

T: 07909902173
E: Info@Architectural-Visions.co.uk
W: www.Architectural-Visions.co.uk

Sheet No.

471-EX-FP-01 EXISTING FLOOR PLANS

Date 15.04.2026
Current Revision P01
Description For Comment

Project Name
**Retrospective planning or
2 flats**

Project Number 0471
Project Status Preliminary
Project Address 28 Beechfield Road
London N4 1 PE

Notes

This drawing is copyright (C). The reproduction of this drawing is expressly prohibited.

Dimensions and conditions shall be verified on site. Any discrepancies between this drawing and the site conditions shall be raised prior to placing orders or construction. Contractor to check and verify all dimensions before commencing any work.

All work to comply with building regulations and all statutory authorities requirements.

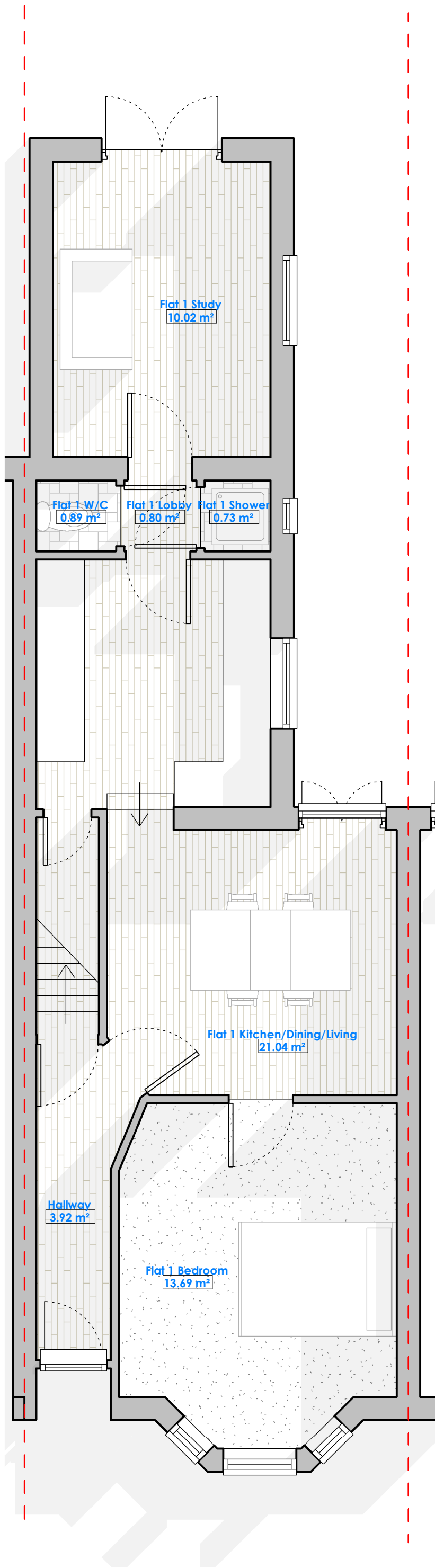
It is the contractors responsibility to ascertain the location of all services prior to the commencement of works.

All structural works to be confirmed by a structural engineer.

File Path

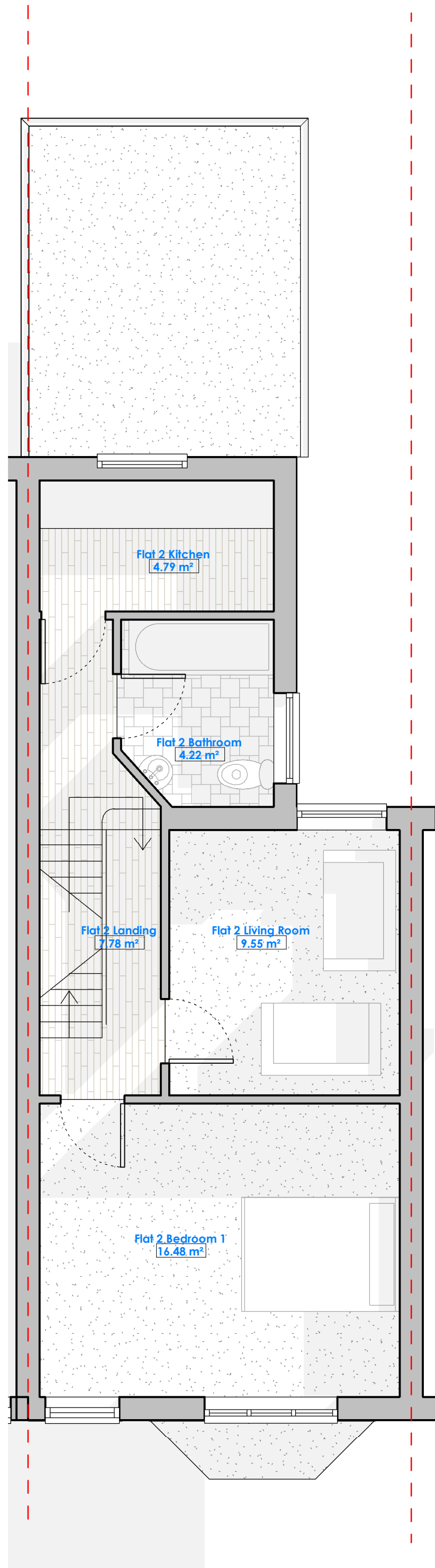
C:\Users\fried\Desktop\UOBS\Jobs 2026\2026.04.15 28 Beechfield Road London N4 1 PE\EXISTING - 28 Beechfield Road London N4 1 PE.rvt

Scale
1 : 50



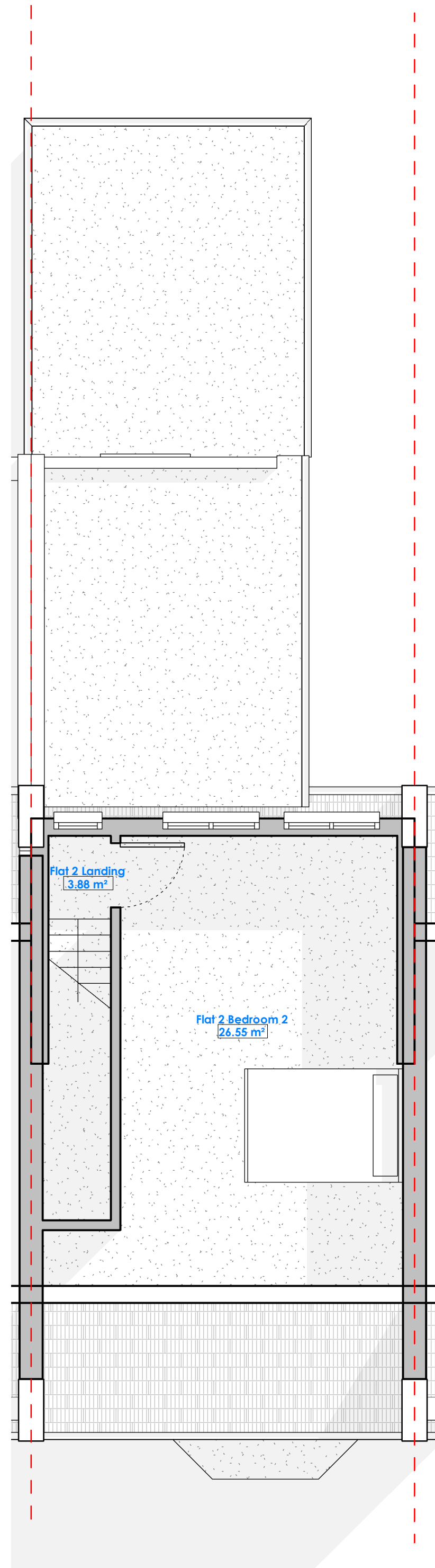
1 Ground Floor
1 : 50

Flat 1 Room Schedule			
Name	Level	Area	Percentage of area
GF			
Flat 1 Bedroom	GF	13.69 m²	29.01%
Flat 1 Kitchen/Dining/Living	GF	21.04 m²	44.61%
Flat 1 Shower	GF	0.73 m²	1.56%
Flat 1 W/C	GF	0.89 m²	1.88%
Flat 1 Study	GF	10.02 m²	21.24%
Flat 1 Lobby	GF	0.80 m²	1.70%
GF: 6		47.17 m²	100.00%
Total area: 6		47.17 m²	

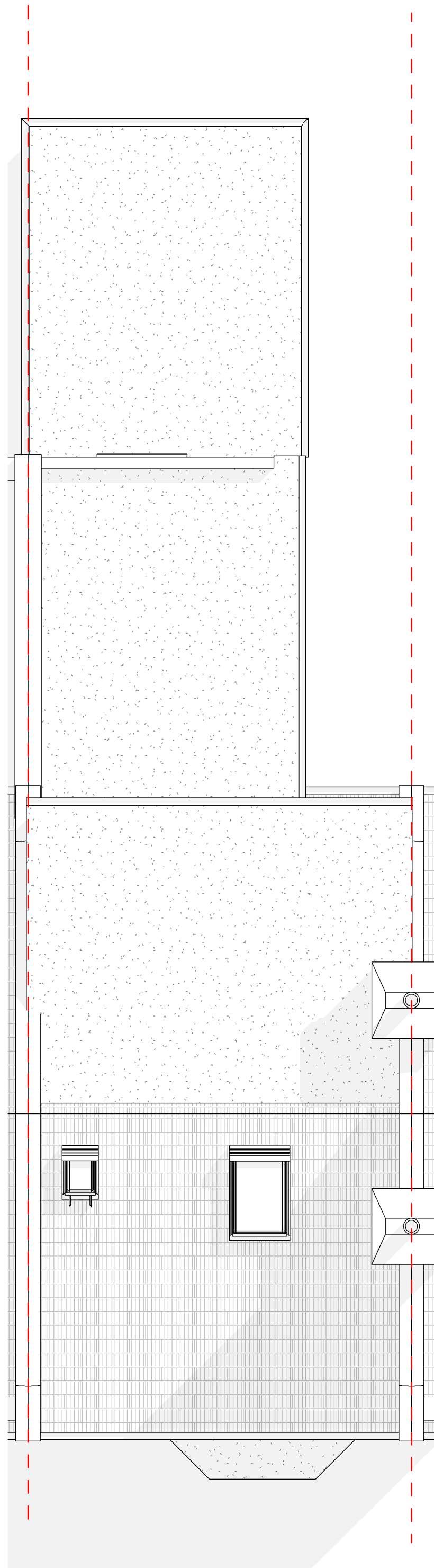


2 First Floor
1 : 50

Flat 2 Room Schedule			
Name	Level	Area	Percentage of area
LF			
Flat 2 Bedroom 2	LF	26.55 m²	87.26%
Flat 2 Landing	LF	3.88 m²	12.74%
LF: 2		30.43 m²	100.00%
FF			
Flat 2 Bedroom 1	FF	16.48 m²	38.49%
Flat 2 Living Room	FF	9.55 m²	22.30%
Flat 2 Landing	FF	7.78 m²	18.17%
Flat 2 Bathroom	FF	4.22 m²	9.85%
Flat 2 Kitchen	FF	4.79 m²	11.20%
FF: 5		42.82 m²	100.00%
Total area: 7		73.25 m²	



3 Loft Floor
1 : 50



4 Roof Plan
1 : 50