

# 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](http://www.brixtonsociety.org.uk)

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*Your ref:*  
23/02091/FUL  
*Our ref:* ufm35(3)rtf

## **53a BRADING ROAD, SE24 – Mixed Development:**

Dear Ms Bebb,

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

The scale of development and facing materials are acceptable within this context, but we have 2 topics of concern:

Some of the balconies and amenity spaces are just below Lambeth's preferred minimum of 10 sq.m. per dwelling. We have no objection in this case to some of the flats being provided with 2 smaller balconies to reach the desired total area.

The design's use of flat roofs would lend itself to "green roof" construction and potentially to installation of roof-top photo-voltaic panels. The extent and variety of planting in the shared central courtyard is also disappointing. It may be that these aspects are explained more fully in other supporting documents, but they are not readily apparent from what is otherwise an extensive Design & Access Statement.

Yours sincerely,

Hon. Secretary