

The Brixton Society

Understanding the Past, Looking to the Future
Reg'd. Charity No.1058103, Registered with the London Forum of Amenity Societies
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Please reply to:
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International House & 49 Brixton Station Road, SW9

Dear Mr Dewhurst,

Thanks for bringing team members to our committee meeting on 14 August.
Our main points of concern over the current proposals are as follows:

Building Heights

We are concerned to limit the height of individual blocks, preferably to 16 storeys each. It is not clear from the published documents whether International House is proposed to increase by 2 or 3 storeys.

We support the concept of raised open spaces above the podium of the Station Road block, though it would be welcome if part was accessible from the business space. However, these open spaces should be checked for the wind effects generated by the surrounding towers.

Active Frontages

Retail/ Class E uses will be more attractive and sustainable if they are close to the Brixton Station Road/ Popes Road corner. The office hub/entrance should be swapped with the proposed retail unit on Brixton Station Road.

Employment Space

As currently proposed, the development would remove a lot of local employment space in one go, without substantial replacement space becoming readily available. We would prefer the adverse impact to be reduced by phasing the work, or by bringing forward alternative workspace in the Brixton Creative Enterprise Zone.

Yours sincerely,

Hon. Secretary