

The Brixton Society

Understanding the Past, Looking to the Future

Reg'd. Charity No.1058103, Registered with the London Forum of Amenity Societies

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Lambeth Planning,
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Please reply to:



APiperBrix@aol.com

27 January 2020

For attention of:
Jeni Cowan,
Jcowan1@lambeth.gov.uk

Your ref:
19/04641/FUL
19/04642/LB

BRIXTON VILLAGE, SW9 – Proposed Unit in Service Yard:

Dear Miss Cowan,

One of my colleagues recently alerted me to the above applications. I was disappointed that you did not advise us directly, because this is a Listed building in Brixton Town Centre.

The Society's main concerns are as follows:

Access to Proposed Unit:

The proposed access, close to the Popes Road "back door" and adjacent to an established fishmonger, will interfere with the normal operation of one of the traditional uses which help give the arcade its distinctive character, a key reason for the original listing.

Access off the end of 2nd Avenue, adjacent to the entrance to "Lost in Brixton" would be more effective and less disruptive to existing uses.

However, in both cases, the proposed unit will lack visibility to customers passing through the indoor market.

The only way that the additional floorspace is likely to be viable is if it is used as a rear extension to one of the original units at 29-34 Third Avenue. As it happens, Unit 32-33 was recently vacant, so this may provide an opportunity to offer an enlarged unit combined with a visible frontage.

External Plant & Ventilation:

The design of extract ventilation is often a critical factor in how acceptable an A3 or A5 use will be in proximity to other uses. No details have been provided in support of such uses in this case.

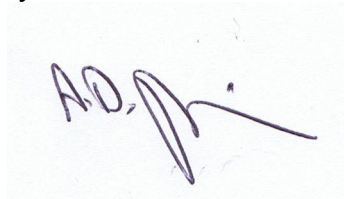
External ducts should be carried up well above the windows of adjacent premises, and should be sited in relatively unobtrusive positions.

Flues should include odour filters and sound-proofing.
In this case there is already a first floor assembly space immediately above the proposed extension. The applicants should demonstrate how they propose to avoid fumes entering this space.

Mix of Uses within the Arcade:

The overall balance of uses within the arcade should be maintained, so that not less than 50% of the floorspace remains in A1 (Retail) use.

Yours sincerely,



Hon. Secretary