

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,
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Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

3 January 2020

For attention of:
Felicia Onabanjo,
FOnabanjo@lambeth.gov.uk

Your ref:
19/04489/RG4 &
19/04490/RG4

Herne Hill & Park View Houses, SE24 – Window Replacement:

Dear Miss Onabanjo,

Thank you for your recent letters about the above applications.
The Society's main concerns are as follows:

Missing Information:

It is difficult to obtain an overview of the proposals because the applicants have failed to provide a Design & Access Statement. I realise that the proposals are limited to the stairs and common areas of these pentagonal towers, but some elements of the proposals are missing or unclear.

Smoke Ventilation:

This aspect demands close scrutiny following the notorious fires at Lakanel House and Grenfell Tower. Sufficient windows or louvres should open automatically to disperse smoke from stairs and lobbies in the event of a fire, so that residents can escape safely.

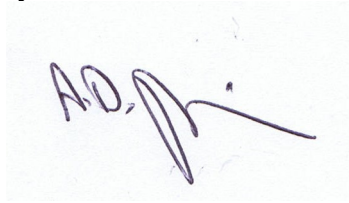
Drawings of fixed metal louvres were provided, but with no indication of their location in either block. Drawing HH-PW1 implies that window type 2 will have automatic opening but it is not clear how these will operate.

Window Frames & Profiles:

No objection is seen to the proposed upvc frames within the context of these tall blocks. The replacement of the original wired-glass louvres is welcomed, though it is doubtful if these were a Critall product as described in the application.

Please note that this site is on the edge of our area of interest, and comments may also be made by the Herne Hill Society.

Yours sincerely,

A handwritten signature in dark ink on a light-colored background. The signature consists of the initials "A.D." followed by a stylized, cursive flourish that extends to the right.

Hon. Secretary