

The Brixton Society

Understanding the Past, Looking to the Future
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Website: www.brixtonsociety.org.uk

Lambeth Planning,
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Please reply to:
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13 February 2026

For attention of:
Felicia Onabanjo,
FOnabanjo@lambeth.gov.uk

Your ref:
25/03975/FUL

274-280 BRIXTON ROAD, SW9 – Co-Living Development:

Dear Miss Onabanjo,

In response to your recent letter about the above application, we must object to the development as currently proposed, as detailed more fully below.

1. Co-Living Concept:

We are not convinced that the Co-Living Concept is relevant to local housing needs. It appears to make no contribution to the provision of Affordable Housing which would be expected with conventional housing development. Such a concentration of provision for single people is distorting the local mix of household sizes and undermining the viability of local schools. The application therefore fails to meet Lambeth Local Plan policy H2.

2. Management & Cleaning:

The concept depends on small dwelling units supported by reliance on communal kitchen and laundry facilities. Unless there are high standards of regular cleaning and management of all communal facilities, conditions can degenerate very quickly. Based on the number of units proposed, there should be an on-site management presence round the clock. A management plan should be required as a condition of any approval.

3. Internal Space Standards:

Individual units are significantly below the prescribed floor area for small units in the Nationally-described Space Standards. This impacts adversely on personal storage space and the scope for pursuing a range of hobbies. The application fails to meet Local Plan policy H5A.

Outdoor Amenity Space/...

4. Outdoor Amenity Space:

There is an alarming lack of outdoor amenity space, either personal or shared space. This compares very poorly with both the Mayor's (5 sq.m.) and the Council's own standards (10 sq.m). These would typically be provided by a small balcony to each apartment, ideally complemented by some shared garden space.

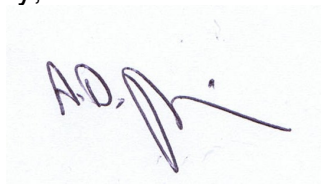
As proposed, the application fails to meet Local Plan policy H5B.

On this site, it would be better to reduce the overall height by deleting the 5th floor accommodation in order to provide a shared roof garden.

5. Daylight & Sunlight Impacts:

There has not been time for a detailed analysis of the report supplied, but a particular concern is the overshadowing of the Raw Media premises at 2 Robsart Street. This includes roof-mounted solar panels which will tend to be overshadowed in the winter months (see Schroeders Begg drawing 205 within the Daylight/ Sunlight Report) unless the overall height is reduced as suggested in para. 4 above.

Yours sincerely,



Hon. Secretary