GROUND FLOOR
218m2 GIA

KEY:

- Existing retained
- Existing demolished
- Proposed

N

0 5 10m

02 outbuilding replaced, remodelled and 'linked' to main house

Lawn/ soft landscaping

4875

new 1250 post and rail fence/ 1600 hedge to provide privacy

boundary wall 3.2m high

MASTER BEDROOM

wardrobe

line of existing 'non original' outbuilding demolished

8100

wardrobe

MASTER ENSUITE

planter/ water feature

03 existing garage replaced, remodelled and 'linked' to main house

5500

new sandstone 'courtyard'

2000

line of existing 'non original' garage demolished

01 existing single storey rear extension removed and extended

2400

A

8200

BOOT ROOM

GARDEN ROOM

7450

4100

UTILITY / LAUNDRY

3000

ENTRANCE LOBBY

BREAKFAST

KITCHEN

coats

metal railing 1.6m high boundary

pleached trees/ hedge

line of existing original house

1200

metal railing / gate

kitchen island and bench seating

SHWR/ WC

2300

LARDER

2573

11 new entrance/ canopy

ORCHARD MEADOW

new stairs

ex stairs removed

new wood burning stove

STUDY/ BED 4

fireplaces removed

SNUG/ SITTING ROOM

ex windows replaced

new 'private' main entrance

ex windows replaced

DINING HALL

void above

1623

ex front door removed infilled

3482

09 ex windows replaced timber frame flush casement with horizontal georgian bar

A

10 window replaced with full height window/ 'barn doors'

ex windows replaced

07 new hard/ soft landscaping 'walled garden'

boundary wall 2.9m high

ORCHARD HOUSE

PANTILES COURT

PLANNING

Project: PANTILES COURT, THAMES ST, SUNBURY, TW16 6AB			hitchcock architects ltd
Drawing: PROPOSED GROUND FLOOR PLAN			18 The Avenue Sunbury-on-Thames Middx TW16 5ES
Drawing No.: PCS-10	Scale: 1:100 @ A3	Date: 28.02.2024	m: 07855 522478 e: andrew@hitchcockarchitects.co.uk w: www.hitchcockarchitects.co.uk