Linnet Row House

London, United Kingdom



01 The street front on Linnet Row, held on the terrace's building line.

RESIDENTIAL / DEVELOPED DESIGN

ISSUE

21 September 2026 · Rev B

This is where Linnet Row House stands after the survey and our site visit. It sets out what you asked us for, what the site allows, and the decisions we have made together so far. Anything still open is listed as open, so you can see what we are waiting on and why.

01

Our understanding of the project

Prioritise daylight throughout the compact plan

Protect privacy from overlooking neighbours

Respond carefully to the neighbouring scale

For a two-person household

Narrow plot width of roughly six metres

Party walls on both side boundaries

Overlooking and daylight planning constraints

02

Priorities

Keep: Generous daylight to the main living space

Avoid: Rear windows directly overlooking neighbouring gardens

03

Design approach

Retain the existing street building line

Concept design signed off as presented

Proceed with developed design and planning application

04

Programme

SPACE	AREA
Living space	30 m²
Kitchen and dining	26 m²
Bedroom · 2	13 m²
Study	9 m²
Bathroom · 2	4.5 m²

05

Site and surroundings

14 Linnet Row, London N1

Plot 168 m²

Temperate oceanic

Victorian terraces on both party walls

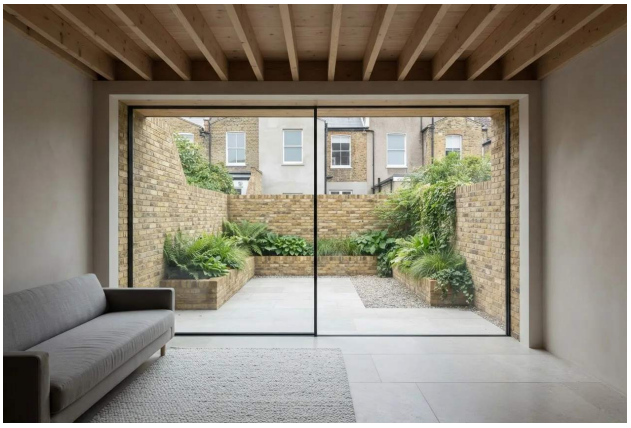
Rear gardens overlooked from neighbouring upper floors

06

Images



02 The garden side, with no window looking into the neighbours' gardens.



03 From the living space to the garden, daylight from above.



04 The brick of the street front, close up.

07

Next steps

We will take the house to pre-application advice with Islington, with the street line held where the terrace has it.

Before then we will sketch the roof both ways, flat and as a shallow pitch, so you can choose with the drawings in front of you.

Once you send us a budget figure we will test the arrangement against it and record the range here.

The party wall notices go to numbers 12 and 16 once the surveyor confirms the notice period.