

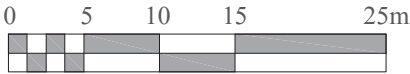
PART I | EXISTING DRAWINGS

EXISTING DRAWINGS
SITE PLAN



 Proposal Site

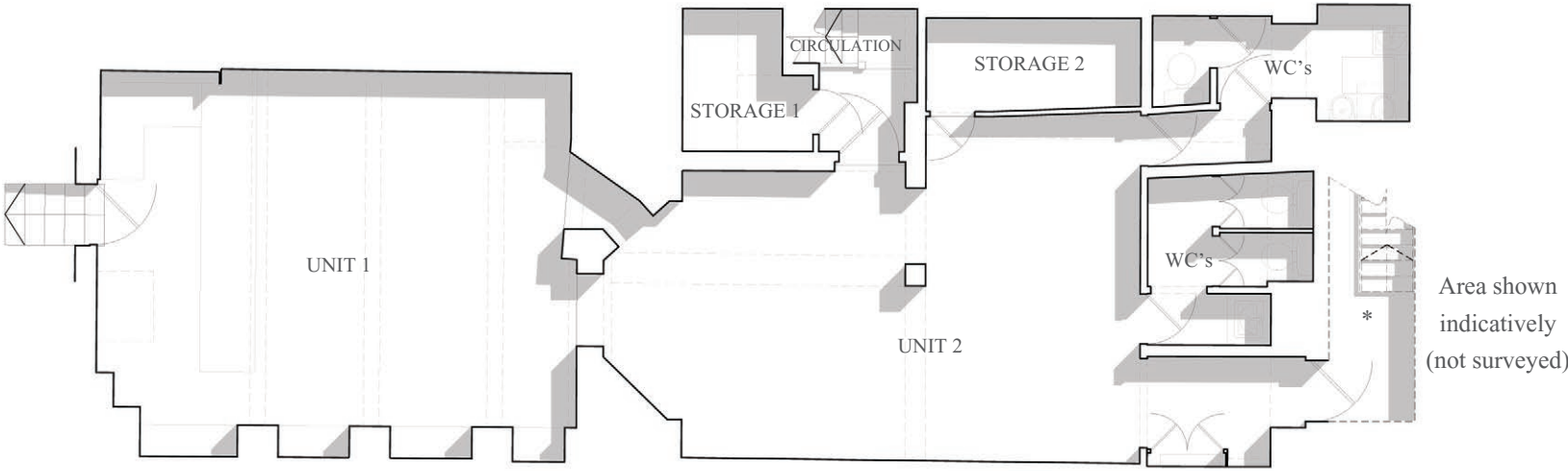
SITE LOCATION PLAN. DRAWING no 0500. 1:500@A3



67 CHARLOTTE STREET. LONDON. W1T 4PH



EXISTING DRAWINGS
FLOOR PLANS



KEY

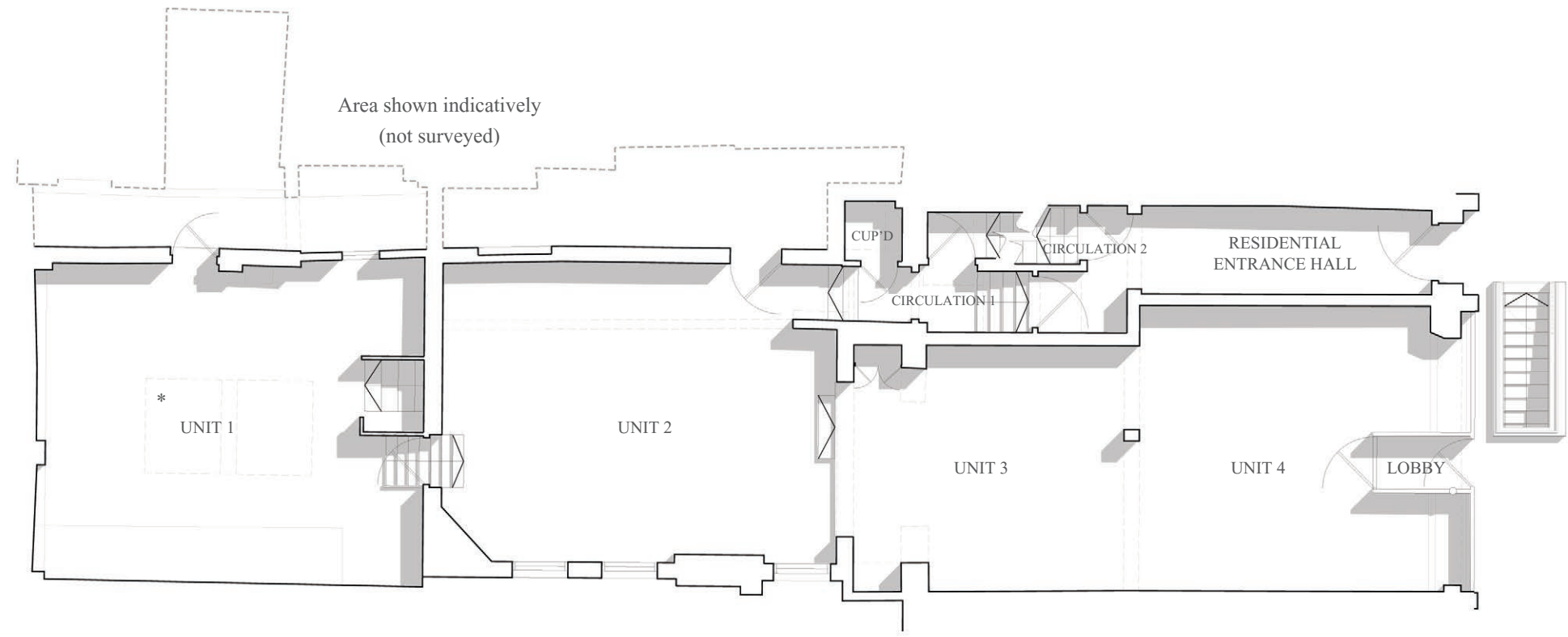
* Fire escape

BASEMENT FLOOR PLAN. DRAWING no 1000. 1:100@A3



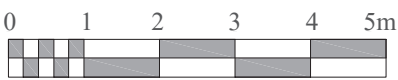
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EXISTING DRAWINGS
FLOOR PLANS



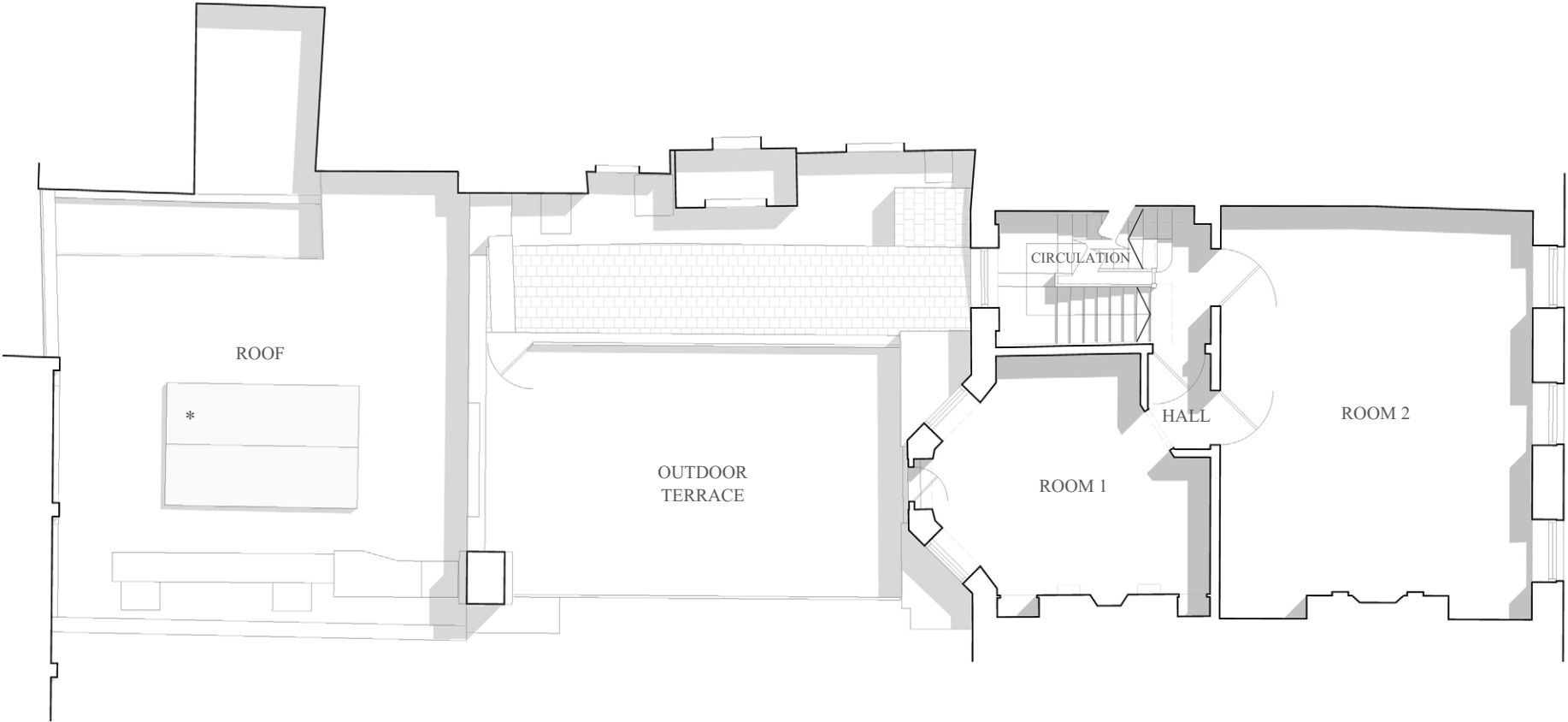
KEY
* Skylight above

GROUND FLOOR PLAN. DRAWING no 1001. 1:100@A3



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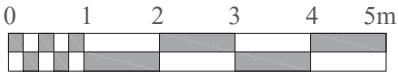
EXISTING DRAWINGS
FLOOR PLANS



KEY

* Skylight

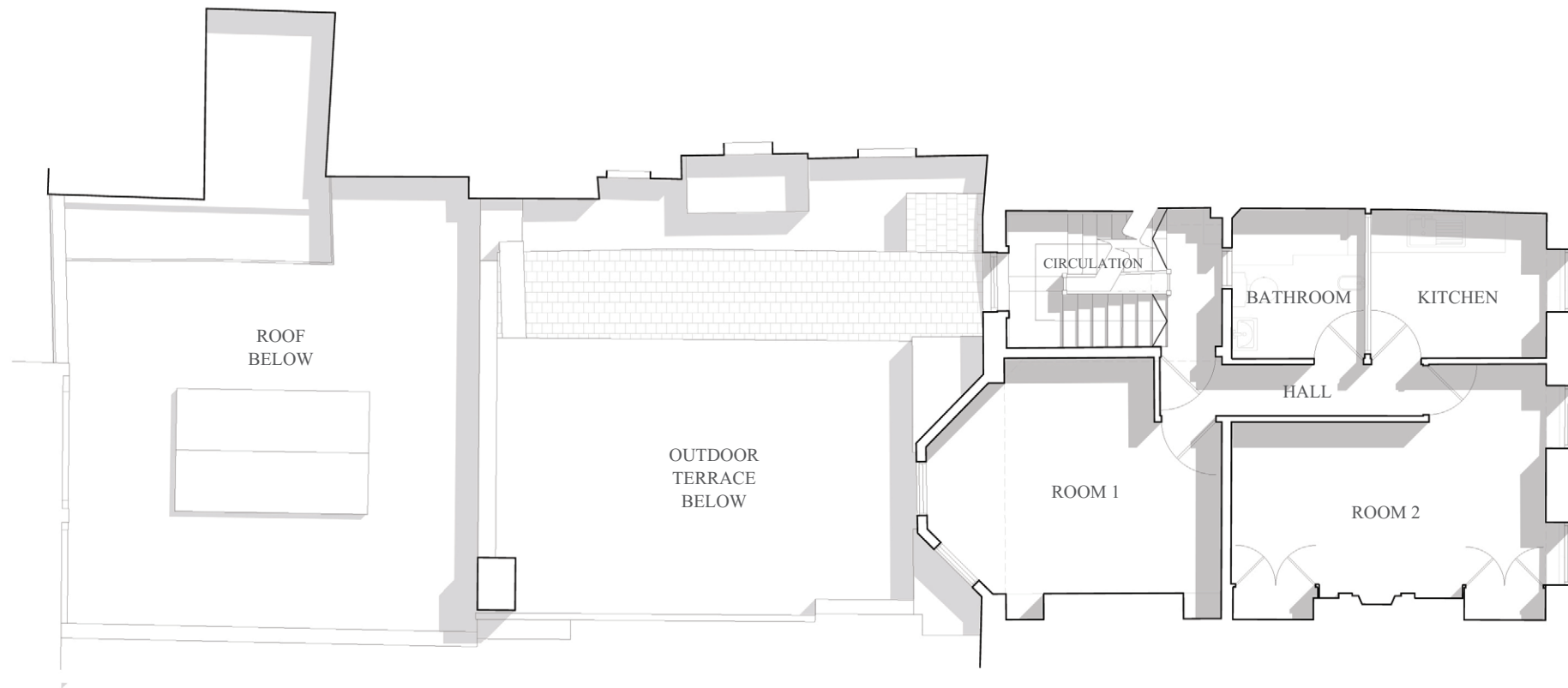
FIRST FLOOR PLAN. DRAWING no 1002. 1:100@A3



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EXISTING DRAWINGS

FLOOR PLANS



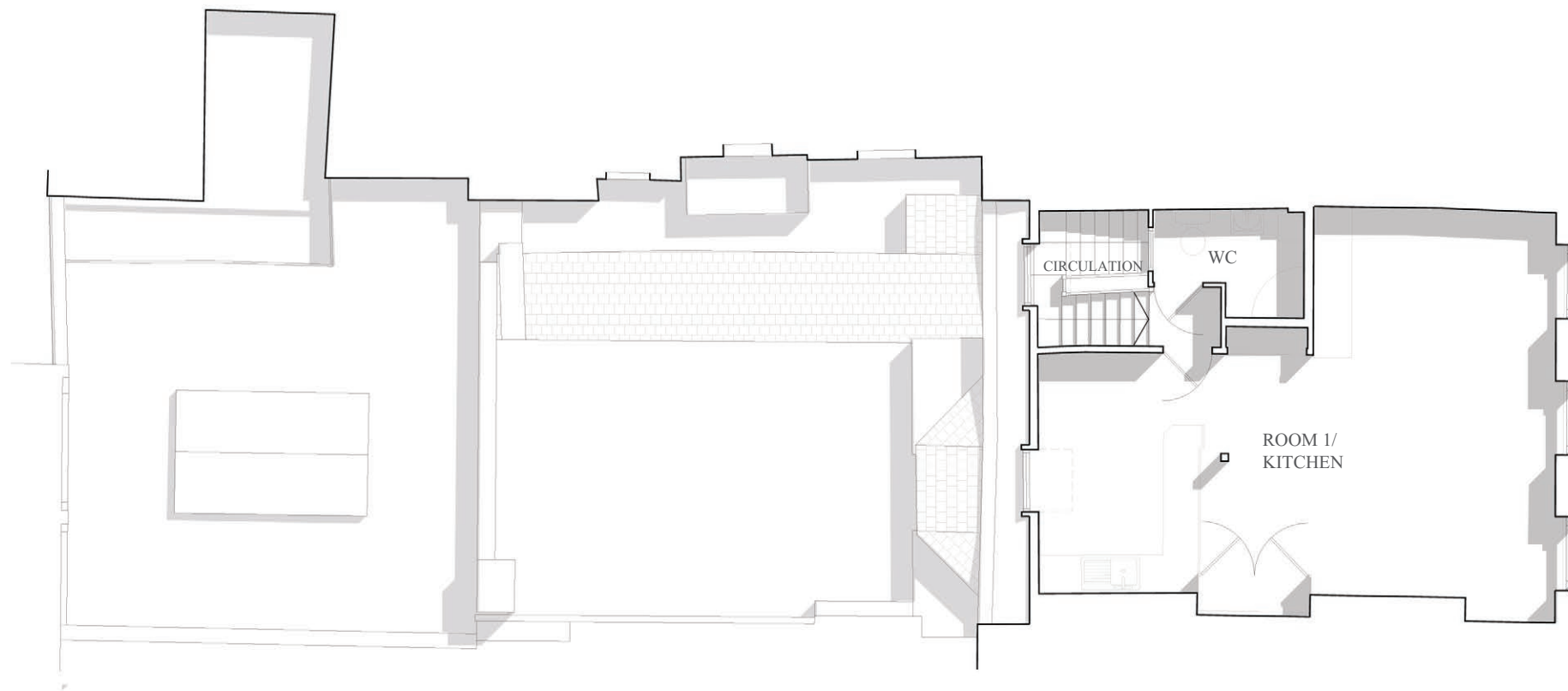
SECOND FLOOR PLAN. DRAWING no 1003. 1:100@A3



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EXISTING DRAWINGS

FLOOR PLANS



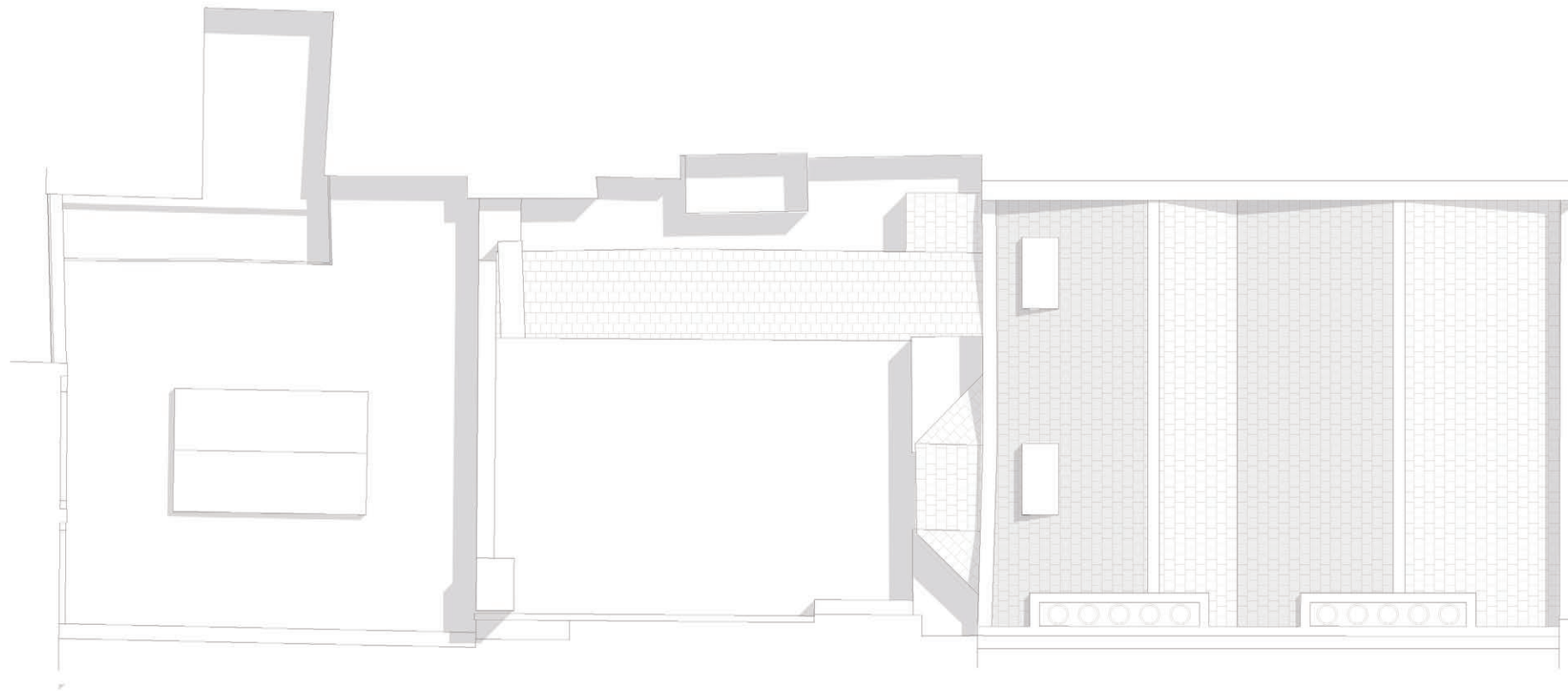
THIRD FLOOR PLAN. DRAWING no 1004. 1:100@A3



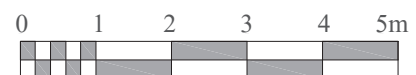
67 CHARLOTTE STREET. LONDON. W1T 4PH

EXISTING DRAWINGS

FLOOR PLANS



ROOF PLAN. DRAWING no 1005. 1:100@A3



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EXISTING DRAWINGS
ELEVATIONS



Key Site Plan



FRONT ELEVATION. DRAWING no 1100. 1:100@A3



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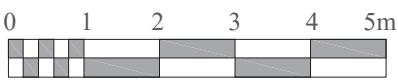
EXISTING DRAWINGS
ELEVATIONS



Key Site Plan



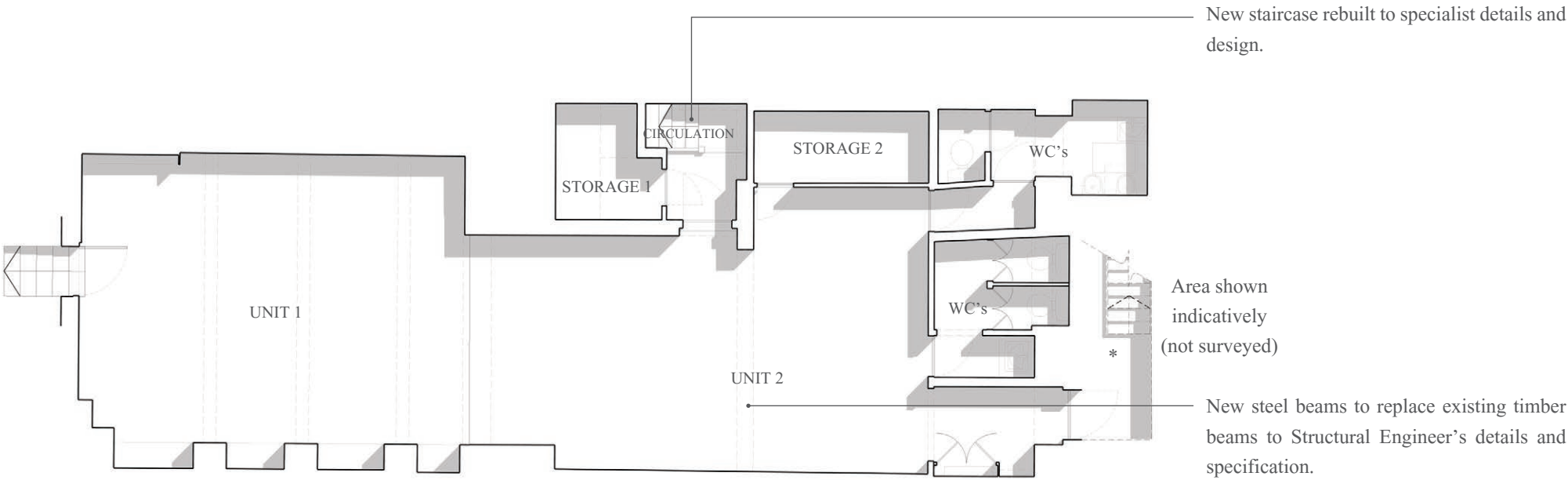
REAR ELEVATION. DRAWING no 1101. 1:100@A3



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PART II | PROPOSED DRAWINGS

PROPOSED DRAWINGS
FLOOR PLANS



KEY

* Fire escape

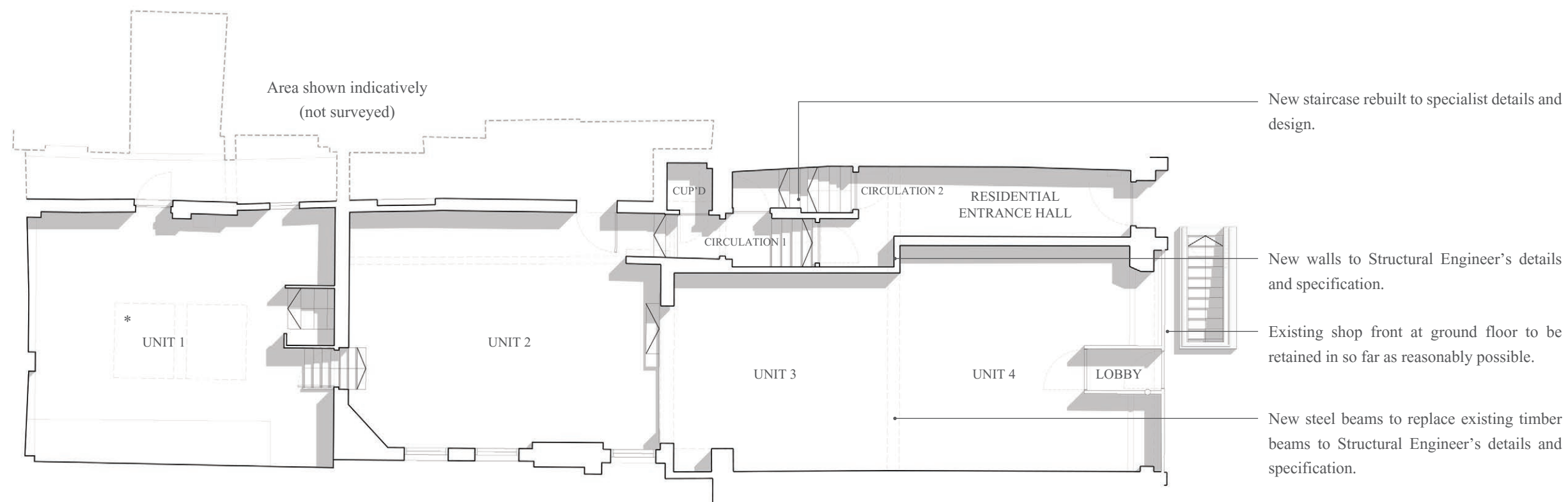
BASEMENT FLOOR PLAN. DRAWING no 2000. 1:100@A3



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PROPOSED DRAWINGS

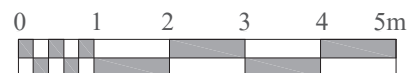
FLOOR PLANS



KEY

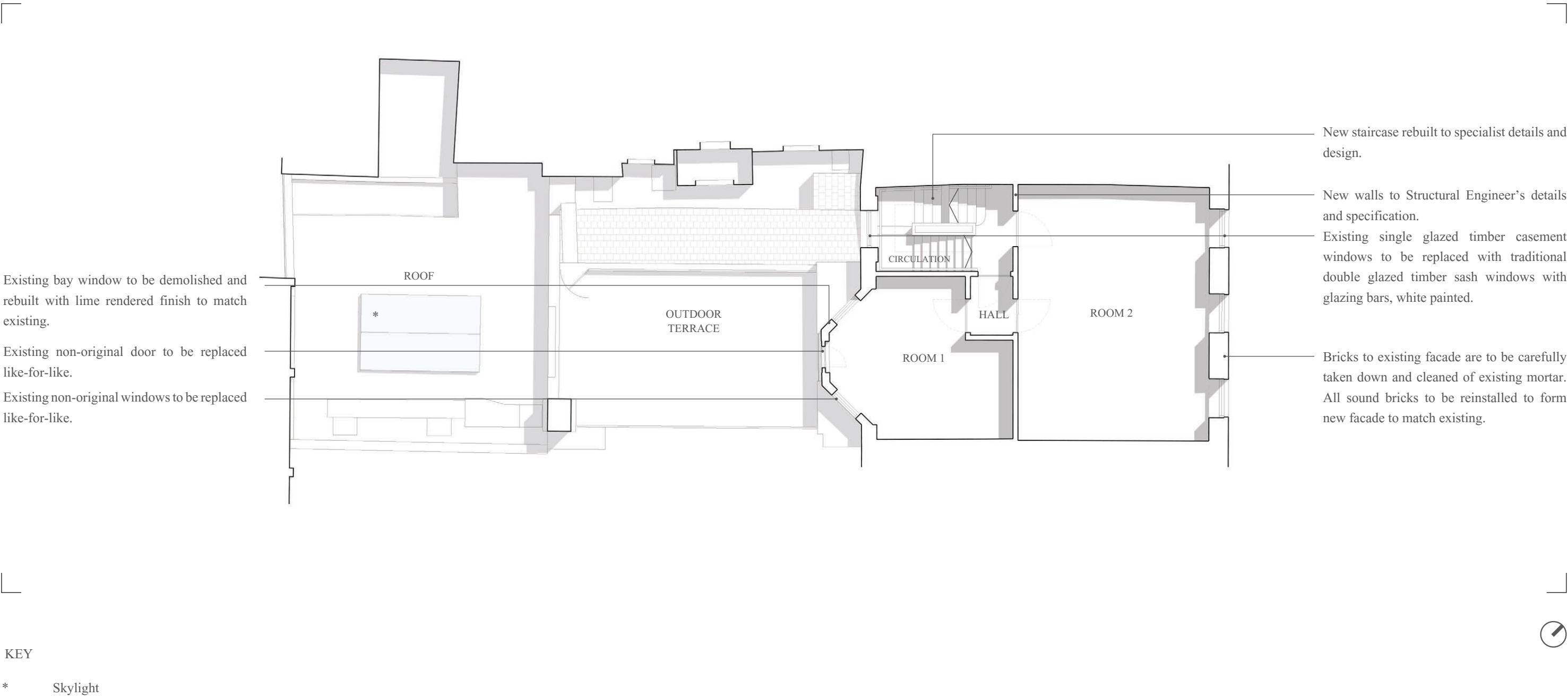
* Skylight above

GROUND FLOOR PLAN. DRAWING no 2001. 1:100@A3

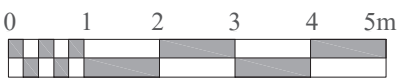


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PROPOSED DRAWINGS
FLOOR PLANS



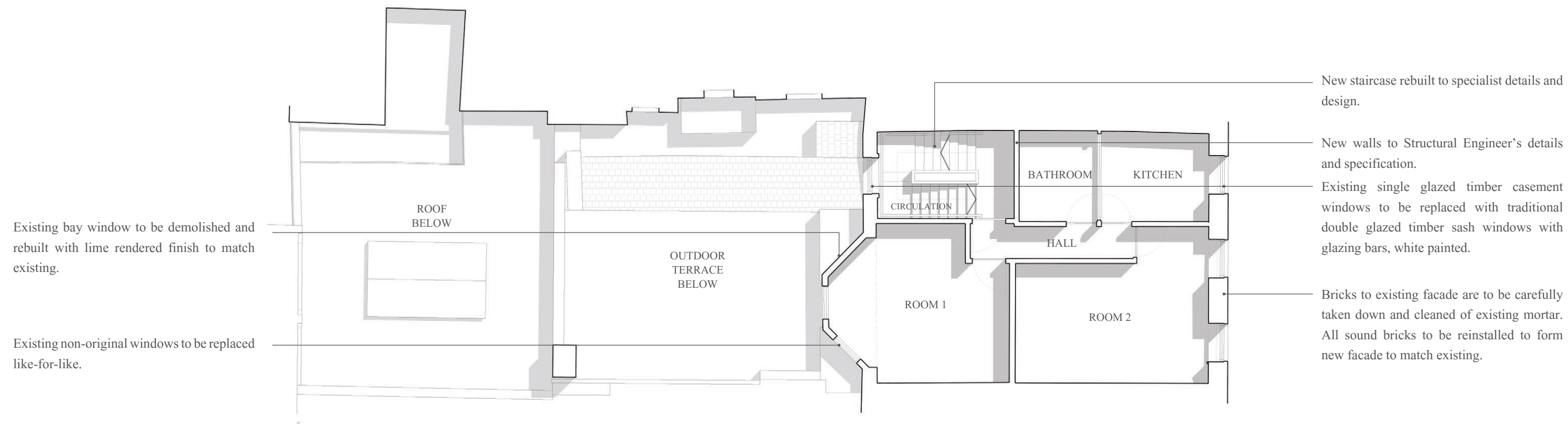
FIRST FLOOR PLAN. DRAWING no 2002. 1:100@A3



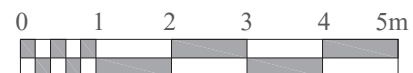
67 CHARLOTTE STREET. LONDON. W1T 4PH

PROPOSED DRAWINGS

FLOOR PLANS



SECOND FLOOR PLAN. DRAWING no 2003. 1:100@A3



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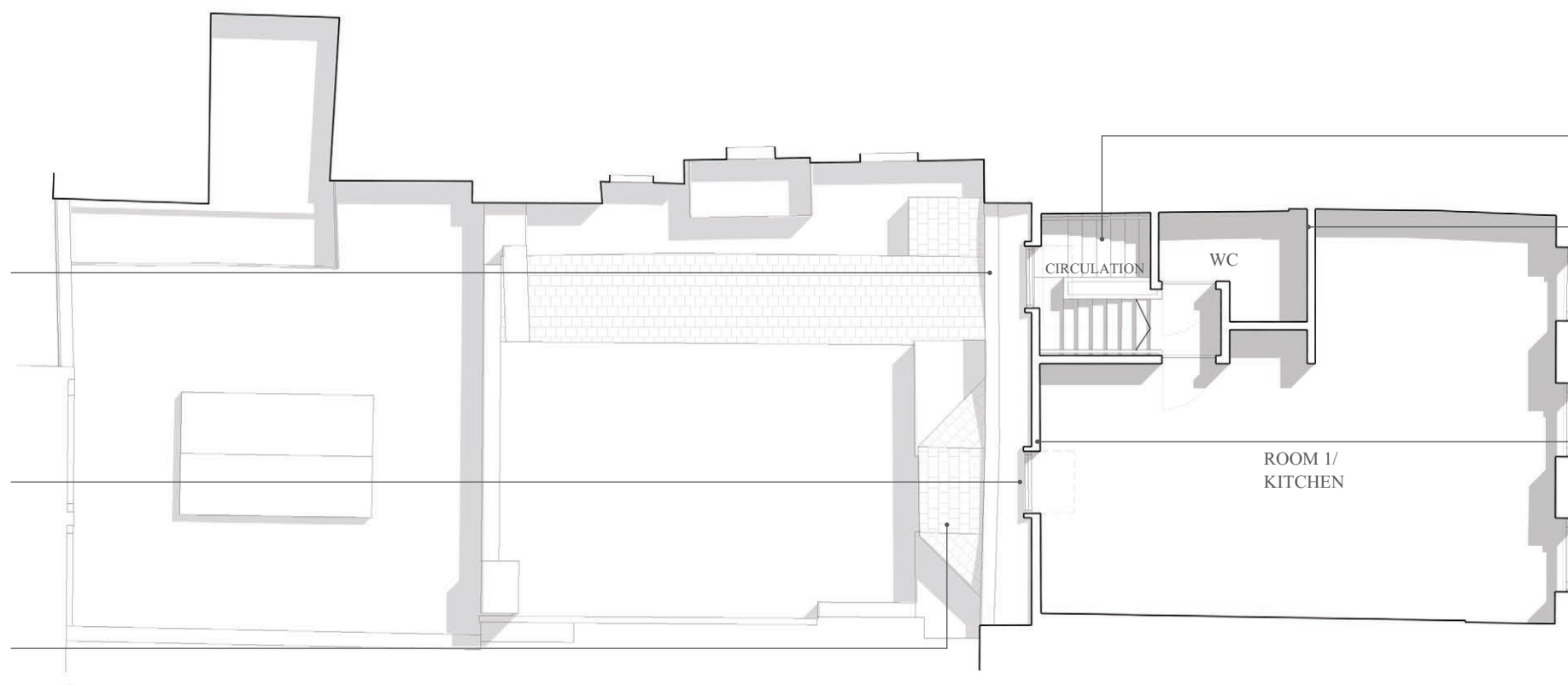
PROPOSED DRAWINGS

FLOOR PLANS

Existing parapet stones to be removed and reinstalled where reasonably possible. Where existing cills are not suitable for reuse, relaimed stone cills to be sourced and installed to match existing. Stones to be rebbed on lime mortar to match existing.

Existing lead dormers to be removed and rebuilt in traditional leadwork detailing to match existing. Windows to be replaced to match existing.

Existing tiles to be removed and replaced with plain clay tiles.



New staircase rebuilt to specialist details and design.

New walls to Structural Engineer's details and specification.

Existing single glazed timber casement windows to be replaced with traditional double glazed timber sash windows with glazing bars, white painted.

Existing concrete roof tiles to be removed and replaced with plain clay tiles.

Bricks to existing facade are to be carefully taken down and cleaned of existing mortar. All sound bricks to be reinstalled to form new facade to match existing.

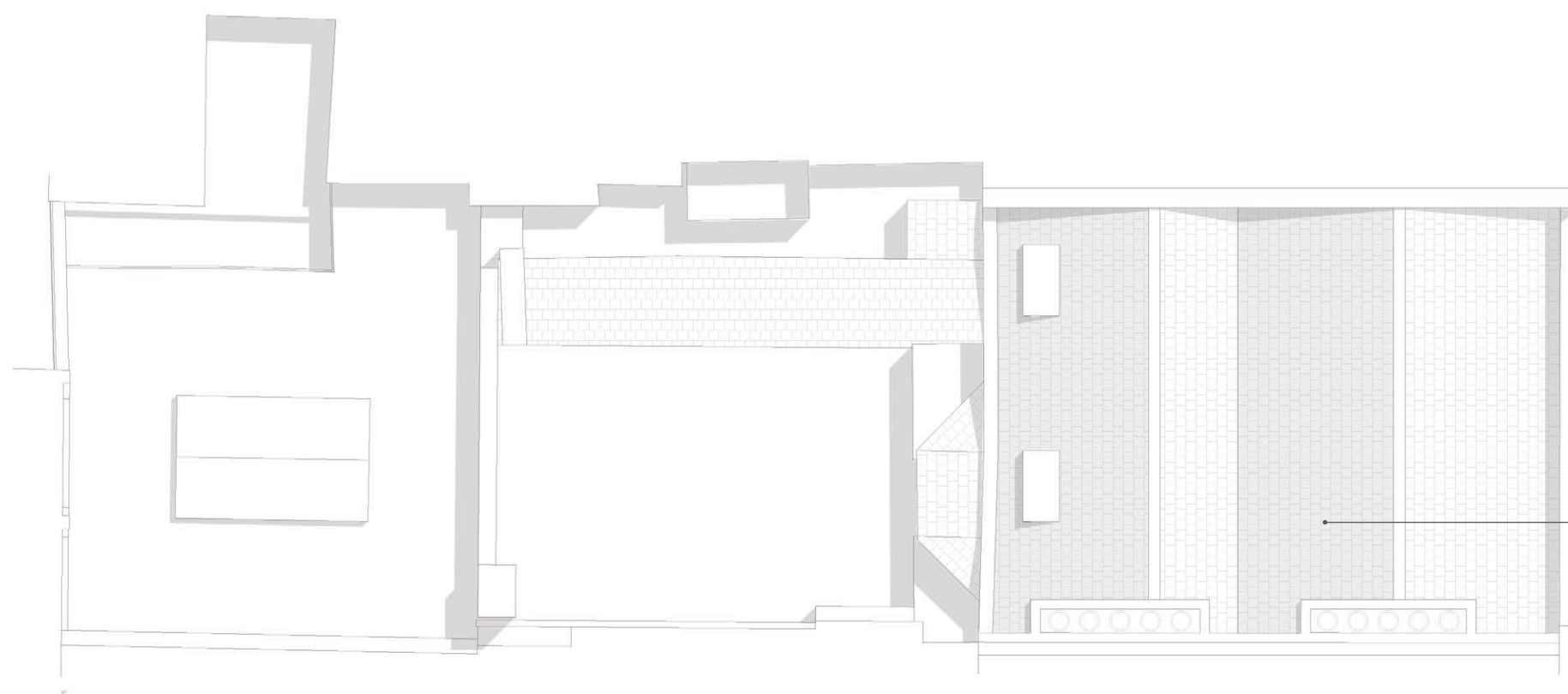
THIRD FLOOR PLAN. DRAWING no 2004. 1:100@A3



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PROPOSED DRAWINGS

FLOOR PLANS



Existing parapet stones to be removed and reinstalled where reasonably possible. Where existing cills are not suitable for reuse, reclaimed stone cills to be sourced and installed to match existing. Stones to be rebed on lime mortar to match existing.

Existing concrete roof tiles to be removed and replaced with plain clay tiles. Existing roof to be retained and repaired where required.

ROOF PLAN. DRAWING no 2005. 1:100@A3



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PROPOSED DRAWINGS

ELEVATIONS



Key Site Plan

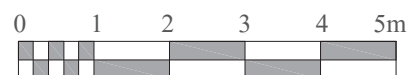


KEY

1. Existing single glazed timber casement windows to be replaced with traditional double glazed timber sash windows with glazing bars, white painted.
2. Bricks to existing facade are to be carefully taken down and cleaned of existing mortar. All sound bricks to be reinstalled to form new facade to match existing. Where any existing bricks are not suitable for reuse, reclaimed bricks to be sourced and installed to match existing - where such bricks are used they will be carefully mixed into the general brick mix to ensure that all non-original bricks are well disguised within the whole. Bricks to be laid in bond to match existing (on inspection no immediate typical bond can be identified - it appears to be a combination of stretchers and headers at irregular intervals).
- All bricks to be embedded on new lime mortar with make-up to match existing mortar with pointing to match existing.
3. Existing shop front at ground floor to be retained in so far as reasonably possible. Where fascias require removed, new timberwork to be installed and finished to match existing like-for-like.
4. Cast iron pipework to be replaced like for like and painted black.
5. Rendered window arches to be reinstated to match existing like-for-like. Lime render to be used.
6. Stone window cills to be carefully removed and reinstalled where reasonably possible. Where existing cills are not suitable for reuse, reclaimed stone cills to be sourced and installed to match existing.
7. Existing parapet stones to be removed and reinstalled where reasonably possible. Where existing cills are not suitable for reuse, reclaimed stone cills to be sourced and installed to match existing. Stones to be rebed on lime mortar to match existing.
8. Existing concrete roof tiles to be removed and replaced with plain clay tiles. Existing roof to be retained and repaired where required.



FRONT ELEVATION. DRAWING no 2100. 1:100@A3



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PROPOSED DRAWINGS

ELEVATIONS

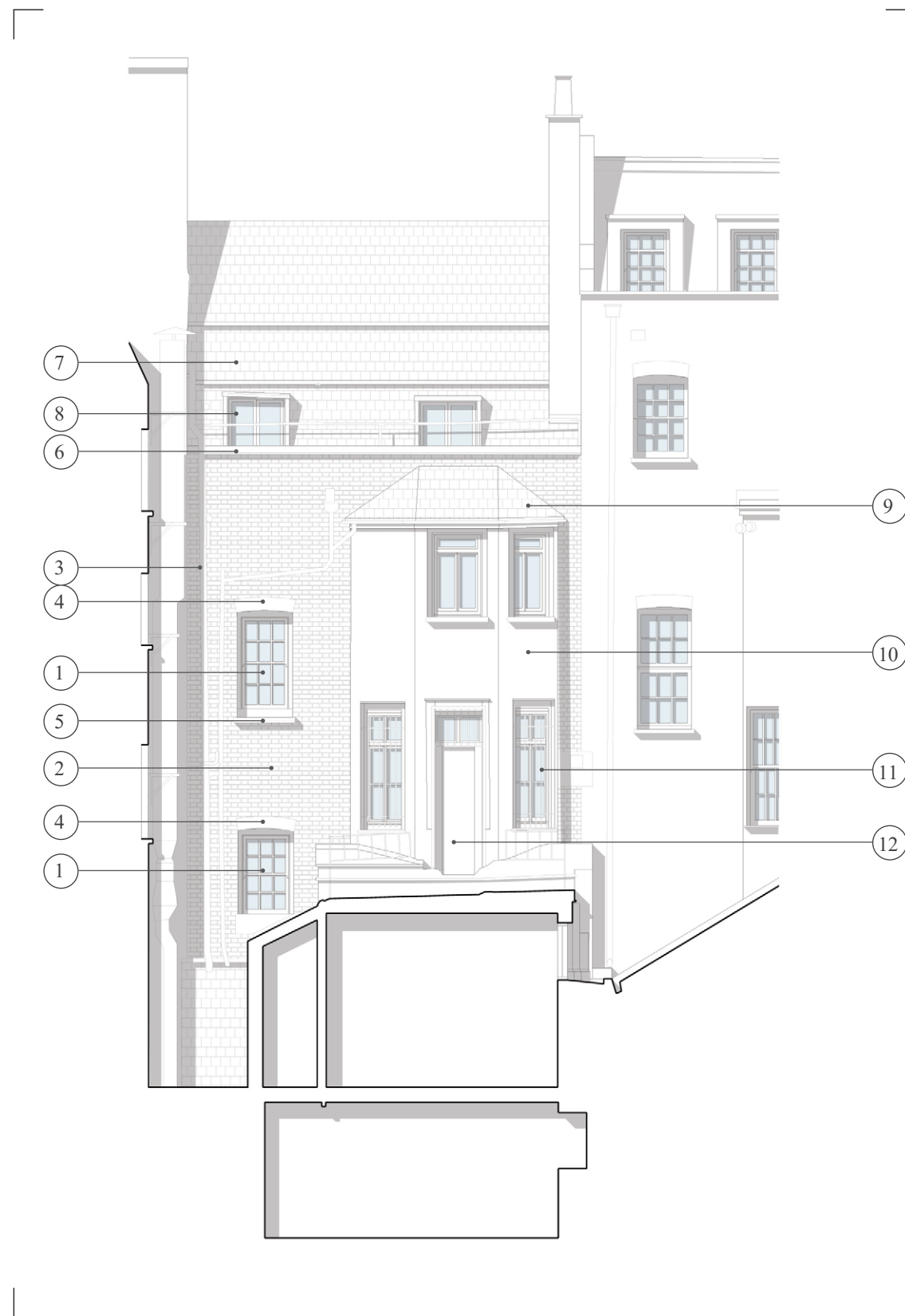


Key Site Plan

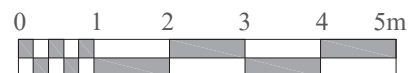


KEY

1. Existing single glazed timber casement windows to be replaced with traditional double glazed timber sash windows with glazing bars, white painted.
2. Bricks to existing facade are to be carefully taken down and cleaned of existing mortar. All sound bricks to be reinstalled to form new facade to match existing. Where any existing bricks are not suitable for reuse, reclaimed bricks to be sourced and installed to match existing - where such bricks are used they will be carefully mixed into the general brick mix to ensure that all non-original bricks are well disguised within the whole. Bricks to be laid in bond to match existing (on inspection no immediate typical bond can be identified - it appears to be a combination of stretchers and headers at irregular intervals).
- All bricks to be embedded on new lime mortar with make-up to match existing mortar with pointing to match existing.
3. Cast iron pipework to be replaced like for like and painted black.
4. Rendered window arches to be reinstated to match existing like-for-like. Lime render to be used.
5. Stone window cills to be carefully removed and reinstalled where reasonably possible. Where existing cills are not suitable for reuse, reclaimed stone cills to be sourced and installed to match existing.
6. Existing parapet stones to be removed and reinstalled where reasonably possible. Where existing cills are not suitable for reuse, reclaimed stone cills to be sourced and installed to match existing. Stones to be rebbed on lime mortar to match existing.
7. Existing concrete roof tiles to be removed and replaced with plain clay tiles. Existing roof to be retained and repaired where required.
8. Existing lead dormers to be removed and rebuilt in traditional leadwork detailing to match existing. Windows to be replaced to match existing.
9. Existing tiles to be removed and replaced with plain clay tiles.
10. Existing bay window to be demolished and rebuilt with lime rendered finish to match existing.
11. Existing non-original windows to be replaced like-for-like.
12. Existing non-original door to be replaced like-for-like.

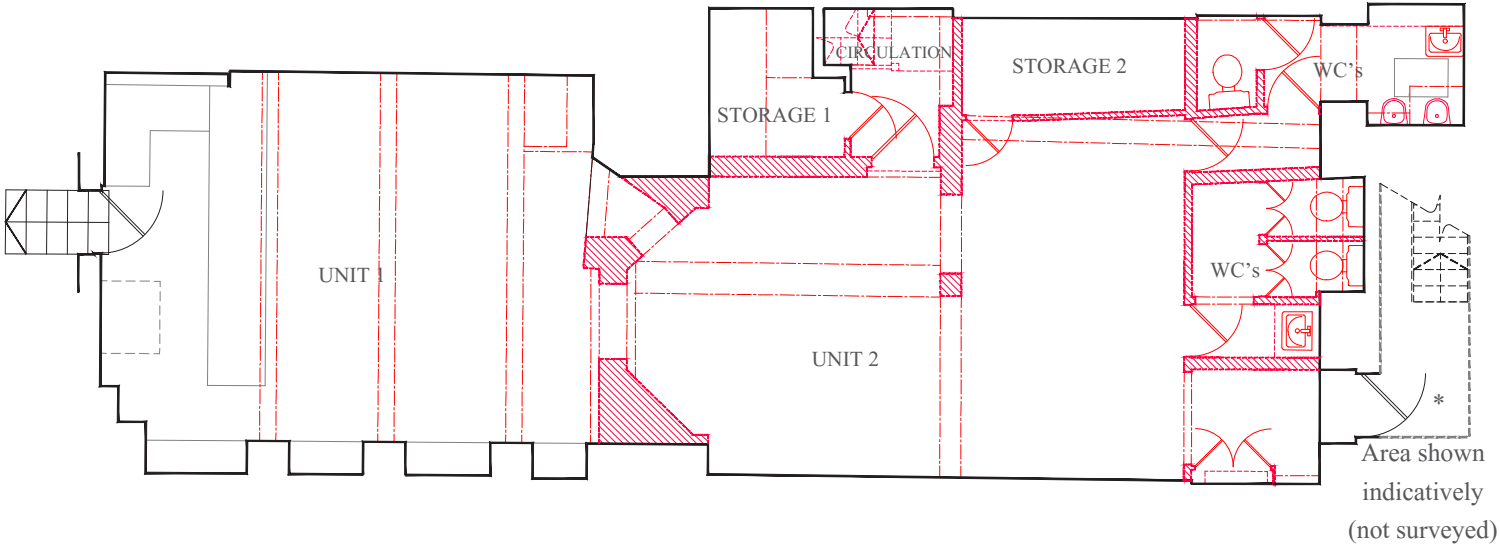


REAR ELEVATION. DRAWING no 2101. 1:100@A3



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PART III | DEMOLITION DRAWINGS



KEY

* Fire escape

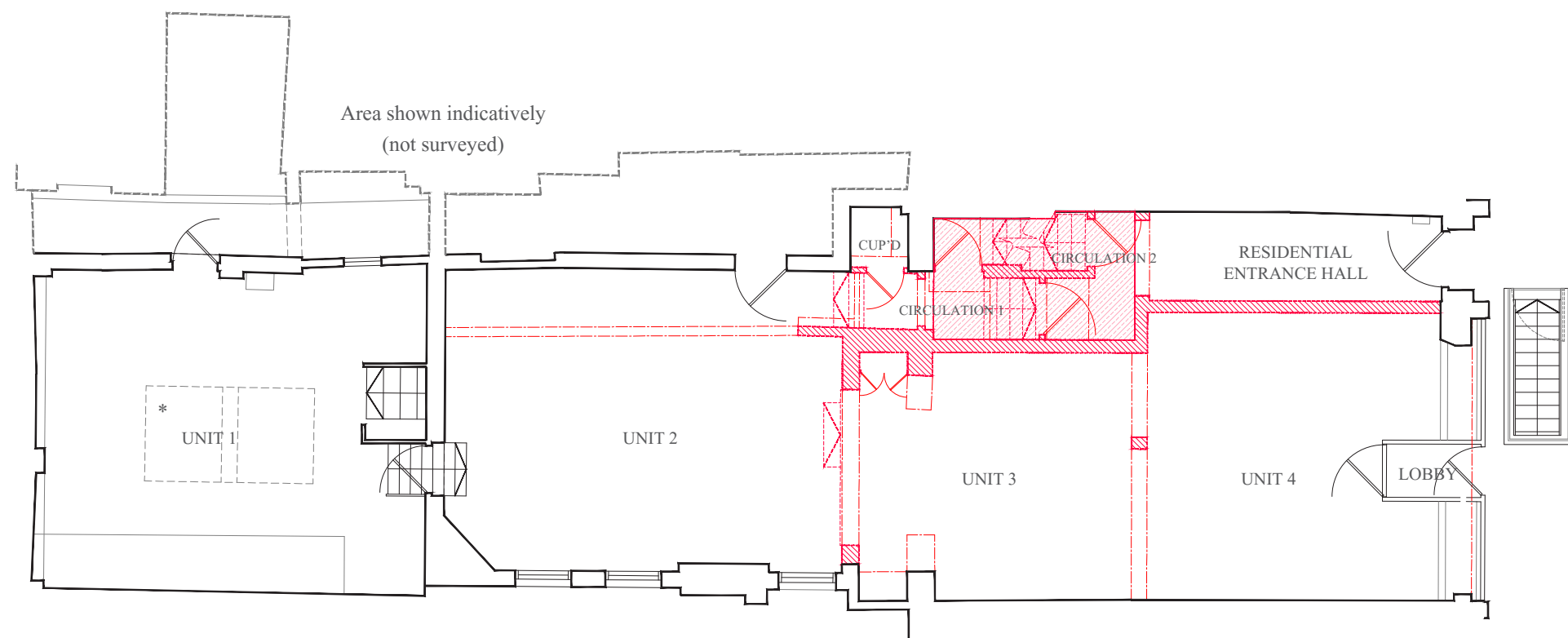
BASEMENT FLOOR PLAN. DRAWING no 0500. 1:100@A3



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DEMOLITION DRAWINGS

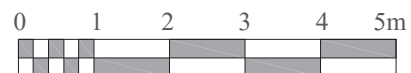
FLOOR PLANS



KEY

* Skylight above

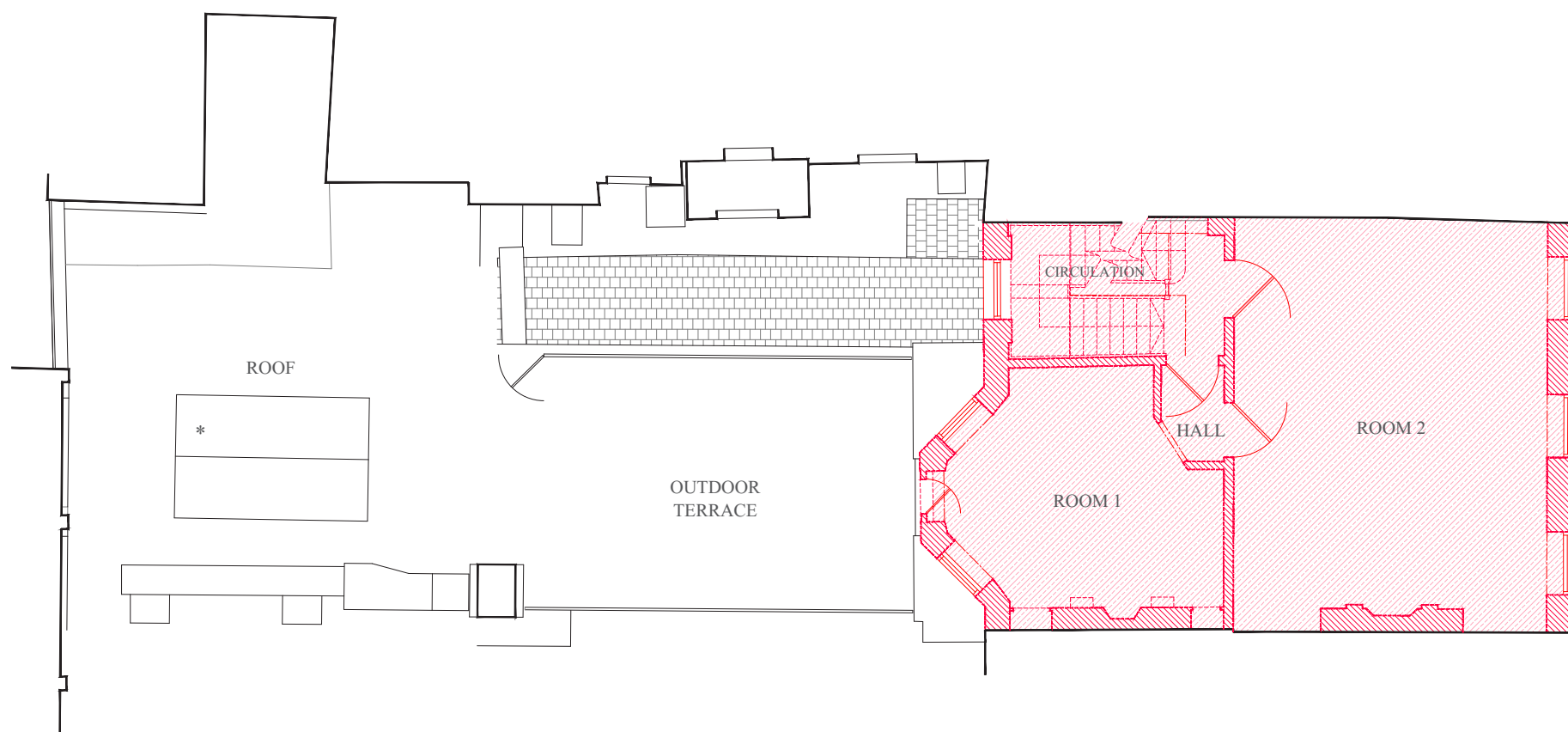
GROUND FLOOR PLAN. DRAWING no 0501. 1:100@A3



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DEMOLITION DRAWINGS

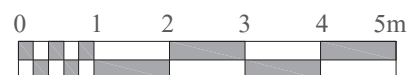
FLOOR PLANS



KEY

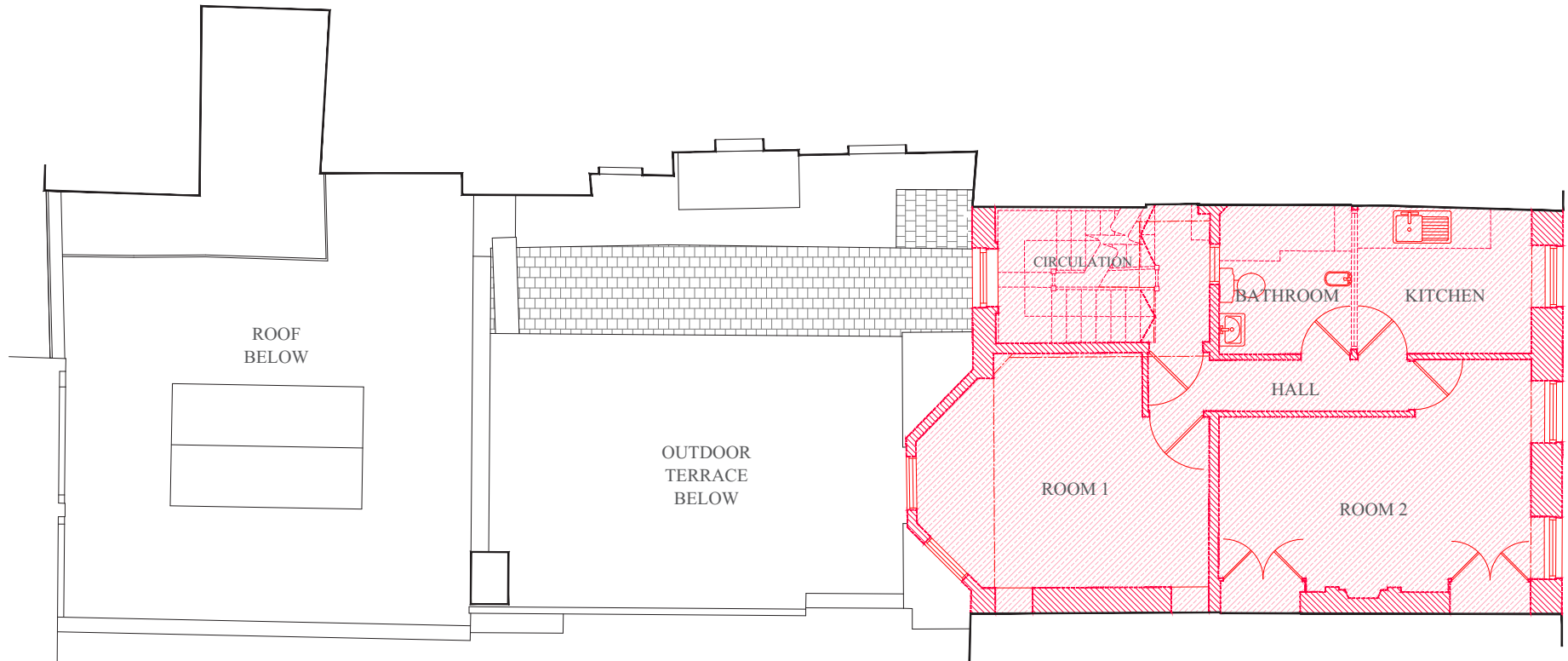
* Skylight

FIRST FLOOR PLAN. DRAWING no 0502. 1:100@A3

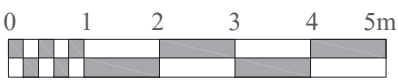


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DEMOLITION DRAWINGS
FLOOR PLANS



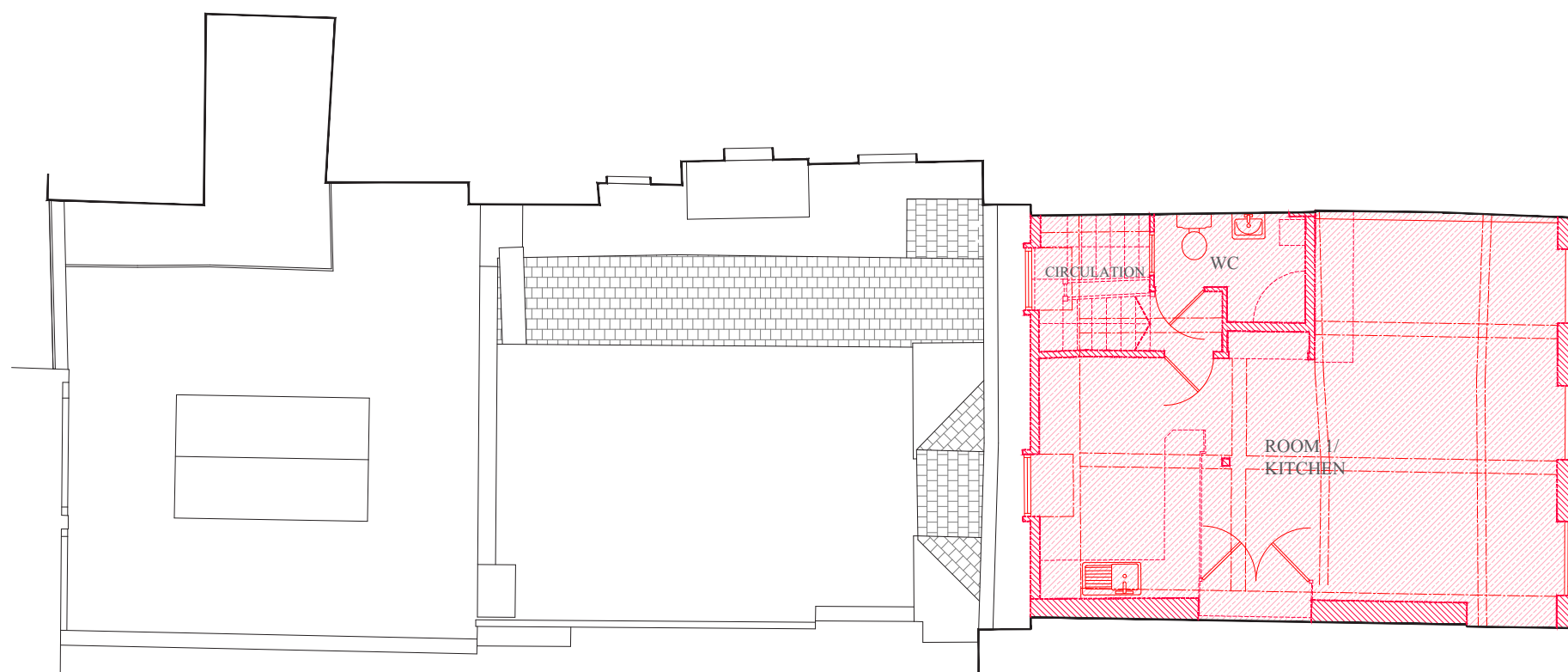
SECOND FLOOR PLAN. DRAWING no 0503. 1:100@A3



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DEMOLITION DRAWINGS

FLOOR PLANS



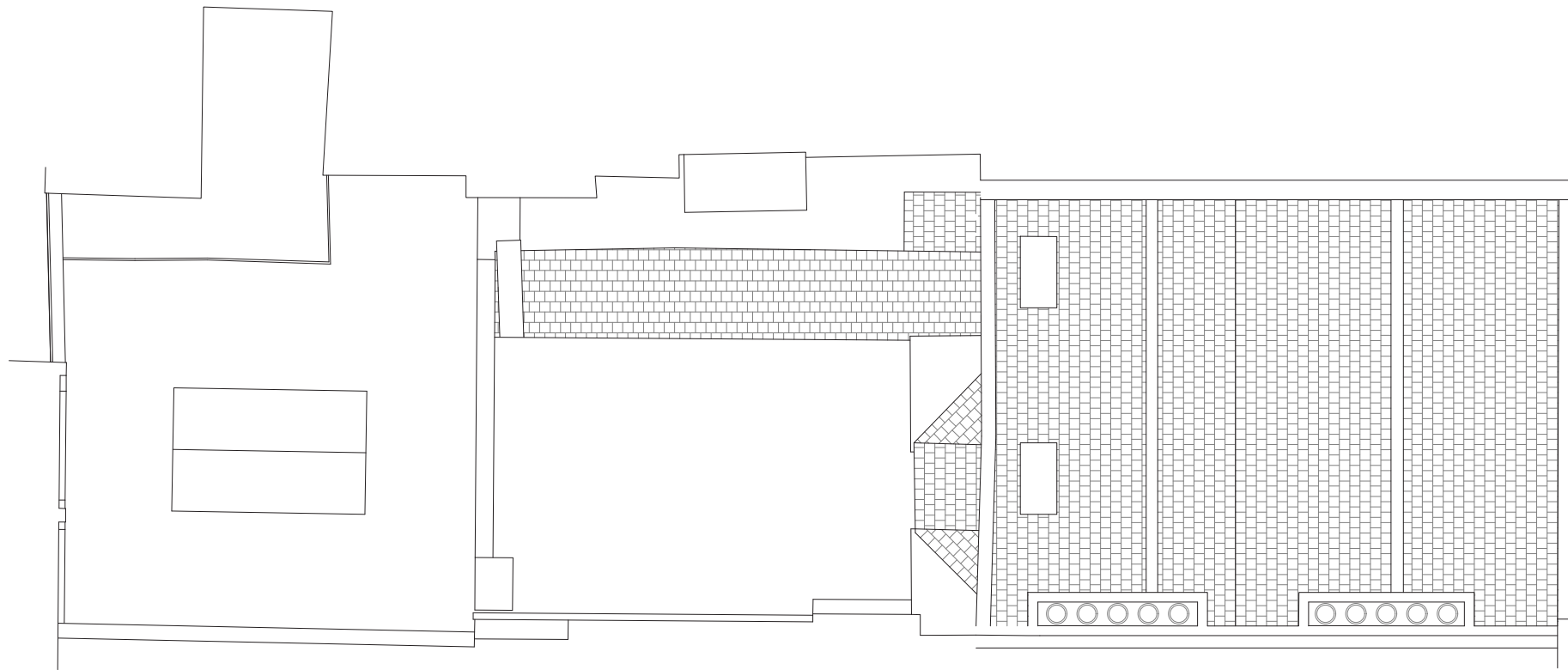
THIRD FLOOR PLAN. DRAWING no 0504. 1:100@A3



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DEMOLITION DRAWINGS

FLOOR PLANS



ROOF PLAN. DRAWING no 0505. 1:100@A3



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DEMOLITION DRAWINGS

ELEVATIONS



Key Site Plan



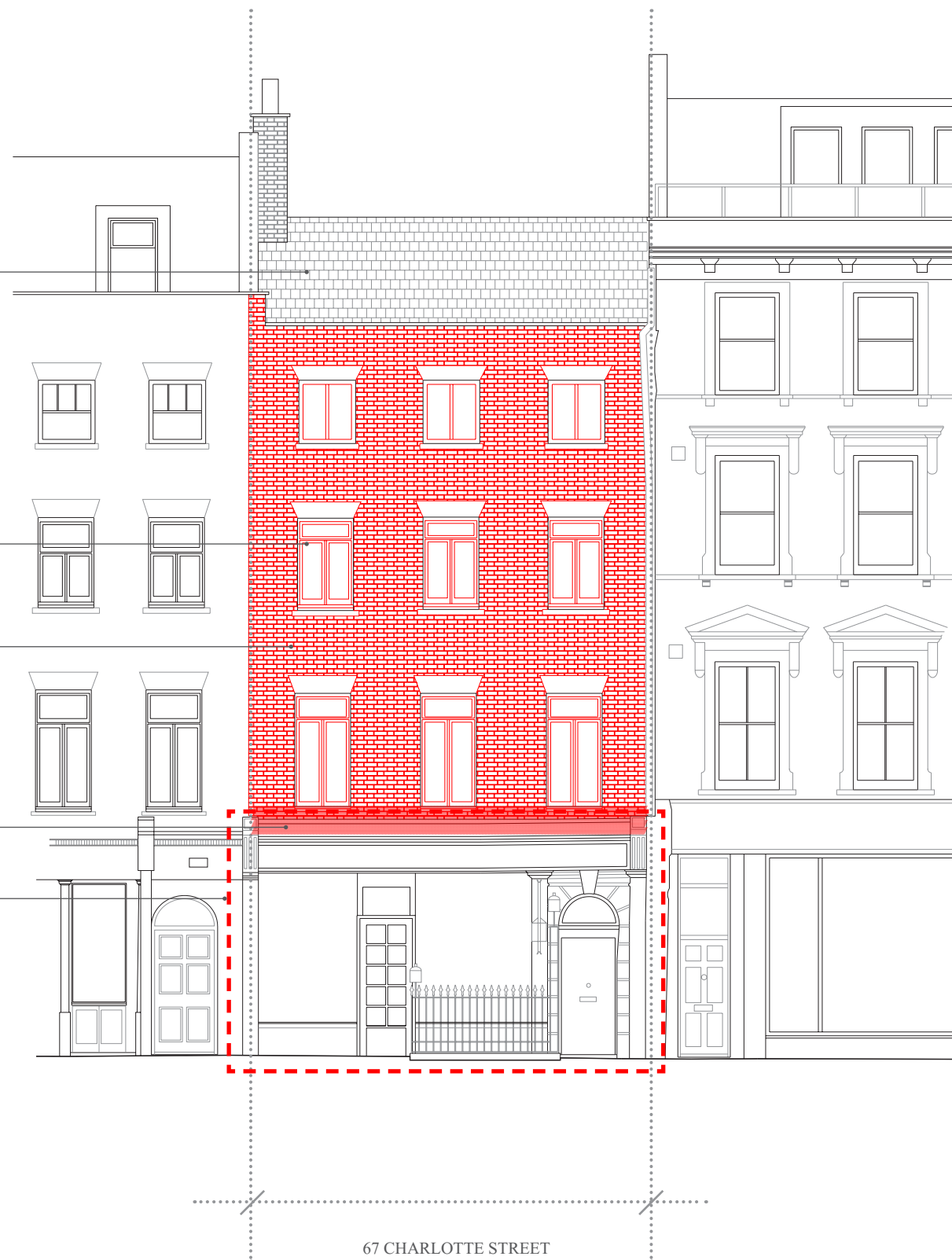
Existing roof to be retained.
Existing non-original concrete tiles to be removed.

All non-original windows at first, second and third floors to be removed.

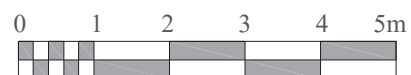
Brickwork facade to be carefully demolished, bricks are to be retained and reused.

Section of fascia and brickwork behind fascia to be demolished.

Existing shop front at ground floor to be retained in so far as reasonably possible.



FRONT ELEVATION. DRAWING no 2100. 1:100@A3



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DEMOLITION DRAWINGS

ELEVATIONS



Key Site Plan



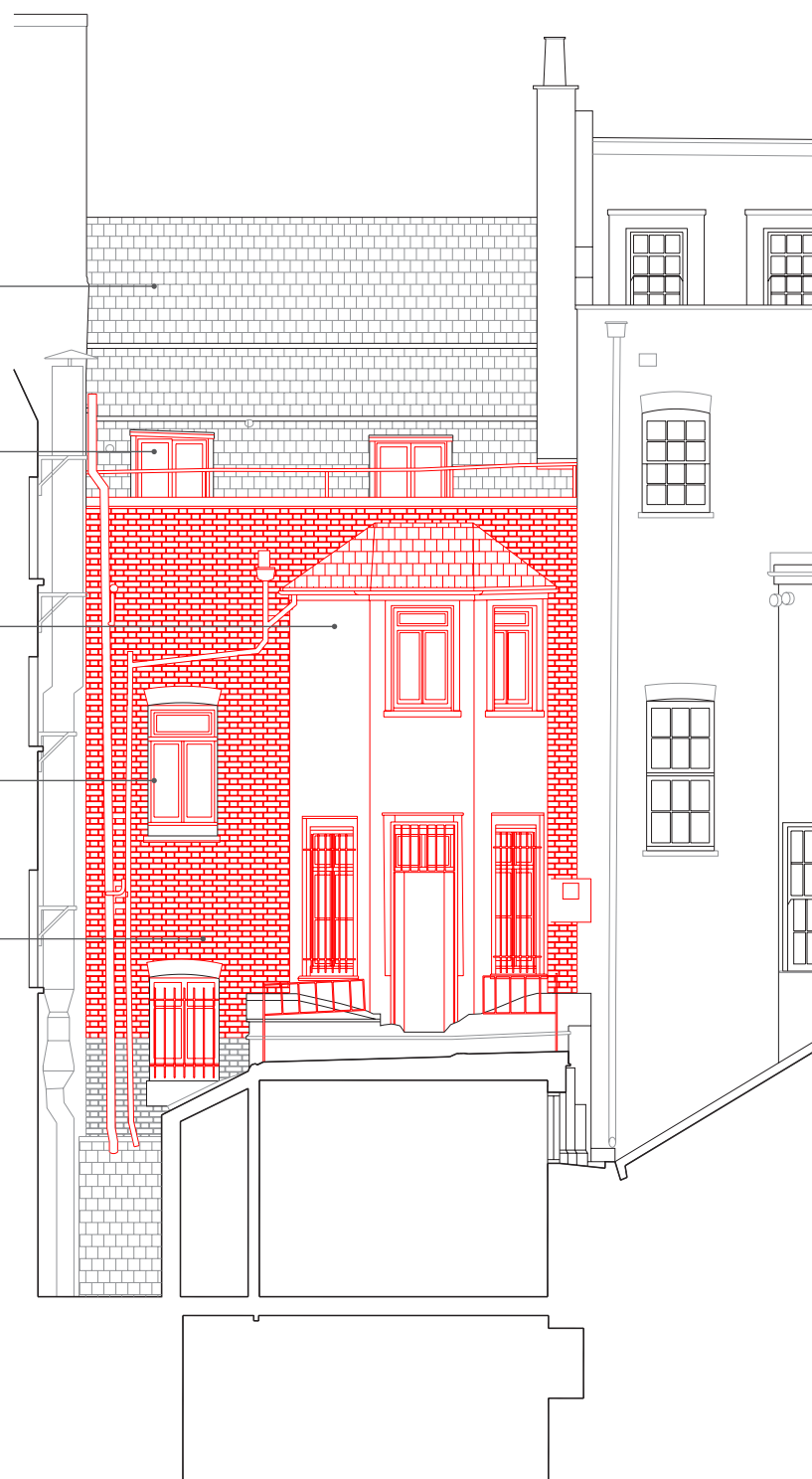
Existing roof to be retained.
Existing non-original concrete tiles to be removed.

Existing lead dormers to be removed and reinstated.

Existing bay window to be carefully demolished and rebuilt.

All non-original windows at first, second and third floors to be removed.

Brickwork facade to be carefully demolished, bricks are to be retained and reused.



REAR ELEVATION. DRAWING no 2101. 1:100@A3



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