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Provision for tall larder units to allow for additional kitchen storage. Fridge, freezer and pantry cupboard to be incorporated.

New folding door to match the existing folding doors to the adjacent living area

New large dining area for formal dining and socialising. Dining area to be constructed at the same height as the existing living space to ensure level access into rear garden.

New external flue to serve proposed log burner - located to present minimal visual impact to the existing dwelling.

New glazed screen door to be installed to provide sight-lines into snug.

New snug with large 'L-Shaped' corner sofa, chaise and feature log burner.

New ground floor WC. Door into WC to utilise existing window opening to reduce impact on existing building fabric.

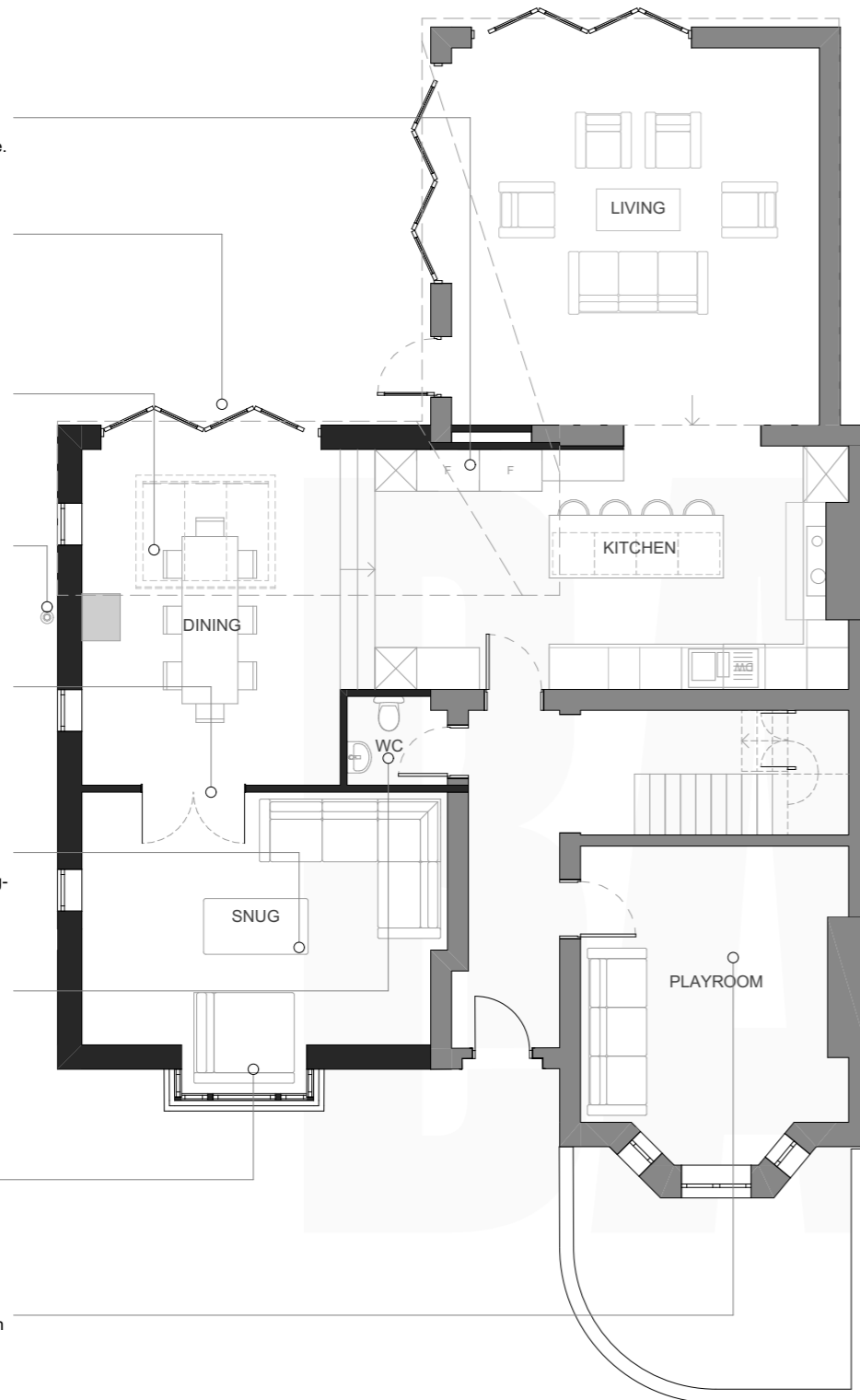
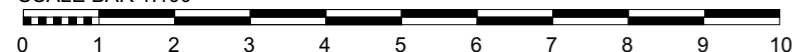
New bay window to match the adjacent property to provide a mirrored-effect between 20 and 22 Hawthorn Road.

New playroom. Built-in storage can be incorporated into this space for toys etc.

Proposed Ground Floor Plan

1:100

SCALE BAR 1:100



New pitched- roof (forming a continuation off the existing standing-seam finish extension roof) to be constructed over dining area with large skylight to be installed.

New enlarged master suite with walk-through dressing area and ensuite

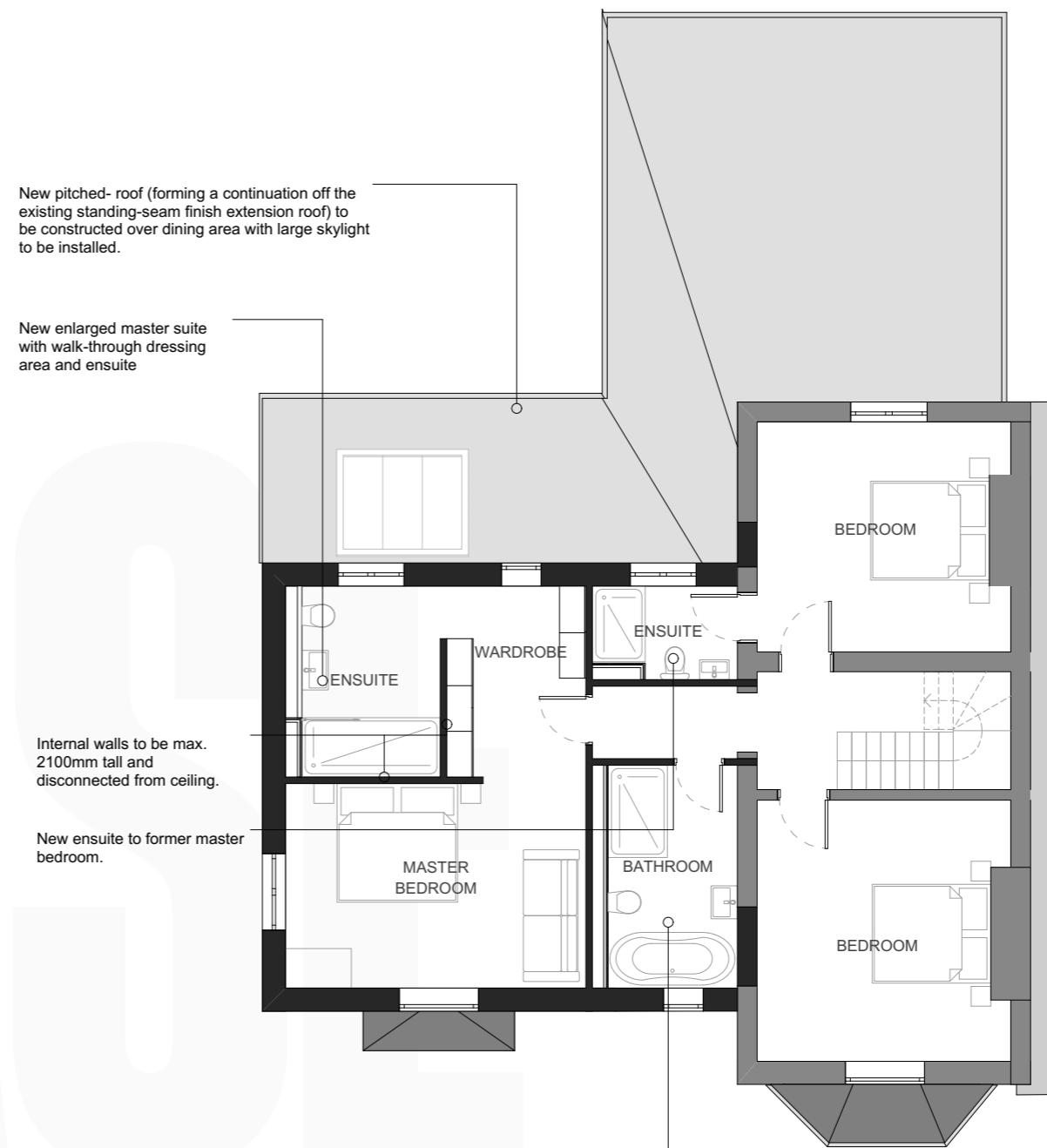
Internal walls to be max. 2100mm tall and disconnected from ceiling.

New ensuite to former master bedroom.

New family bathroom with freestanding bath and large shower.

Proposed First Floor Plan

1:100



Rev.	Revision Description.	
By.		
Chk.		
Scale.	1:100 @ A3	Drawn by. JWS
Date.	05.01.24	Chk. KT

Project Title
 22 Hawthorn Road

Client
 Mr Ben Nimmo

Drawing Title
 Proposed Floor Plans

Project No.	Drawing No.	Rev.
BA4170	PL-005	

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