

PROPOSED

client
K.E.MONK & SON

Project
LAND AT BELL FARM,
HARRIETSHAM, KENT

Title
OAST CONVERSION -
PROPOSED FLOOR PLANS

Drawn rev Scale date
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PROPOSED BESPOKE SIDE HUNG
CASEMENT WINDOWS,
TRADITIONALLY DETAILED TO
MATCH EXISTING

EXISTING CASEMENT WINDOW
REFURBISHED

PROPOSED STUD WALLING TO
SUB-DIVIDE ROOMS

bedroom 3

bed 4

TRADITIONAL CEILING HEIGHT
FORMED TO BED ROOMS 3/4
AND LOBBY AREA

LEDGE AND BRACED HARDWOOD
INTERIOR DOORS THROUGHOUT

EXISTING WINDOWS REPAIRED/REFURBISHED
AS NECESSARY

en-suite

down

bathroom

master bedroom

(EXPOSED CEILINGS TO RIDGE
LEVEL - PURLINS TIE BEAMS TO
BE STRENGTHENED AND ADDITIONAL
SUPERFICIAL FRAMING REMOVED)

PROPOSED FIXED
LIGHT GLAZED
PANEL

DOOR AFFIXED
OPEN

bedroom 2
(guest room)

(EXPOSED ROOF STRUCTURE
AS BEDROOM FEATURE)

landing area

en-suite

LANDING

STEPS DOWN

PURLINS AND TIE
BEAMS TO REMAIN EXPOSED

PROPOSED NEW
WINDOWS TO MATCH
GROUND FLOOR CASEMENTS

First Floor Plan

EXISTING WINDOWS
REFURBISHED

NOTE: ALL EXISTING RAINWATER GOODS TO BE REPLACED
WITH CAST IRON EFFECT BLACK 'MARLEY ALUTEC'
OR SIMILAR

FORM NEW BESPOKE
HARDWOOD WINDOW -
TRADITIONALLY DETAILED
SIDE HUNG CASEMENT WITH
PANELLED LOWER HALF



RAGSTONE INTERNAL WALL FACING
TO BE RETAINED EXPOSED AS A FEATURE

MAIN CROSS BEAMS TO REMAIN
EXPOSED - INSULATE BETWEEN
JOISTS AND FORM CEILING.

NEW HARDWOOD CASEMENT WINDOW
TRADITIONALLY DETAILED AND CONSTRUCTED,
ALSO HARDWOOD LEDGE AND BRACED
STABLE DOOR TO UTILITY ROOM

utility area

kitchen

RSJs REMOVED TO BOTH ROUNDELS
AND BEAMS STRENGTHENED WITH
TIMBER DOWNSTAND - LEFT EXPOSED

NEW BESPOKE H/W
CASEMENT WINDOW

JOISTS

1st STEP UP

FORM TRADITIONAL
STAIRCASE

up

drawing room

PROP. TIMBER POST,
PLINTH BRICKWORK,
NARROW FIXED
LIGHT GLAZED PANELS

dining family room

cloaks

STEPS UP

BESPOKE PURPOSE MADE
FRENCH DOORS - TRADITIONALLY
DETAILED

DOOR RETAINED, REFURBISHED
AND REHUNG SWINGING INSIDE

Ground Floor Plan

PROPOSED REPLACEMENT HARDWOOD
STAIRCASE - LINKING UP TO FIRST FLOOR
LANDING DOOR

PROP. BESPOKE H/W
W/C OBSCURE GLAZED
WINDOW