

The Brixton Society

Understanding the Past, Looking to the Future

Reg'd. Charity No.1058103, Registered with the London Forum of Amenity Societies

Website: www.brixtonsociety.org.uk

Lambeth Planning,
(Development Management)
PO Box 734,
Winchester,
SO23 5DG

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

3rd March 2019

For attention of:
Matt Cosson,
mcosson@lambeth.gov.uk

Your ref:
18/00441/ FUL

237 BRIXTON HILL, SW2 – Proposed Redevelopment:

Dear Sir,

Thank you for your recent letter about proposals for the above site.
Our comments are as follows:

Front Elevation Treatment:

The Society objects to the clumsy rectangular façade, which is out of scale and increases the apparent bulk of the block more than is necessary. Sadly there are already too many similar blocks further north around Brixton Town Centre, and we see no merit in reproducing this anonymous style more widely. This is an important location, with higher design standards expected due to the proximity of the 1923 Tram Shed and of Christchurch House, a substantial 1930s block of flats.

The proposals therefore fail to meet Lambeth Local Plan policies Q5(b), Q7 and Q8.

The oppressive bulk and scale could be readily relieved by omitting the continuous lintel and coping above the front balconies on the top floor. This would turn the front wall of the 3rd floor flats into a set-back façade and restore the sense of a three-dimensional building, instead of a flat front. It would also make a modest saving in construction costs and time.

Front Glazing & Ventilation:

We are also concerned that the flats at the front overlook a busy main road with high levels of air pollution, so the applicants should be required to include sound-proof front glazing, and to provide natural ventilation either through filter systems or towards the rear of the premises.

Rush Common/...

Forecourt and Rush Common considerations:

It remains important to maintain a largely open aspect for land in front of the Rush Common building line.

Affordable Housing:

It is strongly felt that a development of this scale should include affordable housing on-site.

Business Space:

We welcome that some attention has been paid to the layout and operation of the business space, instead of merely allocating a token amount of undifferentiated A2/B1 space.

However, one weakness of this element is that cycle parking for business users appears to be inadequate, with the risk that the side passages will be obstructed if the internal cycle storage is limited to residents. Otherwise there is only token provision in the form of just two forecourt stands.

Given the need for regular deliveries and collections for business users, as well as for residents, on-site space for delivery vehicles also appears to be too limited.

Please note that this application is at the southern fringe of our area of interest, and therefore comments may also be made by the Streatham Society, or by the Friends of Rush Common.

Yours faithfully,



Hon. Secretary