

The Brixton Society

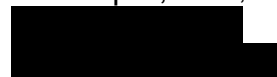
Understanding the Past, Looking to the Future

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Please reply to:
Alan Piper, RIBA,



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13th July 2019

For attention of:
Lauren Shallcross,
lshallcross@lambeth.gov.uk

Your ref:
19/02059/ FUL

10 STANSFIELD ROAD, SW9 – Proposed Conversion:

Dear Miss Shallcross,

Thank you for your letter about proposals for the above site. Apologies for the delayed response, but I can now supply our comments as follows:

The Society **objects** to these proposals on the following grounds:

Poorly-considered Conversion Scheme: The Society is normally sympathetic to conversion schemes, which can allow the retention of older properties which are too large for single family occupation. However the proposed scheme is defective and would result in sub-standard accommodation overall.

Lack of Outlook from Basement: The proposed basement bedrooms have no outlook, and very limited natural light and ventilation. Window sizes should be proportional to the individual room areas, and provide occupants with some view of the sky.

While internal bathrooms or shower rooms are acceptable, the applicant should indicate how any mechanical ventilation would be provided, such as extract duct routes.

Treatment of Light Wells: There is a discrepancy between the rear light well sizes shown on the basement and ground floor plans. This is not clarified by any section drawing.

It is not clear from the drawings supplied how the light wells will be protected, whether by balustrades or by overhead grilles. Provision should be made for emergency escape or cleaning access, such as steps or fixed metal ladders.

Arrangement of Dwellings: The layout of individual dwellings is poor and impractical. In the lower unit, bedroom 5 is unworkable, and the space would be better used as dining or study space. The sub-standard basement bedrooms were referred to above.

On the 1st floor, the roof terrace is only accessible through the bedroom, where a kitchen/dining room would be better sited. The study here is in practice likely to be used as a second bedroom.


The upper unit is also poorly arranged, and would work better with a double bedroom on the attic floor, and the kitchen/living space at the front on the 2nd floor.

Roof Terraces or Balconies: Whenever roof terraces or balconies are proposed, applicants need to demonstrate how they will relate to adjoining dwellings, but no indication of the immediate surroundings is provided.

Whilst the floor plans show a small terrace at 1st floor level at the extreme rear of the building, the sections and rear elevation instead suggest a larger terrace at 2nd floor level above the original rear wing, and do not show any balustrade to the flat roof at 1st floor level.

No details have been provided of balustrades or visual screening, so the privacy of neighbours must be at risk.

Yours sincerely,



Hon. Secretary