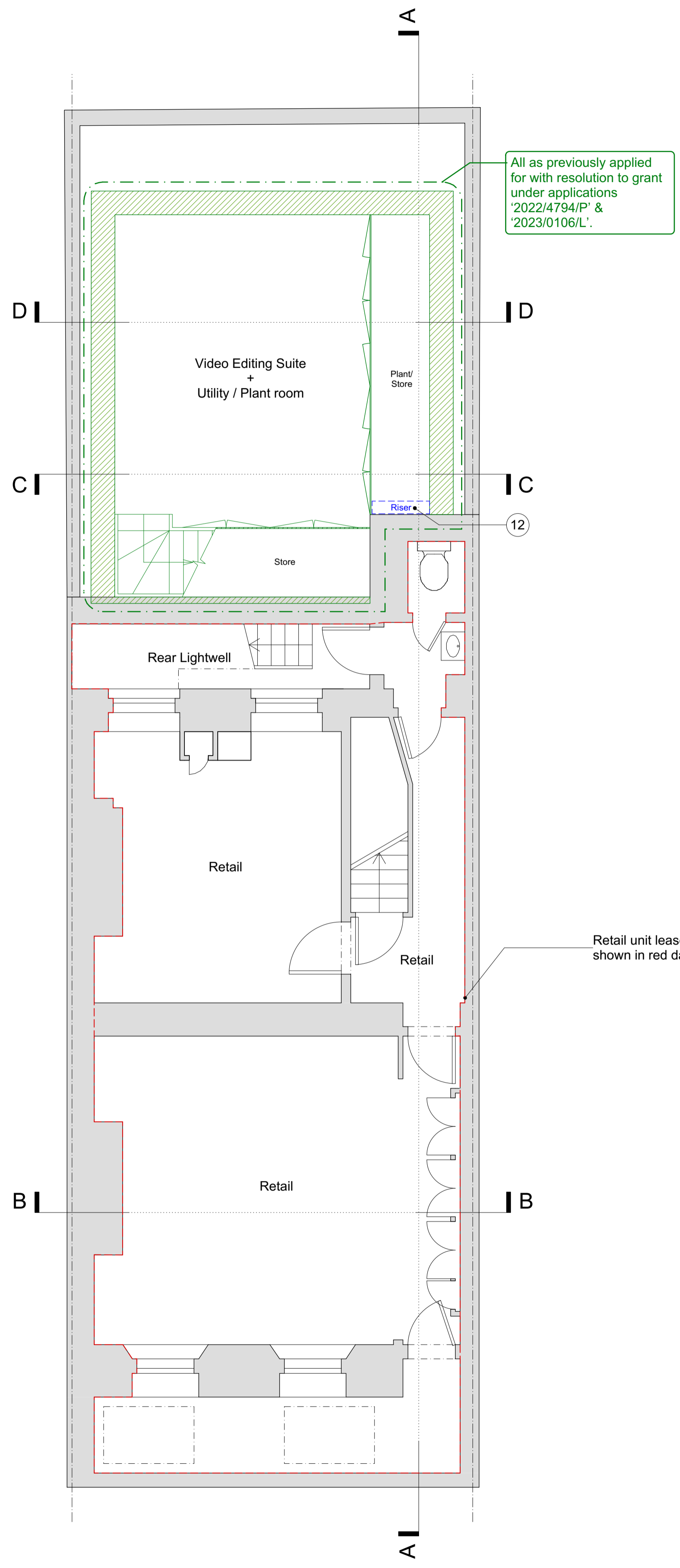


**KEY**

1. Timber stair to basement as previously consented under applications '2022/4794/P' & '2023/0106/L'.
2. Existing non original storage cupboard partition and door rebuilt in design in keeping with the period and character of the studio.
3. Existing internal window to be retained and blocked from studio side to form alcove for inserting new basin vanity.
4. New solid infill lime rendered panel behind timber framing, to form protected route of escape from basement.
5. New lightweight timber stairs to mezzanine level over consented basement staircase, designed to be in keeping with period and character of studio.
6. Existing wall removed for installation of new services riser, cistern and WC.
7. Existing non-original window replaced with new thermally broken double glazing to match new skylights.
8. Existing modern paint to be removed from existing masonry walls and treated with breathable insulation and finished in timber paneling. In keeping with the period and character of the existing studio.
9. Existing historic fireplace reinstated with new surround and insert inkeeping with the period and character of the studio.
10. Existing timber door and frame removed and reinstated with new timber door and framing extended to the full width of the studio with equal spacing between columns.
11. New timber floor as previously consented under applications '2022/4794/P' & '2023/0106/L'.
12. Services riser for air source heat pump and solar panels, concealed in previously consented plant room cupboard.
13. Services riser for air source heat pump and solar panels, concealed in wall lining.

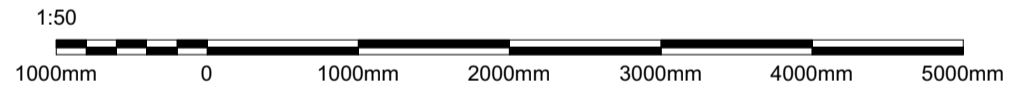


**LEGEND**

- Area of ground excavation
- Area of existing element removed
- Existing element removed
- Area of new floor structure
- New partition/wall
- New element
- Element previously consented under applications '2022/4794/P' & '2023/0106/L'
- Existing wall/building fabric
- Existing door
- Existing window
- New door
- New window

**NOTES:**

1. All existing plaster and timber features to be retained unless otherwise noted on plan.
  2. All existing windows and doors to be retained unless otherwise noted on plan.
- Leasehold retail unit boundary (outside of application)



Planning	01.10.24	-
issue:	date:	revision:

Project  
28 Charlotte Street

Drawing  
Alteration B-1 & Ground Floor, Floor Plans

Drawing No.  
28CS(10)A01

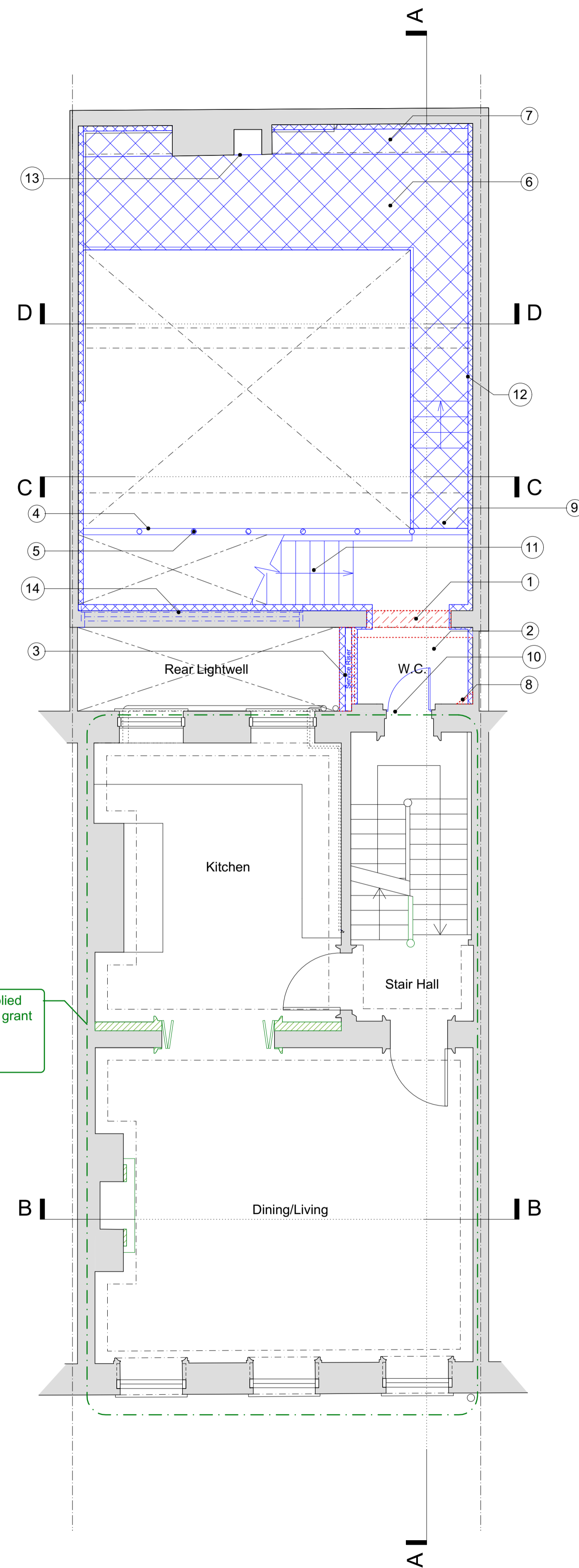
1st Floor, 59 Charlotte Street  
London W1T 4PE, UK  
T +44 (0)20 7637 8839  
M +44 (0)77 9669 4196  
E info@studiostassano.com  
www.studiostassano.com



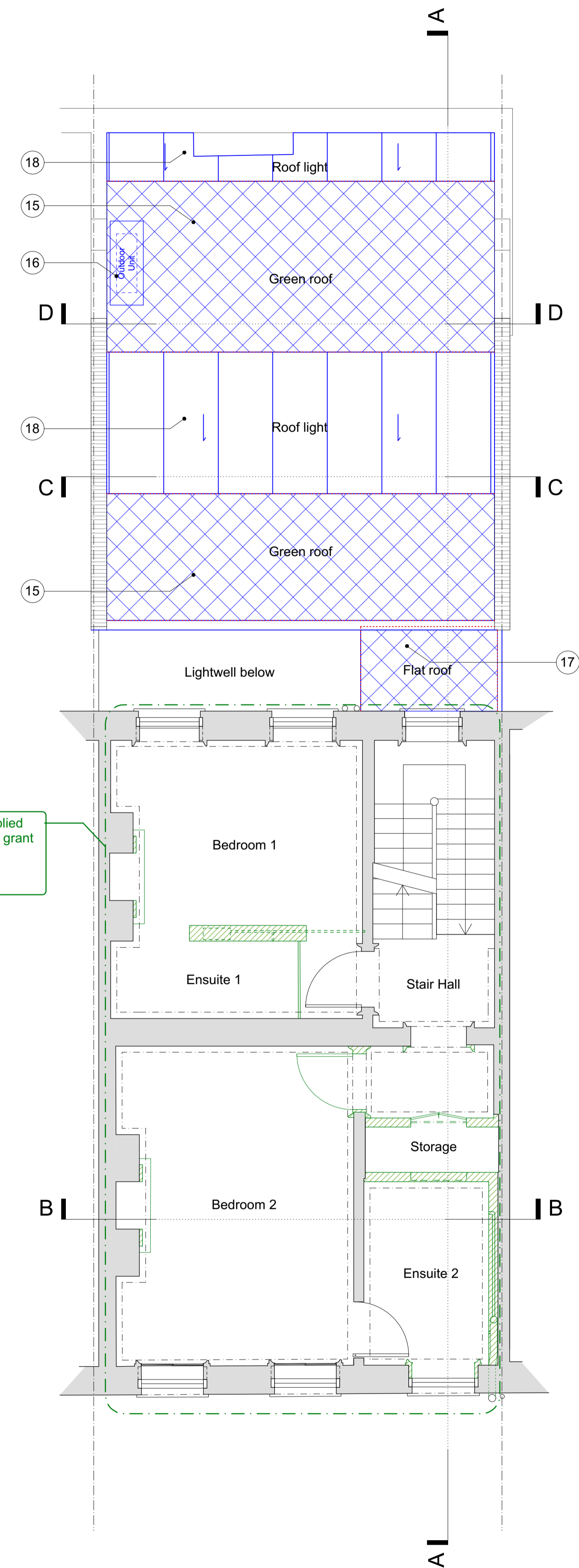
Job No.	Date	Scale
28CS	13.03.20	1:100@A3 1:50@A1

**KEY**

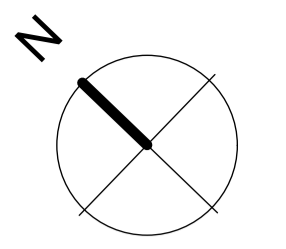
1. New opening formed into existing west facing masonry wall of studio to create new link.
2. Existing later addition mid landing to first floor WC extension removed to form new link to proposed studio mezzanine.
3. Later addition non sympathetic corrugated metal cladding to WC extension replaced with weathered London stock brickwork to match existing adjacent. To house services riser for air sources heat pump and solar panels.
4. Extended horizontal timber framing, design as previously consented under applications '2022/4794/P' & '2023/0106/L'.
5. New vertical timber columns to follow rhythm of framing below.
6. New lightweight mezzanine structure with timber floor, height aligned to historic level in line with historic fireplace opening, and supported on historic masonry pier.
7. New structural walk-on glass to mezzanine floor, in line with historic chimney breast to allow continuous reading of double height masonry wall and historic skylights above.
8. Non original existing services boxing removed.
9. New lightweight timber walkway aligned with existing first floor stair mid landing and with stepped access to new proposed mezzanine aligned to historic level.
10. Existing WC door replaced with new paneled timber door with mouldings and design to match original doors within Georgian principal building.
11. New lightweight timber stairs to mezzanine level.
12. Existing modern paint to be removed from existing masonry walls and treated with breathable insulation and finished in timber paneling designed to be in keeping with the period and character of the existing studio.
13. Existing historic fireplace reinstated with new surround and insert inkeeping with the period and character of the studio.
14. New double glazed clerestory window at high level with dark metal thermally broken slimline frame.
15. Existing low quality bitumen clad roof with poor thermal performance replaced with new higher thermally performing green roof construction. Form to match existing roof profile but at higher level.
16. New air-source heat pump outdoor unit in acoustic enclosure, to improve sustainable performance of building.
17. Poor condition bitumen clad WC extension roof replaced with new higher thermally performing lead clad flat roof over link.
18. Poor performing non-original PVC roof lights to be replaced, design as previously consented under applications '2022/4794/P' & '2023/0106/L' but at higher level.



First Floor



Second Floor

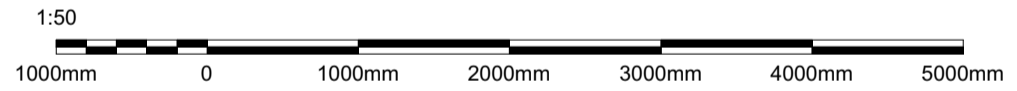


**LEGEND**

- Area of ground excavation
- Area of existing element removed
- Existing element removed
- Area of new floor structure
- New partition/wall
- New element
- Element previously consented under applications '2022/4794/P' & '2023/0106/L'
- Existing wall/building fabric
- Existing door
- Existing window
- New door
- New window

**NOTES:**

1. All existing plaster and timber features to be retained unless otherwise noted on plan.
  2. All existing windows and doors to be retained unless otherwise noted on plan.
- Leasehold retail unit boundary (outside of application)



Planning	01.10.24	-
issue:	date:	revision:

Project  
**28 Charlotte Street**

Drawing  
**Alteration 1st & 2nd, Floor Plans**

Drawing No.  
**28CS(10)A02**

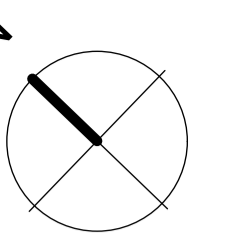
1st Floor, 59 Charlotte Street  
 London W1T 4PE, UK  
 T +44 (0)20 7637 8839  
 M +44 (0)77 9669 4196  
 E info@studiostassano.com  
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Job No.	Date	Scale
28CS	20.02.20	1:100@A3 1:50@A1

**KEY**

1. Skylight previously consented under applications '2022/4794/P' & '2023/0106/L'.
2. New low profile solar panels, positioned back from eaves to not be visible from ground level or by overlooking, to reduce environmental impact of dwelling.



**LEGEND**

- Area of ground excavation
- Area of existing element removed
- Existing element removed
- Area of new floor structure
- New partition/wall
- New element
- Element previously consented under applications '2022/4794/P' & '2023/0106/L'
- Existing wall/building fabric
- Existing door
- Existing window
- New door
- New window

**NOTES:**

1. All existing plaster and timber features to be retained unless otherwise noted on plan.
  2. All existing windows and doors to be retained unless otherwise noted on plan.
- Leasehold retail unit boundary (outside of application)



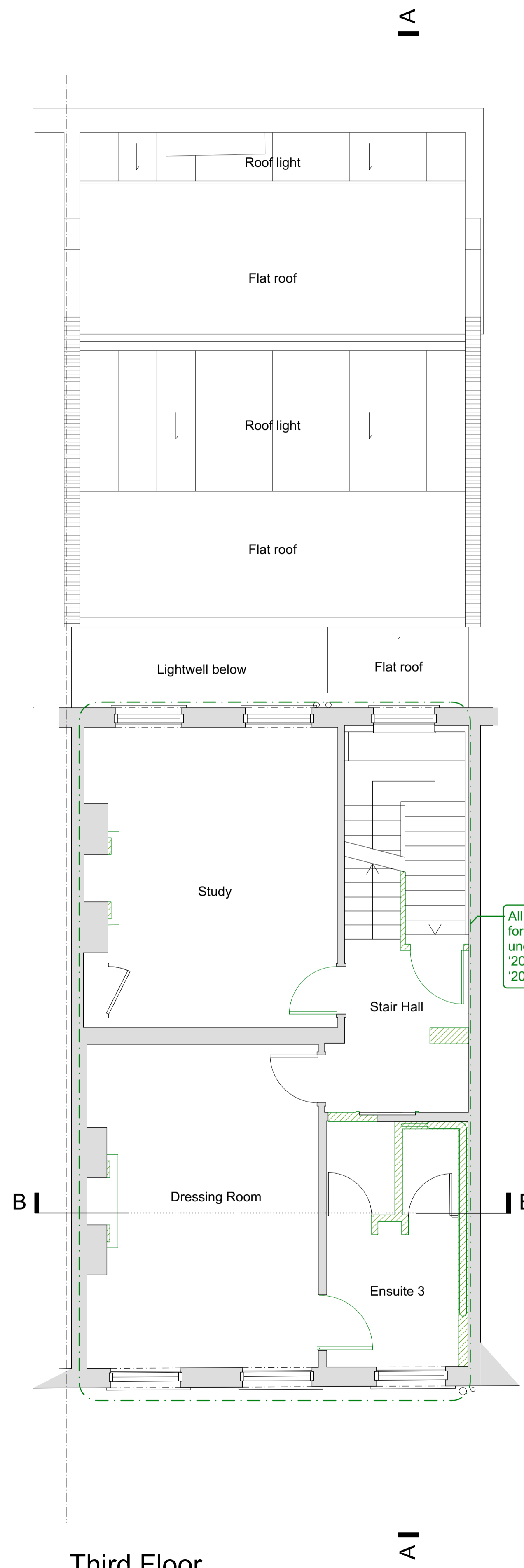
Planning	01.10.24	-
issue:	date:	revision:

Project  
**28 Charlotte Street**  
 Drawing  
**Alteration 3rd, 4th, Roof, Floor Plans**  
 Drawing No.  
**28CS(10)A03**

1st Floor, 59 Charlotte Street  
 London W1T 4PE, UK  
 T +44 (0)20 7637 8839  
 M +44 (0)77 9669 4196  
 E info@studiostassano.com  
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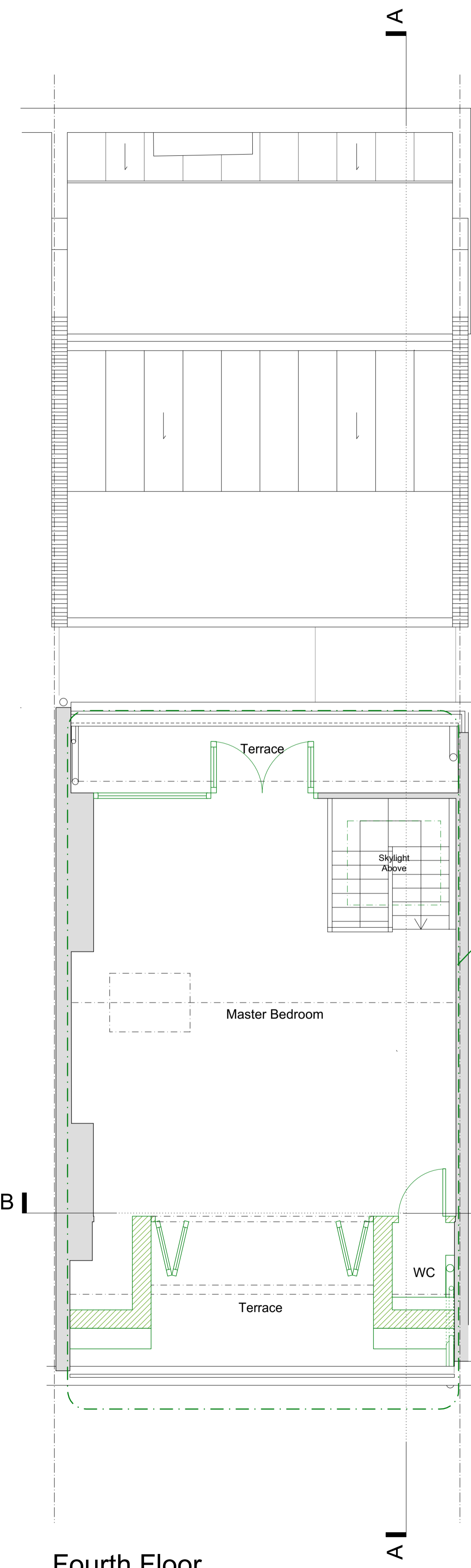


Job No.	Date	Scale
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Third Floor

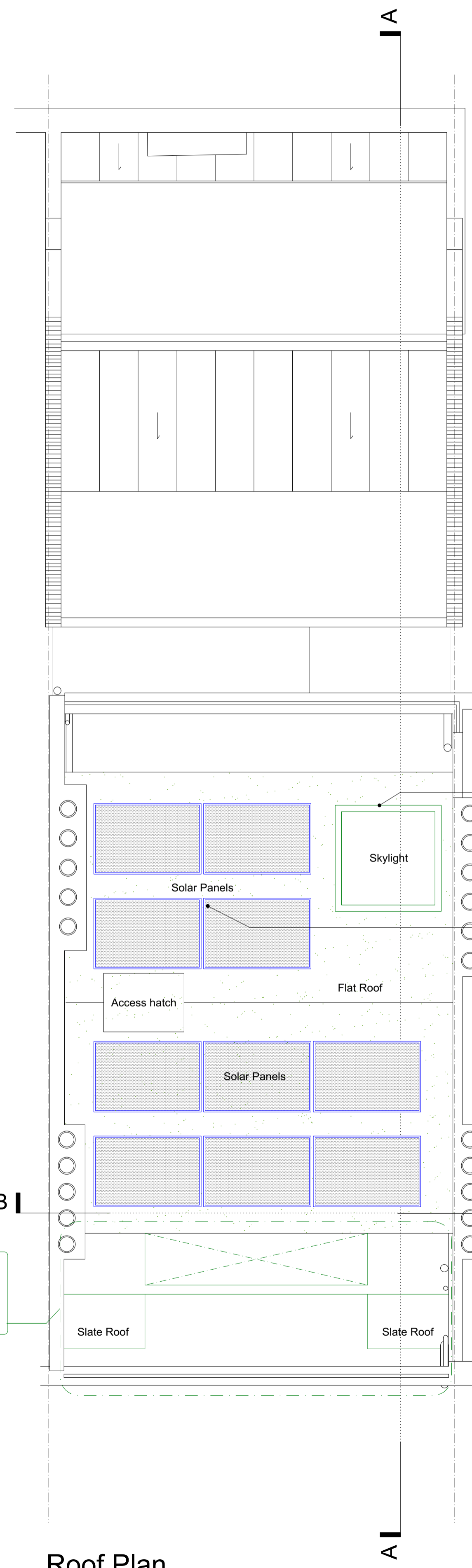
All as previously applied for with resolution to grant under applications '2022/4794/P' & '2023/0106/L'.



Fourth Floor

All as previously applied for with resolution to grant under applications '2022/4794/P' & '2023/0106/L'.

All as previously applied for with resolution to grant under applications '2022/4794/P' & '2023/0106/L'.



Roof Plan