

Ground and Lower Ground Flats Merge
62 Coniston Road
London N10 2BN

SUPPORTING STATEMENT

PLANNING APPLICATION
27th July 2026

IQONICA

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1. Planning Drawings.

This supporting statement is to be read in conjunction with the drawings, as listed below, and enclosed:

Description	Doc N.	Rev	Issue Date
Site Location, Ownership, EX PR Drawings			
LOCATION PLAN	A-P-020	A	30/04/2026
GROUND AND LOWER GROUND PLAN AS EXISTING	A-P-100 EX	A	30/04/2026
GROUND AND LOWER GROUND PLAN AS PROPOSED	A-P-100 PR	A	30/04/2026
PROPOSED OUTBUILDING	A-P-100.01 PR	A	30/04/2026
EXISTING AND PROPOSED ELEVATIONS	A-P-200 EXPR	A	30/04/2026
EXISTING AND PROPOSED SECTION	A-P-300 EXPR	A	30/04/2026

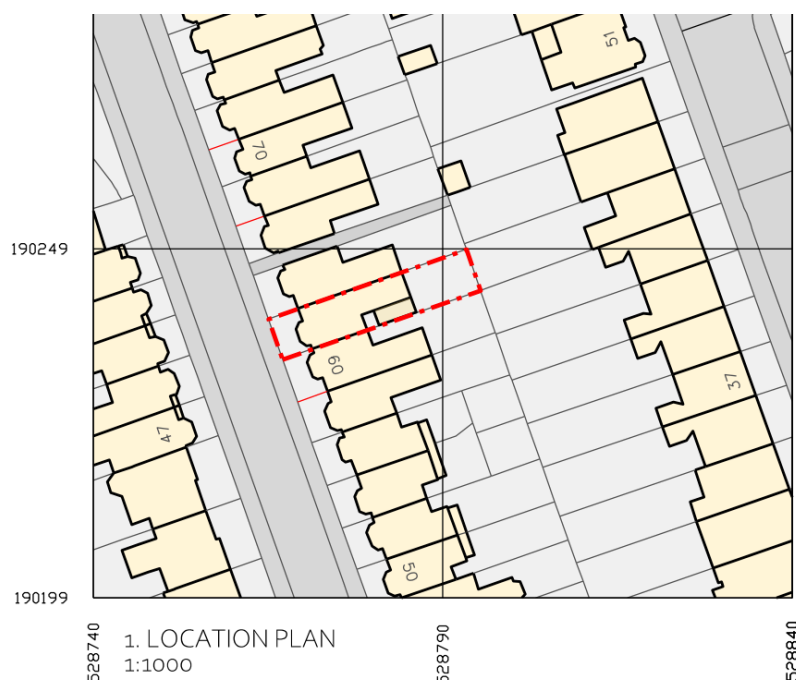
2. Introduction.

- 2.1. This Planning statement has been prepared by IQONICA Architecture & Interiors, Muswell Hill Studio on behalf of the applicants Ms Flore Loisel and Mr Jack Taylor, in support of a Planning Application for a proposed Merge of Ground floor and Lower Ground Floor at 62 Coniston Road N10 2BNB.
- 2.2. Planning Approval is being sought in relation to the alterations associated with the above works as described in further detail in the following paragraphs.

3. Site and Context.

- 3.1. The site is in the London Borough of Haringey. The property is not listed. It is within the Muswell Hill Conservation Area
- 3.2. The property is a three-storey semi-detached Edwardian dwelling house, sub-divided into the applicant's properties at lower and raised ground (currently self contained), with separate apartments at first and second floors.

- 3.3. The applicant owns the ground floor and lower ground floor flats (ground and lower ground flats); has exclusive right on the land surrounding the lower ground flat (with exclusion of a small area adjacent to the lower ground street bay window, to access metres room) and shares the freehold of the property with the other two flats on long leases. The Applicant has notified and got an agreement on the proposal in writing and prior to submitting this application, on the 6th and 27th June 2026.
- 3.4. The Property highlighted within the Muswell Hill Conservation Area.



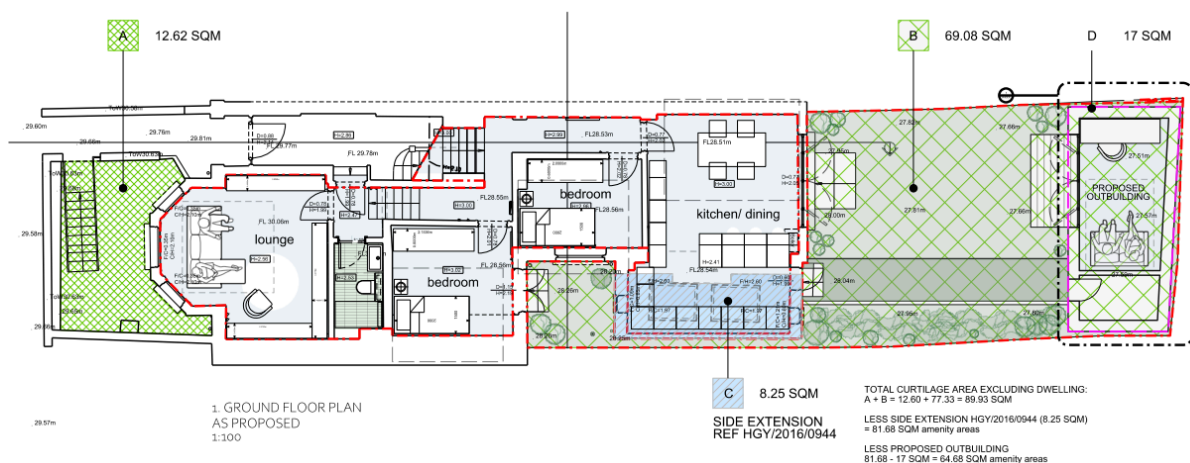
Ground and Lower Ground Flat 62 Coniston Road, London Borough of Haringey.

4. The Proposal.

- 4.1. The Applicant owns and lives in the ground floor flat and has recently purchased the lower ground flat.
- 4.2. The Applicant wishes to merge their two properties and convert them into a one family maisonette; the outline summary of the changes is as follows:

Internal Alterations

- 4.2.1. **In between the two floors:** reinstatement of a short internal stair flight to join the Ground Floor Flat (garden level) with the Lower Ground Flat.
- 4.2.2. **At ground floor,** there will be limited alterations to the Internal layout partitions or doors, to connect the two flats, refurb the ground floor bathroom, front living room and kitchen.
- 4.2.3. It is proposed to replace the rear garden patio doors with crittal style doors to reduce the framing and enhance the visual relationship with the rear garden.
- 4.2.4. **At lower ground,** internally: create the master bedroom at lower ground floor, remove the existing kitchenette and replace with the master ensuite shower room.
- 4.2.5. At lower ground, the only proposed external alteration is the enlargement of the front bay side windows (in the below ground yard) to ameliorate the natural light received in the new master bedroom.
- 4.2.6. **Garden:** Create a garden outbuilding in the rear garden. The outbuilding would be ancillary to the house (in other words will not be used for sleeping accommodation, would not have a kitchen, nor toilet; the room would be used for garden storage and working from home/ hobby purposes.
- 4.2.7. **External Areas:**



- 4.2.8. The total external areas of the plot, excluding the original dwelling, are 12.62 sqm on the street side (A), plus 77.33 sqm at the rear (B) = totalling **89.93 sqm**. Note: this measurement is prior to erecting the side extension (C) and the proposed outbuilding (D).

- 4.2.9. Then subtracting 8.25 sqm GEA of the side extension (C) (Planning Ref HGY/2016/0944) the external areas would be **81.68 sqm**.
- 4.2.10. Subtracting the approx 17 sqm GEA of the proposed garden outbuilding (D) would leave approximately 64.68 sqm of external areas (52.06 sqm to the rear garden and 12.62 sqm to the front). To compensate, it is proposed to cover the roof of the outbuilding with sedum, to make up for the landscaped area to be occupied by the proposed outbuilding (this will also contribute to enhancing the thermal performances).
- 4.2.11. The garden outbuilding would have an approximate width of 6m, depth of 3m on one side and 2,67 on the other side. Its maximum height would be 2.5 m.
- 4.2.12. The visible elevation would be clad in high quality timber effect composite cladding (to meet building regulations requirements). The doors would match the Crittal style aesthetics proposed for the main patio doors. A storage door would be concealed into the cladding.
- 4.2.13. No other substantial alterations are proposed with this application.



5. Impact of Proposed Development:

In conservation areas 'the council will seek to ensure that development in a conservation area preserves or **enhances** its special character and appearance and is designated to harmonise with the established character of the area.' The glazing replacements to the front elevation are part of a converted basement, below street level and would not negatively impact the appearance of the original dwelling. The specifications of the new glazing units will aim at meeting Building Control Approved Document part L requirements (double glazing/ trickle vents/ etc).

- 5.2. The conversion of two flats into one family unit would impact positively on the off street parking demands and will provide a new 3 bedroom flat, which is one of the residential targets of London Boroughs planning-wise.
- 5.3. It is submitted that the extent of the proposed external alterations are reasonably proportioned, visually well integrated and modest in relation to the original dwelling as a whole.

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- 5.4. The alterations to the rear elevation would have no impact on the amenities of the adjacent properties and they would not be in any event visible from the street side.
- 5.5. It is submitted that the proposed changes are sympathetic to the host building, and would not be harmful to the character or appearance of the building or the wider Conservation Area. The design and materials are sensitive to and compliment the special qualities of the host building and neighbouring buildings.
- 5.6. The works will provide improved quality accommodation for the applicants' family, their space, natural light and the relationship of the living areas and the rear garden.
- 5.7. The proposed changes will contribute to preserve and ameliorate the life of the property.
- 5.8. The existing basis of accessibility will not change as a result of the proposed works: the access will remain directly off Coniston Road.
- 5.9. The proposal would not negatively affect street car parking or increase footfall.
- 5.10. The site workers' temporary access to the building will all occur through the site alleyway and the main entrance of the building less frequently.
- 5.11. The proposed works will only have an incidental impact on neighbouring properties, for the duration of the works.
- 11.1. The landscape areas at lower ground will be, in due course, renovated.

In Conclusion: in light of the rationale, quality and contained scale of the ameliorations proposed with this application, it is hoped that Haringey Council and Neighboring Owners and Occupants will welcome and support this application.

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APPENDIX - URBAN GREENING FACTOR CALCULATOR

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	20	20	none present
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0	none present
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	0	0	none present
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	0	0	none present
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	0	0	none present
Flower-rich perennial planting.	0.7	7.5	5.25	
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0	none present
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0	0	none present
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0	none present
Green wall –modular system or climbers rooted in soil.	0.6	0	0	none present
Groundcover planting.	0.5	0	0	none present
Amenity grassland (species-poor, regularly mown lawn).	0.4	50	20	lawn
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	16	4.8	outbuildign green roof
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	none present
Permeable paving.	0.1	25	2.5	none present
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0	0	none present
Total contribution			52.55	
Total site area (m²)				89.93
Urban Greening Factor				0.5843433782