

Install shelving units to living room party wall

Existing concealed fireplace opening to be revealed and reinstated with a cast iron Edwardian-style fireplace based upon surviving examples within The Gables.

Existing timber windows retained and repaired. Missing ironmongery reinstated. Secondary glazing upgraded using a reversible system installed without damage to historic fabric

Original corning present, in good condition

Existing lath and plaster walls to be retained wherever practicable. Localised repairs to defective areas using traditional lime-based repair materials. Walls to be prepared and redecorated using breathable paint systems suitable for historic construction
Walls to be relined.

Existing SVP
Install extractor fan using existing airbrick location

New bathroom floor finish - original floorboards to be retained beneath

Replace all sanitaryware - new compliant installation

Remove existing open tank - upgrade gas meter

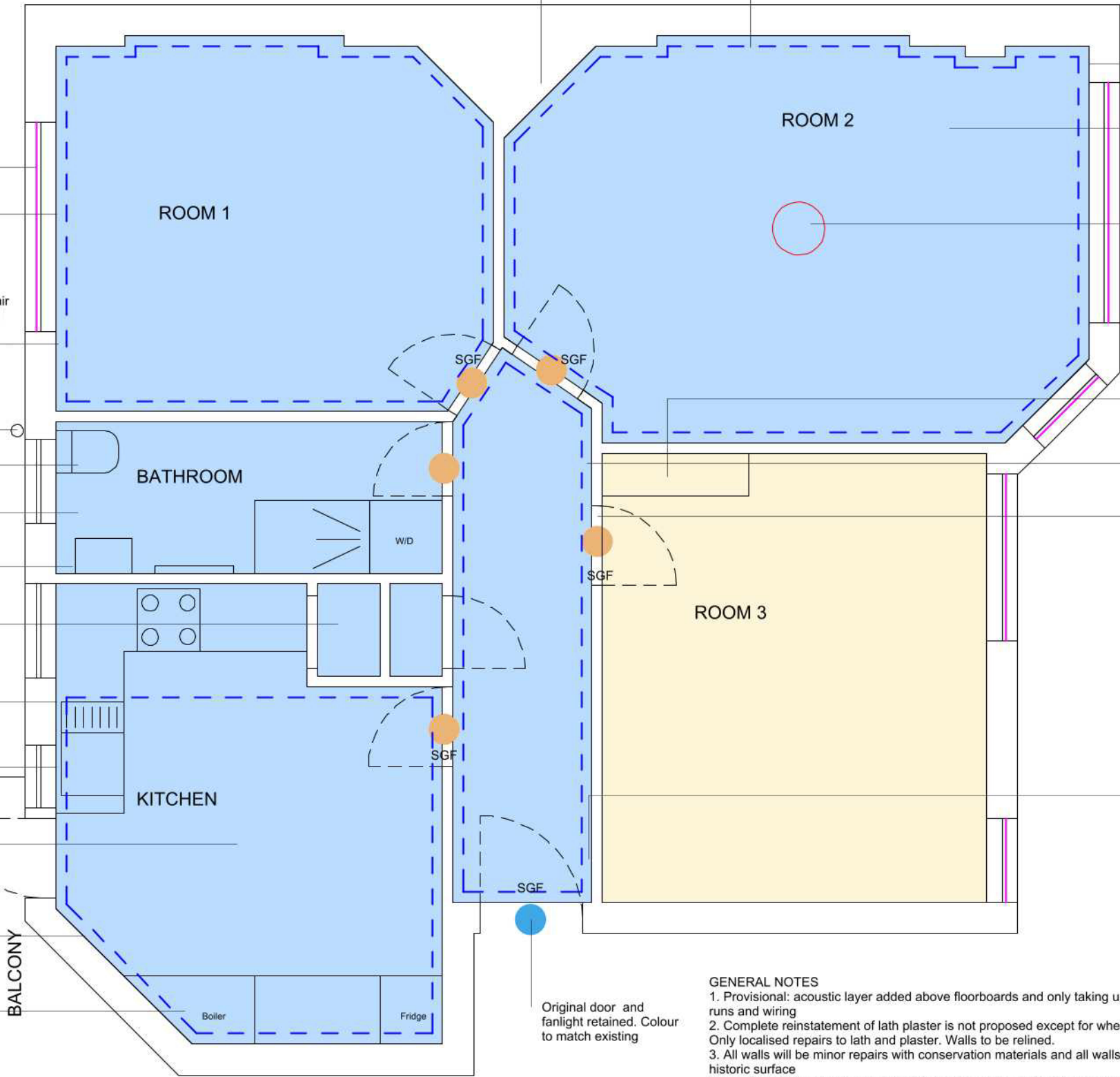
Existing cornices to be retained and repaired wherever practicable. Missing sections to be carefully replicated to match original profiles

Replace kitchen ventilation - existing ventilation penetration to be reused (no new penetration proposed)

Repair large ceiling crack

Repair and reinstate skirting to match original profile throughout

New boiler - flue to remain at existing external location. Utilise the existing flue route and existing penetrations



- GENERAL NOTES
1. Provisional: acoustic layer added above floorboards and only taking up necessary boards for pipe runs and wiring
 2. Complete reinstatement of lath plaster is not proposed except for where damaged beyond repair. Only localised repairs to lath and plaster. Walls to be relined.
 3. All walls will be minor repairs with conservation materials and all walls and ceilings lined to maintain historic surface
 4. Existing original skirtings to be retained and repaired wherever practicable. Replacement sections to match original sections and profile
 5. All internal doors to be replaced. New doors to match original Edwardian four-panel design
 6. The proposals seek to preserve and enhance the significance of the listed building through the repair, restoration and reinstatement of original features including cornices, skirtings, fireplaces, fanlights, floorboards, joinery and windows whilst removing unsympathetic modern alterations
 7. Existing modern flush internal doors to be removed and replaced with Edwardian-style four-panel timber doors to match surviving examples within The Gables
 8. Existing original floorboards to be retained wherever practicable. Localised repairs only. Replacement boards to match existing dimensions, species and appearance
 9. Fireplace to be consulted with specialist company to plan best route to restore

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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.

PROPOSED FINISHES

Bare plaster / stripped walls

FLOOR

Original floorboards 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

Proposed floor plan

CLIENT

Hamstead Surveyors

DRAWN BY
LK

DATE
19/06/2026

SCALE (@ A3)
1 : 50

PROJECT No.
103

DRAWING NUMBER

103_A-100_04