

The Brixton Society

Understanding the Past, Looking to the Future

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Please reply to:
Alan Piper, RIBA,



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29 August 2019

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

Your ref:
19/02771/FUL

125 Acre Lane, SW2 – Two additional buildings at Sunlight Laundry:

Dear Miss Shallcross,

Thank you for your two recent letters about the above application. This is a prominent site on Acre Lane and a rare surviving example of a 1930s "streamline" frontage, with workshops to the rear of the site in a more utilitarian style.

Although we are keen to maintain the viability of the existing enterprise, I regret that we must object to this application on the following grounds:

Context for new buildings:

Insufficient information has been provided by the applicants for us to assess how the two extra buildings will fit into their context. There are no photographs to show the site, though this will be visible from the street through the gap between 125 and 141-157.

The 1/100 scale plans and elevations show the new buildings in complete isolation. These drawings are only useful for estimating the amount of cladding material, and fail to show the relationship to the main building, or even to each other.

No Design & Access Statement has been provided to clarify the applicant's intentions.

As submitted, the application is incomplete, and fails to meet Lambeth Local Plan policy Q11(a).

Facing materials and colours:

I would guess from the drawings supplied that the new buildings are intended to be prefabricated, with light corrugated metal claddings for walls and roofs, perhaps on a steel portal frame – though none of this is certain.

It is strongly felt that the new buildings should form part of the background to the main road frontage, and not introduce alien features or contrasting colours. Claddings should be in light neutral colours, similar to, or marginally darker than, the main block on the Acre Lane frontage.

Lambeth Local Plan policies Q2(i), Q5(b), Q7(ii) & (iii) should be applied.

Fenestration

I note that the proposed buildings are described as “workspace” rather than simple storage, so they would require daylighting – either by roof-lights or windows, neither of which are shown.

To maintain acceptable internal temperatures for working conditions, they would also require thermal insulation and ventilation, but again these are not indicated.

Lambeth Local Plan policies Q7(iv) & (v) and Q11(a) should be applied.

Yours sincerely,



Hon. Secretary