

The Brixton Society

Understanding the Past, Looking to the Future

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Website: www.brixtonsociety.org.uk

Lambeth Planning,
(Development Management)
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For attention of:
Jorge Nash,
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Please reply to:
Alan Piper, RIBA,



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31st May 2021

Your ref:
21/01127/FUL

452-456 Brixton Road & 1-11 Dorrell Place, SW9 – Proposed Hotel development:

Dear Mr Nash,

Thank you for your recent letter about the above application. This is a prominent site within Brixton Town Centre, and the Society must again **object**, based on the following concerns:

Failure to respond to changing context:

We were disappointed that the application seems to be a repeat of the 2016 proposals, with no concessions to the objections raised at that time, nor to the changing urban context five years on.

In particular, there is increased awareness of issues of sustainability and the need to minimise energy inputs and the generation of carbon dioxide and other greenhouse gases. Lambeth Local Plan policy EN4 should therefore be applied more rigorously to this type of application.

Mix of Uses in Town Centre:

The long-term attractiveness of Brixton Town Centre depends on maintaining a mix of uses within it, and not allowing hospitality uses to dominate to the detriment of core retail uses. Lambeth Local Plan policies PN3(a), ED6 and ED7 should be applied.

However, the Council's failure to control over-night activities in the Town Centre has resulted in a very difficult living environment, due to noise, litter and anti-social behaviour, including use of the highway as a public toilet. Therefore we doubt the suitability of such a central location for overnight visitor accommodation.

Access Limitations:

Lambeth Local Plan policy ED12(a) makes an explicit requirement for off-street pick-up and set-down points for taxis and coaches. None such are proposed, with the applicants claiming the hotel can attract sufficient trade from guests arriving and departing via public transport, which we doubt. However, the greatest access limitations arise from servicing requirements, for deliveries and collections such as catering and laundry. This would all be channelled via Nursery Road at the rear of the site, but the problems will be:

- Competition for loading bay space on Nursery Road, already in use for Marks & Spenser on the other side of Dorrell Place, and for businesses in the Brixton Enterprise Centre (the former Bon Marche building).
- The difficulty of moving large delivery vehicles through Nursery Road, and particularly past the tight corners of Shannon Grove and Tunstall Road, to return to Brixton Road or Acre Lane.
- Increased disturbance to residents of these streets from the additional traffic generated by the hotel use.

Yours sincerely,



Hon. Secretary