

The Brixton Society

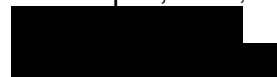
Understanding the Past, Looking to the Future

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

Website: www.brixtonsociety.org.uk

Lambeth Planning,
(Development Management)
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Winchester,
SO23 5DG

Please reply to:
Alan Piper, RIBA,



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26 April 2020

For attention of:
Akshay Sisodia,
ASisodia@lambeth.gov.uk

Your ref:
20/00766/FUL
20/00767/LB

BRIXTON VILLAGE, SW9 – Proposed Flue at Unit 53:

Dear Mr Sisodia,

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

Relationship to 1st floor accommodation:

To ensure that the 1st floor space above units 51-65 remains available for use without undue restrictions, the vertical extract duct should be enclosed with fire-resisting and sound-proofed construction between the first floor level and the roof slab above.

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.

In this case, the external duct outlet appears to be sited in a relatively unobtrusive position.

Flue systems should include odour filters and sound-proofing.

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. Associated application 20/00214/s106 also refers but no documents were available.

Yours sincerely,

Hon. Secretary