

The Brixton Society

Understanding the Past, Looking to the Future

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Please reply to:
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12th January 2026

For attention of:
Lauren Shalcross,
lshalcross@lambeth.gov.uk

Your ref:
25/03722/RG4

6 Canterbury Crescent and 49 Brixton Station Road, SW9 – New Development and upward extensions:

Dear Ms Shalcross,

We have been following proposals for the redevelopment of these sites for some time, and after reviewing the definitive planning application, we must **object** due to several deficiencies:

1. Adverse Impact on Conservation Areas

The scale and massing of the development fails to take into account the adverse impact on the Brixton Town Centre Conservation Area.

We are aware of the advice that Historic England provided to the Mayor and GLA planners on the proposed Hondo tower of similar height in July 2023 (attached).

In particular, it highlights the impact of high-rise development on Electric Avenue, and on views from south of the Town Centre. At that time, the professional consensus was that a 20 storey tower should be reduced by 38m to suit the context, i.e. a maximum of 15 storeys would be more acceptable.

Compared with other high-rise developments proposed in recent years, there is a distinct lack of distant views to show the whole development in context. The perspective views provided are predominantly close-ups of only the lower floors, ignoring the full extent of the towers above. Aerial views at dusk are of little help.

We would expect the applicants to provide ground-level views, such as from Stockwell Road (junction with Stockwell Park Walk/ Stockwell Avenue), the foot of Brixton Hill (alongside the Town Hall) and a view from the north (say

Brixton Road/ Villa Road junction, or from Wiltshire Road by St. John's Church).

2. Excessive Height:

A proposed height of 18 to 20 Storeys is excessive for the context, given that Chartham Court is 15 full storeys (plus a smaller top floor) while International House is presently only 11 full storeys (plus 2 smaller above).

3. Daylight and Sunlight

The Daylight/ Sunlight Report has been examined. It is striking to see in paras 10.1 and 10.6 that a substantial number of habitable rooms in surrounding buildings would no longer receive adequate daylight as defined by the BRE guidelines. The proposed towers would need to be reduced to maintain sufficient daylight in existing buildings, as illustrated on page 42, above para 10.6. The proposed design is only achievable at the expense of neighbours in 40 habitable rooms around the site.

4. Potential Wind Effects

Brixton Station Road and Pope's Road should remain important parts of the street market, and we are anxious that they do not become unattractive to shoppers and create a more difficult working environment for stall-holders. Station Road is particularly vulnerable when a westerly wind is blowing along the street, as there is already a canyon effect due to the railway viaduct and the upper part of the Recreation Centre.

This effect appears to be under-estimated because para 2.2 of the GIA report admits that tests were run with no wind direction contributing more than 10% to the results.

In practice, winds from a westerly direction tend to predominate.

This may be why no mitigation measures have been proposed as part of the development.

5. Reduced Market Footfall

The Pop Brixton "meanwhile" use has had a positive impact in maintaining footfall through Brixton Station Road and Popes Road. However this corner of the market will be left to decline during the development of the site, and the two small retail units proposed do not look substantial enough to attract significant trade after the development is completed.

6. Loss of Affordable Business Space

The temporary use of International House as business space, managed by 3Space, has been more successful than expected, particularly for smaller firms and start-up enterprises in the Creative and Cultural Sector.

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

Failing this, there is a high risk that this concentration of local employment will be dispersed across Greater London and beyond. This is made more acute

by the Council's recent approval of the redevelopment of Blue Star House for hotel use, increasing competition for a shrinking stock of business space.

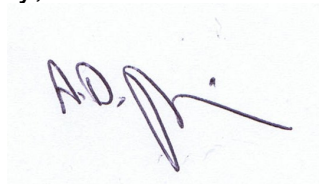
7. Diffuse Community Benefits

It has long been one of our concerns that the number of different benefits sought by different Council departments reduces the overall impact of the development. We would have preferred a clear priority for maximising the amount of Social Housing.

8. Canterbury Arms site

Similarly, having to fit around the existing planning permission for the former Canterbury Arms site introduces needless constraints. It would have been more efficient to incorporate this within the wider site, either by CPO or by negotiation.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'A.D.' followed by a stylized flourish.

Hon. Secretary