GARDEN KITCHEN
ch2.76
FFL9.10

Timber cladding as spec
Counter height units
Timber cladding as spec
888
Timber cladding as spec
Built in storage as spec
4080
Frameless glazing as spec

Aluminium fixed glazed panel in dark grey to specialist's spec
LIVING
ch2.76
FFL9.10
1200
Proposed Rooflight above
Existing Conservatory removed to SE spec
Line of rooflight above
Structure above to SE spec
Aluminium glazed sliding door in dark grey to specialist's spec
8720
Fall

DINING
ch2.76
FFL9.10
Aluminium glazed sliding door in dark grey to specialist's spec

TERRACE
ch2.76
FFL9.10
Louvres above
4207
Existing hard landscaping to be removed
Timber cladding as spec
Structure above to SE spec
3500
2400
Dark grey powder coated column to SE spec
Line of roof above
Timber cladding as spec
Timber cladding as spec
Existing Conservatory removed to SE spec
Aluminium glazed sliding door in dark grey to specialist's spec

TV
New fireplace as spec
New wall as spec
SNUG
ch2.76
FFL9.10
Proposed Rooflight above
Structure above to SE spec
Existing wall removed to SE spec
Frameless glazing as spec

New sliding door as spec
WINE STORE
ch2.76
FL9.10
Existing door removed
WC
As existing
FL9.03
ch2.43
TD
WM
UTILITY
ch2.81
FL9.03
Storage as spec
New stud wall as spec
Box in relocated SVP to contractor's spec
Existing wall removed to SE spec
New double door as spec
Infill existing opening to SE spec
Existing wall removed to SE spec
Structure above to SE spec
Structure above to SE spec
Existing wall removed to SE spec
KITCHEN
ch2.76
FFL9.10
Kitchen Island
4309
865
Kitchen layout to kitchen designers spec
Full height units as spec
Existing aga relocated
New wall to SE spec
Counter height units as spec
1200
3979
Extract out wall for aga
Fridge
Fridge
Oven
Oven
Frameless glazing as spec
New window in resized opening to match existing as spec.
New window to match existing, new opening to SE spec.

PLAY ROOM
ch2.78
FL9.06
Door swing reversed
TV
New stair to specialist design and spec
Rise and going to match existing. Subject to Building Regulations approval.
1 2 3 4 5 6 7
HALLWAY
FL9.06
ch2.79
Existing stair removed to SE spec
New double door as spec
Existing wall removed to SE spec
450
1890
600
New door as spec
Full height units as spec
Low level bench storage as spec
New stud wall to SE spec
BOOT ROOM / PANTRY
ch2.76
FL9.10
Coat hooks as spec
Counter height units as spec
Recessed doormat as spec
Glass door in new opening to SE spec
Window to match existing in new opening to SE spec

FRONT ROOM
ch2.80
FL9.06
As existing
Timber gate as spec
Existing gate removed
Fall
FFL9.10

PATIO
FFL9.10
Fall
matching point
Slot drain as spec
s0.97
h2.01
h2.04
ch2.12
min3.33
u/s1.89
h196
FL9.03
ch2.07
COACH HOUSE
As existing
h196
s1.26
h3.21
ch4.34
h1.96
up
FL9.03
u/s3.17
ch2.09
FL9.02
Existing wall removed to SE spec
Fall
1500
Timber cladding as spec
Step up
Timber cladding as spec
Slot drain as spec
Line of roof overhead
Timber cladding as spec
Fall
Workbench as spec
GARAGE
ch2.40
FFL9.10
Garage door in dark grey as spec
Shelving as spec
Timber cladding as spec
Timber cladding as spec
1000

0 1 2 3 4 5
metres

Draft

AR DESIGN STUDIO LTD
CALPE HOUSE
LITTLE MINSTER ST
WINCHESTER
SO23 9HB

T. 01962 864545
E. INFO@ARDESIGNSTUDIO.CO.UK
WWW.ARDESIGNSTUDIO.CO.UK

Copyright: All rights reserved. This drawing and design must not be reproduced without permission. Dimensions are in millimetres unless specified. Only written dimensions to be worked from. Do not scale from this drawing.

Job title: Westbourne Ave				
Drawing title: Proposed Ground Floor Plan				
Status: Planning				
Drawn by: HA	Checked by: JO	Date: June 2018	Scale at A3: -	Scale at A2: 1:50
Job No.: 745		Dwg No.: P103		Revision: -