

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

15 November 2020

For attention of:
Simon Brooksbank,
SBrooksbank1@lambeth.gov.uk

Your ref:
20/03308/FUL
20/03309/ADV

Outside 411-411a BRIXTON ROAD, SW9 – Proposed Pluvo Column:

Dear Mr Brooksbank,

Thank you for your recent letter about the above application.
This is a prominent site within Brixton Town Centre, so my response had to await our monthly committee meeting.
The Society's comments are as follows:

Air Quality issues:

We are well aware of the high levels of air pollution along the southern section of Brixton Road, reflecting the heavy volume of traffic, which is generally slow-moving. Although the introduction of electric vehicles should reduce polluting gases in the long term, high levels of particulates are likely to persist because these are largely generated from vehicle braking systems. We are therefore willing to accept a trial installation, provided that its performance is monitored, and that the columns are removed if they prove ineffective.

Street Clutter:

The southern section of Brixton Road through the Town Centre has a high footfall at most times, so we are wary of adding to the existing street clutter from bins, lamp-posts, street traders and unauthorised signboards placed on the footway by adjacent shops. Individual applications have therefore been examined for undue obstruction of pedestrian movement.

Specific Siting issues:

This location has high pedestrian flows both during shopping hours and in the evenings. This location is only acceptable because the shopping frontage is set back at this point and the column will be in line with an existing bin.

Advertising Consent:

The proposed display of advertising is acceptable while the columns are operating in their air-cleaning role, but should not become a permanent feature if the columns no longer function. We are aware of how long it took to remove obsolete phone kiosks from similar locations in the past. Therefore consent for both applications should be temporary for no more than 5 years, with an obligation to remove unless consent is renewed.

To avoid distracting drivers, displays should not be flashing or animated.

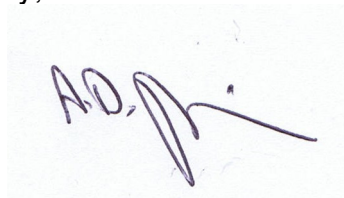
Rush Common Consent:

Sites on the east side of Brixton Road, from 407 Brixton Road southwards, would also require consent under the Rush Common Inclosure Act, for any features installed above ground level. This was the reason for the shopping frontage being set back at this point.

Co-ordination:

Our comments are normally copied to planning@lambeth.gov.uk in case of any changes of case officer.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'A.D.' followed by a stylized flourish.

Hon. Secretary