

The Brixton Society

Understanding the Past, Looking to the Future

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Website: www.brixtonsociety.org.uk

Lambeth Planning,
(Development Management)
PO Box 734,
Winchester,
SO23 5DG

For attention of:
Lauren Shallcross,
lshallcross@lambeth.gov.uk

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

12th March 2021

Your ref:
20/03468/FUL

152-154 ACRE LANE, SW2 – Alterations & Roof Extension:

Dear Miss Shallcross,

Thank you for your recent letter about the above application. This is a prominent site on the approach to Brixton Town Centre, and while we are broadly in favour of the refurbishment, we do have specific concerns, as follows:

Front Dormer Design:

The shopping parade between Plato and Solon Roads dates from c.1875 and is substantial in scale, with a heavily-modelled original cornice concealing the original valley roofs. The first floor windows also have bold stucco surrounds and projecting cornices.

In this context, it is strongly felt that the front dormers to the new mansard roof should also be substantial in scale, in proportion with the rest of the frontage. Instead the proposed dormers are half-hidden behind the cornice and would be barely visible from street level.

Of greater practical concern is that the dormers sit too low in relation to the front parapet, so in case of fire, rescue by the fire brigade from these windows would be very difficult.

The applicants have not provided a large-scale section of the dormers as normally required, so we cannot reliably assess their internal height. However, in the interests of both safety and visual amenity, the height of the dormers should be increased by at least 600mm.

This would assist with meeting Lambeth Local Plan policies Q2(i), Q5c, Q8, and Q11k(iii), in addition to conforming to Approved Document B (Vol.2, paras 2.9-2-12) of the Building Regulations.

Roof Windows – Environmental Considerations:

Perhaps because of the seriously under-sized front dormers, the applicants have included generous roof-lights directly above them. However, their position on a south-facing frontage risks overheating of the new 3rd floor flats in summer.

This configuration might be acceptable in a family house, where some vertical air circulation is possible, but that is not an option here, with each flat contained behind its own front door.

There is increasing concern over the risks of summer overheating due to climate change, with consequent increased energy demand for air conditioning or fan cooling. We therefore recommend deleting the front roof-lights, in favour of increasing the height of the front dormers so that they can provide adequate daylight.

The proposals should respect Lambeth Local Plan policy EN4 (a) & (b).

Yours sincerely,



Hon. Secretary