

# The Brixton Society

Understanding the Past, Looking to the Future  
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*Your ref:*  
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21/02229/LB

## **11, 17, 19 MOORLAND ROAD, SW9 (Loughborough Park Conservation Area) – Proposed Window Renewals:**

Dear Miss Onabanjo,

Thank you for your recent letters about the above applications. Closer scrutiny of the documents reveals that the applicants are Metropolitan Thames Valley Housing, and not Mr Wilkinson personally as stated on your letters.

These are prominent buildings within the Loughborough Park Conservation Area, and the Society **objects** to the current proposals on the following grounds:

### **Discrepancies in Heritage Statement:**

In the Design and Access Statement, the second part of para 1.1 is muddled. It contradicts itself as to whether this is within the heart of the Conservation Area, though we would say that clearly it is.

More critically, the account of the estate development omits that an interim refurbishment of most houses within the core of the Conservation Area was carried out by Lambeth Council in 1968-69. This was for a life of only 15 years, pending expected Motorway construction, so was not as thorough as similar work undertaken by the same team elsewhere in the borough. For example, some later features were left in place and window glazing patterns were not all restored to match the original design.

**Sustainability Considerations:**

We are appalled that only single-glazing is being proposed for Nos. 11 and 19. The application for No.17 is ambiguous because it describes double-glazing but provides drawings only for single-glazed frames!

Replacement window frames should be double-glazed and draught-sealed, or provided with secondary glazing, to reduce heat loss through the window openings. Double glazing should be installed in accordance with the agent's detail drawing T1-5629-6, already supplied for similar work at 293-295 Coldharbour Lane (ref. 21/02222/FUL).

This is to ensure compliance with Lambeth Local Plan policy EN4a and the Council's subsequent declaration of a Climate Emergency.

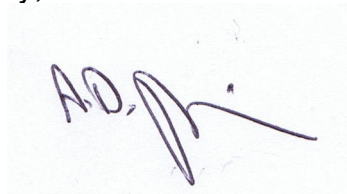
**Details of Windows and other openings:**

Window patterns should generally follow the existing frame patterns, but caution should be exercised because there are isolated cases within this CA where these are non-matching substitutes for the original designs. For example, the upper ground floor front windows at No.11 (W2) should be closer in style to those at No.17 (W2) but in both cases, the lower sash framing should be a mirror image of the upper.

At No.11, the front door (D1) is a discordant element that should be replaced with a more sympathetic design.

All this is to comply with Lambeth Local Plan policies Q2(i), Q5, Q8, Q11 and Q22.

Yours sincerely,



Hon. Secretary