

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

For attention of:
Maylinne Nasa,
mnasa@lambeth.gov.uk

Please reply to:



APiperBrix@aol.com

2nd August 2020

Your ref:
20/02216/FUL

512-514 BRIXTON ROAD, SW9 – Proposed large HMO:

Dear Ms Nasa,

Thank you for your recent letter about the above application. In this case, the Society must **object**, due to the following issues:

Unsuitable Type of Residential Development:

We would normally welcome the reinstatement of residential use above shopping parades in Brixton. However, we are unhappy with any HMO proposal where the number of bed-spaces is in double digits, unless specific criteria are met, as outlined below.

Our main concern is that the upkeep of common parts and facilities will be inadequate, leading to deteriorating living conditions.

Also, the living space and amenities in this type of accommodation fall well below the standards set out in the Mayor's Housing SPG of 2016.

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.

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:

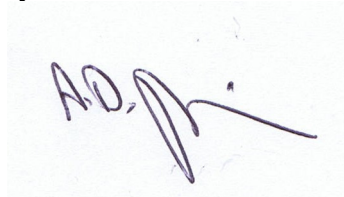
Our minimum expectations for a large House in Multiple Occupation are:

- On-site supervision should be provided, including a dedicated office space located near the entrance. In this case, no information is provided on how the property would be managed in use.

- A cleaner's cupboard and sink should be provided, to enable cleaning of common parts, and storage of cleaning materials and implements.
- Basic laundry facilities should be provided on site, preferably with facilities for drying or airing clothing and bedding. Provision here seems to be very limited, with no drying space.
- For an HMO, as distinct from a hotel, the units should be for single people, rather than couples, with en-suite bathrooms. While some units here have their own bathrooms or shower rooms, several still depend on shared facilities.
- For a town centre location where car parking is not an option, at least some provision should be made for residents to store bicycles on site. There is no obvious provision shown on the drawings supplied.

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

Yours sincerely,



Hon. Secretary