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ALL PLUMBING/ VENTILATION/ ELECTRICS/ WATERPROOFING / STRUCTURAL WORKS ARE THE CONTRACTOR'S RESPONSIBILITY

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS; INCLUDING CONTRACTOR'S DESIGNED PORTIONS, CONFORM TO THE CURRENT BUILDING REGULATIONS.

CONTRACTOR IS TO PROVIDE FABRICATION DRAWINGS FOR ALL STRUCTURAL MEMBERS AND FRAMEWORK FOR APPROVAL BY IQONICA FOR SETTING OUT & STRUCTURAL ENGINEER / DBG CONTROL FOR STRUCTURAL SUITABILITY PRIOR TO MANUFACTURE AND INSTALLATION [PENDING DEMOLITIONS AND RECONSTRUCTIONS, FINAL STRUCTURAL DESIGN AND CALCULATIONS, CONTRACTOR'S DESIGN DEVELOPMENT, AND BUILDING CONTROL APPROVALS AND ON SITE INSTRUCTION BY THE ARCHITECT AND CONTRACT ADMINISTRATOR].

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A	260430	PLANNING
-	260414	CLIENT REVIEW
REV	DATE	DESCRIPTION

REVISIONS



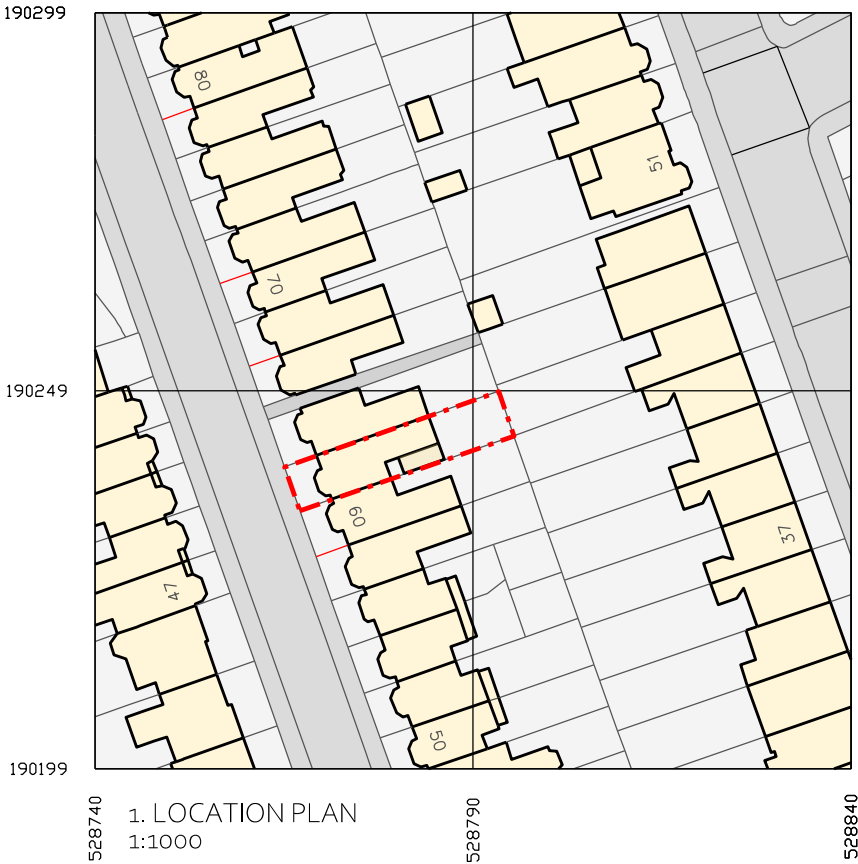
PROJECT	PR. NO.:
62 CONISTON ROAD, GF AND LG FLAT MERGE	06134

DRAWING NAME AND NUMBER	DWG. NO.:
LOCATION PLAN	A-P-20 EXPR

STATUS	REVISION
PLANNING	A

1ST ISSUE DATE	14/04/2026
SCALES/PAPER SIZE	1:1000 @ A3
DRAWN/ CHECKED	DD/CL

IQONICA[®]
ARCHITECTURE & INTERIORS
Muswell Hill Studio



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A	260430	PLANNING
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SCALE BAR	1:100
0	1
5m	

PROJECT	PR. NO.:
62 CONISTON ROAD, GF AND LG FLAT MERGE	06134

DRAWING NAME AND NUMBER	DWG. NO.:
GROUND AND LOWER GROUND FLOOR PLAN AS EXISTING	A-P-100 EX

STATUS	REVISION
PLANNING	A

1ST ISSUE DATE	14/04/2026
SCALES/PAPER SIZE	1:100 @ A3
DRAWN/ CHECKED	DD/CL

IQONICA
ARCHITECTURE & INTERIORS
Muswell Hill Studio

RIBA  arb  Architects
Registration Board  CNA  CPCC

85 GREAT PORTLAND STREET, 1ST FLOOR W1W 7LT

DEMOLISH SEPARATION BETWEEN GF ANF LG FLATS

REPLACEMENT
OF PATIO DOORS

REPLACEMENT
OF PATIO
DOORS TO
LOWER
GROUND

EXTERNAL AREAS
AT LG ASSUMED
ONLY RIGHT OF
WAY FOR
LEASEHOLDERS

FULL STRIP OUT

EXTENT OF INTERNAL
AREAS WITHIN GF
SHARE OF FREEHOLD/
LEASEHOLD

FULL STRIP OUT

EXTENT OF EXTERNAL
AREAS WITHIN GF
SHARE OF FREEHOLD/
LEASEHOLD

1. GROUND FLOOR PLAN
AS EXISTING
1:100

FULL STRIP OUT

EXTENT OF INTERNAL
AREAS WITHIN GF
SHARE OF FREEHOLD/
LEASEHOLD

EXTERNAL AREAS
AT LG ASSUMED
ONLY RIGHT OF
WAY FOR
LEASEHOLDERS

2. LOWER GROUND FLOOR PLAN
AS EXISTING
1:100

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SCALE BAR

0 1 5m

1:100

The scale bar consists of a horizontal line with vertical tick marks at the start, at 1m, and at the end (5m). The segment from 0 to 1 is shaded light blue. The segment from 1 to 5m is unshaded. The text 'SCALE BAR' is at the top left, '1:100' is at the top right, '0' is below the start, '1' is below the first tick, and '5m' is below the end.

PROJECT	PR. NO.:
62 CONISTON ROAD, GF AND LG FLAT MERGE	06134

DRAWING NAME AND NUMBER	DWG. NO.:
LOWER GROUND AND GROUND FLOOR PLANS AS PROPOSED	A-P-100 PR

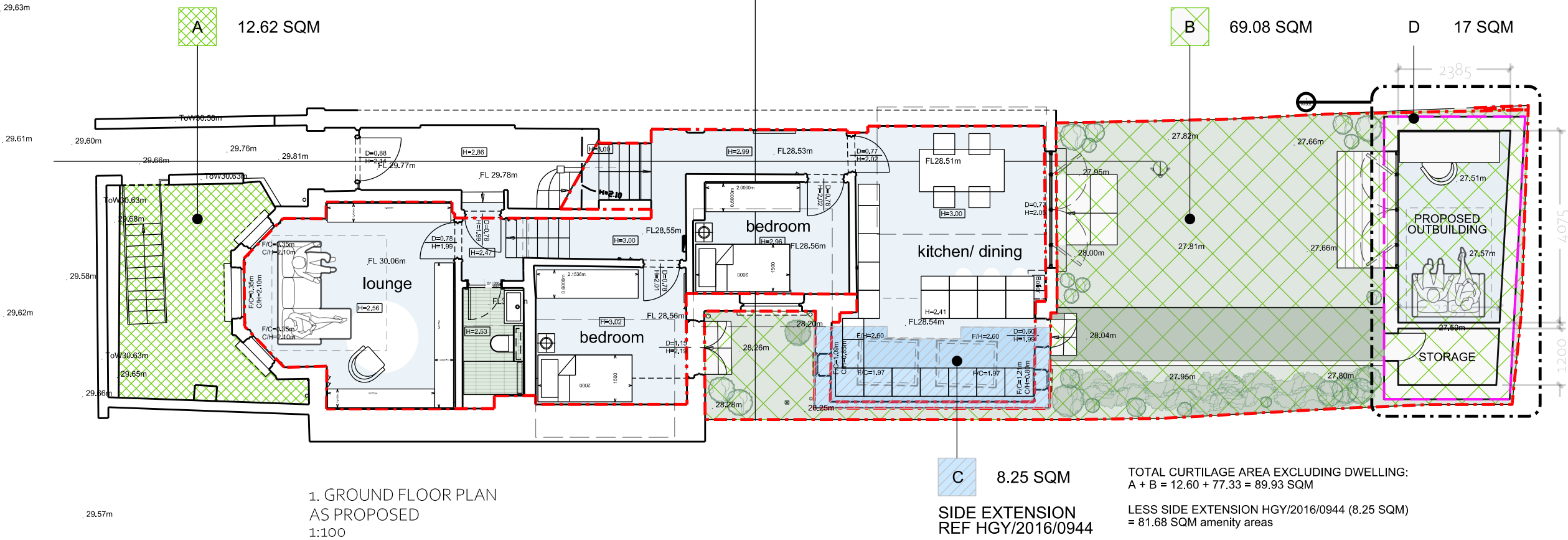
STATUS	REVISION
PLANNING	A

1ST ISSUE DATE	16/12/2025
SCALES/PAPER SIZE	1:100 @ A3
DRAWN/ CHECKED	DD/CL

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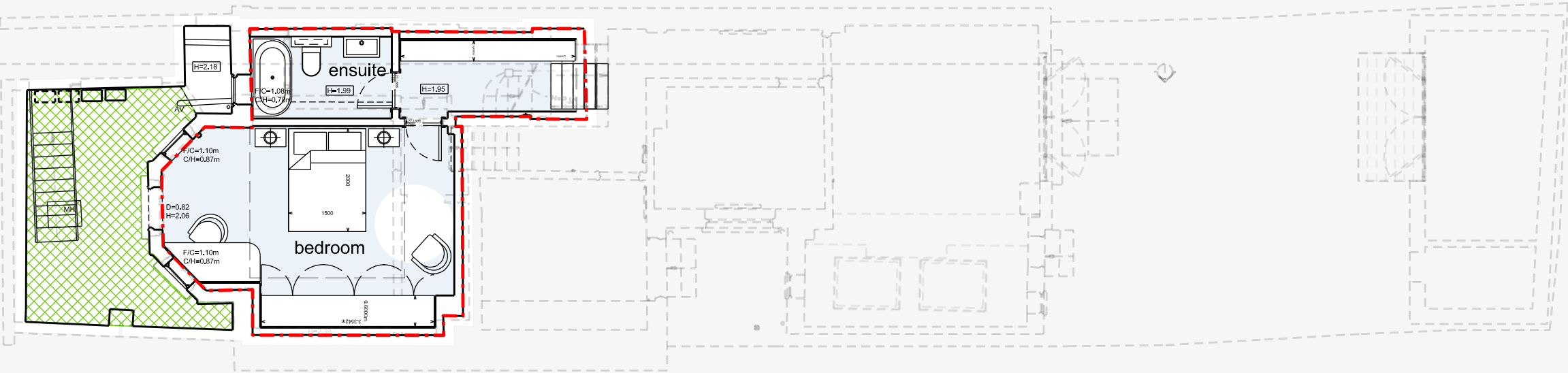
85 GREAT PORTLAND STREET, 1ST FLOOR W1W 7LT



1. GROUND FLOOR PLAN
AS PROPOSED
1:100

C 8.25 SQM
SIDE EXTENSION
REF HG/2016/0944

TOTAL CURTILAGE AREA EXCLUDING DWELLING:
A + B = 12.60 + 77.33 = 89.93 SQM
LESS SIDE EXTENSION HG/2016/0944 (8.25 SQM)
= 81.68 SQM amenity areas
LESS PROPOSED OUTBUILDING
81.68 - 17 SQM = 64.68 SQM amenity areas



2. LOWER GROUND FLOOR PLAN
AS PROPOSED
1:100

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-	260414	CLIENT REVIEW
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REVISIONS

SCALE BAR

1:100

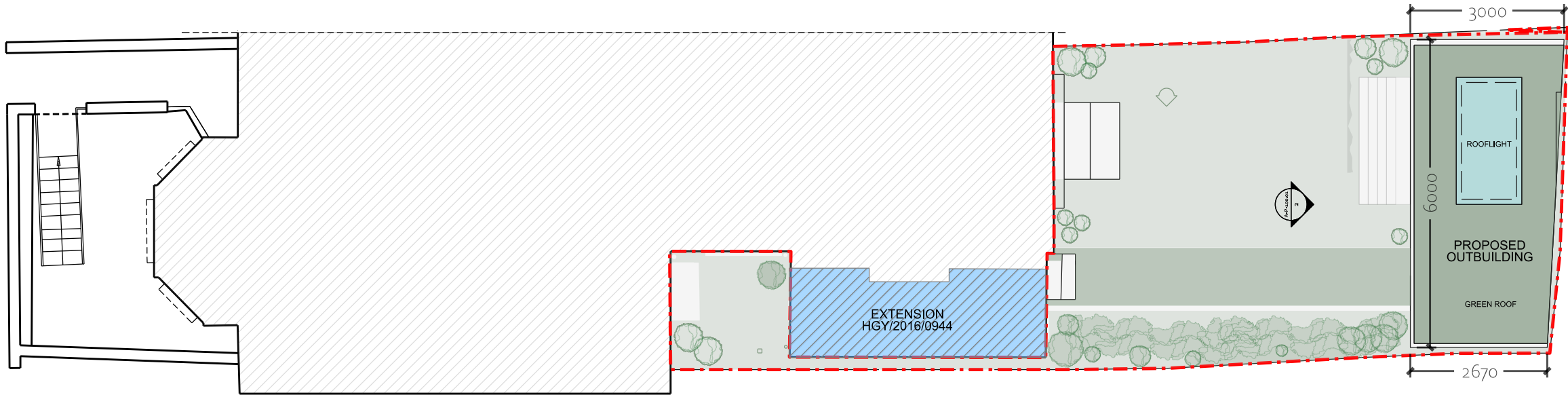
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PROJECT	PR. NO.:
62 CONISTON ROAD, GF AND LG FLAT MERGE	06134

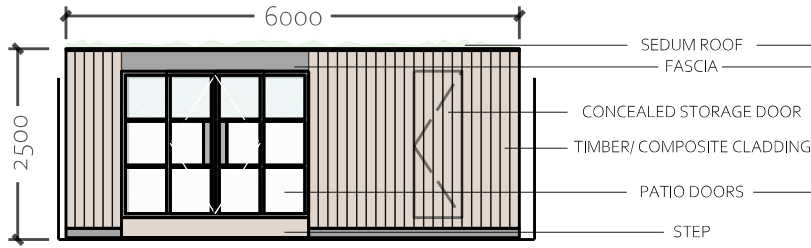
DRAWING NAME AND NUMBER	DWG. NO.:
PROPOSED OUTBUILDING	A-P-100.01 PR

STATUS	REVISION
PLANNING	A

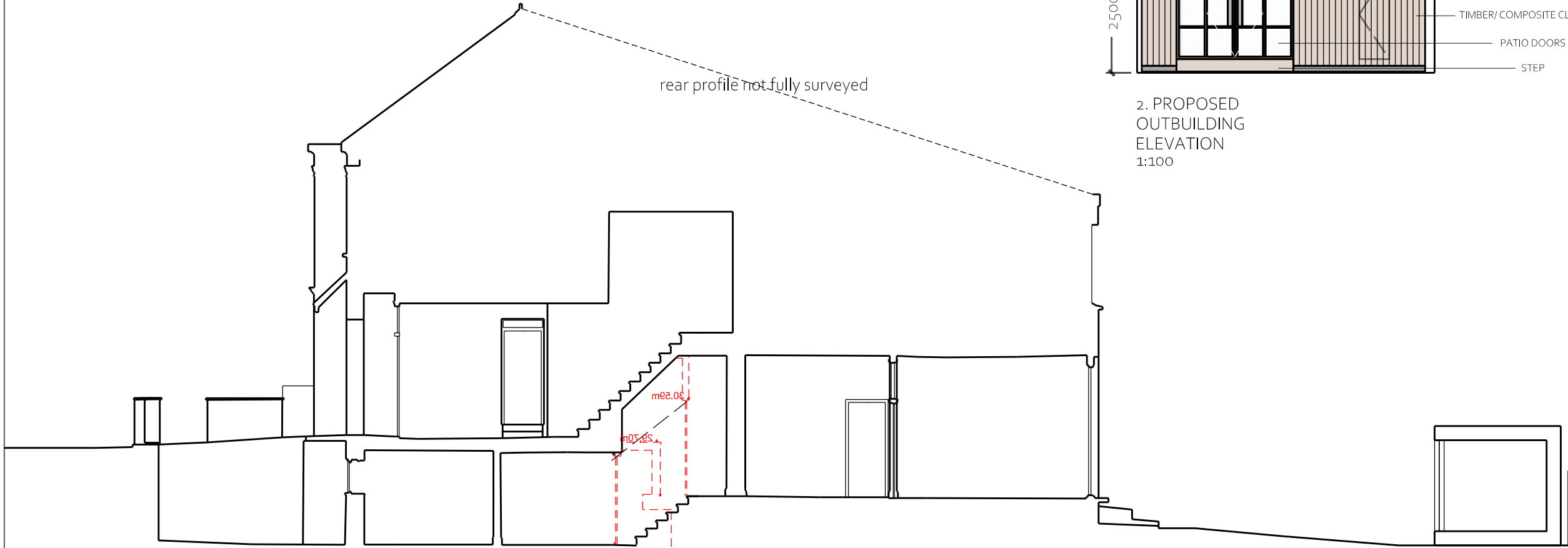
1ST ISSUE DATE	16/12/2025
SCALES/PAPER SIZE	1:100 @ A3
DRAWN/ CHECKED	DD/CL



1. GARDEN ROOF PLAN
AS PROPOSED
1:100



2. PROPOSED
OUTBUILDING
ELEVATION
1:100



3. LONG SECTION WITH
PROPOSED OUTBUILDING
1:100

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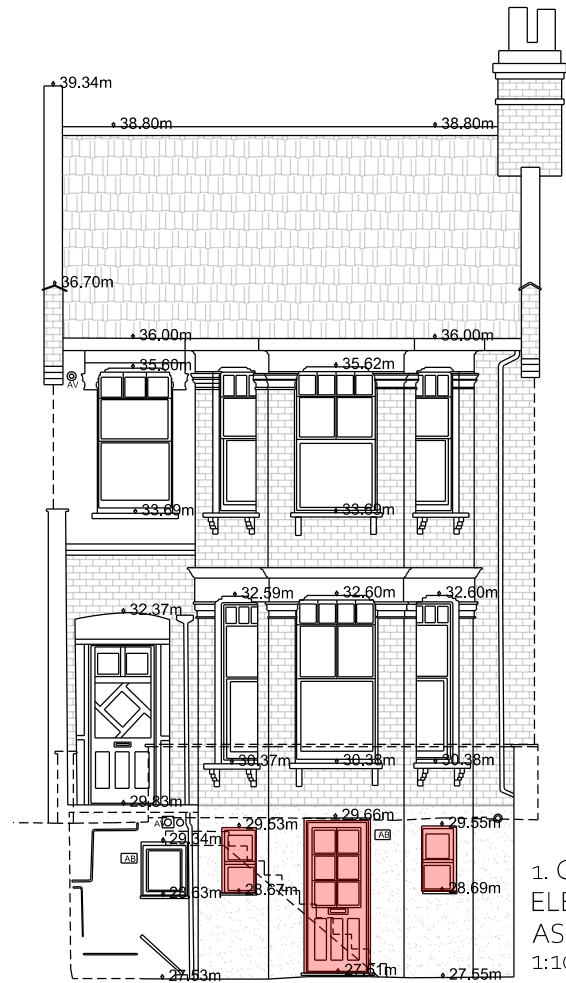
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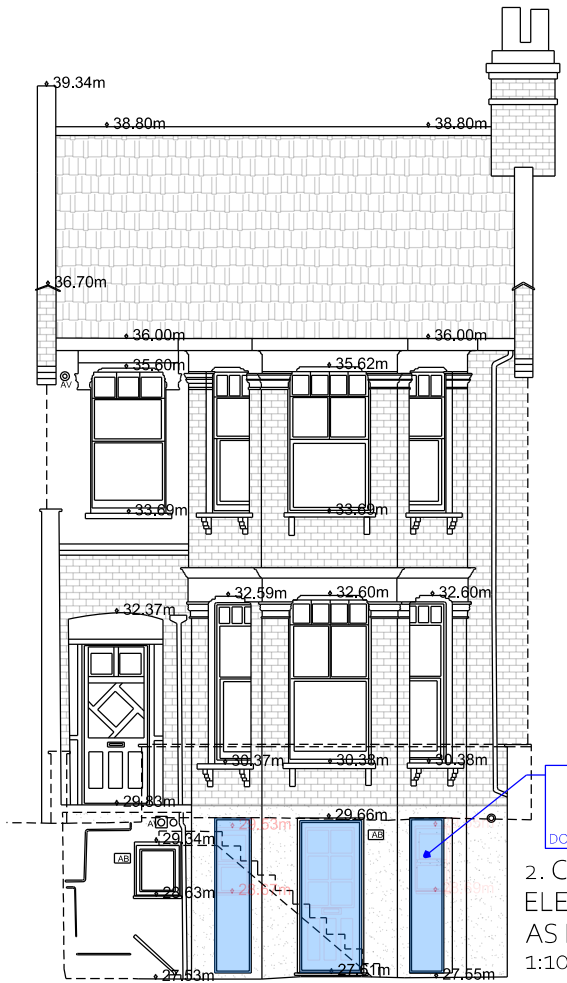
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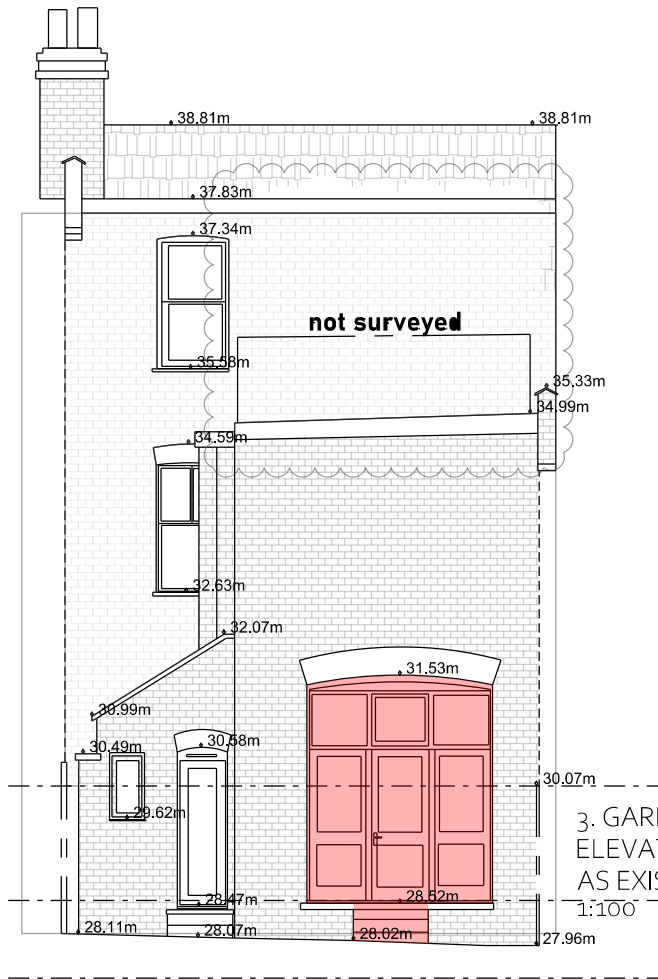
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1. CONISTON ROAD
ELEVATION
AS EXISTING
1:100



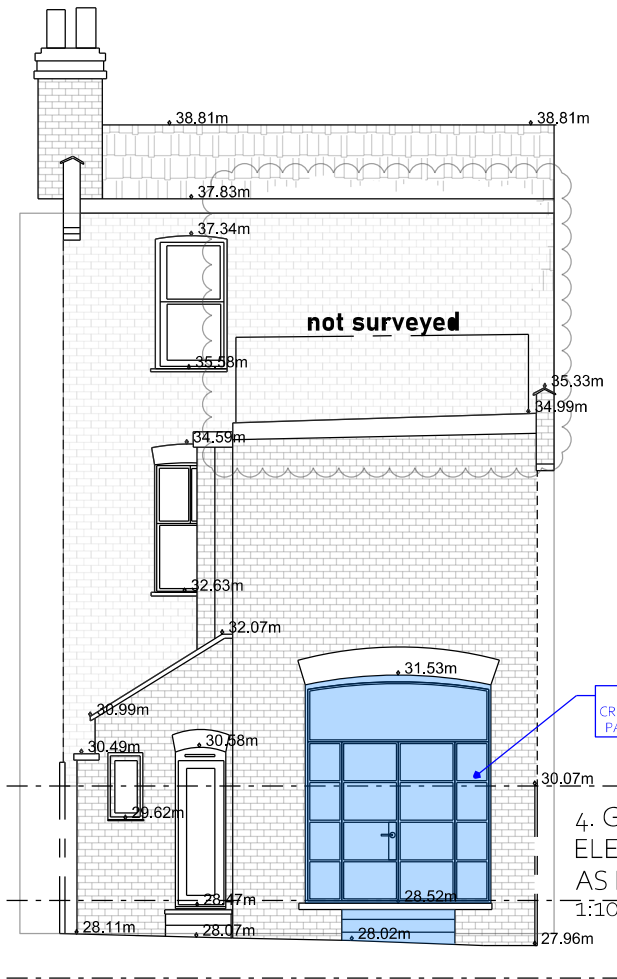
2. CONISTON ROAD
ELEVATION
AS PROPOSED
1:100



3. GARDEN
ELEVATION
AS EXISTING
1:100



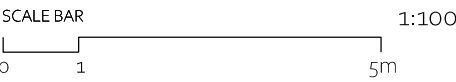
PRECEDENT OF CRITALL STYLE PATIO DOORS
PROJECT:
IQONICA, GRAND AVENUE, MUSWELL HILL



4. GARDEN
ELEVATION
AS PROPOSED
1:100

A	260430	PLANNING
-	260414	CLIENT REVIEW
REV	DATE	DESCRIPTION

REVISIONS



PROJECT	PR. NO.:
62 CONISTON ROAD, GF AND LG FLAT MERGE	06134

DRAWING NAME AND NUMBER	DWG. NO.:
EXISTING & PROPOSED ELEVATIONS	A-P-200 EXPR

STATUS	REVISION
PLANNING	A

1ST ISSUE DATE	14/04/2026
SCALES/PAPER SIZE	1:100 @ A3
DRAWN/ CHECKED	DD/CL

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Board CNA PPCI

85 GREAT PORTLAND STREET, 1ST FLOOR W1W 7LT

27.53 LOWER GROUND FLAT

RED LINE INDICATES
EXTENT OF INTERNAL
AREAS WITHIN LOWER
GROUND SHARE OF
FREEHOLD/ LEASEHOLD

PROPOSED
REPLACEMENT
OF
PATIO
DOORS

m 27.53 LOWER GROUND FLAT

RED LINE INDICATES PROPOSED EXTENT OF
INTERNAL AREAS WITHIN MERGED GF AND
LOWER GROUND FLATS SHARE OF
FREEHOLD/ LEASEHOLD

1ST ISSUE DATE	14/04/2026
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DRAWN/ CHECKED	DD/CL