

# 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](http://www.brixtonsociety.org.uk)

Lambeth Planning,  
(Development Management)  
PO Box 734,  
Winchester,  
SO23 5DG

For attention of:  
Rozina Vrlc,  
[rvrlc@lambeth.gov.uk](mailto:rvrlc@lambeth.gov.uk)

Please reply to:  
Alan Piper, RIBA,



[APiperBrix@aol.com](mailto:APiperBrix@aol.com)

29<sup>th</sup> August 2020

Your ref:  
20/02374/RG3

## **24-66 FENWICK PLACE, SW9 – Proposed Redevelopment:**

Dear Miss Vrlc,

Thank you for your recent letter about the above application. This site is transitional between the larger blocks of the main Fenwick Estate, and the more varied mix of smaller-scale buildings between Fenwick Place and Bedford Road. The Society's main concerns are as follows:

### **Building Heights:**

Your letter refers to blocks of 3 and 4 storeys, but the applicant's drawings clearly show the southern block rising to 5 storeys and the northern block (block A) consisting of 4 storeys.

We consider this to be the maximum acceptable on this site.

### **Transport Connections:**

Although public transport accessibility levels (PTAL) are included in the application, these do not reflect actual transport capacity, only connectivity. In practice, despite proximity to Clapham North station, the Northern Line is already at full capacity at peak periods, so any denser developments in the area mean that new residents will struggle to get to work in Central London. In the absence of on-site parking, the provision of just one kerbside bay for blue badge holders is not adequate when there are 3 dwellings designed for those with mobility problems.

### **External Materials:**

The choice of a pale brick colour is welcome in reducing the impression of bulk alongside the nearby buildings to the west and north. However, Section 4.6 of the Design & Access Statement shows a contrasting dark colour for the cladding of the attic storey and the inset access balconies. For the balconies

in particular, a lighter shade is strongly recommended in order to avoid dark and oppressive semi-public areas. The concept of a contrasting finish can be achieved more successfully by using a different or brighter colour, rather than a dark tone.

**Ground Floor Terraces/ Balconies:**

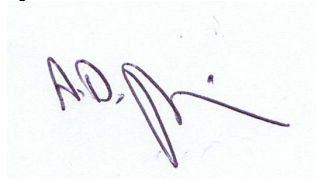
It does not make sense for the wheelchair-accessible units in Block B to be provided with small and irregular private terraces, when larger spaces would be more suitable for manoeuvring wheelchairs while allowing room for other family members or for accessories like planting tubs.

The terrace design used for Block A should be adopted instead.

**Area of Interest:**

Please note that this site is close to the western edge of our area of interest, along Bedford Road, so comments may also be made by the Clapham Society.

Yours sincerely,



Hon. Secretary