

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,
Winchester,
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Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

11th July 2020

For attention of:
Lauren Shallcross,
lshallcross@lambeth.gov.uk

Your ref:
20/01214/FUL

34 ACRE LANE, SW2 – Proposed Residential Conversion:

Dear Miss Shallcross,

Thank you for your recent letter about the above application. I see that we commented on a similar proposal almost 3 years earlier, and sadly the new scheme offers little improvement on previous deficiencies.

Commercial Floorspace:

Once again we must object to the drastic reduction in commercial floorspace. The token commercial unit would be too small to be attractive or viable in B1, A1 or A2 use in this location, due to isolation from the Brixton Town Centre shopping frontages and consequent lower footfall.

A take-away (A5) use might be viable here, but only if provision for extract ventilation is designed-in from the outset – it would be very difficult to retrofit, due to amenity issues with the new residential units on the upper floors.

A particular concern is that no provision is shown for toilet accommodation, whether to disability standard or otherwise, which a business tenant would normally expect.

Residential Amenity:

Privacy and outlook for the basement bedrooms on the Trinity Gardens frontage appear to be lacking.

Once again, we must object to this proposal.

Yours sincerely,

Secretary.