

The Brixton Society

Understanding the Past, Looking to the Future

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Lambeth Planning,
(Development Management)
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Please reply to:



APiperBrix@aol.com

29th March 2020

For attention of:
Sinead Winship,
swinship@lambeth.gov.uk

Your ref:
19/04478/FUL

KENNINGTON PARK BUSINESS CENTRE, SW9 – Redevelopment of 7 existing blocks as 3 larger blocks:

Dear Ms Winship,

I see from a recent notice in the South London Press that several existing blocks within this industrial estate are proposed for redevelopment. This is a prominent site at the northern end of Brixton Road, and I am disappointed that we were not notified directly. The Society's main concerns are as follows:

Lack of Design & Access Statement:

Despite over 80 documents being provided with the application, no Design & Access Statement has been provided. This has made it very difficult to obtain an overview of the applicant's intentions and priorities. The application should not have been validated in the absence of such a basic requirement.

Conservation & Townscape:

The Heritage & Townscape Report includes some interesting material, but rather underplays the site's historic significance as the first major development of the former Brixton Estate Company. More critically, we expected to see more detail about the streetscape and the relationship with the Vassall Road Conservation Area.

The existing roof-line on the Cranmer Road frontage has some original features of particular interest. If all this is to be lost, we would prefer to see some interest or variety added to highlight the entrances to the repetitive street frontage presently proposed for blocks A and B.

Existing businesses/...

Accommodating existing businesses:

The Brixton Society is sympathetic to the provision of new business floorspace, because so much has been displaced by high-density residential development in recent years. However, it needs to match the needs of a range of local business types, including some uses or processes which will generate noise or fumes, or require the storage or recycling of special waste products. Providing undifferentiated desk-space for start-ups is insufficient for a development of this scale.

Too many growing enterprises have had to move away from the Lambeth area because of a lack of suitable local premises to expand into, reducing local employment opportunities.

To allow existing tenants to relocate within the larger site, the development should be carried out in phases.

Noise Impact on nearby dwellings:

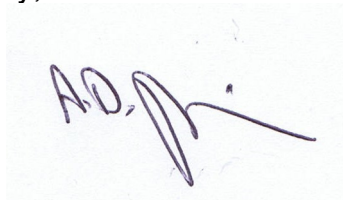
Operating hours and vehicle access arrangements need to respect the amenity of nearby residential property in Cranmer Road and Foxley Road.

Extract Ventilation:

The design of extract ventilation is often a critical factor in how acceptable industrial processes will be in proximity to residential accommodation. External ducts should be sited in relatively unobtrusive positions. On the Cranmer and Foxley Road frontages, they should only discharge above the main roof level. Flues should include odour filters and sound-proofing.

Please note that this site is at the northern extremity of our area of interest, so comments may also be made by the Camberwell Society and the Vauxhall Society.

Yours sincerely,



Hon. Secretary