

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,
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Please reply to:

Alan Piper, RIBA,



APiperBrix@aol.com

14 February 2021

For attention of:

Lauren Shallcross,

lshallcross@lambeth.gov.uk

Your ref:

20/03195/FUL &

21/00185/FUL

85 BRIXTON HILL, SW2 – 6-storey building and new house at rear:

Dear Miss Shallcross,

I am responding to the recent letter about the proposed new house at the rear of the site, and to your earlier letter about the amended plans for rebuilding the end-of-terrace house.

Taken together, these proposals are not acceptable, and the Brixton Society must **object**, as detailed below:

Amenity Open Space:

We raised no objections to the previous design for the rebuilding of No.85. It was acceptable because it reinstated the appearance of the southern end of the original terrace. It relied on a communal garden space directly behind the new flats, which is still our preferred solution.

The current proposal attempts to provide external amenity space in the form of balconies at the rear. This is not acceptable for two reasons:

- No outdoor amenity space would be available for the residents of the top floor flat;
- The new balcony positions have an adverse effect on the privacy of residents in the rear rooms of the adjacent property, No.83.

The proposals clearly breach Lambeth Local Plan policies H5(b), H5(c), Q2(iii), Q2(vi) and the Mayor's Housing SPG, section 2.3, standards 26 & 27 (2016 version).

Rush Common considerations:

Although at first sight the garden area in front of the terrace appears generous, due to the terrace being set back behind the Rush Common building line, in practice most of this area is used for residents' parking and vehicle access.

Brixton Hill itself is part of the A23, with exceptionally high levels of air pollution from motor traffic, and the front garden area is on the downwind side of this, reducing its amenity value as a sitting-out area.

Amenity space behind the terrace is preferred because it offers the benefits of being screened from traffic noise and pollution.

Provision for cycle storage is basic, while refuse and recycling bins should be adequately screened. There should be a more considered and integrated enclosure design to accommodate all these elements.

Detached House at Rear:

The original rear garden should be used at first instance to provide the target area of communal open space for residents of the flats in No.85 itself.

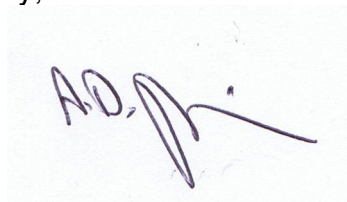
We would not object in principle if sufficient space remains for another dwelling to be provided at the rear end of the garden, fronting onto Josephine Avenue or the mews lane at the rear.

However, the current proposal has been set below pavement level, resulting in a cramped and awkward entrance arrangement, which fails to meet accessibility standards. Part of the appeal of a ground floor single-storey dwelling should be better access for residents with mobility limitations. A semi-basement floor level would only be justified here in order to fit in another storey above, while keeping the overall height modest.

There also appear to be overlooking issues between the living room bay window and the rear of No.83, though the plans fail to show the relationship to adjacent buildings in order to assess this properly.

In summary, the house design is defective and fails to meet Lambeth Local Plan policies H5, H8 and Q2, and the Mayor's Housing SPG, section 2.3.

Yours sincerely,

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

Hon. Secretary