

# The Brixton Society

Understanding the Past, Looking to the Future

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Website: [www.brixtonsociety.org.uk](http://www.brixtonsociety.org.uk)

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For attention of:  
Maylinne Nasa,  
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Please reply to:  
Alan Piper, RIBA,



[APiperBrix@aol.com](mailto:APiperBrix@aol.com)

27<sup>th</sup> July 2020

Your ref:  
20/01708/FUL

## **2-5 STATION AVENUE, Loughborough Junction SW9 – Proposed redevelopment as a large HMO:**

Dear Ms Nasa,

Thank you for your recent letter about the above application. In this context, close to Loughborough Junction Station, the Society must **object**, due to the following issues:

### **Loss of Employment Floorspace:**

We accept that the present B8 use is obsolete and not sustainable. However, we are concerned at the complete removal of any employment use from the site. Neither does the development make any positive contribution to the Loughborough Junction "Local Town Centre" within which it sits. The proposal fails to meet Lambeth Local Plan policies ED2, ED6 and PN10.

### **Types of Residential Development:**

The applicant's Design & Access statement fails to explain why they have opted to provide an HMO rather than conventional self-contained apartments. An HMO might be acceptable if it met a specific need, such as special needs housing for a charitable organisation, but none such is proposed. There is no information on how the property would be managed in use. This development would only provide sub-standard residential accommodation, with no justification or redeeming features. It clearly fails to meet Local Plan policies H4, H5, H8 and H9(a).

### **Requirements for a large HMO:**

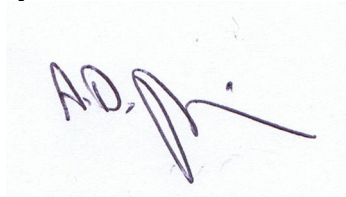
Our minimum expectations for a large House in Multiple Occupation are:

- On-site supervision should be provided, including a dedicated office space located near the entrance.

- Units should be for single people, rather than couples.
- Basic laundry facilities should be provided on site.
- A cleaner's cupboard and sink should be provided, to enable cleaning of common parts.

The design fails to meet these requirements and should therefore be refused.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "A.D." followed by a stylized flourish.

Hon. Secretary