

NOTES:

FLAT 1: GIA 70 sqm - 2 bedroom 3 person unit with 2 sqm storage space



Planning	03.03.16	B
Draft Planning	16.02.16	A
Pre-planning	21.08.15	-
issue:	date:	revision:

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Project
28 Charlotte Street

Drawing
Proposed B-1 & Ground Floor, Floor Plans

Drawing No.
CH(20)A01

Job No.	Date	Scale
CH01	11.08.15	1:100@A3 1:50@A1

New basement footprint to match profile of ground floor above

New openings formed into existing masonry wall. Openings fitted with approx. 2 m high metal vertical railings to match height adjacent party fence wall, fitted with opaque glass behind to a height of 1.6m from external ground level

Dashed red line shows profile of masonry piers removed to provide a consolidated structure and improved form. All new brick work to be reclaimed London yellow stock to match existing

Dark grey metal framed sliding windows with frameless structural glass balustrade in front

Existing masonry flank wall retained and new vertical opening formed and fitted with an opaque glass screen to maintain privacy and provide increased daylight to lower levels

Existing masonry flank wall

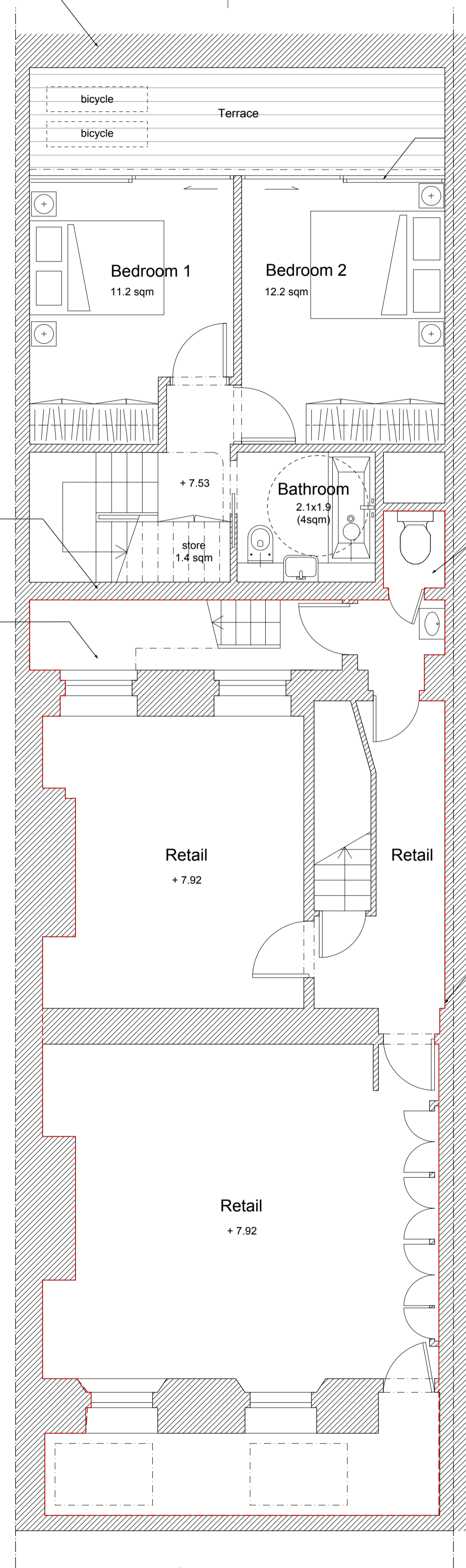
Existing masonry wall to be retained and underpinned for new basement construction

WC to be rebuilt to match existing, for use by retail unit.

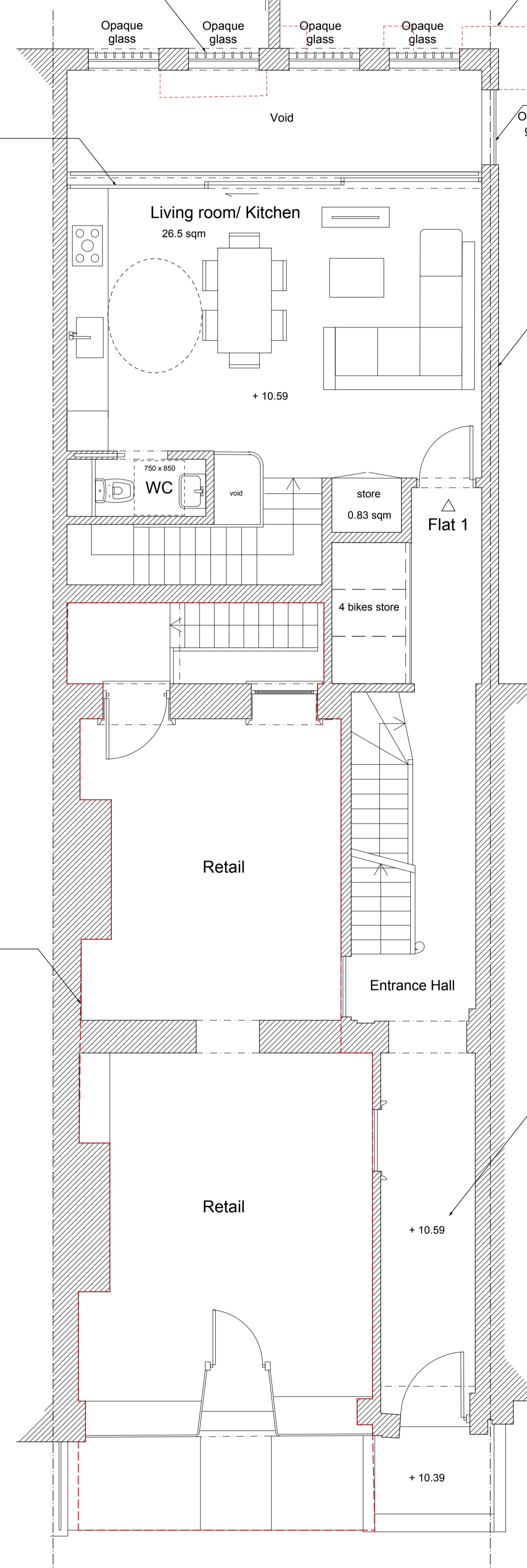
Existing rear lightwell to be retained for use by retail unit

Retail unit leasehold boundary shown in red dashed line

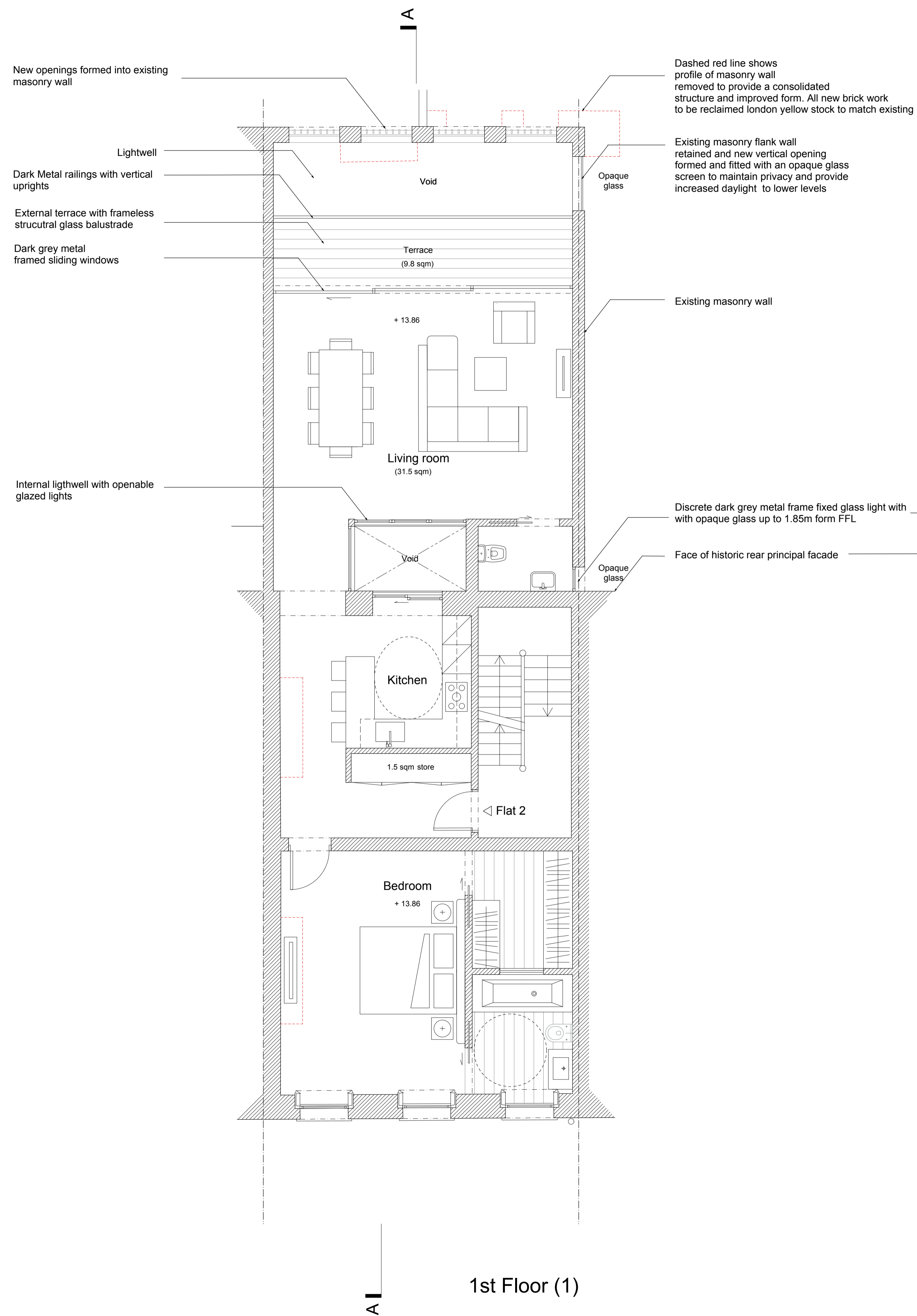
Residential communal entrance and stair hall



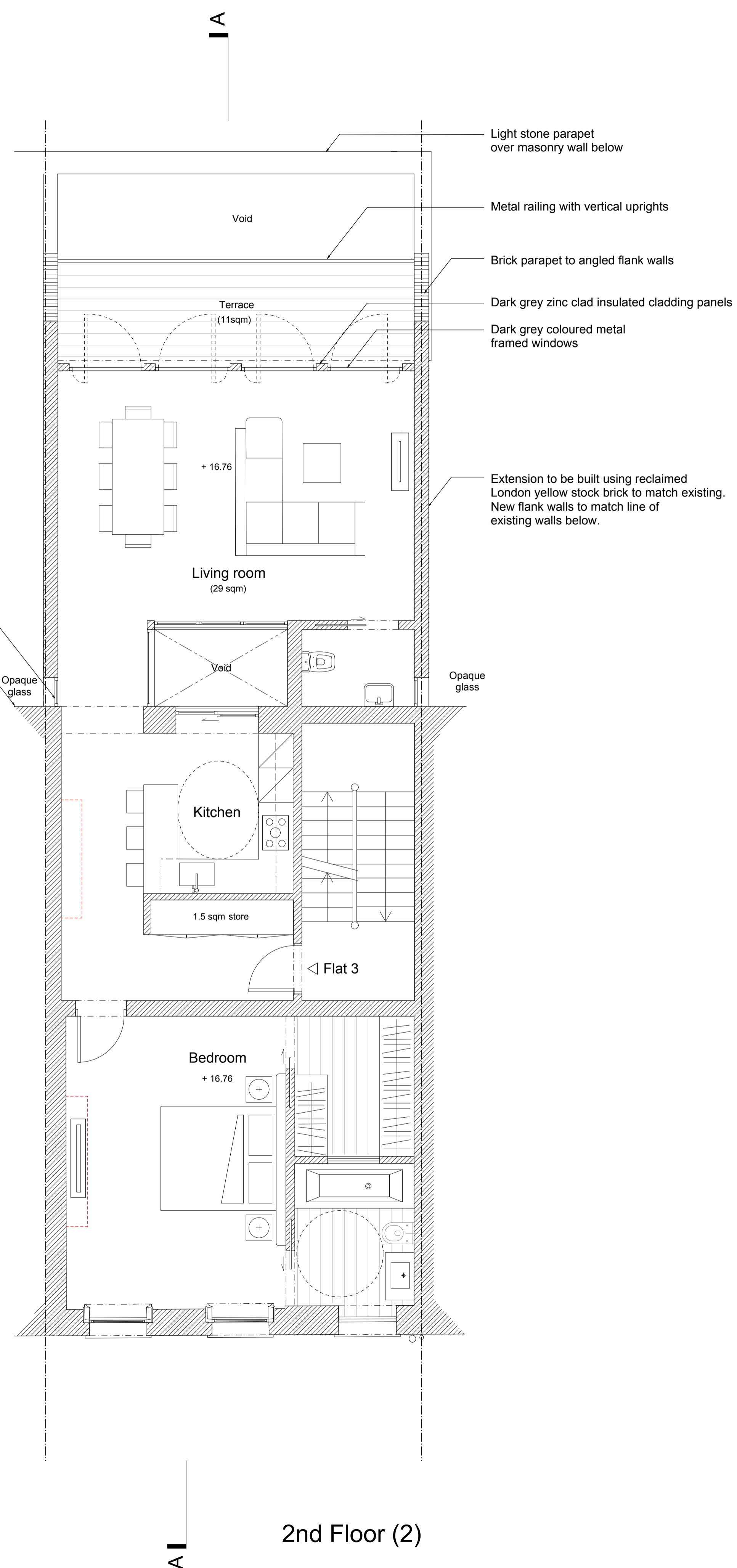
Basement (-1)



Ground Floor (0)

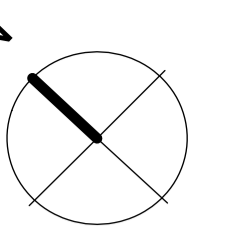


1st Floor (1)



2nd Floor (2)

NOTES:



FLAT 2: GIA 86,5 sqm - 1 bedroom 2 person unit with 1.5 sqm storage space

FLAT 3: GIA 84 sqm - 1 bedroom 2 person unit with 1.5 sqm storage space



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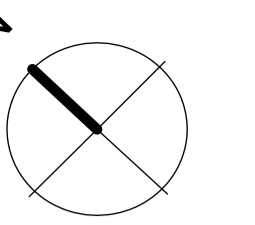
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Drawing
Proposed 1st & 2nd, Floor Plans

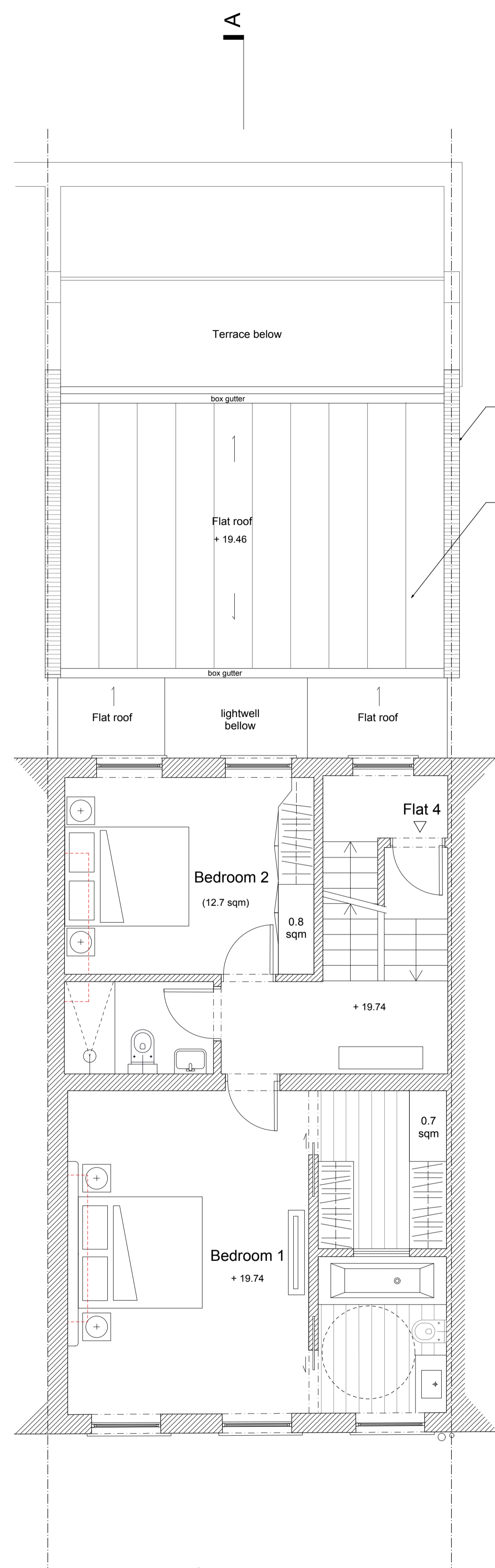
Drawing No.
CH(20)A02

Job No.	Date	Scale
CH01	11.08.15	1:100@A3 1:50@A1

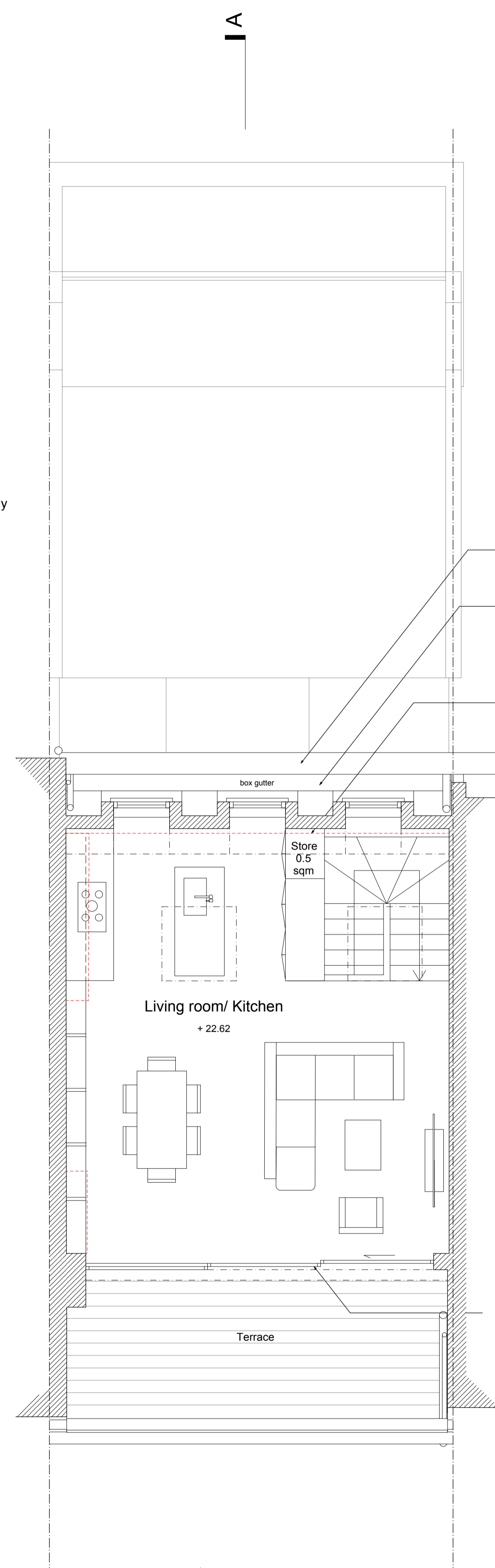


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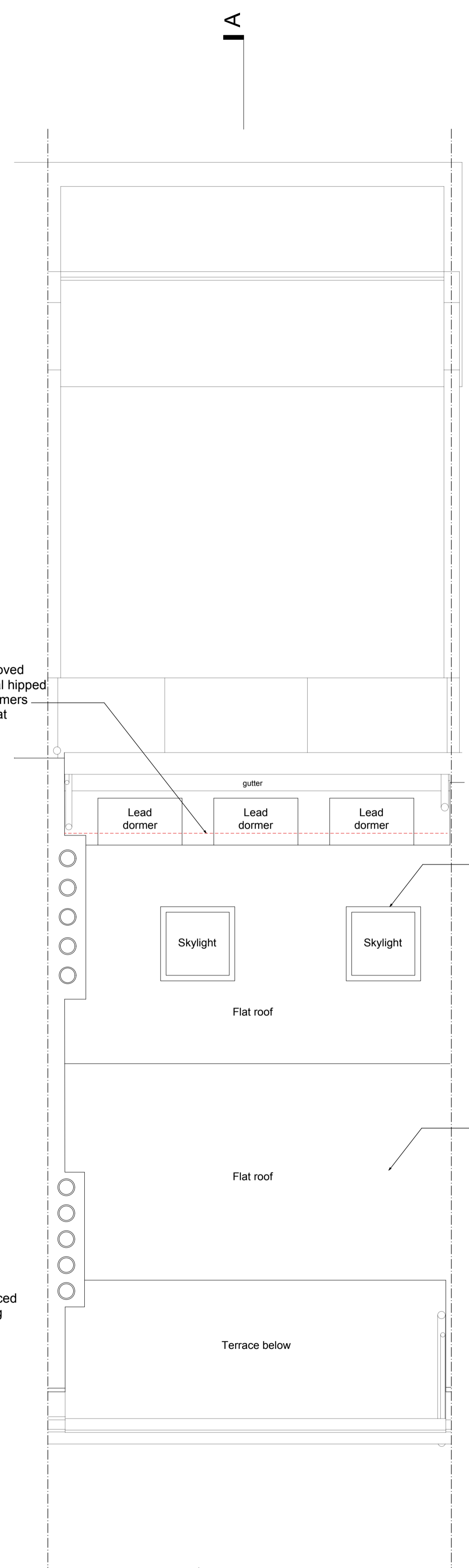
FLAT 4: GIA 102 sqm - 2 bedroom 2 person unit with 2 sqm storage space



3rd Floor (3)



4th Floor (4)



Roof Plan

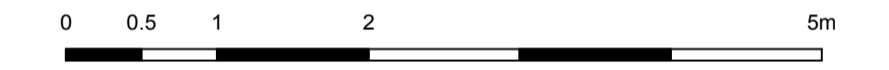
Brick flank walls with brick parapet
Flat roof to new extension to be clad in dark grey single ply roofing membrane

New stone parapet over masonry wall
New lead lined parapet box gutter
Glazing to rear facade removed and replaced with traditional hipped slate roof and lead clad dormers to match existing adjacent at No.26 Charlotte Street

Conservation style flat glass rooflights

Existing roofing membrane to be replaced to match existing

Existing front facade glazing replaced to match existing with new opening sliding mechanism



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

Drawing No.
CH(20)A03

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NOTES:

Glazing to rear facade removed and replaced with traditional hipped slate roof and lead clad dormers to match existing adjacent at 26 Charlotte Street

New 2nd floor extension with angled brick flank walls and dark grey zinc roof fascia

Dark grey metal frame windows set in between dark grey zinc cladding panels

Black painted metal railing with vertical uprights

New openings formed into existing masonry wall

New openings formed into existing masonry wall. Openings fitted with approx. 2 m high metal vertical railings, to match height of adjacent party fence wall, with opaque glass behind to a height of 1.6m from external ground level at Crabtree Fields. Vertical railings to be set into a granite stone plinth.



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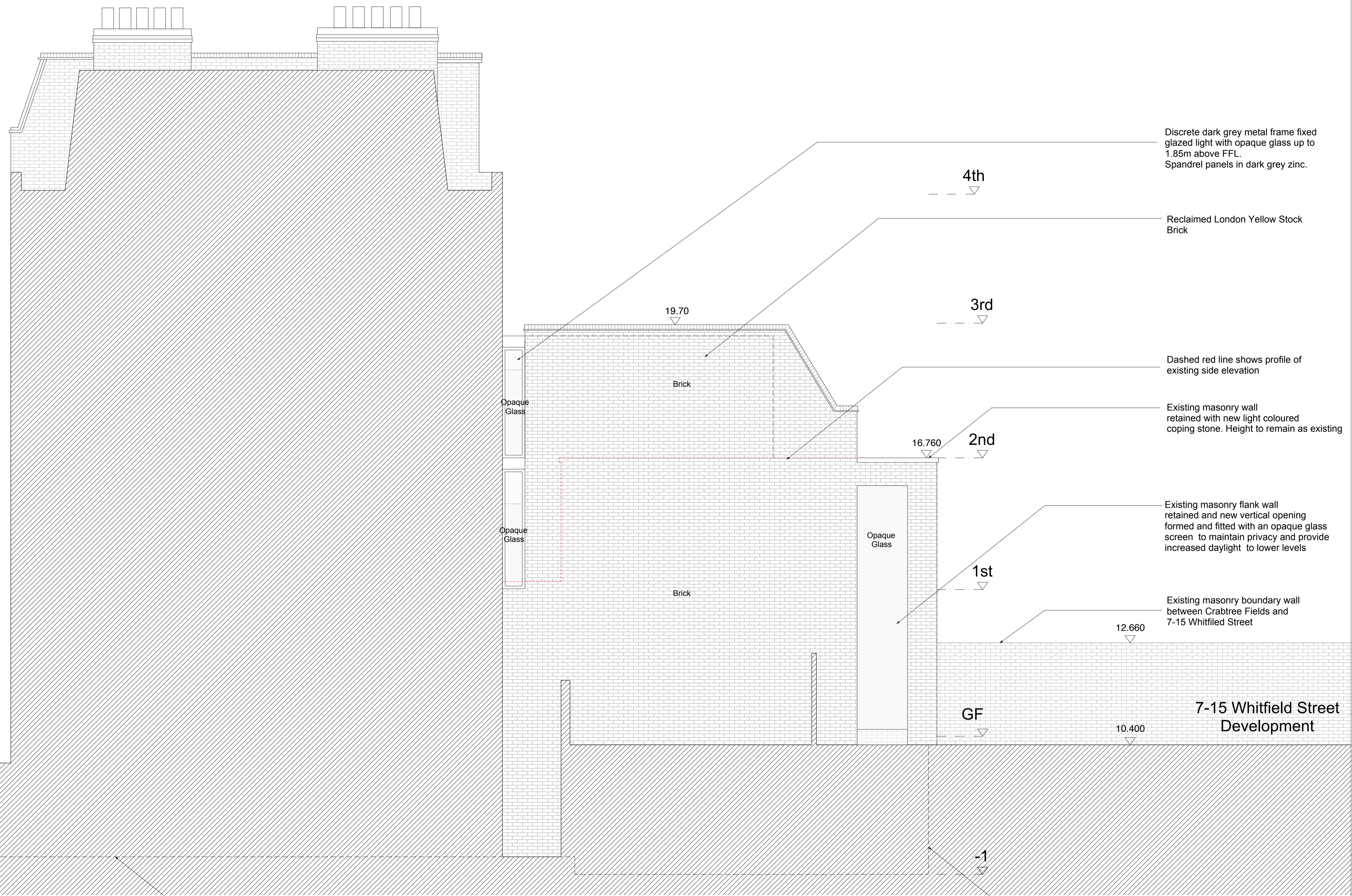
Project
28 Charlotte Street

Drawing
Proposed Rear Elevation

Drawing No.
CH(20)A04

Job No.	Date	Scale
CH01	09.07.15	1:100@A3 1:50@A1

NOTES:



Discrete dark grey metal frame fixed glazed light with opaque glass up to 1.85m above FFL. Spandrel panels in dark grey zinc.

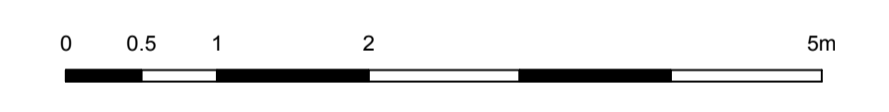
Reclaimed London Yellow Stock Brick

Dashed red line shows profile of existing side elevation

Existing masonry wall retained with new light coloured coping stone. Height to remain as existing

Existing masonry flank wall retained and new vertical opening formed and fitted with an opaque glass screen to maintain privacy and provide increased daylight to lower levels

Existing masonry boundary wall between Crabtree Fields and 7-15 Whitfield Street



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Project
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Drawing
Proposed Side Elevation

Drawing No.
CH(20)A05

Job No.	Date	Scale
CH01	12.08.15	1:100@A3 1:50@A1

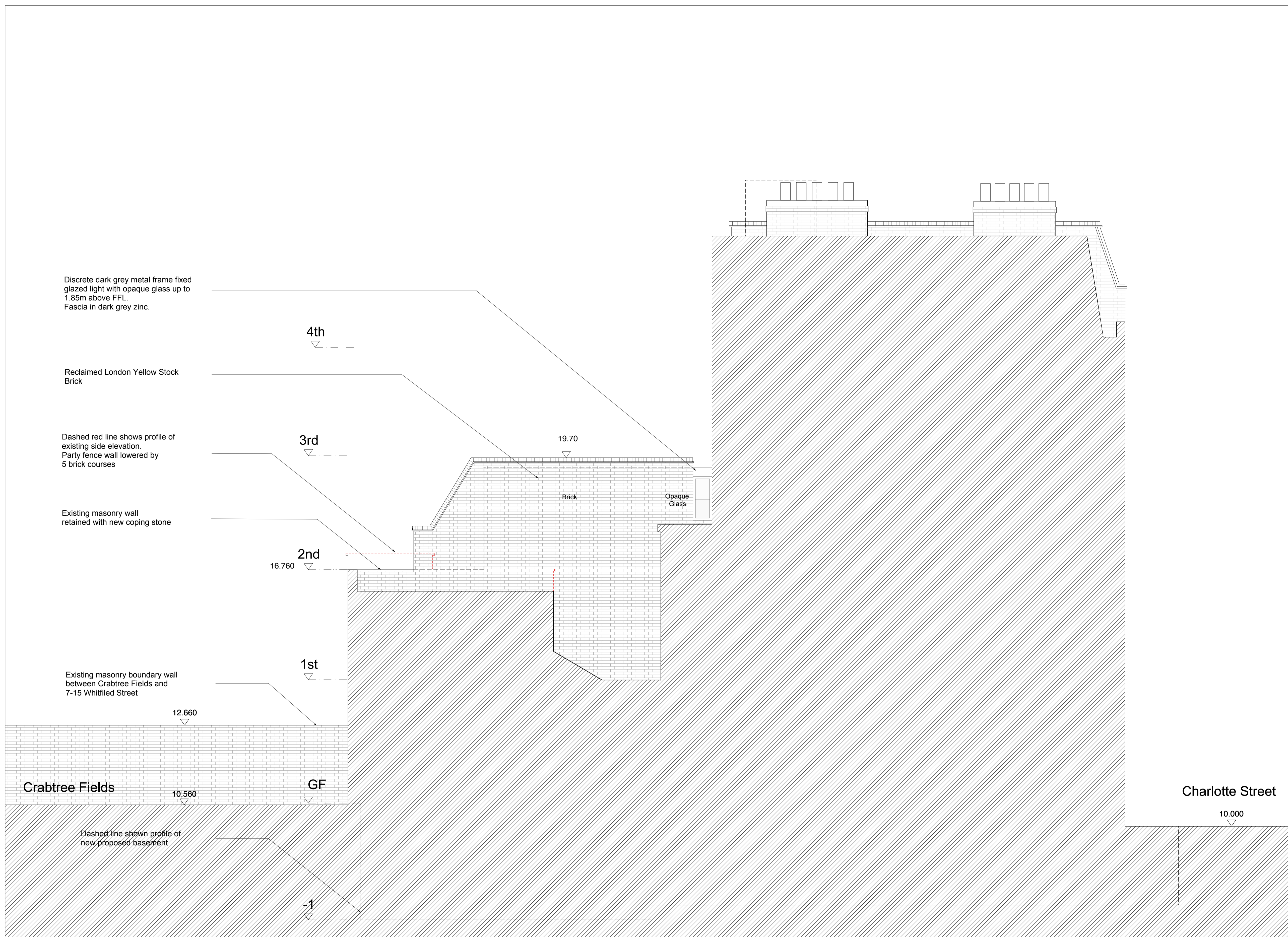
Charlotte Street

7-15 Whitfield Street
Development

Dashed line shown profile of existing basement

Dashed line shown profile of new proposed basement

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Project
28 Charlotte Street

Drawing
Proposed Side Elevation

Drawing No.
CH(20)A06

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CH01	12.08.15	1:100@A3 1:50@A1

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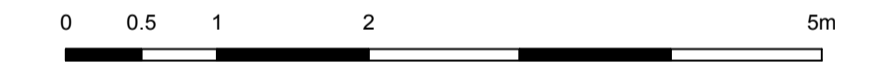
Conservation style sheer glaze rooflights with 100 mm upstand above roof line

Line of 7-15 Whitfield Street Development

Level to top of parapet over rear masonry wall to match existing
Salvaged yellow London stock brick form existing boundary wall
Dashed line shown profile existing rear extension removed

New wall openings formed within existing rear boundary wall with light stone vertical elements

Line of boundary wall between Crabtree Fields and 7-15 Whitfield Street Development



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Project
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Drawing
Proposed Section

Drawing No.
CH(20)A07

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CH01	09.07.15	1:100@A3 1:50@A1