

Public meetings 2011

- 22nd June (@ St Johns Church)
- 20th July
- 21st Sept
- 19th Oct
- 23rd Nov (AGM)

What do we want from...



Oasis?

The UK's most dynamic church charity wants to demolish its office blocks and build new community facilities on its site at Kennington Rd

Sea Container's House?

Should developers bring new uses and open up one of the most obstructive buildings along the riverside?



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PUBLIC MEETING

Wed 18th May

7pm-9pm

@ Waterloo Action Centre

NEWS

Government proposes London planning chaos

The government is consulting on removing all planning controls which protect offices and other employment-generating spaces from being converted to luxury housing—threatening thousands of jobs and facilities in central and inner London.

Landowners and developers with offices, light industrial sites, storage and other commercial spaces would no longer need planning permission to redevelop their sites for housing. With London's population growing at its fastest rate for a hundred years, and a shortage of housing, residential development in central London is substantially more profitable than office development, except in the Square Mile.

Waterloo has already seen offices at County Hall, Century House, the White House and elsewhere converted to housing—although WCDG research suggests that less than half of these properties are lived in, with many bought for investment purposes or as second homes. House prices in Waterloo have continued to rise against the national trend, so it is likely the proposed changes in planning controls would see most employment-generating sites eventually lost to housing.

The changes would also effectively remove all obligations on developers to provide affordable housing or build 'mixed and balanced communities'. They would also avoid contributing a single penny to local amenities such as open space or additional local school places—the very need for which would be generated by their developments.

The protection and separation of land for employment uses and for housing has been a fundamental theme of the UK's planning system which developed throughout the twentieth century. These proposals would amount to the biggest change to the planning system since 1947. Central London—including Waterloo, Bankside, Vauxhall, as well as Westminster, Kensington and Camden—would be particularly vulnerable to the excesses of housebuilding profitability. It probably requires a coalition of the inner-city boroughs and Boris Johnson, Mayor of London, to try and persuade the government to think again. WCDG have begun lobbying ... and we need your support.

You can see the government's proposals and comment at <http://tinyurl.com/3or5jwk>

Johanna Primary School to become an Oasis Academy?

The governors of Johanna Primary School in Waterloo have voted in favour of becoming one of the government's new primary school Academies—sponsored by local Christian charity Oasis Community Learning.

The decision was made at an extraordinary meeting of the governing body of Johanna Primary School after a short period of consultation with parents and the wider local community in March.

Oasis are already the UK's largest Academy sponsor with over a dozen secondary schools across the UK, and are based in offices on Kennington Rd, which they are seeking to redevelop. Oasis have also made an offer to Lambeth council to provide

youth services at Living Space—from which Lambeth removed funding last March—and lease the site from Lambeth on a peppercorn rent.

Academy schools opt out of local authority control and governors are responsible directly to Whitehall. They were initially targeted at 'failing' secondary schools, but the govt changed the rules to allow any school to apply for Academy status.



NEWS

Bankside & Bermondsey to pilot ‘neighbourhood planning’

The government’s ‘localism’ agenda is to be tested in Bankside and Bermondsey, where a new system of ‘Neighbourhood Planning’ will be piloted.

The Localism Bill being introduced to Parliament will allow for neighbourhoods to draw up local plans for the location of shops, housing, offices and open spaces, and standards of design. Since the planning system was set up in 1947 only local councils and regional authorities have had such powers, although they have been obliged to consult residents—although they haven’t always listened!

Under new proposals local councils will be obliged to support neighbourhoods who wish to develop plans themselves through a Neighbourhood Development

Order. If approved by a local referendum, a council will need to adopt a neighbourhood plan providing it is in line with wider ambitions for growth in their area.

Seventeen communities across the country have been chosen to pilot the proposals, including Bankside and Bermondsey. The work will be led by Bankside Resident’s Forum and the new Bermondsey Forum, supported by Southwark Council. In the meantime Southwark Council will set aside work towards ‘supplementary planning guidance’ for the area which they consulted on 2010, and proposed a cluster of tall buildings along the north end of Blackfriars Rd to which WCDG strongly objected.



Regenerating Lower Marsh

Lower Marsh was once part of London’s longest street market and is still Waterloo’s designated shopping centre, a local treasure—although it has seen better days.

Now a proposed £3m project to regenerate the street and the market by bring shoppers back through improvements to the environment and management of the area. Wider pavements with better surfaces, and new seating areas, trees and lighting will be complemented by the removal of numerous on-street rubbish bins and an unsightly compactor, plus a new arrangement for market stalls themselves. New attractive open spaces will be created outside the Cubana and at the entrance to Leake Street.

The works will be funded from ‘planning gain’ money amassed over the past decade following much lobbying and campaigning by WCDG and other local groups. These groups have worked with Lambeth Council to come up with the proposals—but do you think we have got it right? A questionnaire has gone to every household in the area (and can be found on the net at tinyurl.com/3mu5fk) and a series of consultations are being held in May:

- **Weds 11 May:** public meeting @ Union Jack Club 7pm – 9pm (with presentation, panel Q&A and refreshments)
- **Fri 20 May:** public exhibition @ Emma cons Gardens 11am – 7pm
- **Sat 21 May:** public exhibition @ Cubana car park 11am – 3pm (music and refreshments)

Come along and have your say!

King's Reach Tower— how much taller?

A planning application has been submitted to add 6 storeys to the 1970's King's Reach tower on Stamford Street.

The skyscraper was formerly home to IPC publishers, but the application also proposes a change of use from offices to residential, along with the creation of additional shopping at ground floor, plus a swimming pool and gym for residents.

Proposals were presented to WCDG in March and met with mixed views, although most of the changes at ground floor were considered a major improvement on the existing failed shop units and windswept areas around the tower.

You can view the application at www.kingsreachtower.co.uk. Bring your comments to the WCDG's evening meeting on 18 May, or send your comments to Southwark Council (see next page)



Job opportunity at WCDG

David Fisher will be leaving WCDG in June after 5½ years (sob!) to concentrate on his volunteer work with the London Olympics.

The Trustees have decided to use this opportunity to reorganise the staffing of WCDG, with a new post of Assistant Director created from the start of July.

We are looking for a talented and dynamic person with excellent interpersonal skills and proven ability in community engagement who will be responsible for managing existing projects, developing new projects, and providing management support to the Group including staff, ITC & finance. The person should have: experience in project management and working with communities, building up strategic partnerships in complex environments and managing successful teams with an interest in regeneration.

Salary up to £25,000. Flexibility of hours and job-share considered.

Application packs are available from WCDG at admin@wcdg.org.uk or 020 7633 9291. Closing date 27/5/11.

Violent incidents, police complaints... then court grants Da Vinci 23-hour licence!

A district judge has overturned a late night drinking ban imposed by Lambeth Council, after the Council failed to inform witnesses of the hearing.

Da Vinci on Baylis Rd operates as a restaurant/ café by day, but a bar/ club late into the night, serving drinks until 4am on most evenings. In March 2010, following numerous complaints from local police, residents, and WCDG, Lambeth Council's licensing committee voted to ban drinking after 11pm. But the decision was appealed, and in January a district judge at Tower Bridge Magistrates Court ruled that Da Vinci's club in Waterloo can continue to serve alcohol 23 hours a day.

The Metropolitan Police described Da Vinci's as "very poorly run after midnight" and said the venue had been the scene of "serious crime". But Da Vinci's owner claimed there had been no recorded incidents for 12 months. Local residents and WCDG—who had given witness evidence and photographs to the Council—were not informed of the hearing and so could not provide the court with witness evidence of more recent problems.

PLANNING DECISIONS

Address	Description	Application	Comments/Decision
170 Westminster Bridge Road	To erect a side extension and re-vamp remainder of building to residential	11/00016/FUL	Permission Granted Supported by WCDG
Recreational Grounds, Lambeth High Street	Redevelop the recreational ground	11/00203/RG3	Permission Granted Supported by WCDG

MAJOR PLANNING APPLICATIONS

Address	Description	Application	Comments to:
King's Reach tower, Stamford street, London, SE1 9LS	Refurbishment and re-cladding of tower and podium, addition of 6 additional residential storeys to tower. And change of use of floors 11 - 30 of existing tower from office to residential (total 177 flats). Extensions and re-landscaping of other parts of the site to provide A1-A4 retail space, swimming pool and gym	11/AP/1071	planning.applcations@southwark.gov.uk Kiran Chauhan 020 7525 5513

LICENSING APPLICATIONS & DECISIONS

Address	Description	Decision/Comments to:
South Bank Centre, Queens Walk	Application to combine all four current licences into one and include other outside areas.	Application withdrawn.
Second Floor Oxo Tower Wharf Bargehouse Street SE1 9PH	Concerto Limited. New Application Mon–Sun 0800–0100	Southwark Council licensing service, The Chaplin Centre Thurlow Street London SE17 2DG Tel: 020 7525 5748 licensing@southwark.gov.uk

Minutes of General Meeting 23rd March 2011

PRESENT:

Rosa Wright	Jean Bates	Mike Tuppen	Ken Hamilton
Eileen Hamilton	Ann Parnell-McGarry	Tatiana V. de Jesus	Robin Dahlberg
David Clarson	Sue Pitman-Dalton	German Rodriguez	Lili Chan
David Tootill	Charles Chan	Wendy Matthews	David Fisher
R Mead	Peter Lane	Joan Mathews	Andrea Dahlberg
Jill Hobday	Michael Ball	Patricia Gifford	Milan Bogwnovic
Ron Lynn	Lettija Lee	Carmelite Lee	Eliza Thane
Barry Rawlings	Richard Woollard	Leigh Hatts	Peter Fisher
Katherine J	T Rees Boulton	V. Sheard	Ted Inman
Cllr Peter Truesdale			

APOLOGIES: Cllr Diana Briathwaite, Margaret Mellor, Von Slughtman

- 1) Minutes – approved
- 2) Matters arising—none
- 3) Elizabeth House - Yair Ganor (Chelsfield), Billy Prendergast (Chipperfield Architects)

Yair outlined progress on the proposals since the last round of consultation in late 2010, and the timetable to submit a planning application by the end of May. The redevelopment of the site offered the opportunity to unlock many strategic issues, in particular the existing discontinuity between the South Bank, Lower Marsh and Waterloo Station. Billy explained that David Chipperfield Architects had moved onto the site and were now even more intimately aware of the problems and opportunities. They aimed to reactivate York Rd and open up the 'Milk passage' under the station as well as Leake St by creating a ground floor level which would be continuous with the extensive concourse in the disused Waterloo International Terminal (WIT). They were still committed to creating major public space under any new building (as 'winter gardens') and at Victory Arch steps, which has 2,000 people through per hour. They proposed re-grading the space outside the Victory Arch – which currently has a 2m slope – and creating a colonnade along one edge, while refacing the blank side of Victory Arch and developing a new opening into the station with disability access. A second major public space 45m X 45m was proposed two thirds of the way along the site, splitting the building in two and allowing for large trees and some open sky, which flow directly out of a 100m long space under the proposed building which would be triple-heighted single-spanned and uninterrupted by columns.

The height and form of the building was constrained by their aspiration not to impact on the views from the courtyard of Somerset House or the views of Big Ben from Parliament Square, so the tallest part would be towards the railway viaduct but could not go above around 35 floors. This tallest part would be in two sections of around 25 storeys with 8 storeys on top, and then tapering down to a separate building at the Leake Street end of 9 – 12 storeys. A comparison with the heights/ profile and open space of the previous

refused Allies & Morrison scheme was provided which showed that the new proposals were notably reduced from the refused scheme.

There were questions about how the Victory Arch space would work given the conflicts of buses, taxis, pedestrians and cyclists (Billy replied: yes this would be a huge challenge, but the long-term aspiration was to remove the buses and taxis from the space, and they were in conversation with TfL about this, but it would take time to make such changes – there were other concerns about 60-70 stationary taxis backing up along Station Rd); how would this knit together with aspirations for Waterloo City Square? (Billy: the aspiration was for a continuous pedestrian ground level connection through the viaduct to the Square); how would servicing the building and deliveries be managed? (all underground, access through Leake St); what is the existing amount of office space and how much would be created in the proposals? (existing 45,000m2, proposed around 130,000m2); are they not trying to cram too much development on the site? (it's a big building, but it's clear strategic planning policy to strongly intensify the use of sites in central London, especially at major transport nodes); winter gardens can become very steamy in summer? (not a problem here since not a tropical garden and the site will be open from all sides); how will the creation of wind tunnels be avoided? (they were testing for this in detail, since they don't want to create a public space which would be windy and less useable); would there be residential uses on the site? (no); would residents at County Hall be overlooked by the 12 storey building? (they were trying to avoid this); how would this 24-hour public space be policed/ managed to keep safe? (they are taking advice on designing out security issues); what articulation and materials/ colours would be used to avoid creating a dull but vast rectangular box with 1,500 identical windows? (the details of the facades had not been worked up, but curves were coming!); what would be the community benefits from this proposal? (some major public open spaces and the economic regeneration of 10,000 jobs in the building,

plus s106 money which they would rather spend on local projects which they could help lead on rather than simply hand over to Lambeth Council); Centre Point and many other large office developments were left empty for decades, so what guarantees are there that this will be used if built? (the developers have a good track record on this).

Many aspects of the proposals were supportable, but there were concerns about: shadowing, overlooking and rights to light of nearby residential buildings; the views from various aspects especially the south; the sustainability of the proposals; the ways in which new private open space and existing public open space would be defined and yet integrated; the need to avoid allowing London developing like Bahrain with endless tall concrete and glass tall buildings. Despite WCDG's longstanding aspiration for mixed use development across the area, there was a positive response to the use of the site solely for offices (with retail at ground floor), particularly given the huge loss of employment-generating space in the area over the past 20 years, and the likelihood the Shell redevelopment would include residential uses. Much was still to be determined in the detail, but the principles of the development were going in the right direction. These views would be conveyed to the developers.

4) Lambeth's Transport Plan – Michael Ball, WCDG

Michael explained that a 20-year plan was required by all local authorities in response to the new London-wide Mayor's Transport Strategy. This needed to contain strategic objectives, a delivery plan and a monitoring plan. Lambeth's first objective is to increase sustainable healthy travel behavior by promoting walking through improvements to the public realm, removing obstacles, increasing permeability, improving wayfinding, improving cycle parking. Objective 2 is to improve the condition of principal roads; objective 3 was to improve air quality by reducing trips by single occupancy vehicles, promotion of public transport, car clubs, cycling, walking. Using cleaner and more efficient fuels for motorised forms of transport. Electric vehicles, Emissions based parking permits. Objective 4 was to reduce the real and perceived danger on the road, possibly through a borough-wide 20mph zone off main roads – the feasibility of this continues to be tested. Objective 5 is to reduce CO2 emissions.

It was agreed that Waterloo has a number of unique transport issues and opportunities which the Transport Plan should acknowledge: we have the busiest transport interchange in UK; air quality in Waterloo is terrible (7th worst in country out of 32,000), partly caused by waiting taxis and coaches dropping off and waiting (coaches park illegally behind the National Theatre and the Waterloo roundabout ramps and elsewhere); Waterloo has the highest number of bike hire spaces in the capital, along with the most pedestrian area in the UK along the South Bank. Michael counted 67 taxis around Waterloo Station waiting illegally with engines running at lunchtime that

day. Boris Johnson, Mayor of London wants to impose heavy fines on this – there was support for Lambeth also taking strong action on this problem. What of plug in points to keep vehicles warm without the engine running? There were now more people commuting by bike through Waterloo in the morning rush hour than by car. But there was scepticism about the benefits and enforceability of a 20 mph zone in Waterloo where speeding wasn't generally the problem. Getting signage and traffic lighting working to reduce speeds and accidents was important. We have a number of local schemes including Lower Marsh regeneration scheme, Jubilee Gardens, Waterloo City Square.

5) WCDG Housing policy

Over 2011 WCDG's 30-year old policies were being updated. Michael outlined the history of housing issues in Waterloo from the post-war depopulation and collapse of a critical mass of residents by 1972, the re-emergence of Waterloo as a residential area in recent decades, the loss of affordable housing in the area, the need to retain a viable and permanent residential community in Waterloo – recent WCDG research revealed only around 50% of new residential units were actually being lived in. It was agreed that the housing policy objective was "to support a viable, balanced and stable residential community in Waterloo in high quality housing and environment; and to increase (i) the amount of genuinely affordable rented housing, especially for young families (ii) the amount of sheltered housing for all incomes." This would return to the AGM along with all the other objectives reviewed for final tweaking.

6) Current Planning Applications: Tune Hotel – the meeting considered plans for extending the hotel over the servicing area. Michael explained that permission had been refused for the illuminated signs, but they have still not been removed and enforcement was required, although they promised to remove them within two months. This approach by the applicants did not bode well – general consent that this was not quick enough. Regarding the current application for an extension, there had been no drawing of north elevation provided, but it was believed to be blank wall, which it was agreed would be inappropriate in this location in a Conservation Area. There were also serious issues of the impact on the amenity of adjacent residents and their ability to enjoy their rooftop gardens, as well as overshadowing of the communal garden. There was also concern over rear fire escape, which would be overseen by many flats. There was a consensus that all views of a proposal must be taken into account when considering an application, not just the views from the street. There needs to be a policy over extending buildings right up to other buildings for safety. The obvious compromise was for the extension to be 2 storeys lower. The servicing also needed improving, with vans frequently parking on the bicycle lane or the pavements. Michael to send an objection to Lambeth on these matters.

WCDG
General Meeting
Wed 18th May
7pm

- 1) Apologies and introductions
- 2) Minutes of previous meeting and Matters arising
- 3) **New community facilities for 1 Kennington Rd/ 75 Westminster Bridge Rd:**
Chris Clements (Development & Property Manager, Oasis)
Oasis Charitable Trust operates out of offices built in the 1950's (along with a new Christchurch) which are no longer fit for purpose, although they provide cheap offices for over 30 local and national charities. Oasis want to expand the community facilities they provide as well as re-enliven two important local streets with shops and cafés. They are currently seeking a developer to work with—but what community facilities do you want to see? And what sort of building? Come and have your say.
- 4) **Redevelopment of Sea Container's House—TP Bennett (architects)**
Sea Container's House was built in the early 1980's when the riverwalk ended at the National Theatre; it cuts off the river from the hinterland and offers nothing at ground floor. It was built as a hotel but has been used as offices. New owners Archlane want to refurbish the building and open up the ground-plane to cafés and restaurants, bring a hotel back in the building, open up a new route through to the river, and add a new office block at on Upper Ground. Is this the solution, or will it create a new set of problems? Have your say before the plans are finalised.
- 5) **Current Planning Applications:**
 - **King's Reach Tower, Stamford Street SE1**

@ Waterloo Action Centre
14, Baylis Rd, SE1 7AA

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Charity Registration: 1114299

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