

Existing fireplace - covered over, not blocked. Not original. Opening intact

Fireplaced removed in Room 1

Original coricing present, in good condition

Bare plaster / stripped walls

Existing SVP

Bare plaster / stripped walls

No coricing

Bare plaster / stripped walls

Original coricing present partially

Boiler location

BALCONY

Modern sections of skirting

ROOM 2

ROOM 1

BATHROOM

KITCHEN

ROOM 3

Original coricing present

Original plaster ceiling rose - key heritage feature

Bare plaster / stripped walls

Original SGF boarded

Plasterboard ceiling - historically boarded over original

Bare plaster / stripped walls

Coricing removed and skimmed over historically

Original coricing present

NOTE
Skirting: Two types of original skirting present in rooms 1 & 2, hall and bathroom. Kitchen and room 3 have had skirting removed and are not original.

Lumin Architects take no responsibility for any dimensions that are obtained by scaling this drawing. If no dimension is given, it is deemed to be the responsibility of the contractor to ascertain the dimension from site measurement before any fabrication takes place.

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Please note that before building works commence it is the responsibility of the builder or owner to serve partywall notices to all neighbours under the Partywall Act 1996.

EXISTING FINISHES

— Bare plaster / stripped walls

FLOOR

Original floorboards under modern floor finishes (parquet throughout)

CEILINGS

Plasterboard

Lath/plaster

Original existing cornice

DOORS

● Original

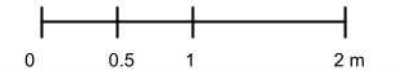
● Modern

SGF Single glazed clear fanlight

WINDOWS

Original casement windows throughout

— SG-Secondary glazing



PURPOSE OF ISSUE

Listed Building Consent



LUMIN
ARCHITECTS

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PROJECT

Flat 10 - The Gables
N10

DRAWING

Existing floor plan

CLIENT

Hamstead Surveyors

DRAWN BY

LK

DATE

19/06/2026

SCALE (@ A3)

1 : 50

PROJECT No.

103

DRAWING NUMBER

103_A-100_01