

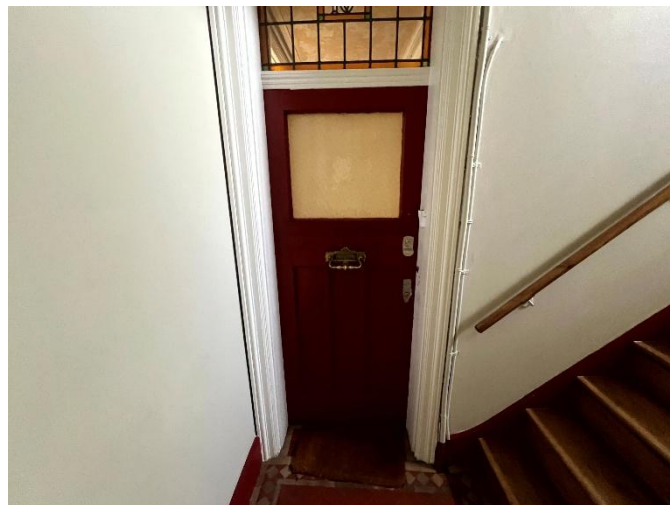
10 The Gables, Fortis Green NW10 3EA

May 2026

1. PHOTOGRAPHIC SCHEDULE



1 Main entrance elevation to The Gables, a Grade II listed Edwardian mansion block exhibiting characteristic Arts and Crafts detailing including decorative brickwork, recessed archway and original fenestration. External appearance contributes significantly to the listed building significance.



2 Communal entrance approach to Flat 10 showing surviving original entrance door surround, moulded joinery and circulation layout. Original proportions and architectural detailing remain largely intact.



3 Original timber entrance door with surviving period ironmongery and raised moulded panels. Door appears original historic fabric and contributes positively to the significance of the flat.



4 Replacement supplementary locking arrangement fitted to original entrance door. Modern security alteration of limited heritage significance, likely installed to satisfy current security requirements.



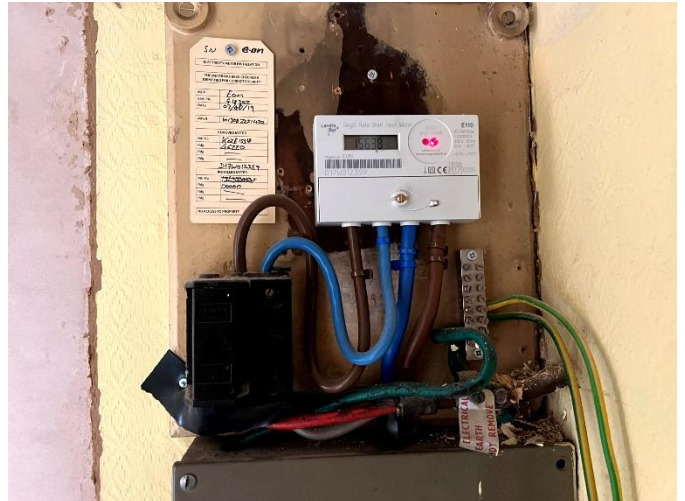
5 Original leaded and stained over-door light incorporating decorative glazing bars and flat number motif. Significant surviving historic feature proposed to be retained and revealed as part of refurbishment works.



6 Original quarry tiled threshold and entrance flooring detail. Surviving historic floor finish of heritage significance requiring protection and retention during proposed works.



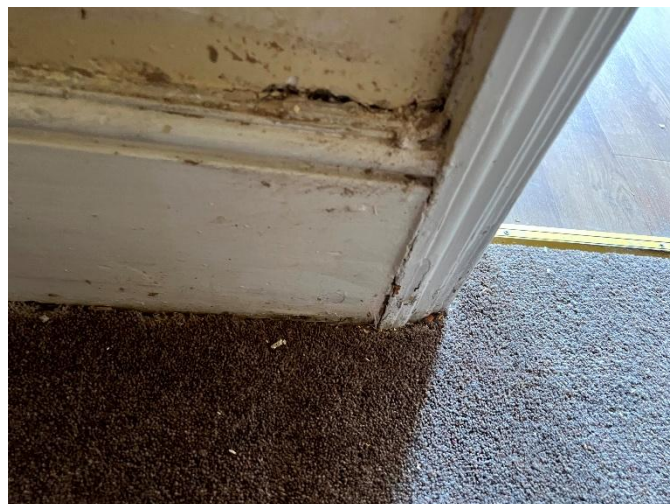
7 Hallway arrangement showing surviving original joinery, over-door glazing panels, cornicing and historic circulation layout. Proposed works comprise non-structural refurbishment and services upgrading only.



8 Existing consumer unit and electrical installation. Installation appears dated and does not satisfy current electrical safety standards, supporting proposed rewiring and consumer unit replacement.



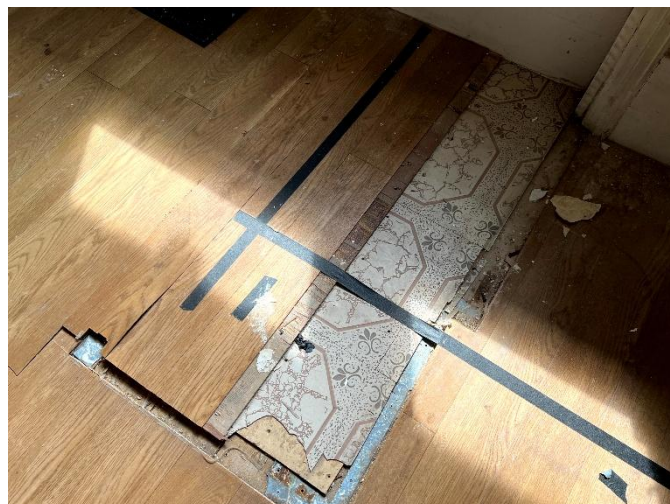
9 Original deep timber skirting and architrave detailing within hallway. Historic joinery largely retained although showing evidence of wear and previous decoration build-up.



10 Localised deterioration and staining to skirting and lower wall junctions, likely associated with historic moisture retention and age-related deterioration. Repairs considered reasonable and proportionate.



11 Non original laminate flooring with evidence of repeated disturbance associated with previous service installations and alterations throughout.



12 Existing floor construction (beneath both laminate and vinyl) showing fragmented finishes and historic service penetrations. Condition supports proposed floor repairs and coordinated services rationalisation.



13 Internal doorway and surviving historic room proportions. Existing timber door appears to be a later replacement rather than original Edwardian joinery.



14 Original obscured glazed over-door panel with moulded timber surround. Historic feature contributing positively to internal character and proposed for retention.



15 Existing gas meter and associated pipework installation. Arrangement appears dated and visually intrusive with limited heritage significance. Proposed rationalisation considered appropriate.



16 Existing integrated oven installation set within later partition arrangement. Modern insertion of limited architectural significance.



17 Redundant electrical outlet and exposed service chasing to historic wall construction. Illustrates cumulative impact of piecemeal historic alterations to services.



18 Secondary view of later replacement internal door and stripped wall finishes exposing underlying historic plaster construction.



19 Existing kitchen sink arrangement with evidence of localised moisture deterioration and defective finishes to adjacent wall surfaces. Supports proposed kitchen replacement works.



20 Original timber sash window and reveal detail within kitchen. Window contributes significantly to the character of the listed building and should be retained and repaired.



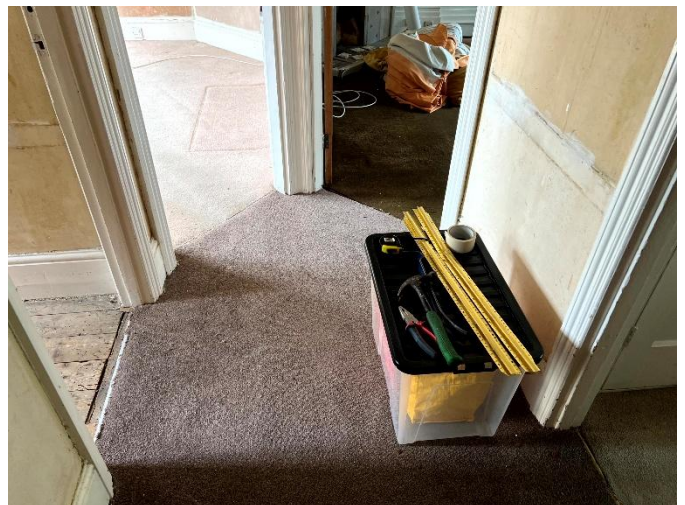
21 Original timber casement window arrangement with surviving historic proportions and glazing pattern. Repair-led approach recommended.



22 Deteriorated lath and plaster ceiling finish with cracking and localised failure. Repairs should retain surviving historic plaster wherever practicable.



23 Hallway storage arrangement and surviving joinery detailing. Historic spatial arrangement remains legible despite later alterations.



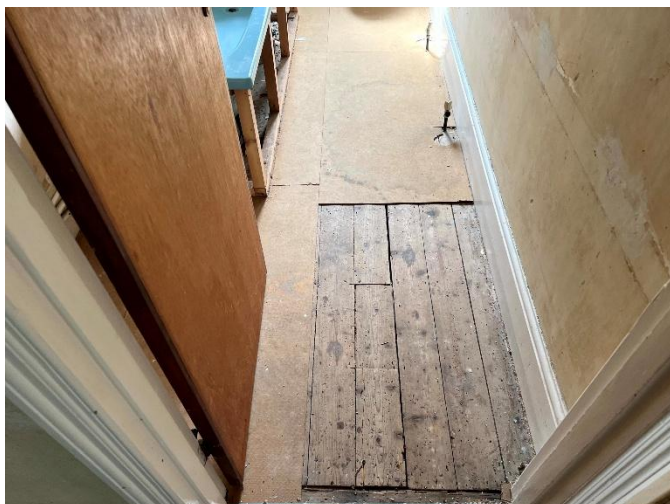
24 General internal circulation areas showing retained skirtings, architraves and original room arrangement.



25 View through principal circulation route illustrating retained historic plan form and over-door glazing details characteristic of the Edwardian layout.



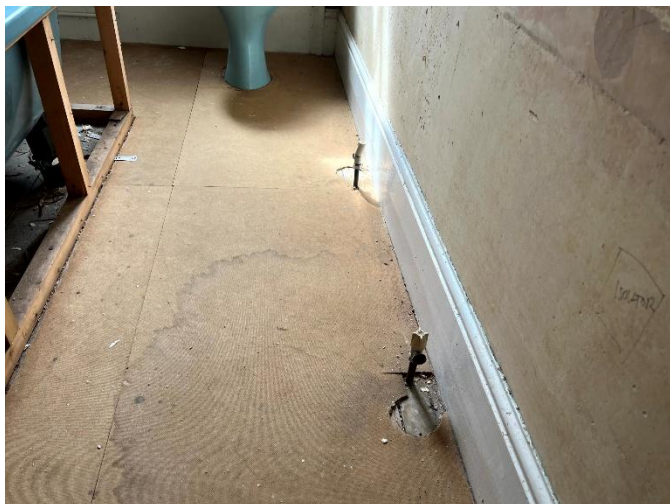
26 Bathroom arrangement showing original room proportions and retained historic window opening. Existing sanitaryware appears later twentieth century insertion.



27 Exposed original timber floorboards within bathroom threshold area. Historic floor fabric exhibits wear and previous alteration associated with plumbing works.



28 Existing bath installation of later date and limited heritage significance. Proposed replacement considered acceptable in principle.



29 Existing floor finish and skirting arrangement within bathroom. Evidence of age-related wear and previous disturbance to floor construction.



30 Exposed floor void and historic plumbing routes beneath bathroom. Illustrates extent of previous interventions to original floor structure.



31 Original over-door obscured glazing panel with moulded timber surround. Important surviving historic feature proposed for retention.



32 General view of bedroom 1 showing retained cornicing, window proportions and original spatial arrangement. Proposed works remain non-structural.



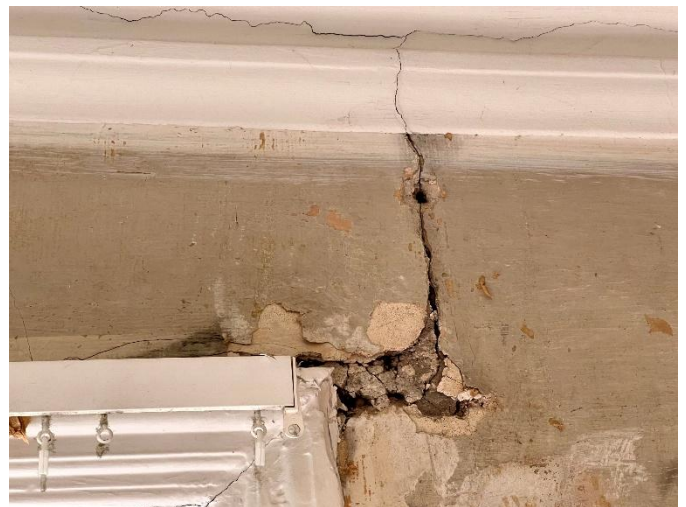
33 Wall elevations showing evidence of historic service routes and previous fittings. Existing plaster finishes appear heavily disturbed by historic interventions.



34 Later wall-mounted light fitting fixed to historic plaster wall. Proposed electrical upgrades should minimise further disturbance to original fabric.



35 Localised plaster repairs and historic fixings beneath cornice line. Evidence of previous alterations and removal of earlier features.



36 Localised cracking and failure to plaster adjacent to cornice junction. Condition consistent with age-related movement and historic disturbance rather than significant structural failure.



37 Original timber window frame and secondary glazing detail. Window exhibits age-related deterioration but remains important historic fabric. Secondary glazing should be removed with a more modern sympathetic approach taken.



38 Original window reveal and moulded architrave detailing. Surviving historic joinery contributes positively to significance of the flat.



39 Exposed original timber floorboards adjacent to doorway threshold. Boards exhibit wear, splitting and previous disturbance associated with historic services.



40 Close-up of historic floor finishes and adhesive residues associated with earlier coverings.



41 Fragmented floorboard junctions and historic service penetrations within original timber floor structure. Comparable to defects identified within approved Flat 18 refurbishment works.



42 General condition of original timber floorboards to bathroom showing age-related abrasion, historic repairs and localised deterioration. Possible woodboring beetle issues previously.



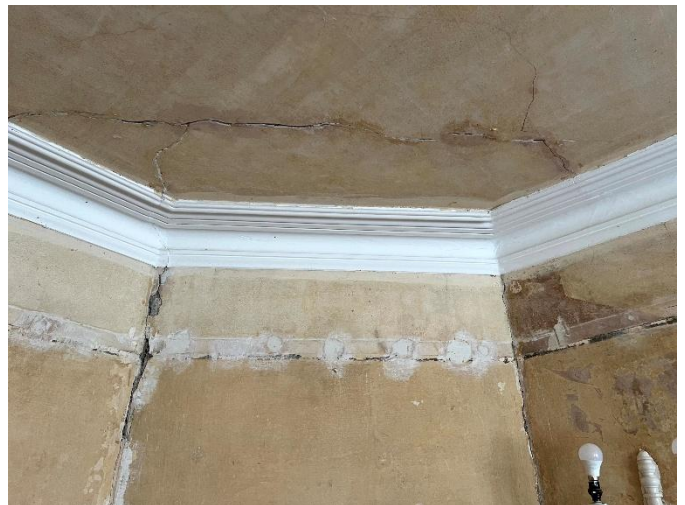
43 Additional view of deteriorated original floorboards with evidence of repeated lifting and disturbance from previous alterations.



44 General view of principal reception room retaining original proportions, cornicing and window arrangement characteristic of the building's Edwardian design.



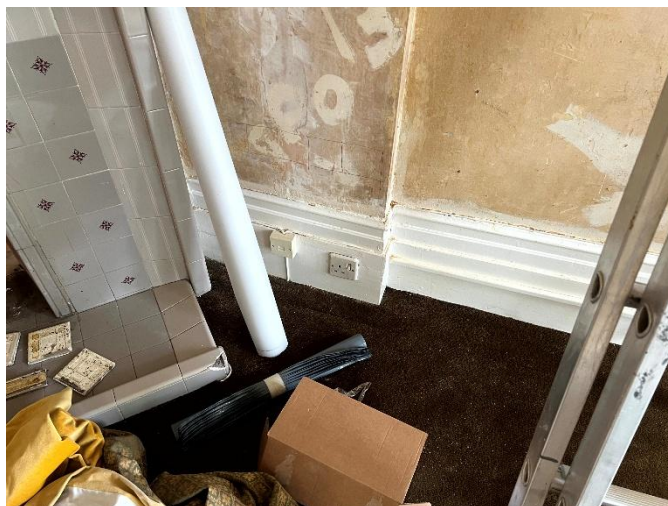
45 Later fireplace surround and associated finishes. Existing installation appears altered historically and is of limited heritage significance relative to retained architectural fabric.



46 Cracking and localised deterioration to lath and plaster ceiling adjacent to cornice line. Repairs should adopt a conservation-led approach retaining sound historic plaster.



47 Areas of historic wall disturbance and previous electrical installations. Existing service routes should be reused where practicable during refurbishment works.



48 Secondary view of fireplace and wall finishes illustrating extent of previous alteration and redecoration works.



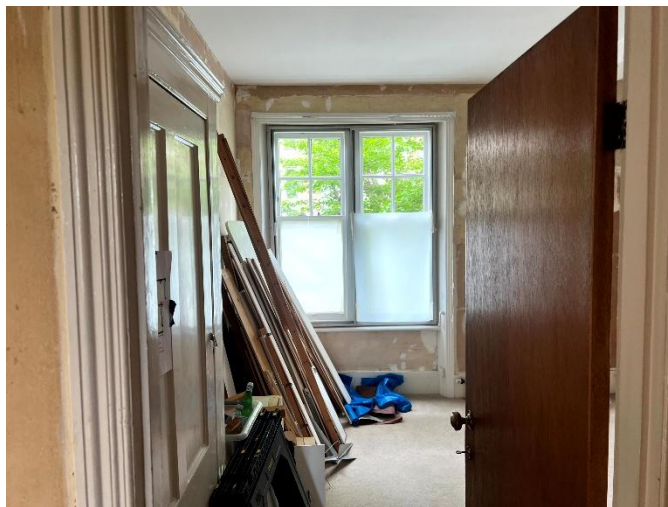
49 Original deep moulded skirting detail within principal room. Significant surviving historic joinery requiring protection during proposed works.



50 Original Bay window arrangement with moulded cornicing and retained Edwardian proportions. Important architectural feature of heritage significance.



51 Decorative plaster cornice and ceiling junction detail. Original feature contributing positively to the architectural character of the flat.



52 View along internal corridor into bedroom 2 demonstrating survival of original layout and over-door glazing arrangements.



53 Surviving built-in storage joinery and upper over-panel detail. Cupboard arrangement likely historic and contributes positively to significance of interior.



54 Replacement ceiling light fitting suspended from original ceiling position, which is not original. Proposed rewiring intends to retain existing lighting locations.



55 View of boxed bulkhead/downstand structure spanning across the room at high level. The formation is likely associated with a historic alteration involving either removal of an earlier partition wall and/or concealment of structural strengthening and service installations undertaken during a previous refurbishment phase. The bulkhead does not appear consistent with the original Edwardian ceiling arrangement and is considered a later intervention of limited heritage significance.



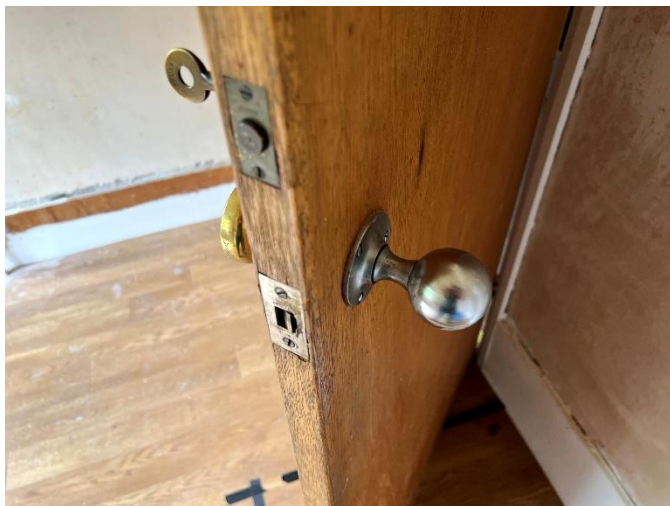
56 Secondary view of altered ceiling and wall arrangement showing boxed beam structure aligned with evidence of former wall junctions and historic alterations to the room layout. The lowered ceiling section and boxed enclosure are likely associated with historic remodelling works predating the current ownership and appear comparable to interventions approved within previous Listed Building Consent applications at The Gables, particularly where later twentieth century alterations and structural rationalisation had already materially affected the original fabric. Given the apparent age and established existence of the alteration, reinstatement of the original ceiling and partition arrangement would not typically be considered necessary as part of the current proposals, provided no further material alteration to the structure is proposed. The existing intervention is therefore considered part of the evolved historic fabric of the flat rather than a new unauthorised alteration arising from the current refurbishment works.



57 Note. Kitchen doors are not fire compliant and likely require upgrading to comply with current regs.



58 As above.



59 Existing internal door and ironmongery. Door appears later replacement rather than original Edwardian joinery, although retained within current refurbishment proposals.



60 Existing older-style consumer unit and associated electrical installation located adjacent to the flat entrance. The installation appears dated in character and likely predates current wiring regulations. Replacement of the consumer unit, associated protective devices and incoming electrical tails is considered reasonable as part of the proposed refurbishment works, subject to confirmation of supply capacity and compliance by a qualified electrical contractor.



61 Existing electrical meter arrangement and incoming supply cabling serving the flat. The installation comprises a mixture of older infrastructure together with more recent meter replacement works, indicating incremental upgrades over time rather than a full coordinated renewal of the electrical installation. The condition and configuration support the recommendation for a comprehensive electrical inspection and assessment of earthing, bonding and incoming supply adequacy prior to refurbishment works proceeding.



62 Communal electrical service riser/meter cupboard located beneath the principal staircase serving multiple flats within the building. The enclosure appears to contain individual intake equipment, meters and distribution equipment associated with separate residential units. Given the Grade II listed status of the building, any alterations affecting communal electrical infrastructure or containment routes should be carefully coordinated to minimise disturbance to historic communal fabric and joinery.



63 Communal electrical intake and sub-main distribution arrangement serving multiple flats within the building. The installation comprises equipment of varying ages and specifications, indicating phased historic upgrades to individual flats rather than wholesale renewal of the wider building infrastructure. Whilst no intrusive investigations were undertaken, the mixed-age nature of the installation may necessitate further assessment of available load capacity and compatibility should substantial electrical upgrades be proposed within the subject flat.