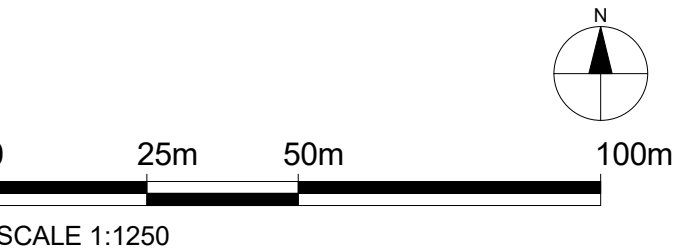




1 OS Map
1 : 1250

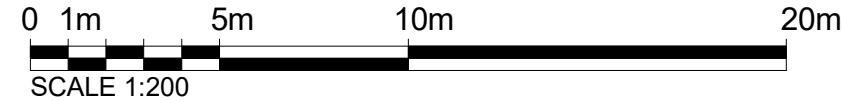


Property Boundary

Property Boundary Area= 134.333 sqm

Property G.I.A= 120.536 sqm

2 Location Plan
1 : 200



Notes.
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Project No.S				
REV	DATE	DESCRIPTION	BY	CH
A	02-07-26			
B	06-07-26			

PROJECT TITLE	
58 Ellenborough Road, Haringey N22 5EY	
DATE	Project No.
January 2026	10906

DRAWING TITLE		
Proposed OS Map and Location Plan		
DRAWING No.	SCALE @ A3	Drawn by:
PR- L001	As Indicated	AS



PLANNING SERVICES
Unit 9b, The High Cross Centre,
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www.sampling.co.uk

ACOUSTIC INTERNAL PARTITION

(Rw ~56 dB)

- 100mm timber/metal stud at 600mm centres
- 100mm Rockwool RW3 or RW5 in cavity
- Resilient bars fixed horizontally to SoundBloc)
- All joints sealed with acoustic mastic

Partition to provide 30-minute fire resistance (FD30) to BS EN 1364-1

ACOUSTIC FLOOR/CEILING SEPARATION

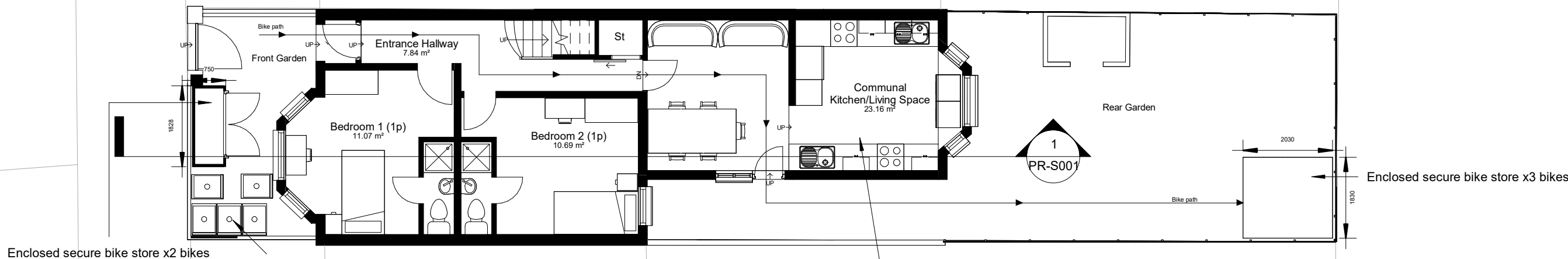
22mm chipboard flooring with acoustic underlay
100mm Rockwool RW3 or RW5 between joists

Resilient bars under joists

2 × 15mm acoustic plasterboard to ciling.

Staggered and sealed

Complies with Approved Document E



Enclosed secure bike store x2 bikes

Refuse Store Details

- x2 240L waste
- x2 240L recycling
- x1 240L food waste

Kitchen Specifications

- x2 4 ring hob with oven and grill
- x2 sink and drainer
- x2 fridge/freezer
- x1 wall cupboard per person
- x1 under counter washing machine
- x1 under counter dryer

Enclosed secure bike store x3 bikes

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PROJECT TITLE

58 Ellenborough Road, Haringey
N22 5EY

DATE

January 2026

Project No.

10906

DRAWING TITLE

Proposed Ground Floor Plan

DRAWING No.

PR-P001

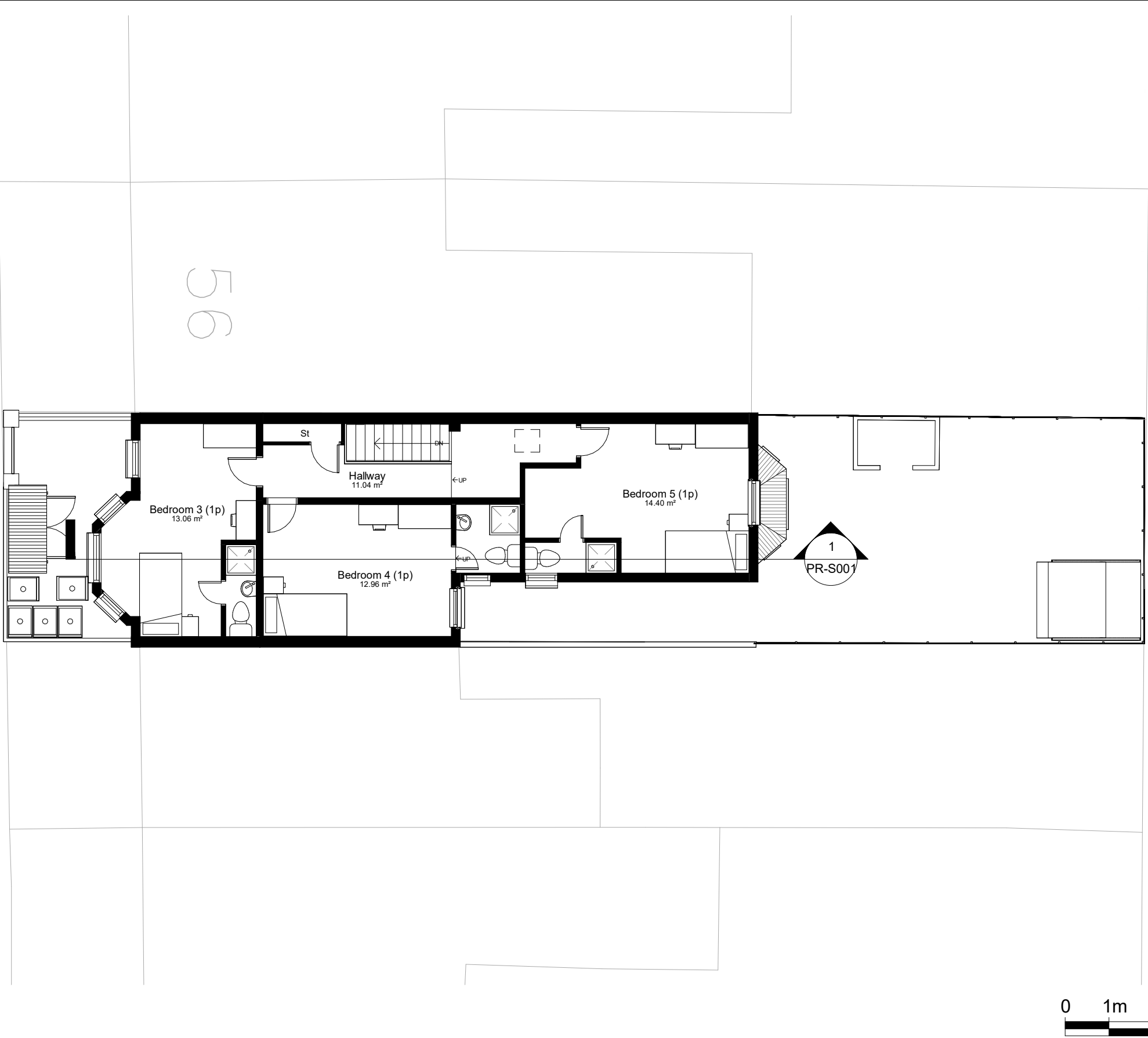
SCALE @ A3

1 : 100

Drawn by:

Aswathy





- ACOUSTIC INTERNAL PARTITION**
(Rw ~56 dB)
- 100mm timber/metal stud at 600mm centres
 - 100mm Rockwool RW3 or RW5 in cavity
 - Resilient bars fixed horizontally to SoundBloc)
 - All joints sealed with acoustic mastic
- Partition to provide 30-minute fire resistance (FD30) to BS EN 1364-1
- ACOUSTIC FLOOR/CEILING SEPARATION**
- 22mm chipboard flooring with acoustic underlay
100mm Rockwool RW3 or RW5 between joists
Resilient bars under joists
2 × 15mm acoustic plasterboard to ciling.
Staggered and sealed
Complies with Approved Document E

Notes.
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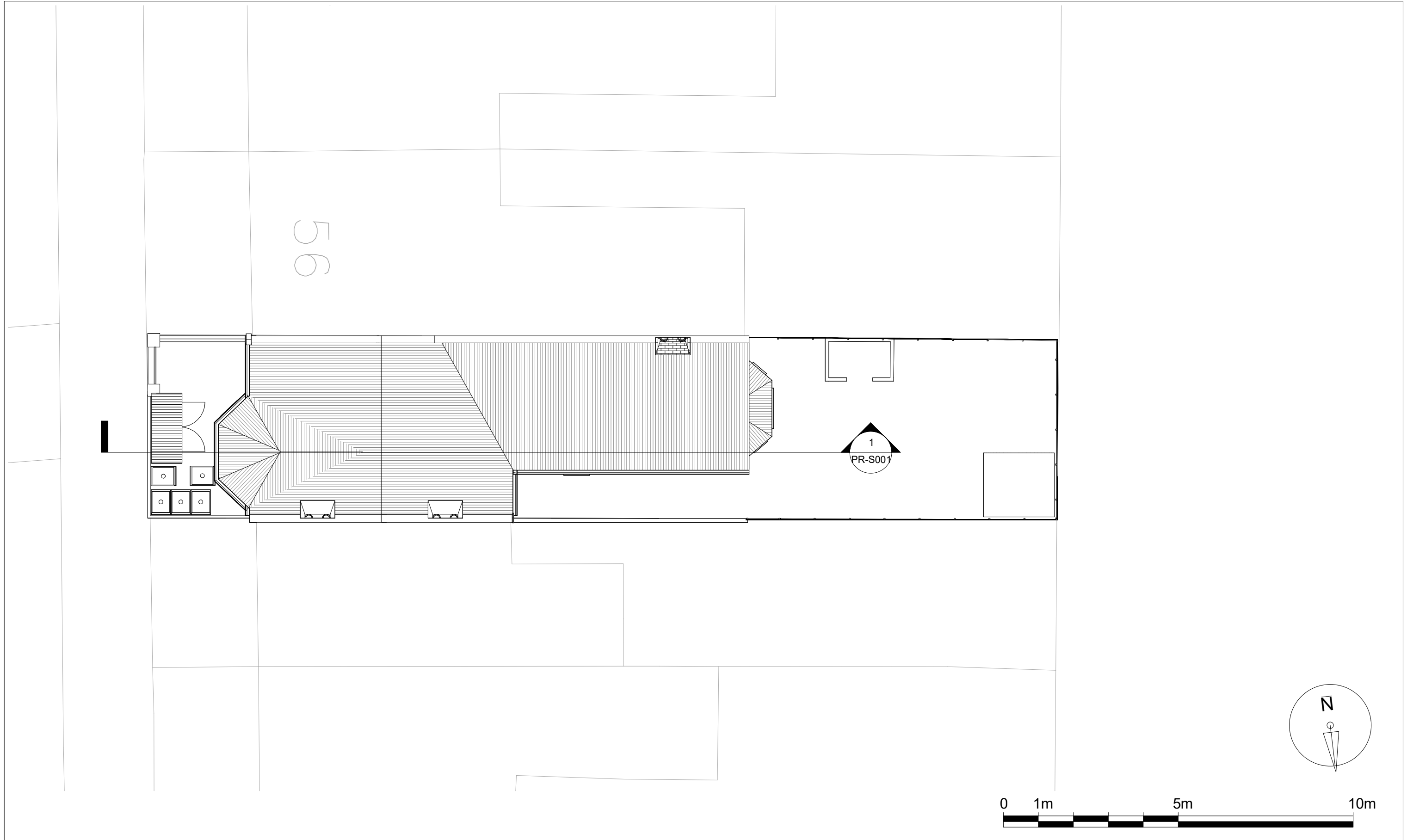
Project No.S				
REV	DATE	DESCRIPTION	BY	CH
A	02-07-26			
B	06-07-26			

PROJECT TITLE	
58 Ellenborough Road, Haringey N22 5EY	
DATE	Project No.
January 2026	10906

DRAWING TITLE		
Proposed First Floor Plan		
DRAWING No.	SCALE @ A3	Drawn by:
PR-P002	1 : 100	AS



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REV	DATE	DESCRIPTION	BY	CH
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PROJECT TITLE	
58 Ellenborough Road, Haringey N22 5EY	
DATE	Project No.
January 2026	10906

DRAWING TITLE		
Proposed Roof Plan		
DRAWING No.	SCALE @ A3	Drawn by:
PR-P003	1 : 100	AS

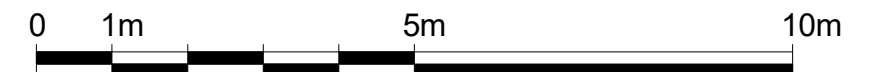


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1 Front
1 : 100

2 Rear
1 : 100



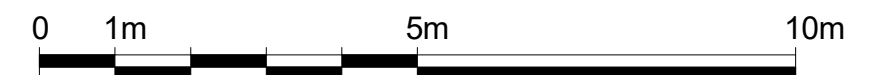
Notes:
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The Drawings Are For Planning Purposes only

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REV	DATE	DESCRIPTION	BY	CH
A	02-07-26			
B	06-07-26			

PROJECT TITLE	
58 Ellenborough Road, Haringey N22 5EY	
DATE	Project No.
January 2026	10906

DRAWING TITLE		
Proposed Front and Rear Elevations		
DRAWING No.	SCALE @ A3	Drawn by:
PR-E001	1 : 100	AS


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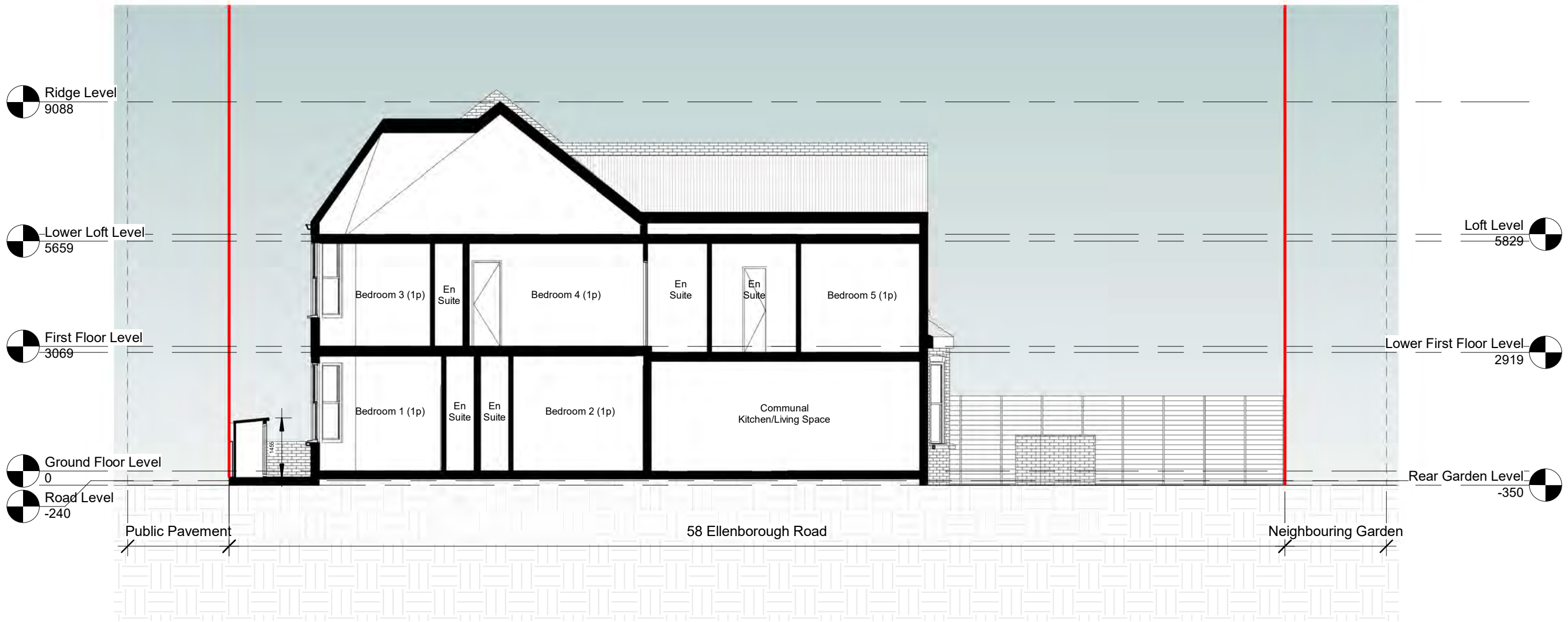
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Project No.S				
REV	DATE	DESCRIPTION	BY	CH
B	06-07-26			

PROJECT TITLE	
58 Ellenborough Road, Haringey N22 5EY	
DATE	Project No.
January 2026	10906

DRAWING TITLE		
Proposed Side Elevation 1		
DRAWING No.	SCALE @ A3	Drawn by:
PR-E002	1 : 100	AS


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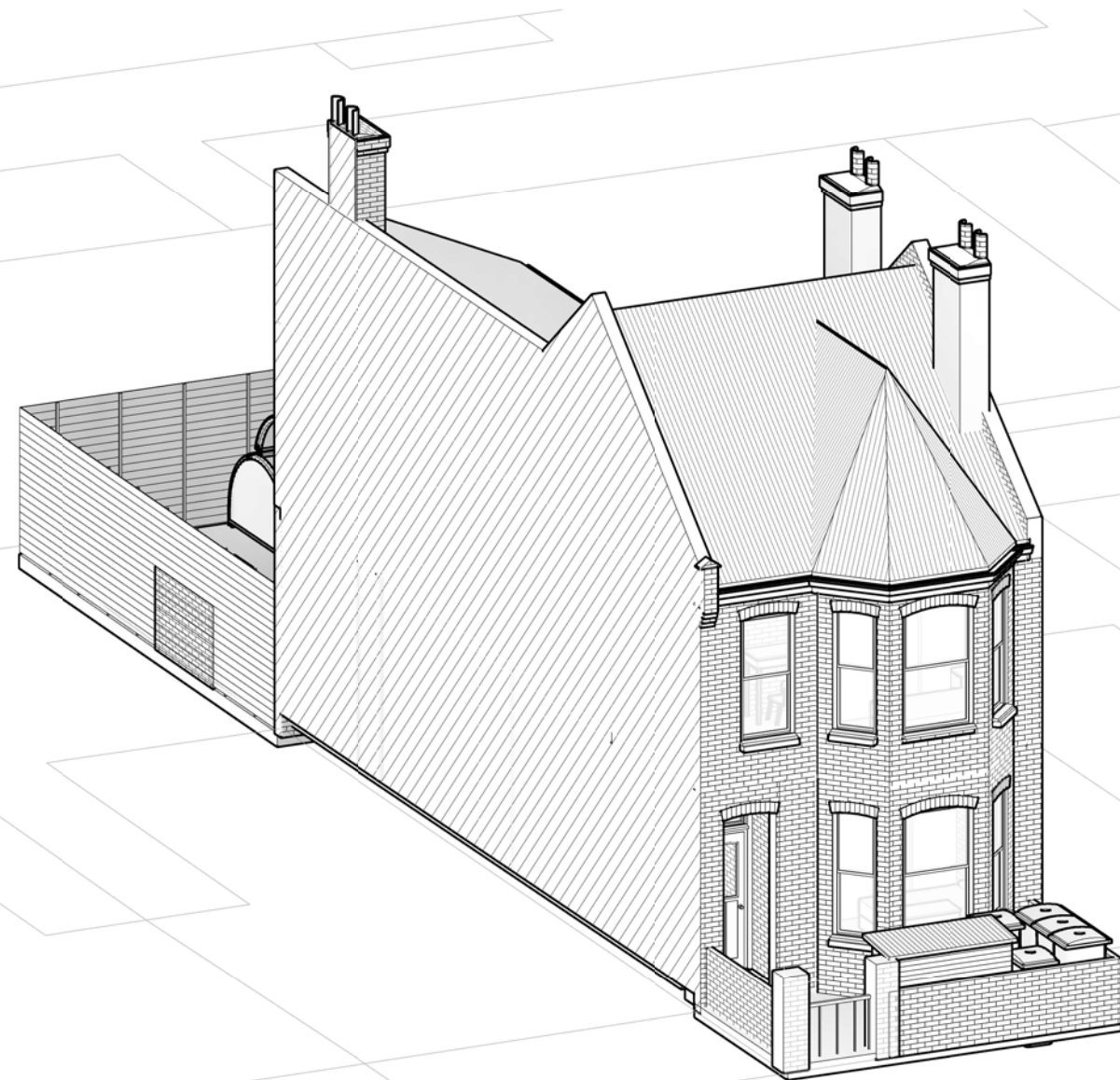
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PROJECT TITLE	
58 Ellenborough Road, Haringey N22 5EY	
DATE	Project No.
January 2026	10906

DRAWING TITLE		
Proposed Section AA		
DRAWING No.	SCALE @ A3	Drawn by:
PR-S001	1 : 100	AS


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1 Front



4 Rear

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B	06-07-26			

PROJECT TITLE	
58 Ellenborough Road, Haringey N22 5EY	
DATE	Project No.
January 2026	10906

DRAWING TITLE		
Proposed Perspective Views		
DRAWING No.	SCALE @ A3	Drawn by:
PR-PE001		AS



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3 BIKE STORE

Product Features

- Original and market leading Bikehangar®
- Sold Secure Diamond accreditation
- Resistance to angle grinder attack
- High quality, secure storage at a low per space cost
- Four cycle parking spaces in half a car parking space
- Designed and manufactured in the UK
- Attractive curved design with a low profile
- Dual layered solid side panels with iconic cycle emblem
- User friendly rack spacing of 370mm
- Floating racks allow for easy relocation of unit
- Fully managed rental and maintenance services
- Modular parts ensure easy repair and upgrade
- Suitable for use on public roads or private land
- 10 year limited warranty
- Contributes towards the BREEAM building certification scheme in category 04 transport



Product Options

- Rackless for non-standard cycles like cargo bikes
- Master key system
- Digital access via AirKey
- Custom powder coating or vinyl wrap
- Perforated side panels
- Timber planters for greenery

External

- Width: 1838mm
- Height: 1330mm (Open: 2270mm)
- Depth: 2030mm

Internal (Rackless)

- Width: 1810mm
- Depth: 1900mm
- Height: 1316mm

Weight

- 300kg

Link : <https://cyclehoop.com/>



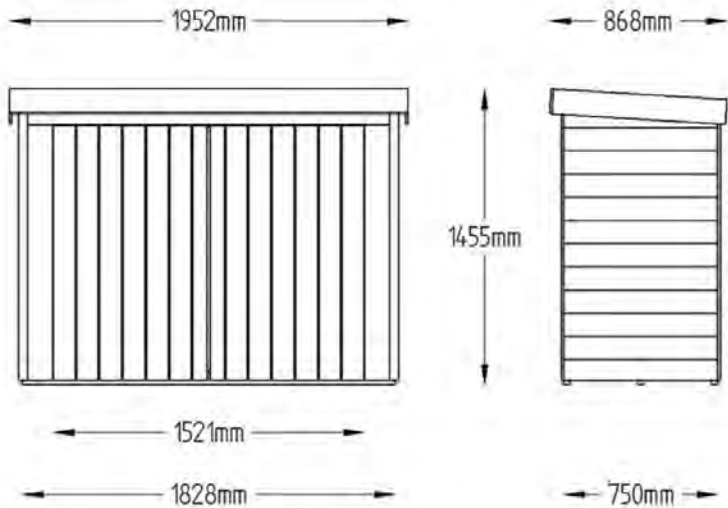
2 BIKE STORE

6'5 x 2'10 Bike Shed – Forest Pressure Treated Double Door Pent Bike Store (No Floor)

Product Code: BSD20671



Link : <https://www.buyshedsdirect.co.uk/>



- 6x3 bike shed with 15-year anti-rot guarantee for long-lasting performance
- Wide double doors with hasp and staple closure
- Pent bike store with sand felt roof covering
- Perfect 6x3 size for storing up to 2 adult bikes with room to spare
- Manufactured in the UK from FSC®-certified timber

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PROJECT TITLE

58 Ellenborough Road, Haringey
N22 5EY

DATE

January 2026

Project No.

10906

DRAWING TITLE

Proposed Bike Store Details

DRAWING No.

PR-PE002

SCALE @ A3

Drawn by:

Aswathy

