



CONTENTS

INTRODUCTION

PART I : SITE LOCATION

London Borough of Camden
Proposal Site
67 Charlotte Street
Accessibility

04

PART II : SITE HISTORY AND CONTEXT

Conservation Area

09

PART III : EXISTING DRAWINGS

Site Plan
Floor Plans
Elevations
Section

13

PART IV : EXISTING AREA SCHEDULE

Schedule of Accommodation

24

PART V : PROPOSED DRAWINGS

Floor Plans
Elevations
Section

26

PART VI : VISUALISATIONS

Exterior Design

38

PART VII : PROPOSED AREA SCHEDULE

Schedule of Accommodation

40

INTRODUCTION

Kyson, on behalf of our client Max Barney, is seeking planning approval for extension works to no.67 Charlotte Street. The existing building is comprised of Class E use at ground and basement, and a single residential (C3) dwelling from first to third floors.

The proposal included in this document retains the existing Class E use and C3 uses, with Class E at ground floor and basement and with residential units from first upwards. The existing single unit spread across three floors is to be split into three individual units with the top floor being extended, as mentioned below, to form a duplex.

The proposed extension works include:

- an additional mansard at fourth floor (to broadly line through with the recent extension to the adjoining no. 65 Charlotte Street).

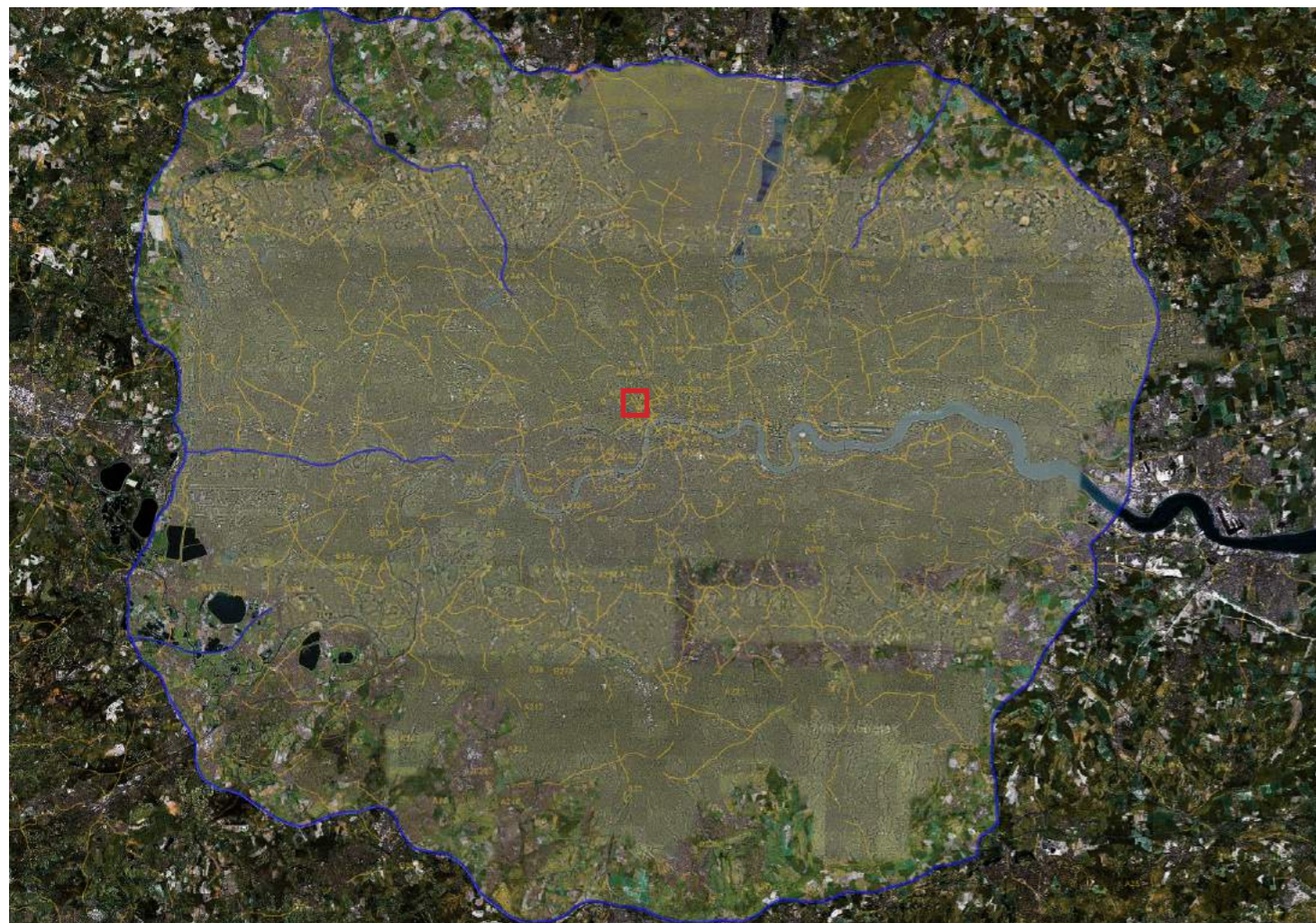
Where possible the proposed residential units have been designed to comply with current planning requirements; each unit is sized to meet the London Plan space standards, however, due to it being an existing historic building it is not possible to provide external amenity space (terraces) to every unit.

It is proposed for the existing, non-original windows to both the front and rear elevations to be replaced with windows more akin to what would have been originally installed, that is timber sliding sash windows. The new brickwork to the rear is to be in matching flemish brick-bond.

PART I | SITE LOCATION

SITE LOCATION

LONDON BOROUGH OF CAMDEN



Map of London



London Borough of Camden



Location

The site is located within the Borough of Camden and is situated within the Charlotte Street Conservation Area and the Central Activities Zone (CAZ).

SITE LOCATION
PROPOSAL SITE



Site Map



East View



West View

SITE LOCATION

67 CHARLOTTE STREET

CHARLOTTE STREET

EXTRACTS TAKEN FROM *IN SURVEY OF LONDON: VOLUME 21*^A

This street which seems to have been named after Queen Charlotte runs from south to north from Percy Street to Howland Street. The original Charlotte Street extended to Goodge Street, and from thence to Tottenham Street it was called Lower Charlotte Street, the remainder being known as Upper Charlotte Street. In 1766 building was proceeding on its western side as shown by a lease from the Goodge Brothers to William Franks, gentleman, of Gerrard Street (afterwards of Percy Street, q.v.), of ground adjoining west on ground late Marchant's Waterworks, south on ground whereon is late erected a chapel also let to him and north on Bennett Street (fn. 28). The Waterworks are shown on Rocque's Plan of London (1746), and Percy Chapel stood on the west side of Charlotte Street immediately opposite the end of Windmill Street (see below, p. 21). Charlotte Street is typical of the late 18th-century development of this area and its present condition is therefore described in this section in some detail. The houses have been re-numbered twice since they were first numbered, the present sequence running from south to north, with the odd numbers on the west and the even on the east side. The progress of erection was in the same direction and except for the breaks at the cross streets the houses were (before the war) in uninterrupted rows like those in Percy Street.

Of the nine houses in this row only three fronts, Nos. 57, 61 and 67, show the original 18th-century brickwork in the upper storeys... All have modern shop fronts, but several retain the old side entrances.

The Buildings of England; London 4: North consolidates the estimated age of the building suggested above and also describes Charlotte Street as follows; *Charlotte Street, the main S-N artery, is still Georgian in scale, with a scatter of C18 houses of the 1760s onwards, mostly with inserted shops and restaurants. Nos. 18-36 on the E side, c.1766, is the best group.*^B

A 'Charlotte Street', in Survey of London: Volume 21, the Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood, ed. J

NO. 67 CHARLOTTE STREET

No. 67 Charlotte Street consists of five stories (including basement), located on the Western side of the street.

EXISTING USES

The existing use of the building consists of Class E use at ground floor and basement, and Residential (C3) use occupies the remainder of the building.

The main circulation route for the building is via a single stair core which serves from Ground to Third floor level. This is situated towards the North side of the building. There is an additional staircase externally serving the basement from the street as well as two internal staircases serving the basement internally. The rear of the property at ground floor is at a lower level than the remaining ground floor and is connected via a set of stairs to the front of the building.

Overview:

Basement	Class E
Ground Floor	Class E
First Floor	Residential
Second Floor	Residential
Third Floor	Residential



No. 67 Charlotte Street - Front View



No. 67 Charlotte Street - Rear View



Charlotte Street - view North



Charlotte Street - view South

SITE LOCATION

ACCESSIBILITY

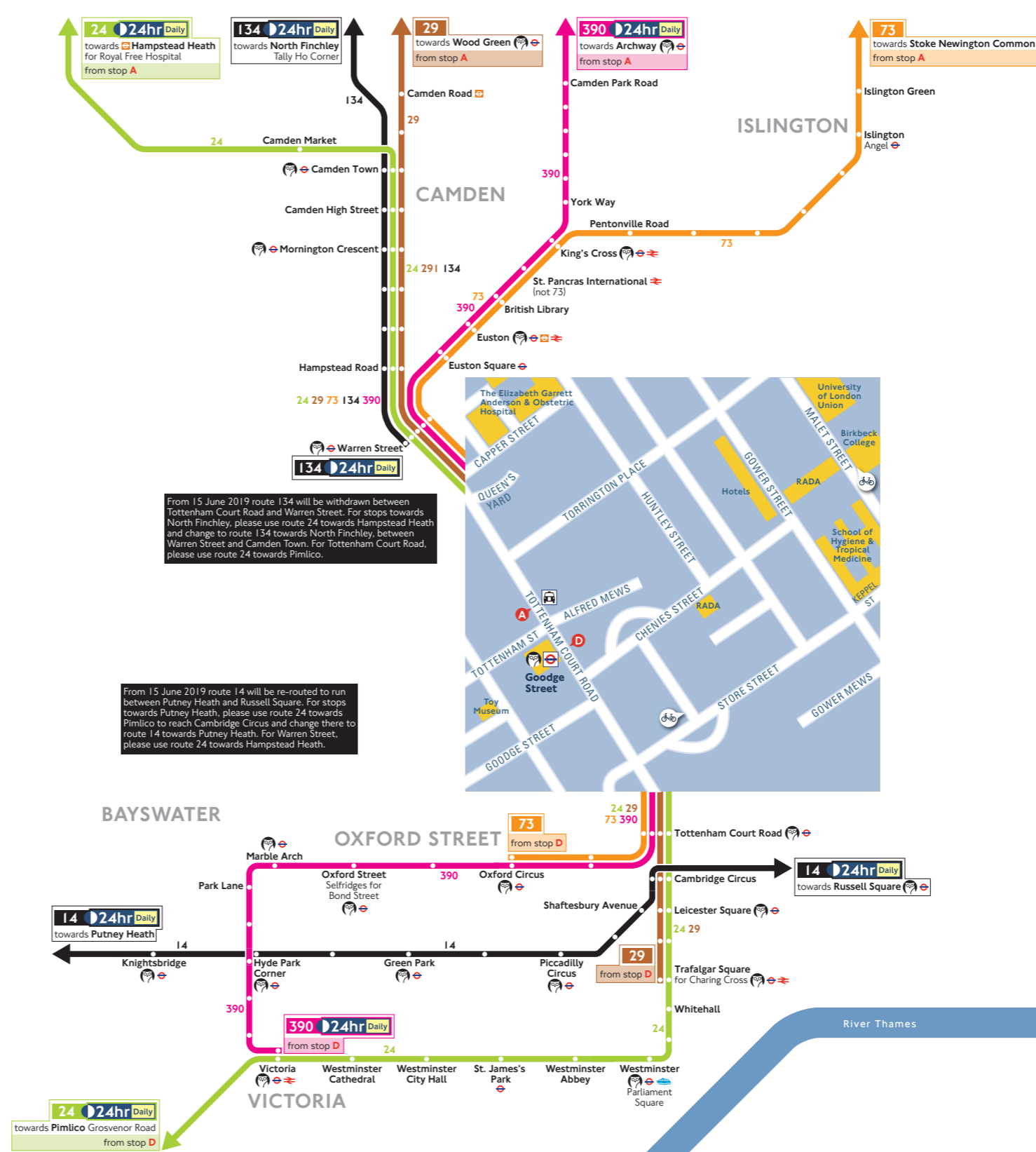
The site is located within the central London Congestion Charge Zone. The PTAL rating for the site is 6b, which demonstrates the excellent accessibility level by public transport.

The public transport links to the property are excellent, being within a short walking distance from Tube Stations and Bus Routes: Goodge Street station is located approximately 2 minutes walk to the North East of the Site, and is served by the Northern Line. The station is in Travelcard zone 1. Tottenham Court Road and Oxford Circus stations are also within close proximity approximately 8 and 11 minutes walk away from the property respectively.

BUSES

There are several regular bus services in close proximity. There are numerous bus links located along Tottenham Court Road approximately 2 minutes walk from the Site, here are a number of bus routes heading to the following destinations:

- Tottenham Court Road (Goodge Street station)
- 24 Hampstead Heath/Pimlico
- 29 Wood Green/Trafalgar Square
- 73 Stoke Newington Common/Oxford Circus
- 390 Archway/Victoria



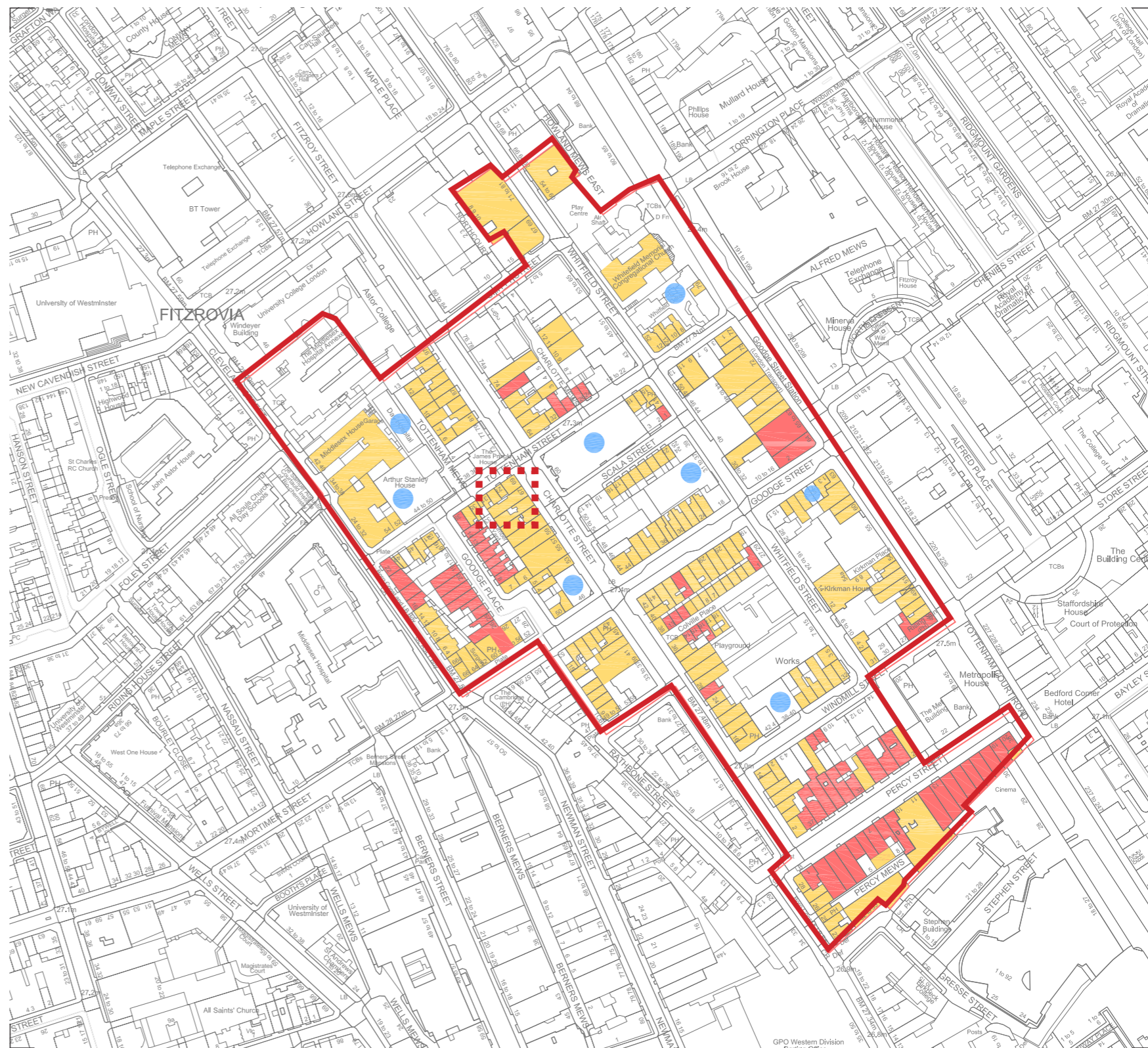
Bus Routes Goodge Street

PART II | SITE HISTORY & CONTEXT

SITE HISTORY & CONTEXT CONSERVATION AREA

CHARLOTTE STREET CONSERVATION AREA

First designated in 1974 and extended in 1981, 1985 and 1999 to include areas to the north around Godge Street station; to the south east, north of windmill street and to the north west around the junction of Foley Street and Cleveland Street.



- KEY**
- Listed Buildings
 - Positive Contributors
 - Detractors
 - Proposal Site
 - Conservation Area

SITE HISTORY & CONTEXT

CONSERVATION AREA

CHARLOTTE STREET CONSERVATION AREA (extract)

CONTEXT AND EVOLUTION

3.1 The Charlotte Street Conservation Area is situated in an area known as 'Fitzrovia'. The area was developed speculatively as a primarily residential area in a relatively short space of time (1750-1770) with building progressing northwards across the area from the slightly earlier Rathbone Place, developed in the 1720s. As in many areas of Georgian London the three or four storey terraced townhouse was the favoured form.

3.2 During the later 18th and 19th centuries the area declined in popularity as a residential suburb for the wealthy and became more mixed, attracting artists, craftsmen and immigrant communities from Europe who established businesses. Shops and public houses were developed or inserted into older buildings and a mix of residential uses, cafes and small businesses established at ground level. This varied mixed use character remains and contributes to the charm of the area today.

3.3 There are no Archaeological Priority Areas within the conservation area.

SPATIAL CHARACTER AND VIEWS

Spatial Qualities

3.4 The area's spatial character derives from the densely developed grid pattern of streets and limited open space. Development is predominantly four storeys and set back from the street by a small basement area creating a strong sense of enclosure. The sense of enclosure is intensified on narrower streets.

Views and Vistas

3.5 The most notable views are to local landmarks, primarily the BT Tower (outside the conservation area), viewed when travelling north, which serves as a more recent reference point and aid to orientation. Centre Point similarly is a feature of the view south along Tottenham Court Road. There are clear views of the BT Tower from Charlotte Street, Charlotte Place, Goodge Place and Tottenham Mews.

3.6 Other notable views and landmarks within the conservation area include:

- i) View south along Charlotte Street to Percy Street where the terraced frontage terminates the view.
- ii) The view along Charlotte Street to the decorative frontage of the Fitzroy Tavern which signals the junction with Windmill Street and is a local landmark

iii) View north along Rathbone Place to the Marquis of Granby PH (outside CA)

iv) View along Goodge Street to dome on former Catesby's department store (64-67 Tottenham Court Road).

BUILDING TYPOLOGY AND FORM

3.7 Although a range of building types is evident across the conservation area the predominant building type is the townhouse in a terraced form. These are predominantly four storeys in height, most commonly along the wider streets in the area with three storey townhouses on some of the narrower streets. The original townhouse form has a basement and sometimes an attic storey. Roof forms are commonly defined by a parapet and create a strong and often consistent roof line.

PREVALENT AND TRADITIONAL BUILDING MATERIALS

3.10 Yellow London stock brick is the predominant material used across the conservation area, reflecting the cheapest locally available material, and was favoured in 18th and early 19th century London. Red brick is seen as a contrasting feature and in the late Victorian and Edwardian buildings. Red brick, stone and stucco are all used as contrasting detailing in the articulation of frontages. Stucco was increasingly used Charlotte Street Appraisal and Management Plan July 2008 10 from the early 18th century, initially at ground floor level with rusticated stucco to mimic stone and from the 1820's more frequently across whole elevations. From the late 19th century the use of terracotta and faience began to be seen, particularly on public houses.

CHARACTERISTIC DETAILS

3.12 The essential pattern of the terraced townhouses have a number of characteristic details in their design including the repeated pattern of windows that reduce in height from the first floor upwards, signifying the reducing significance of the rooms beyond. Properties are sometimes two or three windows across, mainly with sliding sashes. These range from the earliest examples set close to the face of the building and with thicker glazing bars to the more delicate detailing and recessed sashes of the late Georgian and Regency period. Doorways may have arched openings, flat roof timber porches on brackets, with pediments and occasionally porticos.

Other common elevation details include rubbed brick arches, the use of stone banding, delicate cast iron balconies and intricate fanlights.

At roof level the individual townhouses are terminated with chimney stacks and pots, and in some terraces the party wall is expressed. Roofs are mainly of slate.

HISTORIC DEVELOPMENT

Pre 1750

5.1 Prior to the middle of the eighteenth century the land within the conservation area was mainly agricultural land on the edge of London within the demesnes of Manor of Tottenham (Tottenham Court). The land, recorded as being owned by the Canons of St Paul's Cathedral in the Domesday Book, had a succession of owners as the balance of power changed through the centuries. Following the Restoration, it was seized by the Crown and leased to the Earl of Arlington (1667), who passed it to his daughter and her husband, Henry Fitzroy (Earl of Euston and Duke of Grafton).

5.2 On John Roque's 1746 Map of London, the line of Tottenham Court Road can already be seen bearing the same name. Rathbone Place (also named on Roque's Map), leading north to the conservation area from Oxford Street had been developed in the 1720's following the example of development on the Cavendish Estate to the west. This was followed by other developments in this area including Windmill Street which was first laid out in the mid 1720s. The street was named after a windmill that once stood at the northern end of Rathbone Place next to a reservoir.

1750-1800

5.3 The construction of New Road (Euston Road) in the 1750s to bypass Oxford Street, saw the start of expansion of suburban London northwards across the conservation area. Development progressed rapidly with the majority of development occurring between 1750 and 1770. By the 1770's development had covered most of the area to Chitty Street on land previously known as Walnut Tree Field and the street pattern of the conservation area had been established.

5.4 Unlike the larger estates within Bloomsbury where standards of construction were enforced and development formally planned and laid out, development occurred in a more piecemeal fashion reflecting the various ownerships and individual landowners leasing plots to builders for development. The townhouse was the prevailing form of development, making efficient use of the land with generally spacious streets to the front and mews service streets to the rear.

5.5 Middlesex Hospital, which had been established in two former houses on Windmill Street in 1745 moved to its site on the west side of

Cleveland Street (within Charlotte Street Appraisal and Management Plan July 2008 15 Westminster) by 1760 and a concert room was built in Tottenham Street (1772). A workhouse was built on Cleveland Street in the late 1770s and is now the Middlesex Hospital Annex.

1900 onwards

5.12 The area suffered from bomb damage during WWII leading to a pattern of larger scale development from the 1950's and 1960's. Whitfield Memorial Church was built following the war in the 1950s.

LAND USE, ACTIVITY AND THE INFLUENCE OF FORMER USES

6.2 The character of the Charlotte Street Conservation Area is strongly influenced by its initial development in the Georgian period as a residential suburb and the subsequent social and economic changes that have affected patterns of use and occupation of the buildings. This, and subsequent changes in architectural tastes and styles, is expressed in the changes to the physical fabric and current occupation of the area.

6.3 The speculative nature of the initial phase of development has led to the prevalence of repeated three and four storey townhouse forms across the area and a very dense street pattern. There are consistent, rectangular plots with a relatively narrow frontage to the street and very limited space to the rear. The repeated terraced forms of consistent narrow plots create a rhythm of elevational articulation – windows, storey heights and entrances. There is also at roof level the rhythm of parapets and repeated chimneys.

6.4 The scale of development along the streets reflect the characteristic pattern of mainly four and sometimes three storey development favoured by the builders and developers. There are particularly good and consistent examples of the Georgian townhouses on Goodge Place and Percy Street (the majority of which are listed) where there has been less encroachment by later development.

6.5 The change in the social status of the area during the 18th and 19th century from a wealthy residential suburb to a poorer, more varied area saw the establishment of various commercial and retail uses and smaller residential units on the upper floors of buildings. This is evident in the introduction of shop frontages in the ground floors in the terraces and the location of public houses, mainly at junctions. Many interesting frontages remain from this period. The traditional pattern of frontages, with basements defined by railings has been retained in areas although infilling has occurred in places to enable the insertion of shopfronts.

SITE HISTORY & CONTEXT

CONSERVATION AREA

6.14 The Georgian townhouses are typically brick built in a yellow stock brick and are either four storeys fronting the main streets (e.g. Charlotte Street, Goodge Street, Cleveland Street) or less frequently three storeys fronting the narrower streets. The frontages are consistent with sometimes three (sometimes two) vertically proportioned sash windows per floor, with the largest window openings at first floor decreasing in height on successive upper floors. On the smaller three storey house types there tend to be two windows per floor (e.g. Charlotte Place, Colville Place). The original sashes are subdivided into a number of smaller panes with slender glazing bars. The townhouses have a strong generally parapet line above which the tops of chimneys can just be seen. Where the residential ground floors remain arched doorways are sometimes seen. The level of decoration is typically minimal on unaltered frontages with some more intricate detailing of timber door canopies (e.g. Goodge Place). To the rear, the former mews properties are typically two storeys although these have mainly been replaced by taller three storey, 19th century workshop buildings which typically have large windows, often with arched heads which may have been influenced by the use of many for cabinet making.

TOWNSCAPE CHARACTER

Mixed Use Streets

6.25 To a large extent the conservation area comprises streets that are characterised by a mix of residential, shopping and commercial uses that tend to have a ground level shop frontage onto the street, but are quieter than the main thoroughfares such as Tottenham Court Road. These include Charlotte Street, Rathbone Place, Windmill Street, Tottenham Street and Rathbone Street. The frontages are generally comprised of three or four storey townhouses, many with shop frontages that retain interesting features such as corbels, stallrisers, decorative timber and pilasters and have fascias that maintain the overall proportions of the property. The townhouse form generates a strong parapet line along these streets. The predominant material is yellow stock brick with areas of stucco introduced into the frontages during the 19th century, particularly along Charlotte Street.

6.26 Charlotte Street, named after Queen Charlotte, has a concentration of pubs, cafes and restaurants. The Fitzroy Tavern, reputedly the reason for the area being known as Fitzrovia, is a local landmark along the street as is the Northumberland Arms. The BT tower is a feature travelling north.

7.2 There is a strong presumption in favour of the retention of buildings that make a positive contribution to the character or appearance of the conservation area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement with something of a more appropriate scale, massing or detailed architectural treatment would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements that are neutral broadly conform with the overriding scale, form, materials and elevational characteristics of their context. The integrity and nature of the context are consequently influential in making this judgement.

Buildings and groups of buildings that make a positive contribution to the Conservation Area

7.4 In addition to the buildings that are on the statutory list there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the conservation area as a whole. Whilst some of these buildings may have experienced minor alterations over the years, they contribute as part of a group. The list of positive contributors is not a static document and is subject to review. The contribution of any individual building will be assessed in line with English Heritage's guidance on conservation area appraisals.

Alterations to Existing Buildings

12.3 Alterations and extensions can have a detrimental impact either cumulatively or individually on the character and appearance of the area. Examples within the area include:

- Inappropriate external painting, cleaning and pointing of brickwork.
- The replacement with historic fabric with inappropriate materials or details such as inappropriately detailed or proportioned doors, windows, downpipes or railings.
- Inappropriate roof level extensions- particularly where these interrupt the consistency of a uniform terrace or the prevailing scale and character of a block, are overly prominent in the street.
- Prominent roof level fencing
- Addition of prominent roof level ventilation plant, including external ducts, air handling equipment, rooftop plant and individual a/c units, as well as fire escapes that detract from both the building and character and appearance of the area.
- Satellite dishes and aerials
- Inappropriately replacement shopfront elements, that are unsympathetic to the proportions and scale of the building or street

into which they have been added such as overly large fascias, plastic canopies, replacement of historic shopfronts with large plate glass windows

- Loss of original details such as traditional shopfront elements, frontage railings, chimneys and chimney stacks.
- Inappropriate, excessive and illuminated signage.

General

13.15 Development proposals must preserve or enhance the character or appearance of the Charlotte Street Conservation Area. This requirement applies equally to developments which are outside the conservation area but would affect its setting or views into or out of the area.

13.16 High quality design and high quality execution will be required of all new development, which will be expected to respect the existing character, scale and mix of uses. It is important that applications contain sufficient information to enable the Council assess the proposals.

13.18 Design and Access Statements accompanying applications will be expected specifically to address the particular characteristics identified in the appraisal including the scale and character of the repeated terraced forms, the prevailing scale, mass, roof line and rhythm created by the historic pattern of development.

13.19 The appearance of all buildings of historic interest (listed and unlisted) within the conservation area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, porches and front doors, can have considerable negative impact on the appearance of a historic building and the area. Insensitive repointing, painting or inappropriate render will harm the appearance and the longterm durability of historic brickwork.

13.20 In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

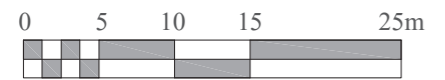
PART III | EXISTING DRAWINGS

EXISTING DRAWINGS
SITE PLAN



 Proposal Site

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



67 CHARLOTTE STREET. LONDON. W1T 4PH



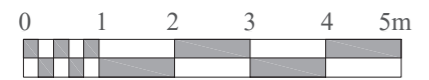
EXISTING DRAWINGS

FLOOR PLANS



KEY
* Fire escape

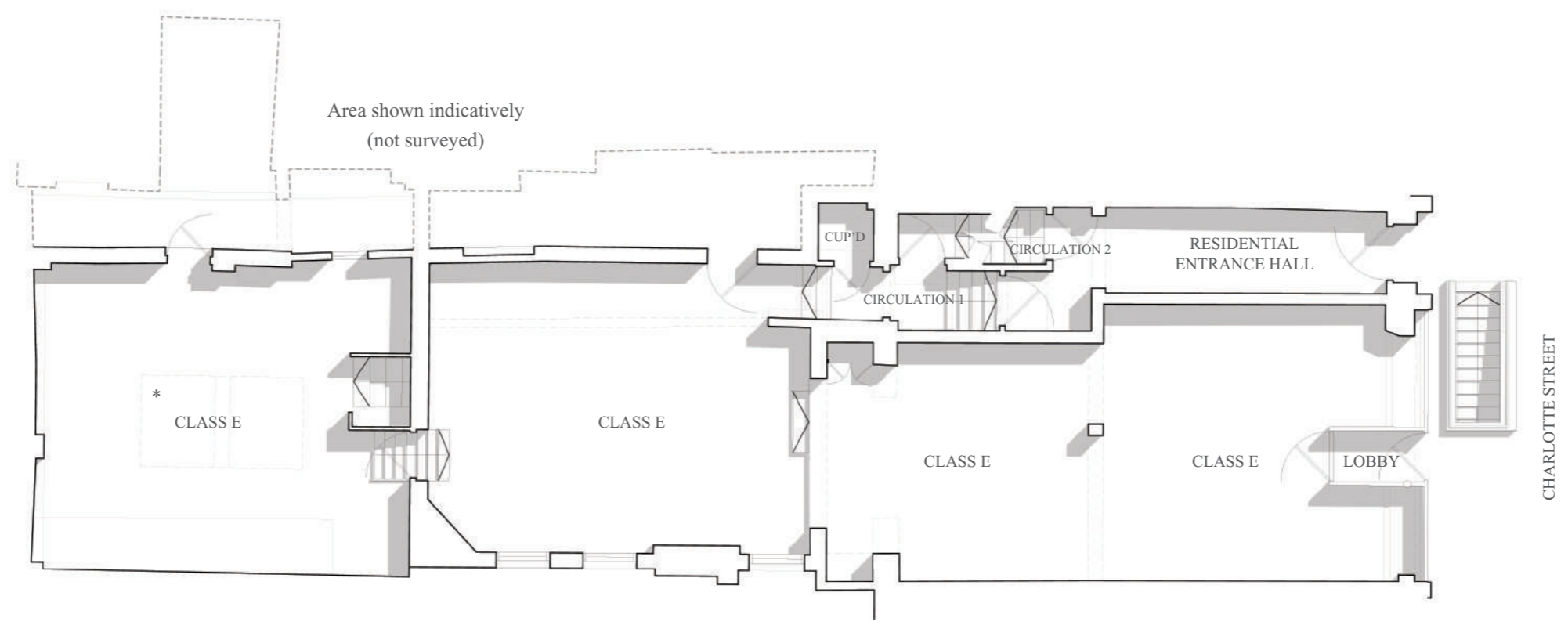
BASEMENT FLOOR PLAN. DRAWING no 1000A. 1:100@A3



67 CHARLOTTE STREET. LONDON. W1T 4PH

EXISTING DRAWINGS

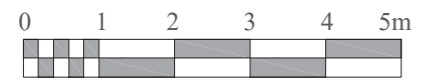
FLOOR PLANS



KEY

* Skylight above

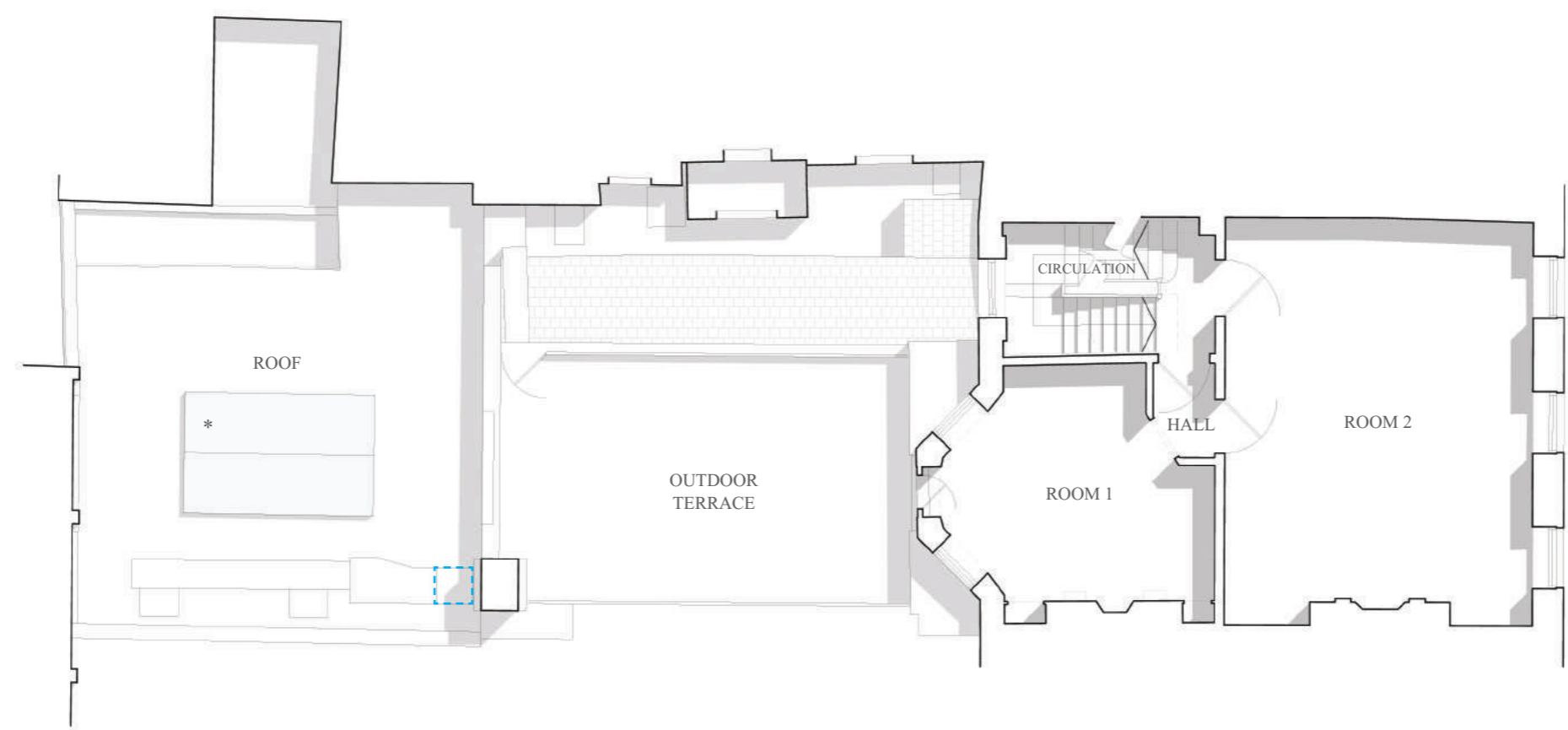
GROUND FLOOR PLAN. DRAWING no 1001A. 1:100@A3



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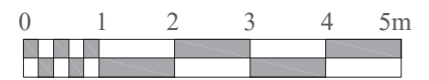
EXISTING DRAWINGS

FLOOR PLANS



- KEY
- Existing extract flue fixed to back of existing chimney to be retained
 - * Skylight

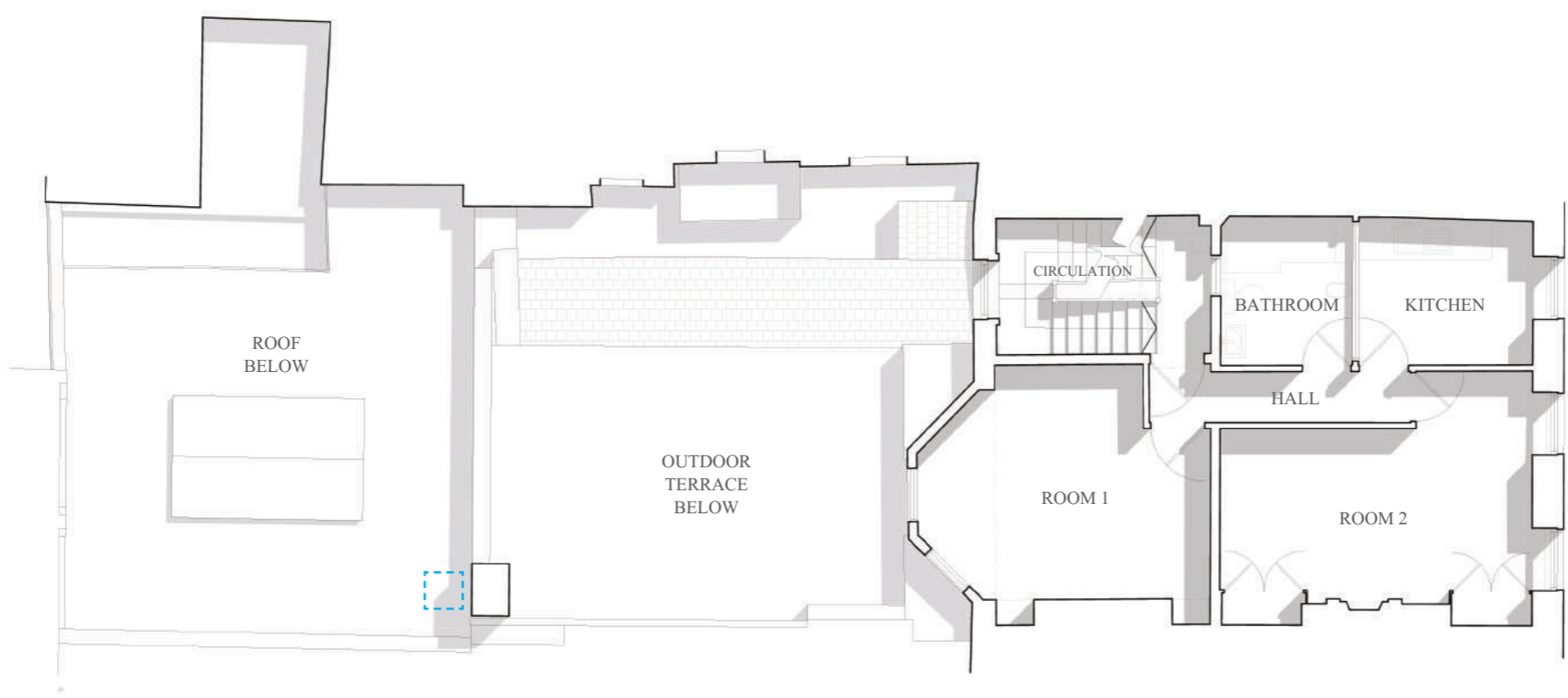
FIRST FLOOR PLAN. DRAWING no 1002A. 1:100@A3




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EXISTING DRAWINGS

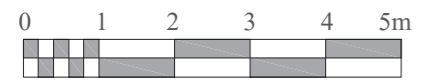
FLOOR PLANS



KEY

 Existing extract flue fixed to back of existing chimney to be retained

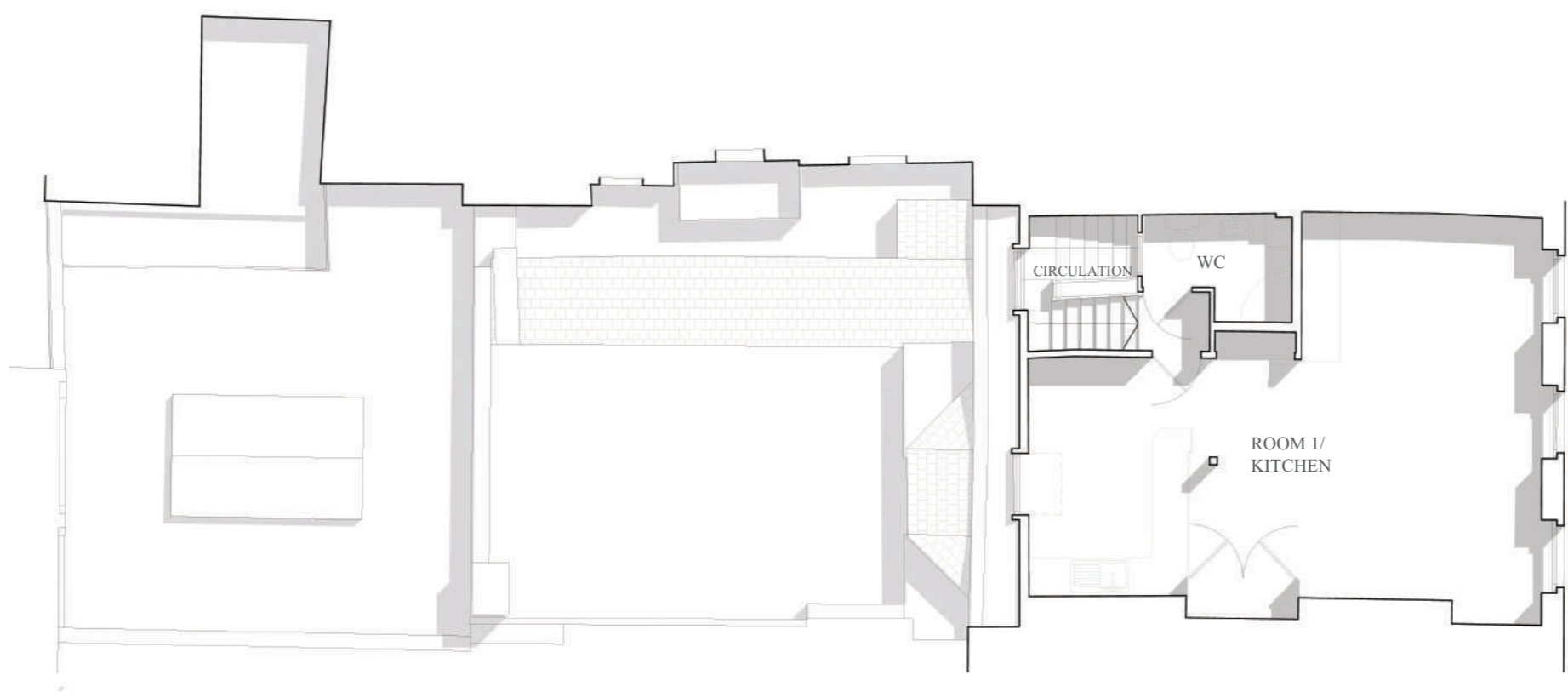
SECOND FLOOR PLAN. DRAWING no 1003A. 1:100@A3



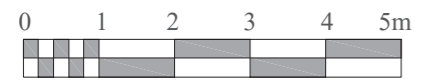
67 CHARLOTTE STREET. LONDON. W1T 4PH

EXISTING DRAWINGS

FLOOR PLANS



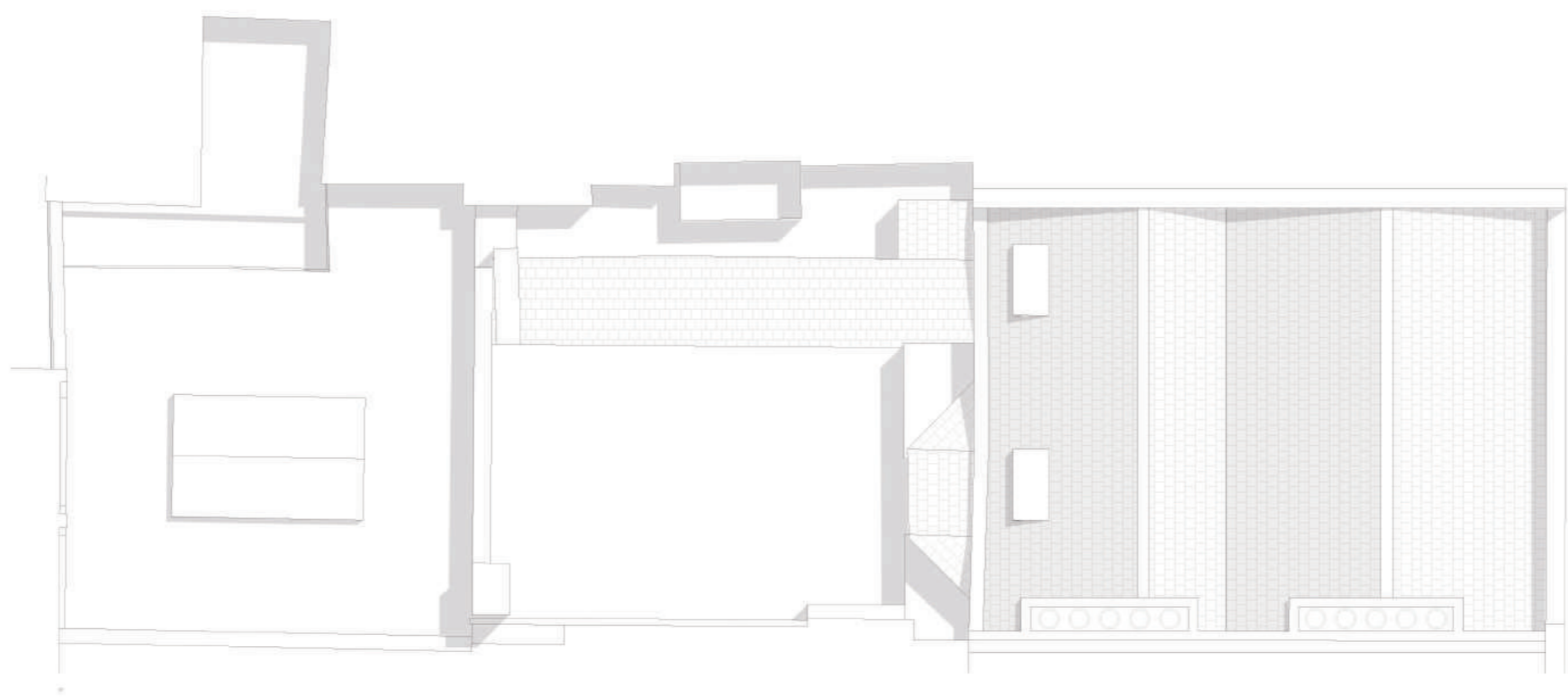
THIRD FLOOR PLAN. DRAWING no 1004. 1:100@A3



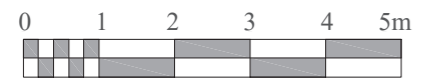
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EXISTING DRAWINGS

FLOOR PLANS



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



67 CHARLOTTE STREET. LONDON. W1T 4PH

EXISTING DRAWINGS ELEVATIONS

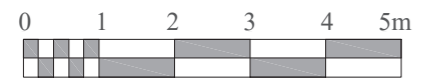


Key Site Plan



67 CHARLOTTE STREET

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



67 CHARLOTTE STREET. LONDON. W1T 4PH


EXISTING DRAWINGS ELEVATIONS



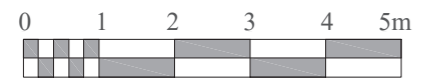
Key Site Plan



KEY

-  Existing extract flue fixed to back of existing chimney to be retained

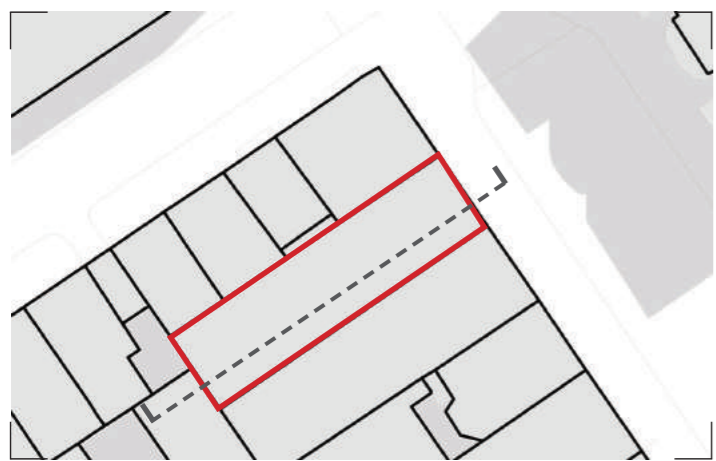
REAR ELEVATION. DRAWING no 1101A. 1:100@A3



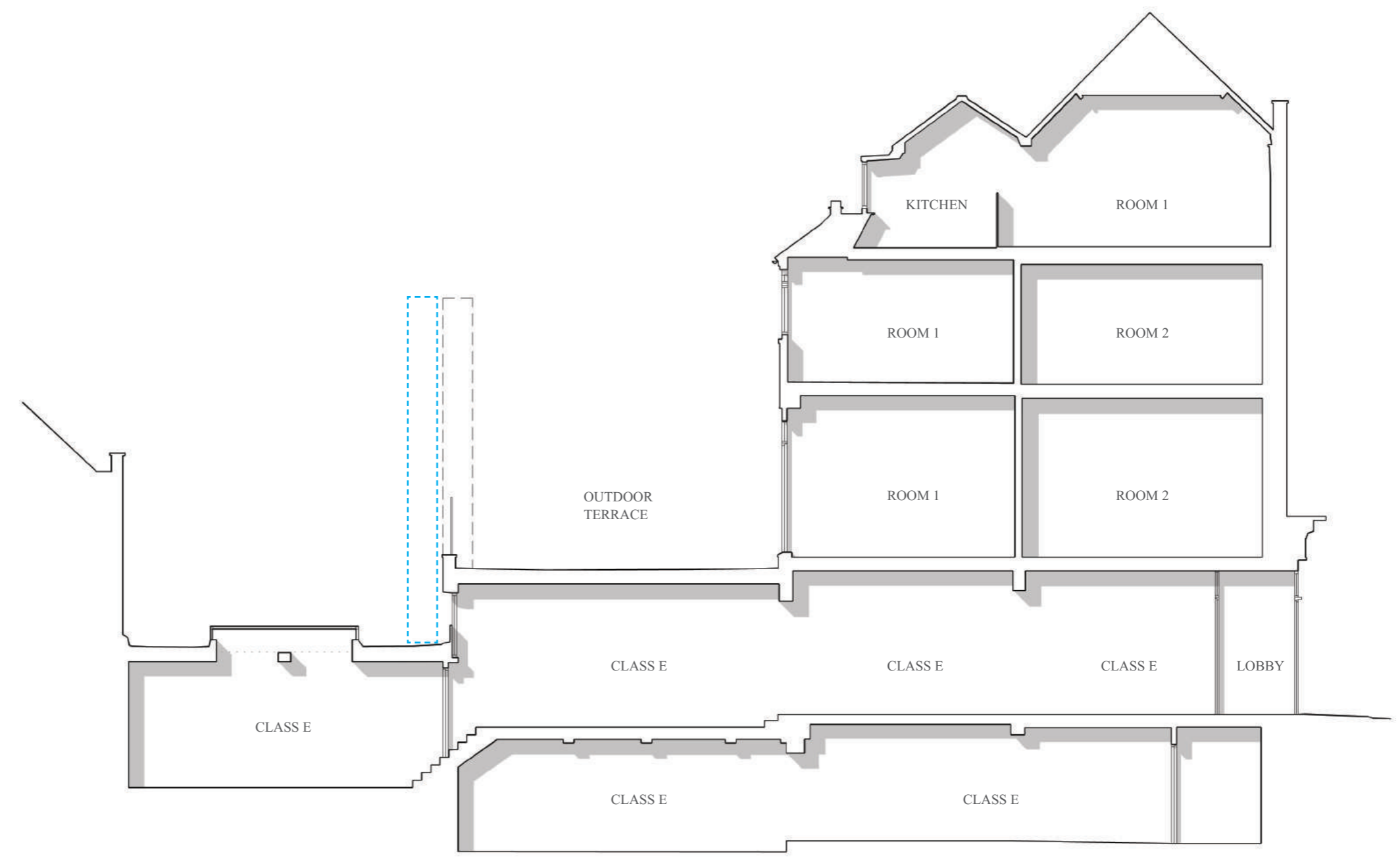
67 CHARLOTTE STREET. LONDON. W1T 4PH

EXISTING DRAWINGS


SECTION



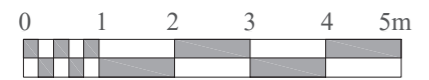
Key Site Plan



KEY

-  Existing extract flue fixed to back of existing chimney to be retained

LONG SECTION AA. DRAWING no 1200A. 1:100@A3



PART IV | EXISTING AREA SCHEDULE

EXISTING AREA SCHEDULE
SCHEDULE OF ACCOMMODATION

CLASS E		Basement	91.1 m.sq (GIA)	First Floor	53.3 m.sq (GIA)	Third Floor	48.6 m.sq (GIA)
Total Floor Area	207.4 m.sq (GIA)	Class E	91.1 m.sq (GIA)	Room 1	13.5 m.sq (NIA)	Room 1/ Kitchen	39.6 m.sq (NIA)
	173.9 m.sq (NIA)	Class E	64.2 m.sq (NIA)	Room 2	29.9 m.sq (NIA)	WC	3.3 m.sq (NIA)
RESIDENTIAL (C3)		Storage 1	3.1 m.sq (NIA)	Hall	1.3 m.sq (NIA)	Circulation	4.6 m.sq
Total Floor Area	166.0 m.sq (GIA)	Storage 2	3.7 m.sq (NIA)	Outdoor Terrace	24.6 m.sq		
*incl. Services / Circulation	131.8 m.sq (NIA)	WC's	11.7 m.sq	Circulation	6.9 m.sq		
		Circulation	2.9 m.sq				
BUILDING TOTAL	374.9 m.sq (GIA)	Total Class E	91.1 m.sq (GIA)	Total C3	53.3 m.sq (GIA)	Total C3	48.6 m.sq (GIA)
*incl. Services / Circulation		Total Class E	71.0 m.sq (NIA)	Total C3	44.7 m.sq (NIA)	Total C3	42.9 m.sq (NIA)
		Ground Floor	127.9 m.sq (GIA)	Second Floor	54.0 m.sq (GIA)		
		Class E	116.3 m.sq (GIA)	Room 1	14.5 m.sq (NIA)		
		Class E	102.9 m.sq (NIA)	Room 2	15.6 m.sq (NIA)		
		Cupboard	0.9 m.sq	Kitchen	6.1 m.sq (NIA)		
		Circulation 1	4.2 m.sq	Bathroom	4.7 m.sq (NIA)		
		Lobby	1.3 m.sq	Hall	3.3 m.sq (NIA)		
				Circulation	7.0 m.sq		
		Residential	10.1 m.sq (GIA)				
		Residential Entrance Hall	9.1 m.sq				
		Circulation 2	0.9 m.sq				
		Total Class E	116.3 m.sq (GIA)	Total C3	54.0 m.sq (GIA)		
		Total Class E	102.9 m.sq (NIA)	Total C3	44.2 m.sq (NIA)		
		Total C3	10.1 m.sq (GIA)				

PART V | PROPOSED DRAWINGS

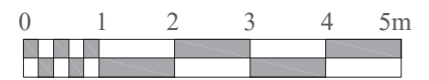
PROPOSED DRAWINGS

FLOOR PLANS



KEY
 ** Fire escape (as existing)

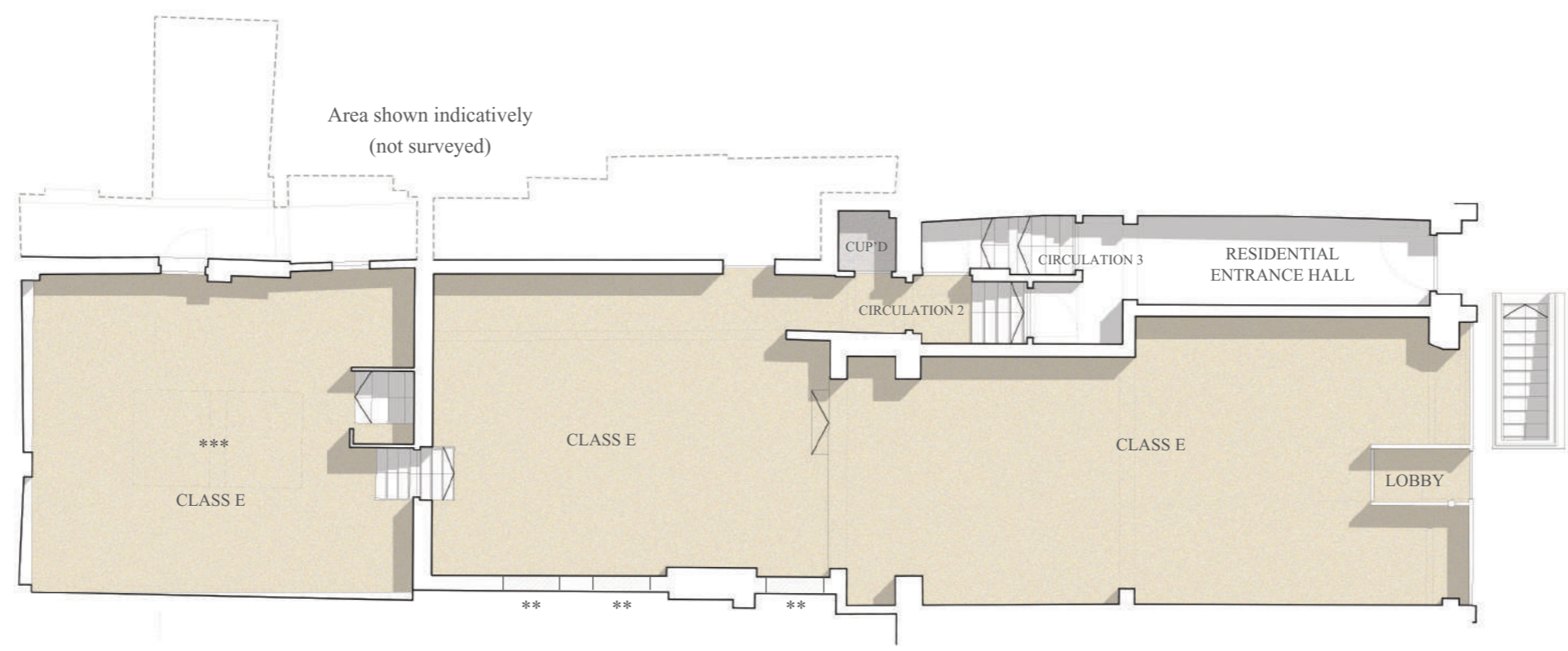
BASEMENT FLOOR PLAN. DRAWING no 2000A. 1:100@A3



67 CHARLOTTE STREET. LONDON. W1T 4PH

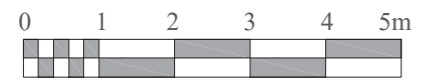
PROPOSED DRAWINGS

FLOOR PLANS



- KEY**
- ** Existing opening infilled
 - *** Existing skylight above

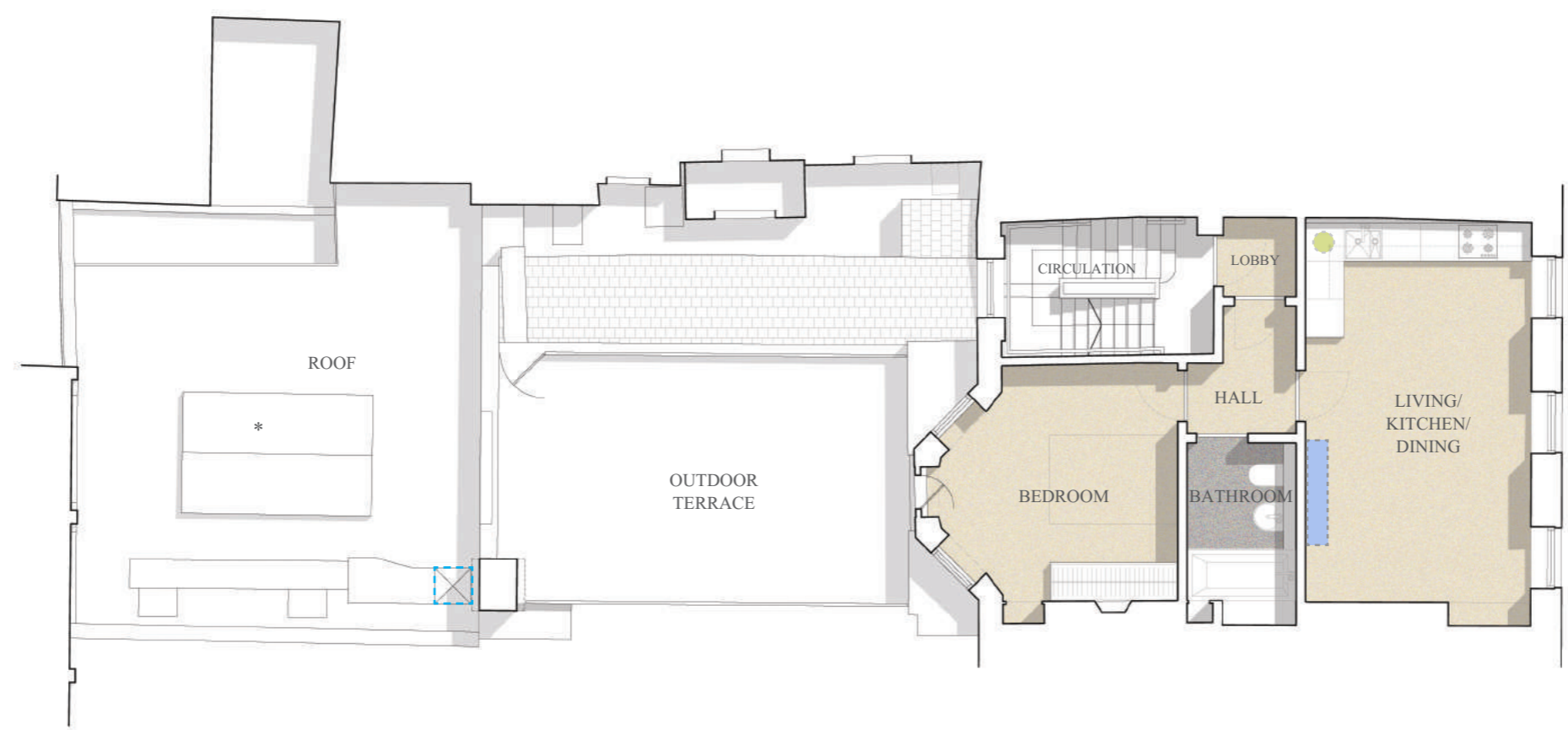
GROUND FLOOR PLAN. DRAWING no 2001A. 1:100@A3



67 CHARLOTTE STREET. LONDON. W1T 4PH

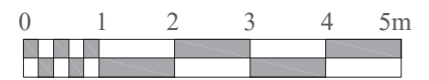
PROPOSED DRAWINGS

FLOOR PLANS



- KEY**
- Built-in recycling & waste storage (designed in accordance with The London Plan Guidance)
2Nos 60L containers will be provided within kitchen units
 - ▭ 1No bicycle wall mount
 - ▭ Existing extract flue fixed to back of existing chimney to be retained
 - *
 Existing skylight

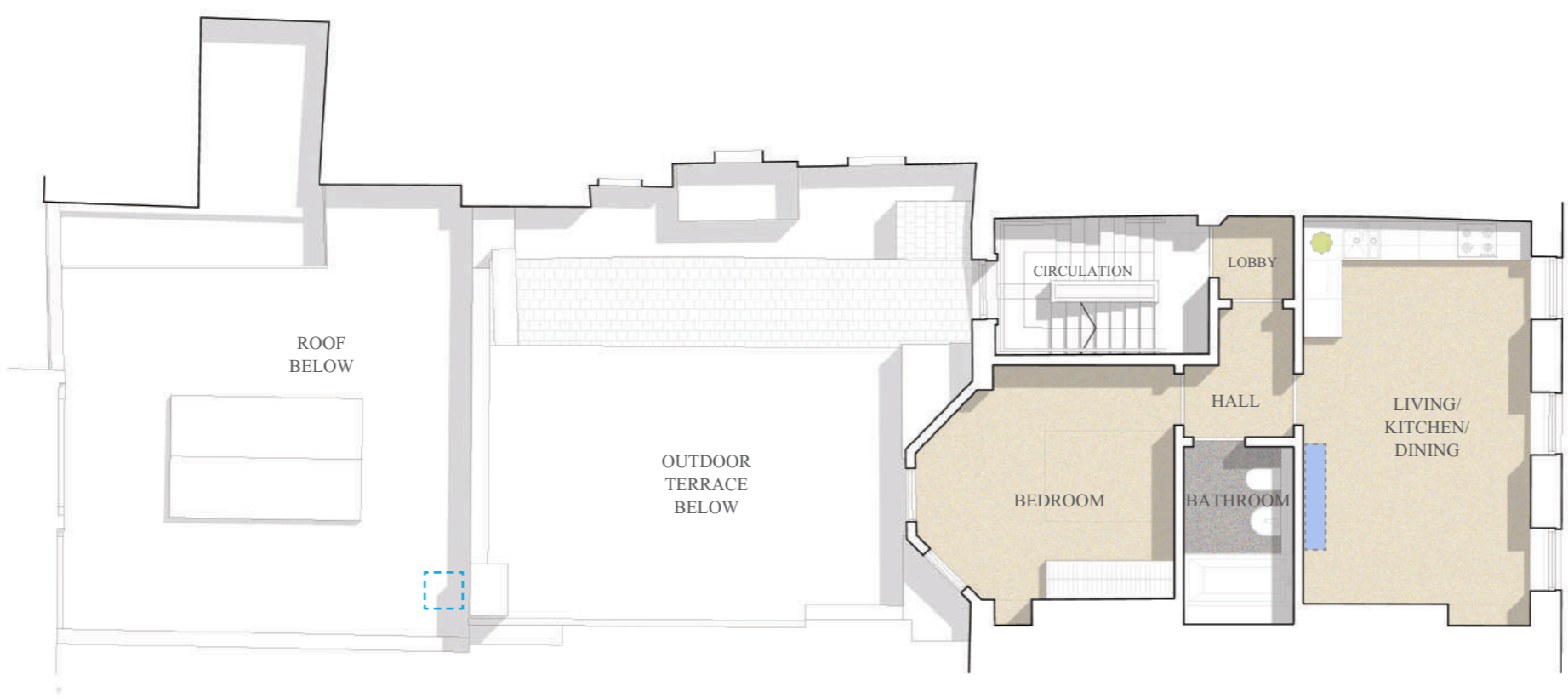
FIRST FLOOR PLAN. DRAWING no 2002A. 1:100@A3



67 CHARLOTTE STREET. LONDON. W1T 4PH

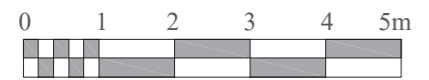
PROPOSED DRAWINGS

FLOOR PLANS



- KEY**
- Built-in recycling & waste storage (designed in accordance with The London Plan Guidance)
2Nos 60L containers will be provided within kitchen units
 - 1No bicycle wall mount
 - Existing extract flue fixed to back of existing chimney to be retained

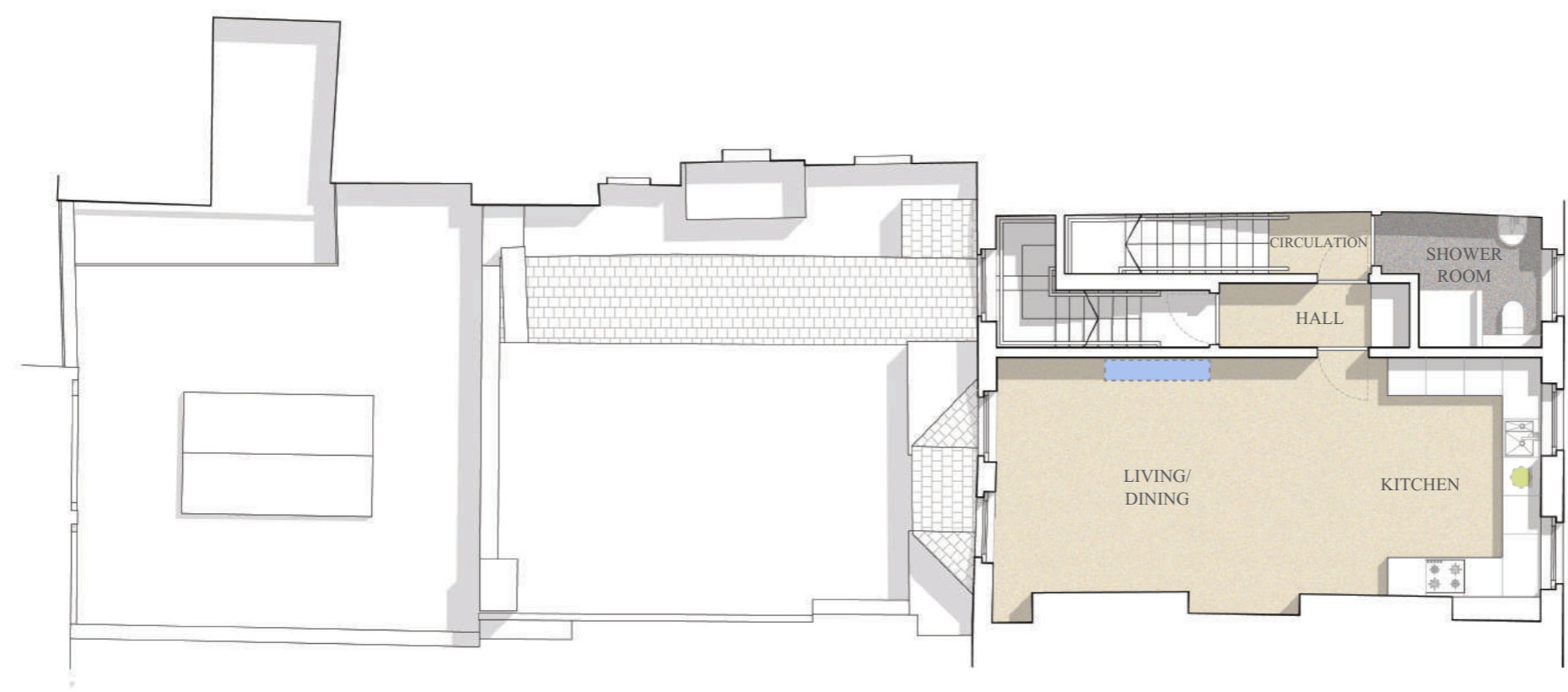
SECOND FLOOR PLAN. DRAWING no 2003A. 1:100@A3



67 CHARLOTTE STREET. LONDON. W1T 4PH

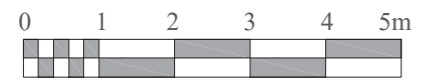
PROPOSED DRAWINGS

FLOOR PLANS



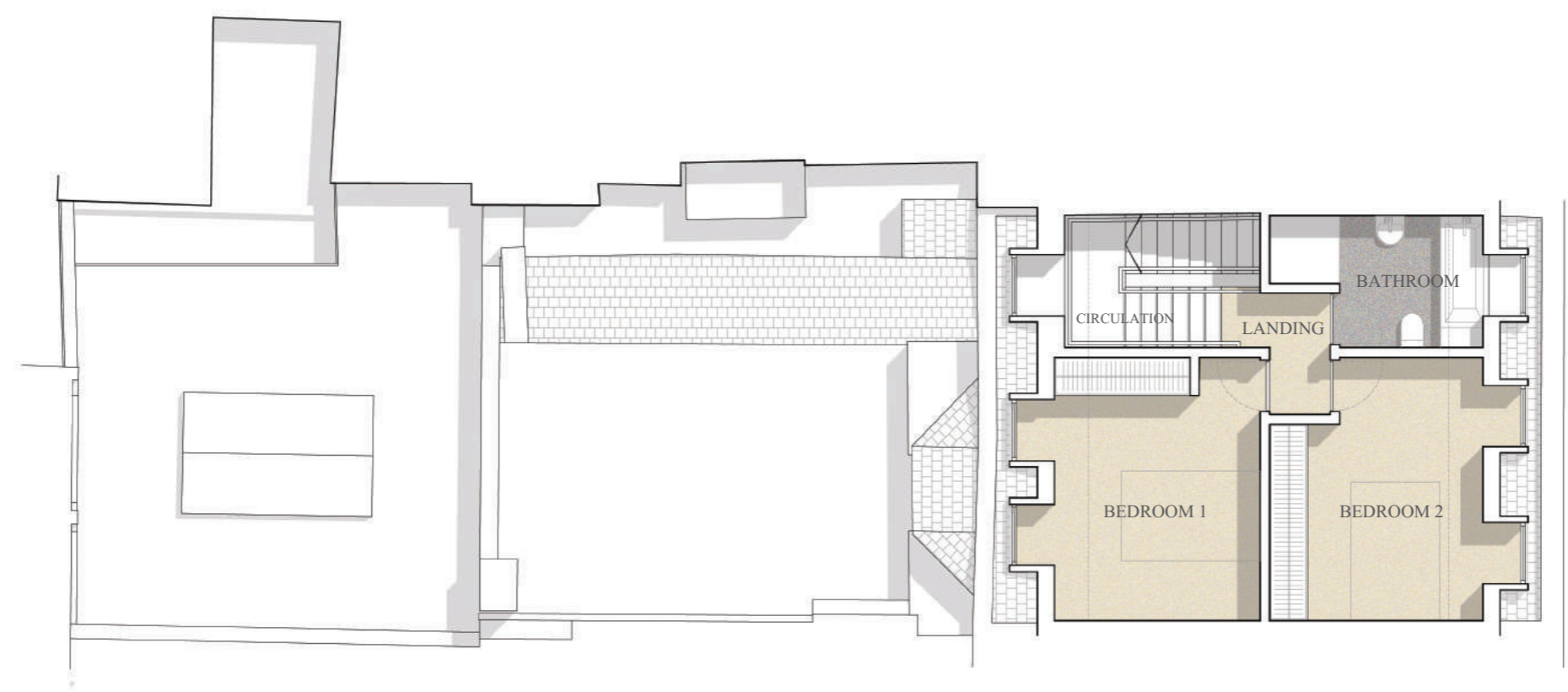
- KEY
- Built-in recycling & waste storage (designed in accordance with The London Plan Guidance)
2Nos 60L containers will be provided within kitchen units
 - ▨ 1No bicycle wall mount



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



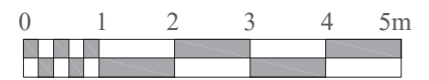
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PROPOSED DRAWINGS
FLOOR PLANS



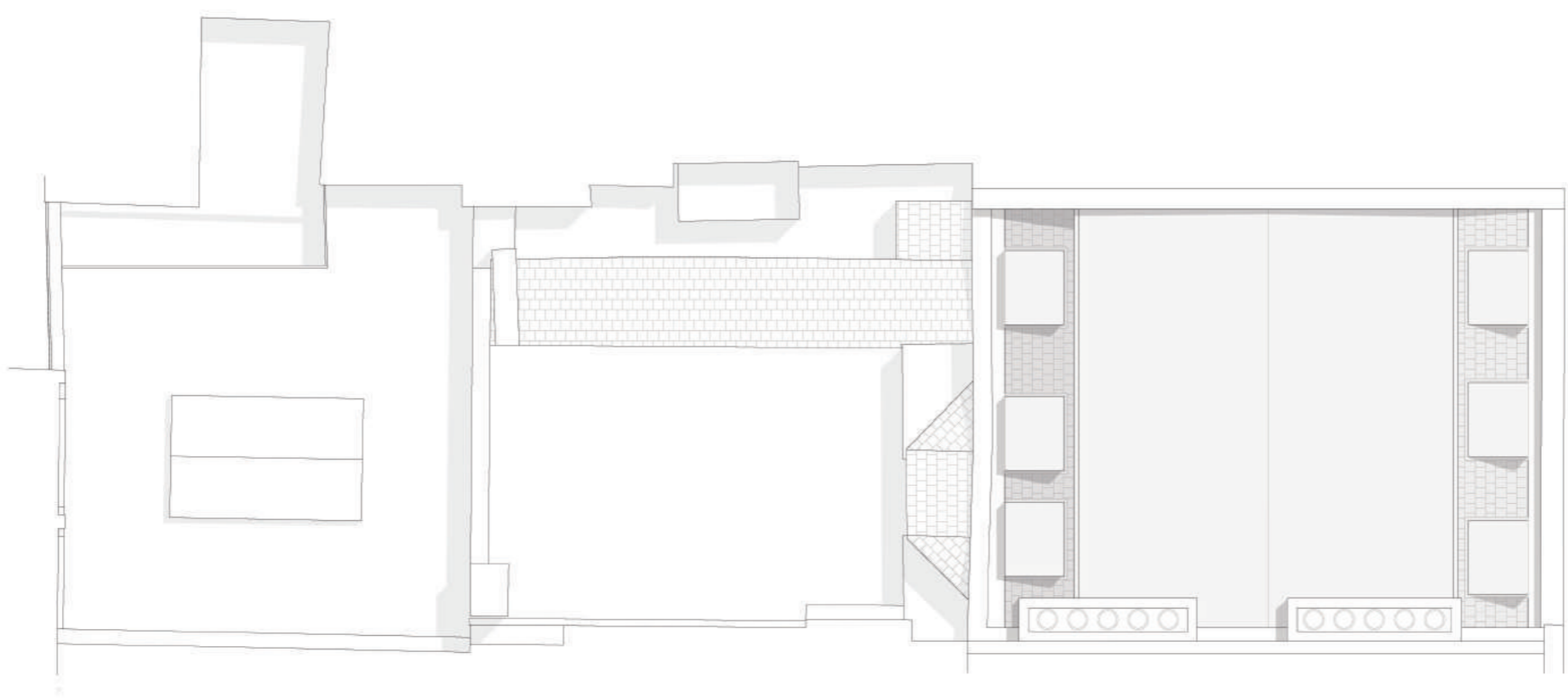
- KEY
-  Built-in recycling & waste storage (designed in accordance with The London Plan Guidance)
2Nos 60L containers will be provided within kitchen units
 -  No bicycle wall mount

FOURTH FLOOR PLAN. DRAWING no 2005A. 1:100@A3

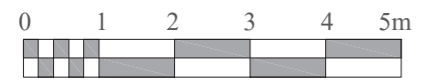


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PROPOSED DRAWINGS
FLOOR PLANS



ROOF PLAN. DRAWING no 2006A. 1:100@A3



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PROPOSED DRAWINGS ELEVATIONS



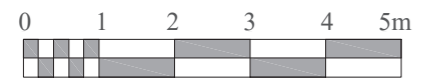
Key Site Plan

KEY

- 1. Existing single glazed timber casement windows to be replaced with double glazed timber sash windows with glazing bars
- 2. Existing brickwork to be cleaned and repointed as necessary
- 3. New brickwork and coping stone to match existing
- 4. Residential entrance door to be retained and redecorated
- 5. Class E entrance door to be retained and redecorated
- 6. Shopfront to be retained and redecorated
- 7. Metal balustrade, painted black
- 8. New mansard roof finished in Welsh Slate. Shallower pitch section to top of roof to be EPDM Single ply roofing
- 9. New lead dormer with double glazed timber sash windows
- 10. Pipework to be replaced and painted



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



67 CHARLOTTE STREET. LONDON. W1T 4PH

PROPOSED DRAWINGS
ELEVATIONS

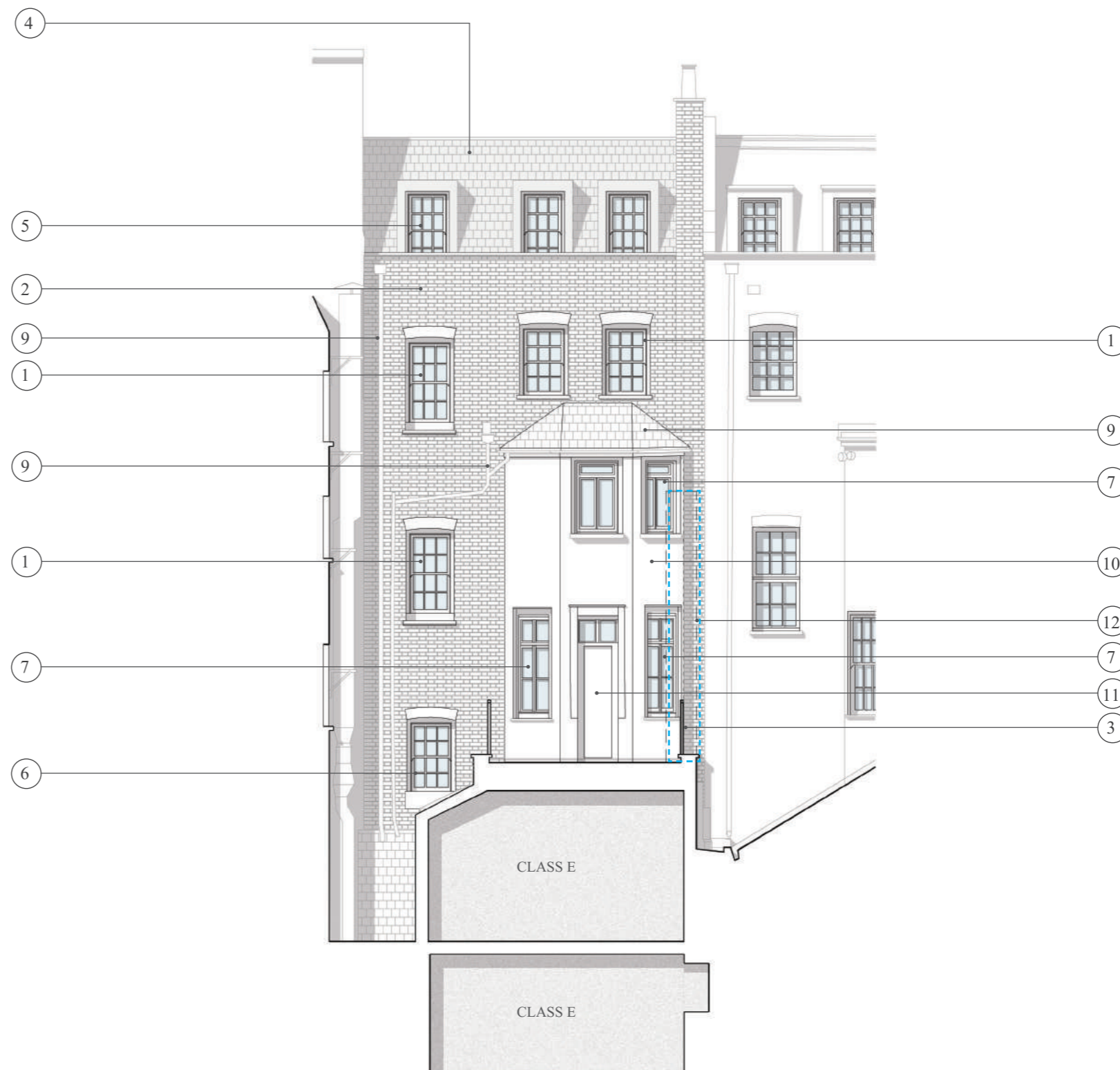


Key Site Plan

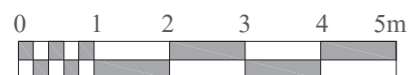
KEY

- 1. New double glazed timber sash windows with glazing bars, style to match existing
- 2. New brickwork and coping stone to match existing
- 3. Metal balustrade, painted black
- 4. New mansard roof finished in Welsh Slate. Shallower pitch section to top of roof to be EPDM Single ply roofing
- 5. New lead dormer with double glazed timber sash windows
- 6. Existing single glazed timber casement windows to be upgraded with double glazed timber sash windows with glazing bars, style to match existing
- 7. Existing single glazed timber casement windows to be upgraded with double glazed timber casement windows with glazing bars, style to match existing
- 8. Pipework to be replaced and painted
- 9. Existing roof to be made good
- 10. Existing render to be made good and painted
- 11. Existing door, painted
- 12. Dashed line indicates existing chimney to be retained located behind cut line

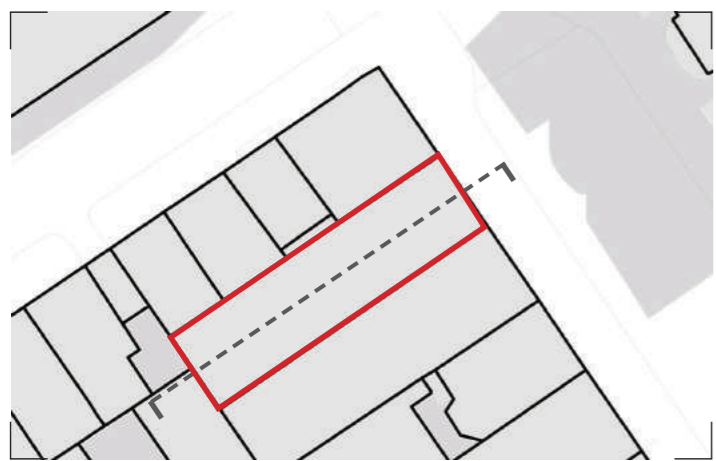
 Existing extract flue fixed to back of existing chimney to be retained



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



PROPOSED DRAWINGS
ELEVATIONS

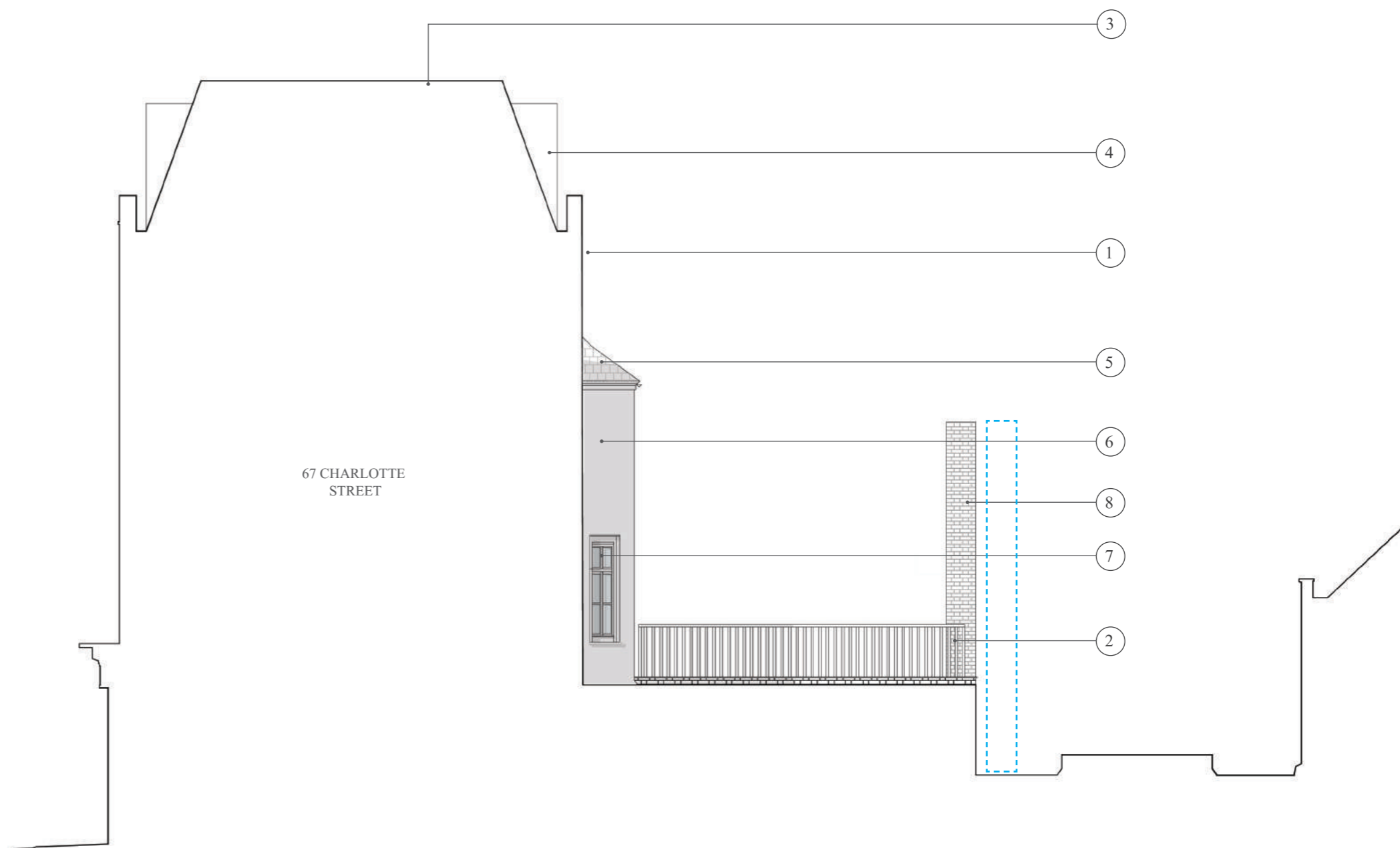


Key Site Plan

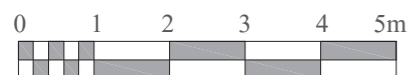
KEY

- 1. New brickwork and coping stone to match existing
- 2. Metal balustrade, painted black
- 3. New mansard roof finished in Welsh Slate. Shallower pitch section to top of roof to be EPDM Single ply roofing
- 4. New lead dormer with double glazed timber sash windows
- 5. Existing roof to be made good
- 6. Existing render to be made good and painted
- 7. Existing single glazed timber casement windows to be upgraded with double glazed timber casement windows with glazing bars, style to match existing
- 8. Existing chimney to be retained, shown indicatively

Existing extract flue fixed to back of existing chimney to be retained

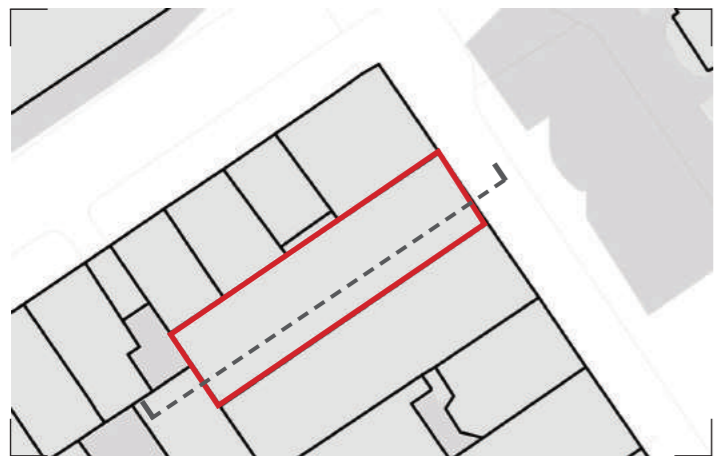


SIDE ELEVATION. DRAWING no 2102A. 1:100@A3



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PROPOSED DRAWINGS
SECTION

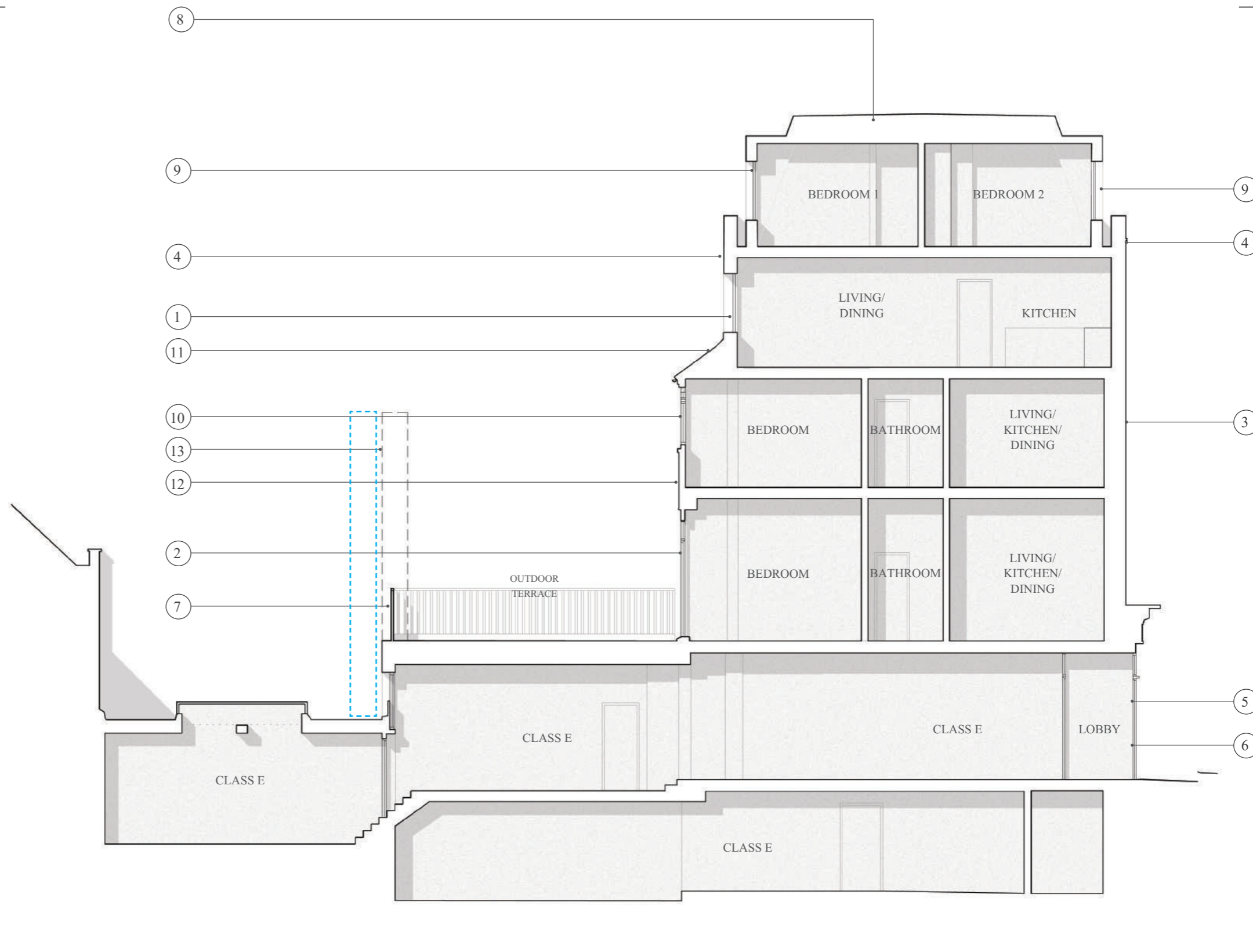


Key Site Plan

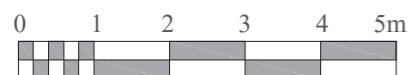
KEY

- 1. New double glazed timber sash windows with glazing bars, style to match existing
- 2. Existing door, painted
- 3. Existing brickwork to be cleaned and repointed as necessary
- 4. New brickwork and coping stone to match existing
- 5. Class E entrance door to be retained and redecorated
- 6. Shopfront to be retained and redecorated
- 7. Metal balustrade, painted black
- 8. New mansard roof finished in Welsh Slate. Shallower pitch section to top of roof to be EPDM Single ply roofing
- 9. New lead dormer with double glazed timber sash windows
- 10. Existing single glazed timber casement windows to be upgraded with double glazed timber casement windows with glazing bars, style to match existing
- 11. Existing roof to be made good
- 12. Existing render to be made good and painted
- 13. Dashed line indicates existing chimney to be retained located behind cut line

Existing extract flue fixed to back of existing chimney to be retained



LONG SECTION AA. DRAWING no 2200A. 1:100@A3



PART VI | VISUALISATIONS

VISUALISATIONS
EXTERIOR DESIGN



PROPOSED SOUTH EAST VIEW. CHARLOTTE STREET

67 CHARLOTTE STREET

PART VII | PROPOSED AREA SCHEDULE

PROPOSED AREA SCHEDULE
SCHEDULE OF ACCOMMODATION

CLASS E		Basement	92.0 m.sq (GIA)	First Floor	52.7 m.sq (GIA)	Third Floor	52.2 m.sq (GIA)
Total Floor Area	208.4 m.sq (GIA) 179.5 m.sq (NIA)	Class E	92.0 m.sq (GIA)	Flat 1 (Studio - 1Bed, 1Person)	43.3 m.sq (GIA)	Flat 3 - Duplex (2Bed, 4Person)	46.7 m.sq (GIA)
RESIDENTIAL (C3)		<i>Class E</i>	<i>72.6 m.sq (NIA)</i>	<i>Living-Kitchen-Dining</i>	<i>21.6 m.sq (NIA)</i>	<i>Living-Kitchen-Dining</i>	<i>32.6 m.sq (NIA)</i>
Total Floor Area	214.8 m.sq (GIA)	<i>Storage</i>	<i>3.1 m.sq (NIA)</i>	<i>Bedroom</i>	<i>12.5 m.sq (NIA)</i>	<i>Shower Room</i>	<i>4.6 m.sq (NIA)</i>
<i>*incl. Services / Circulation</i>	<i>171.9 m.sq (NIA)</i>	<i>WC's</i>	<i>10.7 m.sq</i>	<i>including storage</i>	<i>1.2 m.sq (NIA)</i>	<i>Duplex Circulation</i>	<i>4.5 m.sq (NIA)</i>
		<i>Circulation 1</i>	<i>2.8 m.sq</i>	<i>Bathroom</i>	<i>4.8 m.sq (NIA)</i>	<i>Hall</i>	<i>3.0 m.sq (NIA)</i>
BUILDING TOTAL	425.2 m.sq (GIA)			<i>Hall</i>	<i>2.9 m.sq (NIA)</i>	<i>Circulation</i>	<i>4.0 m.sq</i>
<i>*incl. Services / Circulation</i>				<i>Outdoor Terrace</i>	<i>24.6 m.sq</i>		
				<i>Circulation</i>	<i>7.0 m.sq</i>		
				<i>Lobby</i>	<i>1.4 m.sq</i>		
Unit Mix		Total Class E	92.0 m.sq (GIA)	Total C3	43.3 m.sq (GIA)	Total C3	46.7 m.sq (GIA)
<i>Studio - 1 Bed, 1 Person</i>	<i>2</i>	<i>Total Class E</i>	<i>75.7 m.sq (NIA)</i>	<i>Total C3</i>	<i>41.8 m.sq (NIA)</i>	<i>Total C3</i>	<i>44.7 m.sq (NIA)</i>
<i>2 Bed, 2 Person</i>	<i>1</i>			<i>Note: NIA includes Bathrooms/WCs for individual dwellings.</i>		<i>Note: NIA includes Bathrooms/WCs for individual dwellings.</i>	
		Ground Floor	128.5 m.sq (GIA)	Second Floor	53.9 m.sq (GIA)	Fourth Floor	45.9 m.sq (GIA)
		Class E	116.4 m.sq (GIA)	Flat 2 (Studio - 1Bed, 1Person)	44.0 m.sq (GIA)	Flat 3 - Duplex (2Bed, 4Person)	45.9 m.sq (GIA)
		<i>Class E</i>	<i>103.8 m.sq (NIA)</i>	<i>Living-Kitchen-Dining</i>	<i>21.5 m.sq (NIA)</i>	<i>Bedroom 1</i>	<i>14.4 m.sq (NIA)</i>
		<i>Lobby</i>	<i>1.3 m.sq (NIA)</i>	<i>Bedroom</i>	<i>13.4 m.sq (NIA)</i>	<i>including storage</i>	<i>1.3 m.sq (NIA)</i>
		<i>Cupboard</i>	<i>0.9 m.sq</i>	<i>including storage</i>	<i>1.2 m.sq (NIA)</i>	<i>Bedroom 2</i>	<i>13.8 m.sq (NIA)</i>
		<i>Circulation 1</i>	<i>5.1 m.sq</i>	<i>Bathroom</i>	<i>4.7 m.sq (NIA)</i>	<i>including storage</i>	<i>1.8 m.sq (NIA)</i>
		Residential	10.1 m.sq (GIA)	<i>Hall</i>	<i>2.9 m.sq (NIA)</i>	<i>Bathroom</i>	<i>6.4 m.sq (NIA)</i>
		<i>Residential Entrance Hall</i>	<i>9.1 m.sq</i>	<i>Circulation</i>	<i>7.0 m.sq</i>	<i>Landing</i>	<i>2.5 m.sq (NIA)</i>
		<i>Circulation 2</i>	<i>0.9 m.sq</i>	<i>Lobby</i>	<i>1.5 m.sq</i>	<i>Duplex Circulation</i>	<i>5.8 m.sq</i>
		Total Class E	116.4 m.sq (GIA)	Total C3	44.0 m.sq (GIA)		
		<i>Total Class E</i>	<i>103.8 m.sq (NIA)</i>	<i>Total C3</i>	<i>42.5 m.sq (NIA)</i>	<i>Total C3</i>	<i>42.9 m.sq (NIA)</i>
		Total C3	10.1 m.sq (GIA)	<i>Note: NIA includes Bathrooms/WCs for individual dwellings.</i>		<i>Note: NIA includes Bathrooms/WCs for individual dwellings.</i>	

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