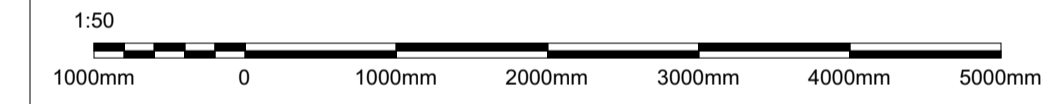


KEY

1. New proposed basement:
GEA: 36.2 sqm
Calculations based on Criterion I of Camden Policy for Basements:
Host Building's Footprint Area: GEA 129.7 sqm
 $129.7 / 2 = 64.85 \text{ sqm} > 36.2 \text{ sqm}$
 2. Cornice to be reinstated to match existing adjacent profile.
 3. New timber panelled door inserted within original doorway.
 4. New clerestory window to stairs, formed into existing masonry wall and providing with more natural light and ventilation to the proposed basement.
 5. New stairs to proposed basement.
 6. New glazed partition and store area with vertical timber framing to match rhythm of existing adjacent timber framing, allowing natural light to stairs.
 7. New timber boarded floor and structure with opening for new basement stair.
- 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.



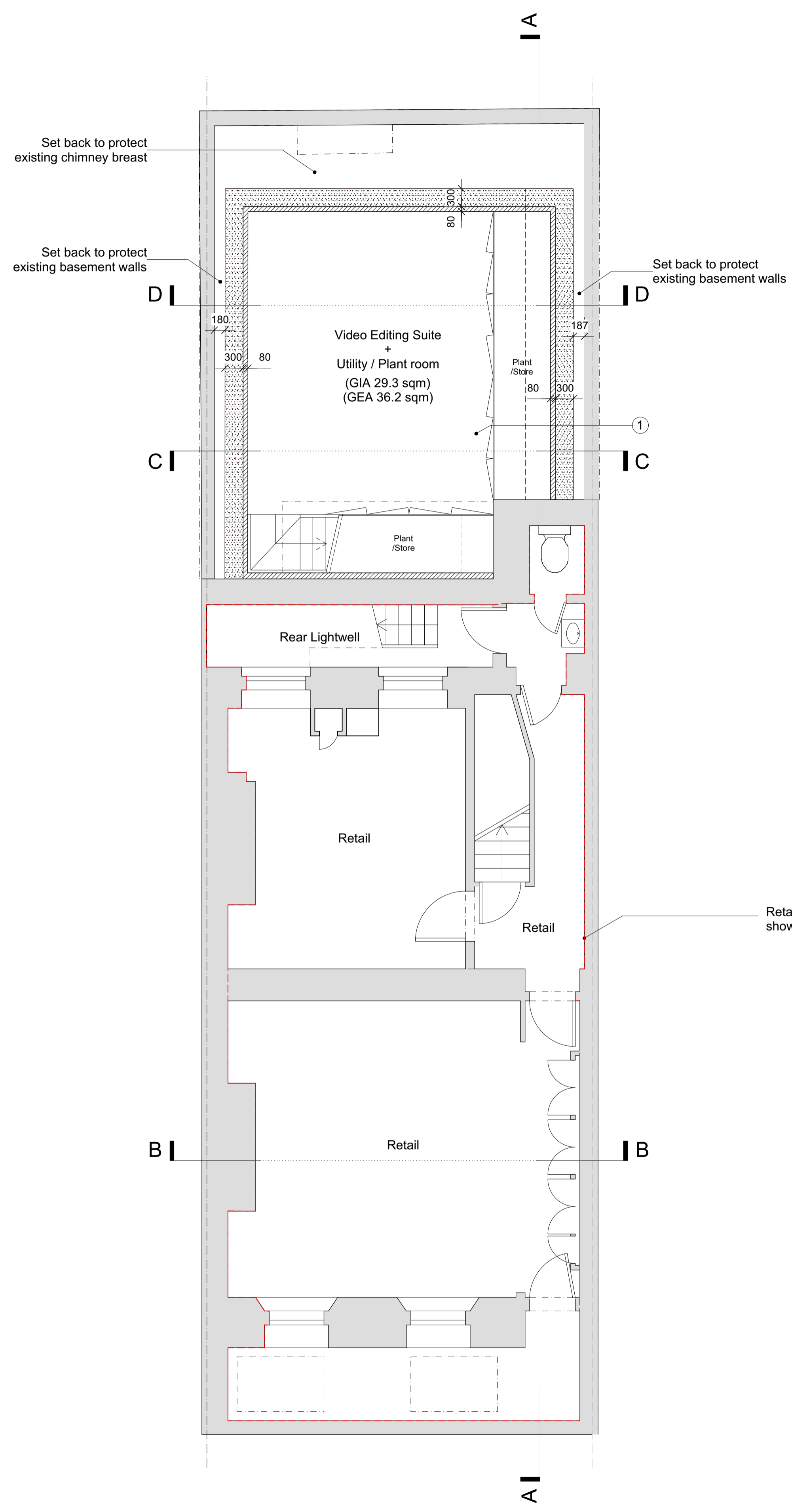
Planning	28.10.22	-
issue:	date:	revision:

Project
28 Charlotte Street
 Drawing
Proposed B-1 & Ground, Floor Plans
 Drawing No.
28CS(20)A01

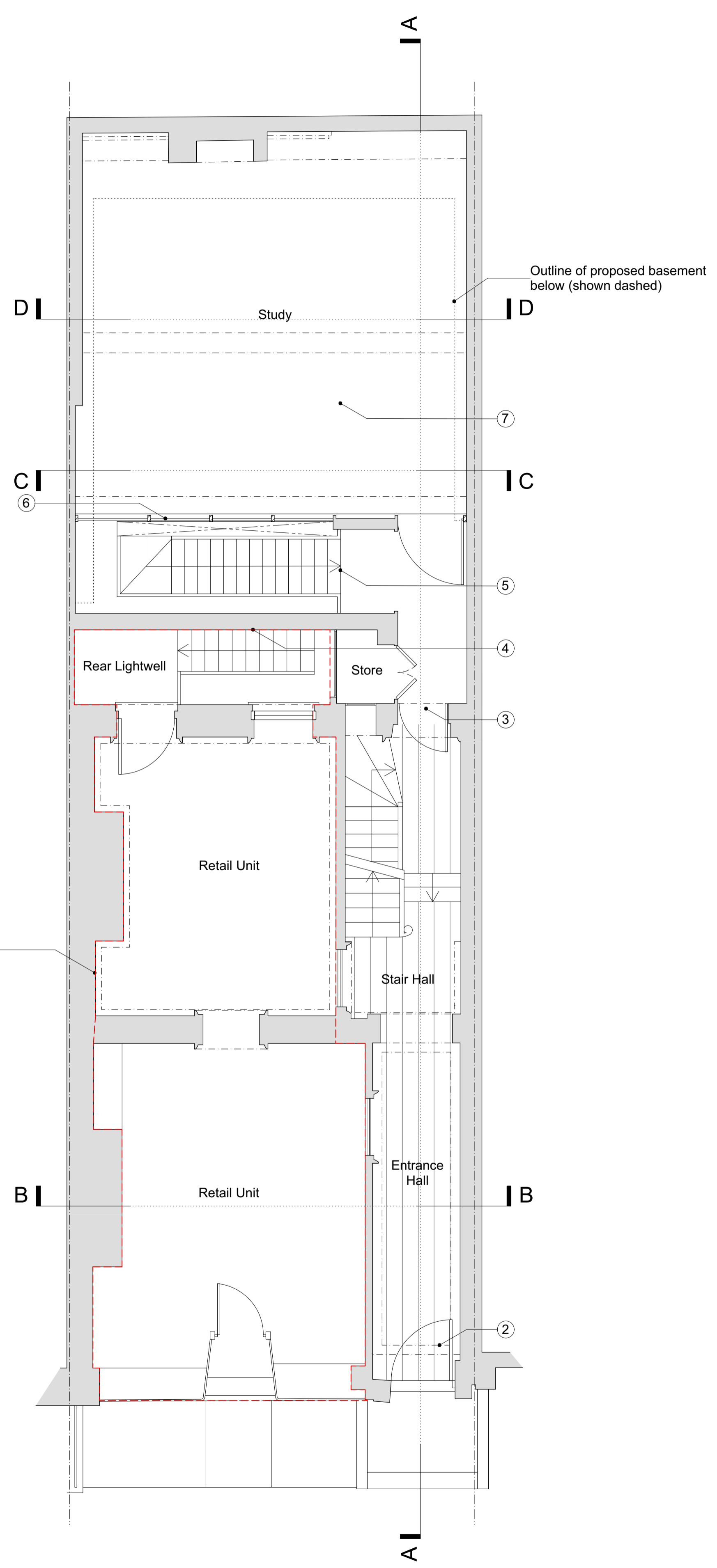
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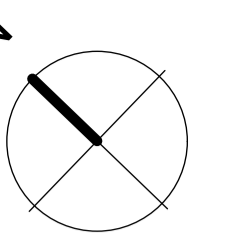
Job No.	Date	Scale
28CS	13.03.20	1:100@A3 1:50@A1



Basement (-1) Floor

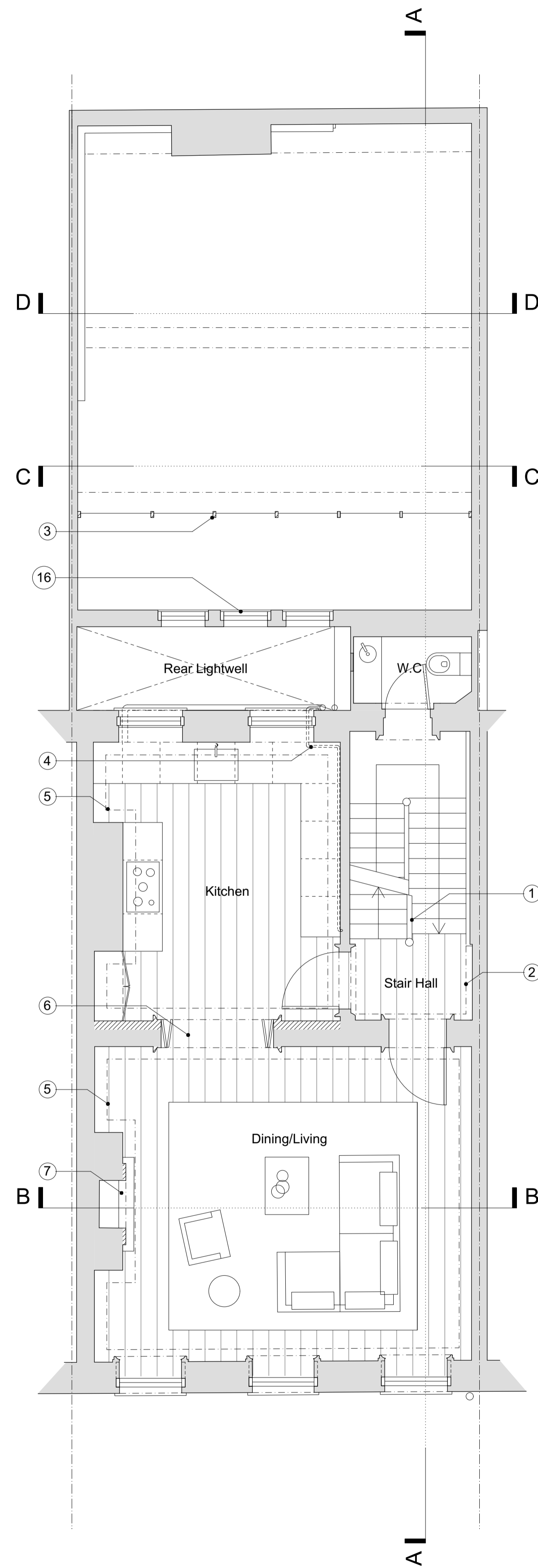


Ground Floor

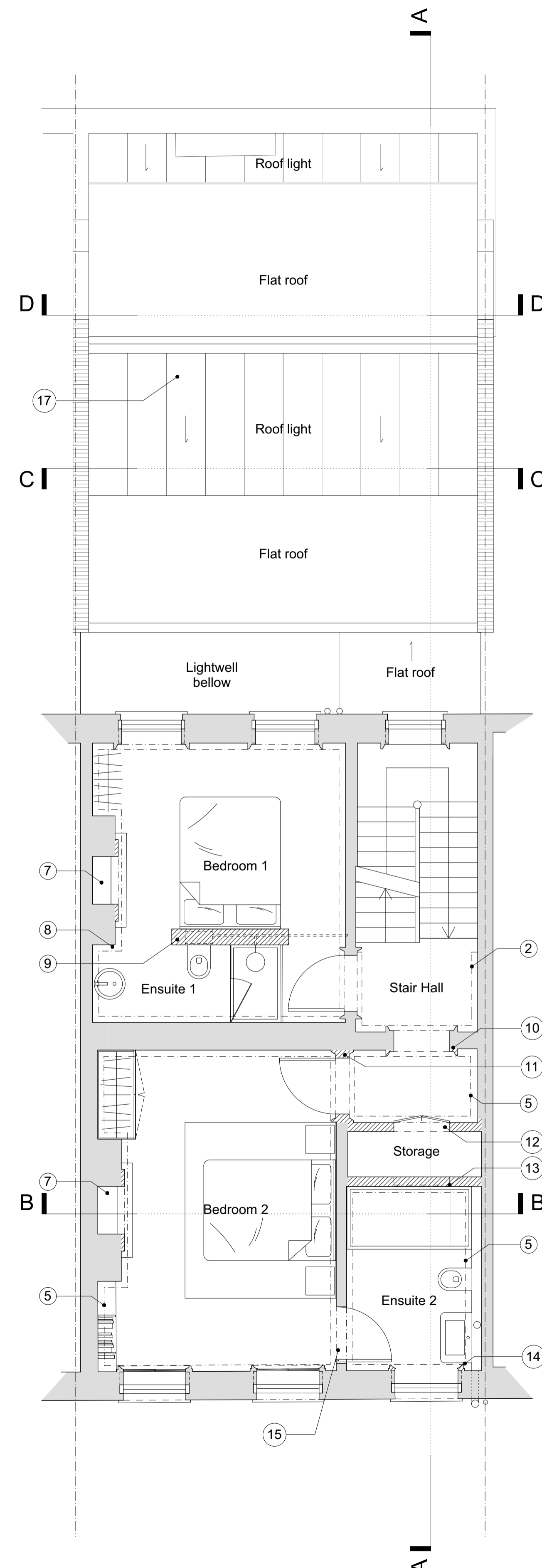


KEY

1. Later addition solid partition and door to stairs removed and historic volume and balustrade reinstated.
2. Existing cornice to stair hall to be reinstated to missing areas where previously removed.
3. Existing mezzanine floor and timber framing extended to full width of rear studio.
4. Saniflo waste pipe from proposed en-suite in Bedroom 1 above, to run above floor level and connect into the existing waste pipe. The new waste pipe is routed 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. Missing fire mantle reinstated to be in keeping to the character and period of the property
8. Later addition modern timber cupboard to be removed to express profile of historic chimney breast and existing cornice to be reinstated to missing areas.
9. New free standing furniture piece creating an ensuite, with no harm to historic fabric. Services will be concealed within it, 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, and down within an existing partition to the floor below.
10. Missing historic doorway architraves to be reinstated to match existing profile.
11. 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.
12. Timber partition reinstated to its assumed original location, realigned to the existing historic partition above, with doorway.
13. Existing non-original partition to be rebuilt with a fixed clerestory window above, to allow reading of the assumed original volume.
14. Original missing window timber panelling and architrave to be reinstated to match others existing at Bedroom 2.
15. New jib door to Ensuite 2 with planted skirting to match existing adjacent.
16. 3no. New double glazed clerestory window with dark metal slimline frame.
17. New thermally broken steel slimline double glazed skylights. Designed to be in keeping with the period and character of the studio.

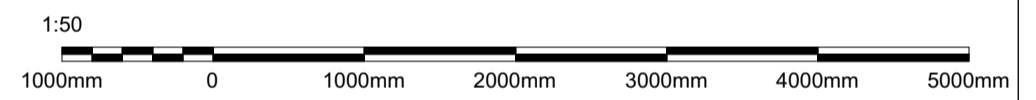


First Floor



Second Floor

- 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	-
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Project
28 Charlotte Street

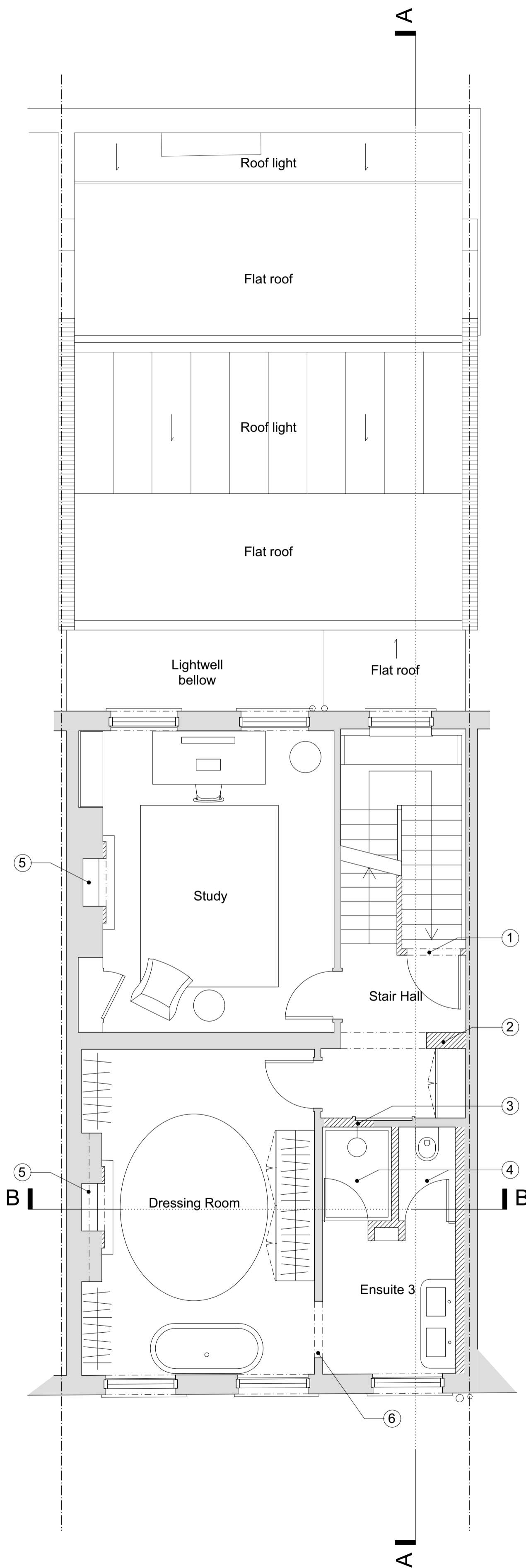
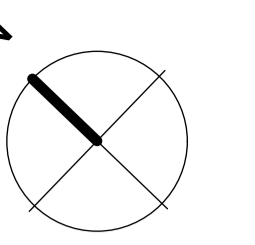
Drawing
Proposed 1st & 2nd, Floor Plans

Drawing No.
28CS(20)A02

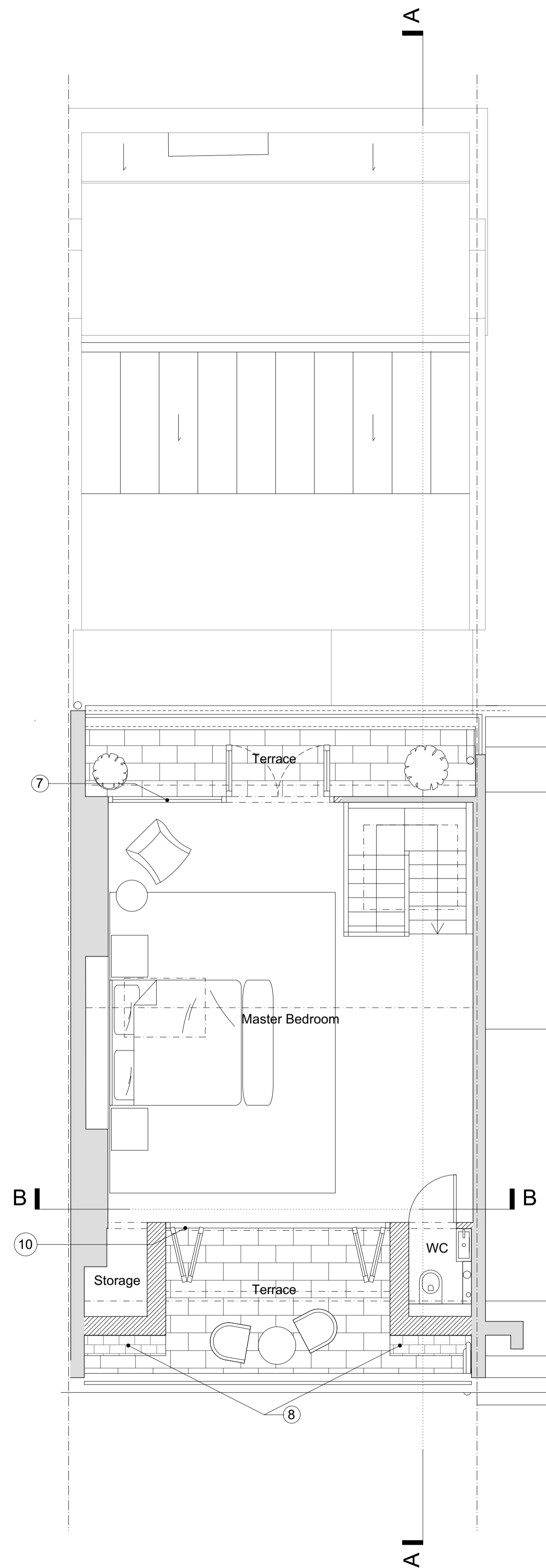
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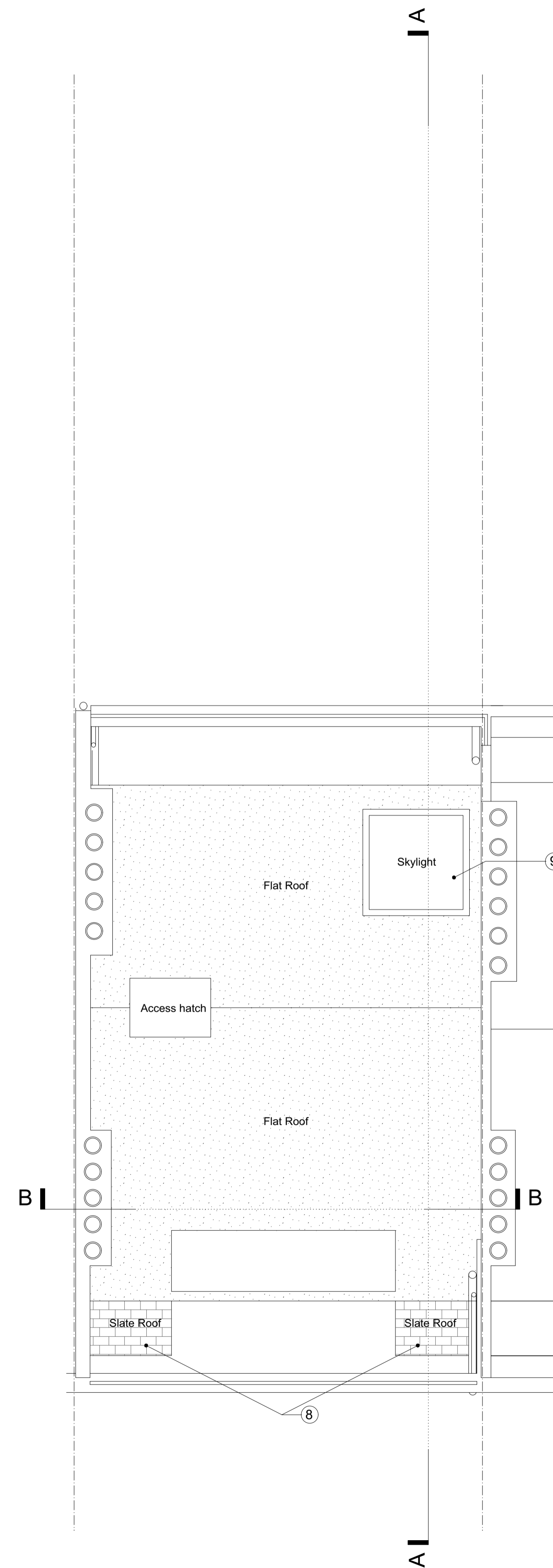
Job No.	Date	Scale
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Third Floor



Fourth Floor



Roof Plan

KEY

1. New door and solid enclosure to the staircase to provide privacy to 3rd and 4th floors.
2. Missing historic wall reinstated to its original location.
3. Existing non-original opening to be closed. New mirror added to original location of lost historic door, reflecting natural light coming from the stair hall.
4. New enclosed toilet and shower spaces.
5. Missing fire mantle reinstated to be in keeping to the character and period of the property
6. New opening to access Ensuite 3 from the Dressing Room to be aligned and to match dimensions to the proposed jib door on floor below.
7. Existing modern timber frame windows to be replaced in thermally broken steel slimline double glazed windows creating symmetry to the rear facade and to be centered to the proposed windows to the front facade.
8. New 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. The central area of the existing terrace will remain as an open space set within the profile of a traditional mansard roof.
9. New skylight to provide natural light to the stairwell.
10. Existing modern timber windows to be replaced in thermally broken steel slimline double glazed sliding folding windows, creating symmetry on the front facade.

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
Proposed 3rd, 4th, Roof, Floor Plans

Drawing No.
28CS(20)A03

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