

# The Brixton Society

Understanding the Past, Looking to the Future

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*Your ref:*  
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## **HERITAGE CLOSE, SW9 (Loughborough Park Conservation Area) – Proposed Window Renewals:**

Dear Miss Cowan,

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 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 400m away.

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.

Probably most important here is that almost all of the present Heritage Close formed part of infill development only carried out in the late 1980s.

**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. This is only critical for No.24 Heritage Close, also known as 2d Loughborough Park, because this is an isolated survivor of the original mid-19<sup>th</sup> century development. I am pleased to report that all its proposed elevations appear to be satisfactory.

Yours sincerely,



Hon. Secretary