

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:

Christopher Poad,

cpoad@lambeth.gov.uk

Your ref:

23/03865/FUL

Our ref: ufm78(2)rtf

516 BRIXTON ROAD, SW9 – Basement Use as Hot Food Takeaway:

Dear Mr Poad,

In response to your recent letter about the above application, we must **object** because the proposal raises a number of concerns, as follows:

Scope of Use:

Your letter failed to state what “sui generis” use was being proposed.

On examining the plans, I note that most of the basement space is to be used for new customer seating, rather than simply a new customer service counter or food preparation.

The applicant has failed to provide a Design & Access Statement to clarify his intentions, but the proposed use appears to be a mix of the old A3 and A5 use classes.

Fire Escape Routes:

The proposed basement layout would not meet the basic requirements of the Building Regulations for means of escape from fire.

In brief, normal expectations where customers are accommodated in a basement space is for the staircase to discharge customers much nearer to the front door, instead of at the back of the ground floor.

Here, customers exiting the basement would also need to get past 26 customers seated on the ground floor, compared to casual seating for only 7 at present.

The escape ladder at the rear might be acceptable as an alternative route if the basement was only occupied by a couple of able-bodied staff members, but would not work if that space is occupied by up to 28 members of the general public.

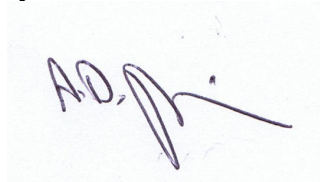
Extract Ventilation/...

Extract Ventilation:

No details have been provided of how the new cooking facilities in the basement will be provided with extract ventilation or mitigation of fumes. This is critical information for this type of use, particularly when other uses operate above the ground floor business.

This omission should have been flagged up at the validation stage.

Yours sincerely,



Hon. Secretary