

The Brixton Society

Understanding the Past, Looking to the Future

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Website: www.brixtonsociety.org.uk

Lambeth Planning,
(Development Management)
PO Box 734,
Winchester,
SO23 5DG

For attention of:
Brandan Wilkinson,
BWilkinson@lambeth.gov.uk

Please reply to:
Alan Piper, RIBA,

APiperBrix@aol.com

29th January 2022

Your ref:
21/04767/FUL

146-156 BRIXTON HILL & 5-6 WATERWORKS ROAD, SW2 – Proposed Industrial/ Logistics Development:

Dear Mr Wilkinson,

Thank you for your letter about the above application, which only reached me a few days ago due to severe postal delays in most SE London postcodes.

This is a prominent site on a main road approaching Brixton Town Centre, and surrounded by some significant buildings. The Society would normally be sympathetic to provision of employment floorspace, but we have specific concerns as follows:

Daylight for Nearby Dwellings:

The Daylight assessment appears to be only a geometric study, so has not taken account of the substantial existing overshadowing by trees on the north boundary of Renton Close. We are particularly concerned about the low levels of daylight to ground floor rooms on the north side of 54-63 Renton Close.

Facing Materials and Colours:

The use of a dark grey metallic cladding for the upper part of the walls is unduly oppressive, and detrimental to the scale of the new blocks. Adopting a very light grey, as on the existing yard elevations, or pale blue or Verdigris green would be preferable. Using a paler shade for the cladding would also mitigate the poor daylighting to Renton Close.

Mix of Uses:

We are relieved that this application does not attempt to provide dwellings as part of the development. Nevertheless, the detail design and hours of

operation need to respect the proximity of living accommodation close by, above 144 Brixton Hill and at Renton Close.

External Plant & Ventilation:

The development is expected to include the relatively new concept of “dark kitchens” to provide meals solely for delivery services.

The design of extract ventilation is often a critical factor in how acceptable any catering use will be in proximity to residential accommodation. Flues should therefore include adequate odour filters and sound-proofing.

External outlets should discharge well above the height of windows in nearby residential accommodation, and should be sited in relatively unobtrusive positions.

Operating Hours:

In order to limit the noise impact on nearby dwellings, there should be no vehicle deliveries to the site after 11 pm, and deliveries from the site after that time should be limited to two-wheel vehicles.

Statement of Community Involvement:

Although the Society is named in the applicant’s statement, I must state for the record that we were not invited to any consultation event, nor received any direct communication from the applicants or their consultants.

Yours sincerely,



Hon. Secretary