


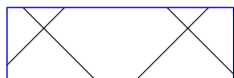


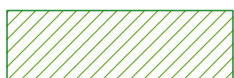



KEY

1. Later addition WC closet wing extension in poor condition removed to create new link to rear studio.
2. Poor condition WC closet wing extension roof replaced with new higher thermally performing flat roof to new link.
3. Later addition non sympathetic corrugated metal cladding to WC extension replaced with weathered London stock brickwork to match existing adjacent.
4. Existing non-original window replaced with new thermally broken double glazed window style to match new skylights.
5. New basin installed into existing internal window opening.
6. Existing non original storage cupboard partition and door rebuilt in design in keeping with the period and character of the studio.
7. Existing black metal handrail retained and repaired.
8. New low profile solar panels, positioned back from eaves to not be visible from ground, to reduce environmental impact of dwelling.

KEY

-  Area of ground excavation
-  Area of existing element removed
-  Existing element removed
-  Area of new floor structure
-  New partition/wall
-  New element
-  Previously consented partition/wall
-  Existing wall/building fabric



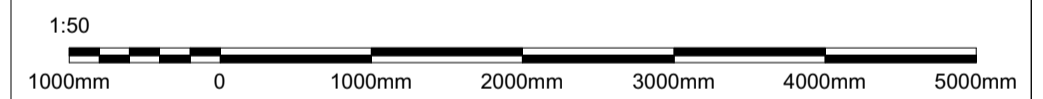
Alterations Front Elevation



Alterations Rear Elevation

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.
 3. All levels shown relative to Charlotte Street only.
- Leasehold retail unit boundary (outside of application)



Planning	01.10.24	-
issue:	date:	revision:

Project
28 Charlotte Street

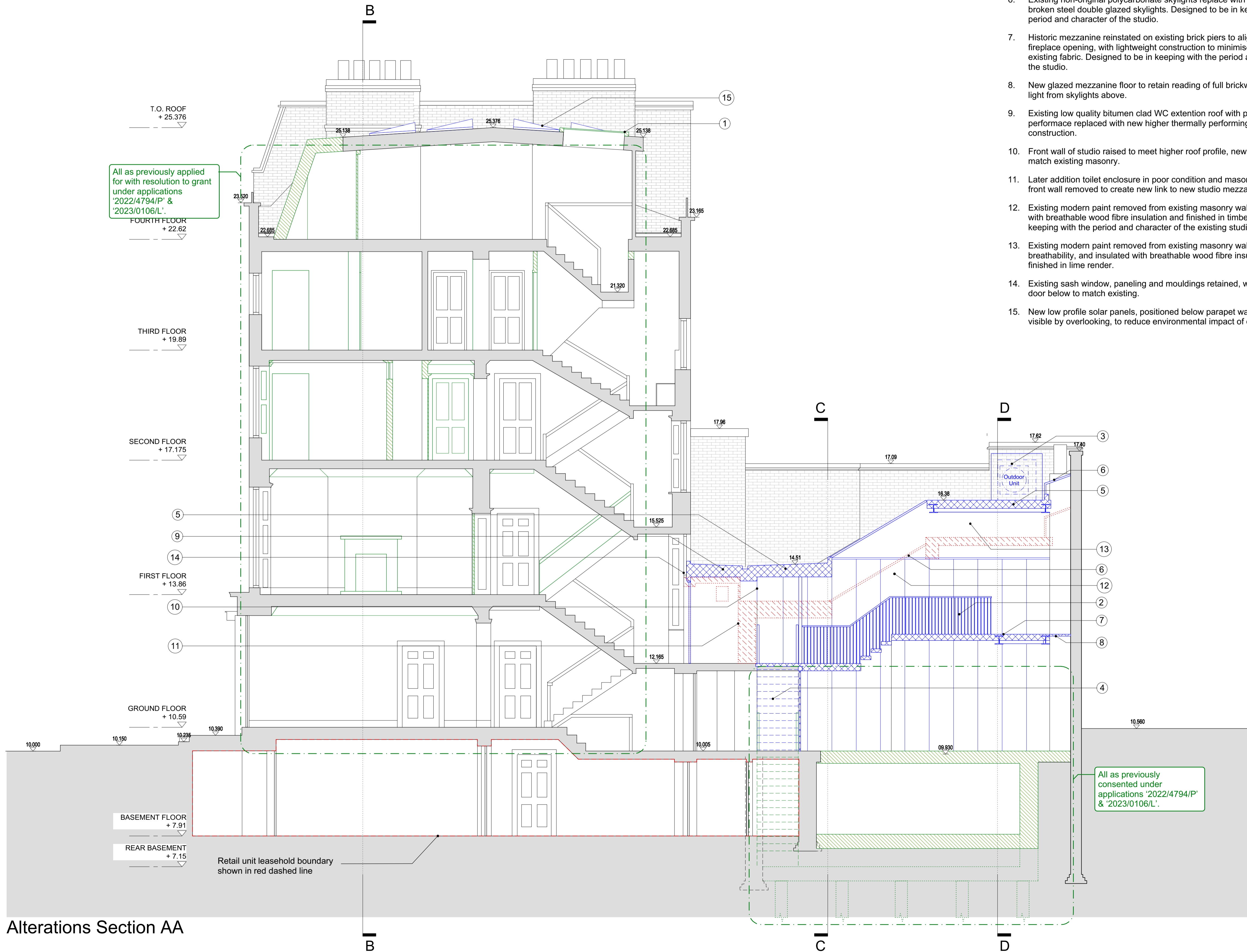
Drawing
Alterations. Front and Rear Elevations

Drawing No.
28CS(10)A04

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



KEY

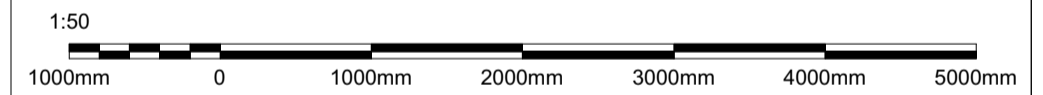
1. Skylight previously consented under applications '2022/4794/P' & '2023/0106/L'.
2. New dark metal handrail with slim profile spindles.
3. New air source heat pump in acoustic enclosure on roof, concealed below parapet walls, to reduce dwelling's environmental impact.
4. New lightweight timber staircase between studio and mezzanine. Designed to be in keeping with the period and character of the studio.
5. Existing low quality bitumen clad roof with poor thermal performance replaced with new higher thermally performing green roof construction. Historic roof profile retained at higher level to provide adequate head room height through new link and over reinstated mezzanine.
6. Existing non-original polycarbonate skylights replace with new thermally broken steel double glazed skylights. Designed to be in keeping with the period and character of the studio.
7. Historic mezzanine reinstated on existing brick piers to align with existing fireplace opening, with lightweight construction to minimise impact to existing fabric. Designed to be in keeping with the period and character of the studio.
8. New glazed mezzanine floor to retain reading of full brickwork height and light from skylights above.
9. Existing low quality bitumen clad WC extension roof with poor thermal performance replaced with new higher thermally performing roof construction.
10. Front wall of studio raised to meet higher roof profile, new masonry to match existing masonry.
11. Later addition toilet enclosure in poor condition and masonry of studio front wall removed to create new link to new studio mezzanine.
12. Existing modern paint removed from existing masonry walls and treated with breathable wood fibre insulation and finished in timber paneling. In keeping with the period and character of the existing studio.
13. Existing modern paint removed from existing masonry walls for breathability, and insulated with breathable wood fibre insulation and finished in lime render.
14. Existing sash window, paneling and mouldings retained, with new paneled door below to match existing.
15. New low profile solar panels, positioned below parapet walls to not be visible by overlooking, to reduce environmental impact of dwelling.

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Planning	01.10.24	-
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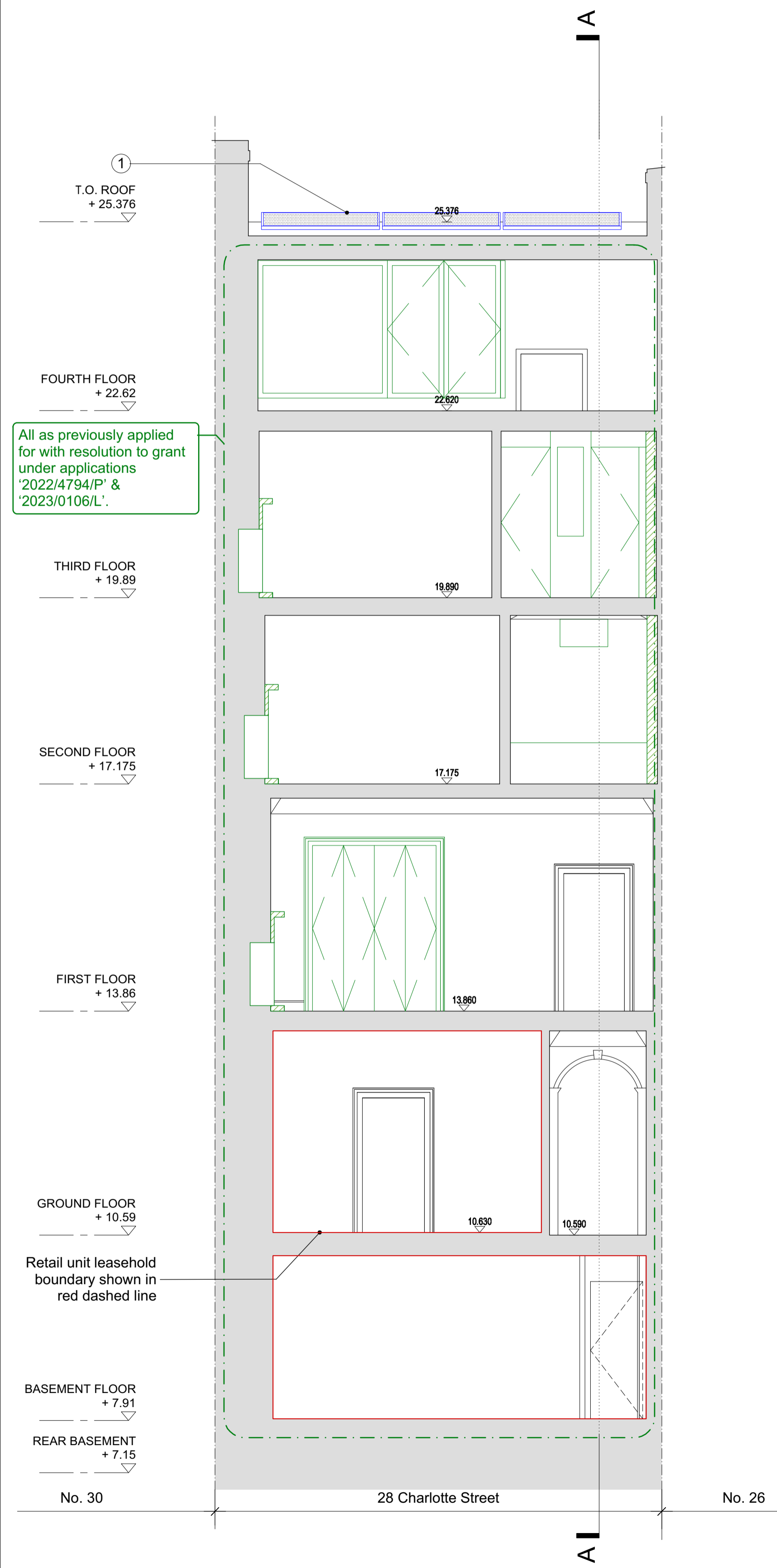
Project
28 Charlotte Street
 Drawing
Alterations. Section AA
 Drawing No.
28CS(10)A05

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

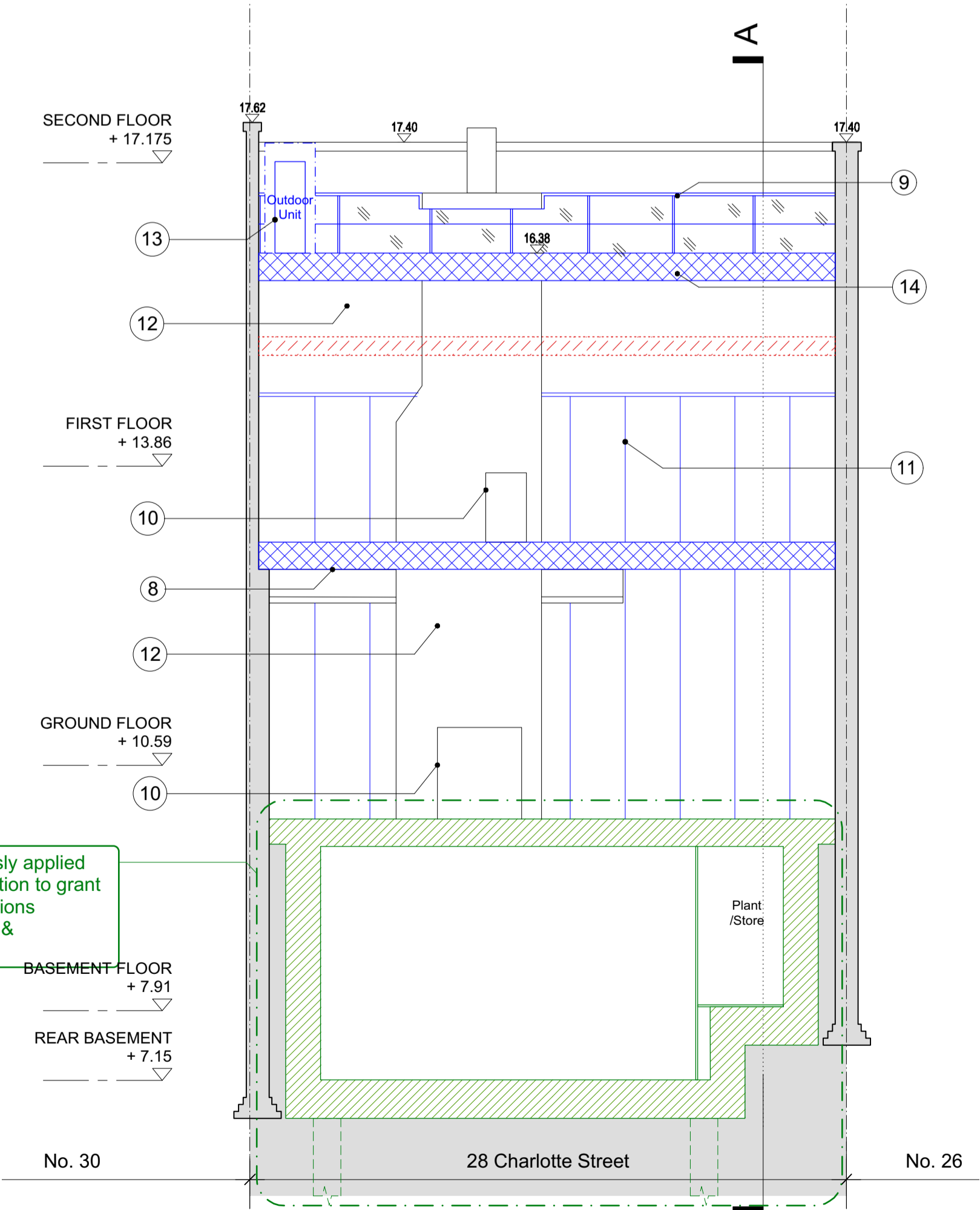
Alterations Section AA



Alterations Section BB



Alterations Section CC



Alterations Section DD

KEY

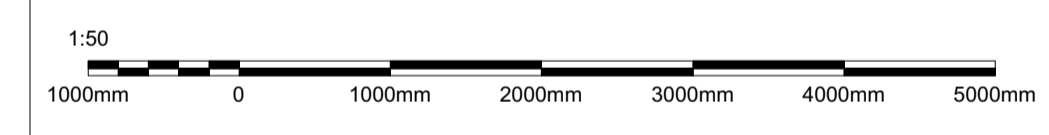
1. New low profile solar panels, set back from eaves to not be visible from street views or by overlooking, to reduce environmental impact of dwelling.
2. Existing front wall of studio raised to meet new higher roof profile with new masonry to match existing.
3. New metal frame clerestory window behind timber framing, formed over existing masonry wall.
4. 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.
5. New timber framing to follow rhythm of columns below, extended to meet raised roof profile.
6. New lightweight timber staircase to mezzanine level, designed to be in keeping with the period and character of the studio.
7. New solid infill lime rendered panel behind timber framing, to form protected route of escape from basement.
8. Historic mezzanine reinstated on existing brick piers to align with existing fireplace opening, with lightweight construction to minimise impact to existing fabric. Designed to be in keeping with the period and character of the studio.
9. Existing non-original polycarbonate skylights replaced with new thermally broken dark metal double glazed skylights. Designed to be in keeping with the period and character of the studio.
10. Historic fireplace reinstated, designed to be in keeping with the character and period of the studio.
11. 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.
12. Existing modern paint to be removed from existing masonry walls and insulated with breathable wood wool insulation and finished in lime render.
13. New air-source heat pump outdoor unit in acoustic enclosure, to reduce dwelling's environmental impact.
14. Existing low quality bitumen clad roof with poor thermal performance replaced with new higher thermally performing green roof construction. Historic roof profile retained at higher level to provide adequate head room height through new link and over reinstated mezzanine.

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Planning	01.10.24	-
issue:	date:	revision:

Project
28 Charlotte Street

Drawing
Alterations Section BB CC & DD

Drawing No.
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28CS	XX.01.20	1:100@A3 1:50@A1