



Figure 18: Proposed rear studio extension interior framing and staircase

5.2 PROPOSALS TO THE REAR STUDIO ROOF AND SKYLIGHTS

The proposed design for the rear studio will provide an improved roof and skylight covering, maintaining the same profile and design as the existing roof, with the exception that it will be positioned slightly higher, closer to the profile of the historic 19th-century workshop building roof (fig.14). The repositioning of the roof will allow the reinstatement of the historic mezzanine level and the reuse of the fireplaces. The higher room volume will also enable the new link connection to the first-floor half landing through the 20th-century WC extension.

Recent works at No. 26 Charlotte Street have added significant plant equipment and raised the party wall (fig.14), facilitating the rebuilding of the studio roof without impacting the party walls or neighbours. The studio's flat roof elements will be rebuilt to match the profile of the existing studio roof with modern high-quality materials, resulting in improved weatherproofing, drainage, and thermal performance.

The roof of the link will be clad in lead with traditional lead flashings and detailing, and coping stones around the perimeter to match the existing boundary walls.

The rebuilt studio roof structure will allow for the installation of sedum green roof blankets over dark grey roofing membrane to improve the biodiversity of the site and attenuate stormwater discharge. Additionally, a new air-source heat pump will be installed to improve the energy efficiency of the heating system. It will be housed in an acoustic enclosure and concealed in bespoke timber-louvered boxing. The underside of the upper flat roof element will have a lightweight exposed timber structure with timber boards between.

The existing modern polycarbonate roof light fenestration is in poor condition, with none of the original glazing remaining. These will be replaced with new double-glazed skylight windows that have improved weatherproofing, insulation, and higher quality materials and construction. The design of the fenestration will remain similar to the existing 1950s design, maintaining the existing opening sizes, position, and pitch. The new roof lights will have dark metal thin-profile thermally broken mullions aligned to the rhythm of the extended timber framing below.

5.3 PROPOSALS TO THE REAR EXTENSION INTERIOR

The design proposal seeks to maintain the spatial quality and historic features of the double-height studio space, readapting its use as a family room and as a space to host open house events associated with culture, education, and the local community as part of the owner's active engagements in those areas. The rear extension was used as a light industrial outbuilding in the 18th century and later in the mid-20th century adapted to an artist workspace.

The extension's existing brickwork walls and features will remain unchanged and will be cleaned of the later paintwork to allow the brickwork to breathe. To improve thermal performance, the existing masonry walls will be lined with wood fibre insulation, installed with care to maintain the breathing of the structure. The insulation will be clad with modest and restrained timber panelling finished with breathable lime wash paint. This approach will allow for the full retention and preservation of the existing brickwork for any possible future uncovering. Similarly, the existing chimney breast will be clad with insulating breathable lime render, with the historic fireplaces reinstated with dark metal linings and inserts in keeping with the period and character of the studio.

Within the studio's double-height volume, the existing 20th-century timber partition rhythm will be extended across the full width of the studio, complemented by new timber floorboards. This will provide screening to the new lightweight timber staircase serving the proposed mezzanine and basement. Above the newly formed staircase, a discrete clerestory opening will be formed over the existing front studio wall, with a new double-glazed window styled to match the new roof lights above. The new window openings will provide natural ventilation and light into the interior.

The assumed historic mezzanine supported on the existing brick piers (fig.16) will be reinstated. The new mezzanine will have a reduced depth, around half of the depth of the existing brick piers, to retain the double-height reading of the studio volume. This will be complemented by walk-on glass on either side and the depth of the existing chimney breast, allowing light to pass from the roof lights above and revealing the full-height brickwork. The mezzanine will have a lightweight exposed timber structure below, matching the roof structure above, with a timber board floor to match the main studio flooring. The edge of the mezzanine will be protected by a dark metal handrail with slim-profile metal spindles.



Figure 19: Proposed rear studio extension interior framing and skylights

6. SUSTAINABILITY STATEMENT

The proposed design seeks to limit carbon emissions and energy and resource consumption to achieve sustainable design goals by maximizing sustainable energy-efficient design features wherever practicable and feasible. The owner and design team acknowledge the importance of climate change issues and resource management. There are limitations to the scope of sustainability strategies due to the historic nature and listed status of the property. A balance will be struck between environmental and historical conservation to ensure the preservation of the fabric and character of the property.

The most significant measures to limit carbon emissions in the retrofitting of existing buildings are: improving the energy performance of the heating system through the use of air-source heat pumps, improving the thermal performance of the building, using low-energy lighting and appliances, and maintaining or reusing material wherever possible, all of which are being employed here.

The new rear extension roof and all other proposed fabric will be built with high-quality materials and in line with all Building Regulations requirements. The existing fabric of the rear extension will be refurbished and upgraded with insulated linings to improve both its thermal performance and longevity. Through careful consideration of materials and specially developed construction details, the overall quality of the building will be substantially improved.

To improve the thermal efficiency of the rear studio extension, the envelope will be upgraded to meet current regulations. The large glazing areas of the studio roof lights will be replaced with new thermally broken double-glazed units. New insulation will be included in the new studio extension roof as well as the floors and walls of the previously consented basement. The existing studio masonry walls will be lined with wood fiber insulation to maintain their breathability and remove the risk of interstitial condensation.

The proposals will maximize natural ventilation and light through the following key strategies: re-adding glass to rear studio roof lights and new clerestory windows to provide natural ventilation to the rear studio and basement. These strategies will reduce lighting and ventilation loads and provide an increased quality to the interior spaces and well-being for the users of the studio.

6.1 SERVICING STRATEGY

The relocation of services to the new basement allows for the installation of a high-efficiency hot water tank as a hot water and heat source, sustainably powered by the new PV panels and air-source heat pump. The heat pump will not be used for any cooling and will include weather compensation in its controls to minimize energy consumption by operating at an optimum efficiency as dictated by the external air temperature. All pipework shall be thermally insulated to minimize heat loss and prevent heat build-up.

6.2 MATERIAL CONSERVATION

Existing fabric will be retained and repaired wherever possible, with removed fabric recycled or reused where practical and feasible.

Additions and alterations to the building's fabric will be kept to a minimum, minimizing the amount of new material used and reducing the carbon footprint of the construction program. However, where new elements are required, environmentally-friendly and energy-efficient products will be specified:

- Sustainably sourced yellow London Stock bricks, to match adjacent brick.
- New historically detailed flat lead roof, not visible or overlooked.
- New roofing membrane to new link and rear extension, to match existing.
- Sustainable wood fibre or wool insulation.



Figure 20: Proposed rear studio interior mezzanine

7. CONCLUSION

The project aims to refurbish and improve the rear studio extension and integrate it into the principal house as a coherent whole, sensitively restoring and re-establishing design principles appropriate for the Grade II listed studio. External works to the studio will consist of improvements over the existing, which include; new glass rooflights, improved quality materials to the 1950's WC extension and studio roof. Internally repairs and redecoration of the existing brickwork and interior features, renovation of the double height studio interior including new mezzanine and staircase.

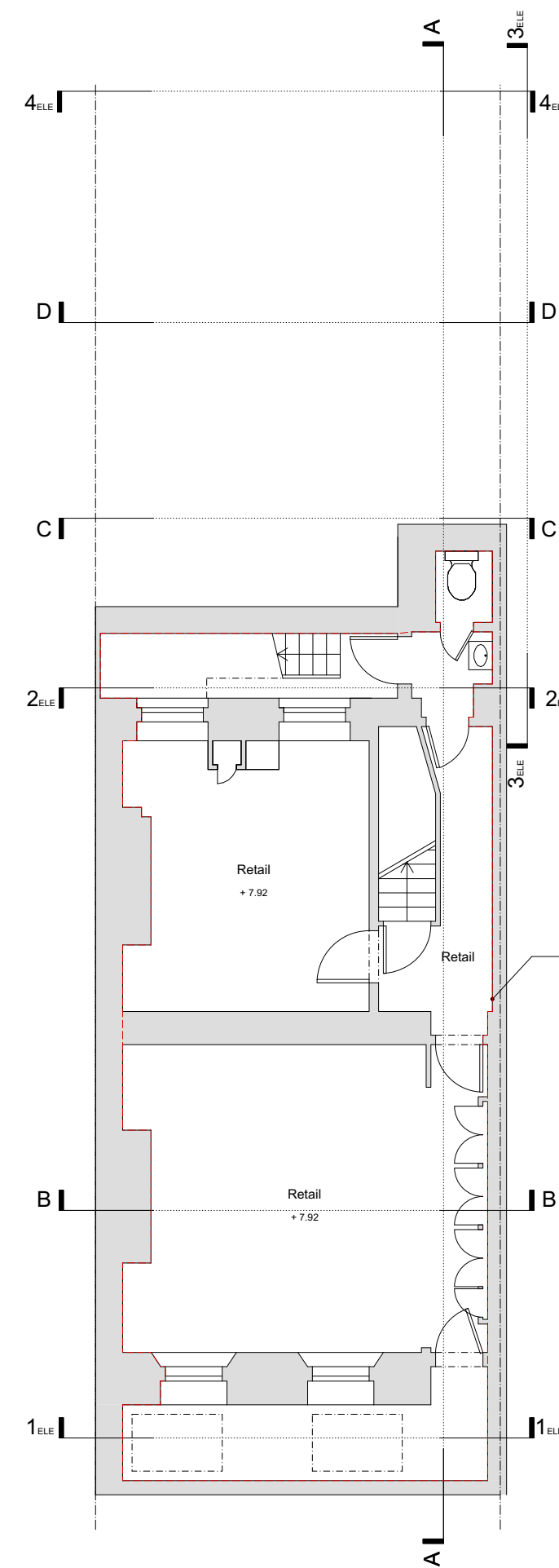
The project is commitment to reducing carbon emissions and energy consumption through efficient design and materials. By balancing historical conservation with sustainability, these proposals ensure the long-term preservation and functionality of 28 Charlotte Street.

The owners are a passionate, enthusiastic couple professionally engaged in Photography, Journalism and Human Rights. They would treasure the opportunity to sensitively adapt this studio as part of their family home and to fulfill once again its former role as a space of gathering for the wider community, artists and socially engaged individuals.

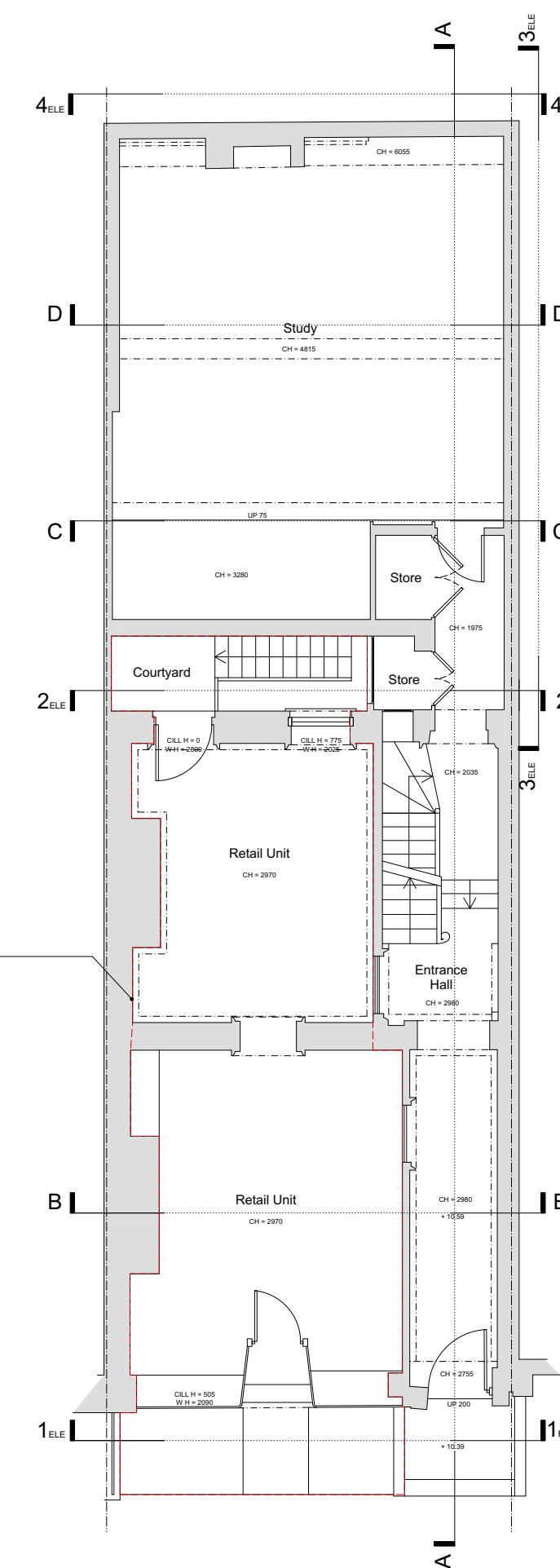
We strongly believe these improvements will positively contribute to this important Grade II listed building and the Bloomsbury Conservation Area.

8. APPENDICES

APPENDIX A
EXISTING DRAWINGS

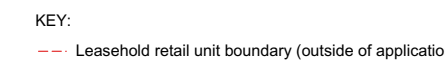


Basement (-1) Floor



Ground Floor

Retail unit leasehold boundary shown in red dashed line



KEY:
- - - Leasehold retail unit boundary (outside of application)



Issue: date: revision:

Project
28 Charlotte Street

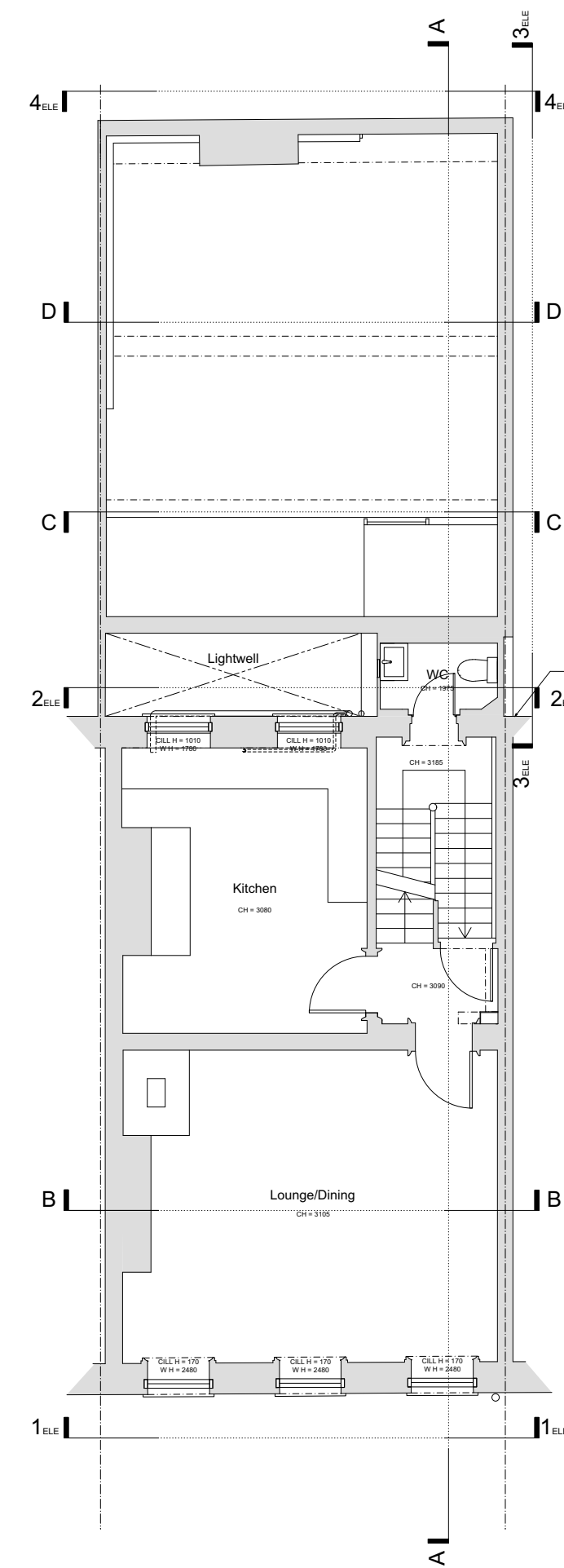
Drawing
Existing B-1 & Ground Floor, Floor Plans

Drawing No.
28CS(00)A01

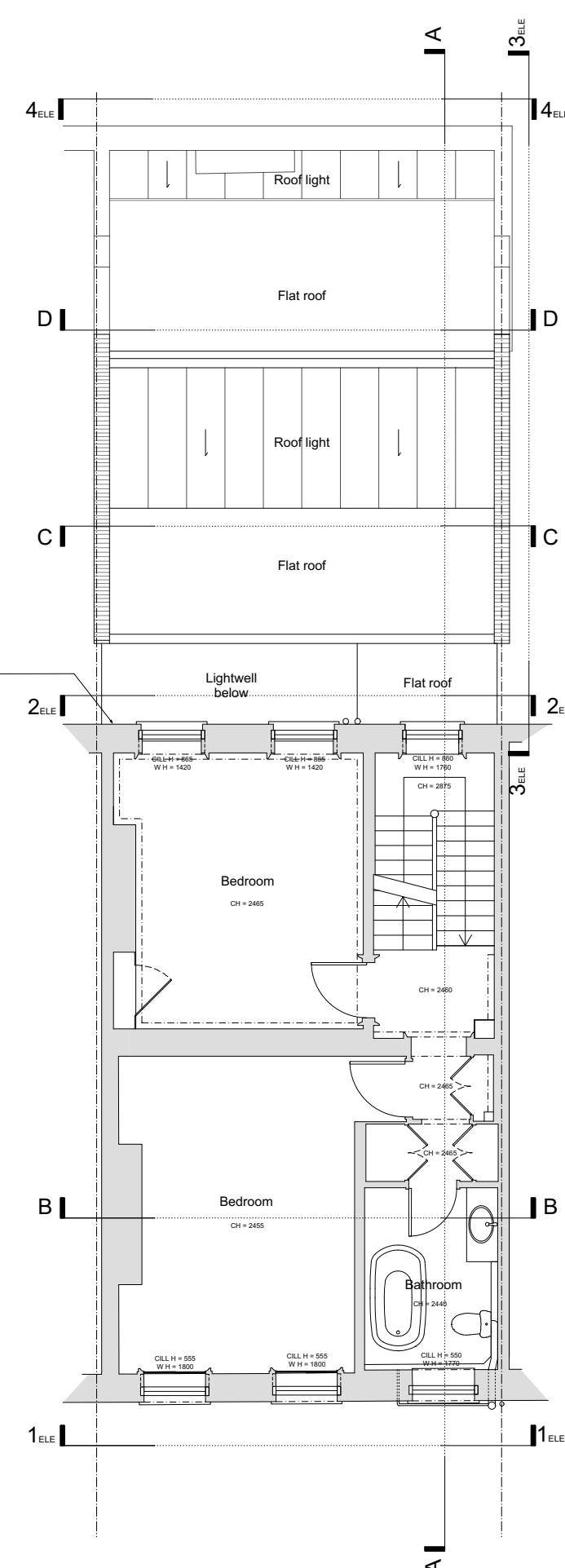
1st Floor, 59 Charlotte Street
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Job No. Date Scale
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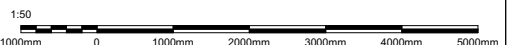


First Floor



Second Floor

KEY:



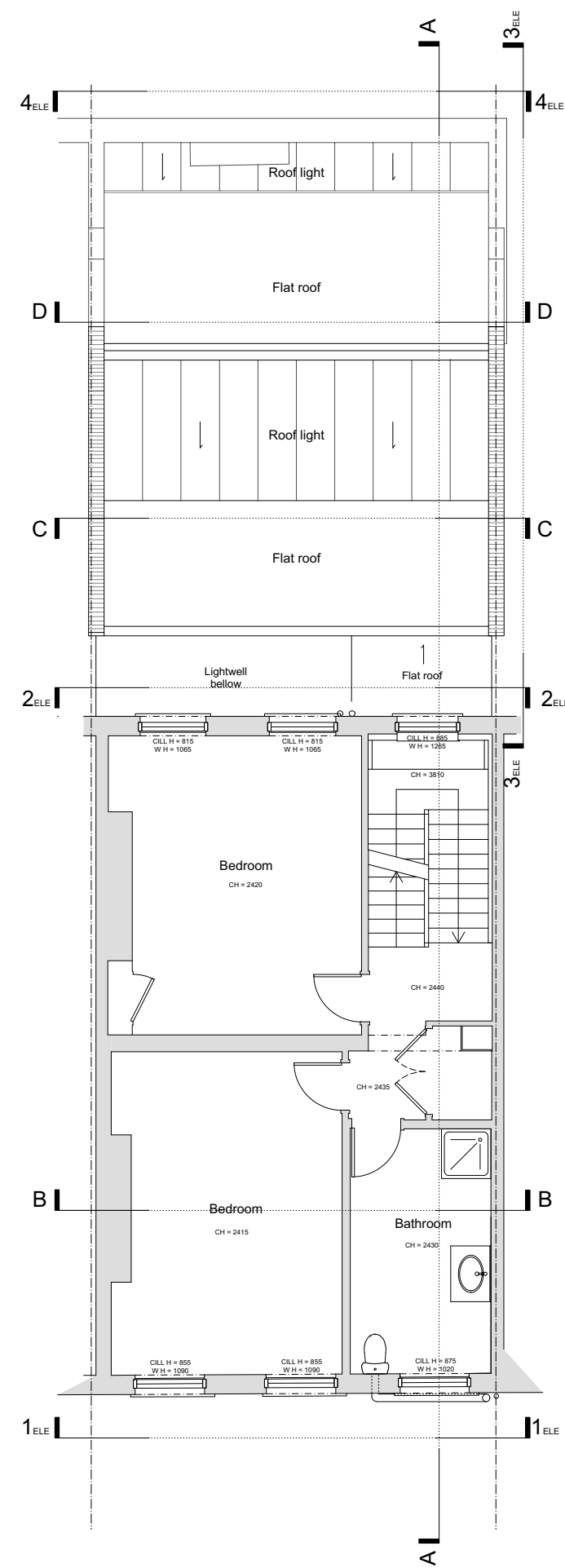
issue: date: revision:

Project
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Existing 1st & 2nd, Floor Plans
Drawing No.
28CS(00)A02

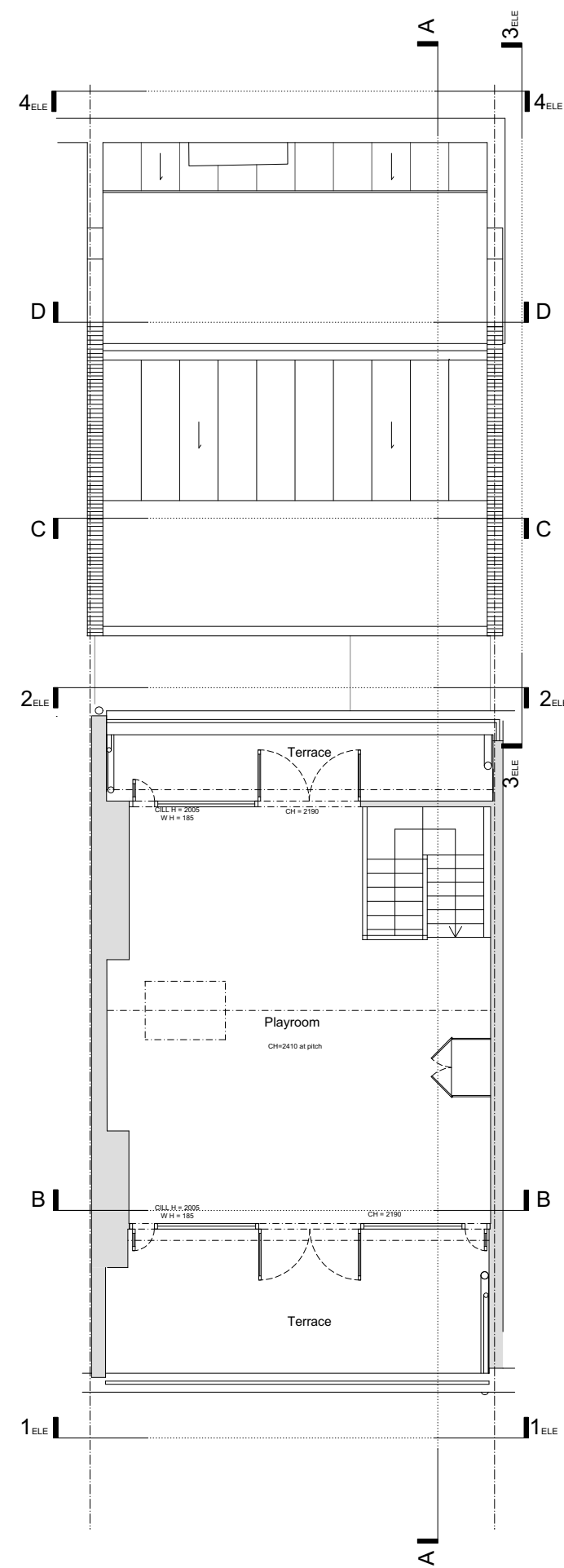
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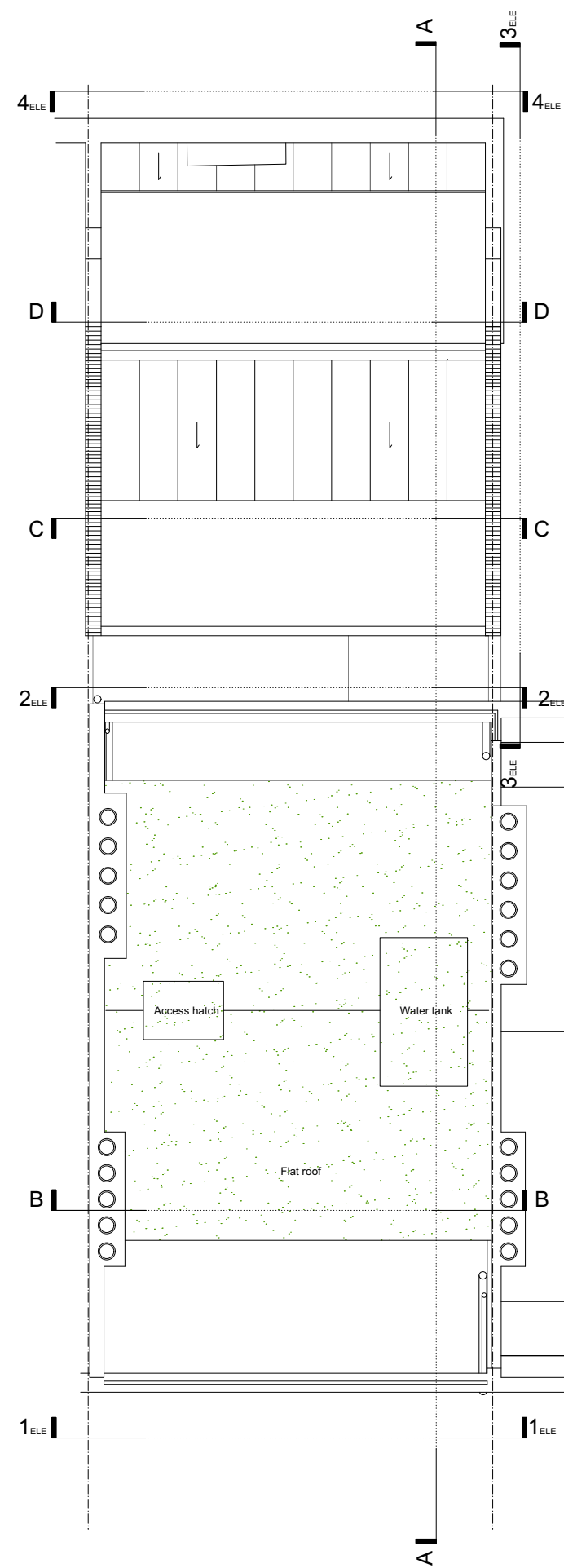
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Third Floor

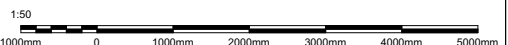


Fourth Floor



Roof Plan

KEY:



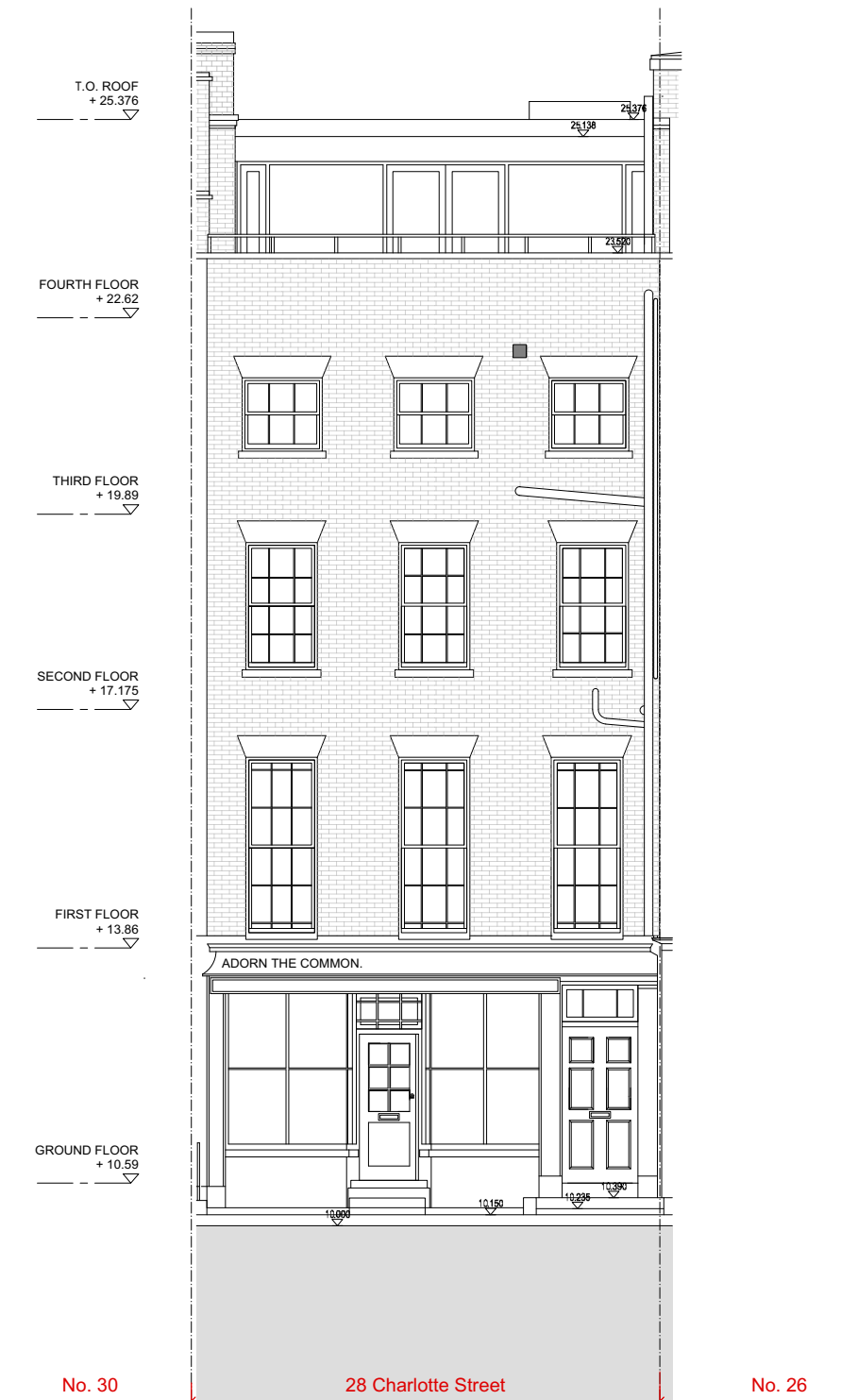
issue: date: revision:

Project
28 Charlotte Street
Drawing
Existing 3rd, 4th, Roof, Floor Plans
Drawing No.
28CS(00)A03

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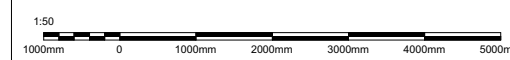


Existing Front Elevation 1



Existing Rear Elevation 2

NOTES:
Levels shown relative to Charlotte Street only.
--- Leasehold retail unit boundary (outside of application).

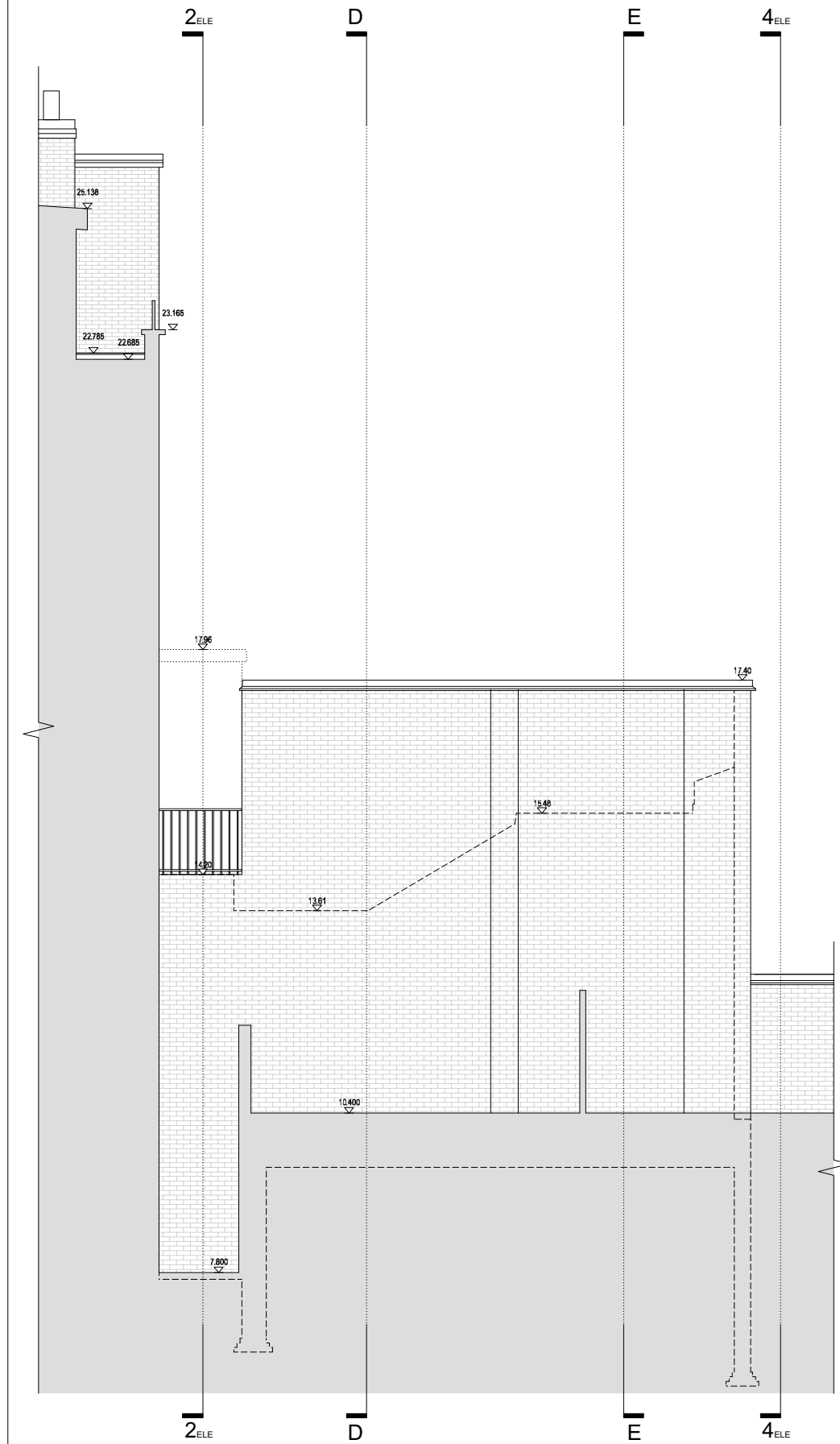


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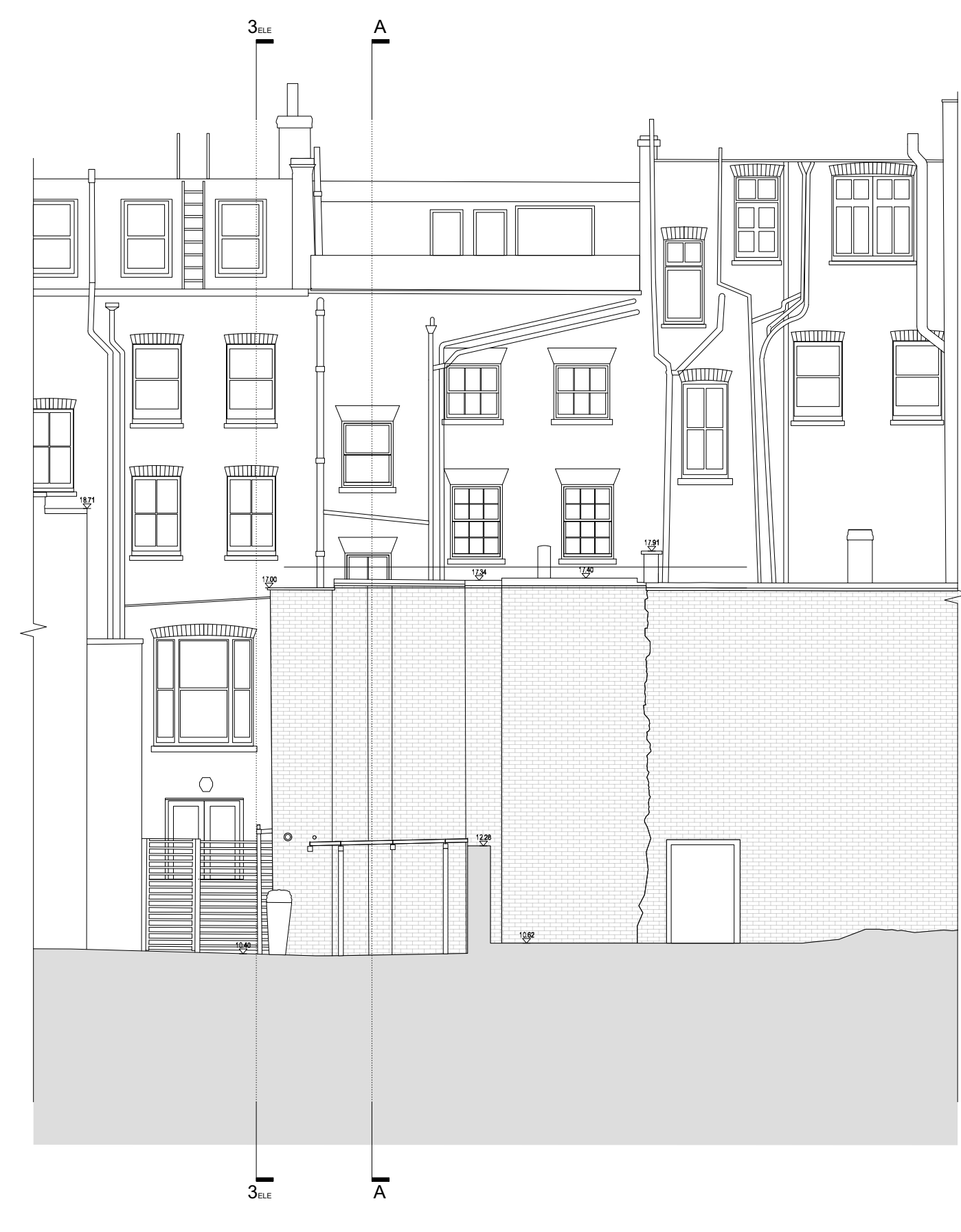
Project
28 Charlotte Street
Drawing
Existing Front and Rear Elevations
Drawing No.
28CS(00)A04

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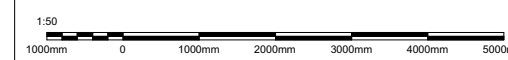


Existing Studio Side Elevation 3



Existing Studio Rear Elevation 4

NOTES:
Levels shown relative to Charlotte Street only.
--- Leasehold retail unit boundary (outside of application).



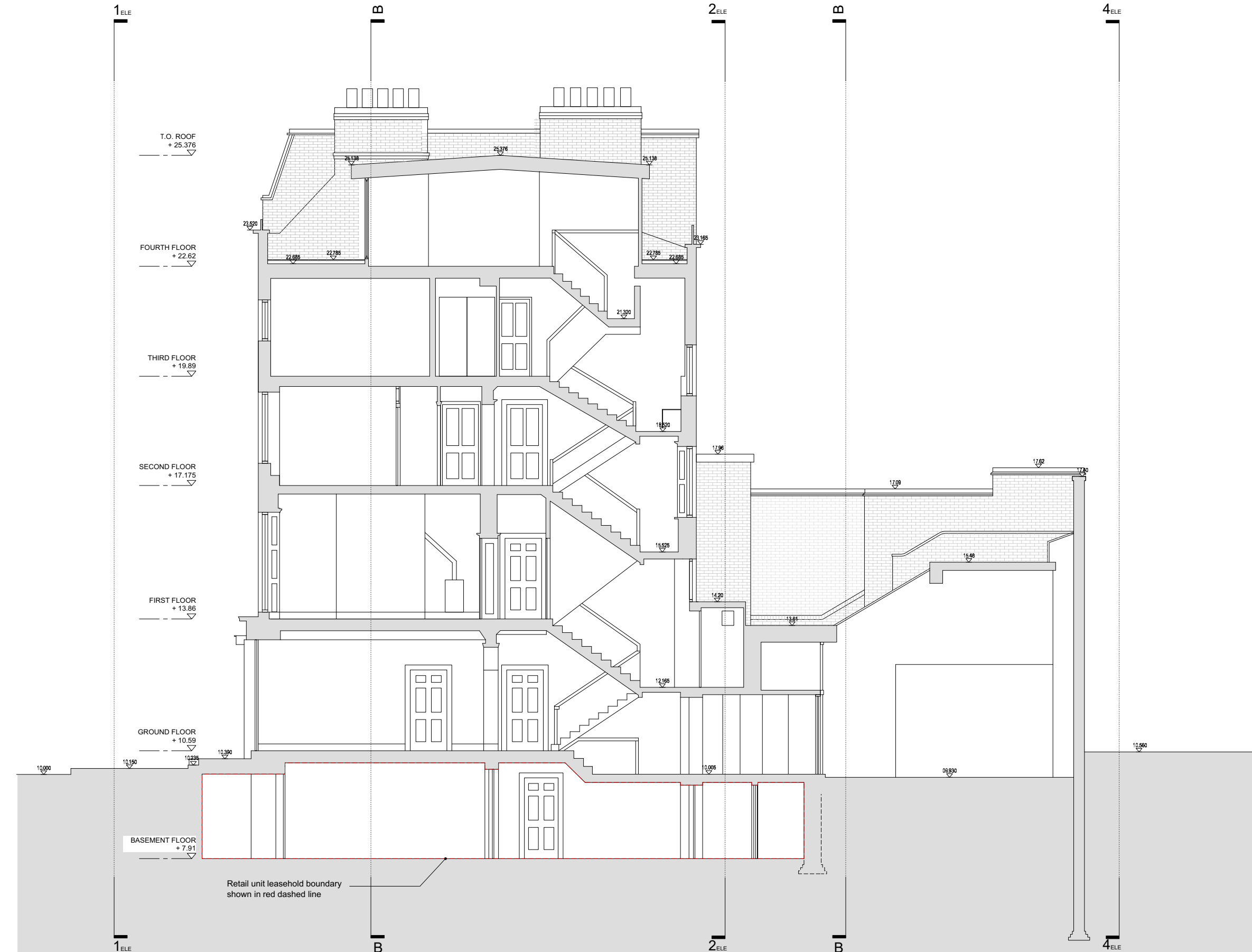
issue: date: revision:

Project
28 Charlotte Street
Drawing
Existing Studio Side & Rear Elevations
Drawing No.
28CS(00)A05

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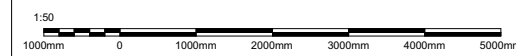
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Existing Section AA

NOTES:
Levels shown relative to Charlotte Street only.
--- Leasehold retail unit boundary (outside of application).



issue: date: revision:

Project
28 Charlotte Street
Drawing
Existing Section AA
Drawing No.
28CS(00)A06

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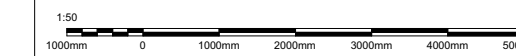


Existing Section BB

Existing Section CC

Existing Section DD

NOTES:
Levels shown relative to Charlotte Street only.
--- Leasehold retail unit boundary (outside of application).



issue: date: revision:

Project
28 Charlotte Street
Drawing
Existing Section BB CC & DD
Drawing No.
28CS(00)A07

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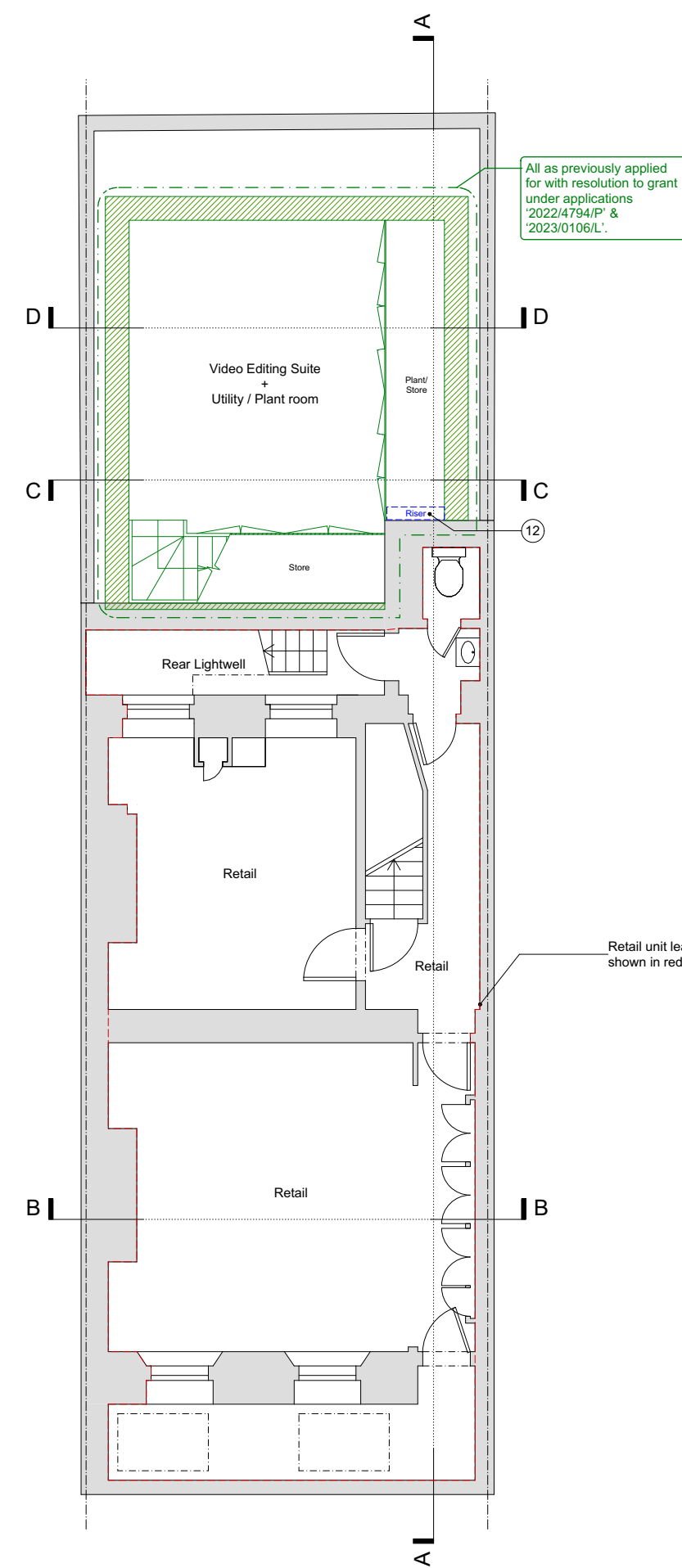
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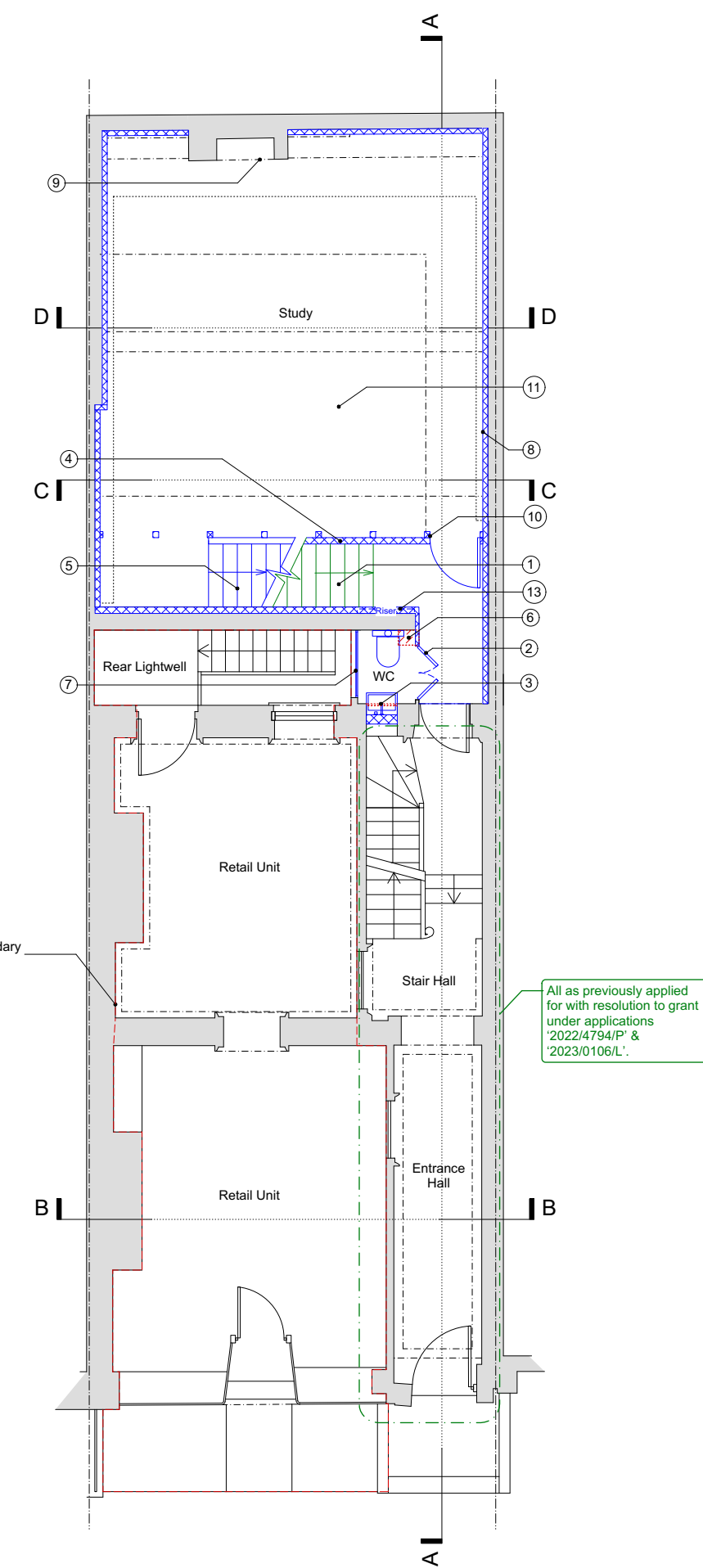
APPENDIX B
DESIGN ALTERATION DRAWINGS

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.



Basement (-1) Floor



Ground 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)



issue: date: revision:

Project
28 Charlotte Street

Drawing
Alteration B-1 & Ground Floor, Floor Plans

Drawing No.
28CS(10)A01

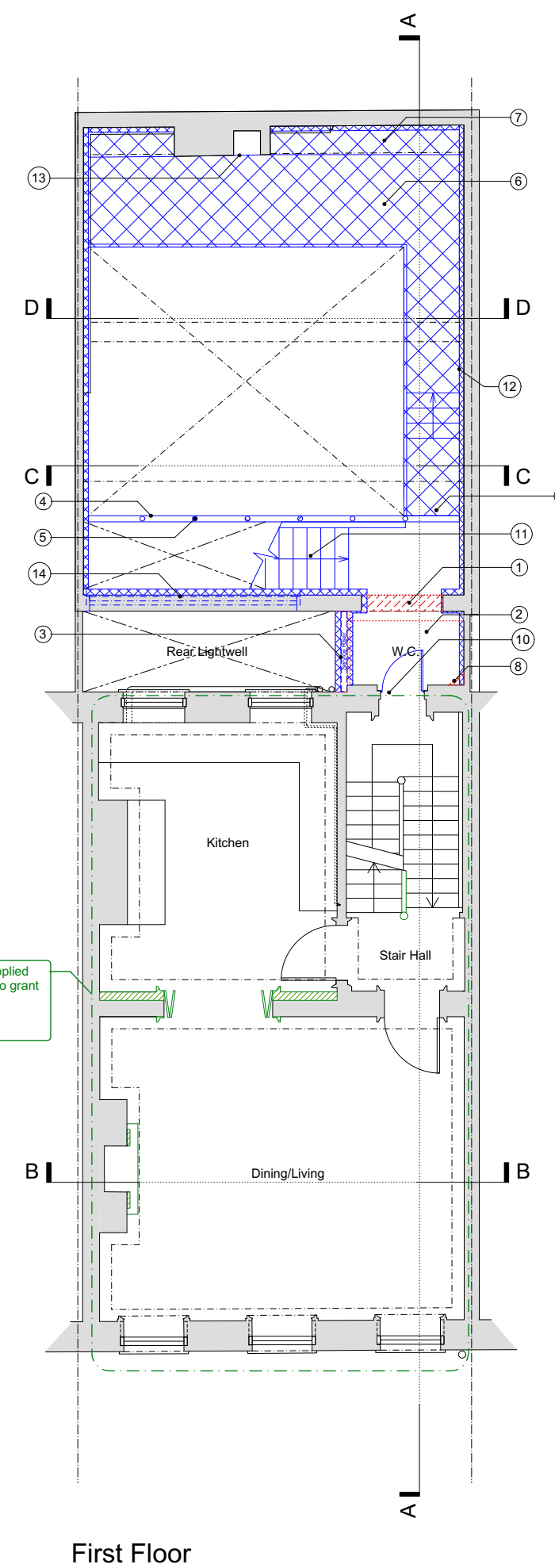
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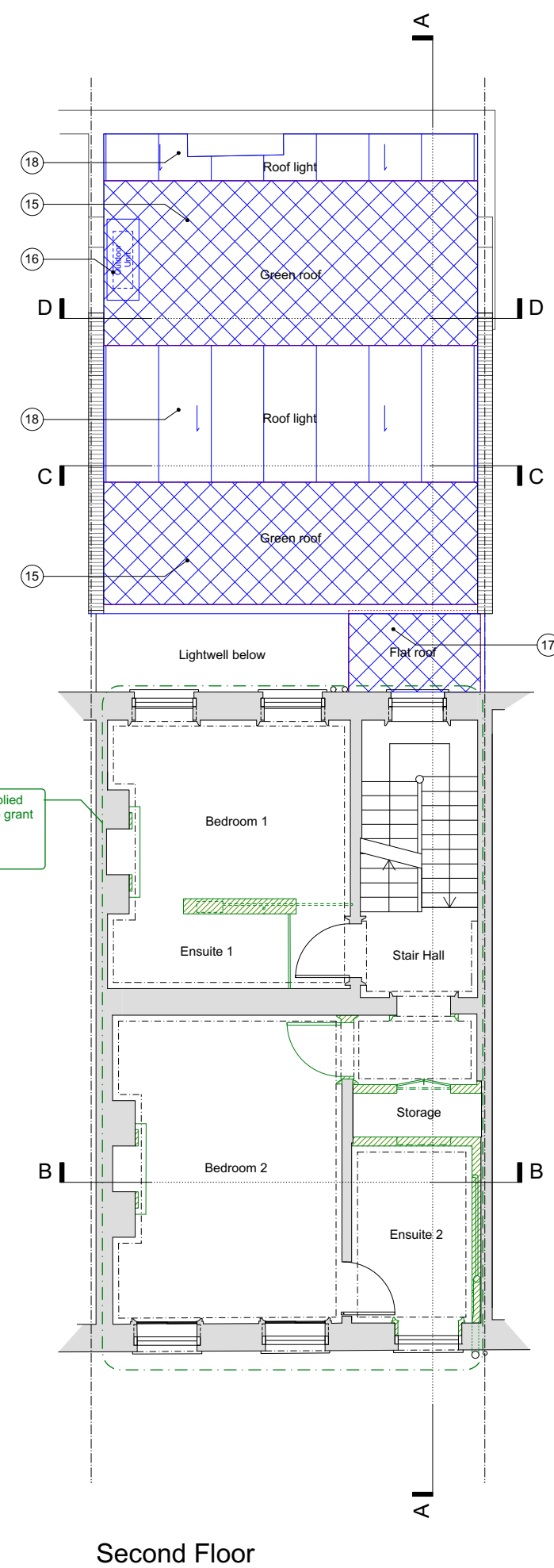
Job No. 28CS Date 13.03.20 Scale 1:100@A3 1:50@A1

KEY

- New opening formed into existing west facing masonry wall of studio to create new link.
- Existing later addition mid landing to first floor WC extension removed to form new link to proposed studio mezzanine.
- 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.
- Extended horizontal timber framing, design as previously consented under applications '2022/4794/P' & '2023/0106/L'.
- New vertical timber columns to follow rhythm of framing below.
- New lightweight mezzanine structure with timber floor, height aligned to historic level in line with historic fireplace opening, and supported on historic masonry pier.
- 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.
- Non original existing services boxing removed.
- New lightweight timber walkway aligned with existing first floor stair mid landing and with stepped access to new proposed mezzanine aligned to historic level.
- Existing WC door replaced with new paneled timber door with mouldings and design to match original doors within Georgian principal building.
- New lightweight timber stairs to mezzanine level.
- Existing modern paint to be removed from existing masonry walls and treated with breathable insulation and finished in timber panelling designed to be in keeping with the period and character of the existing studio.
- Existing historic fireplace reinstated with new surround and insert inkeeping with the period and character of the studio.
- New double glazed clerestory window at high level with dark metal thermally broken slimline frame.
- 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.
- New air-source heat pump outdoor unit in acoustic enclosure, to improve sustainable performance of building.
- Poor condition bitumen clad WC extension roof replaced with new higher thermally performing lead clad flat roof over link.
- 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:

- All existing plaster and timber features to be retained unless otherwise noted on plan.
- All existing windows and doors to be retained unless otherwise noted on plan.

-- Leasehold retail unit boundary (outside of application)



Issue: date: revision:

Project
28 Charlotte Street

Drawing
Alteration 1st & 2nd, Floor Plans

Drawing No.
28CS(10)A02

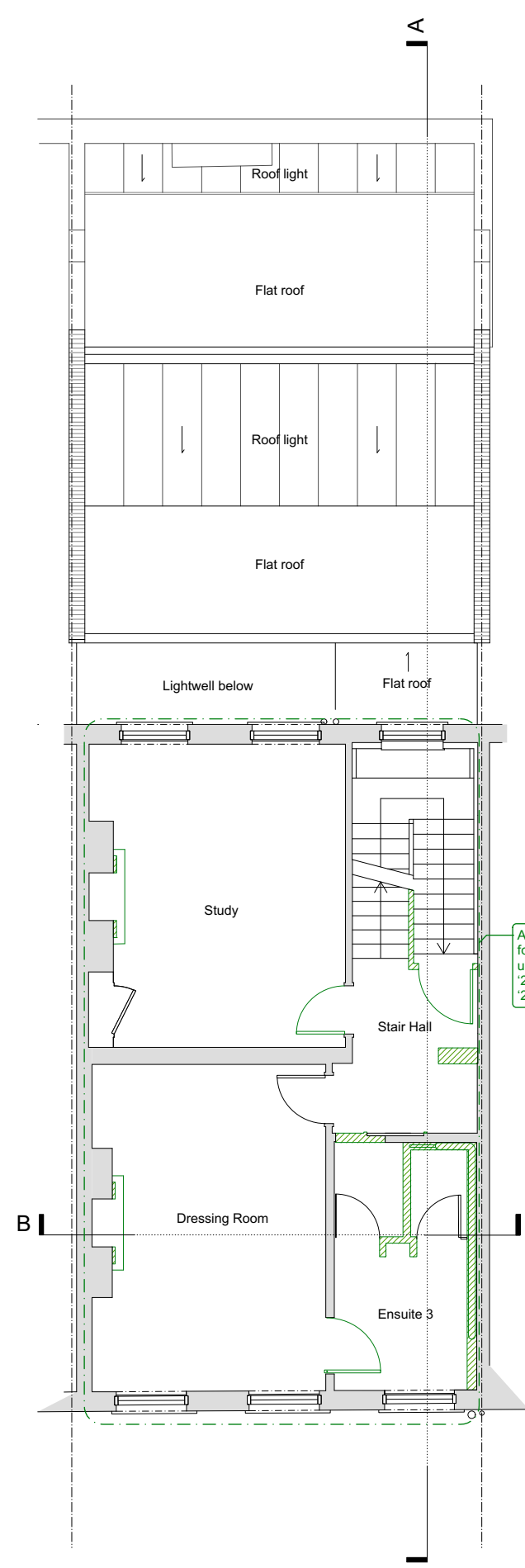
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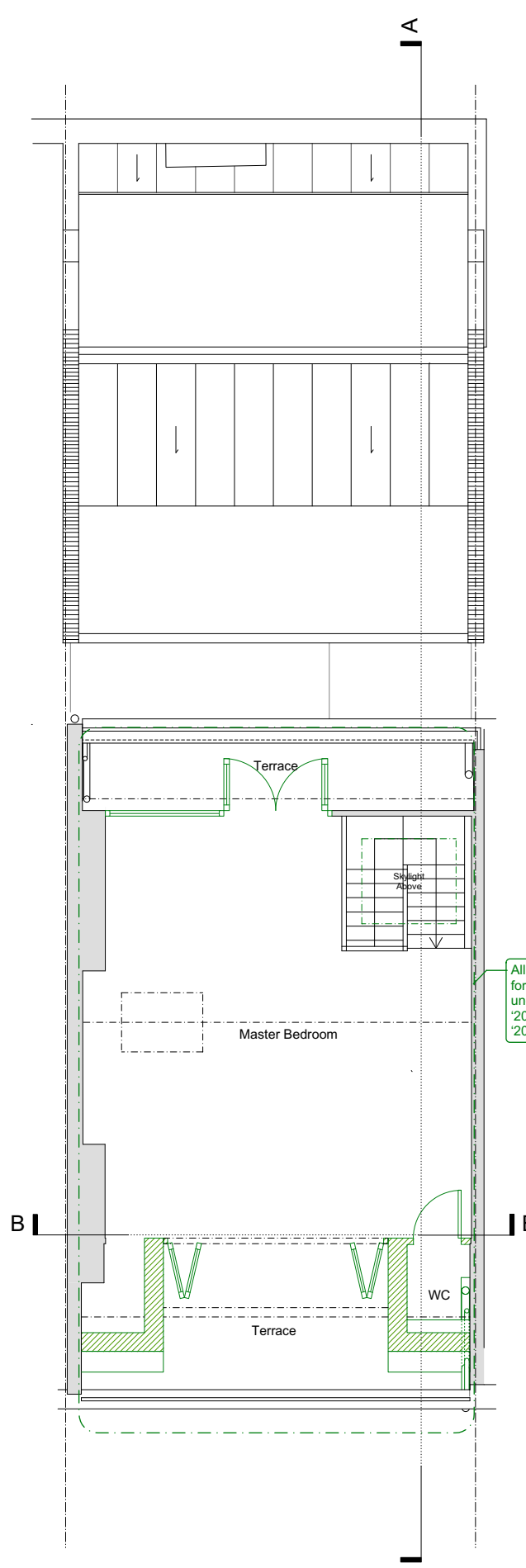
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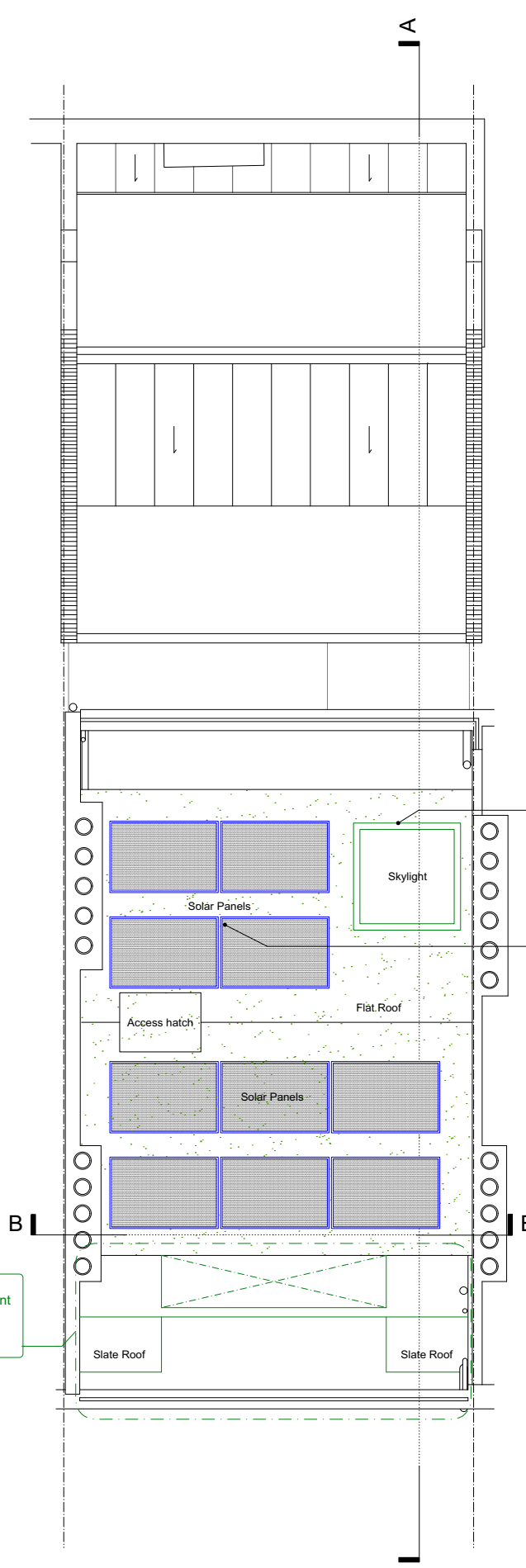
- Skylight previously consented under applications '2022/4794/P' & '2023/0106/L'.
- New low profile solar panels, positioned back from eaves to not be visible from ground level or by overlooking, to reduce environmental impact of dwelling.



Third Floor



Fourth Floor



Roof Plan

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:

- All existing plaster and timber features to be retained unless otherwise noted on plan.
- All existing windows and doors to be retained unless otherwise noted on plan.

-- Leasehold retail unit boundary (outside of application)



Project
28 Charlotte Street

Drawing
Alteration 3rd, 4th, Roof, Floor Plans

Drawing No.
28CS(10)A03

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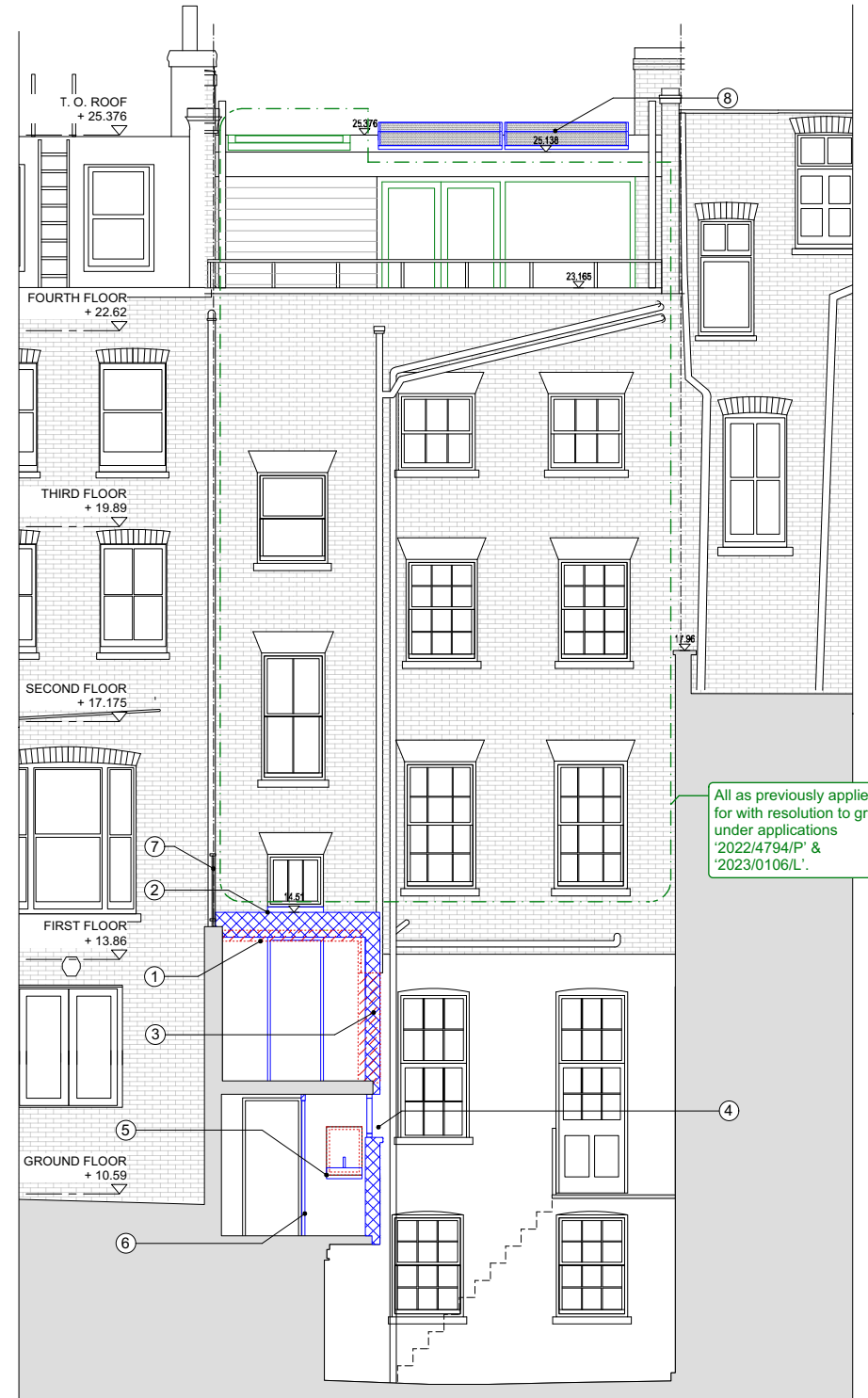
Job No. Date Scale
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KEY

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.



Alterations Front Elevation



Alterations Rear Elevation

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

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)



Project
28 Charlotte Street
Drawing
Alterations. Front and Rear Elevations
Drawing No.
28CS(10)A04

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| Job No. | Date | Scale |
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KEY

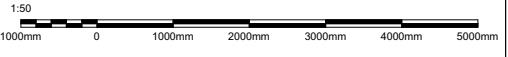
1. Skylight previously consented under applications 2022/4794/P & 2023/0106/L.
2. New dark metal handrail with slim profile spindles.
3. New air source heat pump in acoustic enclosure on roof, concealed below parapet walls, to reduce dwelling's environmental impact.
4. New lightweight timber staircase 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.

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

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)



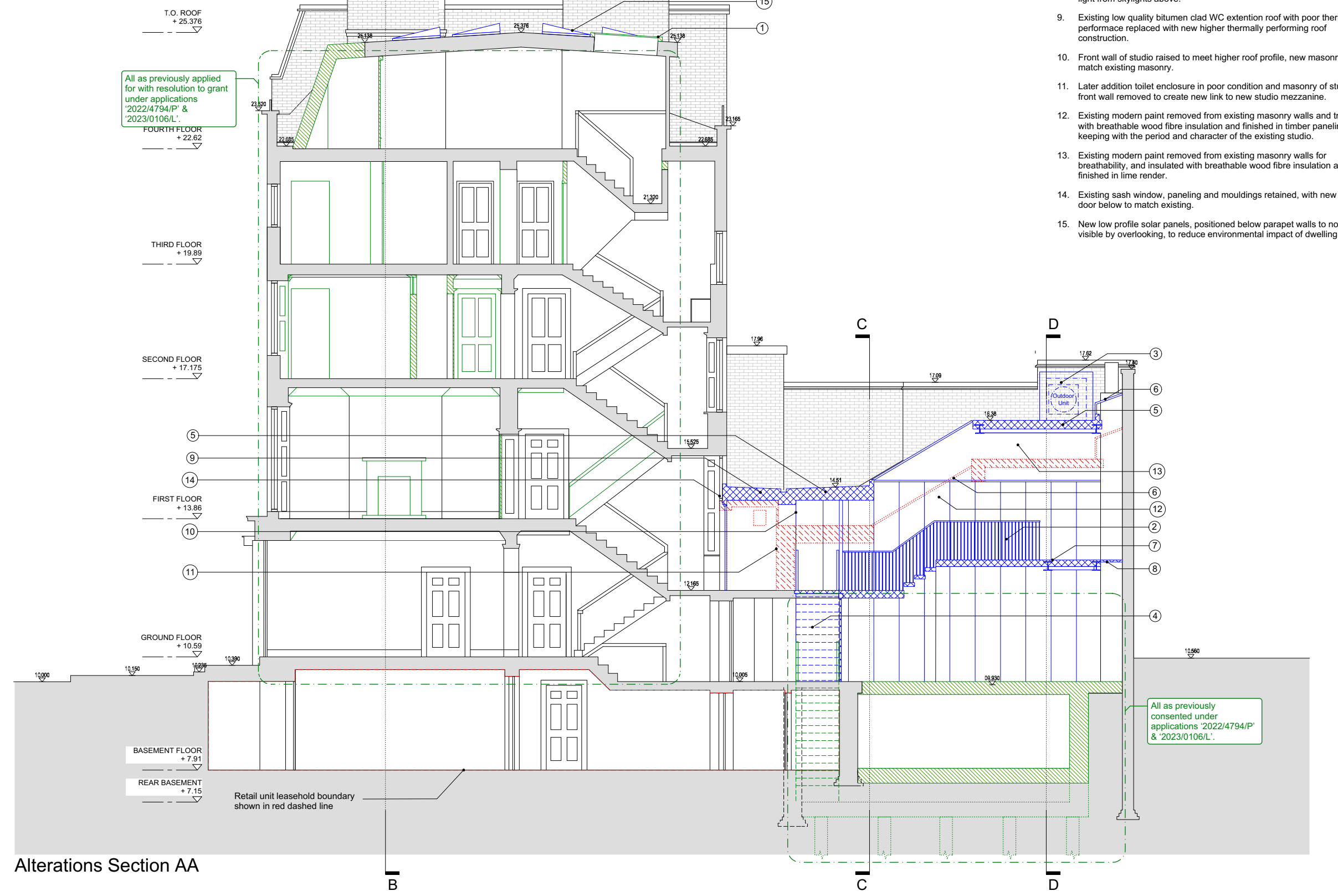
Issue: date: revision:

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

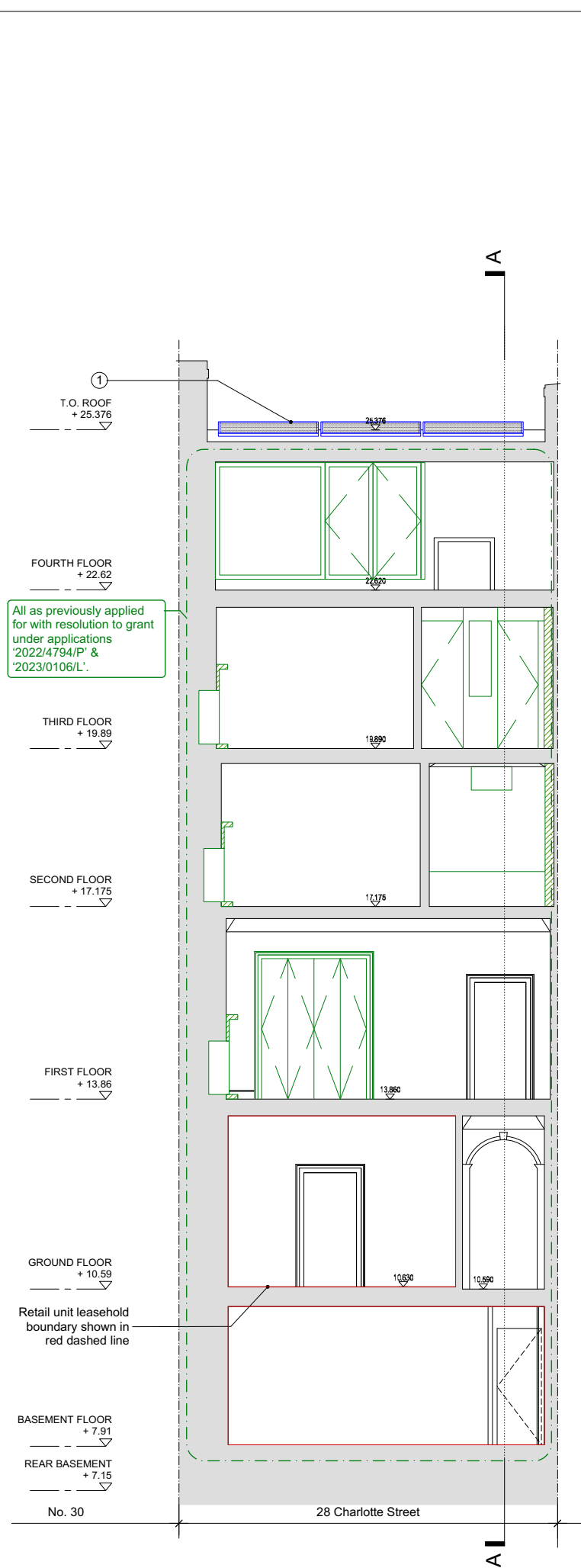
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| 28CS | 13.03.20 | 1:100@A3 1:50@A1 |



Alterations Section AA



Alterations Section BB

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

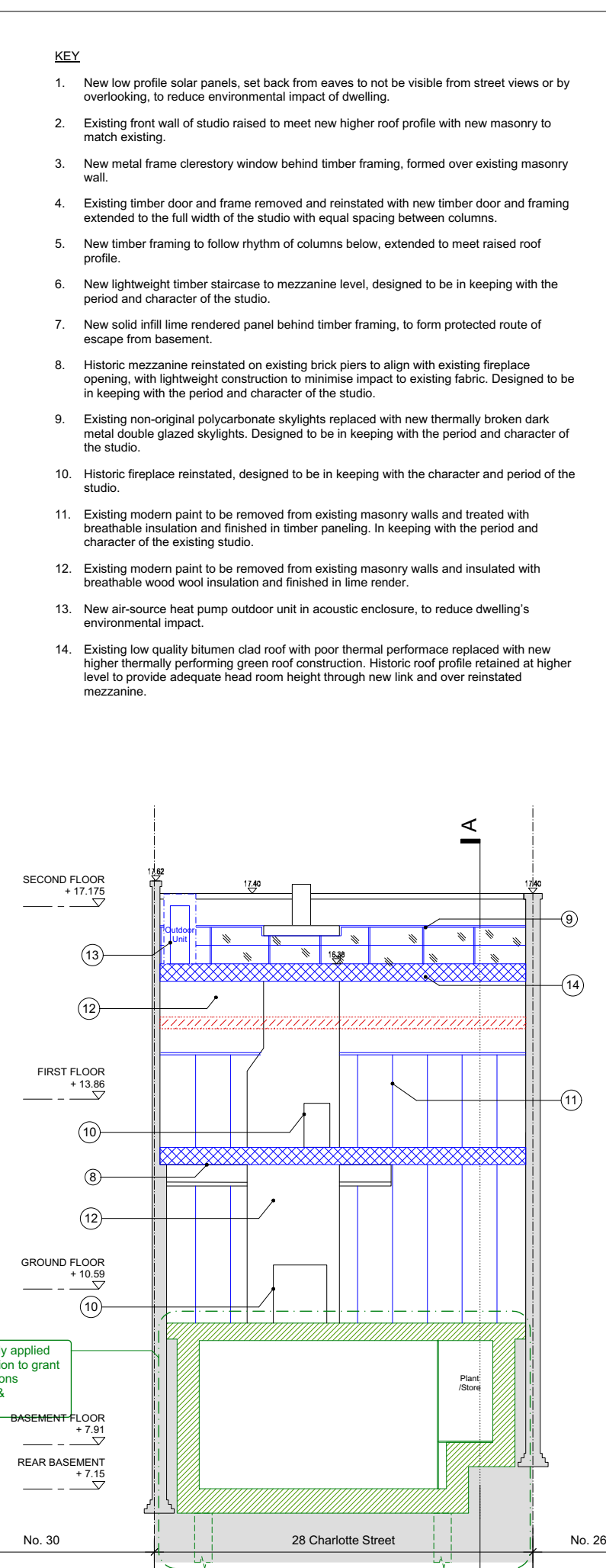
Retail unit leasehold boundary shown in red dashed line



Alterations Section CC

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

No. 3C



Alterations Section DD

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

No. 3C

KEY

- 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.
- Existing front wall of studio raised to meet new higher roof profile with new masonry to match existing.
- New metal frame clerestory window behind timber framing, formed over existing masonry wall.
- 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.
- New timber framing to follow rhythm of columns below, extended to meet raised roof profile.
- New lightweight timber staircase to mezzanine level, designed to be in keeping with the period and character of the studio.
- New solid infill lime rendered panel behind timber framing, to form protected route of escape from basement.
- 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.
- 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.
- Historic fireplace reinstated, designed to be in keeping with the character and period of the studio.
- 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.
- Existing modern paint to be removed from existing masonry walls and insulated with breathable wood wool insulation and finished in lime render.
- New air-source heat pump outdoor unit in acoustic enclosure, to reduce dwelling's environmental impact.
- 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.

KEY

- [Red hatched box] Area of ground excavation
- [Red diagonal hatched box] Area of existing element removed
- [Red dashed line] Existing element removed
- [Blue cross-hatched box] Area of new floor structure
- [Blue diagonal hatched box] New partition/wall
- [Blue solid line] New element
- [Green diagonal hatched box] Previously consented partition/wall
- [Green solid line] Existing wall/building fabric

NOTES:

- All existing plaster and timber features to be retained unless otherwise noted on plan.
 - All existing windows and doors to be retained unless otherwise noted on plan.
 - All levels shown relative to Charlotte Street only.
- Leasehold retail unit boundary (outside of application)



issue: date: revision:

Project
28 Charlotte Street
Drawing
Alterations Section BB CC & DD
Drawing No.
28CS(10)A06

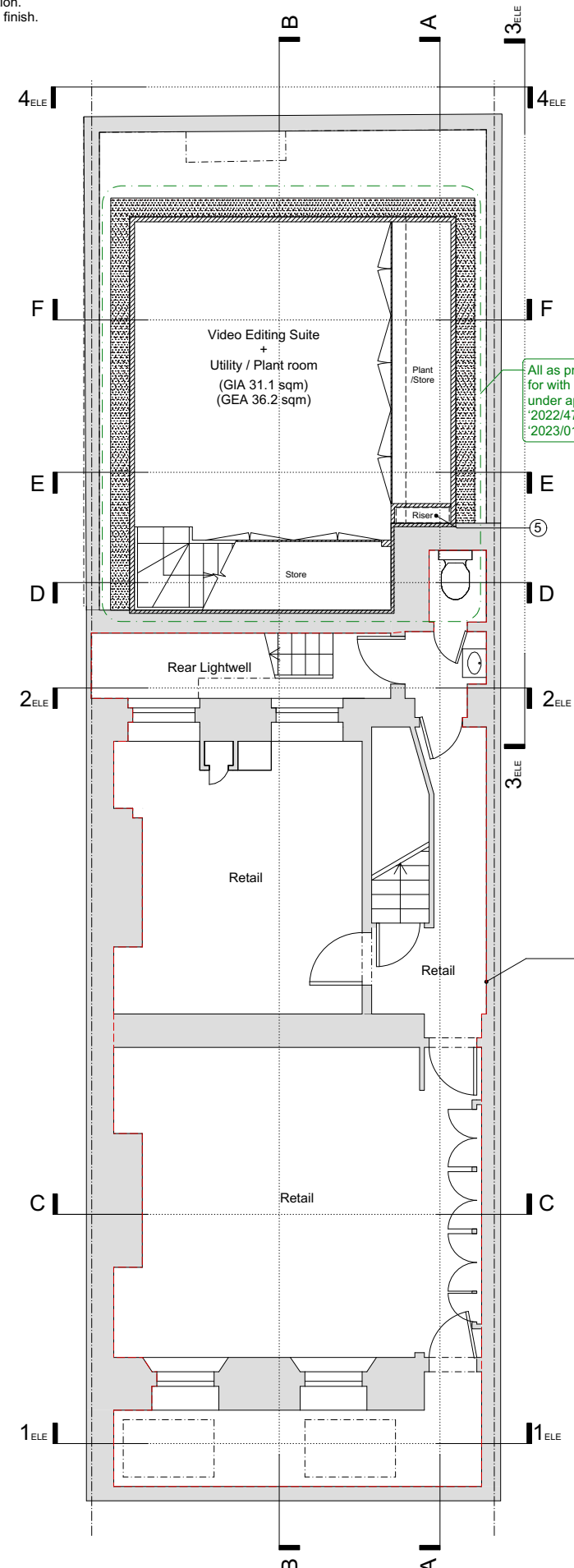
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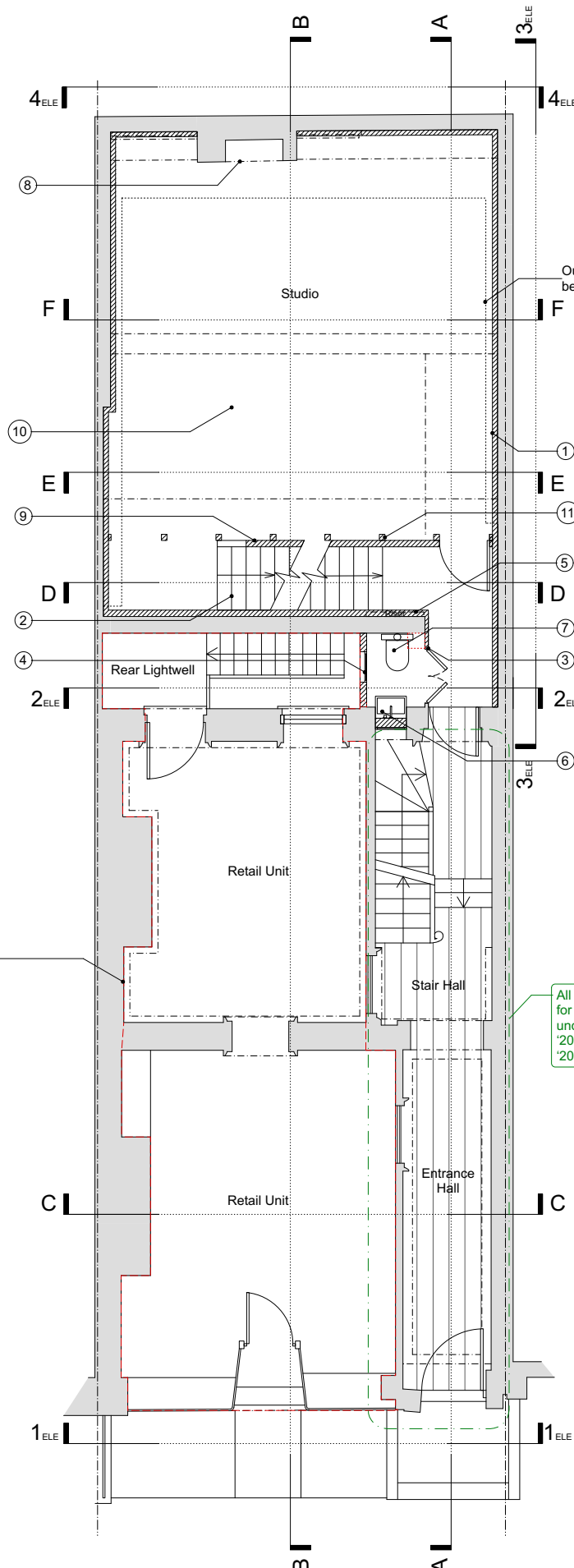
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| Job No. | Date | Scale |
| 28CS | XX.01.20 | 1:100@A3 1:50@A1 |

APPENDIX C
PROPOSED DESIGN DRAWINGS

Studio timber panel wall lining building up:
Existing brickwork cleaned and repointed as required.
100mm Steico Flex 036 wood fiber insulation, to achieve 0.30w/mk2
Thermally broken fixings through insulation
20mm Reclaimed oak panelling with lime wash finish.



Basement (-1) Floor



Ground Floor

- KEY**
- Existing masonry cleaned of latter addition paintwork for breathability, and coated with breathable woodfiber insulation and timber paneling.
 - New lightweight timber stair between studio and mezzanine.
 - Existing non original storage cupboard partition and door rebuilt to form WC enclosure, designed in keeping with the period and character of the studio.
 - New thermally broken dark metal slim profile steel double glazed windows, window cill raised to align with principal building windows.
 - New services riser for air source heat pump and solar panels between basement plant room and principal building, concealed in wall lining.
 - Existing internal window to be retained and blocked from studio side to form alcove for new basin vanity.
 - New WC to replace WC extension removed at first floor.
 - Existing historic fireplace opening reinstated, with blackened metal lining and insert inkeeping with period and character of studio.
 - New lime render paneling integrated with staircase handrail. Set behind vertical timber framing, to provide protected route of escape from basement.
 - New timber floor boards as previously applied for with resolution to grant under applications 2022/4794/P & 2023/0106/L.
 - New square timber posts equally spaced across studio, to recreate rhythm of existing timber framing.

- NOTES:**
- All existing plaster and timber features to be retained unless otherwise noted on plan.
 - All existing windows and doors to be retained unless otherwise noted on plan.
 - All levels shown relative to Charlotte Street only.
- Leasehold retail unit boundary (outside of application)



Issue: date: revision:

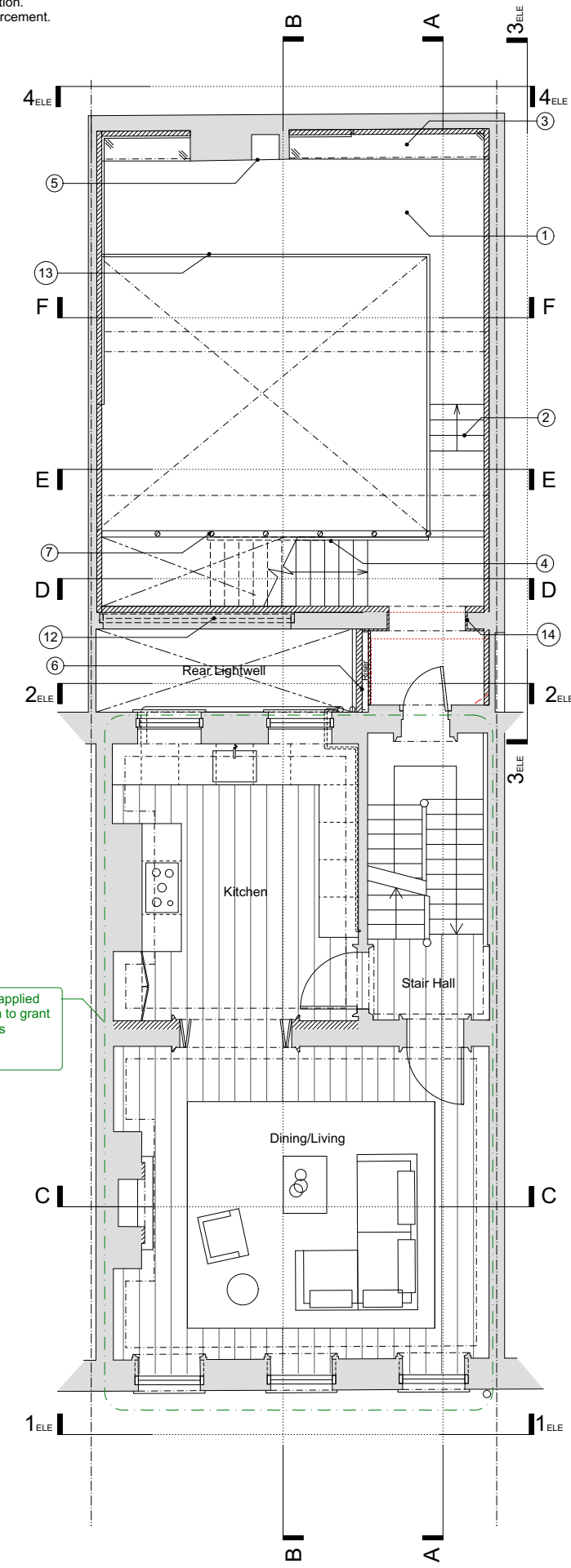
Project
28 Charlotte Street
Drawing
Proposed B-1 & Ground, Floor Plans
Drawing No.
28CS(20)A01

1st Floor, 59 Charlotte Street
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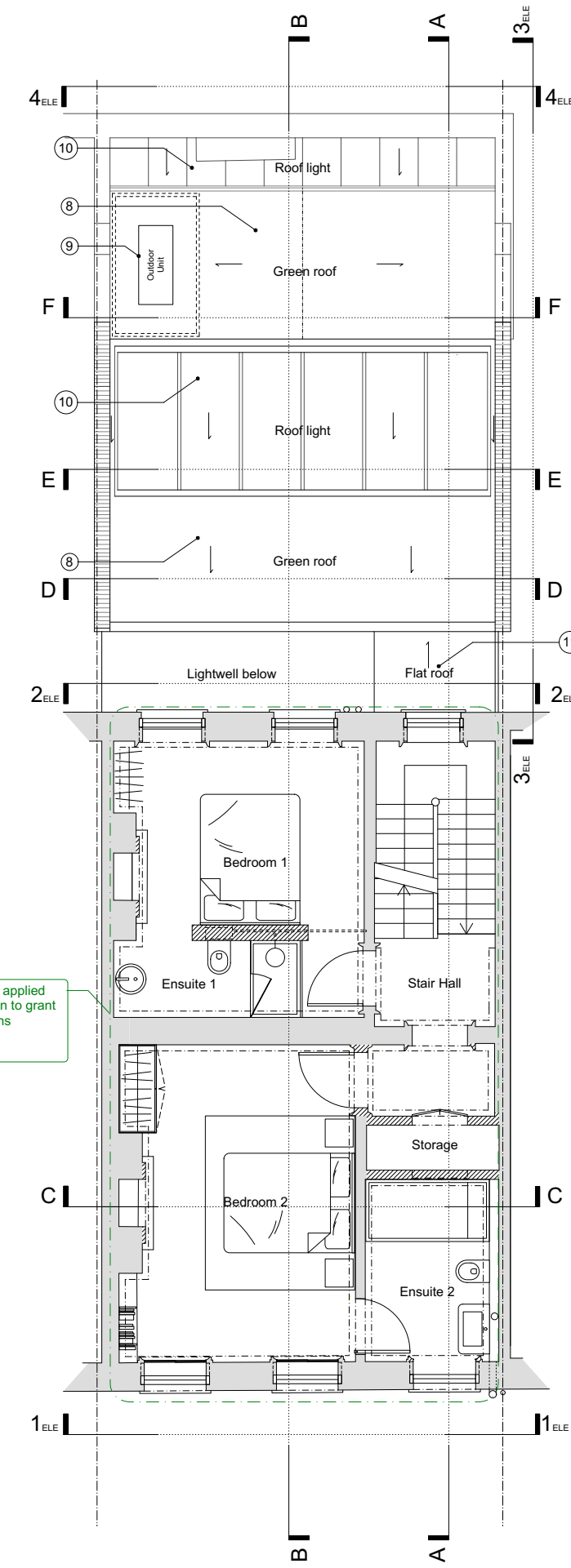
Job No. Date Scale
28CS 13.03.20 1:100@A3
1:50@A1

Studio rendered wall lining building up:
 Existing brickwork cleaned and repointed as required.
 120mm Steico Duo Dry wood fiber insulation, to achieve 0.30w/mk2
 Thermally broken fixings through insulation.
 10mm Traditional lime render with mesh reinforcement.



First Floor

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

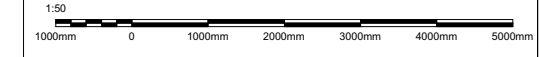


Second Floor

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

- KEY**
- New lightweight mezzanine structure bearing on existing masonry piers, with exposed timber joists below with between. Timber board floor, to match main studio floor, level with existing fireplace hearth.
 - Lightweight cantilevered mezzanine walkway, stepping up from principal building mid-landing level to align with level of masonry supports and fireplace hearth.
 - New walk-on structural glass floor aligned with the depth of the chimney breast. To allow passage of light from rooflights above and retain reading of full height of rear wall.
 - New lightweight timber stairs to mezzanine level, with solid lime rendered balustrade, topped with dark metal handrail.
 - Existing historic fireplace reinstated, with blackened metal lining and insert inkeeping with period and character of studio.
 - Wall of non original WC extension rebuilt with London Stock brick to match adjacent, to house service riser for principal building.
 - New cylindrical timber columns, finished with light colour lime wash, with equally spaced gaps to match rhythm of timber framing below.
 - New green roof, to provide improved thermal performance and increase biodiversity.
 - New air-source heat pump outdoor unit in acoustic enclosure (shown dashed), clad in louvred timber panels.
 - New thermally broken steel slimline double glazed skylights. Designed to be in keeping with the period and character of the studio.
 - New lead clad flat roof over link to studio mezzanine with coping stones around perimeter.
 - New thermally broken double glazed clerestory window at high level with dark metal slimline frame to match new skylights.
 - New metal balustrade with slim profile metal spindles, with dark finish to match skylight frames.
 - New opening into rear studio with existing masonry nibs retained, to retain reading of the studio volume as separate from the main house

- NOTES:**
- All existing plaster and timber features to be retained unless otherwise noted on plan.
 - All existing windows and doors to be retained unless otherwise noted on plan.
 - All levels shown relative to Charlotte Street only.
- Leasehold retail unit boundary (outside of application)



Issue: date: revision:

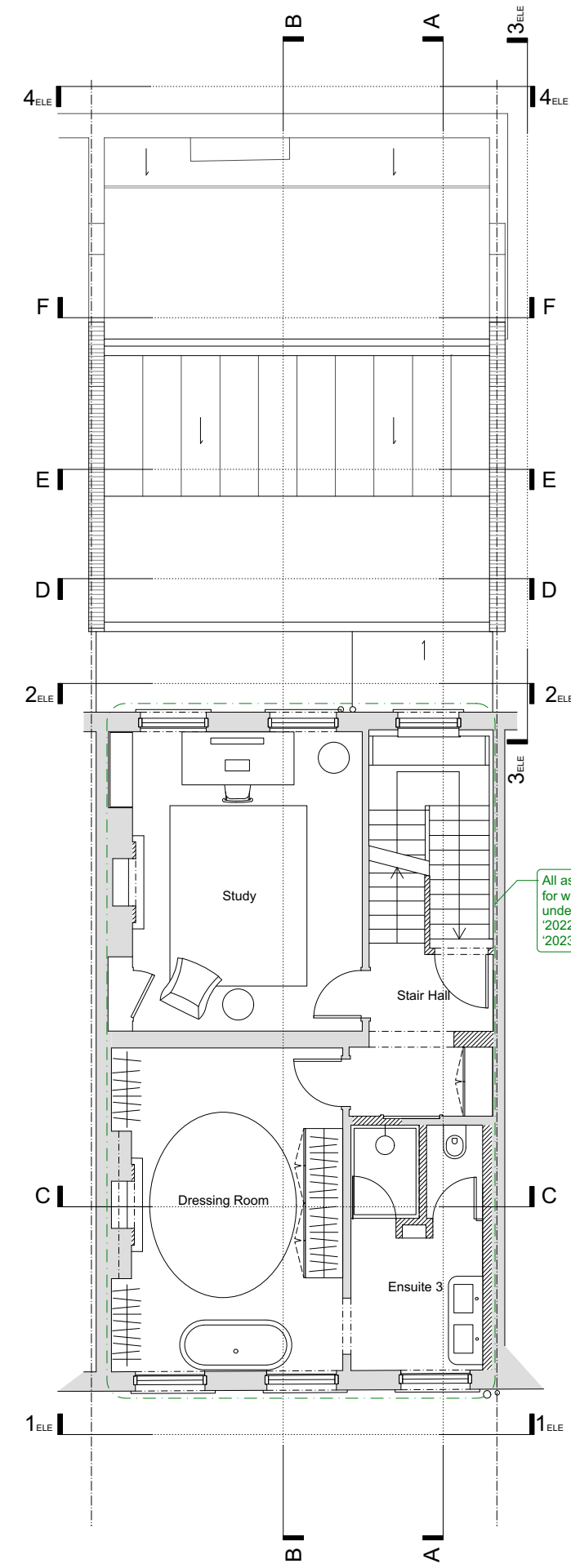
Project
 28 Charlotte Street

Drawing
 Proposed 1st & 2nd, Floor Plans

Drawing No.
 28CS(20)A02

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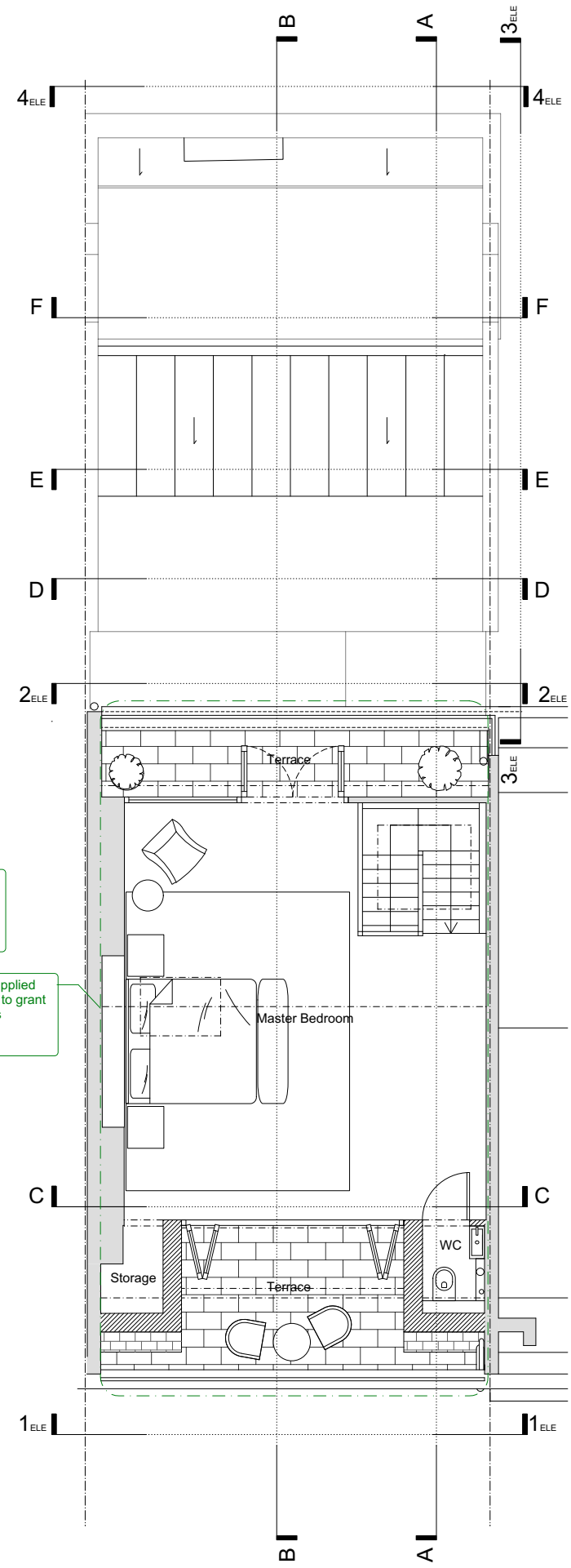
Job No. Date Scale
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Third Floor

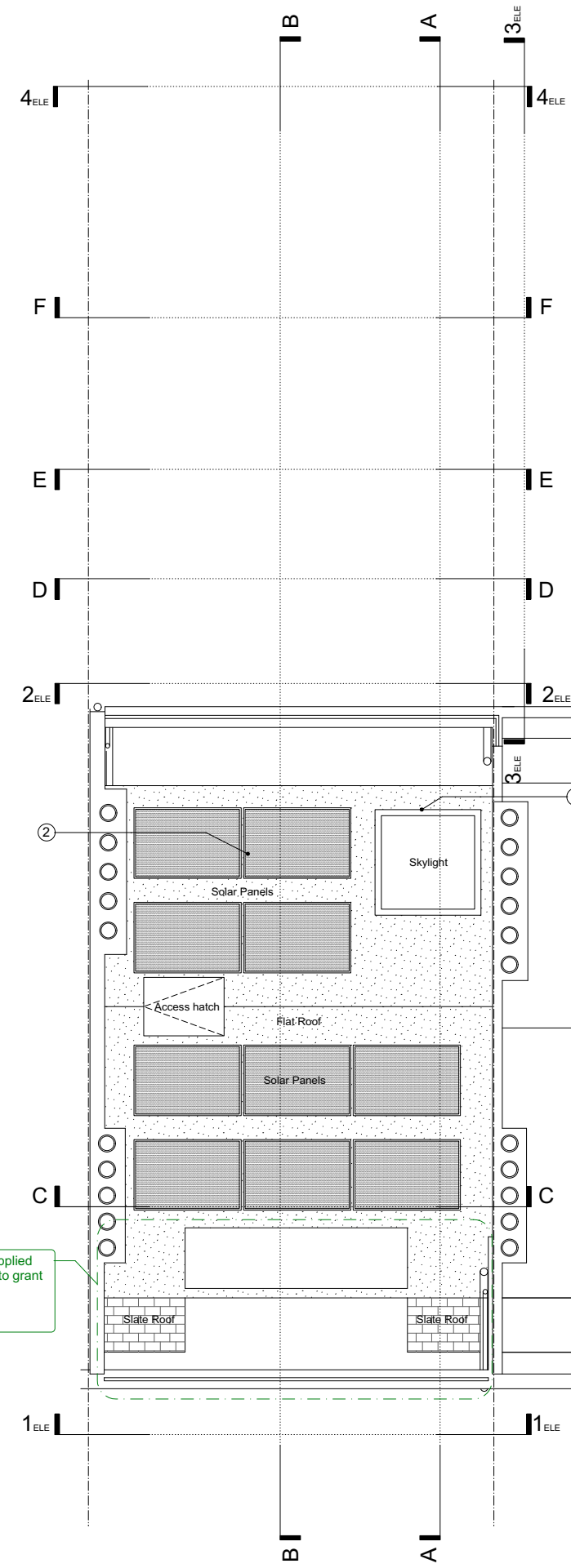
All as previously applied for with resolution to grant under applications '2022/4794/P' & '2023/0106/L'.

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'.



Roof Plan

- KEY**
- Skylight previously applied for with resolution to grant under applications '2022/4794/P' & '2023/0106/L'.
 - New low profile solar panels to reduce environmental impact of dwelling, set back from eaves to not be visible from ground level.

- NOTES:**
- All existing plaster and timber features to be retained unless otherwise noted on plan.
 - All existing windows and doors to be retained unless otherwise noted on plan.
 - All levels shown relative to Charlotte Street only.
- Leasehold retail unit boundary (outside of application)



Issue: date: revision:

Project
 28 Charlotte Street

Drawing
 Proposed 3rd, 4th, Roof, Floor Plans

Drawing No.
 28CS(20)A03

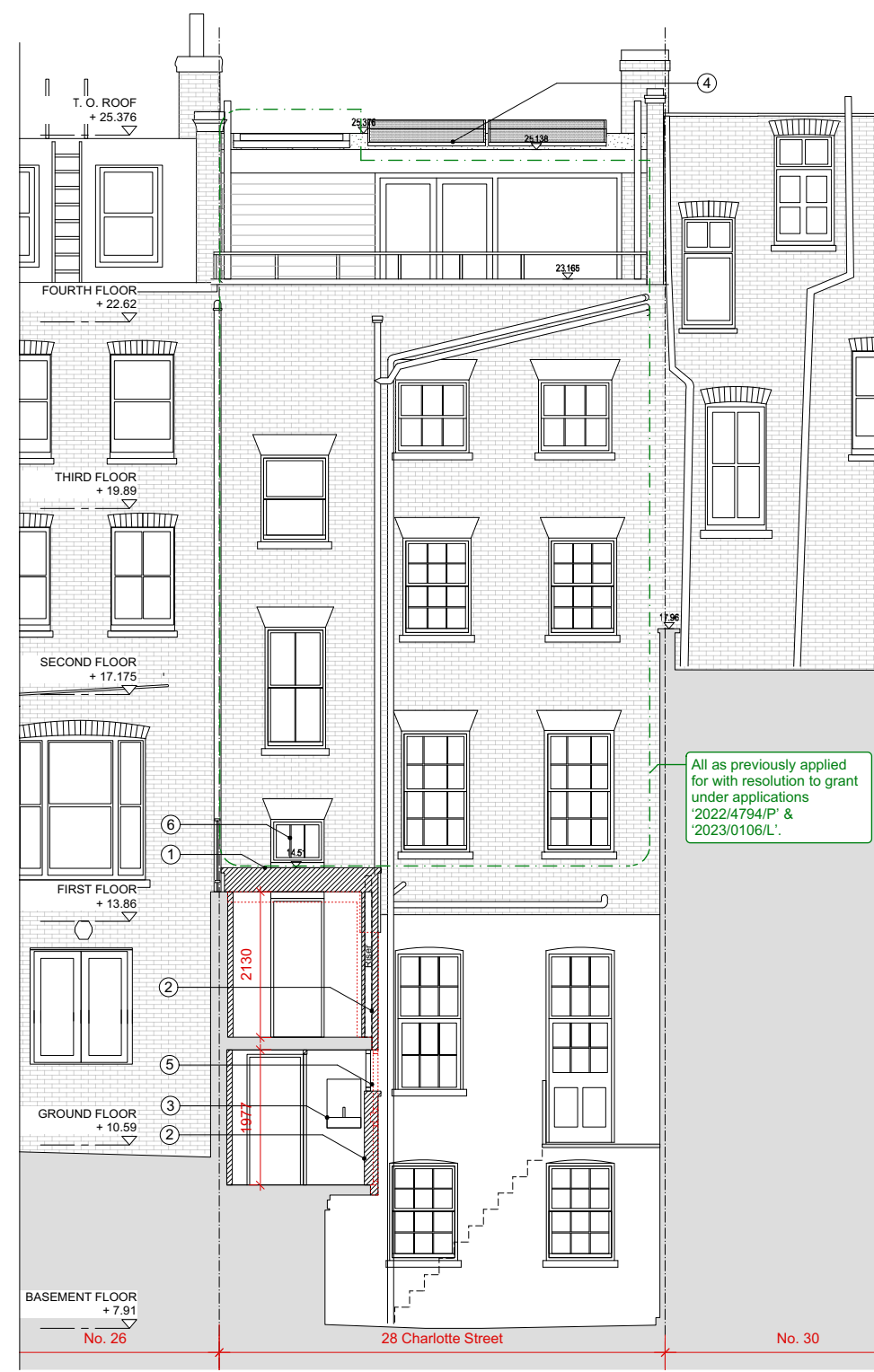
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Proposed Front Elevation 1



Proposed Rear Elevation 2

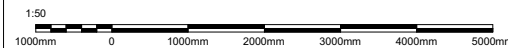
KEY:

1. New dark grey flat roof with coping stones around perimeter with improved thermal performance. Roof level raised to provide adequate head height through link to rear studio.
2. Later addition toilet extension in poor condition rebuilt in london stock brick to match adjacent brickwork.
3. Existing internal window to be retained and blocked from studio side to form alcove for new basin vanity.
4. New low profile solar panels to reduce environmental impact of dwelling, set back from roof eaves to not be visible from ground level.
5. New thermally broken dark metal slim profile steel double glazed windows, window cill raised to align with principal building windows.
6. Existing sash window and panelling retained and refurbished. Glazing backpainted white where it abuts the new roof. Existing door below replaced with panelled timber door with mouldings and frame to match doors of principal building.

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 works previously consented unless otherwise noted on plan.

--- Leasehold retail unit boundary (outside of application)



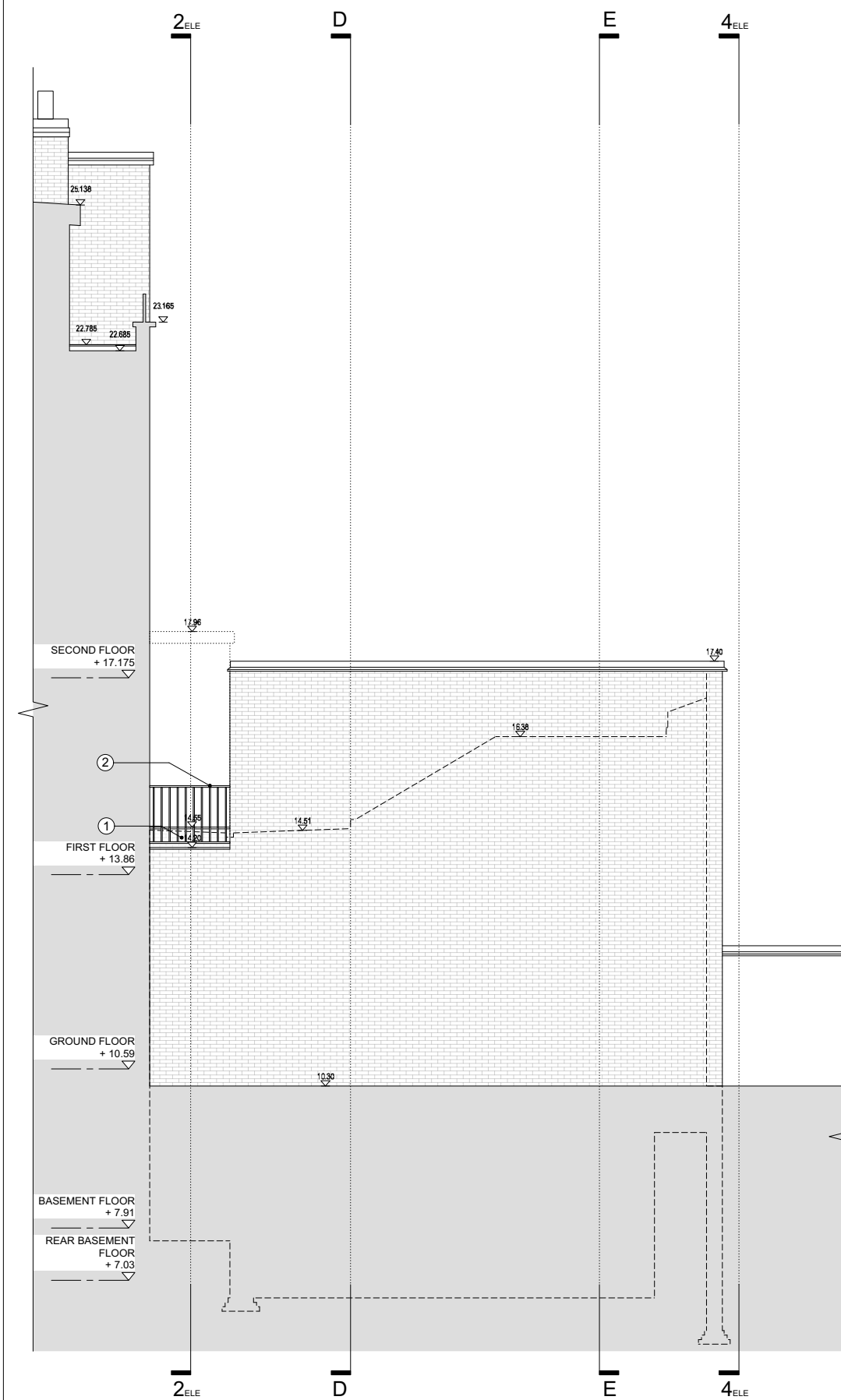
issue: date: revision:

Project
28 Charlotte Street
Drawing
Proposed Front and Rear Elevations
Drawing No.
28CS(20)A04

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Job No. Date Scale
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1:50@A1

studio
stassano



Proposed Studio Side Elevation 3



Proposed Studio Rear Elevation 4

KEY:

1. Existing boundary parapet wall retained with masonry parapet of new link roof behind existing balustrade.
2. Existing black metal handrail retained and refurbished as required.
3. None of proposed changes visible from beyond studio 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 works previously consented unless otherwise noted on plan.

--- Leasehold retail unit boundary (outside of application)



issue: date: revision:

Project
28 Charlotte Street
Drawing
Proposed Studio Side and Rear Elevations
Drawing No.
28CS(20)A05

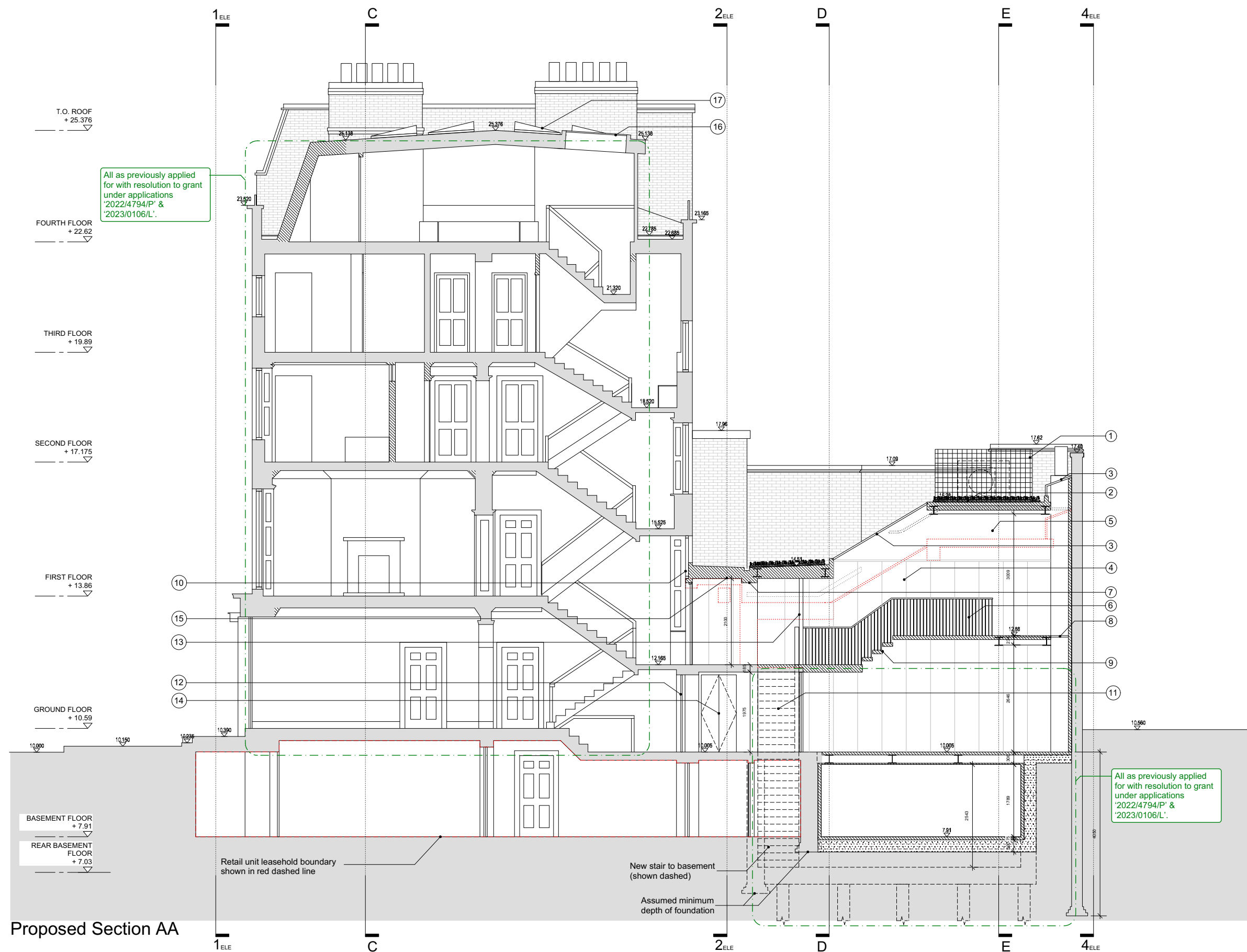
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Job No. Date Scale
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1:50@A1

studio
stassano

Build-ups:

- A: Studio timber panel wall lining building up:**
 Existing brickwork cleaned and repointed as required.
 100mm Steico Flex 036 wood fiber insulation, to achieve 0.30w/mk2
 Thermally broken fixings through insulation.
 20mm Reclaimed oak panelling with lime wash finish.
- B: Studio rendered wall lining building up:**
 Existing brickwork cleaned and repointed as required.
 120mm Steico Duo Dry wood fiber insulation, to achieve 0.30w/mk2
 Thermally broken fixings through insulation.
 10mm Traditional lime render with mesh reinforcement.



Proposed Section AA

KEY:

- New air-source heat pump housed in acoustic enclosure to specialists design and clad in timber louvre panels.
- Existing roof profile rebuilt at higher level with improved thermal performance and sedum green roof to improve site biodiversity. Exposed timber joist structure to underside, with timber panels between to match mezzanine structure.
- New thermally broken dark steel slimline double glazed skylights.
- Existing masonry walls lined with wood fiber breathable insulation and clad in lime washed timber paneling. Refer to build-up 'A'.
- Existing masonry lined with breathable wood fibre insulation and finished in lime render. Refer to Build-up 'B'.
- New dark metal handrail with slim profile spindles.
- New opening into rear studio with downstand and nibs, to create transitional space and retain reading of the studio volume as separate from the main house. Downstand to align with doorway through rear facade.
- New walk-on structural glass floor depth aligned with existing chimney breast, to retain reading of full height of rear wall and light from rooflights above.
- New lightweight cantilevered mezzanine walkway and wide plank timber floor boards, stepping up from principal building mid landing to align floor with existing fireplace hearth.
- Existing lining panels retained and refurbished with new panelled timber door to match principal building mouldings and frames. Existing sash window glazing backpainted white where it abuts the new roof.
- New lightweight timber stair between studio and mezzanine, with solid lime rendered ballustrade, topped with dark metal handrail.
- Existing timber door replaced with panelled timber door, mouldings, and frame to match doors of principal building.
- New cylindrical timber columns, finished with light colour lime wash, with equally spaced gaps to match rhythm of posts below.
- Existing non original storage cupboard partition and doors rebuilt to form WC enclosure.
- Roof level raised to provide adequate head height through link to rear studio. New roof to provide improved thermal performance with dark grey flat roof and coping stones around perimeter.
- Skylight previously applied for with resolution to grant under applications 2022/4794/P & 2023/0106/L.
- New low profile solar panels to reduce environmental impact of dwelling, set back from roof eaves to not be visible from ground level.

NOTES:

- All existing plaster and timber features to be retained unless otherwise noted on plan.
- All existing windows and doors to be retained unless otherwise noted on plan.
- All works previously consented unless otherwise noted on plan.

--- Leasehold retail unit boundary (outside of application)

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Issue: date: revision:

Project
 28 Charlotte Street

Drawing
 Proposed Section AA

Drawing No.
 28CS(20)A06

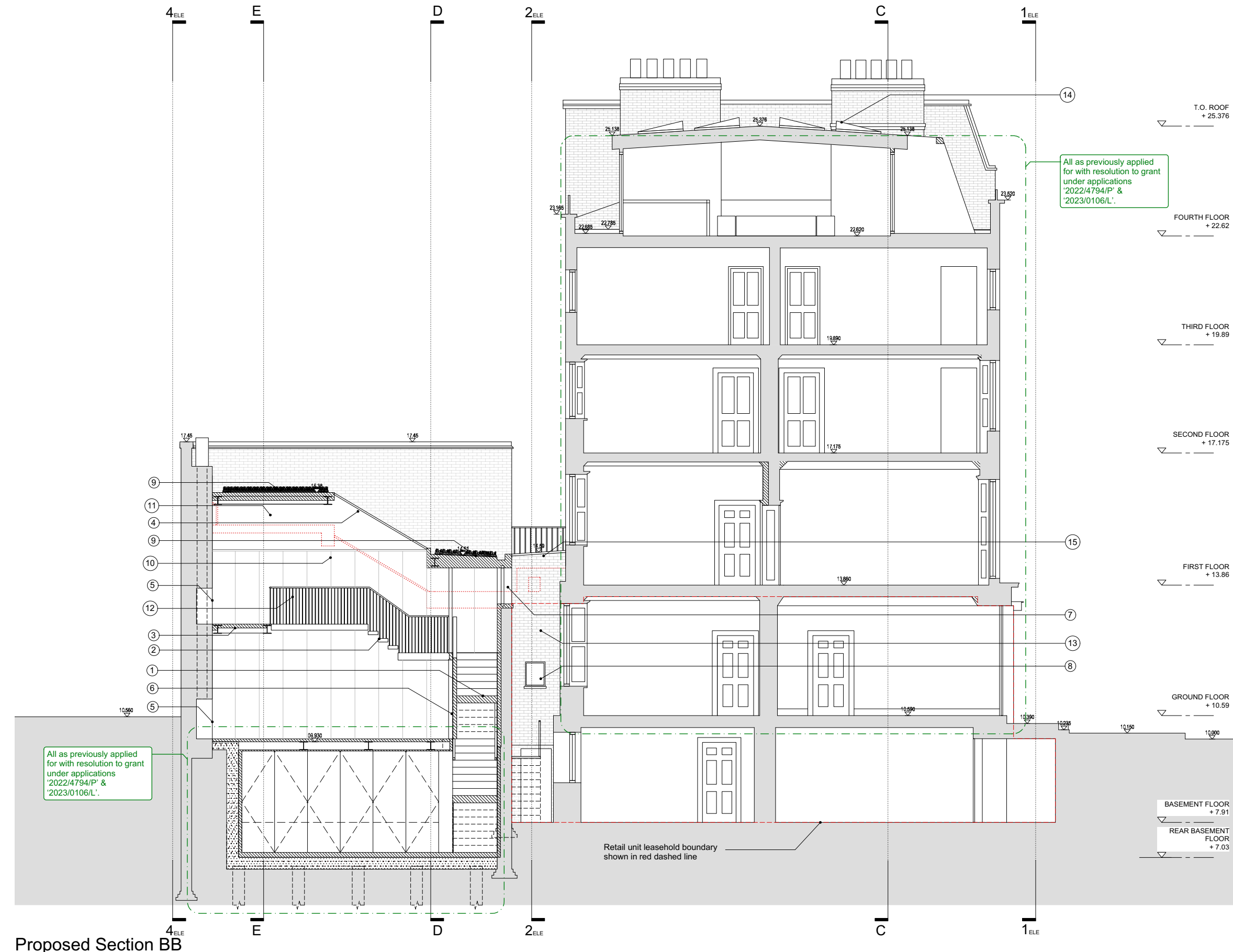
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| 28CS | 13.03.20 | 1:100@A3 1:50@A1 |

Build-ups:

- A: Studio timber panel wall lining building up:**
 Existing brickwork cleaned and repointed as required.
 100mm Steico Flex 036 wood fiber insulation, to achieve 0.30w/mk2
 Thermally broken fixings through insulation.
 20mm Reclaimed oak panelling with lime wash finish.
- B: Studio rendered wall lining building up:**
 Existing brickwork cleaned and repointed as required.
 120mm Steico Duo Dry wood fiber insulation, to achieve 0.30w/mk2
 Thermally broken fixings through insulation.
 10mm Traditional lime render with mesh reinforcement.



Proposed Section BB

KEY:

- New lightweight timber stair between studio and mezzanine.
- Cantilevered mezzanine walkway stepped up to align with level of historic fireplace hearth.
- New lightweight mezzanine structure supported on historic masonry supports, exposed timber joists to underside with timber boards between.
- New thermally broken dark metal slimline double glazed skylights.
- Existing historic fireplace reinstated, with blackened metal lining and new insert.
- New lime rendered partition integrated with stair ballustrade and topped with dark metal handrail. To provide a protected route of escape from basement.
- New double glazed clerestory window with dark metal slimline frame.
- New thermally broken dark metal slim profile steel double glazed windows, window cill raised to align with principal building windows.
- Existing roof profile rebuilt at higher level with improved thermal performance and sedum green roof to improve site biodiversity. Exposed timber joist structure to underside, with timber panels between to match mezzanine structure.
- Existing masonry walls lined with wood fiber breathable insulation and clad in lime washed timber paneling. Refer to build-up 'A'.
- Existing masonry lined with breathable wood fibre insulation and finished in lime render. Refer to Build-up 'B'.
- New dark metal handrail and thin profile spindles.
- Later addition toilet extension in poor condition rebuilt in london stock brick to match adjacent brickwork.
- New low profile solar PV panels positioned back from roof eaves to not be visible from ground level.
- New link roof between principal house and studio mezzanine with coping stones around perimeter.

NOTES:

- All existing plaster and timber features to be retained unless otherwise noted on plan.
- All existing windows and doors to be retained unless otherwise noted on plan.
- All works previously consented unless otherwise noted on plan.

--- Leasehold retail unit boundary (outside of application)

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Issue: date: revision:

Project
 28 Charlotte Street

Drawing
 Proposed Section BB

Drawing No.
 28CS(20)A07

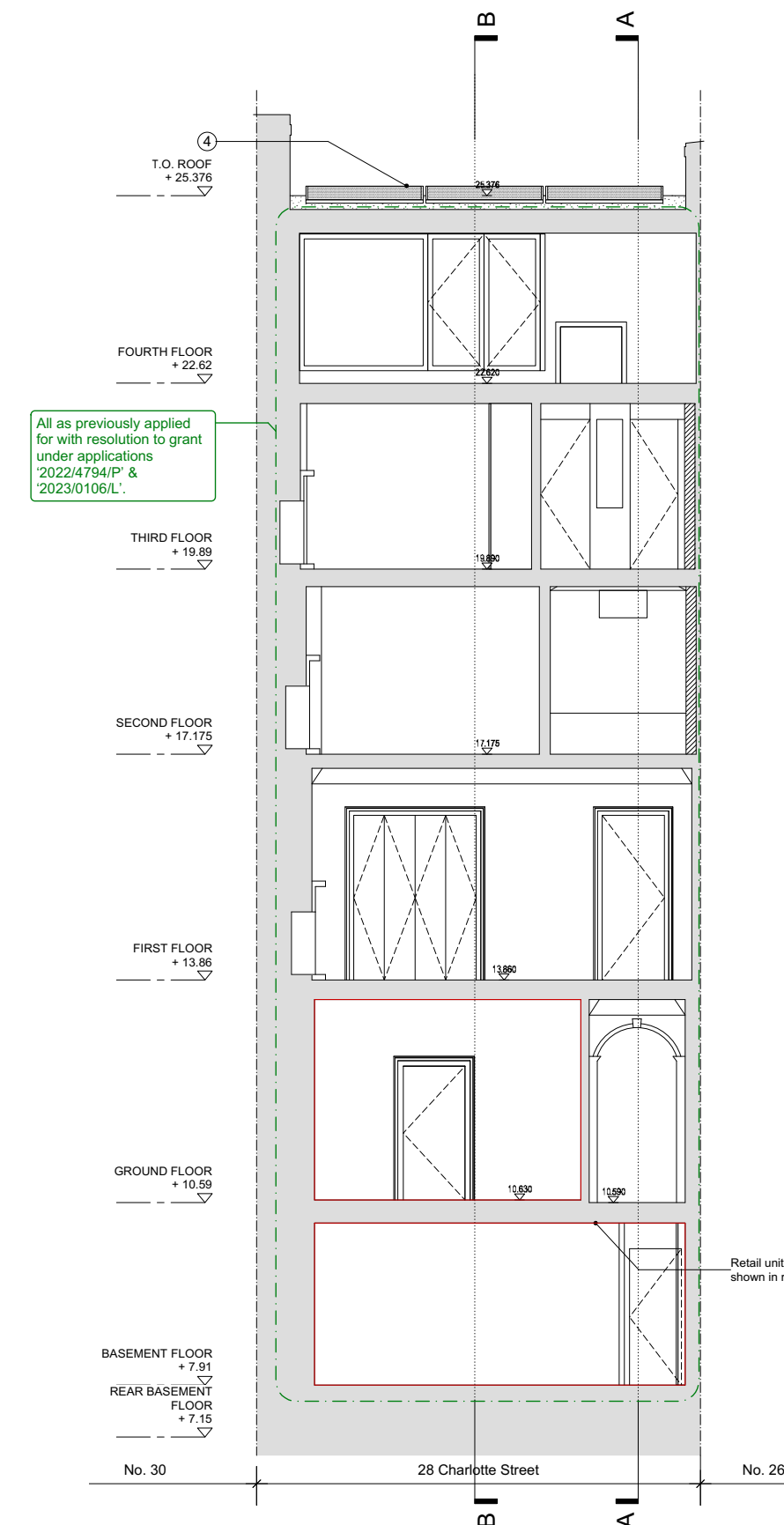
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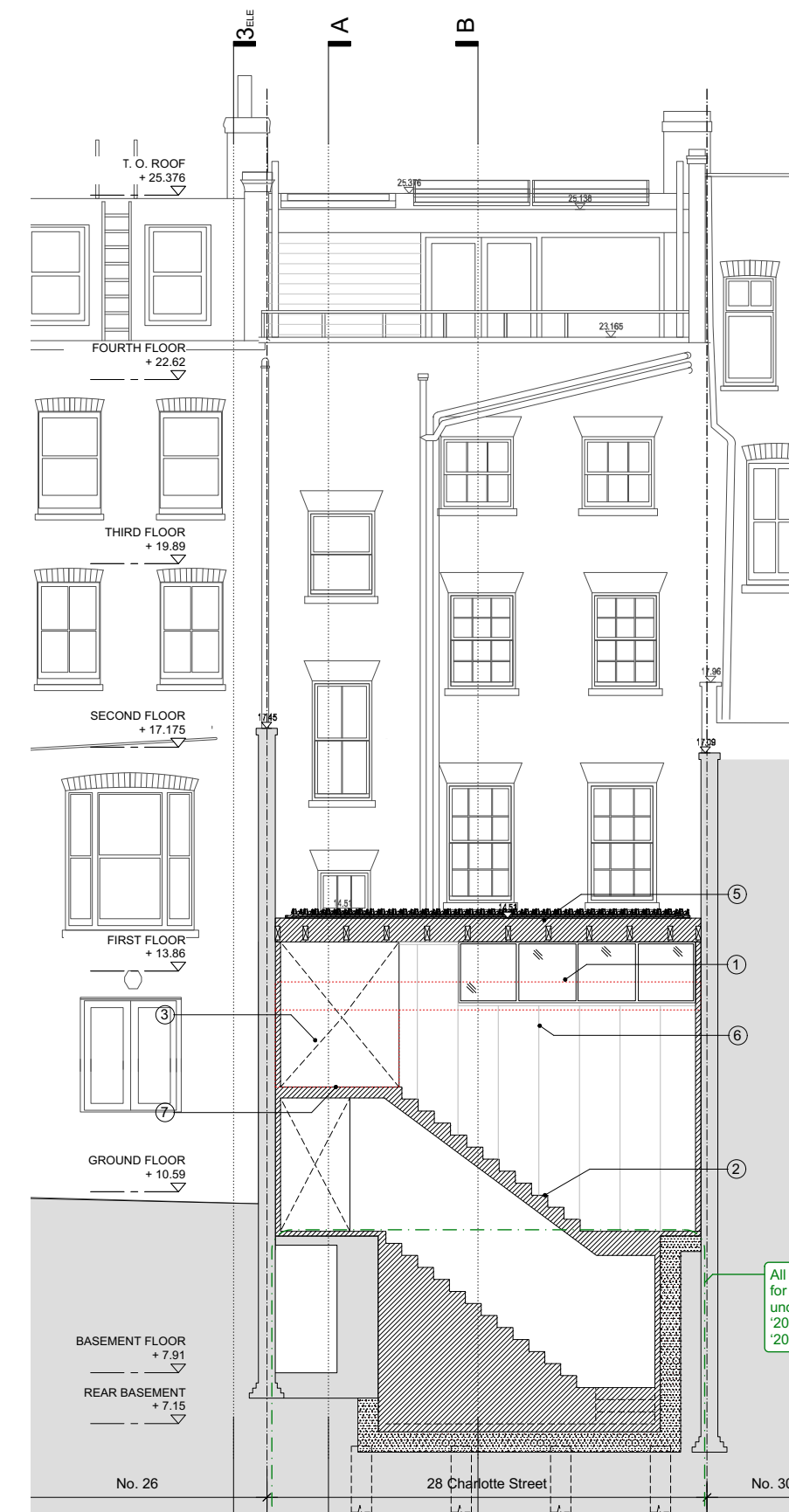
| Job No. | Date | Scale |
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| 28CS | 13.03.20 | 1:100@A3 1:50@A1 |

Build-ups:

- A:** Studio timber panel wall lining building up:
Existing brickwork cleaned and repointed as required.
100mm Steico Flex 036 wood fiber insulation, to achieve 0.30w/mk2
Thermally broken fixings through insulation.
20mm Reclaimed oak panelling with lime wash finish.



Proposed Section CC



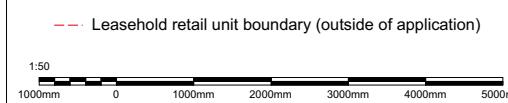
Proposed Section DD

KEY:

1. New double glazed clerestory window with dark metal slimline frame and mullions to align with timber framing.
2. New lightweight timber stair between studio and mezzanine.
3. Non original WC extension removed, to create connection between principal building midlanding and first floor studio mezzanine.
4. New low profile solar panels to reduce environmental impact of dwelling, positioned back from roof eaves to not be visible from ground level.
5. Existing roof profile rebuilt at higher level to provide adequate head height in new link with improved thermal performance and sedum green roof to improve site biodiversity.
6. Existing masonry walls lined with wood fiber breathable insulation and clad in lime washed timber panelling. Refer to build-up 'A'.
7. New lightweight mezzanine structure to align with level of principal building mid landing. With wide plank timber floor boards.

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 works previously consented unless otherwise noted on plan.



Issue: date: revision:

Project
28 Charlotte Street

Drawing
Proposed Section CC & DD

Drawing No.
28CS(20)A08

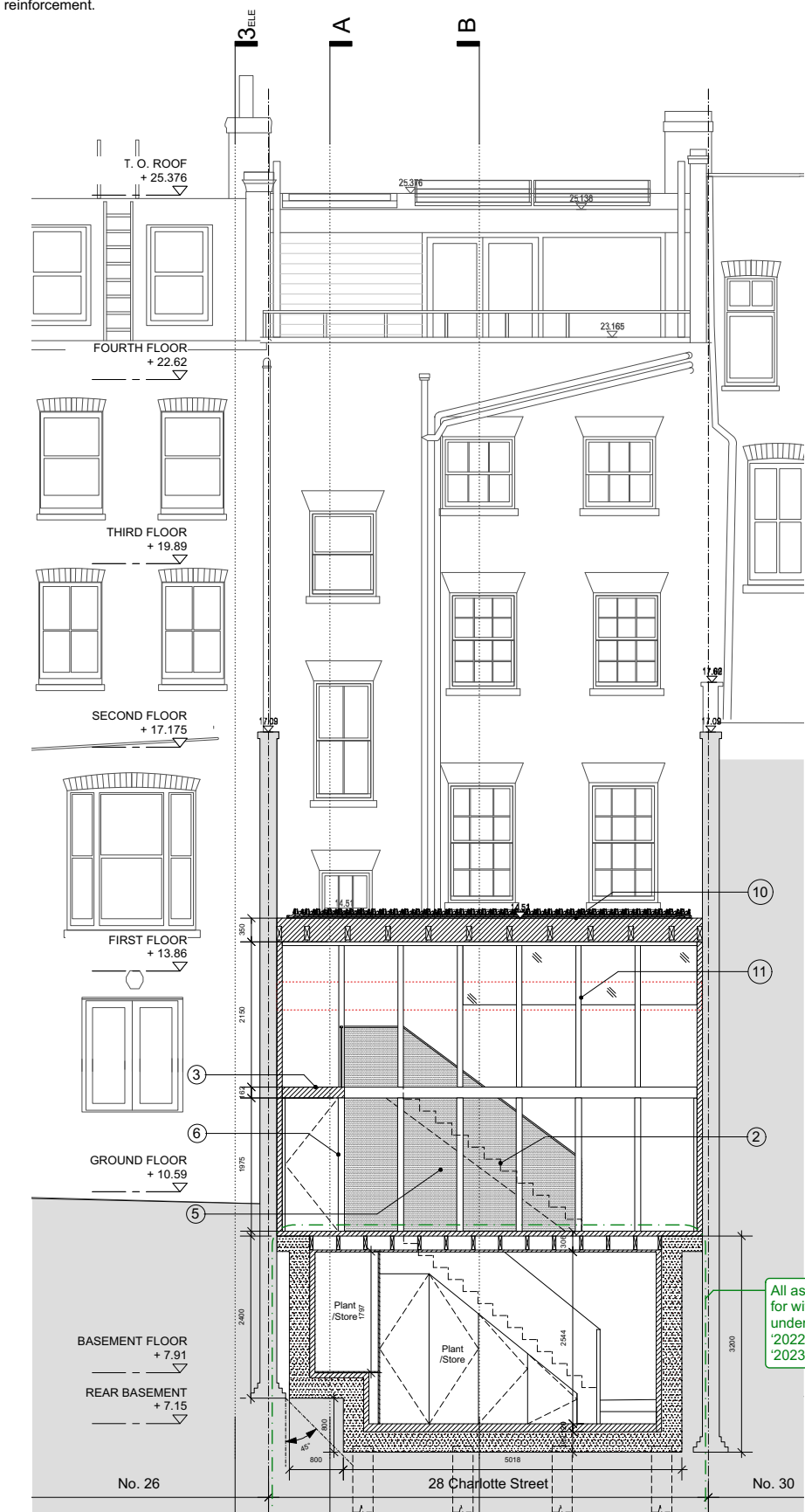
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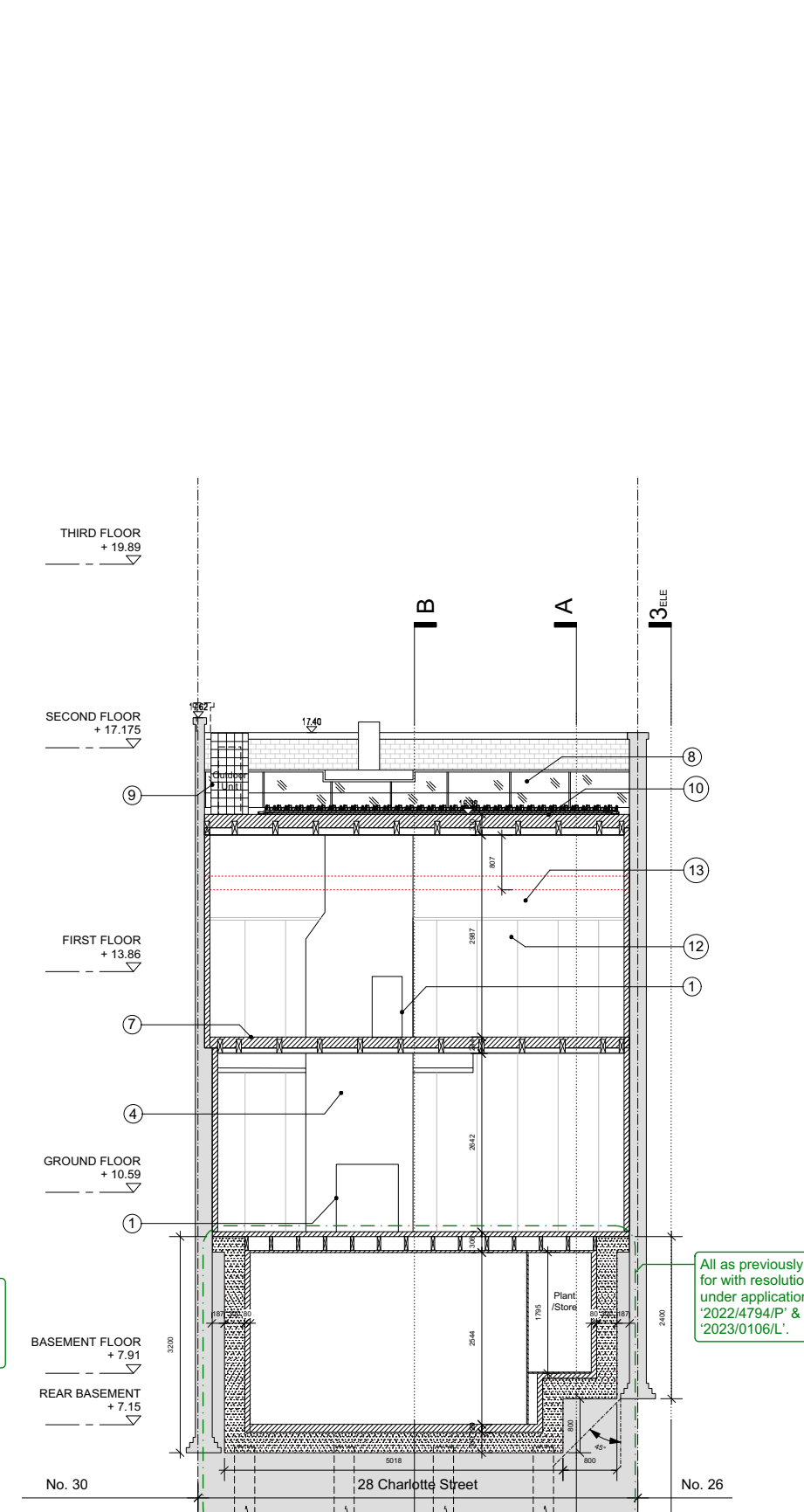
| Job No. | Date | Scale |
|---------|----------|---------------------|
| 28CS | 01.09.22 | 1:100@A3 1:50@A1 |

Build-ups:

- A:** Studio timber panel wall lining building up:
Existing brickwork cleaned and repointed as required.
100mm Steico Flex 036 wood fiber insulation, to achieve 0.30w/mk2
Thermally broken fixings through insulation.
20mm Reclaimed oak panelling with lime wash finish.
- B:** Studio rendered wall lining building up:
Existing brickwork cleaned and repointed as required.
120mm Steico Duo Dry wood fiber insulation, to achieve 0.30w/mk2
Thermally broken fixings through insulation.
10mm Traditional lime render with mesh reinforcement.



Proposed Section EE



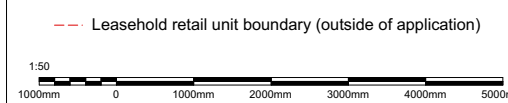
Proposed Section FF

KEY:

1. Existing historic fireplace reinstated with blackened metal lining and new insert.
2. New lightweight timber stair between studio and mezzanine behind timber framing (shown dashed).
3. New lightweight cantilevered mezzanine walkway stepped up to align wide plank timber boards with existing fireplace hearth.
4. Existing chimney breast masonry cleaned of latter addition paintwork and coated with breathable insulating lime render.
5. New lime rendered panel behind timber framing continuous with stair balustrade and topped with dark metal handrail, to form protected route of escape from basement.
6. 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.
7. New lightweight mezzanine structure supported on historic masonry supports, exposed timber joists to underside with timber boards between. With wide plank timber boards aligned with existing fireplace hearth.
8. New thermally broken dark metal slimline double glazed skylights.
9. New air-source heat pump outdoor unit in acoustic enclosure clad in louvred timber panels, to improve sustainable performance of building.
10. Existing roof profile rebuilt at higher level with improved thermal performance and sedum green roof to improve site biodiversity. Exposed timber joist structure to underside of upper roof, with timber panels between to match mezzanine structure.
11. New cylindrical timber columns, finished with light colour lime wash, with equally spaced gaps to match rhythm of posts below.
12. Existing masonry walls lined with wood fiber breathable insulation and clad in lime washed timber panelling. Refer to build-up 'A'.
13. Existing masonry lined with breathable wood fibre insulation and finished in lime render. Refer to Build-up 'B'.

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 works previously consented unless otherwise noted on plan.



Issue: date: revision:

Project
28 Charlotte Street

Drawing
Proposed Section EE & FF

Drawing No.
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| 28CS | 01.09.22 | 1:100@A3 1:50@A1 |