

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

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

5th August 2023

For attention of:
Camilla Bebb,
CBebb@lambeth.gov.uk

Your ref:
23/02149/FUL
Our ref: ufm16(12)rtf

122 BRIXTON HILL, SW2 – Housing Development above:

Dear Ms Bebb,

In response to your recent letter about the above application, our comments are as follows:

It is implied that the ground floor will revert to employment floorspace, but this is not clear from the Design & Access Statement. We would prefer to see more details of how this element would operate, given the constraints of any residential use directly above. Employment use will be less attractive to business tenants if there are limitations on hours of operation, emissions and vehicle access.

Given the proposed number of residential units, and others adjacent, vehicle access for deliveries and servicing appears to be unduly constrained. Even for nominally car-free developments, current delivery traffic to residential sites is often under-estimated.

Externally, the use of dark colours for the new upper storeys and roof walls is deplored, because this would increase the risk of overheating in summer. The long south-facing wall is particularly vulnerable. Lighter colours would be preferred if a contrast with the existing brickwork is essential to the design.

Yours sincerely,

Hon. Secretary