

# 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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22 July 2025

For attention of:  
Jessie Rotrand,

Your ref:  
25/00452/FUL

## **122 BRIXTON HILL, SW2 (former Ruach Ministries) – Proposed Mixed-use Development:**

Dear Ms Rotrand,

In response to your letter about the above application, this was recently considered by our Planning sub-committee, and we **object** to the proposal on the following grounds:

### **1. Weakening of existing KIBA:**

The proposal would further dilute the employment workspace within what is supposed to be protected as a Key Industrial and Business Area. The site is also within the Brixton Creative Enterprise Zone. A predominantly residential development would be contrary to policies ED2, ED3 and Annex 3 of the Lambeth Local Plan.

### **2. Limitations on Employment Uses:**

If cramped residential accommodation is placed directly above employment space, the types of business that can operate there are likely to be severely restricted, in order to protect the amenity of residents. This would impact on their hours of operation, delivery arrangements, storage and disposal of wastes and the design of ventilation/ fume extraction systems. Again, Lambeth Local Plan policies ED3 and EN7 should be respected.

### **3. Undersized Housing Units:**

One of our ongoing concerns is the proliferation of proposals for non-standard housing formats, such as co-living and large HMOs, rather than more family-friendly apartments or terrace houses that the Brixton area needs. In this case, 61 residential “studios” are proposed, with some communal amenities. Most of these units have an internal area of only 25 sq. metres, apart from 7 with slightly better accessibility at 33 sq.m. each.

In both cases, this is substantially below the National space standard of 40 sq.m. for a single-person unit, or 50 sq.m. if intended for a couple. Consequently, the design fails to meet policy H5 (housing standards) of the Lambeth Local Plan.

#### **4. Sub-standard Housing Provision**

The proposed residential accommodation is inadequate in other respects. For example, each unit should have cross-ventilation and its own private balcony, terrace or patio.

Neither does the proposal offer a range of unit sizes, as set out in policy H4.

#### **5. Lack of Affordable Housing:**

No provision appears to have been included for affordable housing – we would expect at least 35% on a development of this scale.

In summary, the proposals are opportunistic and unsuitable for this site.

Yours sincerely,



Hon. Secretary