

Public meetings 2011

- 20th July
- 21st Sept
- 19th Oct
- 23rd Nov (AGM)

Inside:

News 2-3

Policy Review 4-5

Gentrification of Waterloo? 6-7

Notices—jobs 8

Current Planning and Licensing Applications 9

Minutes of General Meeting 23 March 10-11

Agenda 12

Raising the dead at...

St Johns Church? Shell Centre?



How can more life be brought to these public spaces?

PUBLIC MEETING

Wed 22nd June

7pm—9pm

**@ St John's Church, Waterloo Rd
(note change of venue)**

NEWS

Green spaces worth £50bn a year in health and welfare

A new report by the Department for Environment Food and Rural Affairs (Defra) has found "a marked decline" in urban green space, with 90% of allotments lost and 10,000 playing fields sold off between 1979 and 1997.

The report estimates that the health benefits of living with a view of a green space can be valued at up to £300 per person per year, in part by providing areas for people to exercise, but also because simply looking at nature raises the spirits. But these benefits are rarely taken into account when planning permissions are granted for building and other development, and in selling off green spaces such as playing fields.

This is the first time the benefits from natural ecosystems have been quantified and a monetary value put on them. If properly cared for, the UK's ecosystems could add an extra £30bn a year to the UK's economy; if they are neglected, the economic cost would be more than £20bn a year, the report found.

Inland wetlands, for instance, are worth £1.5bn a year in improving water quality alone, and pollinators such as bees are worth at least £430m a year to agriculture.

Around one-third of the nation's natural assets (green spaces, rivers, wetlands and important wildlife habitats) are in danger of being lost to development or degraded through neglect.

But the recent review of the London Plan by Boris Johnson (Mayor of London) proposes removing 'The Blue Ribbon Network', an entire chapter of the Plan which protects the Thames and land along it from development. Meanwhile the government has announced the "red tape challenge", which could repeal any regulations which restrict business growth in the UK—including the Clean Air Act, Climate Change Act, and Wildlife & Countryside Act.

See the full report at www.defra.gov.uk/environment/natural/uknea

Design of skyscraper cities leads to more pollution: US study

The National Centre for Atmospheric Research, a US govt body, says city pollution is soaring in summer because vast swathes of paving and brick retain too much heat at night, and tall buildings block the cooling winds that should clear airborne pollutants.

The study advises that planners across the world must change tactics to improve air quality: greener cities with more lakes and ponds would have less pollution, even if carbon dioxide emissions from cars and homes stayed the same, according to the study.

The international study examined reports of falling air quality in fast-growing cities,

particularly those near coasts, such as London. The key reason was found to be man-made—the paving over of green spaces and bigger building projects was blamed. In Houston, Texas, the development of tall buildings means that "as the city continues to expand, it is going to make the winds even weaker in the summertime and that will make air pollution much worse."

Houston's authorities have tried to tackle air pollution with strict carbon dioxide emission targets. Other cities have taken similar steps, including London with its congestion zone and bike hire scheme. However, the capital is also building Europe's tallest skyscraper, the Shard, and around fifty tower blocks have been permitted in recent years.

The report will be published in the Journal of Geophysical Research later this month.

NEWS

Doon St model copied for Elephant?

Southwark Council is planning to fund a new swimming pool and gym at the Elephant & Castle by developing a 30-storey residential tower block beside the Metropolitan Tabernacle.

The very popular swimming pool was closed in 1998, although a gym and hall remain in the 1970s building. In 2009 Southwark Council committed to replacing the swimming pool in a new leisure centre, but funding had to be found. A report for decision by councillors next week proposes funding would be secured through development of a residential high-rise adjacent to the site existing site by St Mary's

Churchyard. However, in an appendix to the report risks to the project are highlighted, including the potential problems of getting planning permission for the design, which could be "policy non-compliant".

In 2008 Coin St Community Builders got permission to waive affordable housing requirements for their proposed 600ft residential tower at Doon St on the basis that the 329 private flats would contribute to the costs of building and running a public swimming pool and gym. However, a £10m subsidy from Sport England was also required, and the scheme has yet to be built.



Doon St tower (permitted 2008): 329 private flats to pay for £25m pool & gym plus a £12m dowry to subsidise running costs

Boris: traffic trumps shopping at Elephant?

Plans worked up since 2000 to turn the Elephant & Castle into the biggest shopping centre in south London are being quietly abandoned.

Developers St Modwen no longer want to demolish the existing centre and replace with

it a new shopping centre and public square, but are proposing instead refurbishing the existing centre, and in the short term literally giving it a new lick of paint by painting it blue!

Meanwhile Boris Johnson, Mayor of London, is blocking removal of one of London's largest roundabouts—which was due to provide a public square and new escalators to the Northern line—on the grounds that traffic rushing through the area might have to slow down. Currently the tube is at capacity with the current inadequate lifts. The rebuilding of the station on the roundabout—giving direct escalator access to the Northern line and Bakerloo line—would cost £160m and would deliver a new public square. The cost of removing the roundabout and peninsularising it are estimated at £20m.



Turning the roundabout into a peninsular—Elephant masterplan 2004

Boris' transport body Transport for London is similarly dragging its feet on removing the gyratory at Vauxhall, and is insisting the creation of Waterloo Square at the Imax is 'traffic neutral' and does not affect private cars.

WCDG Policy Review: Shopping

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 course of a year.

Housing policy was considered in March, and before November we will cover transport and streets, community facilities, open space, environment and air quality. 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.

'Lower Marsh is dead' claimed the first draft of Lambeth Council's Retail Strategy in 2001. These mistaken words kick-started a number of efforts locally by WCDG and others to prove the planners wrong. The result has been the creation of a Business Improvement District and a £2m project to radically improve the public realm along Lower Marsh.

The one constant in Waterloo since WCDG started in 1972 has been the decline of local shopping facilities. From the nineteenth century to the 1960's there was a continuous shopping street and market along The Cut and Lower Marsh which also went north and south along Waterloo Rd, but war bomb damage and the creation of Baylis Rd and Emma Cons Gardens in 1966 severed these connections. David Greig's department store on Waterloo Rd closed in the 1970s (converted to offices and now used by the Dept of Health), disconnecting the shops going south; 20 shops to the north were removed with the Waterloo International Terminal in 1995 and the Jubilee Line extension. The

demise of the GLC and ILEA from 1986-90 saw the loss of up to 10,000 office workers who would no longer buy lunch and browse the shops in Lower Marsh, and many shop units were empty by the later 1980s. At the same time the last stalls in The Cut left.

Retail has picked up since then, as the residential community has expanded, new offices have come forward (such as Palestra at Blackfriars Rd) and Waterloo arrived on the tourist map with the London Eye in 2000. We now 'enjoy' 20 million tourists annually. As a result the South Bank has gone from a shopless zone to having a dozen cafés embedded in the Royal Festival Hall alone, along with a food market most weekends.

Much of this new retail is aimed primarily at visitors, such as at Gabriel's Wharf and in the Oxo tower, or the Sainsbury's Local on Waterloo Rd, rather than meeting the needs of local residents. But WCDG has worked hard trying to nurture Lower Marsh and The Cut back into commercial health. We persuaded Lambeth Council to improve the pavements and street in the 1990s; we pushed to get s106 'planning gain' from developers for improvements to Leake St and Lower Marsh; we supported the establishment of a Business Improvement District (BID) in 2006; and we fought to retain the planning protection provided by its designation as a 'district shopping centre'.

But planning policies which protected the shopping centre have been eroded since the London Plan 2004, which declared all of Waterloo part of the Central Activities Zone. The result is that developers now see most sites in Waterloo as capable of taking some shopping (usually cafés), and permission has been granted for shop units the size of a mid-size supermarket at the Shell Centre and at Blackfriars Bridge. Current permissions and planning applications connected to a proposed cluster of tall buildings around Blackfriars could see as much as 20,000m² of retail: how would this impact on Lower Marsh & The Cut's 22,000m² of existing retail?



Lower Marsh 2012: will the proposed changes help create a better range of shops and facilities for local residents?

The concern is that, notwithstanding the huge numbers of tourists, demand is being dissipated across all of Waterloo: only by focusing demand on the shopping centre at Lower Marsh will the critical mass of shoppers be achieved to ensure shopping facilities useful to local people are viable. The creation of the Waterloo Quarter BID in 2006 is now key to that future. The Cut was given £2m of public realm improvements in 2008, and a similar investment in Lower Marsh in 2012 will help rejuvenate the market, which will soon have a new operator.

But such improvements can bring gentrification: rents in The Cut have been increased substantially, forcing longstanding local shops out, replaced by high street chains of cafés. This is where planning can play a strong role: existing council policies should prevent the onslaught of cafés if applied rigorously and systematically—not always the case.

In the longer term there could be significant changes to shopping opportunities for local residents with the transformation of the Elephant & Castle into one of south London's biggest shopping centres, along with a similar transformation at Battersea (which will also get a new tube line connection). The really big change could come with proposals at Waterloo Station to create a new passenger concourse and shopping area at ground level, which would allow free access between Lower Marsh and the South Bank for the first time since 1848. In that process the decommissioned Waterloo International Terminal could become a significant retail centre with a large super-market. If there is direct ground level connections to Lower Marsh and beyond this could be

a great boon to local residents: but without such connections it will inevitably serve commuters and visitors only.

New technology has also changed shopping habits—car-based shopping led to the prevalence of large out-of-centre supermarkets across the UK, but the tide has turned on this as planners and politicians realised this pattern of urban life is unsustainable. Now increasing numbers of people are turning to shopping on-line, with shopping delivered in trucks to your home. But how sustainable is this model?

Technologies come and go, but shops have been with us since Roman times. Nothing is inevitable: Victoria has thriving street markets, independent shops, high street chains and supermarkets, all serving both commuters and local residents, while King's Cross completely fails on this score. It's up to us to help get it right!

WCDG policies currently support:

- *retaining and increasing useful retail shopping (that which supports family life)*
- *Supporting the viability of Lower Marsh shopping centre and the market stalls*

Are these still the right policies for the next decade? What should we be saying about the development of significant amounts of retail outside the shopping centre? How should these policies address the onslaught of cafés and restaurants?

Waterloo sunrise

By Richard Holledge

Published: June 11 2011 22:01 | Financial Times



Mary Portas, the expert appointed by the government to cheer up the [UK's high streets](#) could do worse than make her way to Waterloo. There she will find the diversity of shops so envied by some town planners. Remarkably, the *soi-disant* Queen of Shops will discover that all but nine stores out of the 130 are independent. Yet, this scruffy district of south London is better known for its rail terminal than as a contender for prime market status; hardly the paradise celebrated by Kinks star Ray Davies in the 1967 hit *Waterloo Sunset*. As a boy, Davies, who has curated the Meltdown music festival as part of the Southbank Centre's celebration of the 60th anniversary of the Festival of Britain, visited the original exhibition of design, ideas and fun intended to cheer up a country ravaged by war and rations.

He asked his father: "What is this all about, dad?" His father replied: "It's the future." What came in the next 60 years was maybe not quite what dad had in mind. He might well have been impressed by cultural landmarks such as the National Theatre or the Hayward Gallery – even the monolithic Shell Centre – that came to adorn the banks of the River Thames, but what would he have made of the random array of converted office blocks, former council properties, Victorian terraces and humdrum 1970s blocks of flats that still characterise the area? It is a hard place to pin down. As Carl Davenport of estate agents Chesterton Humberts explains: "It is such a mix of architecture and so lacking in coherence that it is like a lot of sub-districts." These districts are distinct, with east separated from west by the busy Waterloo Road and north bifurcated from south by the station and its railway lines.

The north – alongside the Thames – is the district for investors and second homers. Most popular is the Whitehouse, a mix of rental and leasehold in a refurbished former Shell office block on Belvedere Road, which has a pool, spa and gym. It is home to Jude Kelly, artistic director of the Southbank Centre and from its windows it is possible to look down on the Royal Festival Hall, the only surviving structure from the 1951 festival. A one-bedroom flat can be rented for £435 a week (with My London Home), a studio bought for £425,000 or a two-bedroom penthouse for £1.45m. "It has proved a sound investment for those who bought off-plan 10 years ago when work started because the immediate area has improved since," says Davenport. "But you have to beware of the hefty service charges."

Alongside the old County Hall in Forum Magnum Square, a two-bedroom flat costs £695,000 complete with underground parking (Galliard Residential) or a two-bedroom flat can be rented for £600-£700 a week rising to £1,300 for three bedrooms.

But it is on the other side of the tracks that the beating heart of Waterloo can be found. Nowhere is more attractive – potentially, anyway – than Lower Marsh, a street that runs parallel with the terminal’s platform one. True, many of the buildings have weeds growing from their gutters, but this is a street jam-packed with character. Rob Hill, director of Greater London Properties, says: “The area has always been the ugly duckling but now perceptions are changing. People forget how handy it is for the West End and the City by both Tube and foot and hardly anyone knows how appealing it is becoming.”

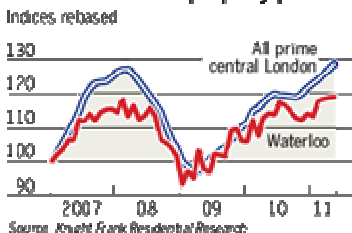
“What we are finding is that many of the shops are being renovated and converted in such a way that the shops continue to operate on the ground floor but have self-contained accommodation above.” GLP is handling the sale of two adjacent shops which have been thoughtfully converted, keeping the retail element while transforming the upper floors into seven flats. A two-

bedroom, two-bathroom flat is for sale at £575,000 and another which occupies the entire top floor for £1.05m. Already a conservation area, Lower Marsh’s progress toward gentrification will be accelerated with a £2.2m injection of cash from Lambeth and Southwark councils that will fund improvements such as clearing a car park and creating more public spaces where, says Helen Santer of Waterloo Quarter, the local Business Improvement District which helps small enterprises: “People will be able to sit and linger. There is a strong sense of community. One of the things we are keen to encourage in Lower Marsh is for people to live and work there.”

Richard Pears, 37, has a two-bedroom flat above his card shop where he lives with his wife and two young children. “It was derelict when we moved here 12 years ago,” he says. “It hadn’t been lived in for a while and had been messed about by squatters. It took a bit of sorting out but I was helped by my brother who owns the Café del Marsh opposite. Lower Marsh has changed since then – it’s more up-market with a lot of properties which have been refurbished and places like Greensmiths which would not have been contemplated a few years ago. When I started my shop it was little more than a market stall but now I am selling cards for up to £6, £7, even £10.” What the locals agree on is that Lower Marsh needs a link to the north side of the station and beyond. The key to an integrated north and south lies in the hands of architect Sir David Chipperfield, who is redeveloping Elizabeth House on York Road alongside the station, a 1960s eyesore, and whose plans include the creation of a pleasing public realm linking the station with the South Bank and Lower Marsh.

If prices are cheaper than those across the river or around Tate Modern, for example, the choice is also more prosaic. Typical is Greet Street, off The Cut, with its former council blocks where, according to GLP, two-bedroom properties with a balcony range from £250,000 to £350,000 and weekly rents are at the £440 mark. Maybe nowhere typifies the Waterloo market more than Penhurst Place, a little row of cottages sandwiched between the calm of Lambeth Palace and the racket of the railway line. “A house here costs about £550,000,” says Davenport. “If it weren’t for the trains it would be like being in Kent.”

London residential property prices



Change in residential property prices (%)

	Waterloo	All prime central London
Over 1 month	0.2	1.4
Over 3 months	1.0	3.8
Over 6 months	6.2	7.4
Over 1 year	4.3	8.2
Over 5 years	19.0	28.7

Buying guide

Pros:

The Old Vic, Young Vic and National theatres; the Hayward Gallery; the Royal Festival Hall; the British Film Institute

Cons:

- Railway viaducts
- Busy main roads
- South of the river

What you can buy for

£100,000: Nothing, head for the Old Kent Road a mile away for a one-bedroom flat.

£1m: A two-bedroom flat in the Whitehouse.

Contacts:

Greater London Properties: 020 7734 4062

Chesterton Humberts: 020 7357 7999

My London Home: 020 7222 2500

Galliard Residential: 020 7620 1600

Waterloo Quarter BID: 020 7620 1201

NOTICES

Executive Administrator

37.5 hours per week (would consider job share)

Up to £15,000 plus 7% pension

We are looking for a talented and dynamic administrator with excellent interpersonal skills with an emphasis on ITC and networking skills.

Responsible for: Administering the WCDG office, and providing support to the Group including staff & volunteers, including ITC & finance. **You should have:** experience office administration with particular emphasis on ITC and networking. An interest in town planning and regeneration would be an advantage.

For more information & an application pack or for an informal chat contact

Michael.Ball@wcdg.org.uk, Tel 020 7633 9291

or see our website at www.wcdg.org.uk

WCDG is keen to hear from people of all backgrounds

Closing Date Friday 8th July 2011

Waterloo Community Development Group

14A Baylis Rd, Waterloo, London, SE1 7AA.



WATERLOO COMMUNITY DEVELOPMENT GROUP

Elizabeth House: public exhibition

The largest development in Waterloo in recent years is proposed to replace the largely derelict offices along York Rd. An exhibition of latest proposals will be held at 45 York Rd on

- Thursday 30th June, 2011: 13.00 - 20.00
- Friday 1st July, 2011: 10.00 - 17.00
- Saturday 2nd July 2011: 10.00 - 17.00

A planning application is expected in Sept 2011



Calling Second homeowners!

If your second home is in Waterloo, please take part in our research with a quick interview.

WCDG is currently researching the prevalence and impact of second homes in Waterloo. At the Public Examination for the London Plan WCDG uncovered the fact that there is currently no analysis of the amount of second homes which will be developed over the next 20 years. As a result, housing targets could be much lower than needed, and should be raised. But we need the evidence.

Do second homes represent a significant proportion of the residential properties in Waterloo? How they are used during weekdays and weekends? What are the services and facilities required by their occupants?

This research will give WCDG a greater understanding of the residential mix of the area and the needs of residents, in order to better advise on current and future redevelopment proposals.

For more information, contact Tatiane Vieira on 020 7633 9291 or email to tatiane.vieira@wcdg.org.uk

PLANNING DECISIONS

Address	Description	Application	Comments/Decision
County Hall WBR, London SE1 7PB	Installation of planters, tables and chairs facing onto Belvedere Road. [Town Planning and Listed Building Consent]	11/00689/FUL	Permission Granted. This was objected to by WCDG on the grounds of unnecessary street furniture. They are already breaching the conditions of the permission and putting chairs and tables both sides of the street. WCDG is to inform enforcement.

MAJOR PLANNING APPLICATIONS

Address	Description	Application	Comments to:
Shell Centre, 2-4 York Road, London, SE1 7LZ	The installation of temporary retail (Use Class A1, A3, A4 and A5) , and assembly and leisure uses (Use Class D2) comprising market stalls, restaurant, café, exhibition space and performance space (including a cinema screen) located across the ground floor and open areas of the site (courtyard and podium). The provision of a temporary canopy structure within the courtyard of the building. through the site between	11/01040/FUL	Jonathan Woolmer Planning Lambeth 020 7 926 1228 jwoolmer@lambeth.gov.uk By 23/6/11
26 Lower Marsh London SE1 7RJ	Redevelopment of the site involving the part demolition of the existing building and erection of part 3 and 4 storey side and rear extension to include a mansard roof and basement level to provide 5 self contained flats. Part change of use at ground floor level and the installation of new shopfronts to the side and rear elevations, provision of 6 cycle parking spaces, refuse storage	11/01173/FUL	Astra Spyrou Lambeth Planning aspvrou@lambeth.gov.uk 020 7926 1264 By 29/6/11
Octavia House, 235- 241 Union Street, SE1 0LR	Site redevelopment to provide oar 4, 7 & 9 storey building containing 9 residential units & Commercial floor-space.	11/AP/1466	Southwark Planning PO Box 64529 London SE1P 5LX Tel: 020 7525 5403 planning.enquiries@southwark.gov.uk By 23/6/11

Minutes of General Meeting 23rd March 2011

PRESENT: Rosa Wright Veronica Planton Robin Dahlberg Joe O'Meara
 Eileen Hamilton Vivienne Legg Tatiana V. de Jesus Robert Marsh
 David Clarson Sue Pitman-Dalton German Rodriguez Jill Hobday
 Chris Clements Tony Duckworth Leigh Hatts David Fisher
 P Feather K Reynard Andrea Dahlberg K Proesser
 M. Farriols Michael Ball Ron Lynn Pavla Pelcikova
 Geoff Bonnett Margaret Mellor Doug Smith J Prend
 Cllr Peter Truesdale C.Von Slughtmann

APOLOGIES: John Mathews Patricia Gilford Pauline Anderson Wendy Mathews
 Cllr Diana Briathwaite Cllr Gavin Dodsworth

1) **Minutes** – approved

2) **Matters arising**—none

3) **New community facilities for 1 Kennington Rd/ 75 Westminster Bridge Rd: Chris Clements (Development Manager, Oasis)**

Chris explained that Oasis is a Christian charity which works holistically in communities across 10 countries and 8 cities in the UK. They were originally based in Southwark Bridge Rd, but moved to Waterloo ten years ago, and are committed to the area, running a range of activities for local children and young people including homework clubs, toddler drop-ins, Southside Radio and a football team. They run a project befriending young victims at St Thomas' Hospital A&E, and work with the local homeless. Most recently they have agreed to sponsor Johanna School to become an Academy—Oasis manage more academies than any other sponsor in the UK.

Oasis owns the two connecting 1960's office blocks on Westminster Bridge Rd and Kennington Rd, but not the listed Lincoln tower with its fine spire. These accommodate 25 charities and third sector organisations as well 100 Oasis staff, a conference suite, meeting rooms, café, and Christchurch chapel. But the buildings are becoming outdated and make inefficient use of the 0.45 hectare site, and refurbishment is unlikely to improve things sufficiently, so Oasis hopes to redevelop the site.

Chris was now consulting the local community on the vision for the redevelopment: they wish to remain a hub for charities requiring low-rent accommodation, retain and enhance the retail and improve its relationship to surrounding streets, and improve the community facilities. Funding for this will come from commercial development of the site with a developer partner who should be in

place by the end of the year to start construction in 2012.

There were questions about how much Oasis promote Christian faith in their activities such as at Johanna school? (answer: they don't select for or promote christianity, but must educate all faiths); what denomination is Oasis? (non-denominational, founded by baptist minister, current congregation 130); how is Oasis funded and are there any major donors who can influence the strategy? (funding is mainly from individuals through charity fund-raising—£2.3m raised recently in the London marathon—but also govt. funding for schools; no major donor is involved with the redevelopment); will low-rent office space be retained? (Yes) Could the redevelopment include some low-rent housing? (yes if developers can make it stack up); are Oasis taking over Living Space? (they are in dialogue with Lambeth Council to deliver youth services from there).

Concern was expressed about the transformation of Johanna School into an Academy and a general lack of knowledge about Oasis' funding and intentions—do they want to take over the area? David Clarson reminded the meeting that they are members of WaCoCo and deliver many locally useful services, and suggested that we seek more information about Oasis. There was strong support for retaining low-rent small business space, for providing affordable housing and training opportunities such as apprenticeships, and for useful local shops. The redevelopment should not include hotels or hostels.

4) **Redevelopment of Sea Container's House: Doug Smith, TP Bennett (architects)**

Doug explained that the building was originally designed as a luxury 750-bed hotel in the 1970's as part of the King's Reach tower complex, but the

hotel developer went bust before opening and it was converted to offices in 1984, and separated from King's Reach tower. It has been occupied by Customs & Excise since then. The owners wish to refurbish the building and create a 4-star 280-350 bed hotel, 28,000m² of modernised office space, plus a 6,000m² office building on the north eastern car park, along with a small shop, two 100-cover restaurants and a café on the ground floor providing enlivened frontages.

It was proposed that fencing along the river walkway would be removed and space opened up, and a new route through to the river created between the site and the Oxo tower, forming an extension of Hatfields. This would require demolition of some external staircases, although some bottlenecks could persist, and they are in negotiation with Coin St to widen the route. The two restaurants, café and hotel would give public access to the building for the first time. The new building would be 9 storeys to provide A-grade office space. The existing 137 car parking spaces would be reduced to 29, along with 190 cycle spaces, 17 motorbike spaces, and a taxi lay-by. A planning application would be submitted in June; if successful construction would begin in 2012 and complete in 2014. The developer Archlane owns hotels and has owned the site for 12 years, so this is not a speculative proposal waiting for a tenant.

There were questions about the impact of 2 years construction work on the riverwalk? (answer: it will be less work as a refurbishment). Why keep the raised walkway to King's Reach tower? (it will remain but not be used). The building is ugly so why not knock it down and start again? (answer: this would be wasteful and would require a much taller replacement building to make it viable). How will refurbishment improve the air quality? (a full impact assessment will be published). How will the public realm around the site be improved? (the landscape architects working for the King's Reach developers have been appointed to join up opportunities). Will there be any increase in greenspace? (there's not enough space to do so). How will the building use renewable energy? Answer: Photo-voltaic cells on the roof of south wing, replacement of mechanical air conditioning with high efficiency chillers, gas-powered Combined Heat & Power unit, plus putting in the services for a district-wide heating system.

There was support for the refurbishment approach proposed—it was currently a hideous building which blocked access to the river, so the new route through was very welcome. The uses were acceptable—this was an appropriate site for a hotel, and this was a better use than luxury flats. Locating

additional office space on what is currently a car park was fine, and better than building up higher. But there needed to be more greening; tables and chairs should not spill out from the restaurants onto the riverwalk, and there should be no coach parking or drop-off spaces for the hotel given its proximity to Blackfriars Station.

5) Current Planning Applications: King's Reach Tower, Stamford Street SE1 – Michael Ball

Michael reminded the meeting that planning permission was granted in 2006 for an ugly scheme which would add four storeys to the tower and double the amount of floorspace in the surrounding buildings. Foundations were dug so the permission remains permanently alive, although the developers presented to WCDG in March and explained that they wish to develop a different design which would add 6 storeys to the 30-storey tower, making it 430 ft tall.

The application would increase the overall floorspace by 60% to 65,000m², in the form of 'outbuildings' on the adjacent podium up to 180 ft tall. Most of the tower would be taken up by 177 private flats—with no affordable housing on site, with a payment to Southwark Council offered instead. The retail on the site would also be increased by 167% to 6,756m² in a shopping street running through the site at ground floor. Existing office space would be reduced by 8% to 34,900m². The application also includes 33 car parking spaces, a private swimming and gym, 1200m² of communal outdoor amenity space on a first floor podium, and 320m² of playspace for children on a 10th floor roof terrace.

There was support for the refurbishment approach and little concern about the increased height of the tower, but there were strong objections to not delivering affordable housing on site: there was no reason why this could not be achieved on this site, other than reduced profitability of the scheme. Allowing a gated private residential tower would create an unmixed and unbalanced community. Getting the microclimate right was imperative for the tower, along with improvements to surrounding streets, parks and green spaces—which means S106 for both boroughs. There was also concern about the impact of the retail proposed for the emerging cluster of tall buildings at Blackfriars on the retail strategy for Waterloo overall—permission for this would amount to around 20,000m² of retail permitted at Blackfriars, as much as all of Lower Marsh.

WCDG
General Meeting
Wed 22nd June
7pm

- 1) Apologies and introductions
- 2) Minutes of previous meeting and Matters arising
- 3) Temporary activities and market at Shell Centre? - Eric Reynolds, Urban Space Management

Most Shell staff have been temporarily relocated to Canary Wharf for five years while the tower has been refurbished and redevelopment of the rest of the site is considered. Developers USB propose using the temporarily vacant spaces for a fresh food market, exhibitions, and small businesses. Will this benefit Waterloo? Could it undermine plans to revitalise Lower Marsh? Eric explains: have your say!

- 3) **St John's Church: Plans for the future—Rev. Giles Goddard**

St John's is London's most central church and a key community facility, with thriving social enterprises in the crypt and beautiful gardens—yet it could deliver so much more. Giles Goddard outlines plans to enrich its community activities by expanding the crypt and creating a new performance space.

Come and see the proposals at first hand at St John's and enjoy a midsummer glass of wine in the splendid gardens!

- 5) WCDG Policy Review: Shopping
- 6) Any Other Business

at St John's Church,
Waterloo Road SE1

14A Baylis Road, London SE1 7AA
Company Registration: 4269850;
Charity Registration: 1114299

CONTACT WCDG:
tel: 0207 633 9291
fax: 0207 401 2469
email: admin@wcdg.org.uk
Website: www.wcdg.org.uk

wates
foundation

with thanks to Lambeth Council and the
Wates Foundation for funding


Lambeth