



**OPPORTUNITY**  
Close to local shops and amenities

**OPPORTUNITY**  
Good transport links

Chalk Farm 10min walk

**OPPORTUNITY**  
Irregular building line allows development to be set back from the boundary allowing ground floor defensible space

**OPPORTUNITY**  
4 storey new development adjacent

**OPPORTUNITY**  
Blank gable wall







**OPPORTUNITY**  
Yard can be used as ground floor amenity space

**OPPORTUNITY**  
Quiet residential street

**CONSTRAINT**  
Neighbouring windows have been built close to the site boundary, restricting the development footprint

**CONSTRAINT**  
Distance between existing and proposed habitable rooms falls just short of accepted guidelines, however the proposal seeks to restore the historic street pattern

**CONSTRAINT**  
Development needs to respect the light, views and privacy of the neighbouring properties

-  site area
-  single storey vacant workshops - to be demolished
-  outline of proposed development
-  windows overlooking the site
-  irregular building line to the east side of Allcroft Road
-  position of photo view

Kentish Town West 10min walk