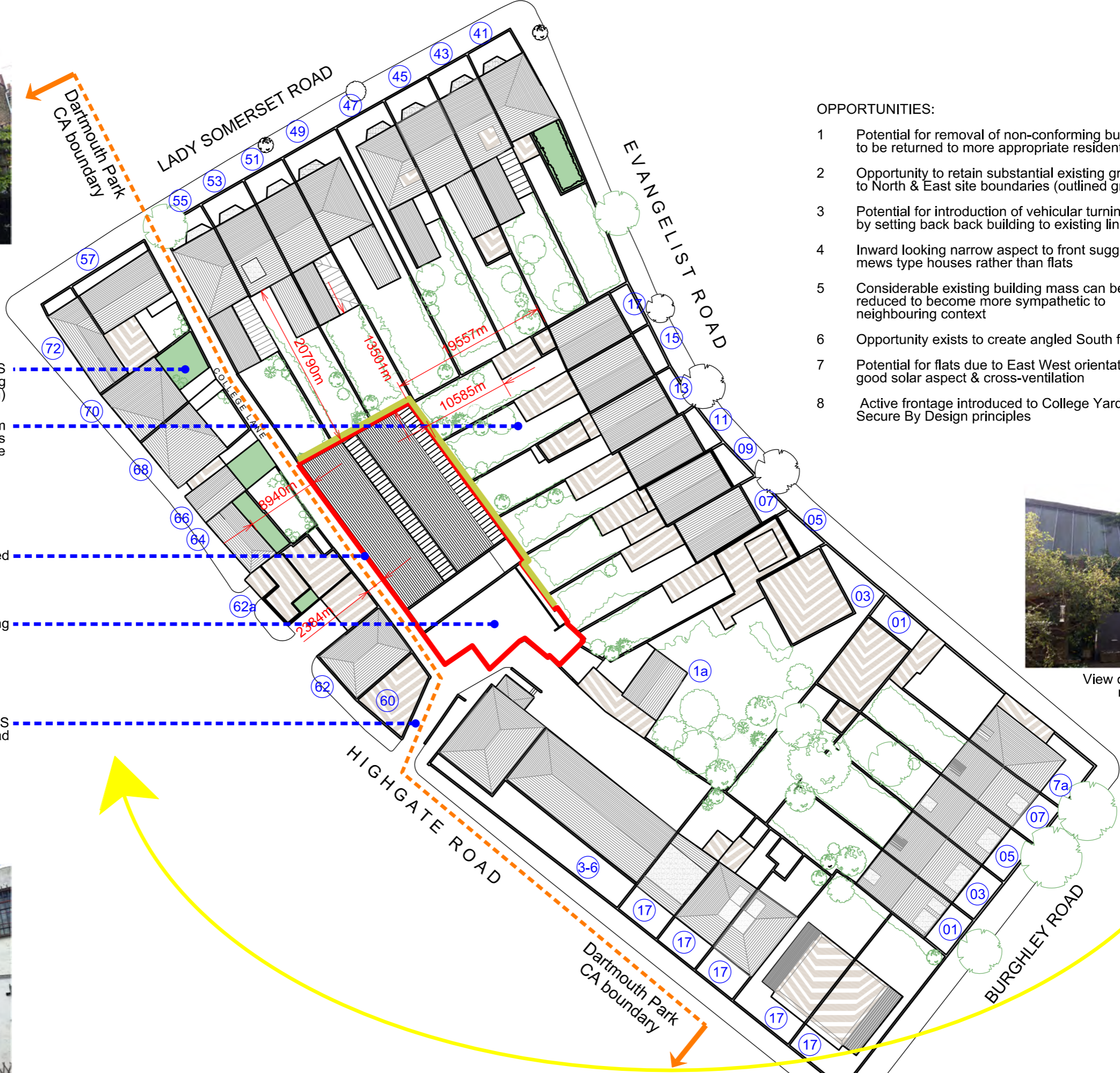




View of rear of neighbouring properties on Highgate Road



**OPPORTUNITIES:**

- 1 Potential for removal of non-conforming building type, to be returned to more appropriate residential use
- 2 Opportunity to retain substantial existing green wall to North & East site boundaries (outlined green opposite)
- 3 Potential for introduction of vehicular turning circle by setting back back building to existing line
- 4 Inward looking narrow aspect to front suggests mews type houses rather than flats
- 5 Considerable existing building mass can be reduced to become more sympathetic to neighbouring context
- 6 Opportunity exists to create angled South facing windows
- 7 Potential for flats due to East West orientation for good solar aspect & cross-ventilation
- 8 Active frontage introduced to College Yard to incorporate Secure By Design principles



View of existing building from rear of Evangelist Road

**CONSTRAINTS**  
- risk of overlooking from neighbouring roof terraces (shown green)

**CONSTRAINTS** - Risk of overlooking from neighbouring properties due to tight site

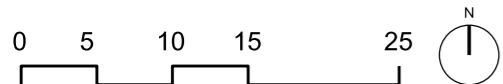
Site boundary shown red

Open area to South of existing building

**CONSTRAINTS**  
- narrow entry from Highgate Road



View of rear of neighbouring properties on Highgate Road and corner of existing building



1-8 COLLEGE YARD, NW5 1NX, LONDON

**SWOT Analysis**

PLANNING APPLICATION JULY 2014

**G M L Architects**

UNIT 3,1-4 Christina Street, London, EC2A 4PA  
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk  
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