

NOTES:

FLAT 1: GIA 156.5 sqm - 3 bedroom 5 people unit with 3.0 sqm storage space



Planning	11.01.17	E
Planning	05.12.16	D
Planning	17.11.16	C
Planning	03.03.16	B
Draft Planning	16.02.16	A
Pre-planning	21.08.15	-

issue:                      date:                      revision:

**Studio Stassano**

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London SW7 1ER  
United Kingdom

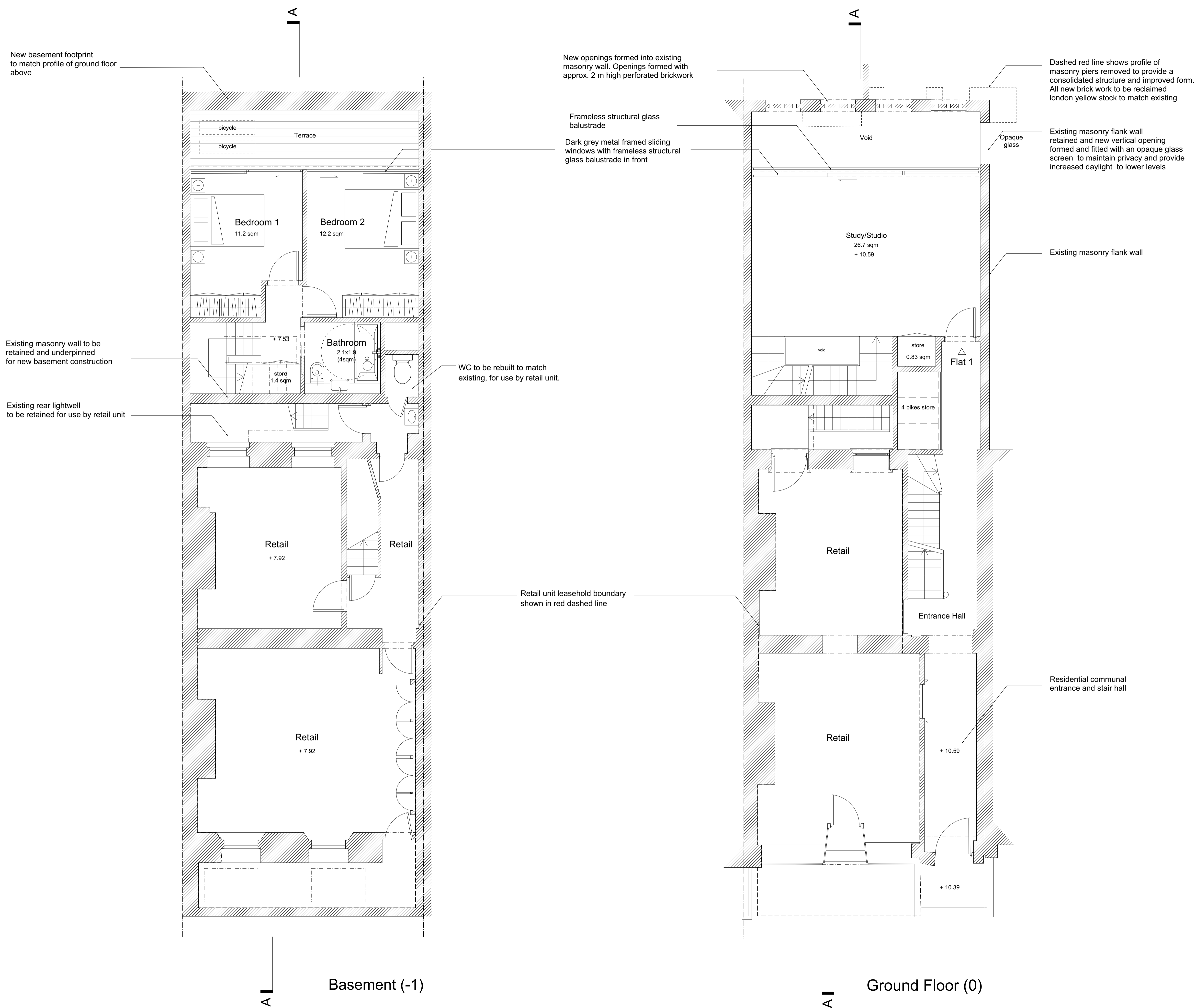
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Project  
**28 Charlotte Street**

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 formed with approx. 2 m high perforated brickwork

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

Frameless structural glass balustrade  
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 wall to be retained and underpinned for new basement construction

Existing rear lightwell to be retained for use by retail unit

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

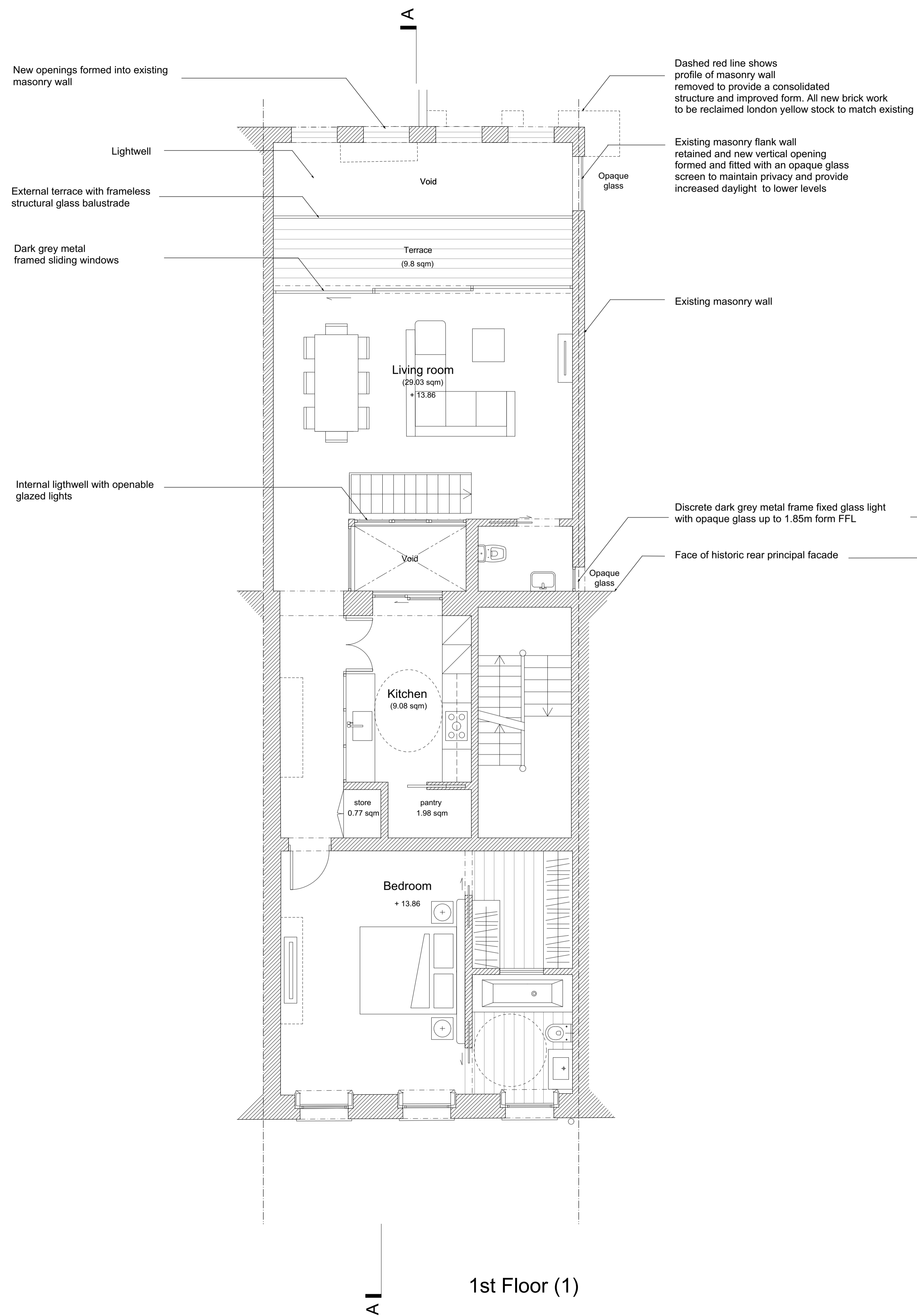
Retail unit leasehold boundary shown in red dashed line

Existing masonry flank wall

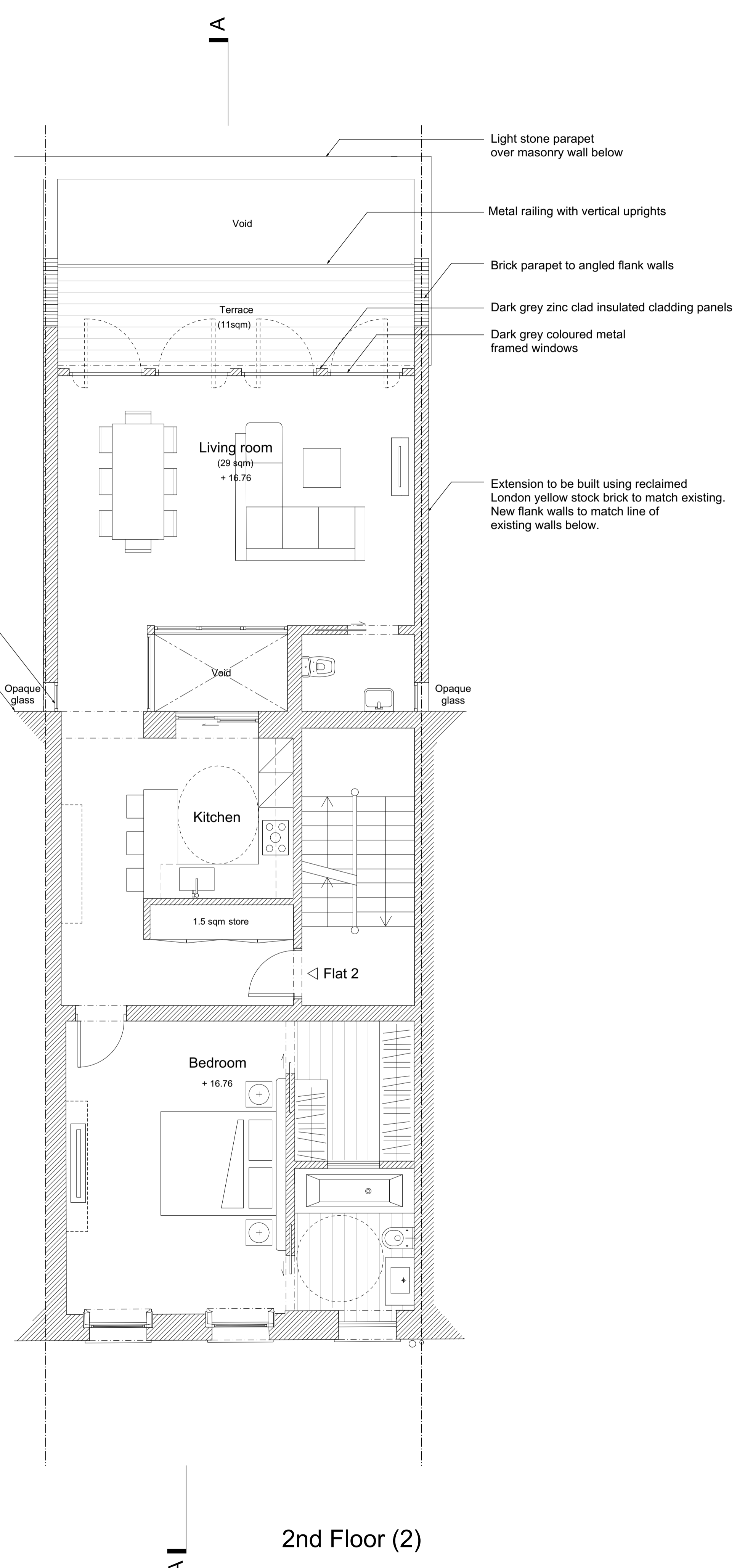
Residential communal entrance and stair hall

Basement (-1)

Ground Floor (0)

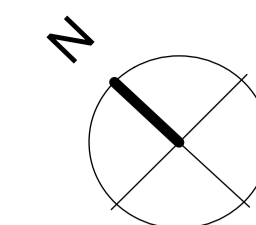


1st Floor (1)



2nd Floor (2)

NOTES:



FLAT 1: GIA 156.5 sqm - 3 bedroom 5 people unit with 3.0 sqm storage space

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



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Project

**28 Charlotte Street**

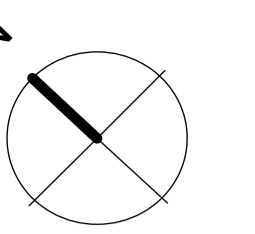
Drawing

**Proposed 1st & 2nd, Floor Plans**

Drawing No.

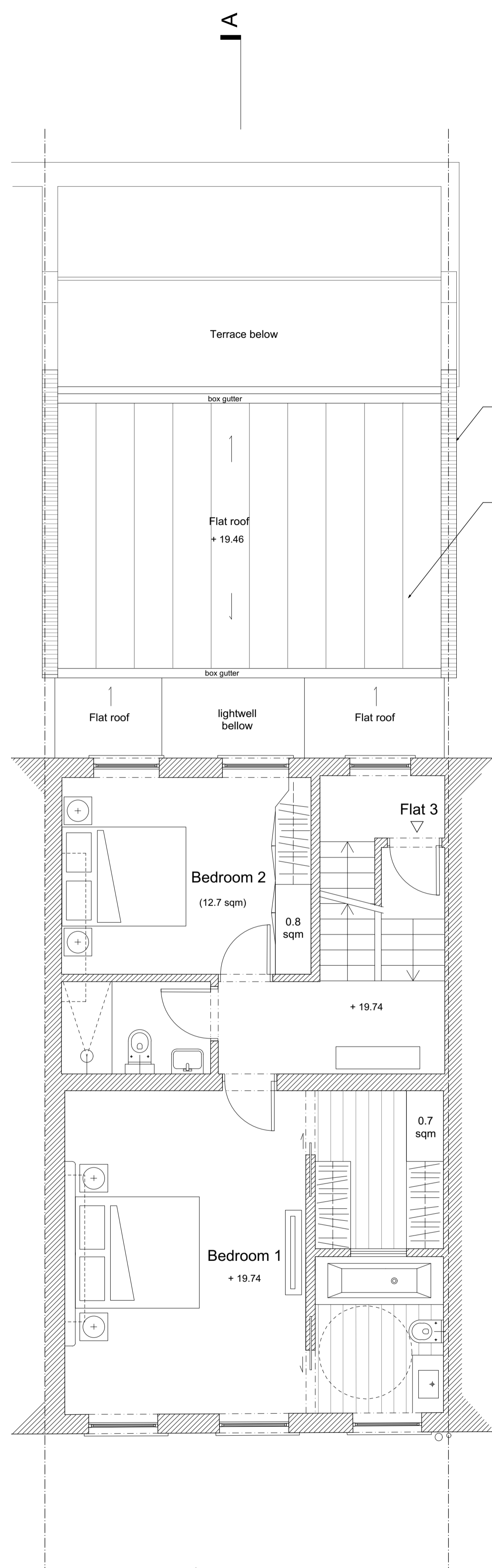
**CH(20)A02**

Job No.	Date	Scale
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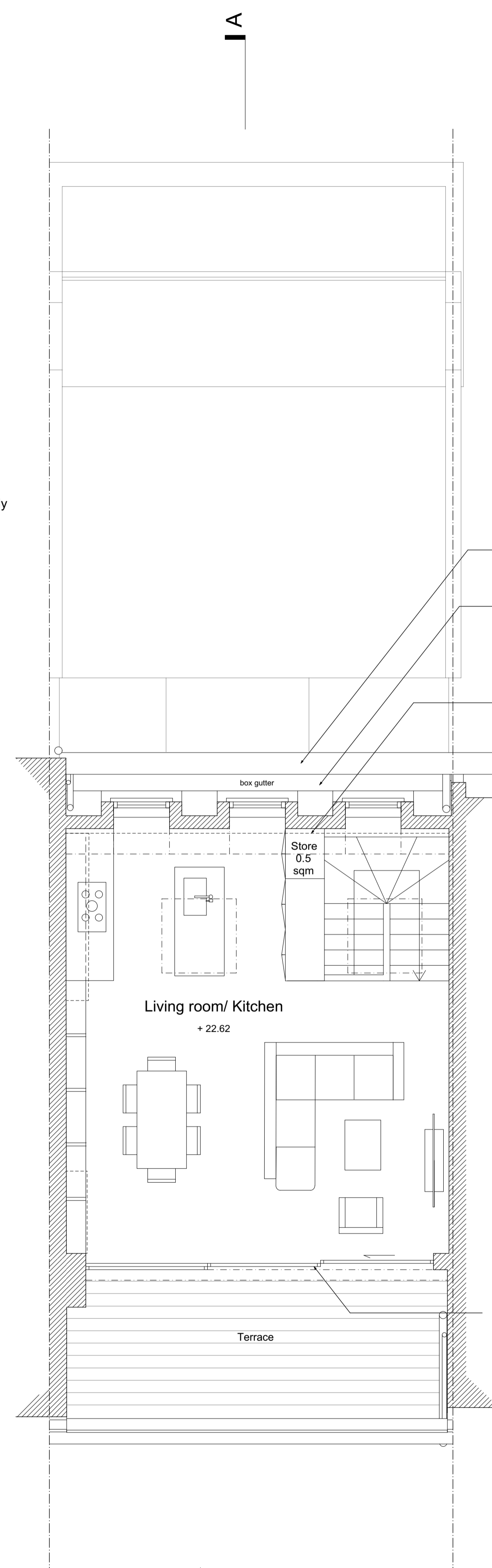


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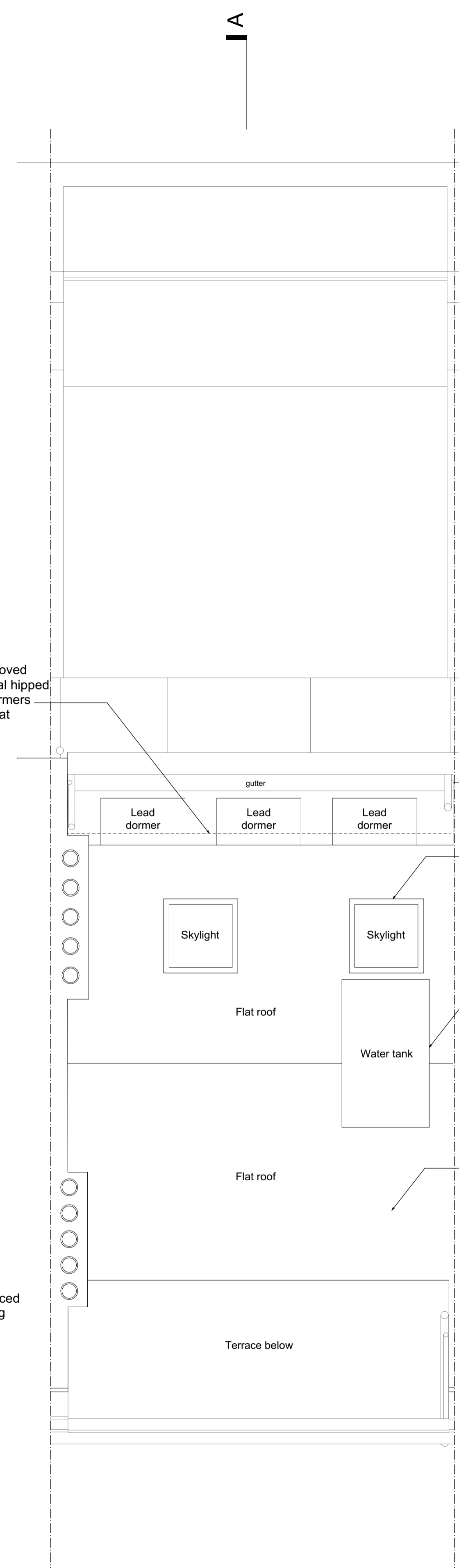
FLAT 3: GIA 102 sqm - 2 bedroom 4 person unit with 2 sqm storage space



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

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

Conservation style flat glass rooflights

Existing water tank retained

Existing roofing membrane to be replaced to match existing



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Project  
28 Charlotte Street

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

Drawing No.  
CH(20)A03

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CH01	11.08.15	1:100@A3 1:50@A1