

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

24th November 2020

For attention of:
Luke Butler,
lbutler@lambeth.gov.uk

Your ref:
20/03257/FUL

Geoffrey Close Estate (Riverside Housing) off FLAXMAN ROAD, SE5 – Proposed Redevelopment:

Dear Mr Butler,

Thank you for your recent letter about the above application.
This is a major development, and the Society's main concerns are as follows:

Excessive Height and Bulk:

While we commend the attempt to accommodate existing residents within the development site, the reliance on adding many more dwellings for sale, in order to subsidise this, results in excessive density and height for this part of the borough. The resulting density and bulk is at least 25% in excess of what would be acceptable in this context.

Design Changes since residents' ballot:

While we support the principle of existing estate residents being balloted to support redevelopment proposals, their approval should be based on a design which is achievable and likely to receive planning permission.

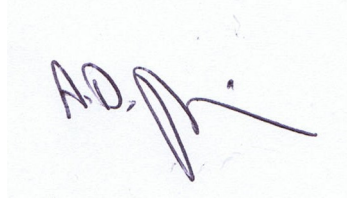
We are concerned at the extent of design changes made since the ballot nearly 2 years ago, and must question whether residents' support is still valid and sustained.

Overlooking Distances:

We expressed reservations in April at the pre-application stage, but we recognise that the architects have taken pains to achieve decent spacing between blocks, and that they have included other features to reduce overlooking issues within the rebuilt estate.

Please note that the site is near the north-east boundary of our area of interest, and comments may also be made by the Camberwell Society for any project within SE5.

Yours sincerely,

A handwritten signature in dark ink on a light-colored background. The signature consists of the initials 'A.D.' followed by a stylized, cursive name that is difficult to decipher but appears to start with a large 'D'.

Hon. Secretary