

The Brixton Society

Understanding the Past, Looking to the Future

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11, 13, 17 MOORLAND ROAD, SW9 (Loughborough Park Conservation Area) – Proposed Window Renewals:

Thank you for your recent letters about the above applications. Closer scrutiny of the documents reveals that the applicants are Metropolitan Thames Valley Housing, and not Mr Michael Heath personally as stated on your letters.

These are prominent buildings within the Loughborough Park Conservation Area, and the Society **objects** to the current proposals on the following grounds:

1. Discrepancies in Heritage Statement:

The Design and Access Statement is devalued by some typing errors, and there are confusing references in para 1.1 to shops at the north-east end of the Conservation Area which are distant from the properties in question.

More critically, the account of the estate development omits that an interim refurbishment of most houses within the core of the Conservation Area was carried out by Lambeth Council in 1968-69. This was for a life of only 15 years, pending expected Motorway construction, so was not as thorough as similar work undertaken by the same team of surveyors elsewhere in the borough. Consequently, some later features were left in place and window glazing patterns were not all restored to match the original design.

2. Sustainability Considerations:

We are appalled that only single-glazing is being proposed for these 3 properties. This would have been questionable practice even before the turn of the century.

Replacement window frames should be double-glazed and draught-sealed, or provided with secondary glazing, to meet modern standards and reduce heat loss through the window openings.

Suitable double-glazing has previously been detailed and approved nearby for houses of similar vintage at 293-295 Coldharbour Lane (ref. 21/02222/FUL).

This is to ensure compliance with Lambeth Local Plan policies EN4a, Q11A(ii) and the Council's subsequent declaration of a Climate Emergency.

The Council is now actively promoting more sustainable practice through its Lambeth Climate Partnership.

3. Inadequate Details of Window frames and fittings:

Window patterns should generally follow the existing frame patterns, but caution should be exercised because there are isolated cases within this CA where these are non-matching substitutes for the original designs.

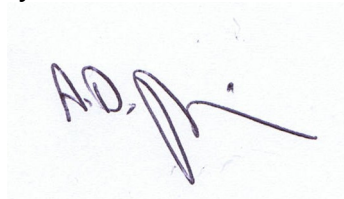
For example, the upper ground floor front windows at No.17 should be fabricated with the lower sash framing as a mirror image of the upper sash.

Given that these are listed buildings, we are disappointed that no details have been provided of window ironmongery or other fittings.

It is also essential that provision should be made for permanent ventilation, either as trickle vents within frame designs, or separate ventilation grilles, in order to reduce the risk of condensation and mould growth within the flats.

All this is required to comply with Lambeth Local Plan policies Q2(i), Q5, Q8, Q11 and Q22.

Yours sincerely,



Hon. Secretary