

# The Brixton Society

Understanding the Past, Looking to the Future

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31<sup>st</sup> July 2021

Your ref:  
21/02695/LB &  
21/02694/FUL

## **297-299 COLDHARBOUR LANE, SW9 (Loughborough Park Conservation Area) – Proposed Refurbishment & Alterations:**

Dear Miss Onabanjo,

Thank you for your recent letter about the above applications. From closer scrutiny of the documents, it appears that the applicants are Lambeth Council, and not Salome Simoes personally as stated on your letter.

This is a prominent building within the Loughborough Park Conservation Area, and the Society supports both its repair and more efficient future use of the building. However, we must comment on the details, as follows:

### **Access to Rear Garden:**

The proposed ground floor plan blocks direct access between the rear garden and the ground floor, except through the bar store, which is impractical. The layout should provide for garden access from public areas within the ground floor. This should be improved to step-free access in the second phase of refurbishment.

### **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.

Thermal insulation to roofs and walls should be included where the opportunity arises.

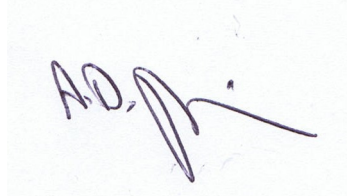
### **Details of Windows and other openings:**

Window patterns should generally follow the existing frame patterns, except that in a few cases these are non-matching substitutes for the original designs.

**Scope of Demolition:**

Having had the opportunity to inspect the rear of the building recently, I can confirm that the scope of demolition is acceptable, including removal of the derelict lean-to store and toilet shown on Edge drawing B20-004-06.

Yours sincerely,



Hon. Secretary



View from rear garden, 23.7.21 AP/pic/img.9924.jpg