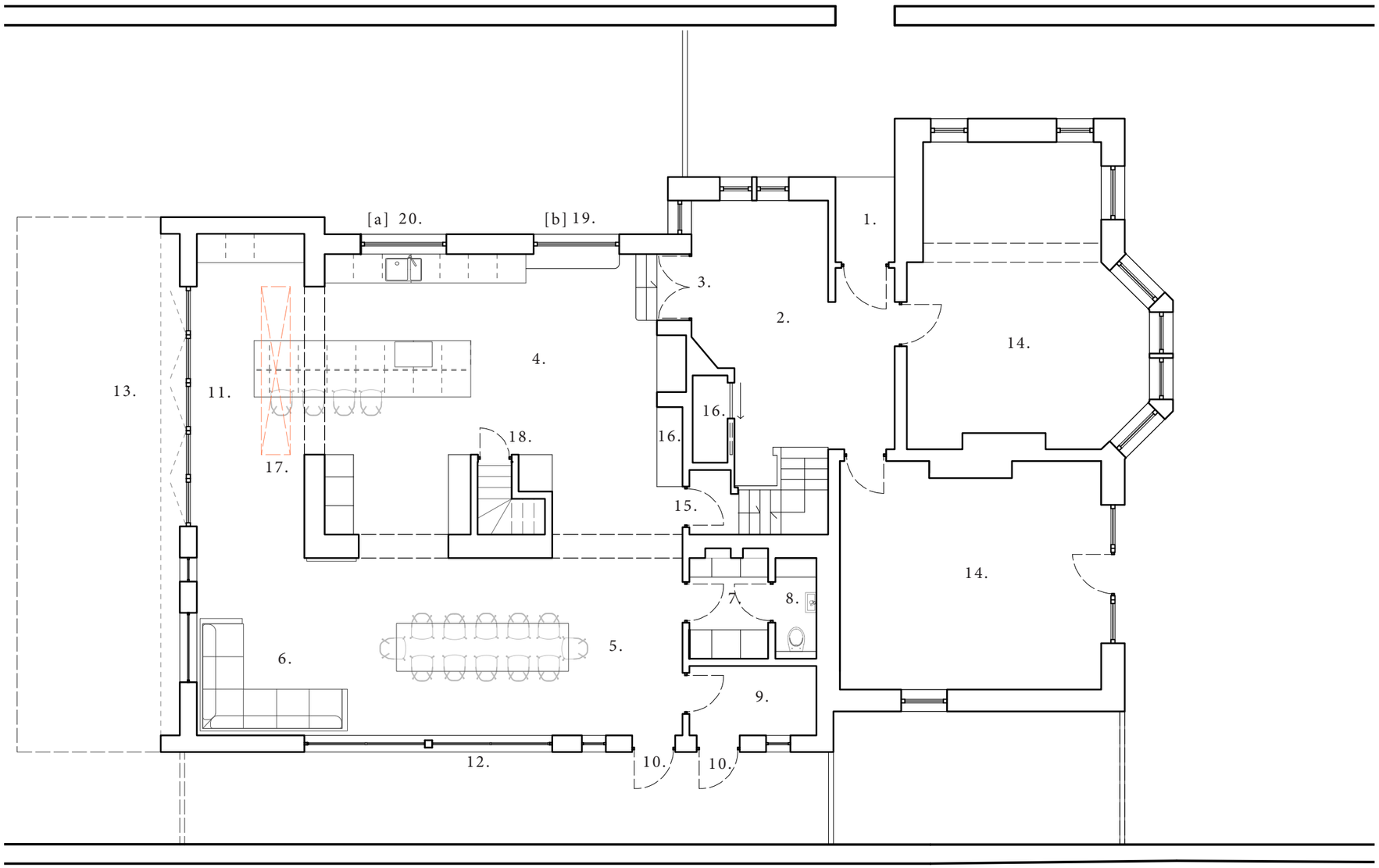
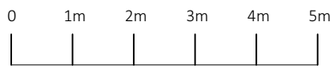
3.1 Proposed Ground Floor Plan

Key:

1. Main entrance
2. Entrance lobby
3. Proposed access to kitchen through recess in existing wall to form a more direct and function link between kitchen and surrounding property.
4. Open plan kitchen with kitchen island and breakfast seating
5. Dining Room
6. Snug and family space directly connected to garden and kitchen/dining areas
7. Utility
8. WC
9. Boot room
10. Access to back garden
11. Bi-fold doors provide deepened connection between kitchen and garden
12. Clerestory windows bring in natural light without overlooking issues for neighbours or residents
13. Patio/outdoor seating
14. Family rooms as existing
15. Access to basement, door moved back away from stairs for safer access
16. Storage
17. Roof light to provide natural light to the space below and offer a view of the stone walls of the existing property above
18. Stair to first floor in kitchen to remain as existing, with storage to be built around it
19. The existing window sills[a] and [b] are low level currently below the kitchen counter height - window seat to be built here
20. The existing window sill [a] to be raised up by ~270mm to the height of the kitchen counter. Stone surrounds of existing window to be reused or built to match so the character of the existing facade is retained

[See proposed elevation on p.18]





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Project Name: 21 West Ashton Road

Drawing Title: Proposed Ground Floor Plan

Drawing Number: 007_GA_011

Scale: 1:100 @A3

Author: KB

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