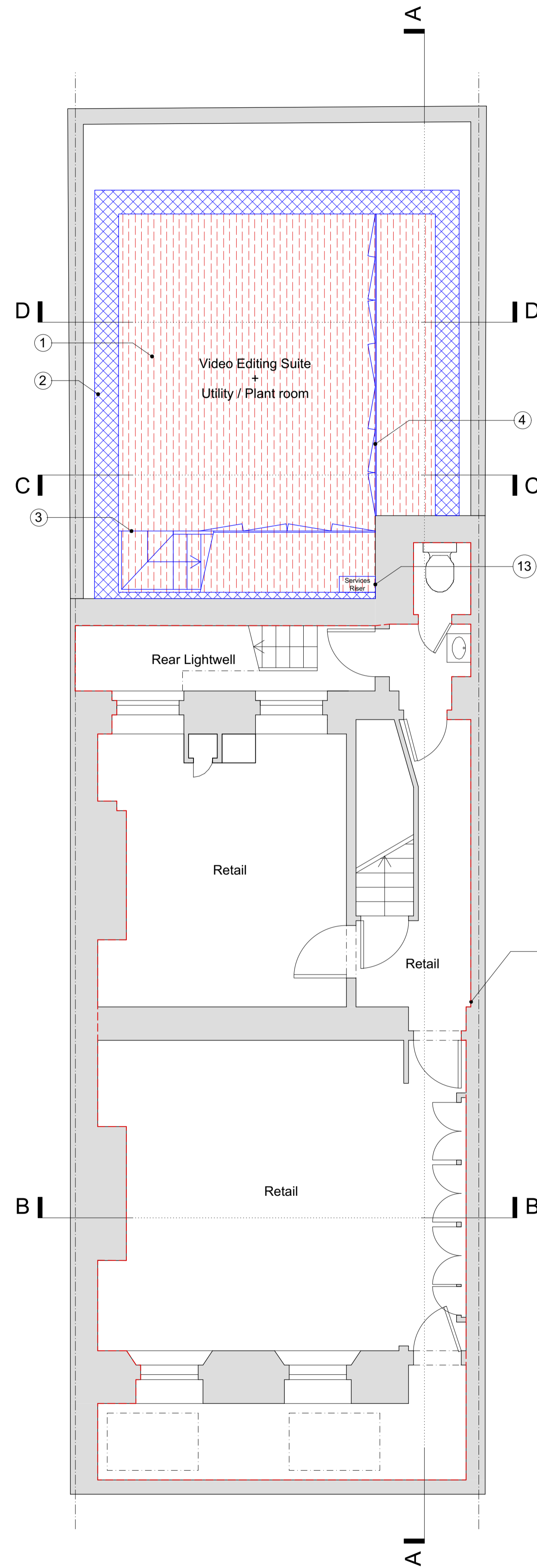
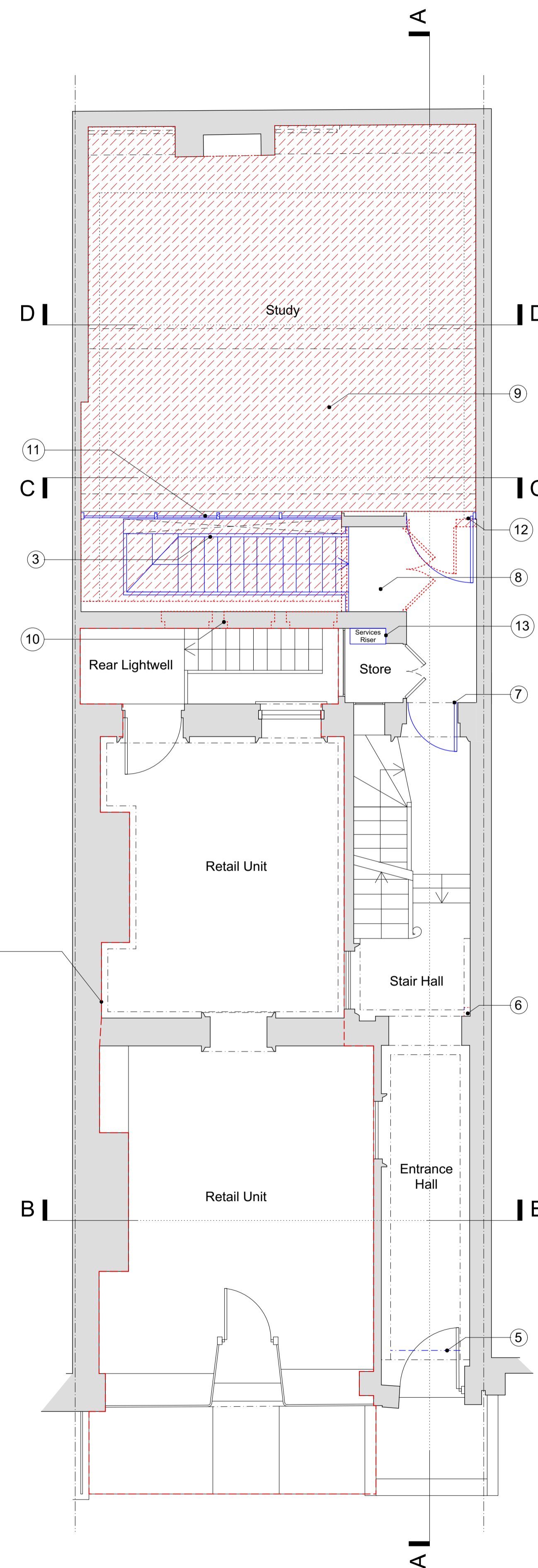


KEY

- Made ground within existing historic walls to be removed to reinstate assumed original basement volume, with new mass concrete walls off set from original basement walls.
- New basement mass concrete wall enclosure, built within existing historic walls, without undermining existing foundations.
- New basement stairs with plant enclosure underneath.
- Plant enclosure on raised basement slab step.
- Cornice to be reinstated to match adjacent existing historic profile.
- Removal of corner service boxing, existing cornice to be reinstated to missing areas to match existing historic cornice.
- New timber panelled door to match historic detailing of main dwelling, reinstated within original doorway.
- Non original existing cupboard doors and rear brick infill to be removed for access to new basement stairs.
- Existing floor structure to be removed for basement excavation and rebuilt with new timber floor and void to new stair area.
- New clerestory windows formed into existing masonry wall (shown dashed above).
- New timber frame glazed screen with vertical timber framing to match rhythm of retained existing framing.
- Existing doorway widened to match partition rhythm. Existing timber framing retained.
- New services riser to connect basement plant space to the main dwelling.



Basement (-1) Floor



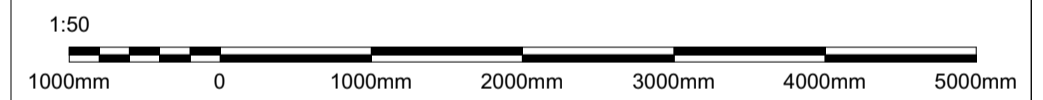
Ground Floor

KEY

- Area of ground excavation
- Area of existing element removed
- Existing element removed
- Area of new floor structure
- New partition/wall
- New element
- Existing wall/building fabric
- Existing door
- Existing window
- New door
- New window
- Leasehold retail unit boundary (outside of application)

NOTES:

- All existing plaster and timber features to be retained unless otherwise noted on plan.
- All existing windows and doors to be retained unless otherwise noted on plan.



Planning	28.10.22	-
issue:	date:	revision:

Project
1st Floor, 59 Charlotte Street

Drawing
Alteration B-1 & Ground Floor, Floor Plans

Drawing No.
28CS(10)A01

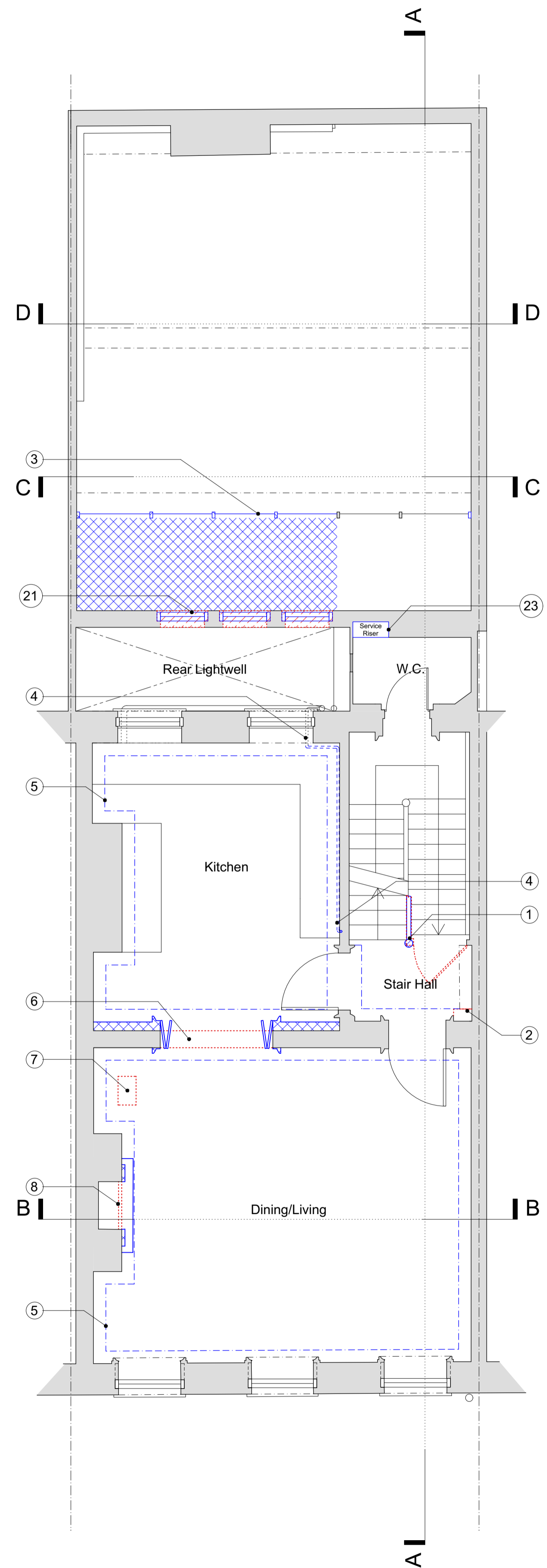
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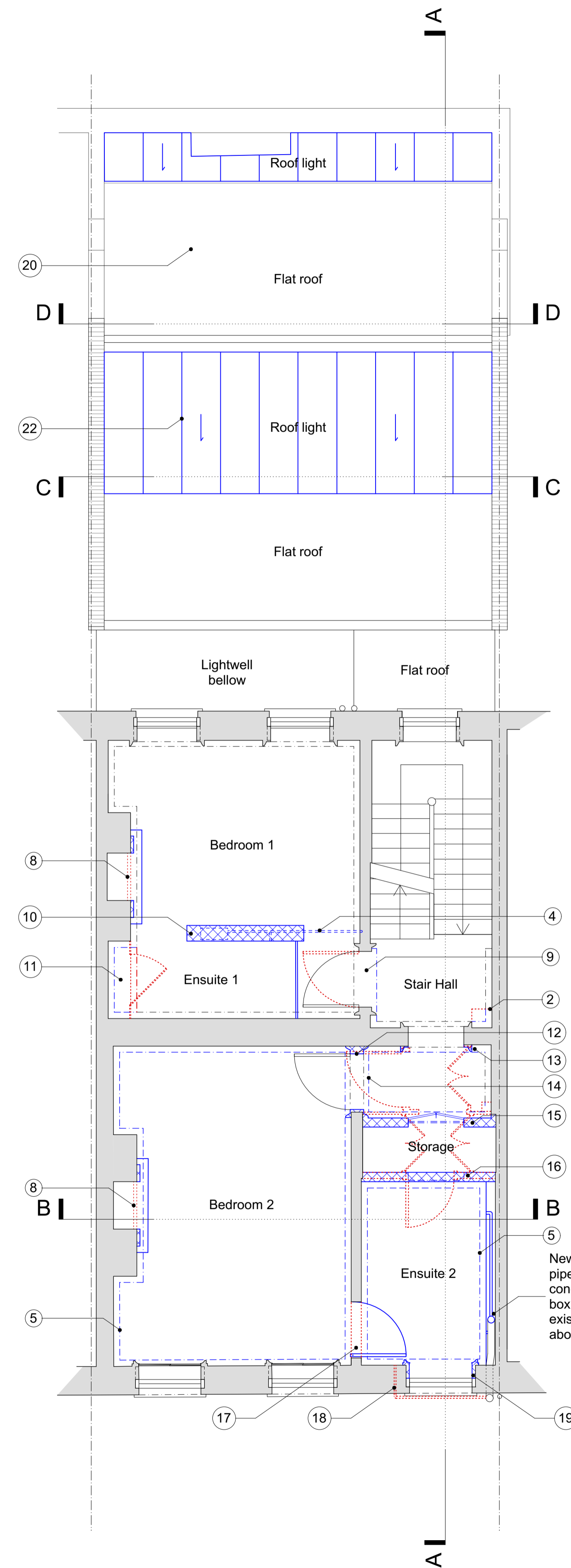
Job No.	Date	Scale
28CS	13.03.20	1:100@A3 1:50@A1

KEY

1. Later addition solid partition and door to stairs removed and historic volume and balustrade reinstated.
2. Removal of corner service boxing, existing cornice to be reinstated to missing areas to match existing historic cornice.
3. Open timber frame screen and mezzanine, extending existing timber framing rhythm and storage mezzanine across full width of rear studio.
4. 32mm Saniflo waste pipe from proposed En-suite 1 in Bedroom 1 to connect into the existing waste pipe in Rear Lightwell. The new waste pipe is routed between floor joists at Second Floor and into the existing partition with minimal impact on historic fabric, and then within the kitchen base unit similarly to the existing kitchen sink and other appliances' waste pipes.
5. Cornice to be reinstated to be in keeping with the character and period of the property.
6. New opening to match historic doorway and slightly widened to be centered to the rear room. Opening to be fitted with folding four leaf timber panel doors to match existing at first floor, wall depth to match existing adjacent at stair hall.
7. Later addition stove to be removed.
8. Missing fire mantle reinstated to be in keeping to the character and period of the property.
9. Existing door handing reversed to reinstate assume original handing.
10. Addition of free standing furniture piece to create an ensuite, with no harm to historic fabric. Services will be concealed within furniture piece, including a saniflo system. A 32 mm waste pipe will be used to discharge the shower/basin and wc waste, routed inbetween the existing floor joists.
11. Later addition modern timber cupboard to be removed to express profile of historic chimney breast and existing historic cornice to be reinstated to missing areas.
12. Existing door with later addition architraves to Bedroom 2 to be relocated to assumed original location. Door to be reinstated with architraves to match profile of existing original.
13. Later addition cupboard to be removed to allow reinstating of architraves to historic doorway to match existing historic profile.
14. Cornice to be reinstated where previously removed to match adjacent existing historic profile.
15. Later addition cupboard and wall infill to be removed to allow reinstating of timber partition with doorway to its assumed original location; realigned to the existing historic partition above.
16. Existing non-original partition to be rebuilt with a fixed clerestory window above, to allow reading of the assumed original volume.
17. New jib door to Ensuite 2 with planted skirting to match existing adjacent skirting.
18. Existing waste pipe on front facade removed.
19. Missing original timber window panelling and architrave to be reinstated to match existing in Bedroom 2.
20. Existing roof felt replaced.
21. New high level double glazed clerestory window with dark metal slimline frame formed into existing masonry wall.
22. Existing non-original PVC skylights replace with new slim profile thermally broken steel double glazed skylights. Designed to be in keeping with the period and character of the studio.
23. New services riser to connect basement plant space to the main dwelling.



First Floor



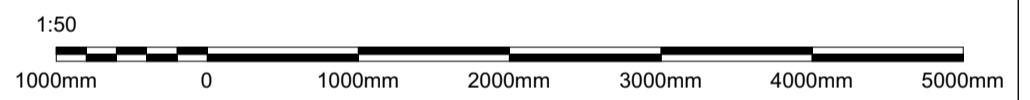
Second Floor

KEY

- Area of ground excavation
- Area of existing element removed
- Existing element removed
- Area of new floor structure
- New partition/wall
- New element
- Existing wall/building fabric
- Existing door
- Existing window
- New door
- New window
- Leasehold retail unit boundary (outside of application)

NOTES:

1. All existing plaster and timber features to be retained unless otherwise noted on plan.
2. All existing windows and doors to be retained unless otherwise noted on plan.



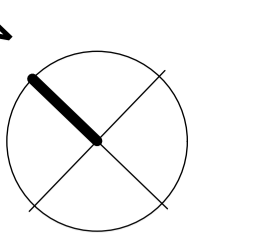
Planning	28.10.22	-
issue:	date:	revision:

Project
28 Charlotte Street
 Drawing
Alteration 1st & 2nd, Floor Plans
 Drawing No.
28CS(10)A02

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Job No.	Date	Scale
28CS	20.02.20	1:100@A3 1:50@A1



KEY

1. New door and solid enclosure to staircase providing privacy to 3rd and 4th floors.
2. Existing door handing reversed to reinstate assume original handing.
3. Later addition cupboard to be removed to allow reinstating missing historic wall to its original location.
4. Existing non-original opening to be closed and new mirror added to location of lost original historic doorway.
5. New partition separating the enclosed toilet and shower spaces.
6. New waste pipe from Ensuite 3 and Forth Floor WC running down to floor below, concealed within service boxing.
7. Missing fire mantle reinstated to be in keeping to the character and period of the property.
8. New opening to access Ensuite 3 from the Dressing Room, to be aligned and sized to match the proposed jib door on the floor below.
9. Existing waste pipe on front facade to be removed.
10. New thermally broken metal frame double glazed skylight above the stairwell.
11. Fixed later addition cupboard to be removed.
12. Existing modern timber frame windows to be replaced in thermally broken slim profile steel double glazed windows, creating symmetry on the rear facade.
13. Existing modern timber frame windows to be replaced with thermally broken slim profile steel double glazed sliding folding doors, creating symmetry on the front facade.
14. New slate clad mansard roof enclosure to the sides of the front terrace. The new roof will be clad in slates following the same profile and form of the roof to the adjacent listed property at 26 Charlotte Street.
15. Existing water tank to be relocated into the plant room in the proposed new basement.

KEY

- Area of ground excavation
- Area of existing element removed
- Existing element removed
- Area of new floor structure
- New partition/wall
- New element
- Existing wall/building fabric
- Existing door
- Existing window
- New door
- New window
- Leasehold retail unit boundary (outside of application)

NOTES:

1. All existing plaster and timber features to be retained unless otherwise noted on plan.
2. All existing windows and doors to be retained unless otherwise noted on plan.



Planning	28.10.22	-
issue:	date:	revision:

Project
28 Charlotte Street

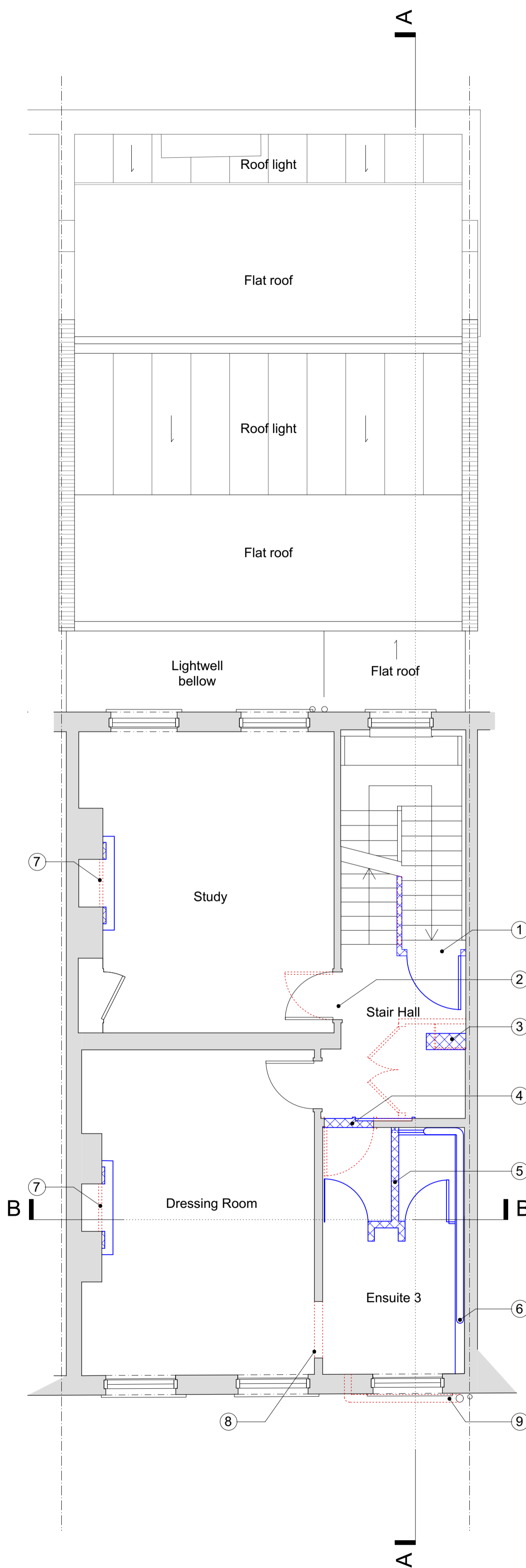
Drawing
Alteration 3rd, 4th, Roof, Floor Plans

Drawing No.
28CS(10)A03

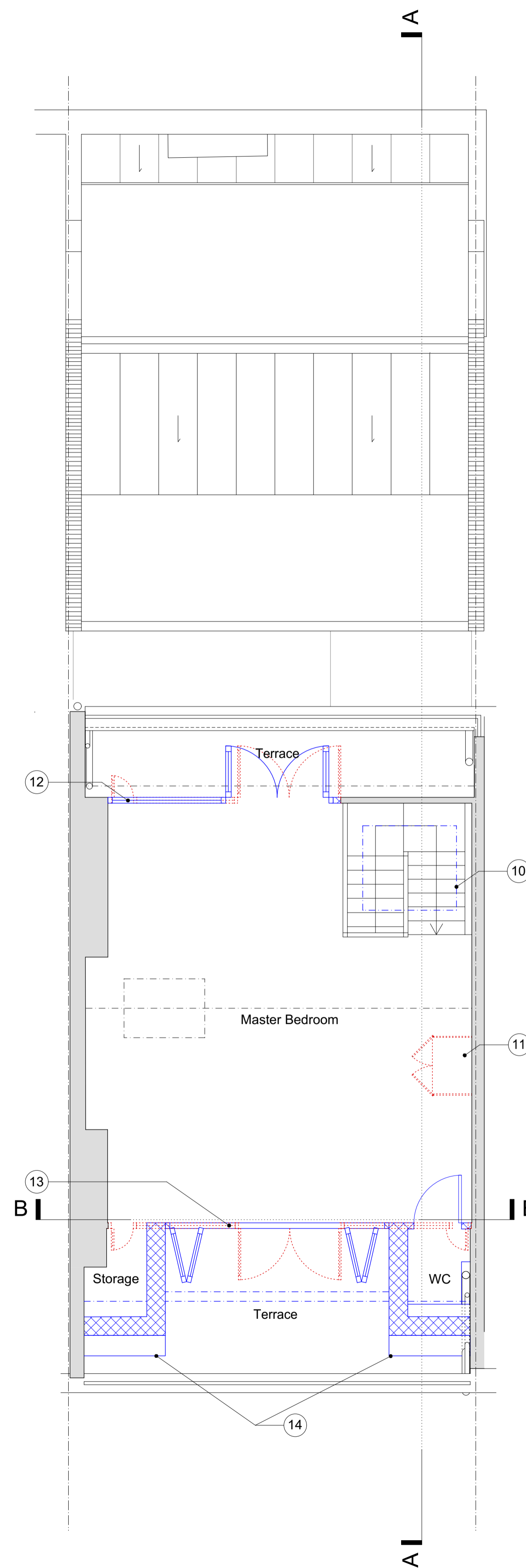
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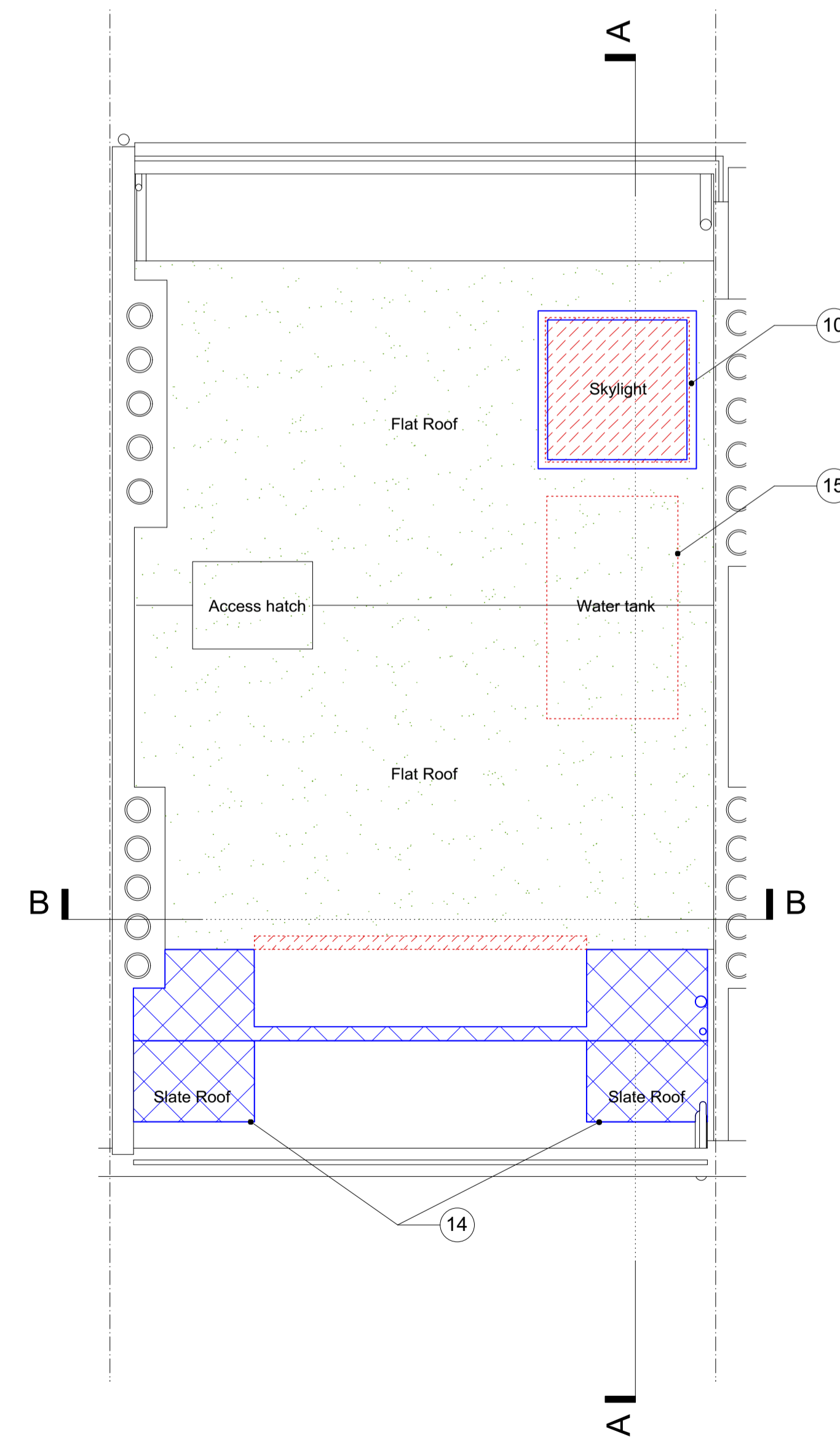
Job No.	Date	Scale
28CS	13.03.20	1:100@A3 1:50@A1



Third Floor



Fourth Floor



Roof Plan