

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

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

Please reply to:
Alan Piper, RIBA,

APiperBrix@aol.com

2nd January 2024

For attention of:
Felicia Onabanjo,
FOnabanjo@lambeth.gov.uk

Your ref:
23/03924/FUL
Our ref: ufm9(100)rtf

2-5 STATION AVENUE, SW9 – Housing Development:

Dear Ms Onabanjo,

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

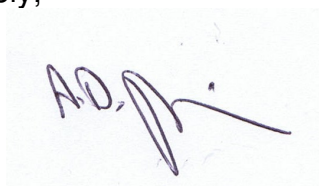
Overall, we welcome that basement accommodation has been omitted and that the scheme is now simply self-contained flats without the management burdens of operating as an HMO.

We are disappointed that the appearance of the elevations is marred by the use of black or a very dark colour for deep horizontal bands and randomly-selected wall areas. This has the effect of making the building appear more bulky and obtrusive than necessary.

The choice of materials is not clear, but there is also a risk that local overheating from sunlight will result in early degradation of the surface finish on these areas.

Regarding the roofing, I am surprised that an extensive green roof treatment has not been applied above the 3rd floor lift/stairs roof, where its low maintenance requirements would be an advantage, as well as improving the Urban Greening Factor. For green roofs generally, a French drain or gutter would only be needed along one (lower) edge, not the whole perimeter as shown on the roof plans.

Yours sincerely,



Hon. Secretary