

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

For attention of:
Jeni Cowan,
Jcowan1@lambeth.gov.uk

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

1st December 2020

Your ref:
20/03719/FUL
20/03720/LB

BRIXTON VILLAGE, SW9 – Proposed Unit in Service Yard:

Dear Miss Cowan,

Thank you for your recent letter about the above application.
The Society's concerns remain largely as previously advised in January, as follows:

Access to Proposed Unit:

The proposed access, close to the Popes Road "back door" and adjacent to an established fishmonger, will interfere with the normal operation of one of the traditional uses which help give the arcade its distinctive character, a key reason for the original listing.

Access off the end of 2nd Avenue, adjacent to the customer entrance to the "Lost in Brixton" mezzanine unit, would be more effective and less disruptive to existing uses.

However, in both cases, the proposed unit will lack visibility to customers passing through the indoor market.

The only way that the additional floorspace is likely to be viable is if it is used as a rear extension to one of the original units at 29-34 Third Avenue. This would provide an opportunity to offer an enlarged unit combined with a visible frontage.

Mix of Uses within the Arcade:

The overall balance of uses within the arcade should be maintained, so that not less than 50% of the floorspace remains in effective A1 (Retail) use.

External Plant & Ventilation:

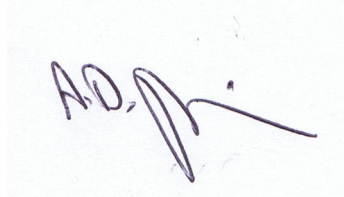
The new unit is proposed as the new flexible use Class E, so use as a café or restaurant cannot be ruled out. The design of extract ventilation is often a critical factor in how acceptable such a use will be in proximity to other uses. No details have been provided in support of such uses in this case.

External ducts should be carried up well above the windows of adjacent premises, and should be sited in relatively unobtrusive positions.

Flues should include odour filters and sound-proofing.

In this case there is already a first floor assembly space immediately above the proposed extension. The applicants should demonstrate how they propose to avoid fumes entering this space.

Yours sincerely,

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

Hon. Secretary