



Waterloo Matters

Dates of 2012 public meetings

January 2012

- 22 February
- 21 March
- 9 May
- 13 June
- 18 July
- 19 September
- 17 October
- 21 November (AGM)



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Elephant in the room

New swimming pool, shops, masterplan

PUBLIC MEETING

Wed 25 Jan

7pm

Waterloo Action Centre
14 Baylis Rd SE1

NEWS

Lambeth Council refuse swanky flats at Fire Brigade HQ

Lambeth Council's planning committee have rejected proposals to build 360 flats at the London Fire Brigade HQ on Albert Embankment with only 8% affordable housing.

The scheme by developers Native Land promised the Fire Brigade £43m plus a profit share on the scheme. Native Land are currently developing hundreds of flats at Neo Bankside behind Tate Modern, with starting prices of over £1m per flat. Objectors from Whitgift House pointed out that 50% of flats would be sold overseas for investment, leaving half empty buildings looming over existing council flats and Lambeth High Street Recreation Ground. There were concerns about the shadowing and loss of daylight and visible sky for existing residents.

WCDG objected to the loss of employment space: the site is protected in planning policy for employment, but less than half of the site would be kept for offices, while the amount of development on the site doubled. English Heritage and local residents had concerns about the impact on the listed Fire Brigade building, a purpose-built HQ from 1932 which originally housed firemen and their families on the site, as well as workshops to repair the fire engines.

The scheme was also opposed by ward councillors and Kate Hoey MP, and was rejected by 3-1 by councillors on the Committee—despite being recom-



mended for approval by officers, Boris Johnson could have 'called in' the application and overturned the decision, but wrote last week declining to do so. It is likely that the developers will appeal the decision, triggering a public inquiry.

Hungerford car park to become 'London Wonderground'?

The Southbank Centre announced a 600-seat big top on the Hungerford Car Park to run throughout the Olympic summer.

The big top would join the 400-seat Underbelly tent which has appeared each spring for the past 4 years. Together they would create more seating than the Festival Hall, but would mainly cater for comedy, music and revue. The schemes would be part of artistic director Jude

Kelly's vision of the South Bank as a place of festival. They also demonstrate that car parking should be removed from the site to allow the full extension of Jubilee Gardens, due to open in June.

A planning application has yet to be submitted.



NEWS

Boris barges in on refused Elephant skyscraper

Boris Johnson, Mayor of London, has triggered little-used powers to overturn council decisions on significant schemes.

The 335-flat residential skyscraper was rejected by Southwark Council last October, following objections from local residents, councillors and businesses including the Ministry of Sound, who had generated a 25,000-signature petition against the scheme. English Heritage had also objected to the impact on conservation and views, and WCDG objected to the lack of real affordable housing.

Boris Johnson had vowed to stop tall buildings in his election campaign in 2008. But, having got the scheme reduced by three floors to remove the impact on views from Hyde Park, he pledged his support. Following the refusal by Southwark, Boris wrote to the Council informing them he had decided to determine the application himself.

The power of the Mayor to personally decide planning applications has been seldom used, and the process is unclear, but WCDG's understanding is that residents and other objectors are not



Proposed 550ft high tower to replace Eileen House on Newington Butts

consulted and have no right to speak at the hearing, for which a date has yet to be fixed.

Waterloo Action Centre dwarfed by luxury flats?

WCDG is strongly objecting to plans for the redevelopment of the corner of Waterloo Rd and Baylis Rd.

The plans would replace the corner bookstore, Da

Vinci and the William Hill on Waterloo Rd with flats and offices, and retail at ground floor. WCDG supported an earlier version of the scheme, but is concerned about the impact of the additional height and blank walls which would overshadow the 1906 Waterloo Action Centre building.

You can view the proposals at www.wcdg.org.uk



NOTICES

Oasis propose 'Free School' for Waterloo... but where?

Oasis, the Christian social enterprise based in Waterloo, which runs youth clubs and events locally as well 12 schools across the country, is now proposing to set up a 'Free School' in Waterloo for secondary pupils.

Last year Oasis became the sponsor of Johanna School which became an Academy. It is now consulting on a new secondary school in Waterloo—which has long been an aspiration for Waterloo parents, since the only secondary school in Lambeth north of the Oval is the heavily over-subscribed boy's London Nautical School. But it's not clear what site is available for such an ambitious venture.

Oasis are holding public meetings at Living Space on Waterloo Rd on **Fri 10th Feb 4-6pm** for parents and **7-9pm** for the wider community.

Picture right: ideas for the new playground in Jubilee Gardens. Construction of the new Gardens is underway, and the design team are now working out the details for the playground, based on WCDG consultation in 2010



Old permissions being re-warmed

A number of projects which gained planning permission before the downturn and were mothballed are now being showing signs of life once again—despite the emerging double dip recession.

Projects back on site include

- **Paris Gardens/ Hatfields:** part 9, part 13 storey 41m building for a mixed use development comprising a ballet school and 162 student beds plus communal open space
- **20 Blackfriars Rd:** demolition of existing buildings and development of two towers (105m and 148m) to provide 286 flats (including 25% affordable), 26,000m² of office floorspace and 1,710m² of retail, plus new

open space

- **1 Blackfriars Rd (Beetham Tower):** 170m tower for 7* hotel, 100 flats, leisure and retail including public viewing platform at top of tower
- **107 Blackfriars Rd:** 7 storey offices and shop
- **157-163 Waterloo Rd:** 278 bed hotel plus restaurant and gym in 9 and 5 storey building

All of these permissions have substantial s106 agreements attached, sometimes running into millions of pounds, for community benefits and projects which will mitigate the impact of the permission. £100,000 is earmarked for Millennium Green, and large amounts of money are earmarked for Hatfields, ranked as 8th worst in Lambeth. However, often the money will first go to Southwark Council, who until recently were publicly stating that they wouldn't allow s106 collected for development in Southwark to be spent across the border in Lambeth!

PLANNING APPLICATIONS

Address	Description	Application No.	Comments to:
York House, 199 Westminster Bridge Road	Large Adverts on hoardings	11/04214/ADV	Seonaid Carr SCarr@lambeth.gov.uk
Hungerford Bridge	Banner running the full length of the bridge advertising the Olympics	11/03902/ADV	Gavin Chinniah gchinniah@lambeth.gov.uk
83-101 The Cut	New building in car park of National Theatre Studios to provide HQ for Handspring Puppets	11/04013/FUL	Philip Joyce pjoyce@lambeth.gov.uk
98-104 Baylis Street & 25 Murphy Street	Demolition of Victorian warehouse and erection of 7 storey offices with 9 flats plus 335m2 of retail at ground floor	11/04041/FUL	Philip Joyce pjoyce@lambeth.gov.uk
Cubana 47-48 Lower Marsh	Creation of large entrance doors onto Cubana car park plus new signage	11/03285/FUL	Seonaid Carr SCarr@lambeth.gov.uk

LICENSING APPLICATIONS

Address	Description	Comments to:
William Hill, 115 Waterloo Rd SE1 8UL	Betting Premises License (Gambling Act 2005)	Ross Hill RDHill@lambeth.gov.uk 020 7926 6143 by 13 Feb

Minutes of General Meeting 23rd Nov 2011

PRESENT:

Joe O'Meara	Eileen Hamilton	George Cochrane	David Clarkson
Wendy Mathews	Pauline Anderson	James Hatts	Katy Regan
Richard Woollard	Margaret Mellor	Pete Booth	Mike Tuppen
Don Weighton	Vicky Woollard	Hilda Joyce	Ron Lynn
Patrick King	Katherine Tack	Graham Tennant	Cllr Diana Braithwaite
Ken Hamilton	Alex Brooke	Laura Swaffield	Louise Howard-Spencer
Peter Graal	Michael Ball	David Tootill	Marion Dampier-Jeans
Andrea Dahlberg	Robin Dahlberg	Mike Sprinz	Clive Fraser
Peter Cornforth	Steve McAdam	Peter Lane	Jill Hobday
Mike Tuppen	Emily Elkington	Sanje Kandeval	Elizabeth Broadbridge
Yair Ginor	Tricia Gifford	Carole Milner	Chris von Slughtman
M Nicolette	C Bagot	S Bak	Billy Prendergast
Liz Rideal	P Smythe	V Contessa	R Day
D Damhieu	A Taylor	A Williams	R Wright

APOLOGIES:

PC Gerry Fox, Vivienne Legg, Cllr Gavin Dodson, Cllr Peter Truesdale, Helen Firminger

1) Introductions & Apologies

2) Minutes of previous meetings 21 Sept and 19 Oct – approved

3) Last Call for Elizabeth House—Billy Prendergast (Chipperfield Architects)/ Yair Ginor (Chelsfield developers)

Elizabeth House is a 1960's tower and 150m long slab of filth stretching along York Rd, blocking access between Waterloo Station and the South Bank. Three attempts to redevelop it over the past decade have failed. Chelsfield bought the site in 2010 and have presented early plans to WCDG earlier this year.

Yair explained that in their previous three presentations over the past year they had been developing ideas, but this would be the last chance to comment before the application was submitted. The site had been purchased 18 months ago following the refusal of the 'Three Sisters' scheme following a public inquiry. WCDG had contributed to the brief which had informed the competition to choose the architects, David Chipperfield. The site was an important block connecting 90 million train passengers with the South Bank, but the first impression of the public realm was a disgrace. The new Elizabeth House has to be first and foremost about public realm. Opening up the site and making it safe dignifies the area. Lambeth Council wanted a commercial development of predominantly offices for economic growth, but the team had gradually developed a more mixed use with housing. Besides the three meetings with WCDG they had also met

with adjacent residents at County Hall, the White House, and with Waterloo Quarter Business Alliance. The architects had kept the main elements of the design exhibited in July, but had addressed the concerns, and were also working closely with Hopkins, who came second in the competition but had developed some interesting ideas for bringing the Waterloo International Terminal (WIT) back into use without incurring the huge public expenditure envisaged by British Rail BR. The Ministry of Transport and Network Rail are encouraging a formal proposal. These proposals are connected but separate from those for Elizabeth House, and WIT remains in public ownership.

Billy Prendergast explained that for the architects there were two fundamental questions: what is the nature and extent of the public realm? And how will the building work with the London skyline? The design must connect spaces currently disconnected, and Space Syntax had produced a full analysis of existing movement and desire lines – and high-level walkways and bridges were not the solution for the multiple levels of Waterloo. They had to deal with the fact that Waterloo Station was one of the largest single use sites in London, but they mustn't frustrate future development around the station. The underground tube lines created huge engineering problems, and the any sizeable building would be highly visible because of the curve of the river. They had met several times with London Mayor Boris Johnson, who was concerned about the shape of the building in views from a distance, and this had influenced the design (below). Above the generous high ground level public spaces would be a

12-storey office block, with a tower of residential above. The design enabled the internal metal structure to be visible throughout and unifies the building, which is divided into four floor 'volumes'. Two open air public spaces at Victory Arch and towards the County Hall end would increase public spaces from 1,854m² to 9,217m². There was no 'back of house': all servicing and deliveries would be via a ramp at Leake Street into the basement, and all the remaining frontage was active. This would reclaim the existing car parks, service bays and taxi road for pedestrians, and would open up the Waterloo International Terminal for potential active frontage retail, and would allow a new ground level entrance into the station. A large internal public space (70m x 10m) along York Rd could be used by Tate Modern or the South Bank Centre for public art.

Jim outlined the historical problems of Waterloo Station which had grown through accretion: the concourse was congested; visitors didn't know where they were, coming out to the confusion of Mephram St; it was a massive impediment in the area; and additional trains created by bringing some of the WIT tracks back into use could make congestion even worse. The huge brick vaults on which the station stood offered routes through at ground level, but had silted up – they could be cleaned up and opened.

There was an existing wide 'Milk Passage' running from the WIT side past the tube ticket hall and on to lower Station Rd: this could provide a direct ground floor route to Lower Marsh, with space along the south side for shops along the passage. The higher level Station Rd could be returned to ground level, bringing taxis and buses directly out onto Waterloo Rd. This would then remove buses and taxis from the confused space in front of Victory Arch, which could become a new public square. Platform lengths on the WIT could be reduced, with new escalators from the concourse to ground level, creating large spaces at ground and mezzanine level for significant retail space which could accommodate a large supermarket among other things.

It was emphasized that the station proposals and those for Elizabeth House were complementary but separate, with separate funding streams and time-scales, which meant that there was no requirement to commit to one gigantic scheme. The station proposals could be implemented in phases and still require a green light from the Ministry of Transport.

There were questions about the impact of the station proposals on the 507 bus route and the location of bus stops? (Answer from presenters: these proposals should make it easier for pedestrians to connect to buses). What is the total amount of development proposed for Elizabeth House? (Answer: currently

45,000m²; proposed 128,000m²; the refused P&O scheme had been 132,000m², but not directly comparable since additional land had more recently been purchased). What is the total height? (Answer: 30 storeys, including 12 storeys office, 16 storeys residential, 2 storeys public space). What would be the impact on shadowing, gardens and views to the residential areas to the north? (Answer: we're still undertaking daylight, shadow and wind studies, which will be submitted with the application before xmas, but they didn't believe there would be any impact of shadowing on residential areas to the north). What will be the view from the Roupell St Conservation Area and elsewhere? (images shown of views from Roupell St). Will the internal and external 'public spaces' be genuinely public? (Answer: they will be managed privately and kept clean and safe, but should be available 24 hours per day). How much affordable housing was proposed? (Answer: they were in discussion with Lambeth, and there would be an independent assessment of the profitability of the scheme which, having taken account of the public realm improvements would establish the size of the 'pot available for affordable housing, either delivered on-site – which was more expensive – or on another site). Could the financial appraisal be shared with WCDG? (Answer: yes, of course).

There were concerns about the impact on buses and local transport of the station proposals, as well as concern about the amount of retail proposed – was this viable, or necessary or useful? This could exacerbate congestion as people go to the station to shop rather than catch a train. However, it was good that there was some joined up thinking about the station. What would happen if they didn't get permission for Elizabeth House? They may build the ghastly scheme permitted in 1999. The developers were appearing to bend over backwards to open the Elizabeth House site up at ground level and provide public spaces, but the look of the building in the new designs was more disgusting than the previous version – a slab was preferable! There was concern that the issues and options for the station could divert attention from the issues of design for Elizabeth House.



WCDG Public General Meeting**Wed 23rd Jan****7pm – 9 pm****AGENDA**

- 1) **Apologies & Introductions**
- 2) **Minutes of previous meeting and Matters arising**
- 3) **A new leisure centre and masterplan for Elephant & Castle—Southwark Council**

The Mayor of London designated Elephant & Castle one of South London's key Opportunity Areas in 2002, and guidance which followed proposed a cluster of tall buildings around a new shopping centre no longer dominated by massive roads. One skyscraper has been built and another is under construction, and the Heygate Estate is ready for demolition.

But then new Mayor Boris Johnson restricted the scope for tall buildings and road reductions, while Southwark Council has committed to providing a new leisure centre. What do you think of the plans for 45,000m² of new shops (twice the amount of the shops in Lower Marsh & The Cut), 4,000 new homes and 5,000 new jobs, and a swimming pool? Have your say before Southwark decides.

- 4) **Community & Heritage at Jubilee Gardens—David Tootill, Southbank Mosaics**
Jubilee Gardens is finally due to re-open in May. South Bank Mosaics are proposing a bid to the Heritage Lottery Fund for a project to celebrate 'women in history, homeless people, and mending the relationship with water.' The propose sculptures, mosaics and water features. David Tootill explains.
- 5) **Any Other Business**
(please contact us if you have something you would like to put on the agenda)

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