

# The Brixton Society

Understanding the Past, Looking to the Future

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29 August 2019

For attention of:  
Lauren Shallcross,  
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Your ref:  
19/02719/FUL

## **73 Kings Avenue, SW2 – Proposed Clapham Harris 6<sup>th</sup> Form College:**

Dear Miss Shallcross,

Thank you for your recent letter about the above application.  
We must **object** to this application on the following grounds:

### **Traffic and Transport limitations:**

The applicants' Travel Plan is weak and fails to address the impact of 600 pupils and the necessary staff on the surrounding transport infrastructure.

There are already two primary schools nearby on the opposite side of Kings Avenue, with associated issues of parents dropping off and collecting their children, and obstructing Kings Avenue traffic in the process.

By definition, a 6<sup>th</sup> form college will draw its students from a much larger catchment area, so for travel to the site a far higher proportion of them will rely on using buses or parents' cars.

The omission of any on-site parking or delivery bays is perverse – for example, where would a school mini-bus be kept?

### **Lack of Outdoor Space:**

The proposed design is short of breakout space, and outdoor recreation space in particular. Given the concentration of 600 pupils on-site, this was always going to be difficult to achieve, and the fundamental problem is that the site is too small for such numbers.

Even so, in recent years a number of schools on restricted urban sites have successfully included roof terraces and playgrounds, an option which seems to have been ignored here, in favour of token solar panels.

This is not even a new idea. Not far away on Ferndale Road, the former Brixton School of Building managed to include a ball games area, enclosed in steel mesh, on the roof of its 1935 block.

### **Loss of Daylight for Nearby Buildings:**

The proposed design is a bulky building which would effectively fill the site, with an adverse impact on the daylight and sunlight reaching surrounding dwellings.

The most serious cases are:

- Stevenson House: south-facing rooms in the block 1-20 will experience marked loss of both daylight and sunlight. The applicants' own Daylight Study confirms that only the 3<sup>rd</sup> floor rooms will remain above the acceptable impact threshold.
- 121-133 Crescent Lane are 2-storey cottages of c.1840 on the south side of a relatively narrow road. Rooms fronting Crescent Lane stand to lose up to 31% of their present daylight. All north-facing windows on both floors will lose more than the acceptable threshold of 20%.
- 16 Lyham Road: Despite being further from the new building than the Crescent Lane houses, two first floor windows, which already receive a vertical sky component of less than 19%, will lose c.27% of their present daylight.
- 89 Lyham Road: The apartment block directly to the south of No.16 will experience excessive daylight losses to all ground floor and 1<sup>st</sup> floor windows facing the site (in the range 20.65% up to 28.47%).

These are clear breaches of Lambeth Local Plan policy Q2(iv) and the underlying BRE design guidance (section 2.2 and fig.10).

### **Lack of Consultation:**

In the past other developers have invited us to comment on proposed developments nearby along Lyham Road and Kings Avenue. Therefore we were both surprised and disappointed that we were not notified of the applicants' pre-application exhibition of their proposals. The Council's letter of 9<sup>th</sup> August, announcing the application, was our first news of the proposals.

### **Conclusion:**

In summary, the site is too small for the intended number of students and all the facilities that they will require.

We previously objected to a similar use at the corner of Kings Avenue and Acre Lane, which was compromised by being combined with flats above, resulting in excessive height. That site would be worth revisiting, provided it could be solely used for the 6<sup>th</sup> form college.

Yours sincerely,



Hon. Secretary