

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,
Winchester,
SO23 5DG

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

26 April 2020

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

Your ref:
20/00982/FUL
20/00983/LB

BRIXTON VILLAGE, SW9 – Proposed Flue at Unit 71:

Dear Miss Onabanjo,

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

Access to Information:

The Design & Access Statement was not readable from the Council's planning applications database. In its absence, I have had to rely on the applicant's Planning Statement and the key drawings, but I may have missed something significant.

Associated application 20/00214/S106 also appears to refer, but in that case, no documents were accessible from the planning applications database – we must object to the lack of transparency.

Although the applicant's drawings refer to Brixton Village, I do not understand why your letter quoted the address as Granville Arcade, and with no postcode. The address was changed some 20 years ago.

Relationship to 1st floor accommodation:

To ensure the continued safe operation of the 1st floor electrical switch room, the vertical extract duct should be enclosed with fire-resisting 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 outlets appear to be sited in a relatively unobtrusive position, despite the height of one flue.

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.

Co-ordination:

We are concerned that 3 successive applications within this arcade were allocated to different planning officers, which does not make for consistency, particularly during present restrictions which make co-ordination within the department more difficult.

Yours sincerely,

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

Hon. Secretary