

# The Brixton Society

Understanding the Past, Looking to the Future

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Website: [www.brixtonsociety.org.uk](http://www.brixtonsociety.org.uk)

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20<sup>th</sup> June 2021

*Your ref:*  
21/0008/FUL

## **382 BRIXTON ROAD, SW9 – Proposed change to Takeaway service:**

Dear Mr Nash,

Thank you for your recent letter about the above application. This is a prominent site within Brixton Town Centre, and the Society's main concerns are as follows:

### **Delivery Arrangements**

We are concerned that the applicant has not provided a Design & Access Statement to clarify his intentions.

In particular, the intensification of takeaway services during the Coronavirus pandemic has been characterised by increased reliance on home delivery services by motor-cycle, moped and cycle. Their riders tend to congregate close to such establishments, often on pavements and obstructing safe pedestrian movement. Any application of this nature MUST demonstrate how this will be managed safely.

### **Noise Impact on nearby dwellings:**

The proposed use is directly below residential flats on the upper floors of this shopping parade.

However, the Council's failure to control over-night activities in the Town Centre has resulted in a very difficult living environment, due to noise, litter and anti-social behaviour, including use of the highway as a public toilet. Therefore no use of the property after 11 pm can be tolerated, in order to maintain Lambeth Local Plan policy ED7(b).

### **Mix of Uses in Town Centre:**

The long-term attractiveness of Brixton Town Centre depends on maintaining a mix of uses within it, and not allowing A3, A4 and A5 uses to dominate to

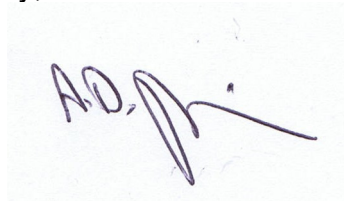
the detriment of core retail uses. Lambeth Local Plan policies PN3(a), ED6 and ED7 should be applied.

**External Plant & Ventilation:**

The design of extract ventilation is often a critical factor in how acceptable an A3 or A5 use will be in proximity to residential accommodation. It appears that a new extract installation is proposed, and this would be acceptable if it includes odour filters and sound-proofing.

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

Yours sincerely,



Hon. Secretary