

Public meetings 2011

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Threat or opportunity? Final plans for Elizabeth House revealed... & a new market for Lower Marsh?

PUBLIC MEETING

Wed 20th July

7pm–9pm

@ Waterloo Action Centre

NEWS

Southwark Council abandons affordable housing in Bankside

Southwark Council are accepting multi-million pound offers from developers to abandon its commitment to provide affordable housing in Bankside—while approving some of the swankiest flats in the capital.

Housebuilders are required by government to provide affordable housing in all large developments, but in recent years Southwark has given planning permission for schemes where developers have offered up to £15m to the Council to spend on affordable housing elsewhere. In the most recent decision, developers of a luxury housing scheme next to Tate Modern have been allowed to waive all requirements to include affordable housing amongst the exclusive riverside apartments, in return for £9m.

Developers normally have to give detailed financial evidence that their profit margins are so low that a scheme barely breaks even in order to avoid providing affordable housing. But developers at ‘Neo Bankside’ off Southwark Street bizarrely claim that their property sales are so high since they started building—£140 million already, with a 2-bed flat going for £2m—that even the 34 part-buy/ part-rent flats initially agreed (designed to help new buyers onto the property ladder) would no longer be affordable. Southwark Council has instead accepted £9m to build 44 affordable flats around the Elephant and New Kent Rd. The result would be even larger profits for developer Native Land than the £200m recently estimated by the Evening Standard.



No room for affordable housing? inside one of the Neo



Neo Bankside under construction (pic. SE1 website)

Bankside Residents Forum and Bankside Open Spaces Trust objected to the deal at the planning committee meeting in June, along with ward councillor Adele Morris (Lib). Committee chair Cllr Coyle (Lab) claimed to be “desperately sad” that he was supporting the lack of affordable housing, and claimed this wouldn’t set a precedent. But other developers are already making similar moves: developers proposing the conversion of 177 luxury flats at King’s Reach tower hope to avoid all affordable housing but haven’t even bothered making a financial case, simply stating that it’s difficult to convert the existing building for affordable housing (but easy to convert to luxury housing).

Lambeth Council by contrast has not accepted cash in place of affordable housing in north Lambeth since 2000, following a string of complaints at high-profile sites including County Hall and Whitehouse (Shell).

In 2008 WCDG objected strongly to proposals for 100 luxury flats in the Beetham tower at Blackfriars Bridge, with developers offering £1.5m cash in place of affordable housing. Southwark accepted the money and proposed to build social rented housing on the New Kent Rd—an area with 99% affordable housing already. However, the developers then went bust and the scheme is on hold.

WCDG Policy Review: Transport and Streets

When WCDG was founded in 1972 the number of Waterloo residents had reached an all-time low. Schools and shops were closing while vacant sites were being developed for massive office blocks. WCDG established clear policies to reverse the trends by setting aside land for social housing (esp. families), open space and community facilities. Our policies were largely adopted by Lambeth Council in 1977, and have continued to be influential. They remain WCDG's key tool when responding to developers and specific proposals. But they have not been reviewed for over a decade, and it was agreed at the 2010 AGM to review them in-depth over the year.

Housing policy was considered in March, and shopping in June. Before November we will cover community facilities, open space, and environment. Your views are key to the review. You can highlight the issues that matter to you, add other topics, highlight key sites—it's up to you.

Creating efficient transport systems is one of the key functions of planning, and getting around is a key issue for Londoners. But for Waterloo residents transport systems create the problems—nowhere in the UK has more stations and viaducts to traverse, roads to cross, and commuters to negotiate.

That is because Waterloo is the UK's busiest station, from which commuters interchange with four tube lines and 37 bus routes. All of these transport nodes create problems, including an unhelpfully located bus station (Tenison Way) and a dangerously located bus garage (Cornwall Rd). The large number of hotels recently approved for the area have brought pressure for coach parking, and we

have also just become the Boris Bike capital of London!

Of course, all of this transport makes it easy for Waterloo residents to get to most places in London. But it creates enormous problems for trying to get around locally on foot. Plans to rebuild Waterloo Station (see below) and bring the concourse to ground level would provide residents step free routes through to the South Bank and to Lower Marsh. And plans for Elizabeth House and Leake St could help address the frequent tailback of 60 taxis around the station idling their engines while waiting for trade.

Since WCDG was formed in 1972 car ownership in the UK has doubled, yet Waterloo residents have the lowest car ownership in the country. It is deeply unfair that many families without a car live in an area with some of the worst air quality in the UK. The congestion charge has reduced traffic—leading to the closure of a number of car parks and a reduction in illegal parking. But traffic continues to rise, along with rat-running through our backstreets.

WCDG's transport policies currently are:

- controlling traffic pollution and reducing through traffic
- reducing non-resident parking
- relocating the bus garage (because of pollution and danger)
- a ban on coaches waiting or parking
- no land being used for off street parking at ground level
- safe and convenient ground level crossings for pedestrians

Are these the right policies? Are there issues which have not been addressed? Have your say!

All change for Waterloo

Plans to increase the capacity of London Waterloo station and improve the adjacent street environment have been published by Lambeth Council. The Waterloo Area Supplementary Planning Document includes plans to lengthen station platforms to accommodate ten and, eventually, 12-car trains; increase pedestrian circulation space on the new concourse and provide space for new commercial development.

The document also sets out a public realm strategy to create a high quality pedestrian environment across the area, including improving pedestrian links to Lower Marsh and creating a better setting for development.

Lambeth are interested in hearing your comments before July 22:

To view copies of the documents go to www.lambeth.gov.uk/planning or visit WCDG offices (14 Baylis Rd), Waterloo Library in Lower Marsh, or Lambeth Planning reception, Phoenix House, 10 Wandsworth Rd SW8

NOTICES

Goodbye David... hello Mel & Abigail



David Fisher is escorted from the building by his successors...

After five years managing operations at WCDG, David Fisher has decided to retire and concentrate on his role running the Olympics!

David had a colourful career as Royal Navy diver and Metropolitan policeman before becoming WCDG's manager in 2006. He reduced his hours in 2010 in order to volunteer for LOCOG (London Organising Committee of the Olympic and Paralympic Games), and is volunteering full time from now up to the Olympics—look out for him on your TV screens next summer!

David is replaced by local residents Abigail Tripp and Melanie Tighe, who will job share the post of Assistant Director. They are still trying to work out how to manage Michael.

Join in the fun at the Waterloo Carnival...

12.00 —18.00 Musical Laboratory @ the eastern end of Lower Marsh with dj and music stage outside Cubana.

13.30—14.00 Science themed Carnival procession featuring over 300 performers travelling along Lower Marsh, down Westminster Bridge Rd & Baylis Rd finishing on Millennium Green.

Waterloo Carnival

Friday 15th July 12pm - 9pm

Love the Carnival, love **Lower Marsh** – check out the street's colourful shops on carnival day

GASTRO PASSPORT

Your good food guide to Waterloo



Waterloo Quarter Food Festival

runs throughout July and has brilliant money-saving offers, freebies and events.

Free tastings, live music and cocktail sessions will be held in various Waterloo locations. If you live, work or visit Waterloo, and would like to have access to special offers on food and drink, email gHamilton@waterlooquarter.org to sign up for updates.

PLANNING DECISIONS

Address	Description	Application	Comments/Decision
Public Pavement Adjacent To Jubilee Gardens On Western Side Of Belvedere Road, London	Installation of a telephone kiosk in the position a previous kiosk stood on the kerb of Belvedere Road	11/01299/ GDPO24	Refused. WCDG ob- jected strongly to this application on the grounds of insufficient demand to warrant an additional telephone box in the area, and poor management of existing facilities.

MAJOR PLANNING APPLICATIONS

Address	Description	Applica- tion	Comments to:
60 Great Suffolk Street, London, SE1 0BL	Demolition of the existing gallery and studio/offices and the construction of a new four storey building and basement to provide additional A1/A3/D1 gallery space at ground and basement level and B1/C3 live/work studio/office accommoda- tion on the first, second and third floors.	11/AP/1942	David Williams planning.applications@southwark.gov.uk Tel.: 020 7525 5446 By: 5/8/11
Sea Containers House, Upper Ground, London SE1 9PD	Erection of a new nine storey building in the rear parking/servicing area (maximum height AOD 42.895m) to provide retail at ground and offices above (8,968sqm); refurbishment of existing Sea Containers House and change of use of floors 5-14 of the rear wing plus three floors of the main building from offices to a 358 bed- room hotel (21,172sqm)	11/AP/1955	Kiran Chauhan planning.applications@southwark.gov.uk By 29/07/11

LICENSING APPLICATIONS

Address	Description	Comments to:
Ecco Coffee, 102 Lower Marsh, SE1 7AB	on and off sales of alcohol—currently sandwich bar	Licensing Section 2 Herne Hill Road SE24 0AU Phone: 020 7926 6108 licensing@lambeth.gov.uk by 22/7/11

Minutes of General Meeting 22 June 2011

PRESENT: Rosa Wright	Veronica Planton	Maxine Webster	Diego Dias
Eileen Hamilton	Ken Hamilton	Helen Lees	Abigail Tripp
David Clarson	Wendy Mathews	German Rodriguez	Margaret Mellor
Melanie Tighe	David Tootill	Leigh Hatts	David Fisher
Eric Reynolds	Giles Goddard	Anne Parnell-McGarry	Tim Lynch
Pauline Anderson	Liz Clarson	Mark Bishop	David Mills
Lettija Lee	Michael Ball	Ron Lynn	Anne Burke
Jill Hobday	Sheilla Needham	J Daley	Beryl Granger
Richard Woollard	C.Von Slughtmann	Cllr Gavin Dodsworth	Rosie Day

APOLOGIES:

Nicola Booker	Chris Booker	Cllr Diana Briathwaite	Cllr Peter Truesdale
Anne Critchley	Chris Smith		

Due to the Chair's potential conflict of interest with an item, Cllr Gavin Dodsworth chaired the meeting

1) Minutes – approved

2) Matters arising—none.

3) Temporary activities and market at Shell Centre? - Eric Reynolds, Urban Space Management (USM)

Eric explained that 3,000 staff have temporarily relocated from the Shell Centre while the tower has been renovated, and the site has been mainly closed off, blocking routes through to the riverside. Shell are keen to open up the temporarily vacant site while they work up plans to redevelop, and have granted USM a 6 year lease to reopen the public routes and courtyards and reanimate the space.

USM have a 40 year history of animating vacant spaces through the use of temporary events, exhibitions and markets, such as Gabriels Wharf and Spitalfields Market. They aim to bring life to otherwise boarded up spaces, compliment the uses already enjoyed on the South Bank, and create local jobs where possible. They propose to introduce pop up market stalls (both food and arts/crafts), create art installations, host exhibitions and performances on the Shell site.

Activities would include an art market and a fresh food market, Alternative Fashion Week, local sports activities including a temporary swimming pool, and a permanent sustainable energy and materials area as an exhibition and retail centre. A canopy from the Millennium Dome would be suspended across the courtyard and parts of the podium. Activities would be restricted to 8am-8pm,

and on weekends 9am-8pm. Shell propose to donate funds generated by the lease to charities. A planning application was submitted in March.

There were questions about providing community access to the 33m swimming pool in Shell's basement, as promised when the building was approved (Eric replied: USM's lease is only for the external areas and part of the ground floor). What proportion of the activities would be cafés and food takeaways? (Eric: don't know yet). How would USM minimise noise, smells and disruption from daily deliveries, rubbish collection, market stalls taken down daily, and clearing up outside the site? (Eric: deliveries would be between 8am-8pm with temporary storage on site to minimise deliveries; stalls would be fixed not taken down daily; the site would be kept clean but the surrounding areas were not USM's responsibility; there will be a management office on site to raise concerns).

What analysis has been undertaken on the impact on Lower Marsh, as required by planning policy, particularly with a new market operator starting in September? (Eric: we believe they're separate places and will appeal to different groups, in particular visitors to the South Bank, and USM are happy to signpost Lower Marsh market, but there has been no formal analysis). Would USM consider providing a skateboarding area? (No, it's too disruptive)

There were concerns about noise and disruption for local residents, about the precedent set for these uses in the coming redevelopment of the site, and the lack of analysis of the impact on the designated shopping centre. However, there was also support for the general aim of opening up and creative animation of a space which had traditionally been dead and recently inaccessible. Overall

there was general approval for the proposals, but with reservations about the impact of the market element.

4) St John's Church: Plans for the future—Rev. Giles Goddard/ Tim Lynch (Eric Parry Architects)

Giles explained how St John's is London's most central church and a valuable community facility, with thriving social enterprises in the crypt and beautiful gardens—yet it could deliver so much more. The church building is not fit for purpose with poor acoustics, vacant spaces and poor access. Plans are to improve the community spaces in the crypt, create better performance facilities with improved acoustics, develop and increase the size of the gardens and build a community café to the side of the church. The café would provide for training and employment for local people, and be environmentally friendly with a green (grassed) roof.

Tim explained that the project would work with the listed building to remove some of the ugly additions and reinstate original façades, while creating a new foyer and improving access with a new lift and staircase to the crypt. A double height community hall with an acoustically designed performance space would be created to the north side of the churchyard, connected below ground with the café and kitchen. Some of the tarmac areas would be greened, increasing green space from 236m² to 360m², although the new hall would be on the site of the garden created by homeless people and Putting Down Roots. David Clarkson, chair of Church Redevelopment Committee, explained that this is the earliest stage of consultation and that all of the £20m cost was yet to be raised to progress the project over a 5-15 year period.

There were concerns about the destruction of the garden created by homeless people (Giles suggested it could be recreated in other parts of the churchyard), about the large crucifix in the front of the community café may discourage people of other faiths or none, and about how this proposal fitted with proposals by another church (Oasis at Christchurch) to create a community hub. What would a community café achieve? Giles explained it would provide training and employment opportunities. It was suggested that funding should be obtained from the Church Commissioners who had commercially sold Waterloo social housing. There was general support for the proposals, which were considered potentially beneficial in creating a new focus for the community; and the removal of the railings and opening up to Waterloo City Square would be positive.

5) WCDG Policy Review: shopping—Michael Ball, WCDG

WCDG's planning policies were written in the 1970's and are being reviewed throughout 2011 to bring them up to date. Michael outlined the history of shopping provision in Waterloo, from the market extending through The Cut and Lower Marsh, which was broken up in the 1960's, to the decline in shopping following the closure of the GLC in 1985. Lower Marsh remained the single most important amenity for local residents, although shops and cafés were heavily reliant on the lunchtime office workers. Research in 2004 showed that most shoppers returned at least twice a week, but a key problem was raising the profile of the shopping centre. Planning policy had favoured car-centred supermarkets throughout the 1980's, but in 1996 new protections were introduced to focus new retail within the shopping centre.

However, the London Plan (2002) had weakened this by designating the whole of Waterloo as appropriate for Central London uses (including shops). There were concerns at the pressure to serve the growing tourist industry by allowing retail at sites all across the South Bank, but this had been mainly resisted to protect the existing shopping centre leaking trade. The difficulty was getting visitors to Lower Marsh, with physical improvements to the street and its connections, without encouraging gentrification which pushed out local shops. 12,000m² of retail had been approved at Shell in 2004, but had not been built; 6,000m² was now proposed at King's Reach tower.

The meeting felt that the protection and improvement of Lower Marsh was vital, but there needed to be more protection of independents (although difficult with current planning law). It was important to maintain shops to suit family life in Waterloo, and we still desperately need a useful supermarket which could act as an anchor.

It was proposed that the existing wording be tweaked, and the draft wording for the policy was agreed:

- “retaining and increasing retail facilities useful to local residents”
- “protecting and enhancing the vitality and viability of Lower Marsh & The Cut shops and market as the shopping centre for Waterloo”.

The draft would return later in the year for final consideration.

WCDG General Public Meeting

Wed 20th July

7pm

- 1) Apologies and introductions
- 2) Minutes of previous meeting and Matters arising
- 3) **Elizabeth House redevelopment, York Rd—Yair Ginor, Chelsfield (developer) & Billy Prendergast (David Chipperfield architects)**
The existing building along York Rd is a particularly unlovely tower and slab. Four redevelopment schemes have been proposed since 1996 without success, the last one being refused by the Secretary of State in 2009. New owners Chelsfield hope to learn from the mistakes of the past by working with stakeholders ranging from WCDG to English Heritage, to create a major building with space for around 10,000 office workers. David Chipperfield Architects presented their initial ideas to WCDG in Nov 2010 and May 2011: they now have more definitive designs for a tall building and hope to submit a planning application in August. This is your last chance to influence the shape of what will be Waterloo's biggest building!
- 4) **Rejuvenating Lower Marsh market—Helen Santer, Waterloo Quarter Business Improvement District (WQBID) & Julie Bundy (Westminster Artisans)**
Twenty years ago Lower Marsh market was bustling; today only seven traders regularly use the 77 pitch spaces, which will be reduced to around 35 pitches. WQBID are working with Lambeth Council to appoint a new market operator to reshape and manage the market, and bring in new stalls. Westminster Artisans have recently resuscitated Tachbrook St market in Pimlico—what should they do at Lower Marsh?
- 5) **WCDG Policy Review—Transport (see pg 3)**

@ Waterloo Action Centre

14A Baylis Road, London SE1 7AA

What's going on?
At WCDG we think we know everything...but do we ??? If you have information on what's going on behind the scaffolding at Lambeth North or Southwark Tube Stations please drop us a line.....

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