



Proposed Front Elevation



Proposed Rear Elevation

**KEY**

1. Existing modern timber windows to be replaced in metal with folding sliding windows, creating symmetry together with the new mansard roof extension.
2. 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.
3. Existing down pipes from bathrooms to be removed to clean up the look of the front facade.
4. New roof light above the stairs

**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**

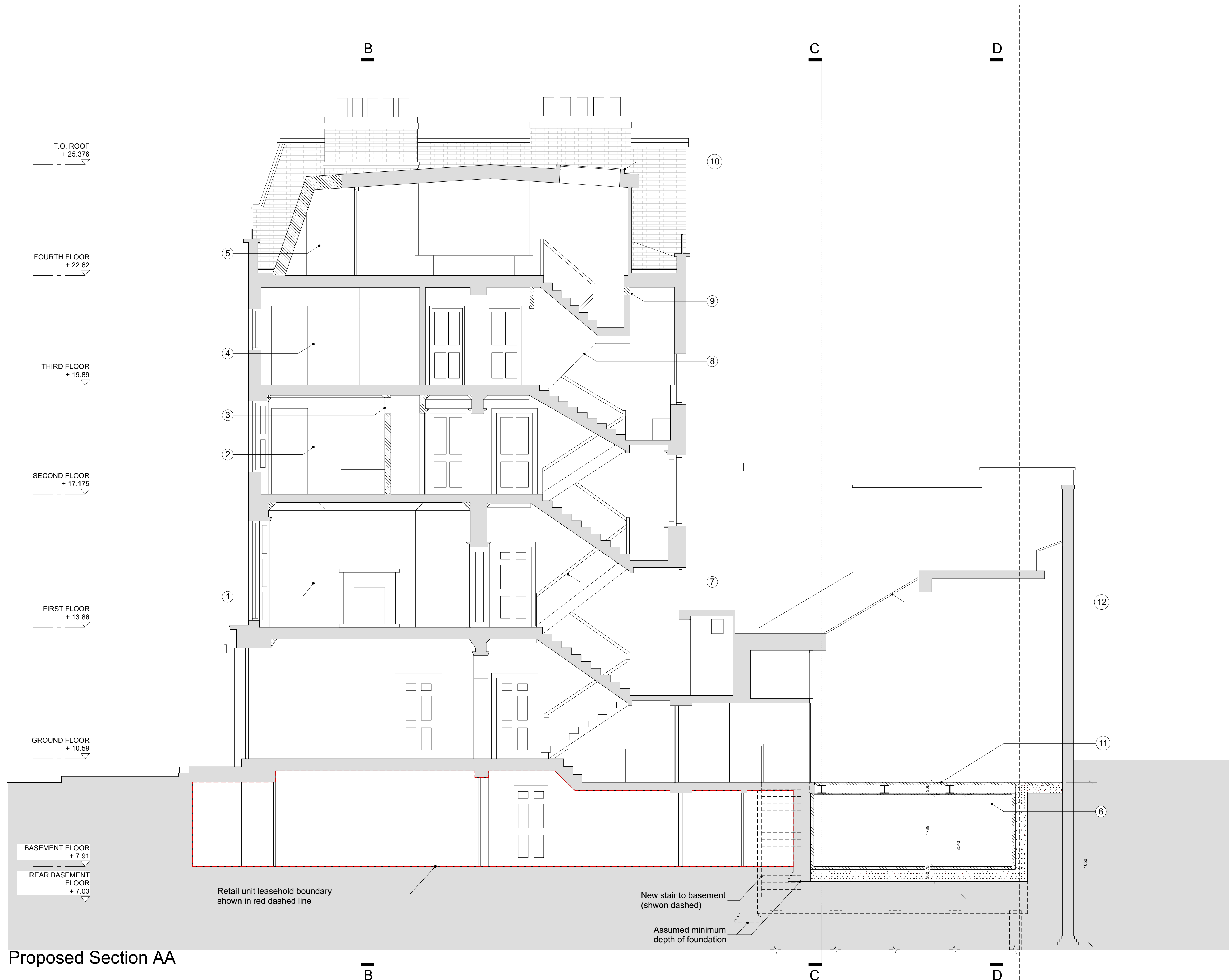
Drawing  
**Proposed Front and Rear Elevations**

Drawing No.  
**28CS(20)A04**

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



Proposed Section AA

**KEY**

1. Living Room: Missing historic cornice and fire mantle reinstated to be in keeping to the character and period of the property.
  2. Ensuite 2: Missing historic cornice and window timber panelled reveals to be reinstated to be in keeping to the character and period of the property.
  3. Existing non-original partition to be rebuilt with a fixed clerestory window above, to allow reading of the assumed original volume.
  4. Ensuite 3: connected to the Dressing Room, with enclosed toilet and shower spaces.
  5. New slate clad mansard roof enclosure to the sides of the front terrace, creating serving spaces for the Master Bedroom.
  6. New proposed basement: Video Editing Suite, Plant and Utility room.
  7. Stairs: historic volume and balustrade reinstated. Existing cornice to stair hall reinstated to missing areas where previously removed.
  8. New door and solid enclosure to the staircase to provide privacy to 3rd and 4th floors.
  9. Existing gap in the staircase's landing partition to be closed to provide privacy to the 3rd and 4th floors.
  10. New skylight above the stairwell to bring light into the 3rd and 4th floors.
  11. New timber boarded floor and structure with opening for new basement stair.
  12. New insulated slimline metal double glazed skylights.
- Leasehold retail unit boundary (outside of application)

**NOTES:**

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2. All existing windows and doors to be retained unless otherwise noted on plan.

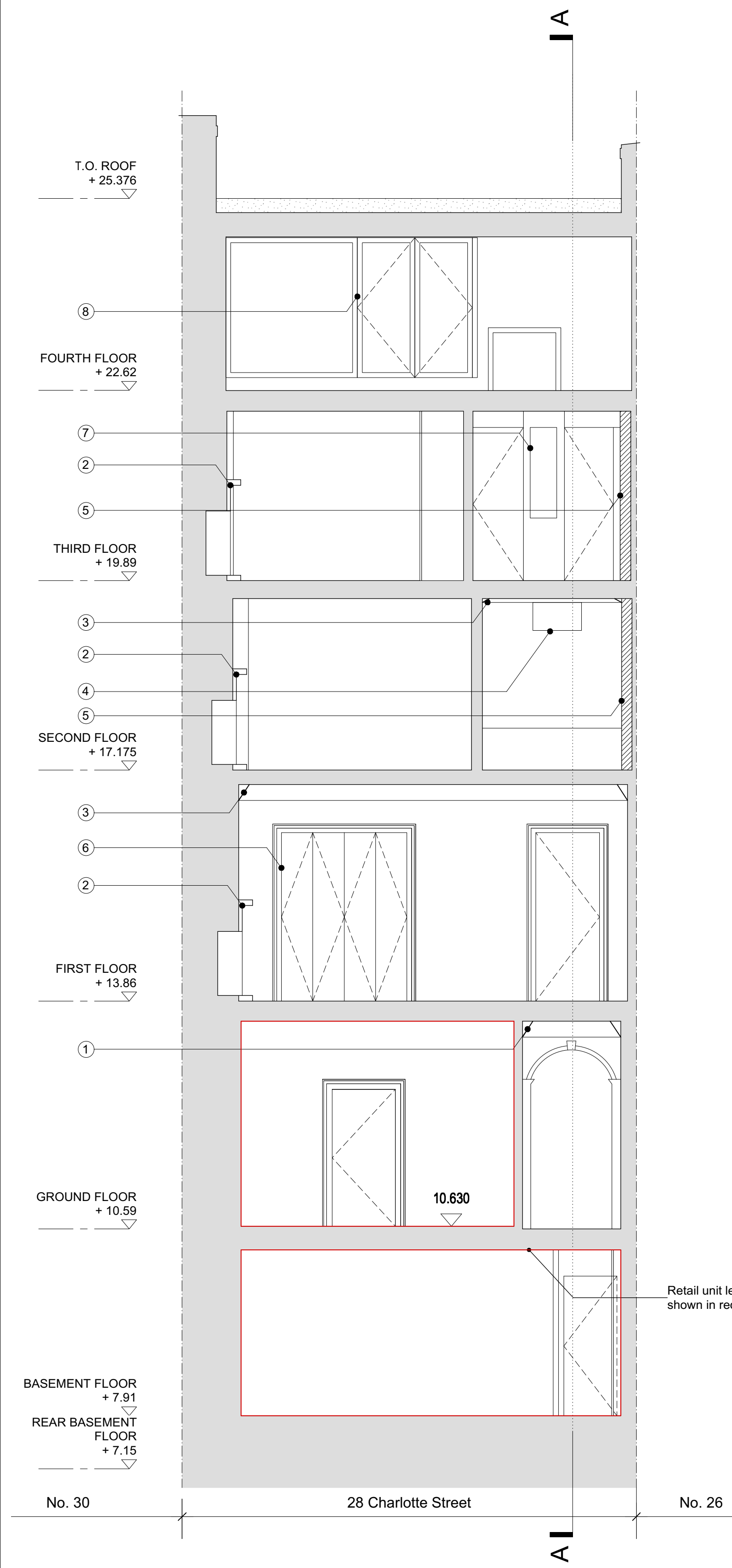
Planning	28.10.22	-
issue:	date:	revision:

Project  
**28 Charlotte Street**  
 Drawing  
**Proposed Section AA**  
 Drawing No.  
**28CS(20)A05**

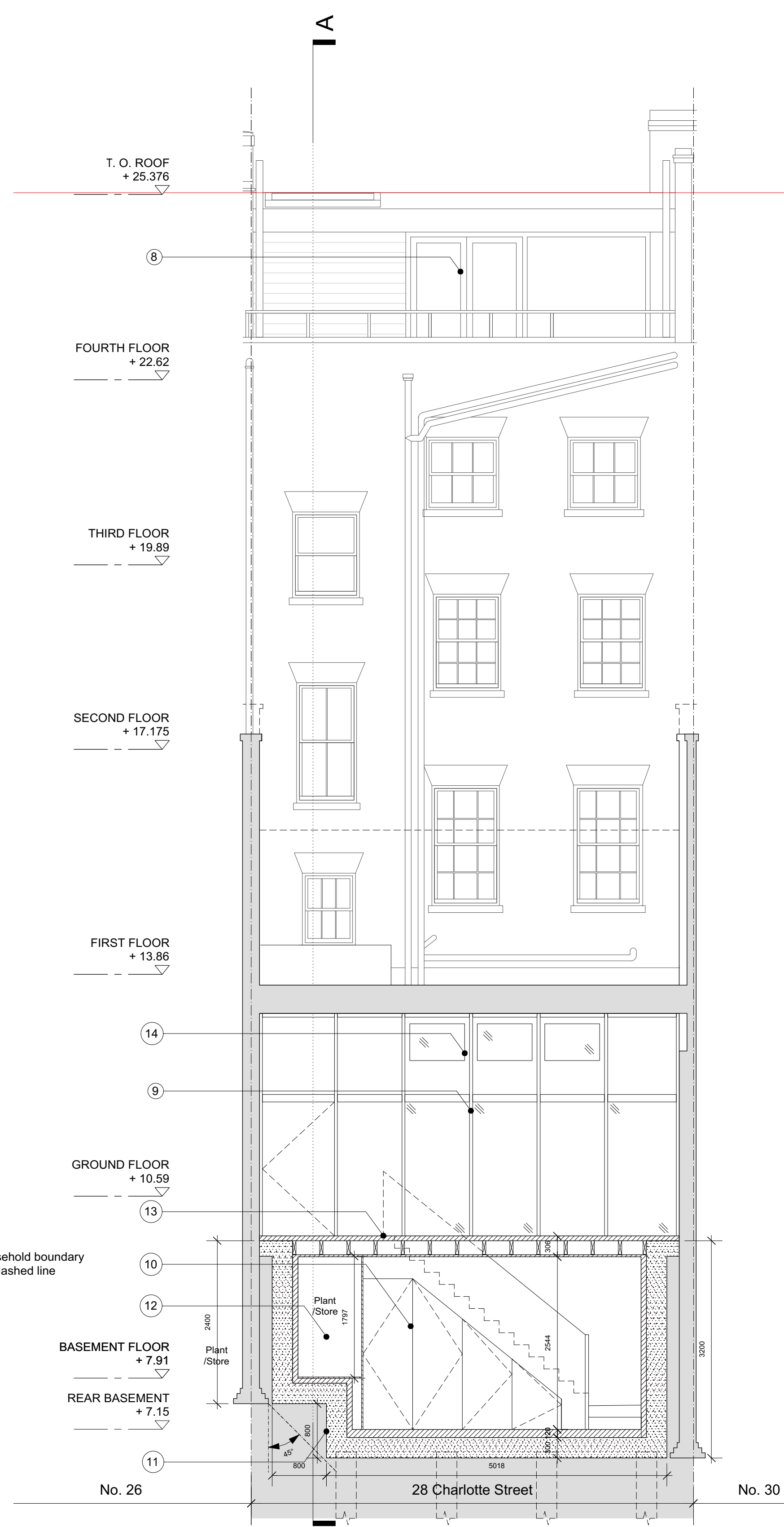
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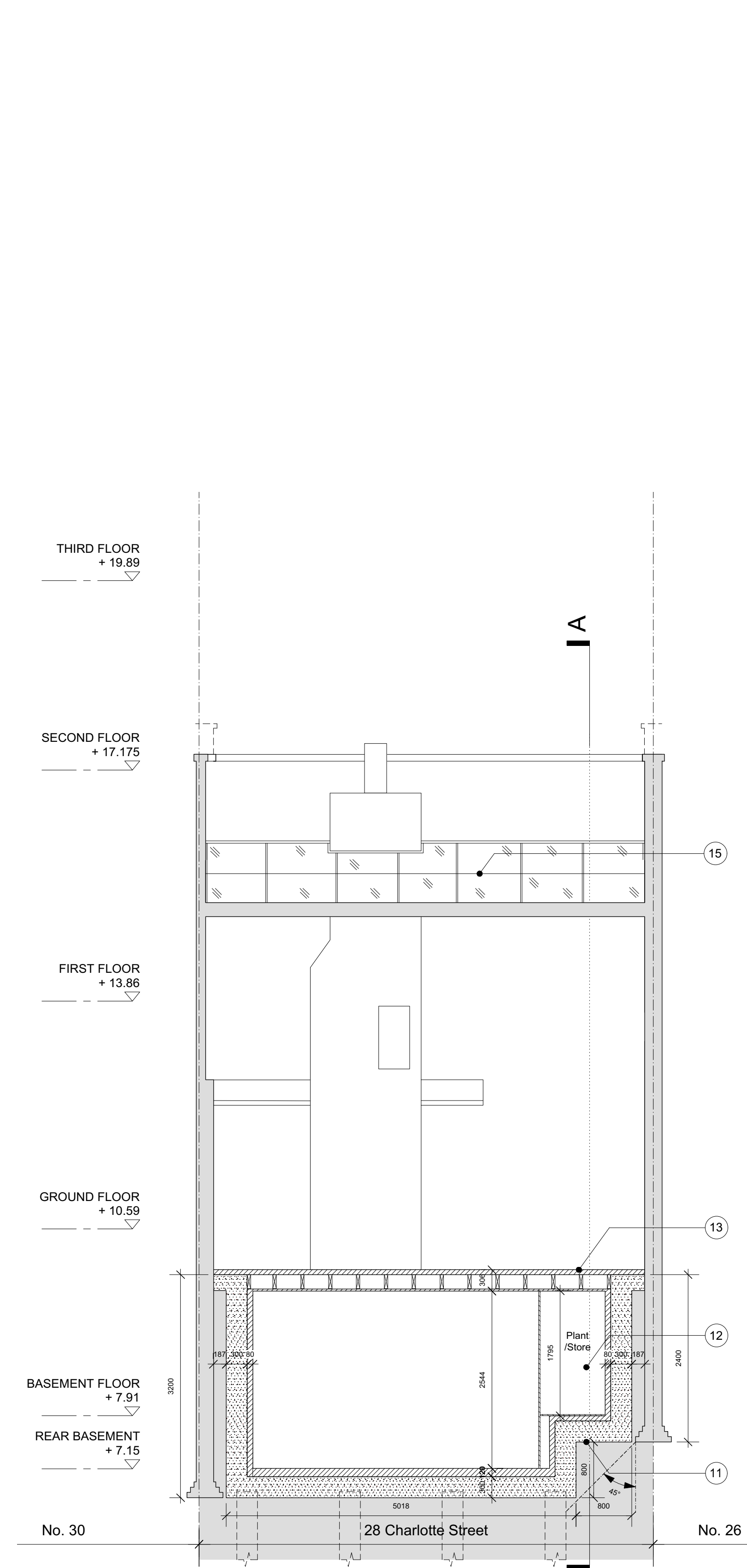
Job No.	Date	Scale
28CS	13.03.20	1:100@A3 1:50@A1



Proposed Section BB



Proposed Section CC



Proposed Section DD

**KEY**

1. Existing cornice retained, reinstated where missing around full perimeter of hall.
  2. Missing firelace mantle reinstated to be in keeping with the character and period of the property.
  3. Cornice to be reinstated to be in keeping with the character and period of the property.
  4. Existing non-original partition to be built with a fixed clerestory window above, to allow reading of the assumed original volume.
  5. Existing partition built out to conceal bathroom services.
  6. New four leaf door opening to connect Kitchen and Dining room.
  7. New partition to create enclosed shower and toilet spaces.
  8. New metal sliding folding doors, creating symmetry on the rear facade.
  9. New glazed partition and store area with vertical timber framing to match rhythm of existing adjacent timber framing.
  10. New plant space under stairs
  11. New concrete basement walls, stepped to protect existing masonry basement walls
  12. New plant space over raised basement slab step.
  13. New timber boarded floor and structure with opening for new basement stair.
  14. New metal frame clerestory windows formed into existing masonry wall.
  15. New insulated slimline metal double glazed skylights.
- 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 Section BB CC & DD**  
 Drawing No.  
**28CS(20)A06**

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28CS	01.09.22	1:100@A3 1:50@A1