

The Brixton Society

Understanding the Past, Looking to the Future

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Website: www.brixtonsociety.org.uk

Lambeth Planning,
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Please reply to:
Alan Piper, RIBA,



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2nd September 2020

For attention of:
Felicia Onabanjo,
FOnabanjo@lambeth.gov.uk

Your ref:
20/02579/FUL

135 MAYALL ROAD, SE24 – Mansard Roof Extension:

Dear Miss Onabanjo,

Thank you for your recent letter about the above application. The Brixton Society has long supported the renovation and improvement of Victorian terrace houses like this. However, we are concerned about the detailed design:

Excessive Chimney Stacks:

The submitted drawings are incorrect in showing chimney stacks for the mansard extension on the party wall with No.133. There is no structure to support these below roof level, neither are there any fireplaces or flues below to feed into them. They should therefore be deleted.

On the party wall with No.137, the existing chimney stacks each have only 2 chimney flues on each side. There are no fireplaces at basement level, and the proposed plans show no intention to insert fireplaces or stoves in the bedrooms at the new second floor level. The width of the raised stacks should therefore remain as existing, with only two pots on each side of each stack.

The proposed chimney stacks are also excessive in height, making them over-dominant. There is no need for the stacks to rise more than 300mm above the new ridge, so the brickwork should be reduced in height by 6 courses or 450mm.

Roof Form and Dormers:

We would have preferred a flat roof above the dormers, in keeping with original examples of the same age as this house, but sadly there are already examples of this inappropriate Regency roof form nearby.

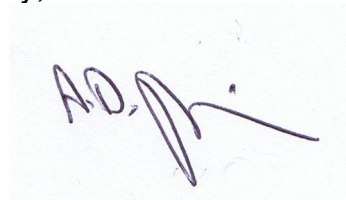
Even so, given the very high ridge of the steep new roof, it should be possible to increase the ceiling height within the proposed dormers. Their internal height should be increased by at least 150mm to 2.25m, or preferably 2.4m. This would provide better internal conditions for the occupants, while improving accessibility at the front in the event of the fire brigade needing to rescue occupants from a fire.

Rear Elevation:

The rear brick parapet is unreasonably high, blocking daylight to the lower third of the dormer windows. It should be lowered by 150mm, to improve access and daylight.

The cumulative effect of the above changes would be to reduce cost and improve the appearance, while improving safety and amenity for occupants.

Yours sincerely,



Hon. Secretary