

# 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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*Your ref:*  
23/01904/FUL  
*Our ref:* ufm140.rtf

## **2-5 STATION AVENUE, SW9 – Housing Development:**

Dear Ms Bebb,

In response to your recent letter about the above application at Loughborough Junction, our comments are as follows:

This application, with a mix of conventional one and two bedroom flats, is preferable to previous proposals for this site. However, it is still at the upper limit of acceptable height and bulk for its context. The 3<sup>rd</sup> floor lift/ stair housing is relatively obtrusive, and at least part of this could be reduced in height.

We are concerned that the basement dwellings are entirely below ground level and so have no effective outlook to their surroundings. A semi-basement arrangement could have improved on this, or for simplicity, omitting the basement storey entirely.

We would prefer an arrangement where each flat was provided with its own amenity open space of similar size, rather than the uneven allocation here proposed. The shared rooftop amenity space is welcome, but maintaining the rooftop planting does not appear safe or practical. Maintenance needs for the section above the lift/ stair tower could be minimised by adopting an extensive green roof or brown roof specification, rather than the deeper intensive green roof indicated.

Yours sincerely,

Hon. Secretary