

# 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](http://www.brixtonsociety.org.uk)

Lambeth Planning,  
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*For attention of:*  
Maylinne Nasa,  
[mnasa@lambeth.gov.uk](mailto:mnasa@lambeth.gov.uk)

*Please reply to:*  
Alan Piper, RIBA,



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

19<sup>th</sup> July 2021

*Your ref:*  
21/01797/FUL

## **130 BRIXTON HILL, SW2 – Proposed change to Residential use:**

Dear Miss Nasa,

Thank you for your recent letter about the above application.  
The Society **objects** to this application on the following grounds:

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

This site is within the Brixton Hill KIBA, which is now to be retained, and close to a group of local shopping frontages south of the junction with Brixton Water Lane. It continues to be a suitable location for small-scale offices and business uses (class E(gi) or B1 uses) and the applicants have not demonstrated that local demand for such uses has disappeared.

We are aware of demand for such use within the wider Brixton area, where there is now a shortage due to the number of similar premises lost to residential development in the past 20 years. In particular, there is a need for enterprises which have grown beyond the “one man and a dog” phase to be able to find premises locally so that they continue to bring employment and economic activity to the Brixton area.

The proposal would conflict with Lambeth Local Plan policies ED1, ED6 and ED10.

### **Impact on remaining Business Space:**

We are concerned that the addition of residential flats directly above the ground floor business space (marked as warehouse on the block plans) will inhibit future use of this ground floor space. It is a growing problem with mixed-use developments around Brixton that the proximity to flats reduces the range of operations that can be carried out in adjacent business space, particularly with regard to hours of operation, noisy processes and extract ventilation arrangements.

It is also a concern that the lift access to 1<sup>st</sup> floor level will be shared between the flat residents and the remaining front office unit.

The applicants have not demonstrated how they would mitigate the impact of different activities between the adjacent uses. There is potential conflict with Lambeth Local Plan policies, particularly Q2(v).

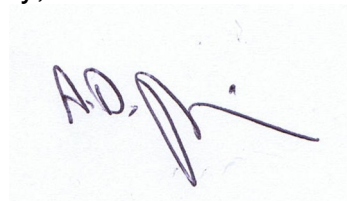
**Discrepancies in Drawings:**

The drawings have been difficult to interpret because the flank elevations have been incorrectly labelled as front elevations.

The elevations of the annexe above the 1<sup>st</sup> floor flat roof has been shown in great detail, but there appear to be no external changes between the existing and proposed versions.

These points should have been clarified at the validation stage.

Yours sincerely,

A handwritten signature in blue ink, consisting of the initials 'A.D.' followed by a stylized, cursive flourish.

Hon. Secretary