



Public meetings 2011

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Improving Waterloo's environment

PUBLIC MEETING

Wed 21st Sept

7pm—9pm

Join us from 6.30pm to meet the architects

**@ Southwark College, The Cut SE1
(note change of venue)**

NEWS

‘Bonfire’ of planning controls

The government is consulting on a new National Planning Policy Framework, replacing over 1,000 pages of existing planning controls with around 50 pages of guidance.

The Framework replaces all previous regulation and essentially encourages development wherever the market leads. Although some longstanding policies will remain in place, key changes include;

- A strong presumption in favour of “sustainable development”, to encourage economic growth. Where local council planning policies are deemed not up-to-date, developers should be automatically granted permission provided that there is no overriding conflict with national policy.
- The presumption in favour of brownfield sites over greenfield sites has been dropped.
- Neighbourhood planning, which encourages local communities to establish their own ‘local plan’, agreed through a local referendum – but this would have to ‘conform’ with council and government policy, and could only permit additional development, not add constraints on development.
- A duty on Councils to cooperate with other bodies such as local groups.
- Housing: councils must continue to identify a five year supply of sites for new housing, but they are no longer required to meet regional or national housing targets.
- Developers can avoid s106 obligations if they can show that the profitability of their scheme is at risk, particularly in economic downturns.
- Designation of locally important greenspaces for protection – but only if this does not “undermine investment in homes, jobs and essential services”

All national planning guidance will be cancelled. The guidance has been in place for over 50 years and

covers issues such as protecting the greenbelt and green spaces in cities; providing affordable housing; protecting the historic environment; protecting shopping centres and community facilities from ‘out-of-town’ development; dealing with climate change; and transport planning.

Concerns have been raised by many bodies including the National Trust and Campaign for Rural England, mainly focused on the impact on the countryside. Simon Jenkins, chair of the National Trust, commented that “Planning, once proudly independent, is now effectively an arm of Vince Cable’s department for Business. It is told that it ‘must not act as an impediment to growth’. This stands on its head the purpose of planning, which is to guard the public interest irrespective of market forces. Its whole point is to be an impediment”

Opponents argue that there is also no evidence that planning constrains economic activity. There is currently permission for 300,000 houses to be built across England, but construction is delayed by issues of profitability and the availability of bank credit, not planning issues. Furthermore, only around 5% of local authorities have plans less than three years old, currently the threshold for being ‘not up-to-date’—although Lambeth and Southwark both have new plans, and the London Plan was recently adopted.

The removal of many planning controls is likely to result in an even greater impact on those areas under intense development pressure, including London and the South East, especially Central London.

You can view the documents at www.communities.gov.uk/publications/planningandbuilding/draftframeworkconsultation or pop into the WCDG office.

Deadline for comments is 17th October.

A neighbourhood forum for Waterloo?

Government proposals encourage local areas to establish neighbourhood planning forums. These will agree local plans, provided they are supported by

local residents in a referendum. South Bank Employers Group have proposed a ‘business-led’ neighbourhood plan, and are in discussion with WCDG, Wa-CoCo and Waterloo Quarter BID.

What do you think? Call Michael on 0207 633 9291 or email admin@wcdg.org.uk

A tale of two swimming pools

A developer at Vauxhall is proposing to provide a public swimming pool and leisure centre at the bottom of a 32 storey tower block of student accommodation.

Dowling, the developers of the site at 30-60 South Lambeth Rd, are specialists in providing student accommodation, and are based in Liverpool. The site has been empty for at least 40 years, and is opposite the Bondway site which was last year refused permission by the Secretary of State for a 150m residential tower. The Downing proposal would be 100m, but is in an area identified as appropriate for a cluster of tall buildings, with several other towers proposed, and the 180m Vauxhall tower currently being constructed.

The tower is unlikely to be visible from the World Heritage site or Waterloo, but is directly opposite Vauxhall Park and a Conservation Area. Downing would build and manage the 580-bed accommodation (including roof terraces and a common room/ bar) and the leisure centre, which will be open to the local community at similar prices to council-run pools. However, the pool would be 20 metres rather than the standard 25m, meaning that only one lifeguard is required.

Downing purchased the site earlier this year and hope to submit a planning application this autumn, with construction beginning in 2012. *You can see their proposals at the WCDG public meeting on 21 September.*

Meanwhile developers Coin Street have sought a variation to their controversial 143m private residential tower at Doon St, which would also provide a public 25m swimming pool and leisure centre.

Permission was granted in 2008 for the tower, but construction has yet to begin. Now the developers wish to reduce the number of flats from 329 to 236, although they propose enlarging 100 of the

And then there were three...

Southwark Council have entered into agreement with developers Lendlease to provide a new 25m community swimming pool plus gym at the Elephant & Castle. The site by the Metropolitan Tabernacle currently has a Fusion gym and the remains of the



How the 100m tower proposed for Vauxhall could look from the north

1 and 2-bed flats into 3-bed flats, of which there were none in the original scheme. This will mean more families could be accommodated in the development, although there is little amenity space provided on site for children, with Coin St proposing to invest money in upgrading Bernie Spain Gardens instead. *See page 9 for details on how to comment.*



The proposed Doon St pool and leisure centre

popular pool which closed in 1999. Lendlease will build the new facilities and private housing on the rest of the 0.9ha site, which will fund the scheme.

Consultation on first designs will begin this autumn and a planning application will follow in spring 2012.

WCDG Policy Review: Environment

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, shopping, and transport policies have been considered. 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.

WCDG's current policy on environment is

- **A better environment: safer, greener, cleaner**
- **Increasing and improving the amount of useful green public open space**
- **Controlling traffic pollution and reducing through traffic**

built environment to tackle specific health issues such as sanitation, workplace safety, and access for persons with disabilities. However, the design of the built environment holds tremendous potential for addressing many public health concerns.

For example the increased use of cars has important implications for health: people are less active because they walk less; vehicle exhaust degrades air quality; motor vehicle injuries increase; busy roads divide communities and make life for children difficult; noise from traffic day and night is a permanent blight; and mental health is adversely affected.

A report released by Mind in May 2007 showed that people experiencing mental distress frequently use physical activities such as walking, gardening and exercise to help lift their mood, reduce stress, provide purpose and meaning, and reduce vulnerability to depression. An improved environment enables these simple activities to help develop motivation and raise self-esteem, while contact with other people can reduce isolation, provide support and help improve social skills. Designing for wellbeing should be recognised as good practice for architecture and town and country planning.

What should WCDG policies be for ensuring development improves Waterloo's environment for the health of residents?

Health/ well-being

Living in the centre of Europe's biggest city can be exhilarating, but it can also be very stressful. There are very obvious causes of stress, such as poverty or poor public transport or the lack of local facilities. But there are also many apparently lesser irritants which cumulatively make life very difficult—noises, smells, grime, rubbish, winds, street clutter, crime, lack of open space, ugly views.

There is a need to better understand the broad impact of our built environment on health and well-being. Public health has traditionally addressed the

Air Quality

One part of Waterloo around County Hall has been ranked 7th most deprived in England regarding the living environment which measures air quality, the quality of housing, and road traffic accidents.

Air pollution in Waterloo is largely the result of the enormous number of buses, taxis, cars and lorries passing through Waterloo for the benefit of visitors and commuters. In 2010 90% of all air pollution was caused by road vehicles. Yet less than a third of Waterloo residents have access to a car, the lowest proportion in Lambeth, and one of the lowest in the UK.

The vehicle emissions of greatest concern are nitrogen dioxide and fine particles. High levels of any of these pollutants can affect health, making breathing problems, such as asthma, and heart problems worse.

All local authorities are required to produce an annual Air Quality report and Action Plan to reduce pollutants. Lambeth's most recent report, published this month, states that the borough continues to suffer from high levels of fine particles and Nitrogen Dioxide and there is increasing evidence to show that despite all the efforts that have been made locally with implementing an Air Quality Action Plan, roadside and kerbside levels of Nitrogen Dioxide have not significantly decreased. Levels of fine particles (PM10) have also remained broadly constant. However, ozone monitored at the Horseferry Road automatic monitoring station (0.7 kms beyond the northern edge of the borough in Westminster) was well within the mean EC levels.

As part of Lambeth's Core Strategy, all new major developments must now undertake an air quality assessment. Policies designed to encourage the use of sustainable forms of transport, increased use of 20mph zones, tree planting, car clubs and decluttering. Other initiatives to assist with improving local air quality include: an "emissions based" policy on parking permits that charges the owners of less fuel efficient vehicles more, providing a fleet of 'pool' bikes for use by staff and councillors to cycle between meetings, promotion of sustainable transport, and investigating greater use of town planning powers (section 106 agreements) which seek to ensure that commercial applicants use the

best technology readily available to control emissions to air .

Recent research suggests a relationship between 20mph zones and vehicle emissions with traffic calming having a positive impact on emissions because improved traffic flow means drivers travel at a more constant speed, accelerating and decelerating less frequently, thereby spending less time stationary, and using less fuel.



Microclimate

What should WCDG policies be for ensuring development improves Waterloo's air quality?

All buildings affect local climate conditions—wind, sun, shadowing—known as microclimate. The additional winds and turbulence experienced by tall buildings in Waterloo, such as at the Shell Centre and 3i's/ Union Jack Club towers, demonstrates the problems generated by most tall buildings which protrude far above their surroundings. In Waterloo this is particularly due to the proximity to the river, which acts a major channel for prevailing winds in central London. Similar conditions prevail along the river at Millbank tower and at the M16 building.

Wind speeds increase incrementally as height increases. When wind hits the flat plane of tall buildings which protrude above their surroundings, only the wind at the top 30% of the protrusion is forced upwards or sideways; the 70% of wind below this height is forced downwards, maintaining a

Waterloo Station is unique in having roads and taxi runs on all four sides of the station. There are frequently as many as 70 queuing taxis—with engines running—wrapping themselves around the building during the week despite a large sign telling them not to (the space allows 20 taxis to legitimately queue).

Westminster Council has started issuing fines to taxis or cars which leave their engine on while waiting for more than a couple of minutes. Should Lambeth follow suit?



WCDG ENVIRONMENT POLICY

considerable proportion of the original velocity with which it hit the building. More streamlined buildings with convex curves encourage more of the wind to move around the building rather than downwards. Buildings with right angles, on the other hand, maximise the problem, and cause the wind to accelerate around the corners. Where downdrafts from several taller buildings in an area come into contact turbulence and velocity can increase further. Fins and other protrusions on buildings and trees and objects at ground level can mitigate this process by breaking up the wind, as can the development of a base or plinth for the tower to buffer the downdrafts from the experience at ground level.

Since 1999 planning policy has required analysis of the impact of any large-scale building on the microclimate, and should be “sensitive” and ensure “minimal” impact. Despite this, even recent buildings of relatively modest height such as the Blue Fin in Southwark Street (60m) suffers from turbulence on its east and west corners where the wind accelerates. Why was this not picked up in the analysis before permission was granted?

WCDG has consistently questioned the methodology of the environmental analysis at public inquiries. Firstly the process tends to average things out across a period of time – but you only have to be blown over once for the building to have failed. Secondly the process uses general conditions rather than specific local conditions, such as using the wind patterns at ground level at Heathrow as a baseline for example. This completely misses the very specific wind patterns generated by the bend in the river, which acts as an overspilling funnel. Thirdly, despite a complex process involving using baseline data applied to models in wind tunnels, all of which is designed to predict the impact of additional buildings on the microclimate, the methodology does not stretch to ever testing the outcome against the prediction.

It is not standard practise to even occasionally test the microclimate around a building after construction to see if the microclimate behaves as predicted. In fact ‘experts’ have only been able to conjure one study from 1992 of Ottawa which did test predictions at all. Of course, testing theoretical predictions against reality is the most fundamental methodological step of all empirical science.

Open Space and public realm

All local authorities are responsible for auditing and protecting the open space in their area. The definition of open space in government guidance is wide and includes private open space as well as hard surfaced areas such as town squares. Guidance also requires local communities to be involved in auditing since they are often the real custodians of the space. Unfortunately Lambeth Council undertook an audit in 2005 without consultation, finding rather less open space than our own audit had identified in 2004 (see map opposite). They missed many small spaces including Emma Cons Gardens, Greenham Close (0.3ha), Whitehouse Apartments (0.5ha), Forum Magnum Square (0.2ha), and Briant estate (1ha).

Lambeth concluded that the amount of existing open space across the borough was adequate, but identified areas of open space deficiency, setting a target of 1.5ha per 1,000 residents. However, they failed to consider the impact of non-residents on open space. Waterloo has 8,000 residents, but around 40,000 local workers, and 15 million visitors annually.

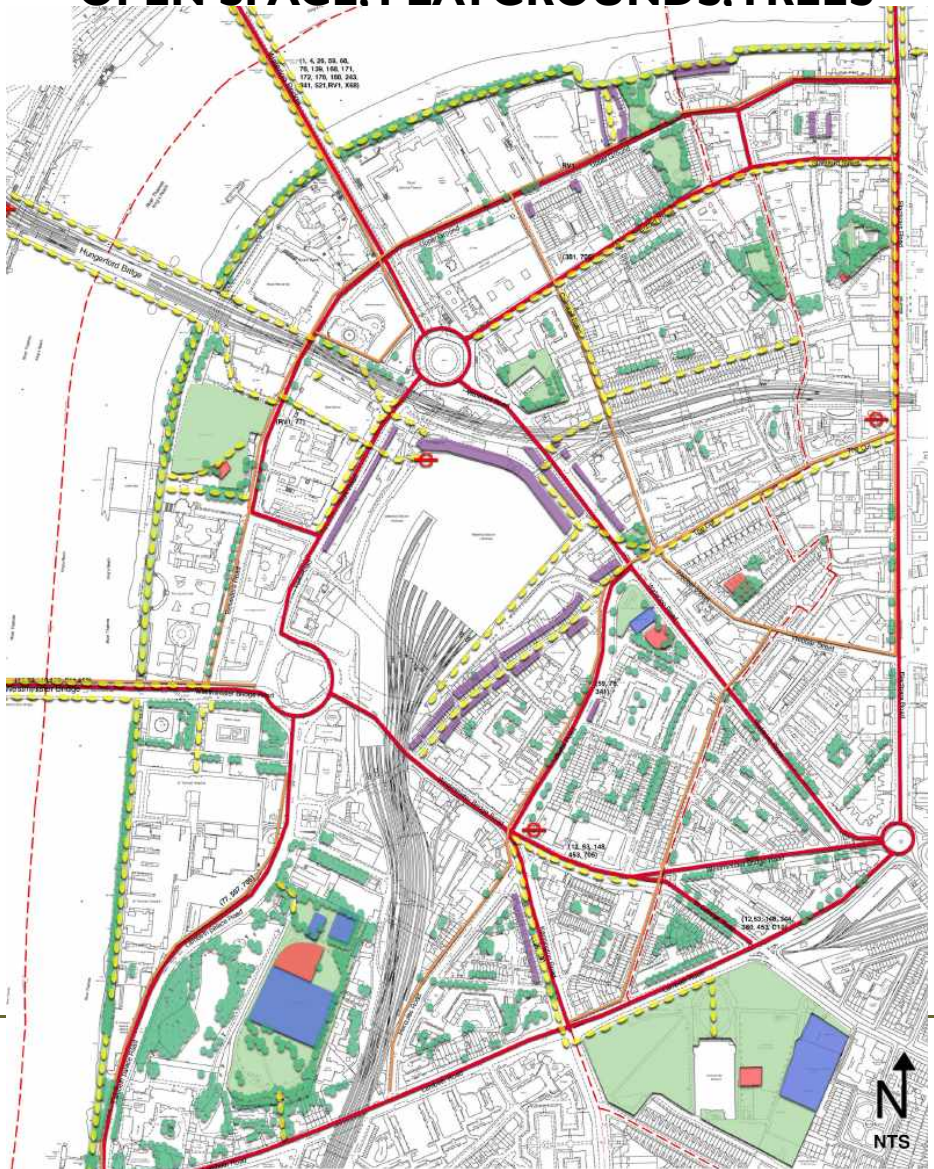
Since then Waterloo has technically ‘lost’ the open space at the Shell podium, since planning permission was granted to build on it, as well as playgrounds at the London Nautical School. However, a number of spaces have been improved, with new playgrounds at Archbishops Park and Ufford St Recreation Ground, ballcourts at Paris Gardens and Hatfields, and work about to finally start on completely re-working Jubilee Gardens. Unfortunately earlier this year Lambeth de-designated part of the Hungerford Car Park from its protection as a planned extension to Jubilee Gardens.

The on-going maintenance of open space remains a problem, with Waterloo Green Trust having to merge with Bankside Open Spaces Trust in 2009, who have taken over responsibility for Waterloo Green. Although £100k of s106 planning gain has been promised for this, we are still waiting!

What should WCDG policies be for ensuring development improves Waterloo’s microclimate?

What should WCDG policies be for ensuring development improves Waterloo’s open spaces?

OPEN SPACE. PLAYGROUNDS.TREES



- Existing bus routes
- Existing cycle routes
- - - Major pedestrian routes
- Lambeth/Southwark boundary
- Existing retail space
- Existing open space
- Existing public ballcourts
- Existing public playgrounds
- Existing tree crown coverage
- ⊕ Underground Station

Taken from 'Space for All' 2004, an audit by Waterloo Green Trust

NOTICES

Waterloo residents halts Jack's licence

Two Waterloo residents, Zoe Bulmer, Styles House and Mike Tuppen, Octavia Hill TRA, helped defeat Jack's application for a late licence till 2am Fridays and Saturdays and 1am on week days.

Zoe and Mike explained to the Southwark licensing sub-committee about the regular noise and disturbance that residents suffer from the bars and restaurants along Isabella Street., including Taz and Thai Silk. Several blocks of residents overlook the site including Styles House, and Tait and Benson House. Adele Morris, Cathedrals ward councillor, also spoke on behalf of residents.

After the representations, and seeking legal advice, the committee did not grant the application as it would have a detrimental effect on local residents. It was also deemed to be against the aims of the Bankside saturation zone, recently extended to include this area, which makes it more difficult for alcohol licenses to be granted.

Jack's advertises itself as a great place for corporate parties, hen or stag nights, and runs 'Jack's Cocktail School of London'.



NEW MARKET TRADERS FROM SEPTEMBER 1

Delicious food, fresh produce, household goods & perfect gifts

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Thursday 6 October 5:30–7:30pm

Celebrate the Spirit of Lower Marsh!

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info@westminsterartisans.co.uk

07766 742388



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MAJOR PLANNING APPLICATIONS

| Address | Description | Application No. | Comments to: |
|---|--|--|--|
| Land bounded by Doon Street, Upper Ground | Variation to permission for community sports centre/ swimming pool and 144m residential tower: the amendments to internal layout to increase 1-bed and 2-bed flats into 3-bed flats, and reduce the overall number of flats from 329 to 236. | 11/00996/FUL | By 22/9/11 to David Smith dsmith1@lambeth.gov.uk 020 7926 1256 |
| 170 Westminster Bridge Road | Change of use of basement and ground floor from Language school (Use Class D1) to Retail (Use Class A1) involving alterations to doors and windows to the front and side elevations. | 11/02596/FUL | By 30/9/11 to Carl Griffiths cgriffiths2@lambeth.gov.uk 020 7926 5020 |
| 108 Stamford Street | Applications for Nandos to take the large restaurant space on ground floor of Coin Street Neighbourhood Centre, (empty since building 2007); installation and awnings of new shop front plus chairs and tables outside | 11/02503/FUL 11/02502/ADV 11/02504/FUL | By 30/9/11 to Carl Griffiths cgriffiths2@lambeth.gov.uk 020 7926 5020 |
| Adjacent to the London Eye | Installation of temporary ice rink, chalets, and ancillary chiller unit from 19/11/11—6/1/12 | 11/020707/FUL | By 29/9/11 to David Smith dsmith1@lambeth.gov.uk 020 7926 1256 |

LICENSING APPLICATIONS

| Address | Description | Comments to: |
|-------------------------------|---|--|
| Stamford Arms, 62 Stamford St | To allow the provision of draft beer on the customer's table and touch screen ordering at up to 20 customer tables via tap located on the table alongside touch screen for ordering of further food and drink items, from 0700-0100 | By 29/09/11 To Southwark Licensing Team licensing@southwark.gov.uk |

Minutes of General Meeting 20th July 2011

| | | | |
|-----------------------------|-------------------|-------------------|-------------------|
| PRESENT: Rosa Wright | Veronica Sillitoe | Martin Neilan | Mike Tuppen |
| Eileen Hamilton | Ken Hamilton | Trevor Virtue | Abigail Tripp |
| David Clarson | Wendy Mathews | German Rodriguez | D Wolheim |
| Melanie Tighe | David Mills | Elizabeth Merriks | Katherine Tack |
| Vincent Marks | D. Damhiev | Geoffrey Diss | Billy Prendergast |
| Ben Stephenson | Patricia Giles | Julie Bundy | Denise Mcmillan |
| Robin Dahlberg | J Marroitt | Ron Lynn | Yair Ginor |
| Helen Santer | James Hatts | Chris Bagot | Rob Henderson |
| Von Sluightmann | Sue Pitman-Dalton | Richard Woollard | Michael Ball |
| Pavla Pelcikova | Margaret Mellor | | |

APOLOGIES: Cllr Diana Braithwaite, Cllr Peter Truesdale, Cllr Gavin Dodsworth

1) Minutes of general meeting 22nd June — approved

2) Matters arising—none.

3) Elizabeth House redevelopment, York Rd—Yair Ginor, Chelsfield (developer) & Billy Prendergast (David Chipperfield Architects)

Yair outlined progress on the proposals to replace the existing office block stretching along York Rd with two large buildings with a mix of uses. Since presenting plans to WCDG in the spring, the developers had met with English Heritage, Lambeth Council, and most recently Boris Johnson, Mayor of London, who had made comments on the shape and appearance of the building. As a result many further changes had been made, although the challenges of the site remained: the overcrowded station adjacent; the three underground lines beneath; the poor public realm all around; the need to animate York Rd; and the need to kickstart regeneration in Waterloo.

Billy showed proposals for a 'winter garden' along much of the length of York Rd, which would be a 'public room' but largely enclosed by glass. It was not sustainable to have much live greenery, but it could be brought to life as a place to meet and an exhibition space, possibly with a rolling programme, rather like the Turbine hall at Tate Modern. They were working with public artist Marc Quinn on a 'museum of flowers' made of bronze.

The architects had worked had to ensure that all sides of the two buildings would be active frontage, with no 'back of house' space apart from the servicing entrance on Leake Street. The 'South Square'

between the two buildings would be open to the sky and would connect the station, the re-opened Waterloo International Terminal (possibly for shops), and Jubilee Gardens and the riverwalk. They had been working with consultants for Waterloo Station to improve the area in front of Victory Arch, possibly by removing some traffic by bringing the high-level station road and ramps (on the Lower Marsh side of the station) down to ground level.

As a result of comments they had begun to introduce more articulation into the main building, breaking up its enormous mass (appx. 117m x 120m x 30m). A curtain wall of glass would reveal the metal superstructure holding up the building, which was of a scale comparable to the ironwork of Brunel's stations and bridges.

The building would provide offices for around 7,000 new jobs, plus around 140 flats on the upper floors, along with some restaurants and cafés at the ground floor. Yair didn't feel that there were many more changes to be made and hoped to submit a planning application in September.

There were questions about the sustainability of the building? (answer: solar panels on the roof, and a heat exchange between the daytime office use and evening/ night-time residential use) Would there be affordable housing? (yes, but its not yet clear how much and how it would work. Service charges would be expensive, so most housing associations are not interested; finding a site to develop nearby could be a solution) Why not develop a hotel instead of housing? (the focus was always providing the office space, there were many hotels provided and proposed in the area) Are the existing 28 shops to be replaced? (there would be

some coffee shop/ retail in the winter garden area, along with a bistro to the north and two commercial units in the southern block; but it won't be a shopping mall, since development at Shell and Waterloo International Terminal can provide this) The proposal is as tall and as long as Centre Point., which is unprecedented in London—aren't the commercial objectives overriding the structural or urban design objectives? (the location and shape of the site dictates what can and can't be done) Won't the vast flat side create a massive wind tunnel along York Rd? (we are testing this currently and any problems will be mitigated) How are you connecting to Leake St through to Lower Marsh? (we propose a small pavilion building at the Leake St entrance area which will serve as a café or retail kiosk while obscuring vents from the car park) Where have the bus lanes and cycle paths gone on your image of the area in front of Victory Arch? (they haven't gone, but there is an aspiration to make that possible).

Views of the proposals were mixed. There were a range of concerns about the scale of the proposal dominating Victory Arch and adjacent buildings, creating a wind canyon along York Rd, and narrowing the pavement; the unprecedented scale made it difficult to comprehend—it would be taller than the Shell Centre, but more than twice as wide, and could block views and wreck the skyline in all directions within Waterloo. Furthermore, the so-called winter gardens would be of little use to local residents, nor would the cafés and bistros. On the other hand, some members felt that the developers had listened and responded to previous comments, better articulating what had initially been one large slab. Raising the entire building 30ft above the ground would ensure it is a special building for Waterloo and London. Furthermore, a major office development was badly needed and developing more useful family housing should be encouraged; and the proposals were replacing the existing building which forms a serious blockage and in poor condition. Nevertheless, affordable housing should be on site or very close—the developers could consider sites at Founders Place or Coin Street.

4) Rejuvenating Lower Marsh market—Helen Santer, Waterloo Quarter Business Improvement District (WQBID) & Julie Bundy (Westminster Artisans)

Helen explained that Lambeth Council had agreed to hand over responsibility for management of Lower Marsh market to a specialist operator, and Westminster Artisans had been chosen through a competitive process. The area was well located for a street mar-

ket, but suffered from poor access and local legibility, and parking and rubbish issues. Some of these were being addressed by the on-going Lower Marsh improvements project, with construction programmed for 2012.

Julie explained that Westminster Artisans have recently revived a market in Tachbrook St in Pimlico which had gone down to 4 stalls, but now had 98 stalls. At Lower Marsh they were proposing to start by having 15 - 20 traders (including the existing seven permanent licensees) three days per week Weds-Fri, and possibly evenings and Saturdays, possibly with specialist markets at these times. Its critical to get the right mix of stalls and clear management of expectations. Only when the market has been running for a while will they know better what works, but they were very keen on getting ideas from residents before they start.

There is a need to increase footfall along the street, partly through branding and advertising. There were views from the station which needed signage or something like a mural on the wall facing the station.

There were questions about Lambeth's overly restrictive market regulations which prohibited adjacent stalls selling similar merchandise, and had resulted in the loss of traders (Julie answered that they would not be heavy-handed or have simplistic formulas about what works, they had some flexibility over 'category management' and will work closely with WQBID). Where would all the new traders park? Currently they park on Lower Marsh (answer: the plan is to park off the Marsh, either in side streets such as Spur Rd, or use an off-site car park such as at Upper Marsh. This is being incorporated in the Lower Marsh improvement project). Would the new stalls better reflect the needs of the ethnic mix of the area than currently? (yes, we've picked up this issue from other consultation).

There were views that the market should be selling things which aren't available elsewhere. There were requests for merchandise such as fresh food, a fish stall, flower stall, children's toys and clothes. Hot food was another possibility, which can act as a magnet, but needs to be regulated There was strong interest in a Saturday market, but not Sundays.

Helen explained that there would be further opportunities to comment and give your ideas via postcards and a website questionnaire, with the possibility of winning a champagne hamper!

WCDG General Public Meeting

Wed 21st September

7pm – 9pm

- 1) Introductions & Apologies
- 2) Minutes of previous meeting and Matters arising
- 3) **Joan Street housing & restaurant—Alan Camp & Nikki Cutler (Alan Camp Architects)**

Developer Purelake New Homes are proposing to build an 8-storey block on Joan St behind Styles House, providing 18 private family-sized flats and a restaurant on the ground floor facing the existing restaurants in the Isabella St arches. Will this complement the emerging night-time uses, or contribute to problems of disturbance to existing residents? Ask your questions and have your say.

- 4) **Environment Policy and open space—Abigail Tripp & Michael Ball (WCDG), Mary O’Connell & Helen Firminger (Bankside Open Spaces Trust BOST)**

Living in the centre of Europe’s biggest city can be exhilarating, but it can also be very stressful, with constant noises, smells, grime, rubbish, winds, street clutter, crime, lack of open space, poor public realm, and ugly views. What planning policies should WCDG promote to force improvements to the quality of life in Waterloo? BOST will help consider the future for open spaces including Millennium Green—see inside pg 4-7 for details

- 5) **Any Other Business**

**@ Southwark College
The Cut
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