

# 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](http://www.brixtonsociety.org.uk)

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*For attention of:*  
Maylinne Nasa,  
[mnasa@lambeth.gov.uk](mailto:mnasa@lambeth.gov.uk)

*Please reply to:*  
Alan Piper, RIBA,



[APiperBrix@aol.com](mailto:APiperBrix@aol.com)

3<sup>rd</sup> January 2020

*Your ref:*  
19/04082/FUL

## **LAND NORTH OF 83 CHRISTCHURCH ROAD, SW2 (Hardel Rise) – Proposed Housing Development:**

Dear Ms Nasa,

Thank you for your recent letter about the above application. I regret it was not possible to respond before the Christmas break, due to a busy schedule.

This is a prominent site on the South Circular Road, and the Society's comments are as follows:

### **Overall Form and Dwelling Types:**

In the local context, the present design based on single family houses is preferred to earlier proposals based on a block of flats, such as 10/04391/FUL. The previous version (19/0542/FUL) was broadly acceptable, and we are relieved to see that, despite shrinkage and adjustments, the revised design still meets the Nationally Prescribed Space Standards.

### **Front Roof-slope Details:**

The front dormers appear to be too narrow for comfortable movement within the master bedroom. We would prefer the window width to match that of the first floor front window, and for the dormer to be aligned with that window below.

We advise that a small roof window be provided in the front roof-slope, of similar pattern to those at the rear, to provide natural light above the stairs.

### **Cycle Storage:**

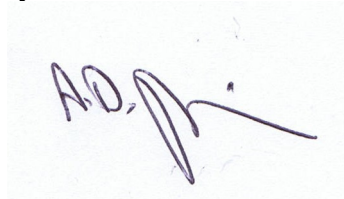
The provision of uniform cycle storage in a grouped arrangement is welcomed. We were concerned that the previous version might result in residents adopting a variety of ad hoc storage solutions for each front garden/ forecourt.

**Missing Information:**

We deplore that a whole column of text has been blacked out in the Design & Access Statement. This cannot be justified when the application is submitted on behalf of a development company, since there is no question of personal data being involved.

Please note that the South Circular Road forms the southern boundary of our area of interest, so comments may also be made by the Streatham or Norwood Societies.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'A.D.' followed by a stylized flourish.

Hon. Secretary