

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 80771,
London,
SW2 9QQ

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

27 December 2024

For attention of:
Kingsley Goldberg,
kgoldberg@lambeth.gov.uk

Your ref:
24/03805/FUL
Our ref: ufm6(69)rtf

17 EASTLAKE ROAD, SE5 – Proposed Conversion:

Dear Mr Goldberg,

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

We support the concept of converting this large terraced house into two smaller dwellings.

However, we are concerned that the upper unit will have no access to outdoor amenity space in the layout currently proposed.

This could be achieved either by:

- An external staircase at the rear, to provide access to a shared or divided rear garden; or
- A balcony or roof terrace at 1st floor level, supported on the flat roof at the rear of the ground floor.

I am sure you are aware that the Mayor's Housing Design Standards suggest at least 5 sq.m. of outdoor amenity space per dwelling, and I believe that the Lambeth Local Plan (policy H5B(ii)) prefers 10 sq.m. per dwelling.

Hon. Secretary