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PLANNING / LBC

PROJECT:
79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

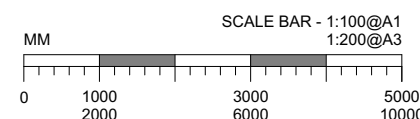
PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:100 @ A1 1:200 @ A3
DOCUMENT NUMBER:	003
REVISION:	

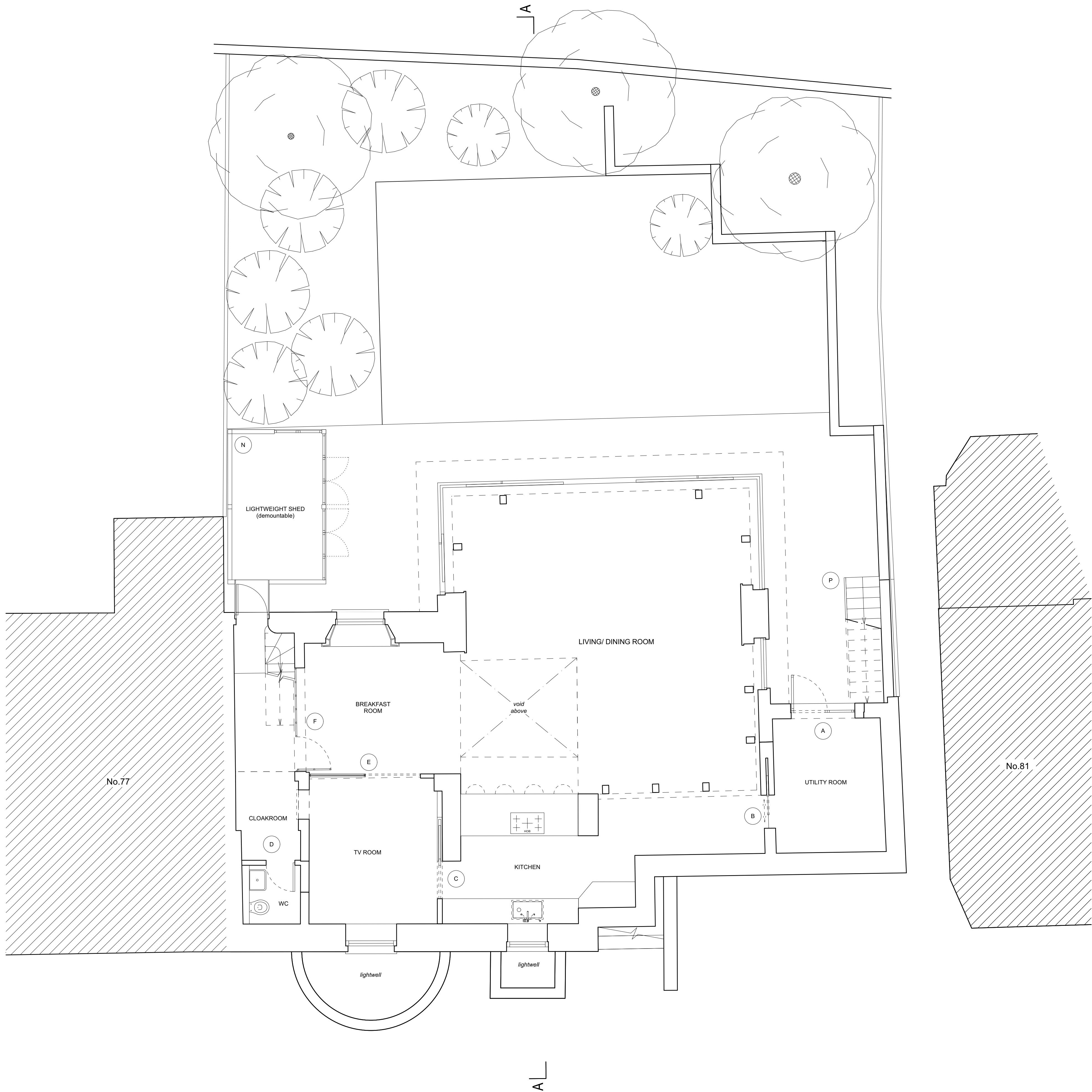
SUBJECT:
PROPOSED SITE PLAN

CLIENT: JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE
12A Blackstock Mews
London N4 2BT

Landline: +44(0)20 7281 2351
Email: info@ct-arch.co.uk
Website: www.ct-arch.co.uk





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KEY

PROPOSED ADDITIONS

[A] – proposed timber and glass door connecting new utility room to garden

[B] – proposed timber sliding door separating utility from new kitchen

[C] – proposed timber sliding door separating new kitchen from new TV room

[D] – proposed cloakroom and new WC with direct connection between TV room and cloakroom/hallway

[E] – proposed glazed screen between breakfast room and TV room

[F] – proposed glazed screen to widen opening between hall and breakfast room

[G] – proposed consulting room with extended space over extension below, including large glass screen

[H] – proposed concealed jib doors enabling connection between consulting room and house

[I] – proposed traditional timber doors

[J] – proposed reintroduction of wall with opening between rooms

[K] – proposed niche to mark location of historic door

[L] – proposed enlarged master bathroom with separate shower and WC

[M] – proposed small shower room/ WC into the existing bedroom

[N] – proposed lightweight, demountable shed

[P] – proposed lightweight, straight run, painted steel stair

[Q] – proposed lightweight, glass and steel canopy



PLANNING / LBC

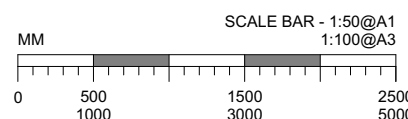
PROJECT:
79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

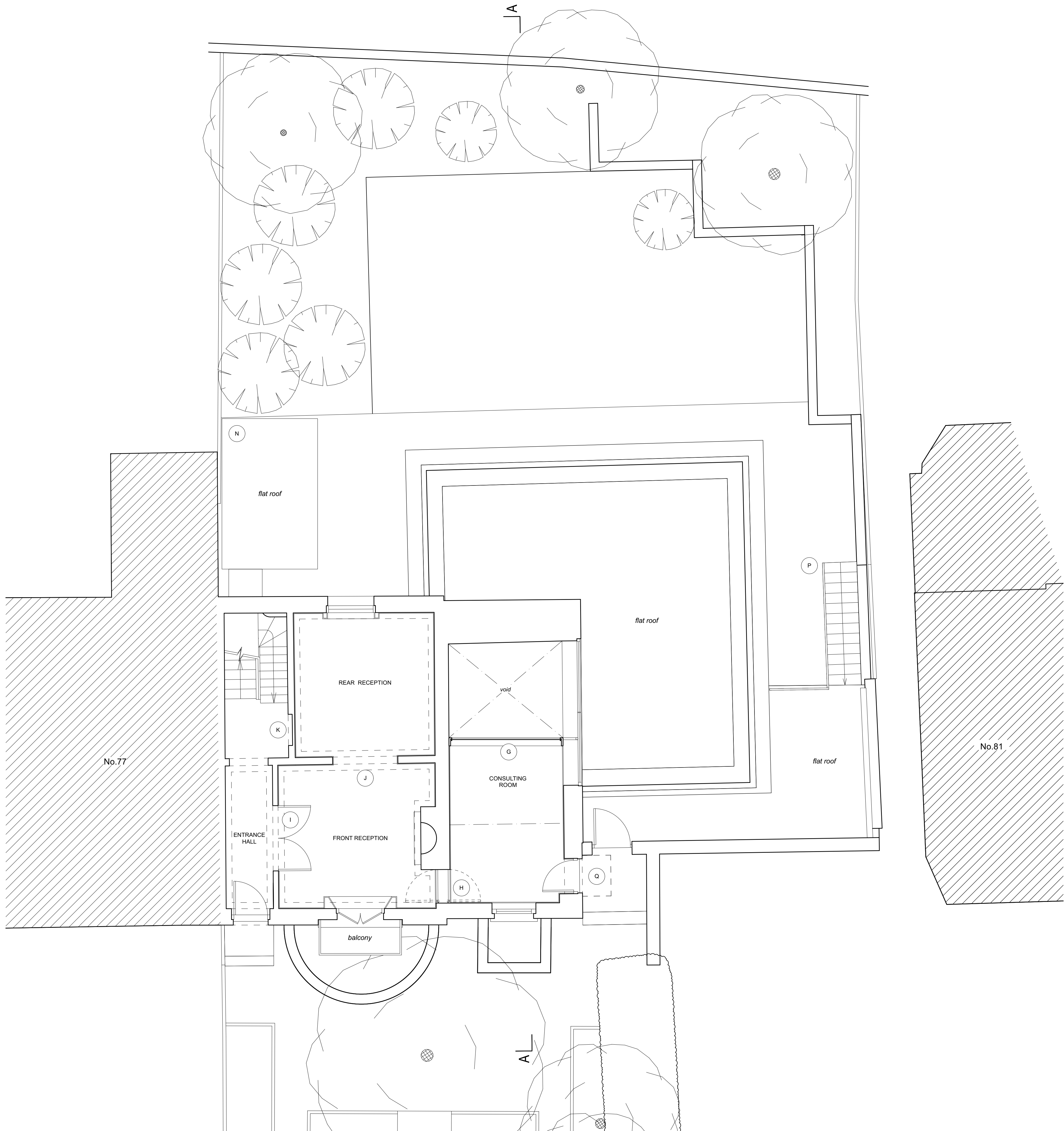
PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	110
REVISION:	

SUBJECT:
PROPOSED LOWER GROUND FLOOR PLAN
CLIENT: JULIET ROSENFELD & LUIZ CANDIOTA

CHARLES TASHIMA ARCHITECTURE
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PLANNING / LBC

PROJECT:
79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

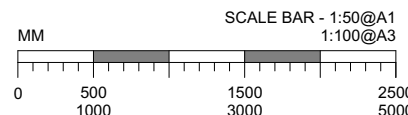
PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	111
REVISION:	

SUBJECT:
PROPOSED GROUND FLOOR PLAN

CLIENT:	JULIET ROSENFELD & LUIZ CANDIOTA
---------	----------------------------------

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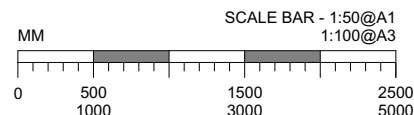
[L] – proposed enlarged master bathroom with separate shower and WC

[M] – proposed small shower room/
WC into the existing bedroom

[N] – proposed lightweight, demountable shed

[P] – proposed lightweight, straight run, painted steel stair

[Q] – proposed lightweight, glass and steel canopy



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NO ALTERATIONS
PROPOSED



PLANNING / LBC

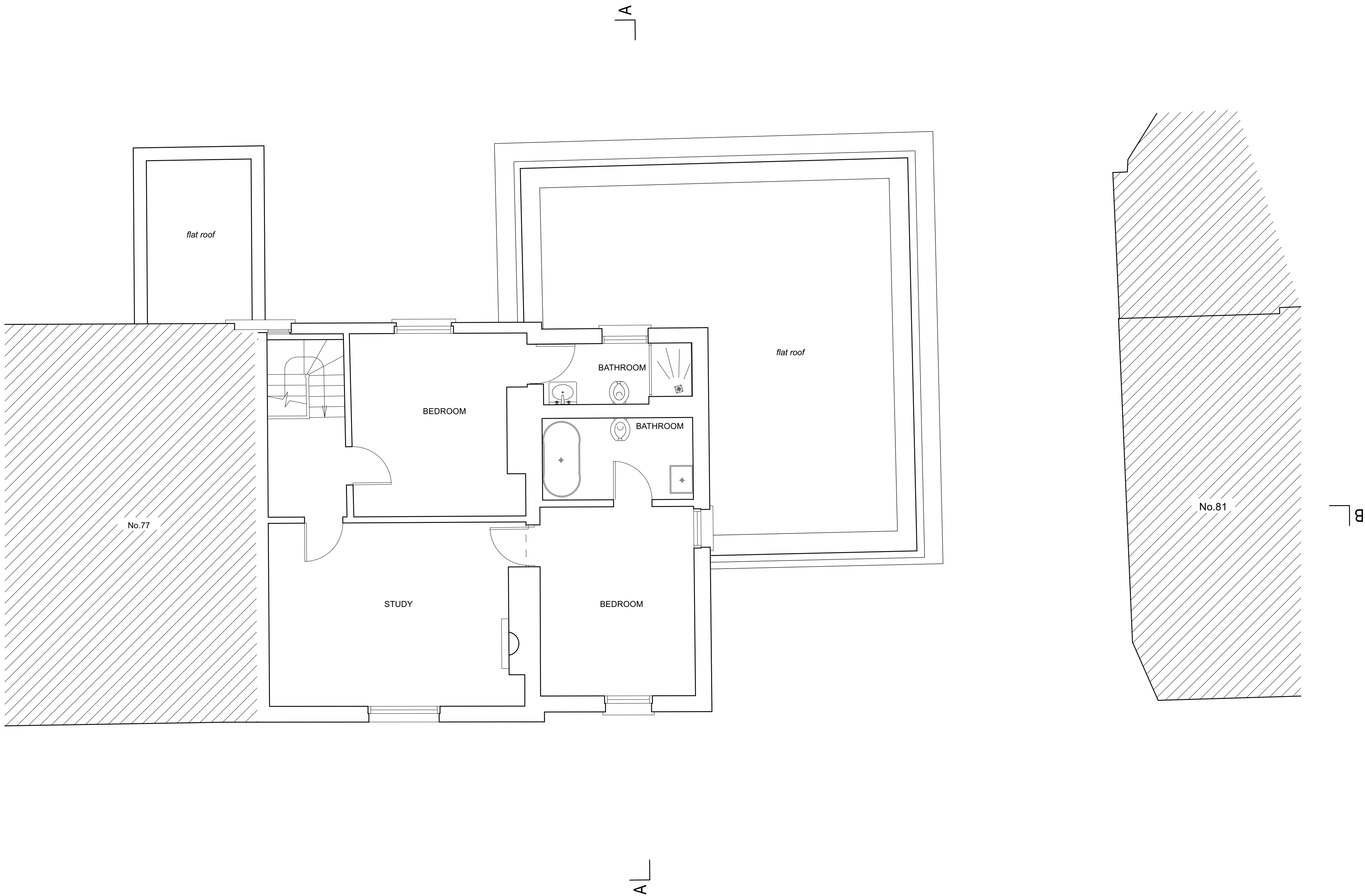
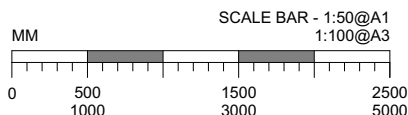
PROJECT:
**79 SOUTH END ROAD - MONTROSE
HOUSE - LONDON NW3 2RJ**

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	113
REVISION:	

SUBJECT:
**PROPOSED
SECOND FLOOR PLAN**

CLIENT:	JULIET ROSENFELD & LUIZ CANDIOTA
---------	-------------------------------------

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NO ALTERATIONS
PROPOSED



PLANNING / LBC

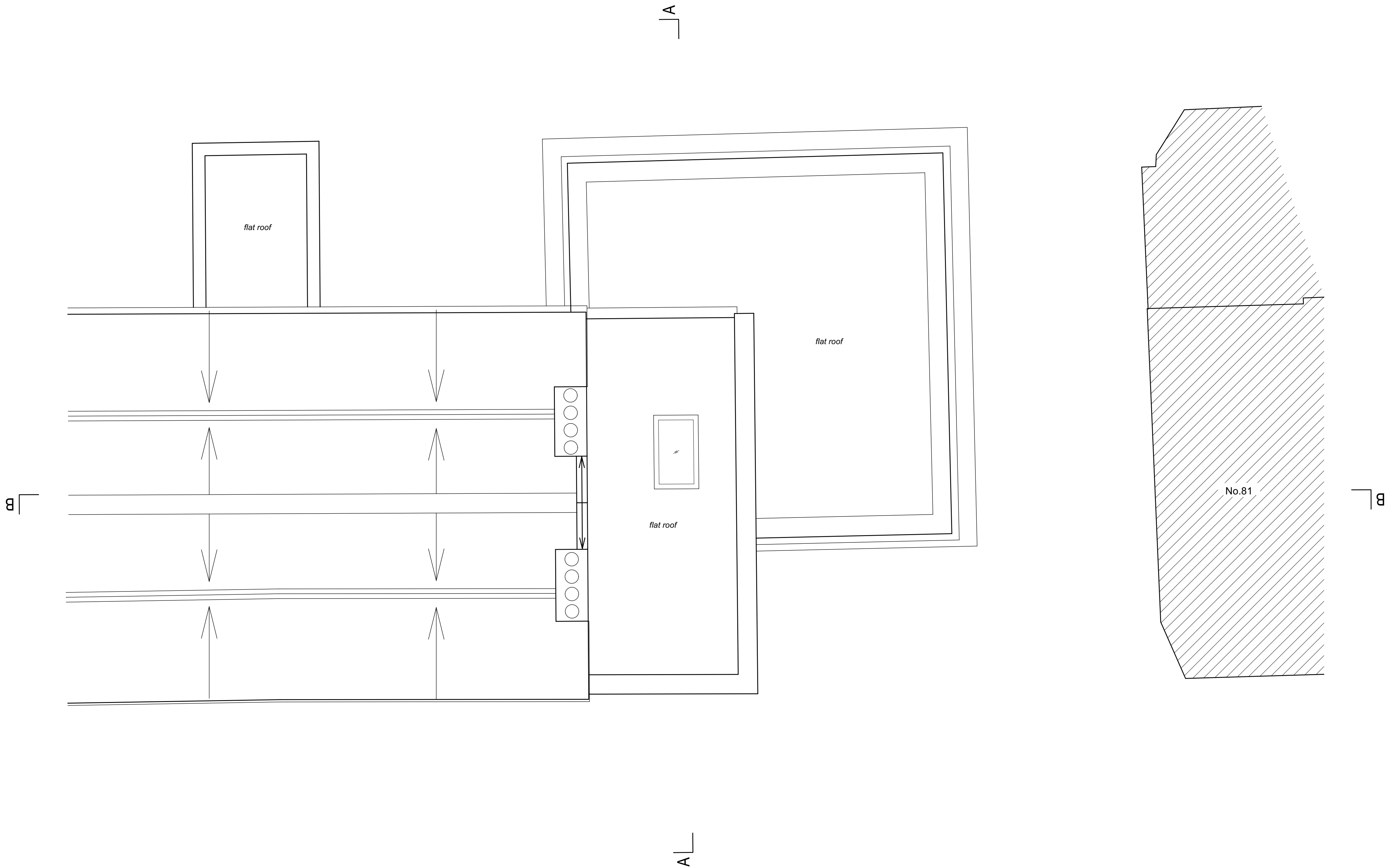
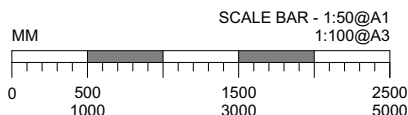
PROJECT:
**79 SOUTH END ROAD - MONTROSE
HOUSE - LONDON NW3 2RJ**

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	114
REVISION:	

SUBJECT:
**PROPOSED
ROOF PLAN**

CLIENT:	JULIET ROSENFELD & LUIZ CANDIOTA
---------	-------------------------------------

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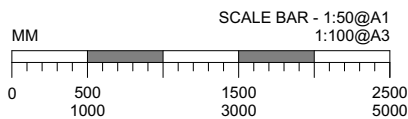
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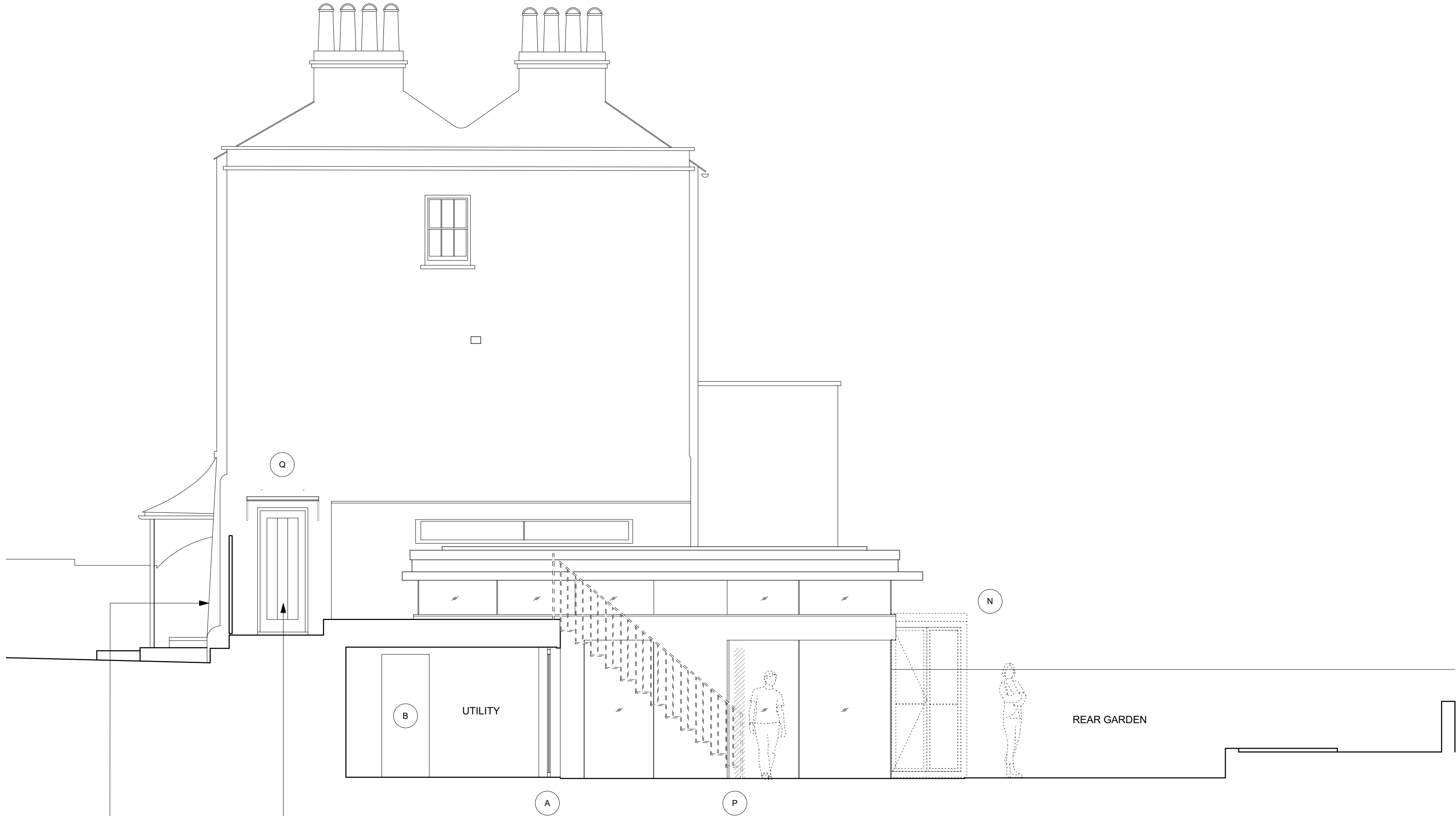
PROPOSED ADDITIONS

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- [B] – proposed timber sliding door separating utility from new kitchen
- [C] – proposed timber sliding door separating new kitchen from new TV room
- [D] – proposed cloakroom and new WC with direct connection between TV room and cloakroom/hallway
- [E] – proposed glazed screen between breakfast room and TV room
- [F] – proposed glazed screen to widen opening between hall and breakfast room
- [G] – proposed consulting room with extended space over extension below, including large glass screen
- [H] – proposed concealed jib doors enabling connection between consulting room and house
- [I] – proposed traditional timber doors
- [J] – proposed reintroduction of wall with opening between rooms
- [K] – proposed niche to mark location of historic door
- [L] – proposed enlarged master bathroom with separate shower and WC
- [M] – proposed small shower room/ WC into the existing bedroom
- [N] – proposed lightweight, demountable shed
- [P] – proposed lightweight, straight run, painted steel stair
- [Q] – proposed lightweight, glass and steel canopy

PLANNING / LBC

PROJECT: 79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ	
PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	210
REVISION:	
SUBJECT: PROPOSED FRONT ELEVATION (NORTH-EAST)	
CLIENT:	JULIET ROSENFELD & LUIZ CANDIOTA
CHARLES TASHIMA ARCHITECTURE 12A Blackstock Mews London N4 2BT Landline: +44(0)20 7281 2351 Email: info@ct-arch.co.uk Website: www.ct-arch.co.uk	



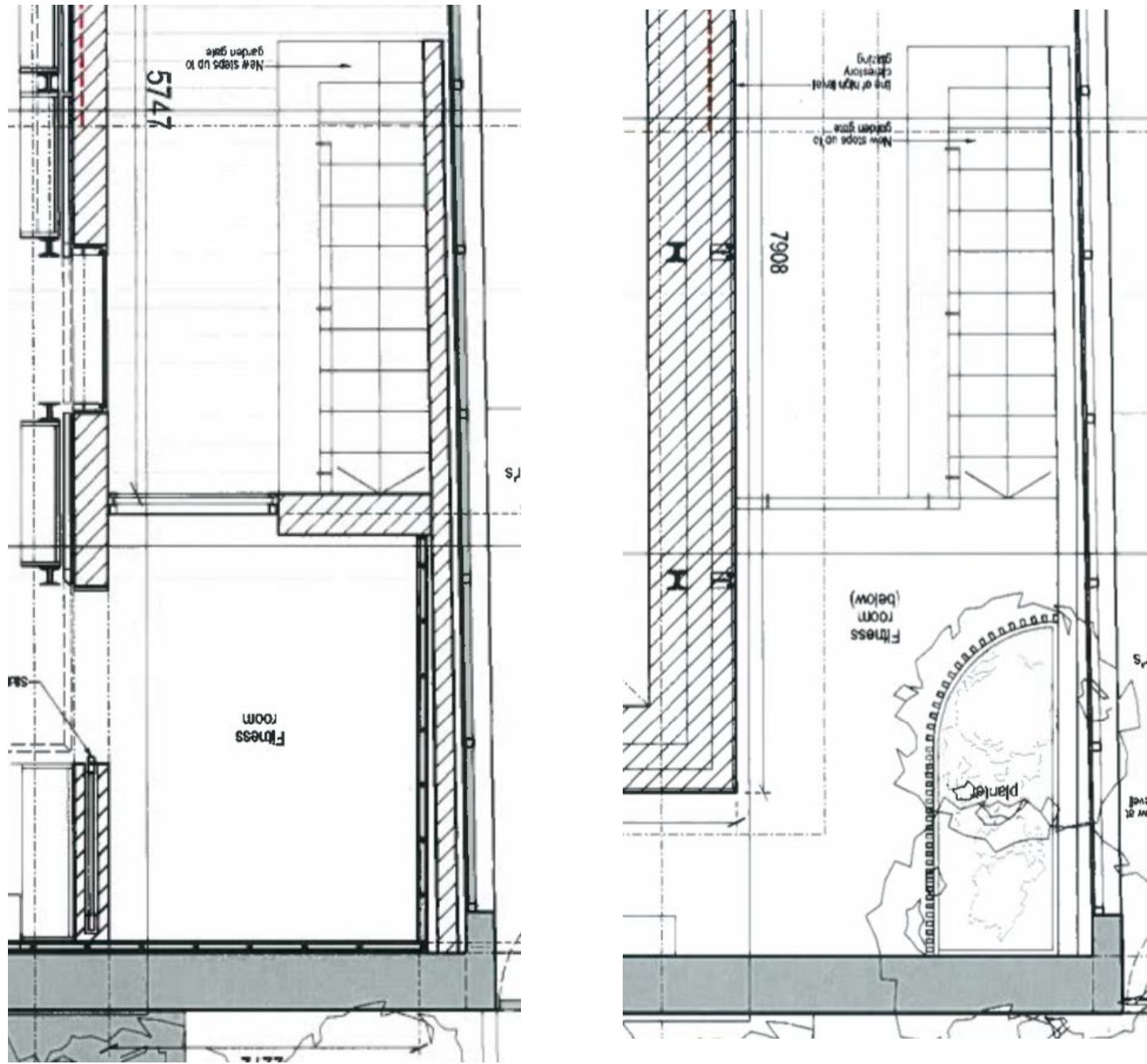


HISTORIC HOUSE
ENTRANCE WITH
HALLWAY
(REINSTATED AS
PRIMARY
ENTRANCE)

ENTRANCE TO CONSULTATION
ROOM ONLY

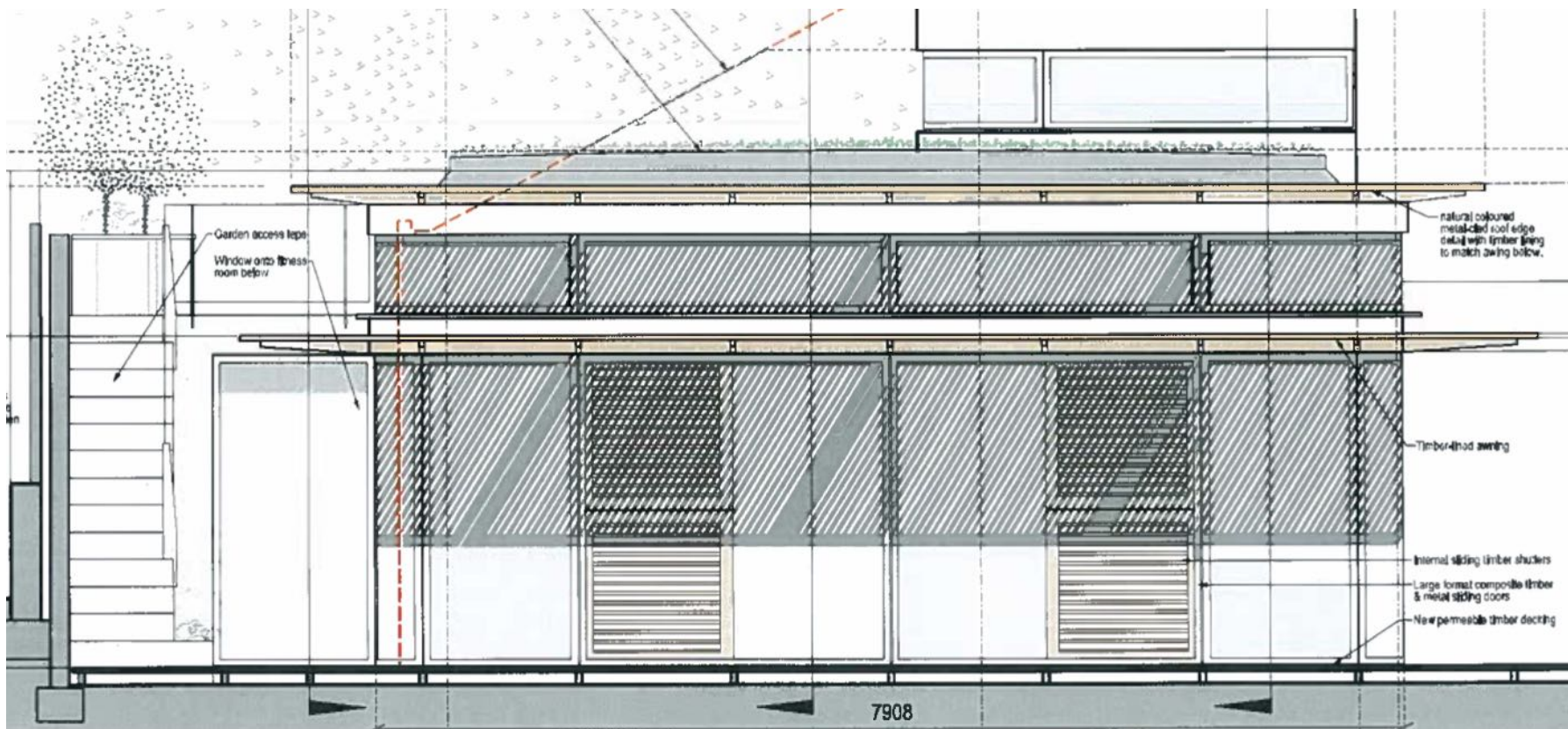


image of canopy type - lightweight
glass and metal



LGF PLAN SCALE 1:50

UGF PLAN SCALE 1:50

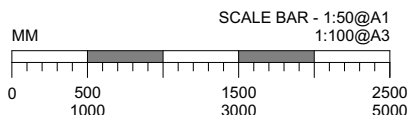


ELEVATION SCALE 1:50

P INTRODUCTION OF EXTERNAL STAIR

AS PER EDWARD CULLINAN
ARCHITECTS APPLICATION 2012/6199/P
APPROVED 2013

REF. DRAWINGS, P_022B/ P_023B/
P_071B/ P_077A



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KEY

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[A] – proposed timber and glass door
connecting new utility room to garden

[B] – proposed timber sliding door
separating utility from new kitchen

[C] – proposed timber sliding door
separating new kitchen from new TV
room

[D] – proposed cloakroom and new
WC with direct connection between TV
room and cloakroom/hallway

[E] – proposed glazed screen between
breakfast room and TV room

[F] – proposed glazed screen to widen
opening between hall and breakfast
room

[G] – proposed consulting room with
extended space over extension below,
including large glass screen

[H] – proposed concealed jib doors
enabling connection between
consulting room and house

[I] – proposed traditional timber doors

[J] – proposed reintroduction of wall
with opening between rooms

[K] – proposed niche to mark location
of historic door

[L] – proposed enlarged master
bathroom with separate shower and
WC

[M] – proposed small shower room/
WC into the existing bedroom

[N] – proposed lightweight,
demountable shed

[P] – proposed lightweight, straight
run, painted steel stair

[Q] – proposed lightweight, glass and
steel canopy

PLANNING / LBC

PROJECT:
79 SOUTH END ROAD - MONTROSE
HOUSE - LONDON NW3 2RJ

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50 @ A1 1:100 @ A3
DOCUMENT NUMBER:	211
REVISION:	

SUBJECT: PROPOSED SIDE ELEVATION (NORTH-WEST)	
CLIENT:	JULIET ROSENFELD & LUIZ CANDIOTA

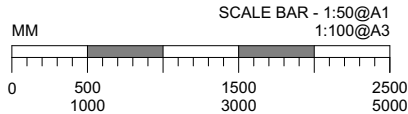
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FRONT ELEVATION SCALE 1:25

SIDE ELEVATION SCALE 1:25



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PLANNING / LBC

PROJECT:
79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50, 1:25 @ A1 1:100, 1:50 @ A3
DOCUMENT NUMBER:	212
REVISION:	

SUBJECT:
PROPOSED REAR ELEVATION (SOUTH-WEST)

CLIENT:	JULIET ROSENFELD & LUIZ CANDIOTA
---------	----------------------------------

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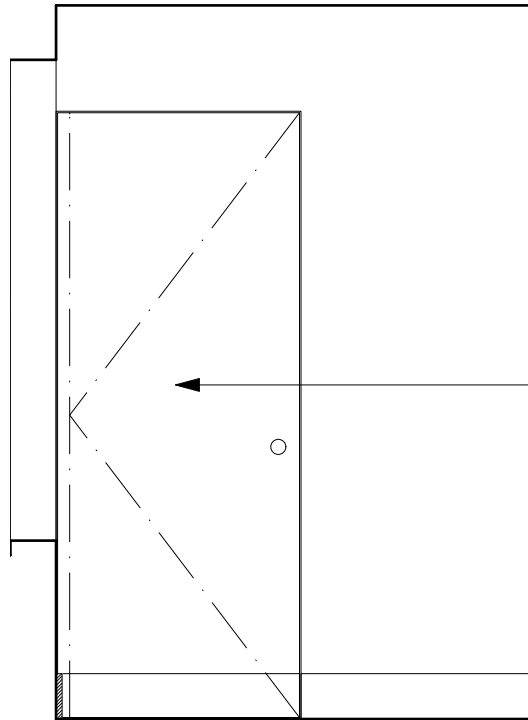
KEY

PROPOSED ADDITIONS

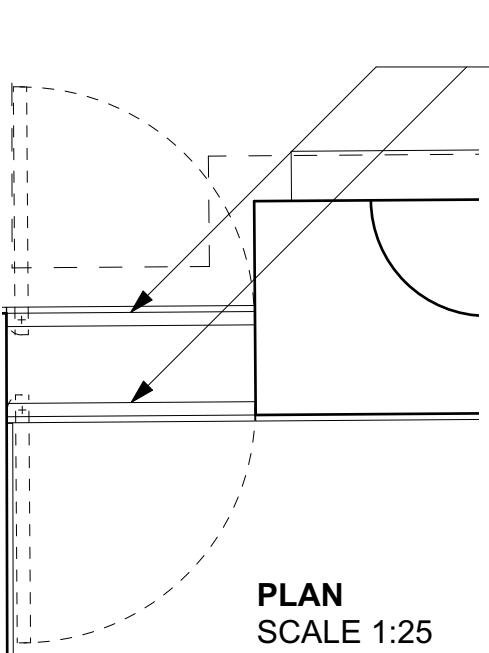
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image precedent of 'secret' jib door with skirting



PROPOSED JIB DOOR - OPENING NOT VISIBLE WHEN DOOR IS CLOSED



FACE OF DOOR IS FLUSH WITH HISTORIC WALL WITHIN REVEAL FORMED BY CHIMNEY BREAST

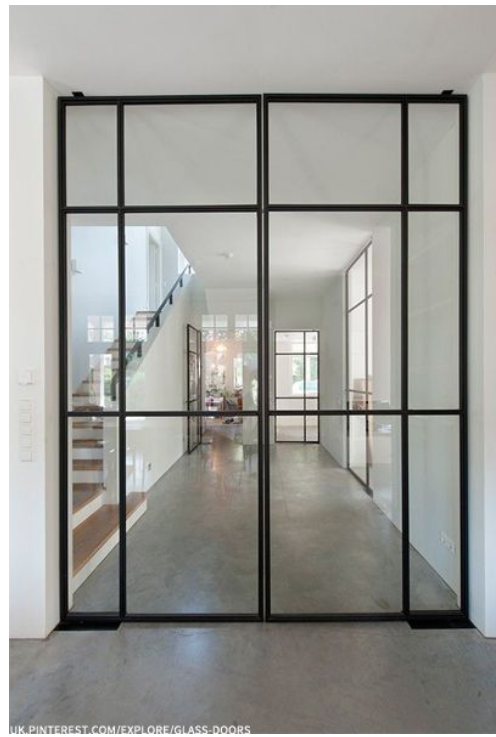
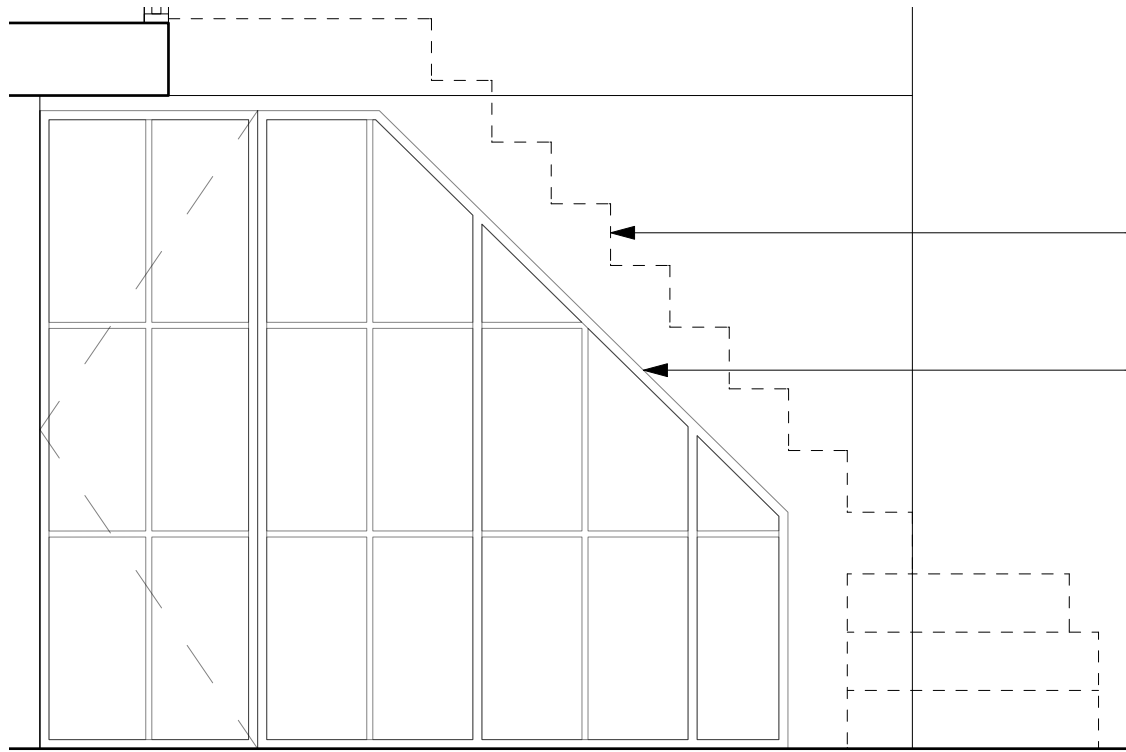
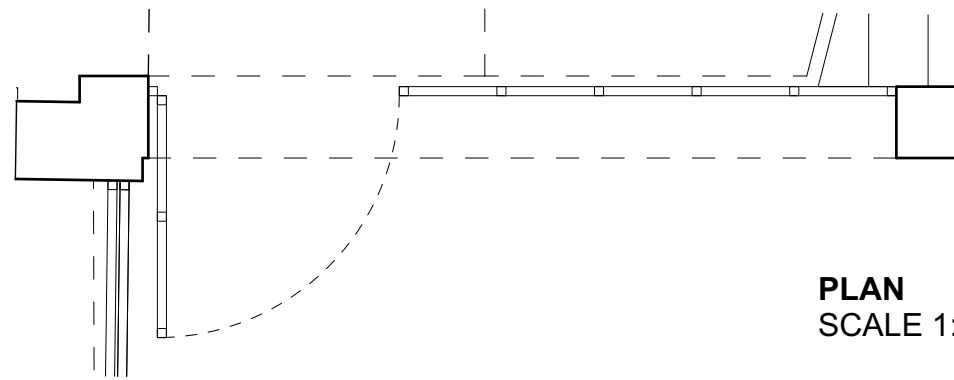


image precedent for the style of screen with door

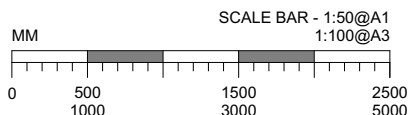


HISTORIC STAIR REMAINS UNTOUCHED

PROPOSED WIDENING OF WALL WITH NEW GLAZED SCREEN



PLAN SCALE 1:25



H UGF CONCEALED JIB DOORS

F LGF PROPOSED HALLWAY GLAZED SCREEN SCALE 1:25

PLANNING / LBC

PROJECT:
79 SOUTH END ROAD - MONTROSE HOUSE - LONDON NW3 2RJ

PROJECT NUMBER:	1130
PROJECT STAGE:	PLANNING / LBC
ISSUE DATE:	DECEMBER 2022
SCALE:	1:50, 1:25 @ A1 1:100, 1:50 @ A3
DOCUMENT NUMBER:	213
REVISION:	

SUBJECT:
PROPOSED SECTION A

CLIENT: JULIET ROSENFELD & LUIZ CANDIOTA

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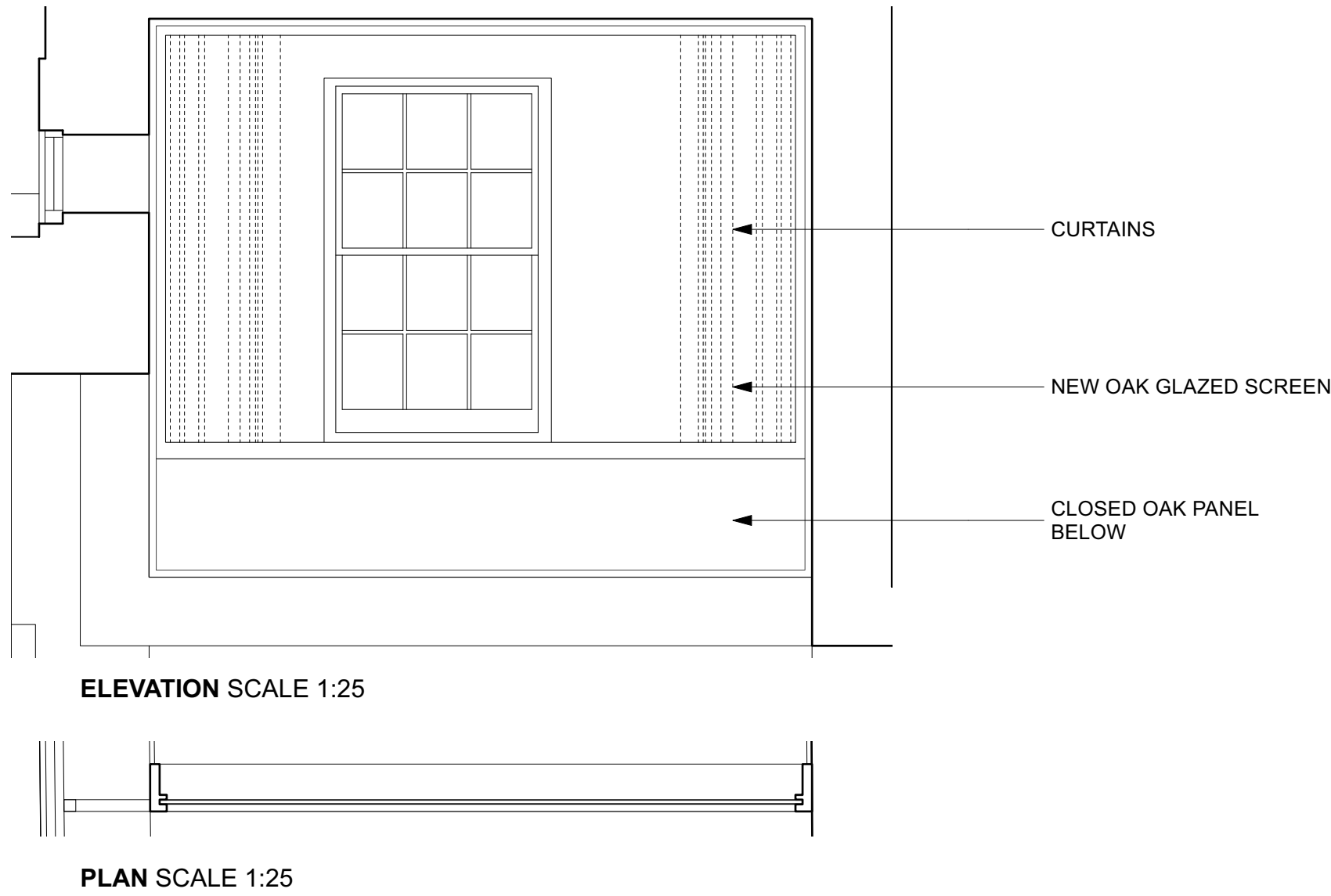
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TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
TO BE READ IN CONJUNCTION WITH SERVICE ENGINEER'S DRAWINGS AND SPECIFICATIONS.
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KEY

PROPOSED ADDITIONS

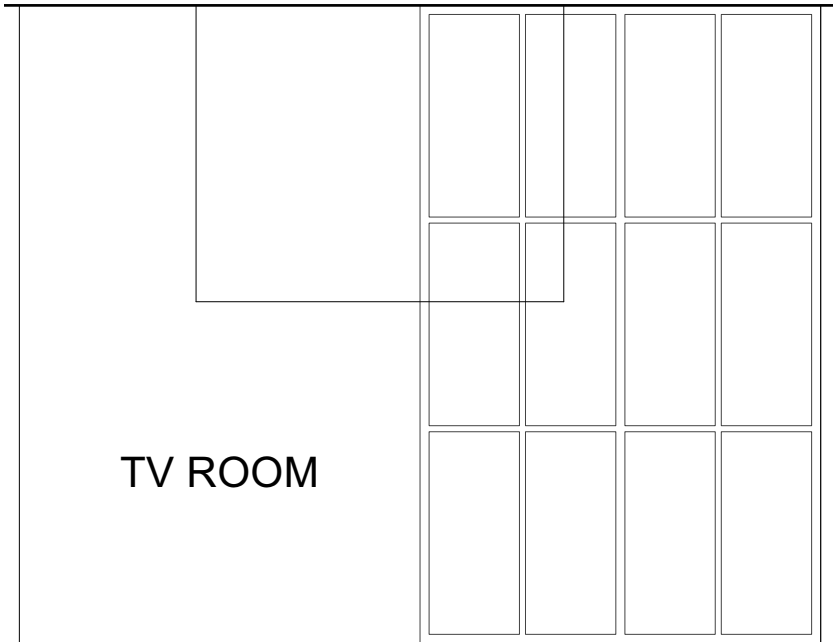
- [A] – proposed timber and glass door connecting new utility room to garden
- [B] – proposed timber sliding door separating utility from new kitchen
- [C] – proposed timber sliding door separating new kitchen from new TV room
- [D] – proposed cloakroom and new WC with direct connection between TV room and cloakroom/hallway
- [E] – proposed glazed screen between breakfast room and TV room
- [F] – proposed glazed screen to widen opening between hall and breakfast room
- [G] – proposed consulting room with extended space over extension below, including large glass screen
- [H] – proposed concealed jib doors enabling connection between consulting room and house
- [I] – proposed traditional timber doors
- [J] – proposed reintroduction of wall with opening between rooms
- [K] – proposed niche to mark location of historic door
- [L] – proposed enlarged master bathroom with separate shower and WC
- [M] – proposed small shower room/ WC into the existing bedroom
- [N] – proposed lightweight, demountable shed
- [P] – proposed lightweight, straight run, painted steel stair
- [Q] – proposed lightweight, glass and steel canopy



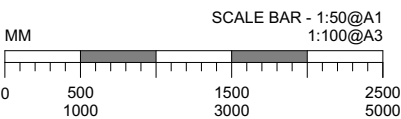
G UPPER GROUND FLOOR CONSULTING ROOM WITH GLAZED SCREEN



image precedent of glazed screen



E LOWER GROUND FLOOR PROPOSED GLAZED SCREEN TO TV ROOM



PLANNING / LBC

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