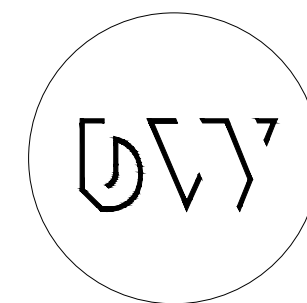


No.56 GRASMERE ROAD

N10 2DJ, Muswell Hill, London, UK

PART 01 - DRAWING PACKAGE
(FOR PLANNING_REV E)

04 - JUNE - 2026

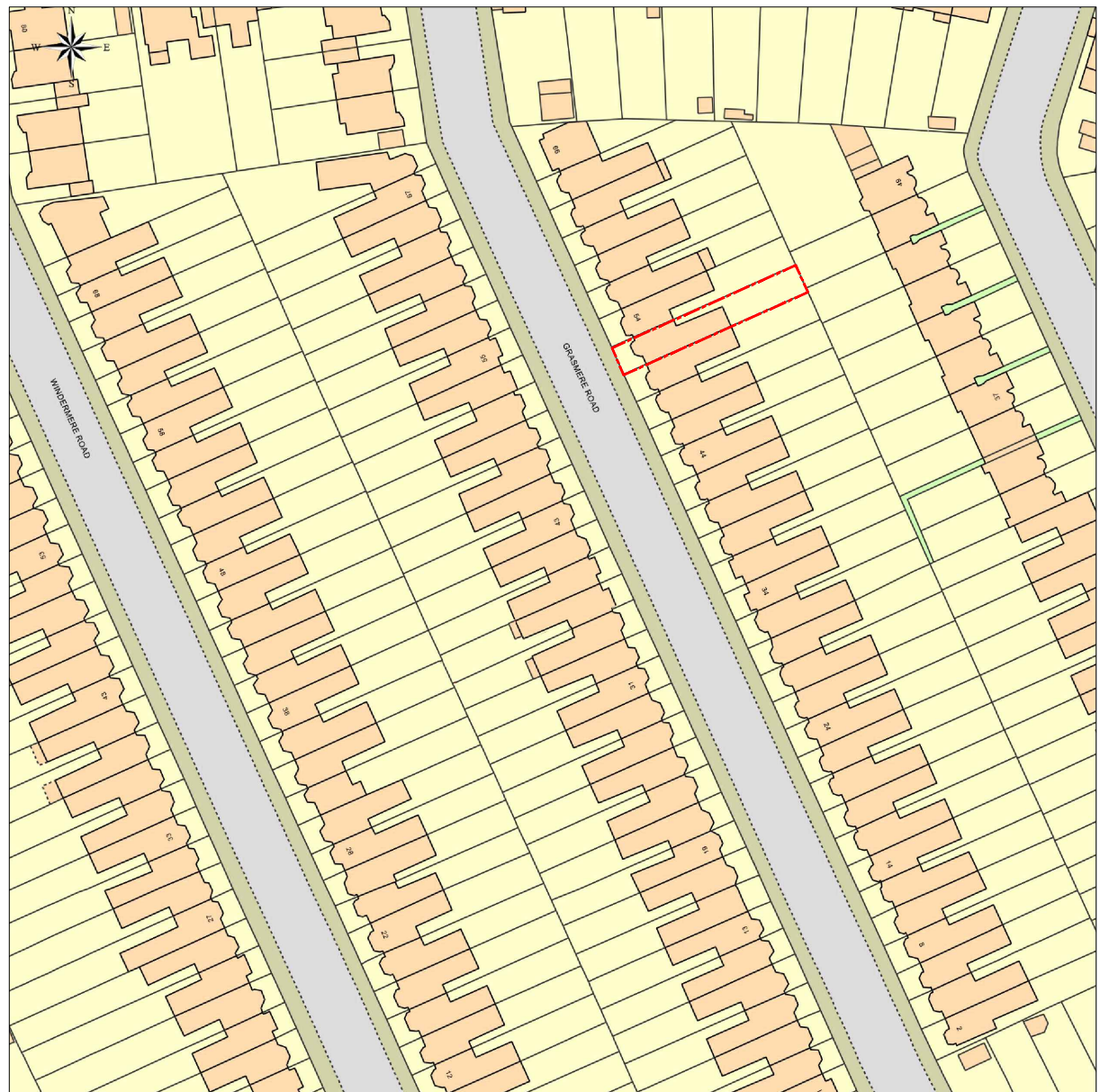


BYWATTINS

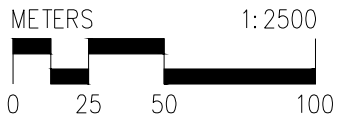
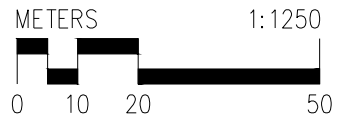
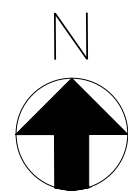
the original size of this drawing is A1 (594mm x 841mm) NOT FOR CONSTRUCTION



1 **No. 53 GRASMERE ROAD - LOCATION PLAN**
scale 1:625@A1 scale 1:1250@A3



2 **No. 53 GRASMERE ROAD - LOCATION PLAN**
scale 1:1250@A1 scale 1:2500@A3



KEY PLAN

Notes:

All drawings to be read in conjunction with all other drawings: structural engineer's drawings, m/e drawings, specifications, schedules, schedule of works, etc.

DO NOT scale off drawings - use provided dimensions only. If any discrepancies between dimensions provided on these drawings & on site are found, ByWatkins are to be contacted. All dimensions need to be checked on site prior to ordering & construction.

Differences found between drawings and specification or bills of quantities to be reported to ByWatkins.

The copyright of the drawing and designs remains ByWatkins. All copies are only for information about the application, they may not be used for any other purpose without the express written permission of ByWatkins.

Drawings show design intent only.

All mechanics and fixings by contractor as required.

All joinery drawings and details show design intent only. All shop drawings are by contractor and to be revised by ByWatkins.

rev	name	date
/	FIRST ISSUE	31-03-2026
A	FOR PLANNING	02-04-2026
B	FOR PLANNING (UPDATED)	18-05-2026
C	FOR PLANNING (ROOFLINE)	19-05-2026
D	FOR PLANNING (LOFT OFFSET)	22-05-2026
E	FOR PLANNING (LEVELS)	04-06-2026

BYWATKINS BUILDINGS
& INTERIORS
71-75 SHELTON STREET, LONDON WC2H 9JQ
T +44(0)78 0275 0126
bywatkins.com

Client Approval:

Project Name:

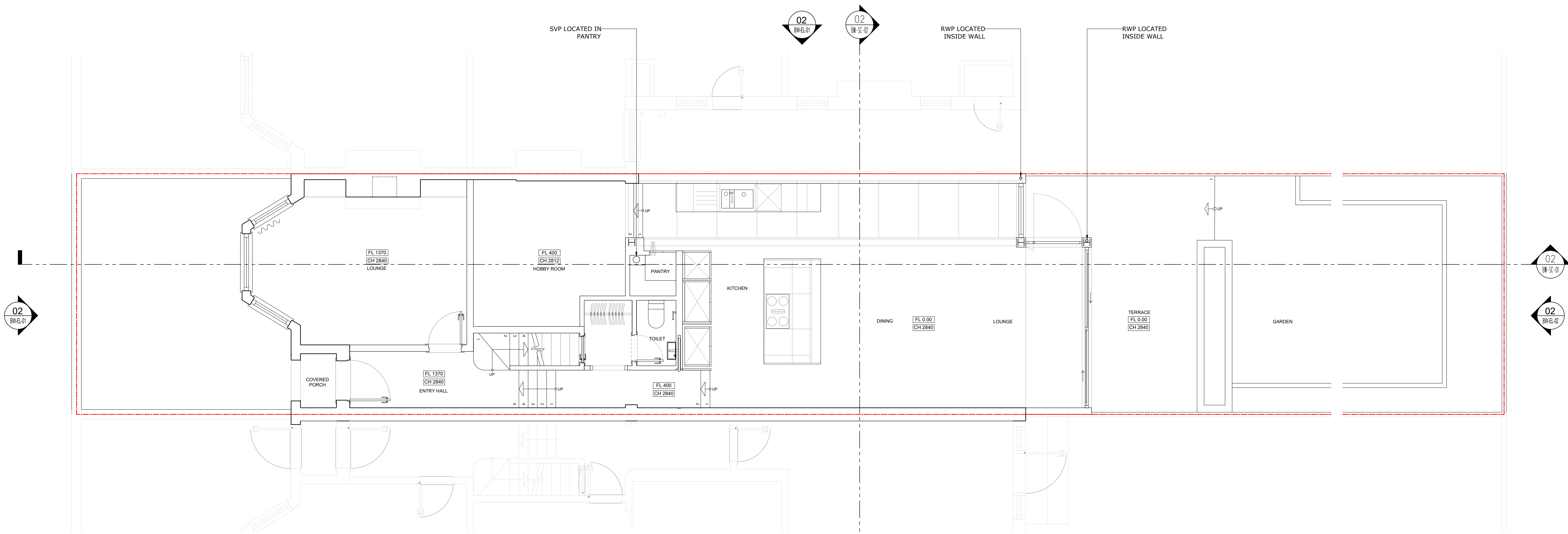
No. 2026003
53 GRASMERE ROAD,
LONDON, N10 2DJ

Drawing Title:

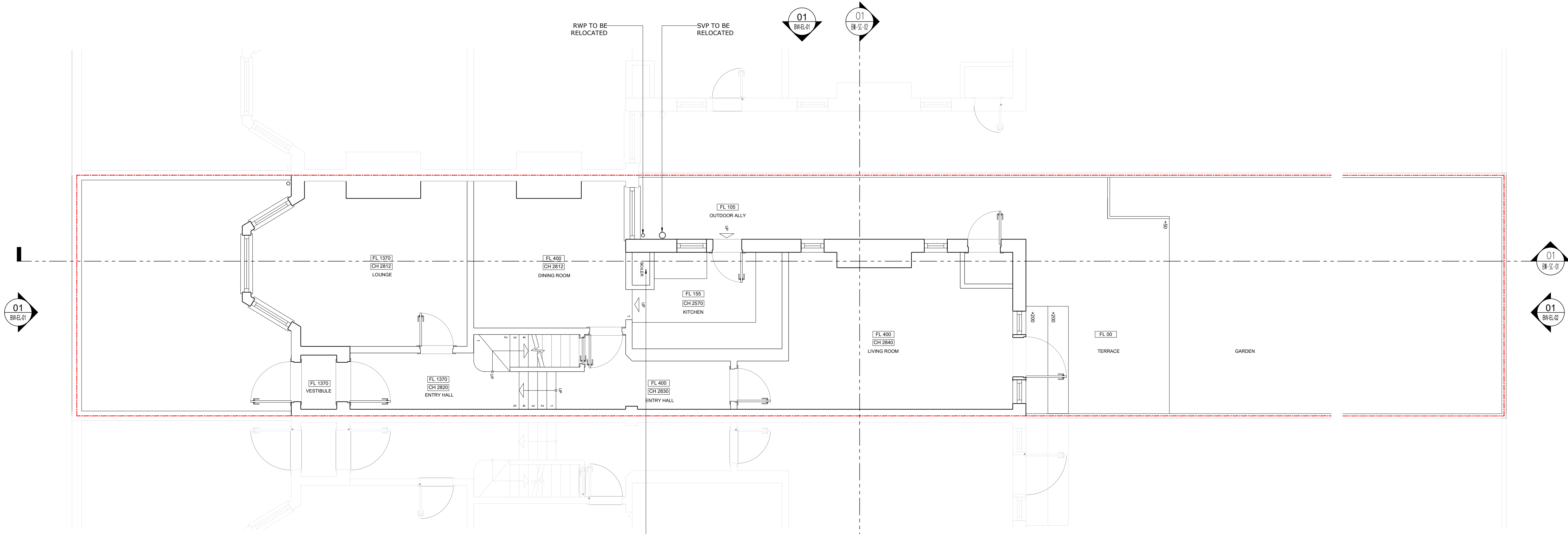
SITE PLAN

Date: JUNE 4, 2026	Drawn by: BW	Checked by: NW
Status: PLANNING	Scale: VARIES	
Drawing Number: BW-SP-00	Rev: E	

the original size of this drawing is A1 (594mm x 841mm) NOT FOR CONSTRUCTION



2 PROPOSED PLAN
1 : 50



1 EXISTING PLAN
1 : 50



KEY PLAN

Notes:
All drawings to be read in conjunction with all other drawings: structural engineer's drawings, m/e drawings, specifications, schedules, schedule of works, etc.
DO NOT scale off drawings - use provided dimensions only. If any discrepancies between dimensions provided on these drawings & on site are found, ByWatkins are to be contacted. All dimensions need to be checked on site prior to ordering & construction.
Differences found between drawings and specification or bills of quantities to be reported to ByWatkins.
The copyright of the drawing and designs remains ByWatkins. All copies are only for information about the application, they may not be used for any other purpose without the express written permission of ByWatkins.
Drawings show design intent only.
All mechanics and fixings by contractor as required.
All joinery drawings and details show design intent only. All shop drawings are by contractor and to be revised by ByWatkins.

SCALE 1:50 @ A1
SCALE 1:100 @ A3

rev	name	date
/	FIRST ISSUE	31-03-2026
A	FOR PLANNING	02-04-2026
B	FOR PLANNING (UPDATED)	18-05-2026
C	FOR PLANNING (ROOFLINE)	19-05-2026
D	FOR PLANNING (LOFT OFFSET)	22-05-2026
E	FOR PLANNING (LEVELS)	04-06-2026

BYWATKINS BUILDINGS & INTERIORS
71-75 SHELTON STREET, LONDON WC2H 9JQ
T +44(0)78 0275 0126
bywatkins.com

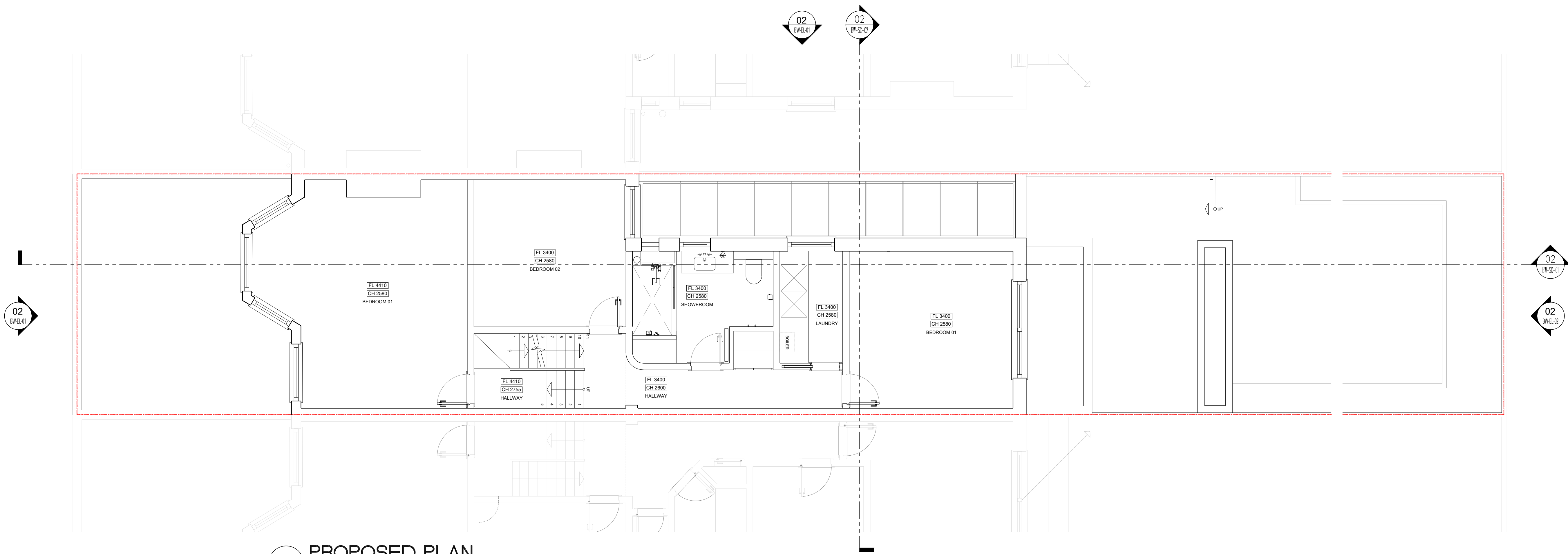
Client Approval:

Project Name:
No. 2026003
53 GRASMERE ROAD,
LONDON, N10 2DJ

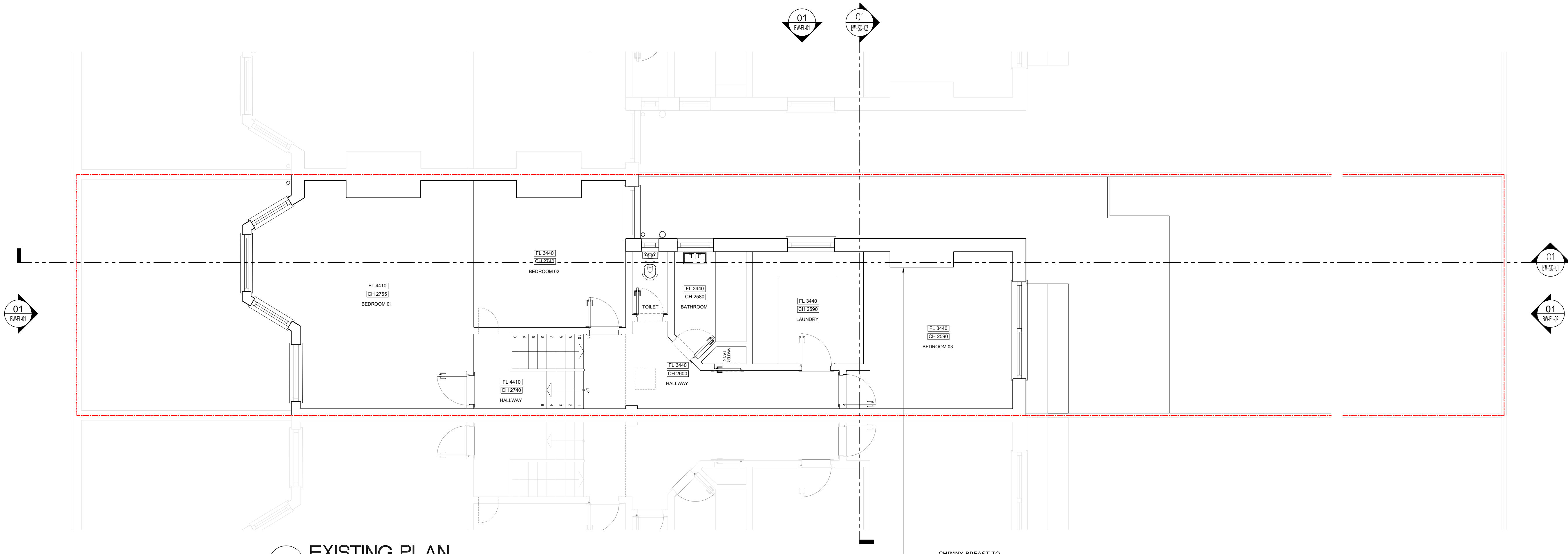
Drawing Title:
FLOOR PLAN
LEVEL 00

Date: JUNE 4, 2026	Drawn by: BW	Checked by: NW
Status: PLANNING	Scale: 1:50	
Drawing Number: BW-GA-00	Rev: E	

the original size of this drawing is A1 (594mm x 841mm) NOT FOR CONSTRUCTION



2 PROPOSED PLAN
1 : 50



1 EXISTING PLAN
1 : 50

KEY PLAN

Notes:

All drawings to be read in conjunction with all other drawings: structural engineer's drawings, m/e drawings, specifications, schedules, schedule of works, etc.

DO NOT scale off drawings - use provided dimensions only. If any discrepancies between dimensions provided on these drawings & on site are found, ByWatkins are to be contacted. All dimensions need to be checked on site prior to ordering & construction.

Differences found between drawings and specification or bills of quantities to be reported to ByWatkins.

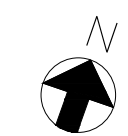
The copyright of the drawing and designs remains ByWatkins. All copies are only for information about the application, they may not be used for any other purpose without the express written permission of ByWatkins.

Drawings show design intent only.

All mechanics and fixings by contractor as required.

All joinery drawings and details show design intent only. All shop drawings are by contractor and to be revised by ByWatkins.

SCALE 1:50 @ A1
SCALE 1:100 @ A3



rev	name	date
/	FIRST ISSUE	31-03-2026
A	FOR PLANNING	02-04-2026
B	FOR PLANNING (UPDATED)	18-05-2026
C	FOR PLANNING (ROOFLINE)	19-05-2026
D	FOR PLANNING (LOFT OFFSET)	22-05-2026
E	FOR PLANNING (LEVELS)	04-06-2026

BYWATKINS BUILDINGS & INTERIORS

71-75 SHELTON STREET, LONDON WC2H 9JQ
T +44(0)78 0275 0126
bywatkins.com

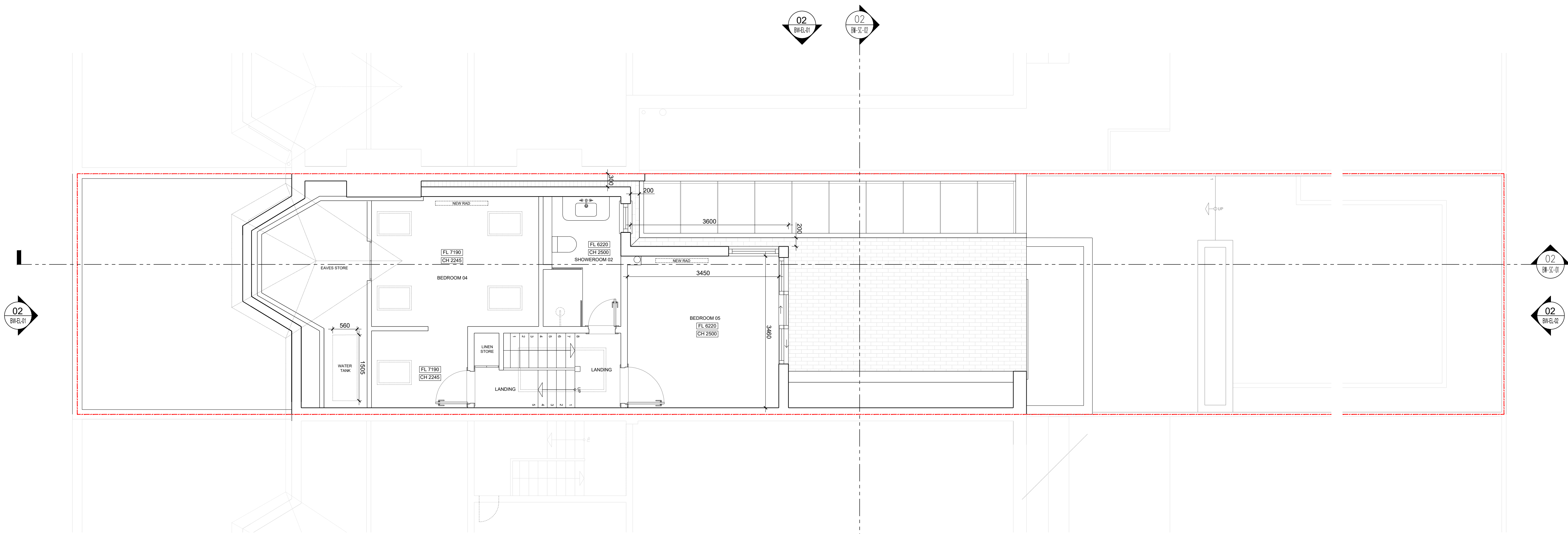
Client Approval:

Project Name:
No. 2026003
53 GRASMERE ROAD,
LONDON, N10 2DJ

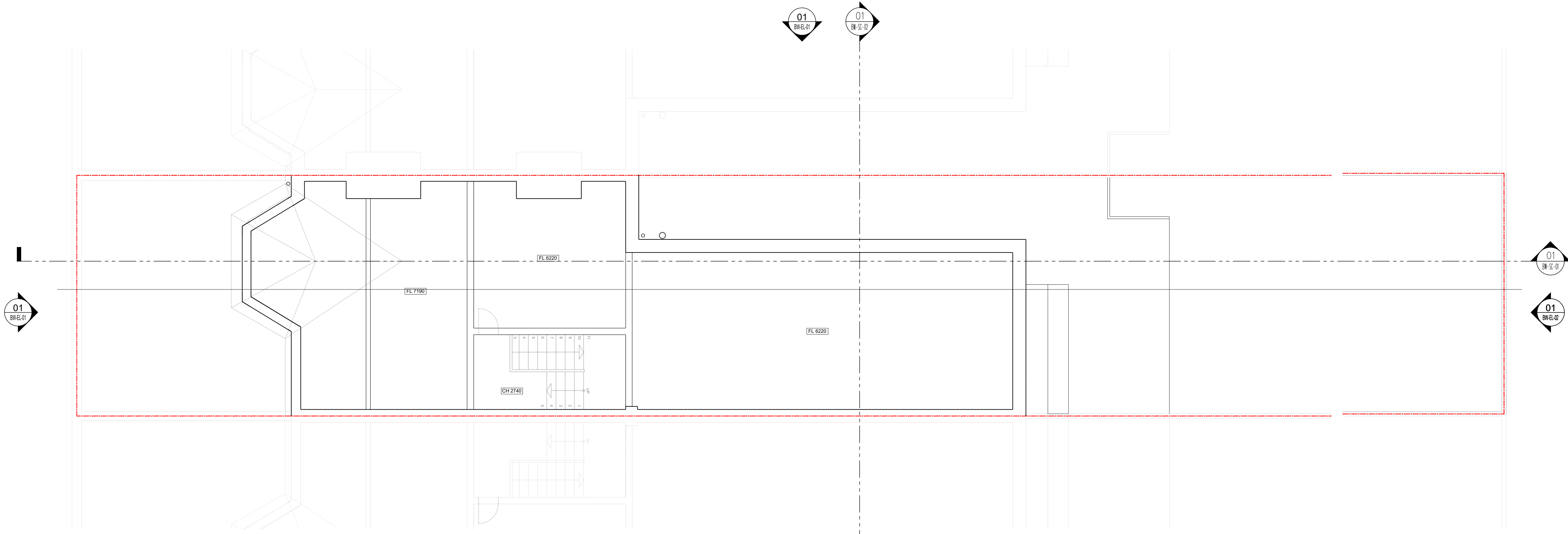
Drawing Title:
FLOOR PLAN
LEVEL 01

Date: JUNE 4, 2026	Drawn by: BW	Checked by: NW
Status: PLANNING	Scale: 1:50	
Drawing Number: BW-GA-01	Rev: E	

the original size of this drawing is A1 (594mm x 841mm) NOT FOR CONSTRUCTION



2 PROPOSED PLAN
1 : 50



1 EXISTING PLAN
1 : 50

KEY PLAN

Notes:
All drawings to be read in conjunction with all other drawings: structural engineer's drawings, m/e drawings, specifications, schedules, schedule of works, etc.
DO NOT scale off drawings - use provided dimensions only. If any discrepancies between dimensions provided on these drawings & on site are found, ByWatkins are to be contacted. All dimensions need to be checked on site prior to ordering & construction.
Differences found between drawings and specification or bills of quantities to be reported to ByWatkins.
The copyright of the drawing and designs remains ByWatkins. All copies are only for information about the application, they may not be used for any other purpose without the express written permission of ByWatkins.
Drawings show design intent only.
All mechanics and fixings by contractor as required.
All joinery drawings and details show design intent only. All shop drawings are by contractor and to be revised by ByWatkins.

SCALE 1:50 @ A1
SCALE 1:100 @ A3

rev	name	date
/	FIRST ISSUE	31-03-2026
A	FOR PLANNING	02-04-2026
B	FOR PLANNING (UPDATED)	18-05-2026
C	FOR PLANNING (ROOFLINE)	19-05-2026
D	FOR PLANNING (LOFT OFFSET)	22-05-2026
E	FOR PLANNING (LEVELS)	04-06-2026

BYWATKINS BUILDINGS & INTERIORS
71-75 SHELTON STREET, LONDON WC2H 9JQ
T +44(0)78 0275 0126
bywatkins.com

Client Approval:

Project Name:
No. 2026003
53 GRASMERE ROAD,
LONDON, N10 2DJ

Drawing Title:
FLOOR PLAN
LEVEL 02

Date: JUNE 4, 2026	Drawn by: BW	Checked by: NW
Status: PLANNING	Scale: 1:50	
Drawing Number: BW-GA-00	Rev: E	

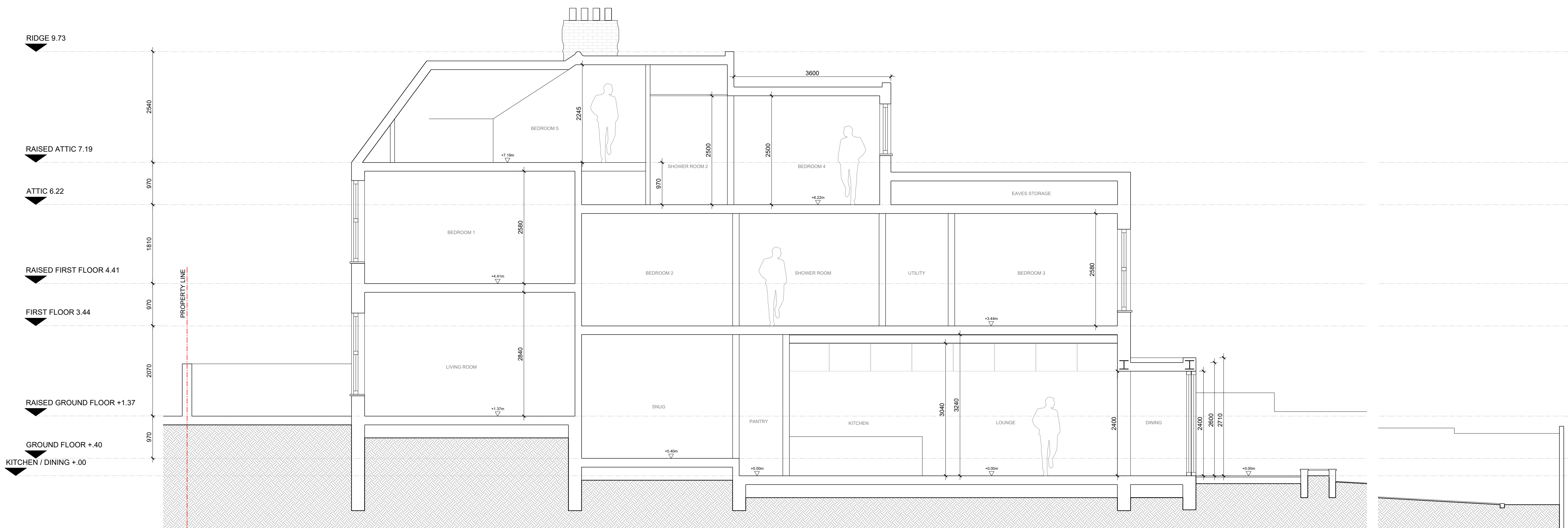
BYWATKINS BUILDINGS
& INTERIORS

71-75 SHELTON STREET, LONDON WC2H 9JQ
T +44(0)78 0275 0126
bywatkins.com

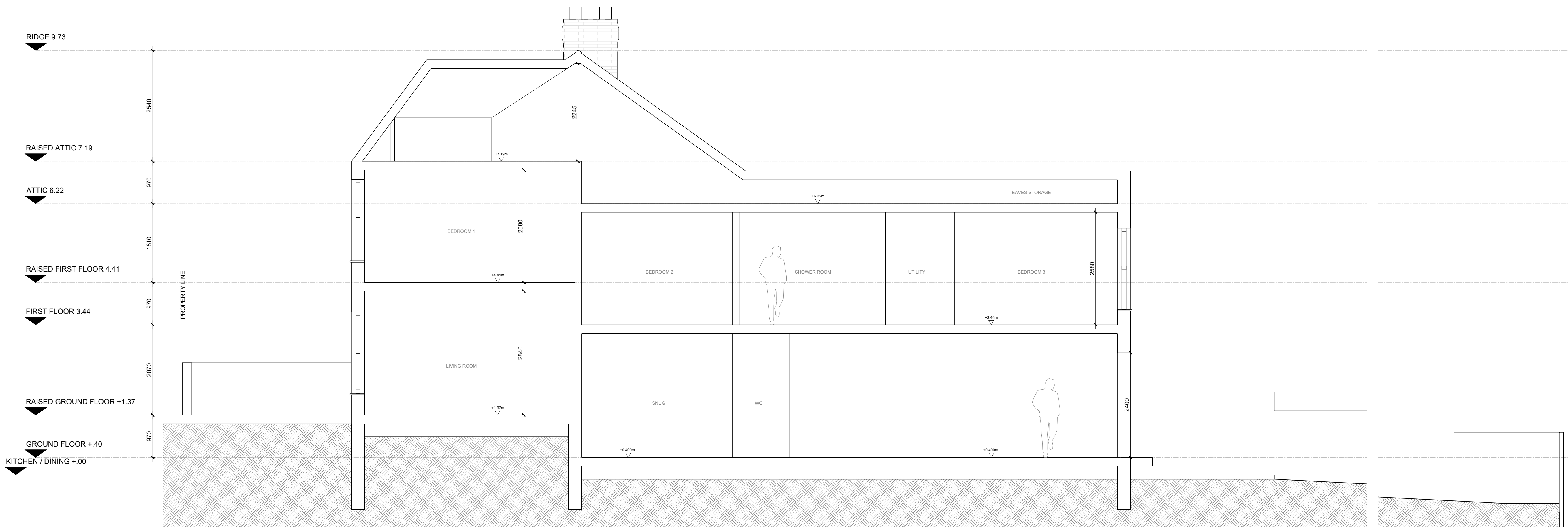
Project Name:
No. 2026003
53 GRASMERE ROAD,
LONDON, N10 2DJ

Drawing Title:
ROOF PLAN
LEVEL 03

Date: JUNE 4, 2026	Drawn by: BW	Checked by: NW
Status: PLANNING	Scale: 1:50	
Drawing Number: BW-GA-03		Rev: E



2 PROPOSED SECTION



1 EXISTING SECTION
1 : 50

KEY PLAN

otes:

All drawings to be read in conjunction with all other drawings: structural engineer's drawings, m+e drawings, specifications, schedules, schedule of works, etc.

DO NOT scale off drawings - use provided dimensions only. If any discrepancies between dimensions provided on these drawings & on site are found, ByWatkins are to be contacted. All dimensions need to be checked on site prior to ordering & construction.

differences found between drawings and specification or bills of quantities to be reported to ByWatkins.

the copyright of the drawing and designs remains ByWatkins. All copies are only for information about the application, they may not be used for any other purpose without the express written permission of ByWatkins.

Drawings show design intent only.

II mechanics and fixings by contractor as required.

All joinery drawings and details show design intent only. All shop drawings are by contractor and to be revised by ByWatkins.

SCALE 1:50 @ A1
SCALE 1:100 @ A3

[illegible]

BYWATKINS BUILDINGS
& INTERIORS

71-75 SHELTON STREET, LONDON WC2H 9JQ
T +44(0)78 0275 0126
bywatkins.com

Client Approval:

Project Name:

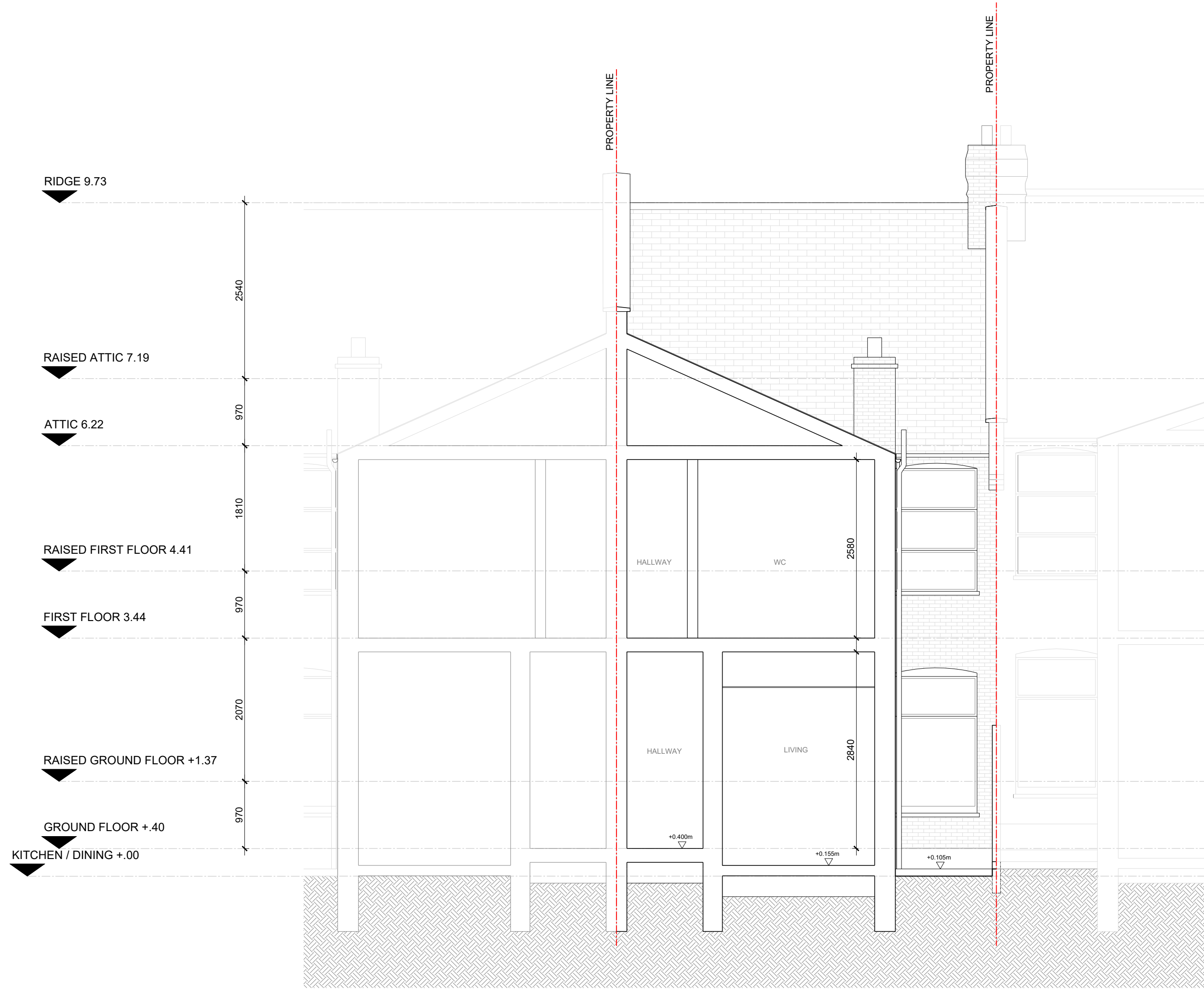
No. 2026003
53 GRASMERE ROAD,
LONDON, N10 2DJ

Drawing Title:
SECTION 01

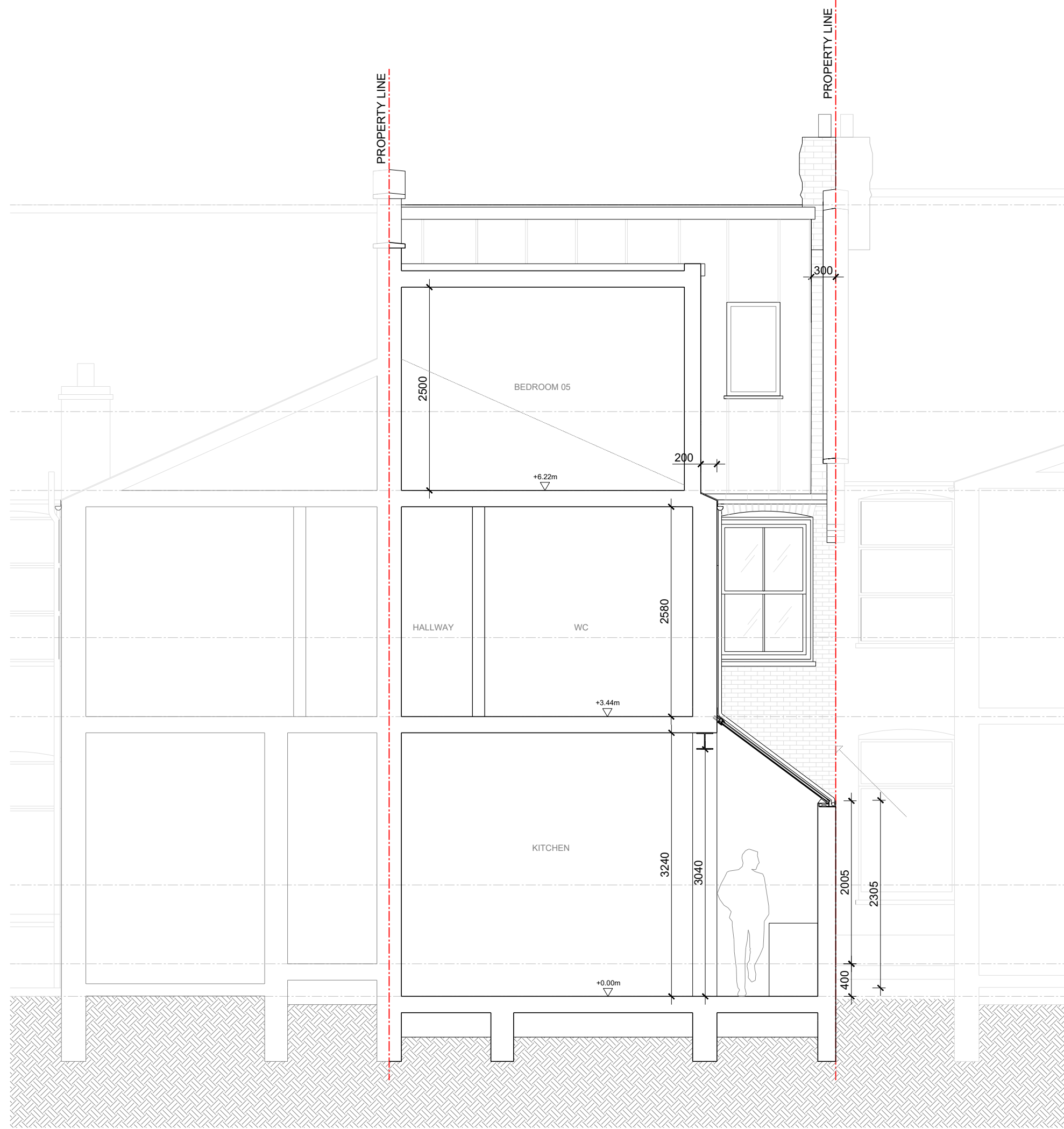
Date: JUNE 4, 2026	Drawn by: BW	Checked by: NW
Status: PLANNING	Scale: 1:50	
Drawing Number: BW-SC-01		Rev: E

the original size of this drawing is A1 (594mm x 841mm) NOT FOR CONSTRUCTION

the original size of this drawing is A1 (594mm x 841mm) NOT FOR CONSTRUCTION



1 EXISTING SECTION
1 : 50



2 PROPOSED SECTION
1 : 50



KEY PLAN

Notes:

All drawings to be read in conjunction with all other drawings: structural engineer's drawings, m/e drawings, specifications, schedules, schedule of works, etc.

DO NOT scale off drawings - use provided dimensions only. If any discrepancies between dimensions provided on these drawings & on site are found, ByWatkins are to be contacted. All dimensions need to be checked on site prior to ordering & construction.

Differences found between drawings and specification or bills of quantities to be reported to ByWatkins.

The copyright of the drawing and designs remains ByWatkins. All copies are only for information about the application, they may not be used for any other purpose without the express written permission of ByWatkins.

Drawings show design intent only.

All mechanics and fixings by contractor as required.

All joinery drawings and details show design intent only. All shop drawings are by contractor and to be revised by ByWatkins.

SCALE 1:50 @ A1
SCALE 1:100 @ A3

rev	name	date
/	FIRST ISSUE	31-03-2026
A	FOR PLANNING	02-04-2026
B	FOR PLANNING (UPDATED)	18-05-2026
C	FOR PLANNING (ROOFLINE)	19-05-2026
D	FOR PLANNING (LOFT OFFSET)	22-05-2026
E	FOR PLANNING (LEVELS)	04-06-2026

BYWATKINS BUILDINGS & INTERIORS

71-75 SHELTON STREET, LONDON WC2H 9JQ
T +44(0)78 0275 0126
bywatkins.com

Client Approval:

Project Name:
No. 2026003
53 GRASMERE ROAD,
LONDON, N10 2DJ

Drawing Title:
SECTION 02

Date: JUNE 4, 2026	Drawn by: BW	Checked by: NW
Status: PLANNING	Scale: 1:50	
Drawing Number: BW-GA-00	Rev: E	

the original size of this drawing is A1 (594mm x 841mm) NOT FOR CONSTRUCTION



KEY PLAN

Notes:

All drawings to be read in conjunction with all other drawings: structural engineer's drawings, m/e drawings, specifications, schedules, schedule of works, etc.

DO NOT scale off drawings - use provided dimensions only. If any discrepancies between dimensions provided on these drawings & on site are found, ByWatkins are to be contacted. All dimensions need to be checked on site prior to ordering & construction.

Differences found between drawings and specification or bills of quantities to be reported to ByWatkins.

The copyright of the drawing and designs remains ByWatkins. All copies are only for information about the application, they may not be used for any other purpose without the express written permission of ByWatkins.

Drawings show design intent only.

All mechanics and fixings by contractor as required.

All joinery drawings and details show design intent only. All shop drawings are by contractor and to be revised by ByWatkins.

MATERIAL TYPE LEGEND	
MT-01	ROOF TILE
MT-02	BRICK
MT-03	WHITE PAINTED TIMBER
MT-04	WHITE PAINTED METAL
MT-05	WHITE PVC
MT-06	WOOD VENEER
MT-07	7044 SILK GREY PAINTED TIMBER
MT-08	SLATE GREY METAL
MT-09	RAL 7044 SILK GREY
MT-10	LONDON STOCK BRICK
MT-11	TIMBER DECKING
MT-12	LONDON STOCK BRICK-SLP
MT-13	OBSCURED GLASS

SCALE 1:50 @ A1
SCALE 1:100 @ A3

rev	name	date
/	FIRST ISSUE	31-03-2026
A	FOR PLANNING	02-04-2026
B	FOR PLANNING (UPDATED)	18-05-2026
C	FOR PLANNING (ROOFLINE)	19-05-2026
D	FOR PLANNING (LOFT OFFSET)	22-05-2026
E	FOR PLANNING (LEVELS)	04-06-2026

BYWATKINS BUILDINGS & INTERIORS
71-75 SHELTON STREET, LONDON WC2H 9JQ
T +44(0)78 0275 0126
bywatkins.com

Client Approval:

Project Name:

No. 2026003
53 GRASMERE ROAD,
LONDON, N10 2DJ

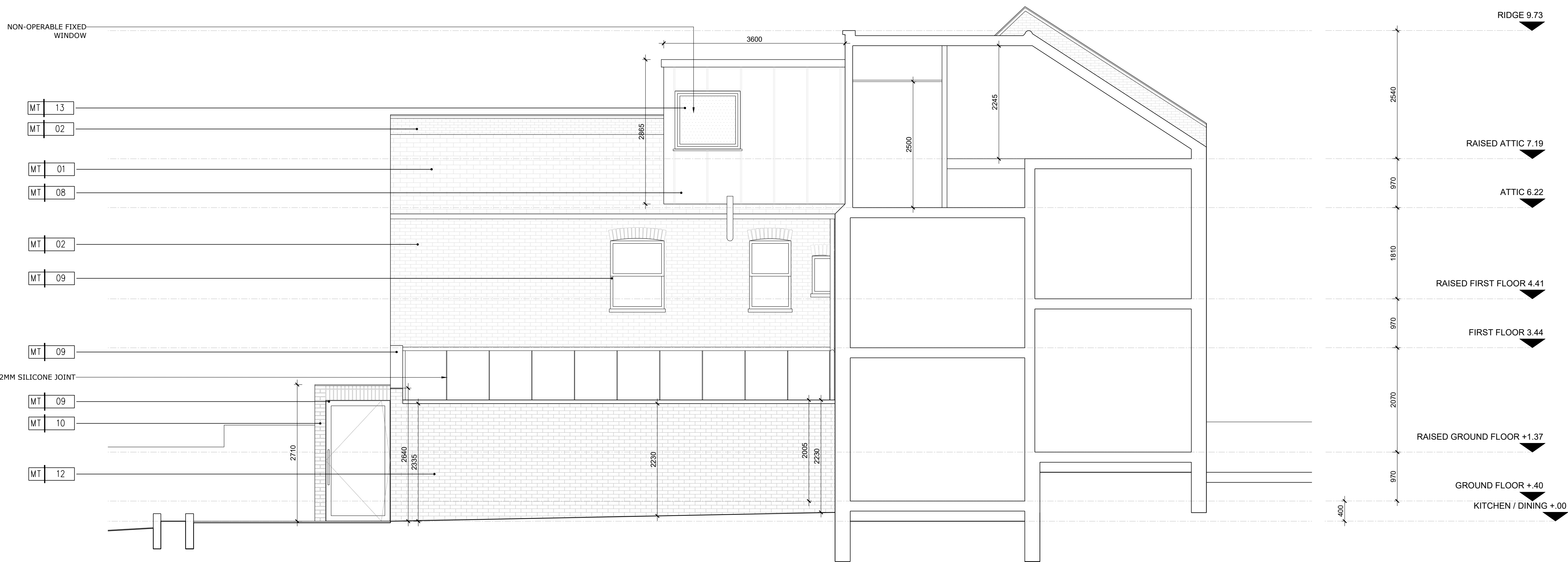
Drawing Title:

FRONT ELEVATION

Date: JUNE 4, 2026	Drawn by: BW	Checked by: NW
Status: PLANNING	Scale: 1:50	
Drawing Number: BW-EL-00	Rev: E	



the original size of this drawing is A1 (594mm x 841mm) NOT FOR CONSTRUCTION



2 PROPOSED SECTION
1 : 50



1 EXISTING SECTION
1 : 50



KEY PLAN

Notes:
All drawings to be read in conjunction with all other drawings: structural engineer's drawings, mve drawings, specifications, schedules, schedule of works, etc.
DO NOT scale off drawings - use provided dimensions only. If any discrepancies between dimensions provided on these drawings & on site are found, ByWatkins are to be contacted. All dimensions need to be checked on site prior to ordering & construction.
Differences found between drawings and specification or bills of quantities to be reported to ByWatkins.
The copyright of the drawing and designs remains ByWatkins. All copies are only for information about the application, they may not be used for any other purpose without the express written permission of ByWatkins.
Drawings show design intent only.
All mechanics and fixings by contractor as required.
All joinery drawings and details show design intent only. All shop drawings are by contractor and to be revised by ByWatkins.

MATERIAL TYPE LEGEND	
MT-01	ROOF TILE
MT-02	BRICK
MT-03	WHITE PAINTED TIMBER
MT-04	WHITE PAINTED METAL
MT-05	WHITE PVC
MT-06	WOOD VENEER
MT-07	7044 SILK GREY PAINTED TIMBER
MT-08	SLATE GREY METAL
MT-09	RAL 7044 SILK GREY
MT-10	LONDON STOCK BRICK
MT-11	TIMBER DECKING
MT-12	LONDON STOCK BRICK-SLP
MT-13	OBSCURED GLASS

SCALE 1:50 @ A1
SCALE 1:100@ A3

rev	name	date
/	FIRST ISSUE	31-03-2026
A	FOR PLANNING	02-04-2026
B	FOR PLANNING (UPDATED)	18-05-2026
C	FOR PLANNING (ROOFLINE)	19-05-2026
D	FOR PLANNING (LOFT OFFSET)	22-05-2026
E	FOR PLANNING (LEVELS)	04-06-2026

BYWATKINS BUILDINGS & INTERIORS
71-75 SHELTON STREET, LONDON WC2H 9JQ
T +44(0)78 0275 0126
bywatkins.com

Client Approval:

Project Name:
No. 2026003
53 GRASMERE ROAD,
LONDON, N10 2DJ

Drawing Title:
SIDE ELEVATION

Date: JUNE 4, 2026	Drawn by: BW	Checked by: NW
Status: PLANNING	Scale: 1:50	
Drawing Number: BW-GA-00	Rev: E	

otes

All drawings to be read in conjunction with all other drawings: structural engineer's drawings, m+e drawings, specifications, schedules, schedule of works, etc.

DO NOT scale off drawings - use provided dimensions only. If any discrepancies between dimensions provided on these drawings & on site are found, ByWatkins are to be contacted. All dimensions need to be checked on site prior to ordering & construction.

differences found between drawings and specification or bills of quantities to be reported to ByWatkins.

the copyright of the drawing and designs remains ByWatkins. All copies are only for information about the application, they may not be used for any other purpose without the express written permission of ByWatkins.

Drawings show design intent only.

Il mechanics and fixings by contractor as required.

All joinery drawings and details show design intent only. All shop drawings are by contractor and to be revised by ByWatkins.

MATERIAL TYPE LEGEND	
MT-01	ROOF TILE
MT-02	BRICK
MT-03	WHITE PAINTED TMBER
MT-04	WHITE PAINTED METAL
MT-05	WHITE PVC
MT-06	WOOD VENEER
MT-07	7044 SILK GREY PAINTED TIMBER
MT-08	SLATE GREY METAL
MT-09	RL 7044 SILK GREY
MT-10	LONDON STOCK BRICK
MT-11	TIMBER DECKING
MT-12	LONDON STOCK BRICK-SLIP
MT-13	OBSOURED GLASS

SCALE 1:50 @ A1
SCALE 1:100 @ A3

rev	name	date
/	FIRST ISSUE	31-03-2026
A	FOR PLANNING	02-04-2026
B	FOR PLANNING (UPDATED)	18-05-2026
C	FOR PLANNING (ROOFLINE)	19-05-2026
D	FOR PLANNING (LOFT OFFSET)	22-05-2026
E	FOR PLANNING (LEVELS)	04-06-2026

BYWATKINS BUILDINGS & INTERIORS
71-75 SHELTON STREET, LONDON WC2H 9JQ
T +44(0)78 0275 0126
bywatkins.com

Client Approval:

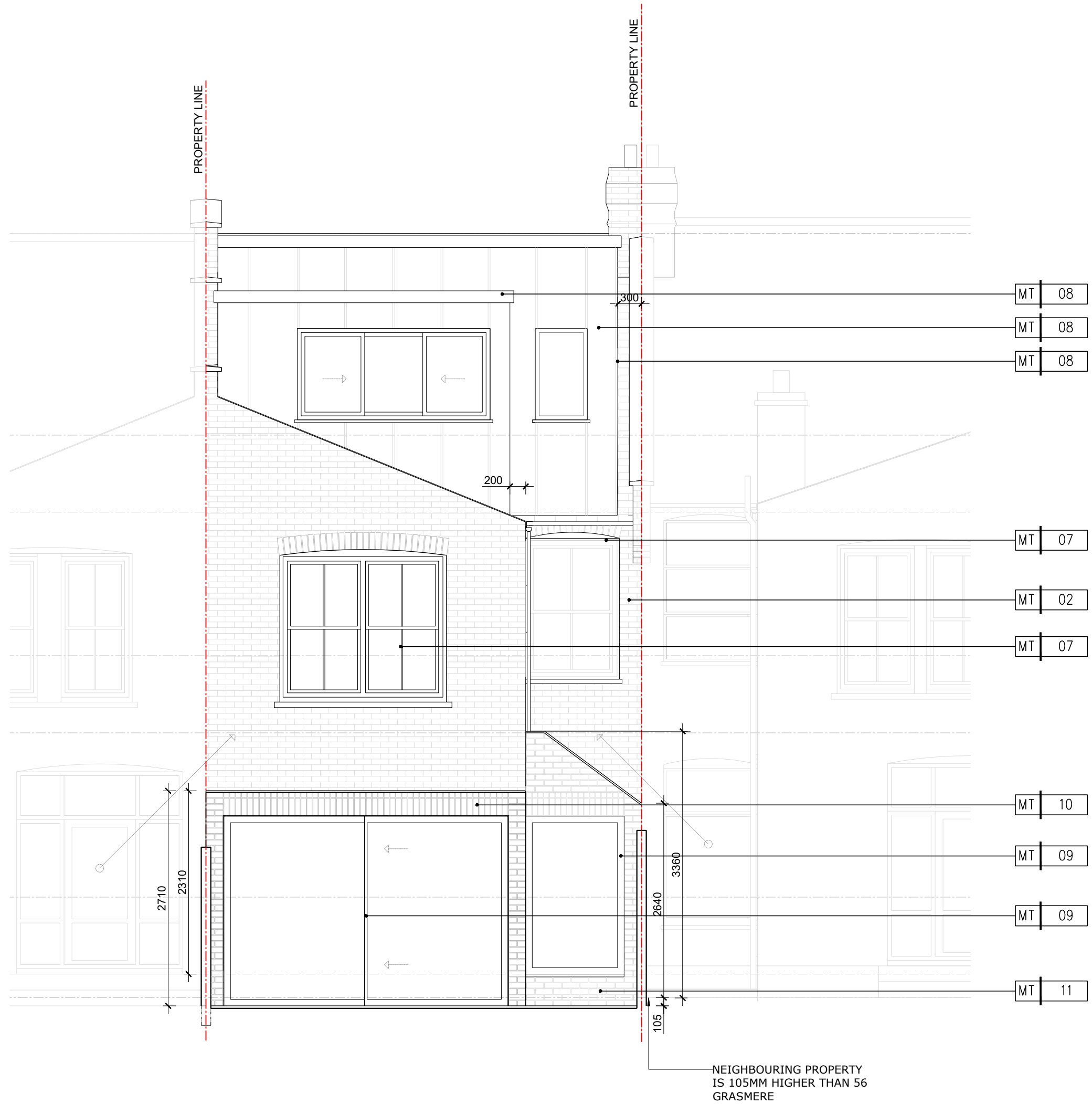
Project Name:
No. 2026003
53 GRASMERE ROAD,
LONDON, N10 2DJ

Drawing Title:
REAR ELEVATION

Date: JUNE 4, 2026	Drawn by: BW	Checked by: NW
Status: PLANNING	Scale: 1:50	
Drawing Number: BW-GA-00		Rev: E



1 EXISTING ELEVATION



2 PROPOSED ELEVATION

