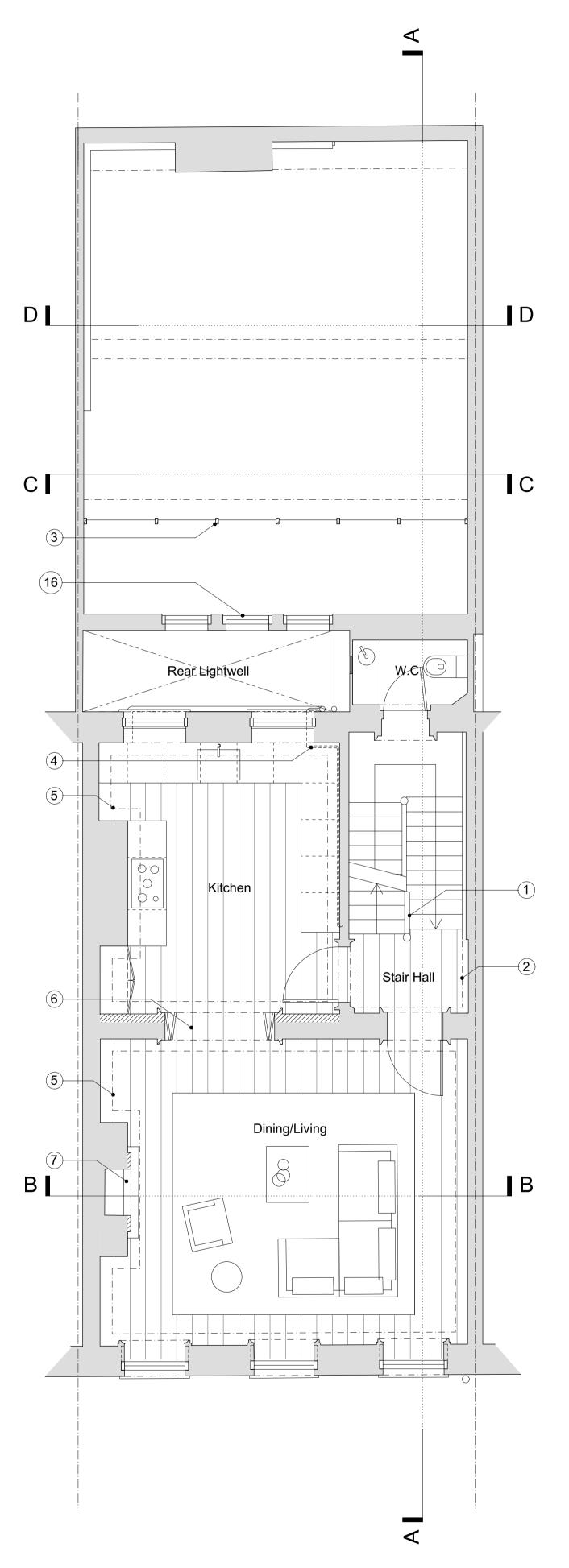


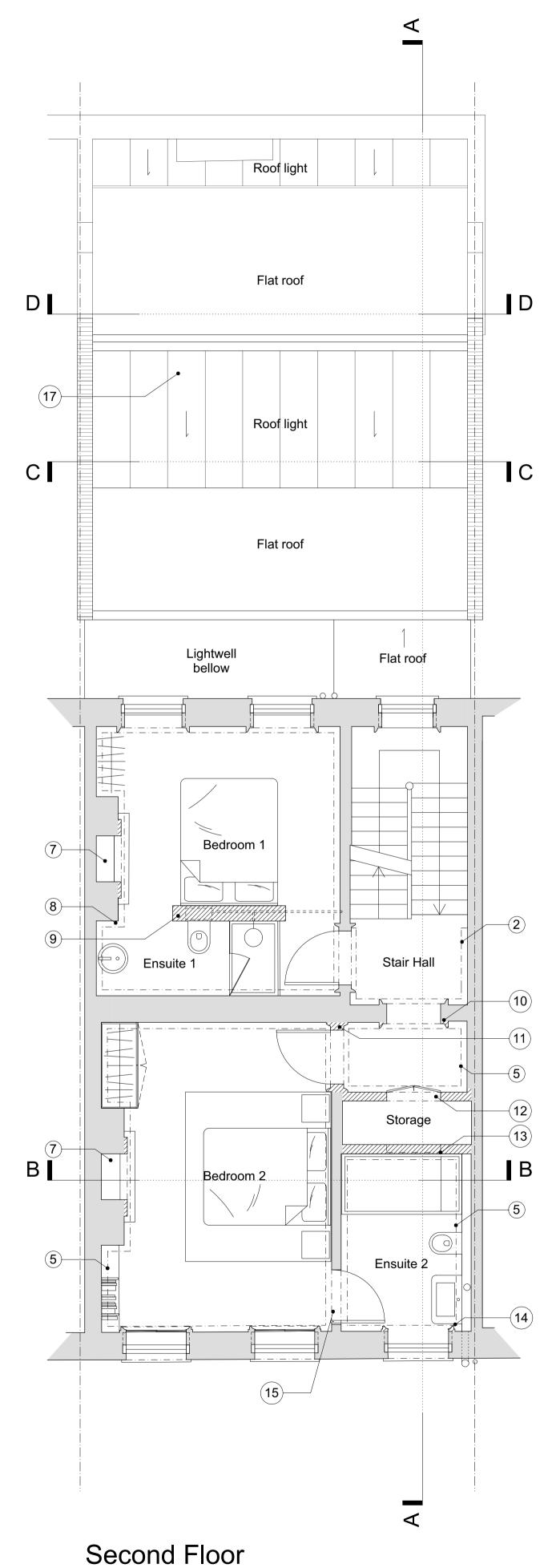
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2.		= 64.85 sqn be reinsta		•	adjacent	
3.	New timbe doorway.	er panelled	door inse	rted within	original	
4.	masonry v	story windo wall and pro ation to the	viding wit	th more nat	ural light	g
5.	New stairs	s to propose	ed basem	ent.		
6.	timber fran	ed partition ming to mat ming, allow	ch rhythm	n of existing	g adjacent	
7.		er boarded asement sta		structure w	vith openin	g
	- Leasehold	d retail unit	boundary	(outside of	fapplicatio	on)
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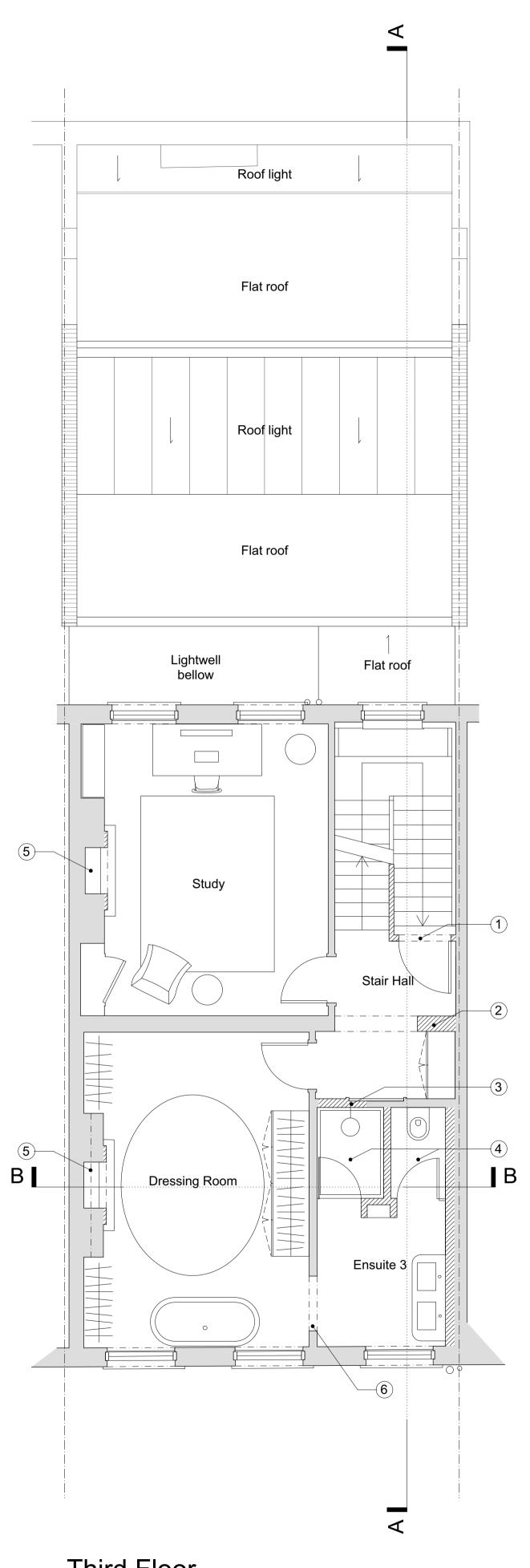
- 1. Later addition solid partition and door to stairs removed and historic volume and balustrade reinstated.
- 2. Existing cornice to stair hall to be reinstated to missing areas where previously removed.
- 3. Existing mezzanine floor and timber framing extended to full width of rear studio.
- 4. Saniflo 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 apliances' 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.
- 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.
- 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.
- Timber partition reinstated to its assumed original location, realigned to the existing historic partition above, with doorway.
- Existing non-original partition to be rebuilt with a fixed clerestory window above, to allow reading of the assummed original volume.
- 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.
- 3no. New double glazed clerestory window with dark metal slimline frame.
- New thermally broken steel slimline double glazed skylights. Designed to be in keeping with the period and charecter of the studio.

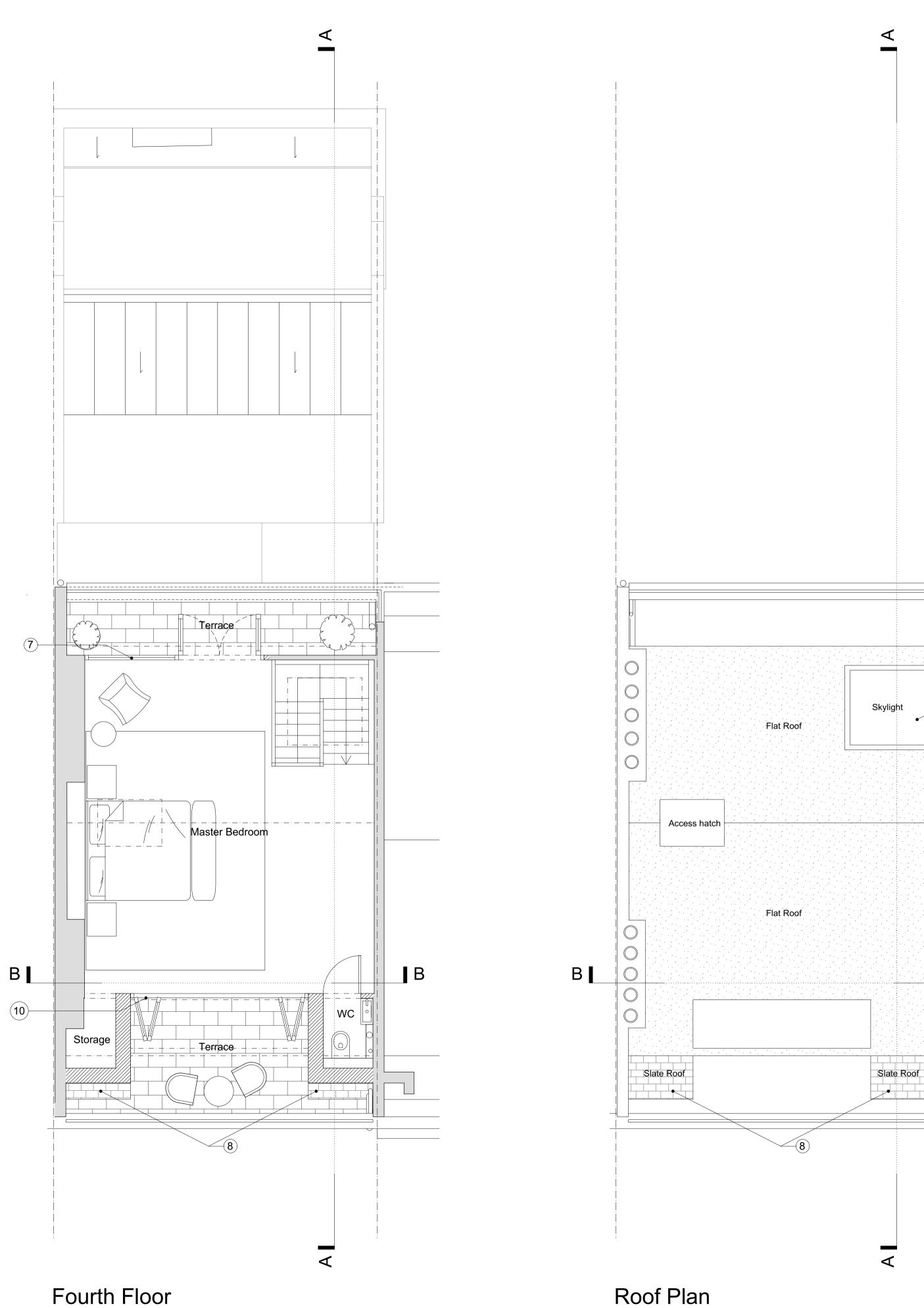


First Floor

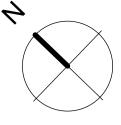


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Third Floor



<u>KEY</u>

- 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:

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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.

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2000mm

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	28.10.22		
Planning	20.10.22	-	
ssue:	date:	revision:	
Project			

Drawing

Proposed 3rd, 4th, Roof, Floor Plans Drawing No. 28CS(20)A03

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Job No. 28CS

13.03.20

Date

Scale 1:100@A3 1:50@A1