

# The Brixton Society

Understanding the Past, Looking to the Future

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For attention of:  
Katherine Leftwich,  
[kleftwich@lambeth.gov.uk](mailto:kleftwich@lambeth.gov.uk)

Your ref:  
25/00963/FUL

## **Arches 459, 460, 461 Rathgar Road, SW9 – Change of Use:**

Dear Ms Leftwich,

We were recently informed of revised documents for the above application, but I was disappointed to see that the changes are superficial and do not address the weaknesses in the original proposals. I must therefore restate our previous objection, and in particular draw your attention to:

### **1. Station Access:**

The three arches concerned lie to the north of the present entrance to Loughborough Junction Station. This entrance is constricted and there is no lift access to platform level. There is currently a local campaign to install a lift, with the advantage that a single lift would serve both “up” and “down” Thameslink services via the central platform.

There is rising demand for passenger access to the railway station as a result of local residential development and further planning permissions granted in the past year. Staircase access to the platforms is becoming congested at peak times and additional access for cycles, prams and those with limited mobility is a reasonable expectation, on a par with Herne Hill or Denmark Hill Stations.

Approval of the application as it stands would block this possibility. Instead, one of the arches should be set aside for a passenger lift installation, say Arch 459 as being closest to the existing station entrance.

### **2. Footfall:**

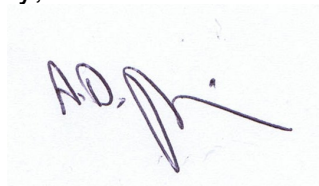
Sadly, the applicants display little understanding of the disposition of shopfronts and business units to attract footfall and encourage take-up by commercial tenants. This is evidenced by their mismanagement of the refurbishment of the railway arches between Atlantic Road and Brixton Station

Road not far away in Brixton Town Centre. Many of these units still remain vacant and there has been an adverse impact on the adjacent street market. For this application, placing the proposed 3 shopfronts on a narrow cul-de-sac is not conducive to attracting passing trade. There is an absence of any proposal for a "magnet" business to draw in customers. In summary, the proposal is not commercially viable, so would only result in the arches remaining vacant in the long term.

There is a subsidiary problem, that the Rathgar Road address will need amendment to avoid delivery problems, because the arches would front onto Coldharbour Lane.

We therefore urge that the application should be refused in its present form.

Yours sincerely,



Hon. Secretary