

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

Please reply to:

Alan Piper, RIBA,



APiperBrix@aol.com

31st July 2021

Your ref:

21/02222/FUL

For attention of:

Anestis Skoupras,

ASkoupras@lambeth.gov.uk

293-295 COLDHARBOUR LANE, SW9 (Loughborough Park Conservation Area) – Proposed Window Renewals:

Dear Mr Skoupras,

Thank you for your recent letter 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 letter.

This is a prominent site within the Loughborough Park Conservation Area, and the Society's comments are as follows:

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. This group of houses is certainly not opposite the shops at 322-354 Coldharbour Lane, but some 100m away.

More critically, the agent has failed to acknowledge that 293-295 are a replica pair, built to fill a gap in the frontage following the removal of some 1970s prefab houses.

The design matches the pair to either side, and we are anxious that the window patterns visible from the street should continue to match the original design.

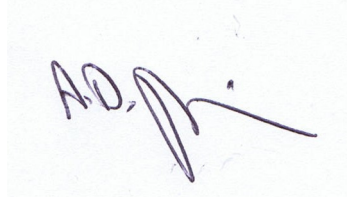
Sustainability Considerations:

Replacement window frames should be double-glazed and draught-sealed, or provided with secondary glazing, to reduce heat loss through the window openings. 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.

Yours sincerely,



Hon. Secretary