

The Brixton Society

Understanding the Past, Looking to the Future
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Website: www.brixtonsociety.org.uk

Lambeth Planning,
(Development Management)
PO Box 734,
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Please reply to:
Alan Piper, RIBA,



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27th May 2020

For attention of:
Simon Brooksbank,
Sbrooksbank1@lambeth.gov.uk

Your ref:
20/00543/FUL

26 GROVEWAY, SW9 – Proposed Enlargement:

Dear Mr Brooksbank,

Residents have drawn our attention to the above application, to which we must **object** on the following grounds:

Impact on Streetscape of Conservation Area:

Although we can understand the desire to restore the original massing of No.26, this proposal fails both to replicate a mirror image of No.24 and to maintain any continuity with the 1950s design of No.28.

The proposed new block fails to present a symmetrical frontage in the original manner, with the left-hand windows ridiculously close to the new corner, and a different design of attic storey with a flank wall. It will be detrimental to the adjacent Listed Building, No.24.

Changes to the elevations of the 1950s "host" building introduce unfamiliar elements and materials which fail to relate to either the 1840s or 1950s buildings adjoining.

The overall effect will be a negative impact on the Stockwell Park Conservation Area, in breach of Lambeth Local Plan policies Q2(i), Q5(c), Q7, Q8, Q11, Q20 and Q22.

Reduced Daylight and Sunlight for Neighbours:

The development would leave the front of No.26 hemmed in between the flank walls of the enlarged No.28 and the existing No.30, with consequent adverse effects on its access to both daylight and sunlight, breaching Lambeth Local Plan policy Q2(iv).

The Waldram diagrams provided in the applicant's Daylight & Sunlight Report were too small to be legible. It is apparent though that existing obstructions from houses on the opposite side of the road have not been included, so the available light has been over-estimated. The **daylight** diagrams show a

misunderstanding of the basic principles, as they should be based on an overcast sky, rather than a blue sky with token clouds.

This format might be acceptable for the **sunlight** diagrams, but only if the path of the sun across the sky were to be included also.

Dominance and Privacy issues:

The combination of overshadowing and overlooking from the new block will compromise both existing and future use of No.28. The block will dominate the front rooms and garden of No.28, particularly with the number of windows in the new flank wall. There will also be increased overlooking of the adjacent rear gardens, notably by the proposed roof terrace above the enlarged rear extension.

The proposal is therefore contrary to Local Plan policies Q2(ii), Q2(iii), Q6(i).

Change of Use by Stealth:

We are concerned at the dramatic enlargement of the “host” building while purporting to remain a single-family dwelling.

The internal arrangement of the building appears to be more indicative of a hostel or institutional use, or a large HMO. Yet it does not appear to include essential elements to fulfil these roles successfully, such as additional cycle parking for the increased number of adult residents.

We would consider a reasoned proposal for flats or special needs within a shell of similar size to that proposed, but this application is not convincing. It therefore fails to follow Local Plan policies H4(a) and H9.

Access and Lifetime Homes requirements:

The split-level internal arrangement makes movement between the front and rear of the building unnecessarily difficult for anyone with mobility limitations. The steps within the ground floor entrance hall would be particularly hazardous.

If this were genuinely a large family house with 3 generations, we would expect provision to be included for stair lifts or platform lifts. The proposal therefore fails to meet Standard 11 of the Mayor’s Housing SPG, as well as Local Plan Policy Q1(a).

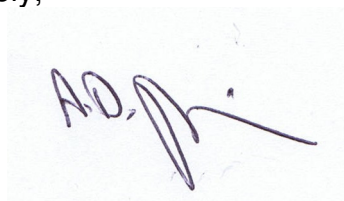
Late and incomplete information:

The applicant’s Daylight and Sunlight Report was not included with the plans available on the Council’s planning applications database on 13 May, and only made public on 21 May.

Although there are references in the applicant’s statements to Listed Buildings Consent, no application for Listed Building Consent could be found.

Please note that the site is on the edge of our area of interest, so comments may also be made by the Vauxhall Society.

Yours sincerely,



Hon. Secretary