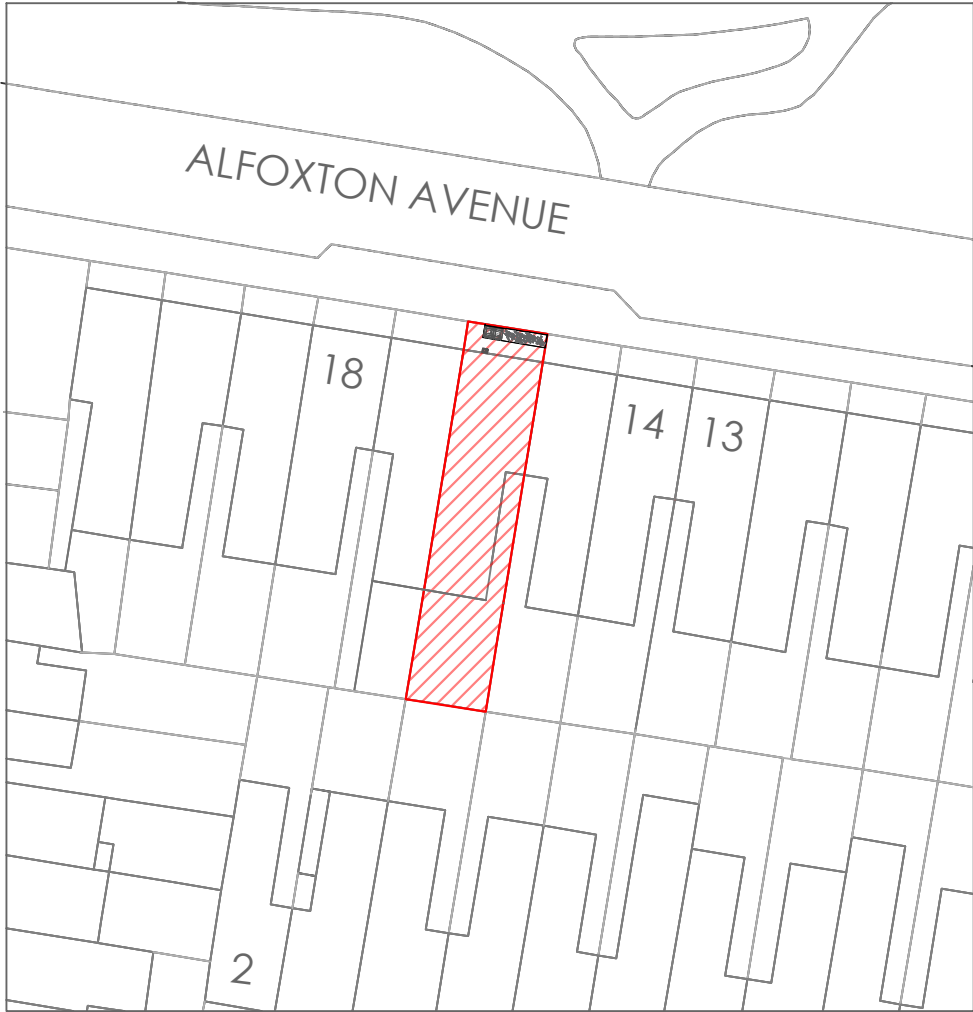
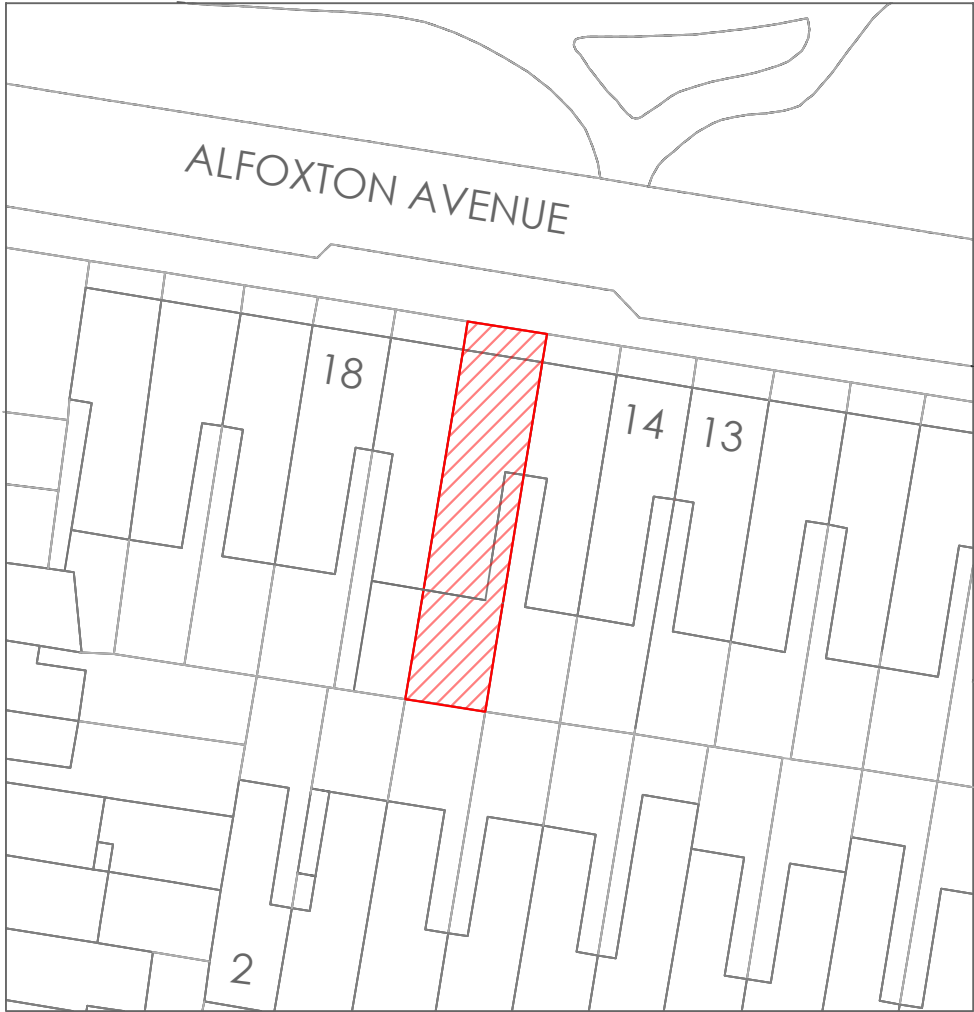




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Telephone: 0203 888 8877
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Legend

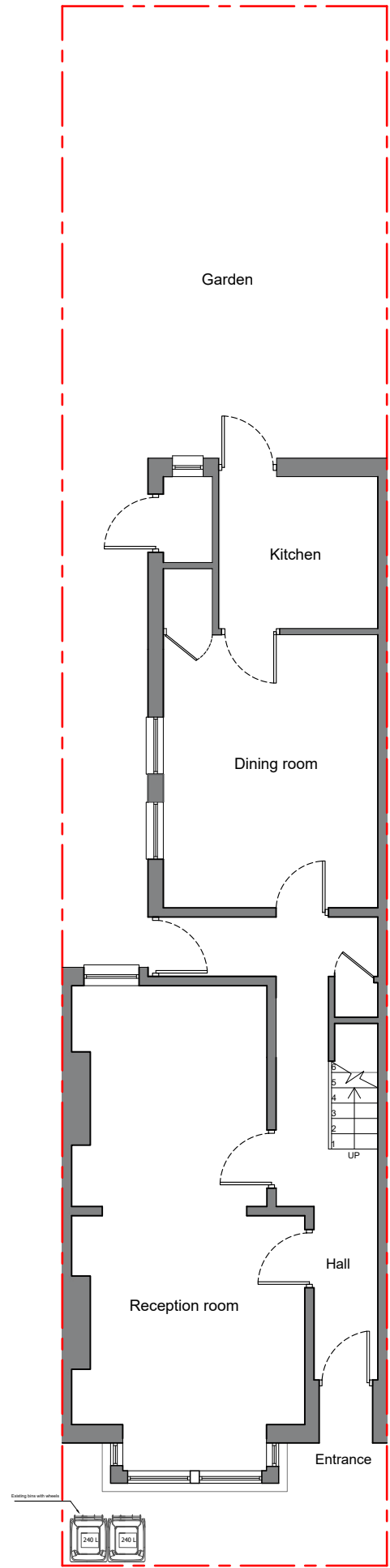
-  Site Boundary
-  Existing Wall
-  Proposed wall/partition

SCALE



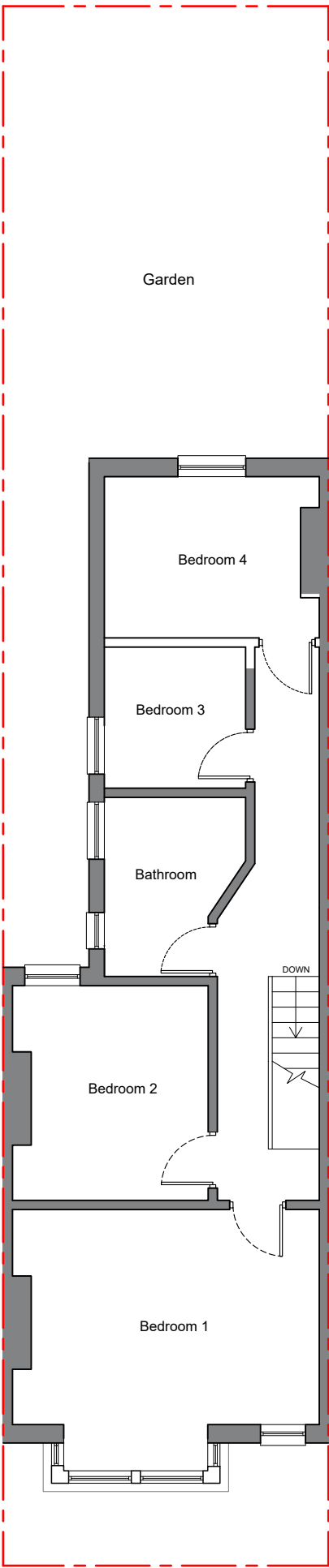
0.5 1 1.5 2 2.5 5

PLANNING PERMISSION		
PROJECT: 16 ALFOXTON AVENUE LONDON N15 3DD		
PROJECT DESCRIPTION: CHANGE OF USE FROM USE CLASS C3 TO USE CLASS 4 (HMO - HOUSE IN MULTIPLE OCCUPATION)		
CLIENT: PROPERTY OWNER		
DWG. TITLE: EXISTING BLOCK PLAN PROPOSED BLOCK PLAN		
DATE: 20/03/2026	SCALE: 1:500 @ A3	JOB NO:
DRAWN BY: ZGB	REV. DATE: 08/06/2026	1075
DRWG. NO: 26_1075_100	REV: B	CHECKED BY: AS



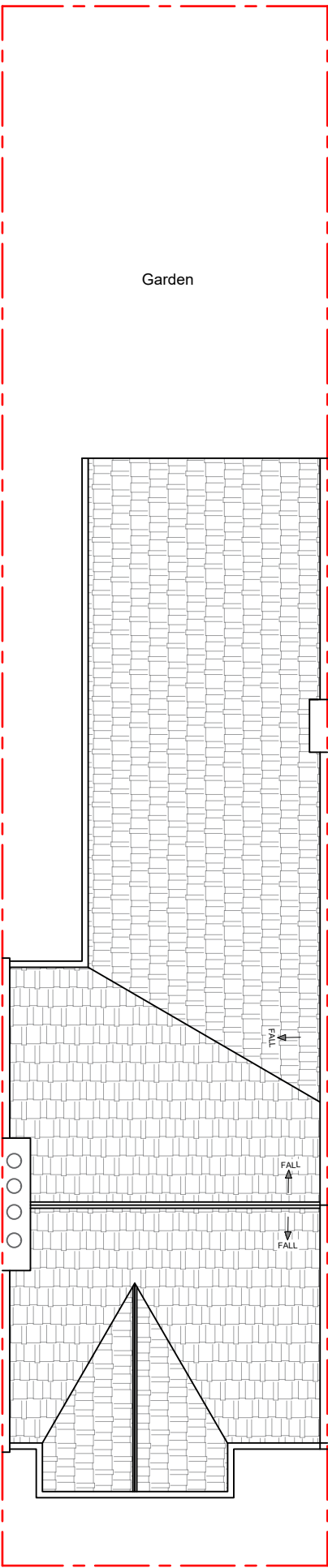
no.15 16 Alfoxton Avenue no.17

1 PRE-EXISTING GROUND FLOOR PLAN
1:100 A3



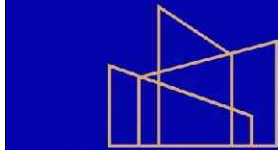
no.15 16 Alfoxton Avenue no.17

2 PRE-EXISTING FIRST FLOOR PLAN
1:100 A3



no.15 16 Alfoxton Avenue no.17

3 PRE-EXISTING ROOF PLAN
1:100 A3



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Legend

- Site Boundary
- Existing Wall
- Proposed wall/partition



B	Amended Plans	08/06/2026
A	Amended Plans	08/05/2026
Rev -	For Planning Purposes Only	20/03/2026

PLANNING PERMISSION

PROJECT:
16 ALFOXTON AVENUE
LONDON
N15 3DD

PROJECT DESCRIPTION:

CHANGE OF USE FROM
USE CLASS C3
TO USE CLASS 4 (HMO - HOUSE IN
MULTIPLE OCCUPATION)

CLIENT:
PROPERTY OWNER

DWG. TITLE:
PRE-EXISTING FLOOR PLANS

DATE:	20/03/2026	SCALE:	1:100 @ A3	JOB NO:	1075
DRAWN BY:	ZGB	REV. DATE:	08/06/2026		
DRWG. NO:	26_1075_101	REV:	B	CHECKED BY:	AS



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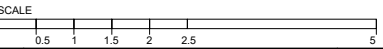
4 PRE-EXISTING FRONT ELEVATION
1:100 A3



5 PRE-EXISTING REAR ELEVATION
1:100 A3

Legend

- Site Boundary
- Existing Wall
- Proposed wall/partition



B	Amended Plans	08/06/2026
A	Amended Plans	08/05/2026
Rev -	For Planning Purposes Only	20/03/2026

PLANNING PERMISSION

PROJECT:
16 ALFOXTON AVENUE
LONDON
N15 3DD

PROJECT DESCRIPTION:

CHANGE OF USE FROM
USE CLASS C3
TO USE CLASS 4 (HMO - HOUSE IN
MULTIPLE OCCUPATION)

CLIENT:
PROPERTY OWNER

DWG. TITLE:
PRE-EXISTING FRONT AND
REAR ELEVATIONS

DATE: 20/03/2026	SCALE: 1:100 @ A3	JOB NO: 1075
DRAWN BY: ZGB	REV. DATE: 08/06/2026	
DRWG. NO: 26_1075_102	REV: B	CHECKED BY: AS



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Legend

Site Boundary

Existing Wall

Proposed wall/partition

SCALE		
	0.5	1 1.5 2 2.5 5
B	Amended Plans	08/06/2026
A	Amended Plans	08/05/2026
Rev -	For Planning Purposes Only	20/03/2026

PLANNING PERMISSION

PROJECT:
16 ALFOXTON AVENUE
LONDON
N15 3DD

PROJECT DESCRIPTION:

CHANGE OF USE FROM
USE CLASS C3
TO USE CLASS 4 (HMO - HOUSE IN
MULTIPLE OCCUPATION)

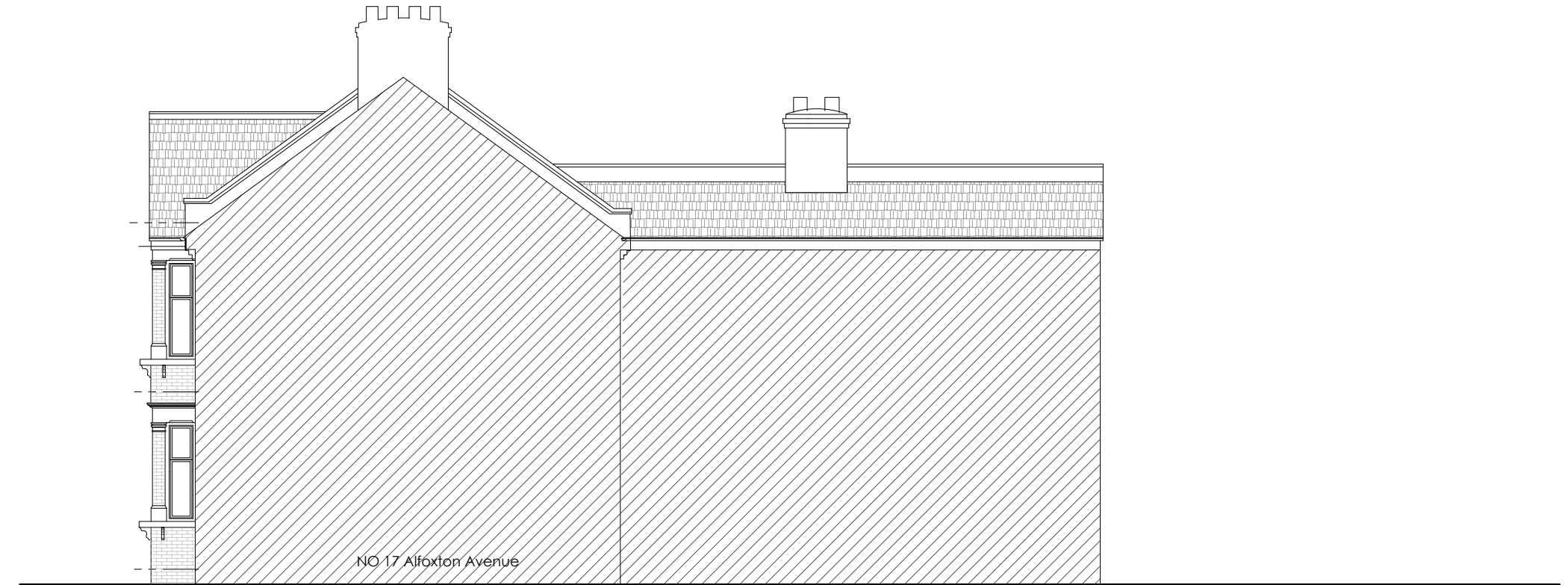
CLIENT:
PROPERTY OWNER

DWG. TITLE:
PRE-EXISTING SIDE ELEVATIONS

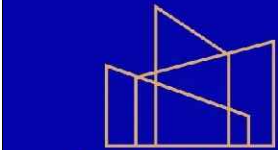
DATE: 20/03/2026	SCALE: 1:100 @ A3	JOB NO:
DRAWN BY: ZGB	REV. DATE: 08/06/2026	1075
DRWG. NO: 26_1075_103	REV: B	CHECKED BY: AS



6 PRE-EXISTING SIDE ELEVATION
1:100 A3



7 PRE-EXISTING SIDE ELEVATION
1:100 A3



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Legend

- Site Boundary
- Existing Wall
- Proposed wall/partition

SCALE		
0.5	1	1.5
2	2.5	5
B	Amended Plans	08/06/2026
A	Amended Plans	08/05/2026
Rev -	For Planning Purposes Only	20/03/2026

PLANNING PERMISSION

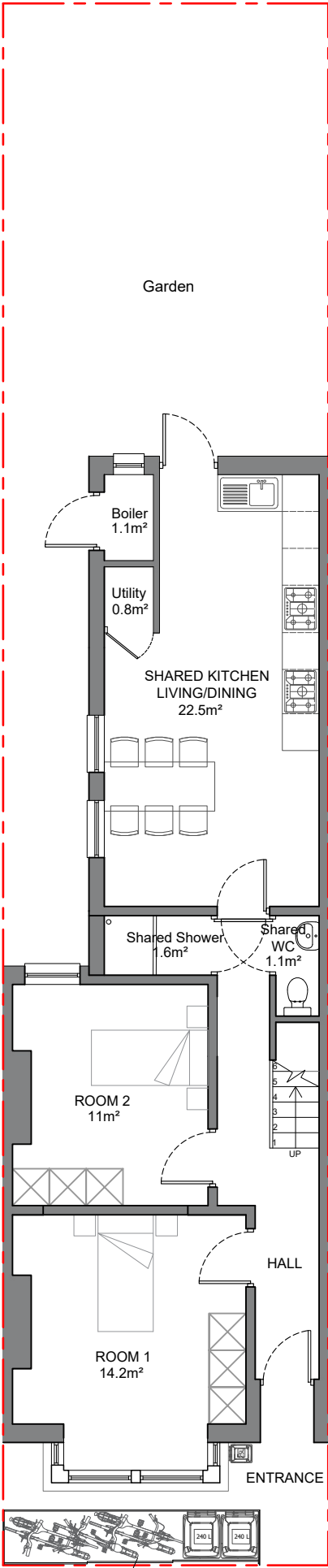
PROJECT:
16 ALFOXTON AVENUE
LONDON
N15 3DD

PROJECT DESCRIPTION:
CHANGE OF USE FROM
USE CLASS C3
TO USE CLASS 4 (HMO - HOUSE IN
MULTIPLE OCCUPATION)

CLIENT:
PROPERTY OWNER

DWG. TITLE:
PROPOSED FLOOR PLANS

DATE:	20/03/2026	SCALE:	1:100 @ A3	JOB NO:	1075
DRAWN BY:	ZGB	REV. DATE:	08/06/2026		
DRWG. NO:	26_1075_104	REV.	B	CHECKED BY:	AS



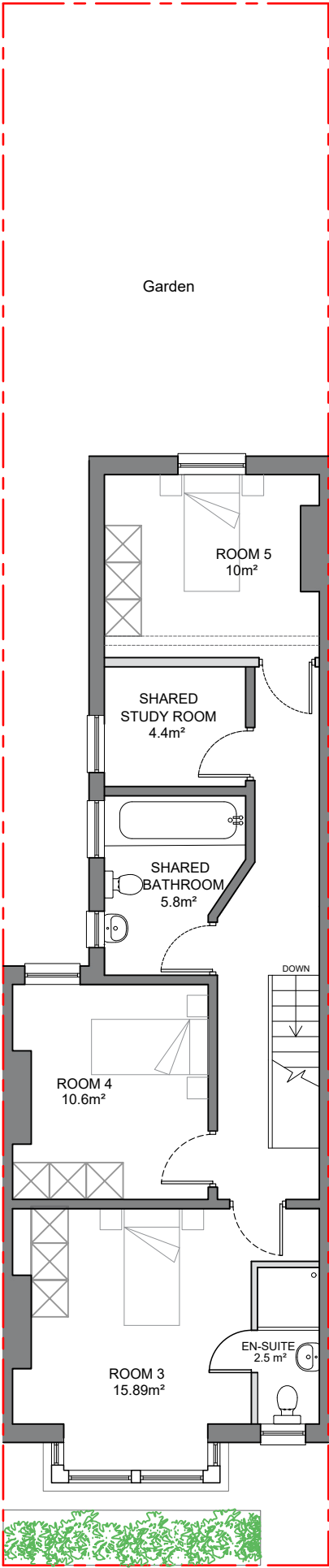
Proposed Box
Bins details
The two 240-litre refuse bins are housed within the proposed integrated storage enclosure and are fitted with wheels, allowing them to be easily manoeuvred to the front of the property on collection days and returned to their designated storage location thereafter. In addition, a small 25-litre food waste caddy is located adjacent to the front entrance for convenient day-to-day use. On collection days, this can also be temporarily positioned alongside the larger bins for collection and subsequently returned to its usual location.

This arrangement ensures that all refuse and recycling storage remains contained, accessible and well organised, maintaining a tidy and uncluttered appearance throughout the year. The integrated storage solution helps minimise visual impact within the street scene while ensuring that waste management requirements can be accommodated efficiently without detracting from the character or appearance of the property.

Timber Cladding Sliding Doors

no.15 16 Alfoxton Avenue no.17

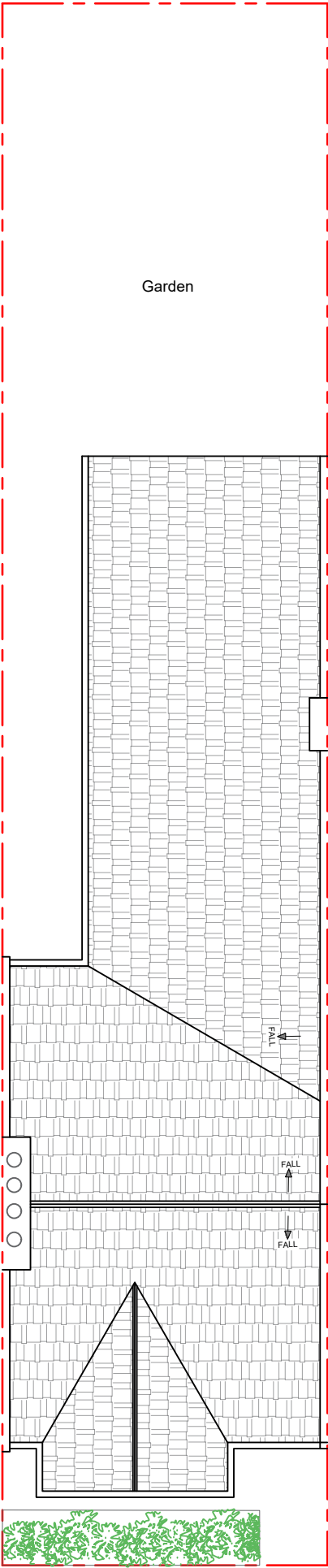
1 PROPOSED GROUND FLOOR PLAN
1:100 A3



Proposed plants on top of bike/bin box

no.15 16 Alfoxton Avenue no.17

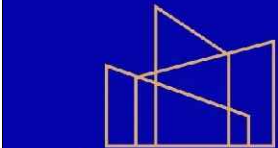
2 PROPOSED FIRST FLOOR PLAN
1:100 A3



Proposed plants on top of bike/bin box

no.15 16 Alfoxton Avenue no.17

3 PROPOSED ROOF PLAN
1:100 A3



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Legend

- Site Boundary
- Existing Wall
- Proposed wall/partition



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A	Amended Plans	08/05/2026
Rev -	For Planning Purposes Only	20/03/2026

PLANNING PERMISSION

PROJECT:
16 ALFOXTON AVENUE
LONDON
N15 3DD

PROJECT DESCRIPTION:

CHANGE OF USE FROM
USE CLASS C3
TO USE CLASS 4 (HMO - HOUSE IN
MULTIPLE OCCUPATION)

CLIENT:
PROPERTY OWNER

DWG. TITLE:
PROPOSED FRONT AND
REAR ELEVATIONS

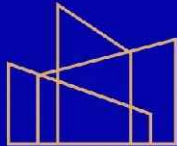
DATE: 20/03/2026	SCALE: 1:100 @ A3	JOB NO:
DRAWN BY: ZGB	REV. DATE: 08/06/2026	1075
DRWG. NO: 26_1075_105	REV: B	CHECKED BY: AS



4 PROPOSED FRONT ELEVATION
1:100 A3



5 PROPOSED REAR ELEVATION
1:100 A3



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CONSULTANCY

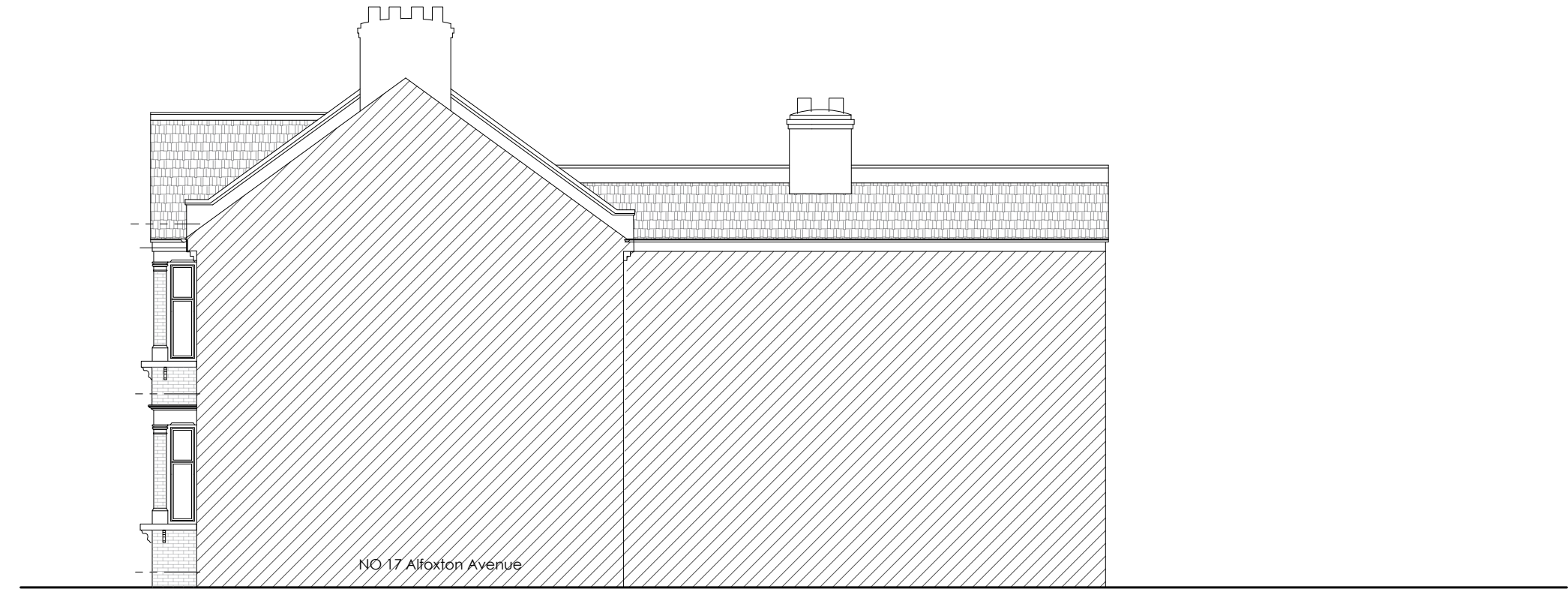
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6 PROPOSED SIDE ELEVATION
1:100 A3



7 PROPOSED SIDE ELEVATION
1:100 A3

Legend

- Site Boundary
- Existing Wall
- Proposed wall/partition

SCALE

0.5 1 1.5 2 2.5 5

B	Amended Plans	08/06/2026
A	Amended Plans	08/05/2026
Rev -	For Planning Purposes Only	20/03/2026

PLANNING PERMISSION

PROJECT:
16 ALFOXTON AVENUE
LONDON
N15 3DD

PROJECT DESCRIPTION:

CHANGE OF USE FROM
USE CLASS C3
TO USE CLASS 4 (HMO - HOUSE IN
MULTIPLE OCCUPATION)

CLIENT:
PROPERTY OWNER

DWG. TITLE:
PROPOSED SIDE ELEVATIONS

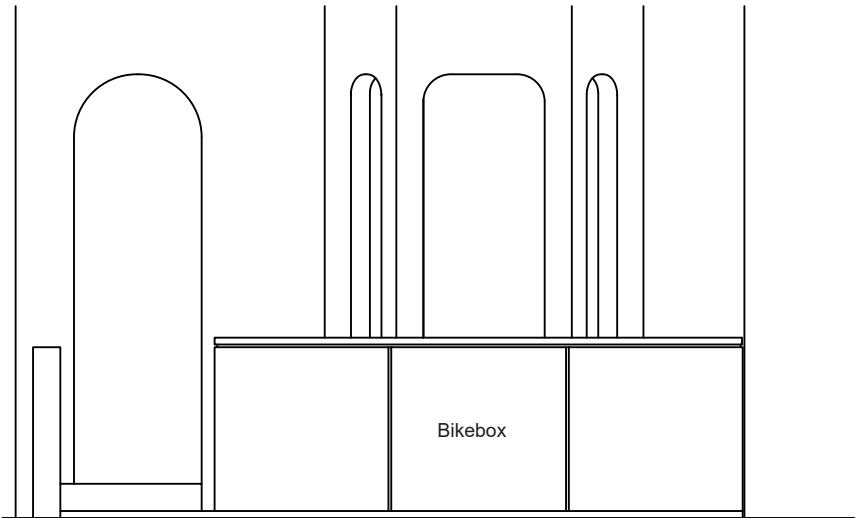
DATE: 20/03/2026	SCALE: 1:100 @ A3	JOB NO:
DRAWN BY: ZGB	REV. DATE: 08/06/2026	1075
DRWG. NO: 26_1075_106	REV: B	CHECKED BY: AS

EXAMPLE BIKE / BIN BOX

Model Plan closed



<https://bikebox.london/>



Example Front Elevation

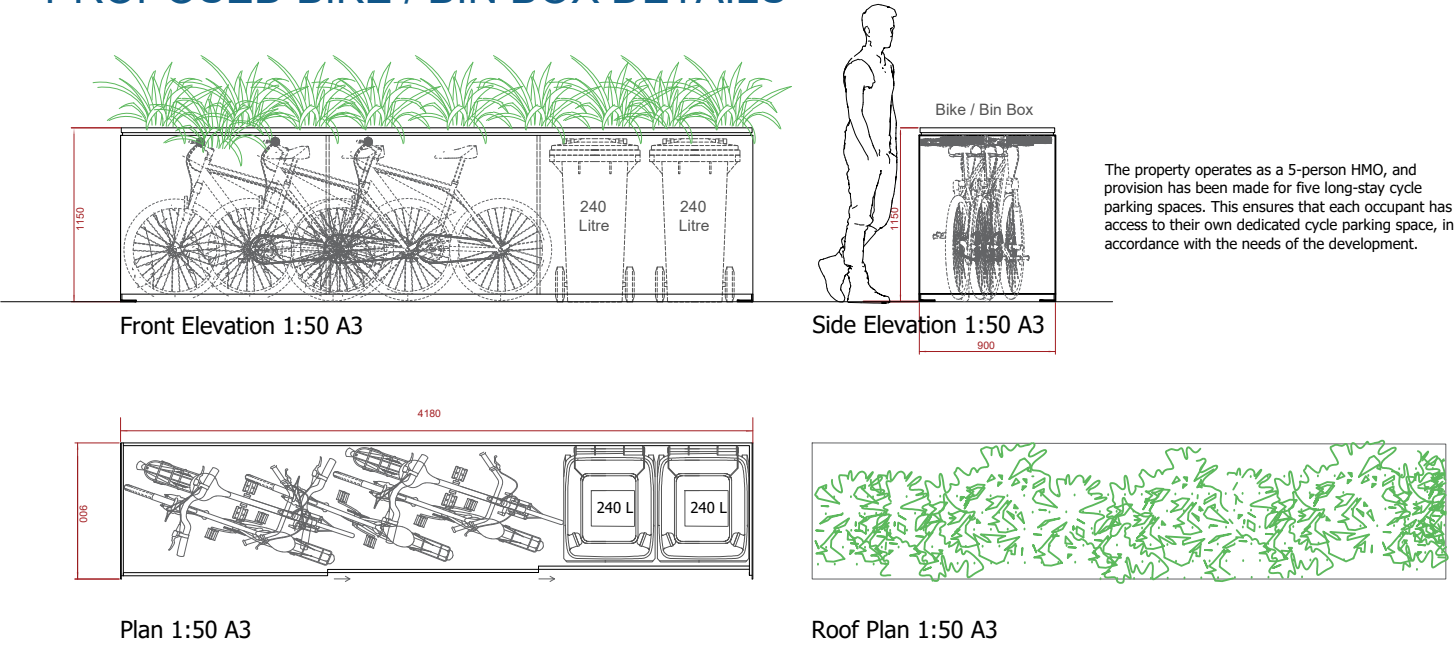


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PROPOSED BIKE / BIN BOX DETAILS



PROPOSED BOX DETAILS AND SECURITY

A bespoke combined cycle and refuse storage unit is proposed within the front forecourt. The storage box has been designed to accommodate up to five bicycles and two 240-litre refuse bins within a single integrated structure. The design incorporates three sliding access doors, which operate within the footprint of the enclosure and therefore do not require additional clearance space when opened. This ensures convenient access to both cycle and refuse storage without obstructing pedestrian movement or reducing the usable area of the site.

The proposed enclosure is based on a proven Bikebox-style design, specifically intended for constrained urban environments, and provides secure, weather-protected storage for bicycles and bins within a compact footprint. The structure will be finished with timber cladding to provide a high-quality appearance that complements the residential character of the surrounding area. In addition, the roof of the enclosure will incorporate integrated planting, providing a green feature that softens its appearance, enhances biodiversity, and contributes positively to the visual quality of the street scene. By integrating cycle storage, refuse storage and planting within a single enclosure, the proposal minimises visual clutter, improves the appearance of the frontage, and makes efficient use of the available space whilst maintaining functionality for residents.

The enclosure has been designed with security, safety and practicality as key considerations. The robust construction provides a secure environment for both bicycle and refuse storage, helping to protect users' property from theft and adverse weather conditions. The integrated sliding-door system improves accessibility while ensuring that doors do not project into pedestrian routes or circulation areas when opened, thereby reducing potential hazards within the site. The compact, enclosed design ensures that bicycles and bins are stored in an orderly and secure manner, contributing to a safer and more attractive frontage. The proposal therefore provides a high-quality, secure and space-efficient storage solution that is well suited to the constraints of the site and the needs of future occupants.

Legend

- Site Boundary
- Existing Wall
- Proposed wall/partition

SCALE: 0 0.5 1 1.5 2 2.5 5

Rev	Description	Date
1	For Planning Purposes Only	08/06/2026

PLANNING PERMISSION

PROJECT: 16 ALFOXTON AVENUE
LONDON
N15 3DD

PROJECT DESCRIPTION: CHANGE OF USE FROM
USE CLASS C3
TO USE CLASS 4 (HMO - HOUSE IN
MULTIPLE OCCUPATION)

CLIENT: PROPERTY OWNER

DWG. TITLE: BIKE / BIN BOX

DATE:	SCALE:	JOB NO:
20/03/2026	1:50 @ A3	1075

DRAWN BY:	REV. DATE:	CHECKED BY:
ZGB		AS

DRWG. NO:	REV.	CHECKED BY:
26_1075_107		AS