

Public meetings 2011

- 19th Oct
- 23rd Nov (AGM)

Inside:

News 2-3

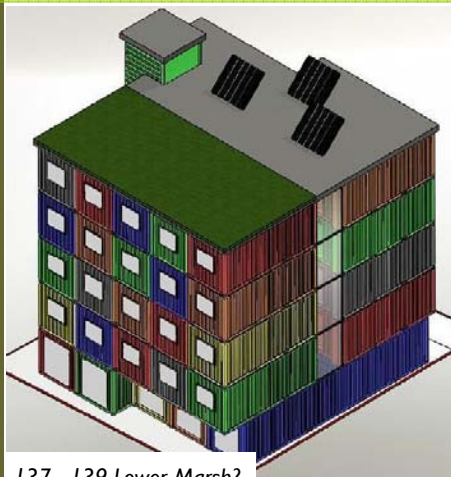
Waterloo's community 4-7

Notices 8

Current Applications 9

Minutes of Meeting 21st Sept 10

Agenda 12



137- 139 Lower Marsh?

Whatever happened to our community facilities?

Filling the holes in Waterloo?

98-104 Baylis Rd?



PUBLIC MEETING

Wed 19th Oct

7pm—9pm

Join us from 6.30pm to meet the architects

@ Waterloo Action Centre

14 Baylis Rd SE1

NEWS

Southwark refuse Elephant skyscraper

Southwark Council's planning committee have thrown out plans for another tower block at the Elephant & Castle.

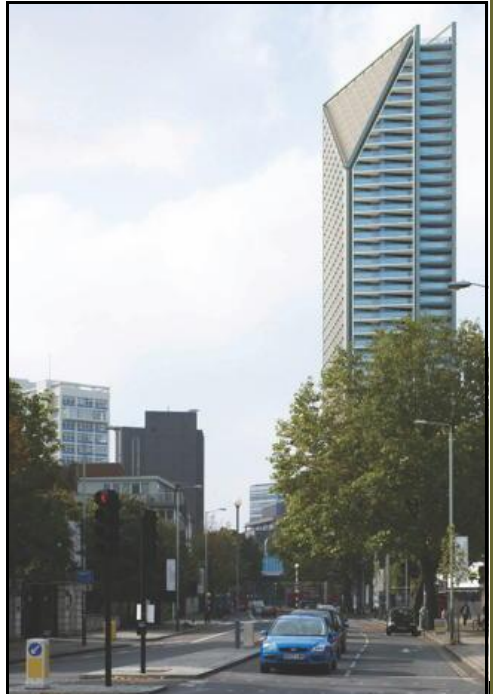
Council officers had recommended approval of the 550ft tower of luxury flats on Newington Causeway, despite a 25,000-signature petition and numerous objections, including ward councillors, WCDG and Bankside Resident's Forum. English Heritage were unhappy with the impact on the setting of a range of historic buildings including the National Theatre, St George's Circus and Walcot Square. But Boris Johnson, Mayor of London, who had vowed to stop tall buildings in his election campaign, got three floors removed which impacted on views from Hyde Park, and then supported the scheme.

The most high-profile objection came from the Ministry of Sound, the UK's biggest nightclub, which is adjacent to the site. Their concern was that new residents would end up in conflict with the nightclub over noise issues. The club had commissioned additional reports to assess the likely noise levels inside the luxury flats at the higher floors. Last week the club even proposed to buy the site to build lower-rise offices and a public swimming pool and gym.

Despite the promise that 80 of the 335 flats would be 'affordable', and the offer of £4.26m towards public realm and other improvements, 5 of the 6 councillors on the Committee voted against the plans, and the Chair refused to cast his vote. It is likely the developers will appeal the decision, leading to a public inquiry.

WCDG objected to the lack of social rented housing: the 80 'affordable' flats would be 'intermediate', which means they would be available to people with incomes up to £69k p.a. This amounts to 24% affordable housing, rather than the 35% required by planning policy. Unfortunately Southwark Council consider the area to have too much social rented housing and support plans to reduce targets.

WCDG also objected to the loss of employment generating space, the lack of dedicated amenity space for children, and impact of the tower on many local views.



Plans to build the tower on Newington Causeway were submitted in 2009, but not determined until last Tuesday due to objections from the Ministry of Sound, who asked London Eye architects Marks Barfield to draw up alternative plans for a low-rise office block and swimming pool, below



NEWS

Jubilee Gardens—it's finally happening!

After a decade of wrangling Jubilee Gardens is finally getting the £5m transformation local residents have been fighting for.

In 2001 WCDG re-ignited a campaign to save the Gardens from the ravages of millions of tourists who had suddenly discovered the joys of the South Bank with the coming of the London Eye. The Eye had committed £1m to the project in 2000, and Shell followed suit in 2003, at which point a steering group was formed by South Bank Employers Group.

Following three rounds of consultation led by WCDG planning permission was granted in 2006, but funding wasn't completely secured until Lambeth Council resolved to make it a priority in 2009. The project then stalled on legal issues of land ownership, which were only finally resolved through an 'Instrument' nursed through Parliament by Kate Hoey MP.

The works are being undertaken by Frosts and managed by SBEG. When complete in June 2012 the site will be opened by the Queen and handed over to the Jubilee Gardens Trust, which includes representatives from local residents, community groups and businesses.

The Gardens already has the most visitors per sq ft of any park in London, so ensuring it remains a place of value to local residents will be a major task. And, of course, it sits beside Europe's ugliest river-side car park, which could provide an extension to the Gardens...



Work started in September (above)... by next June the Gardens should look even better than the image below!



Sainsbury's coming to The Cut?

Sainsbury's have applied for an alcohol license on 3 shops in The Cut vacated earlier this year following massive rent hikes.

The shops were all small local businesses forced out by the rent increases, including a kitchenware shop and dry cleaners. Sainsbury's state that this store will be aimed more at local residents than their Waterloo store, which captures thousands of commuters every day. The move may have been brought about by Tesco's efforts to move in to a new store on the corner of Lower Marsh and Westminster Bridge Rd, formerly the Language School.

Sales Sales Sales

Developer's Purelake, who presented their Joan St scheme to WCDG last month have sold the site to Development Securities.

The new owners are a £330m development company which owns sites all over London, with major developments at Westminster Palace Gardens, and Kensington Church Street, as well as various shopping centres across the UK. They made a loss of £1.3m in the first half of 2011.

Meanwhile The Standard report that Robert Bourne, property tycoon who owns a large part of Waterloo Rd, sold his Bayswater estate to cover looming debt repayments of £130m—but sees his 'Waterloo estate' as his most valuable asset!

WCDG Policy Review: Community Facilities

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 the last decade, and it was agreed at the 2010 AGM to review them in-depth over the year.

Housing, shopping, environment, open space 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 community facilities is

- **Retaining and improving the library service in Waterloo**
- **Better indoor and outdoor facilities for the local children and young people**
- **Better facilities to support community activities (free meeting places etc)**

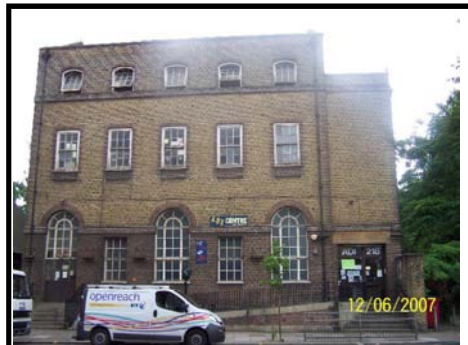
A thriving local community has many aspects: mixed and balanced communities with a range of housing and employment opportunities, a vibrant shopping centre, attractive streets and a pleasant environment, good public and private transport facilities, and high quality community facilities to meet all needs.

What is a 'community facility'? Community facilities include all local public provision such as schools, libraries, GPs surgeries, public nurseries and sports

facilities, job centres, as well as community halls, meeting rooms, and Action Centres. The primary use should not be a commercial activity, and they are often available at a rate lower than a commercial rate. What about theatres, churches and other places of worship? Yes, if they are open to the public and serve the local community. We are not including St Thomas' Hospital, the Festival Hall, National Theatre or Young Vic since they serve a London-wide or national community—although they are still an important local resource for residents, and the Festival Hall accommodates SEI Ltd., the local youth facility. Parks and playgrounds are a community facility which we considered last month as part of open space.

In 2007 WCDG undertook an audit of community facilities across Waterloo. The principal aim of the audit was to review existing provision: to establish the location, number, use and condition of all facilities, their sustainability, and the level of investment required to bring them up to standard and to bridge the gaps in provision.

WCDG identified 20 facilities and undertook a basic survey and interview with managers to determine the key issues in terms of community use and priorities for repair or improvements. Many of them



Archbishop's Davidson Institute has a hall with stage and meeting rooms and playspaces on two floor above, but has structural problems and lacked funding. It was 'decommissioned' in 2009 and sold by Lambeth to the adjacent school

are identified on the map on pg 6-7.

This work has informed decisions about priorities for projects when Lambeth or Southwark Council are negotiating with developers on s106 funding (planning gain) towards community facilities, and in determining the spending of s106 money when it arrives—often many years later! WCDG has consulted annually on the priorities for s106 money, and have consistently found support for

- Leisure centre and swimming pool
- New health centre
- Library with internet, café, toilets
- Community Centre
- Faith centre
- Additional school places/ new school (primary and secondary)

Some of these facilities can only be achieved in partnership with communities beyond Waterloo. Children in Waterloo attend schools elsewhere in Southwark and Lambeth as well as Westminster and Pimlico. A new school or additional school places is partly dependent on the local authority predicting the rise in the number of children living in their area. But the government is making it easier for local communities to lead on creating new schools—and there are already proposals by some Lambeth residents to create a new 'Free School' on the old Lilian Baylis site off Lambeth Walk.

In 2008 Coin Street Community Builders were granted permission to build a leisure centre and swimming pool behind the National Theatre, which



Hugh Astor Centre is a well-equipped resource for residents of the Peabody Estate in Blackfriars Rd. It received significant funding from Waterloo Regeneration Community Trust in 2006, but equipment will need to be renewed. Security in spaces such as this is often a problem.

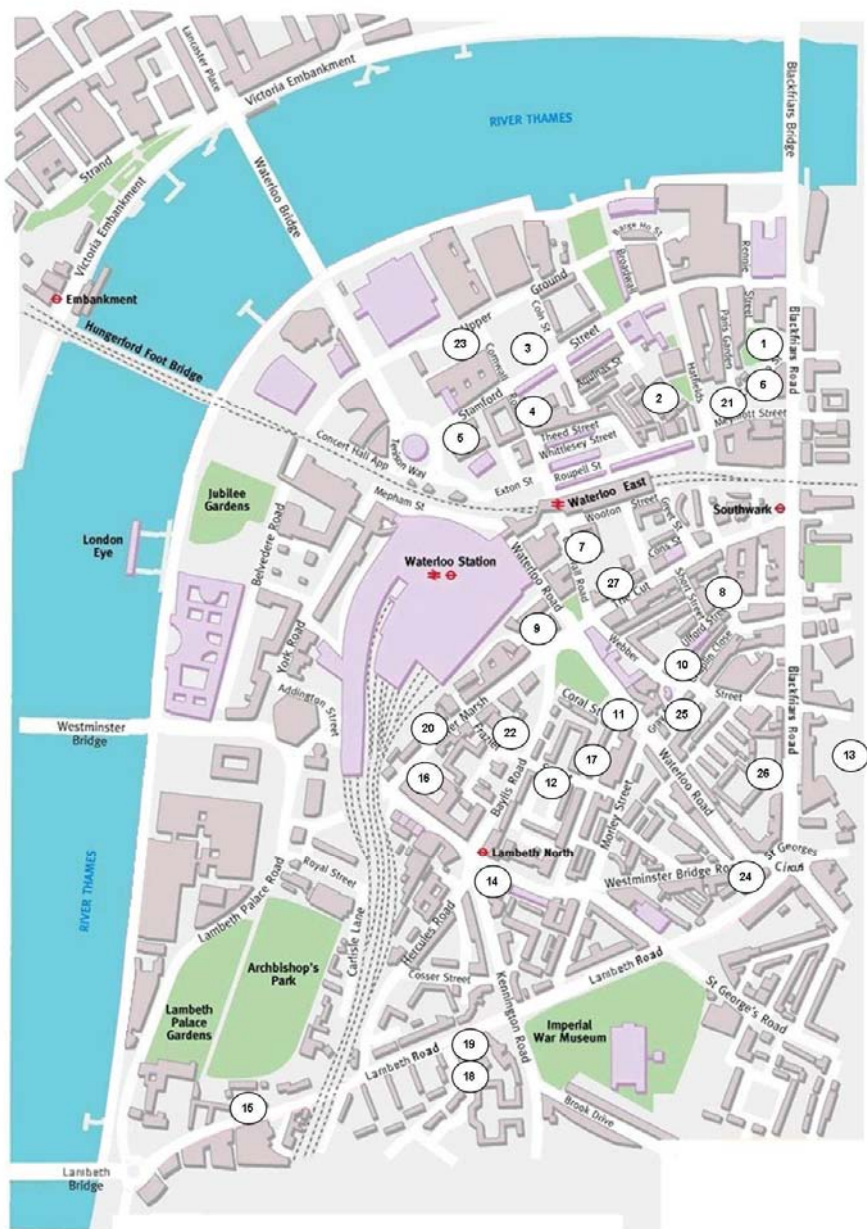
would be partly funded by an adjacent skyscraper of private flats. If building finally starts in 2012 it could be open by 2015, although it would mean the Colombo St Centre operations would cease.

Waterloo Group Practise are currently seeking a 10-year extension to their temporary 5-year permission to use a shop in Lower Marsh, but this still only provides about 70% of the space needed.

What should WCDG policies be for securing, supporting and safeguarding the future needs of Waterloo residents for community facilities?



A new library for Waterloo? WCDG-led feasibility in 2005 considered the priorities for a new permanent library, funding, potential partners and sites. Two options emerged—re-using the existing Lower Marsh site (above left) or extending Waterloo Action Centre to create a refurbished community facility with a library renting space from WAC. This proposal proved controversial with some WAC members, and Lambeth did not progress the project. But savage cuts in local govt mean Lambeth is again casting about for a solution.



Main Community Facilities in Waterloo Area

1. **Christchurch (church and meeting spaces)**
2. **Gateway Centre (Peabody Estate residents resource)**
3. **Coin Street Neighbourhood Centre (children's centre, meeting rooms, conference facilities, café)**
4. **Cornwall Club (disused)**
5. **St John's Church & Crypt (planning extension—new performance space)**
6. **Colombo St Health & Fitness Centre**
7. **Ethelm House (disused)**
8. **St Andrew's Church & meeting space**
9. **Waterloo Action Centre**
10. **Chaplin Close (sheltered housing, resident's meeting space)**
11. **Living Space & Adventure Playground**
12. **Buffer Bear Nursery & Family meeting space**
13. **Blackfriars Settlement (currently being rebuilt)**
14. **Oasis (church, meeting rooms, youth facilities—planning redevelopment)**
15. **Archbishop Davidson Institute (recently sold)**
16. **Waterloo Health Centre GP practise (insufficient space to expand)**
17. **Barley Mow Clinic Health facility**
18. **Lambeth Walk Group Practise (GP)**
19. **Lambeth Mission (church hall)**
20. **Waterloo Library & Job Shop**
21. **Meymott St Group Practise (GP)**
22. **Johanna Primary School (recently become an Oasis Academy)**
23. **Doon St Leisure Centre (Swimming pool, gym, halls, over 5 floors—on site 2012?)**
24. **Westminster Bridge Rd Resource Centre (offices for community groups)**
25. **Quentin & Webber Resident's meeting space**
26. **Hugh Astor Centre (Peabody Estate resident's resource)**
27. **New Cut Housing Co-operative (meeting hall)**

NOTICES

Community Chest!

**£42k available for local projects—
apply now!**

A new round of community chest funding is now available, offering community and voluntary groups based in South Bank and Waterloo the chance to boost their local activities.

The overall fund of £42k has been made available through the London Eye's Section 106 agreements and will award projects which provide a clear community benefit.

Projects which have been successfully funded in the past include after-school clubs for local children, gardening schemes at housing cooperatives and estates, as well as the purchase of equipment, from a piano to a football strip.

Eligible projects will make a difference to the

neighbourhood, for example, improving the environment, providing local people with education or training, combating social exclusion or strengthening the area's regeneration efforts.

Five grants of up to £10,000 will be awarded.

Who can apply?

Accountable community and voluntary groups providing benefit to the community in the area bordered by the river, Lambeth Road, and the Bishop's Ward boundary with Southwark.

For details of how to apply, contact Melanie Tighe, WaCoCo, 14A Baylis Road, London SE1 7AA 020 7633 9291/ 07973 918 509 Email: melanie.tighe@wcdg.org.uk

Closing date:

Monday 28th November 2011—12pm



Waterloo Community Coalition

BORIS: STUFF BIKES —DRIVE YOUR FAST CAR THROUGH BLACKFRIARS!

Boris Johnson, Mayor of London, has agreed to lifting traffic speed restrictions at Blackfriars Bridge and approved the removal of a pedestrian crossing.

Boris Johnson oversees Transport for London (TfL), who are proposing the measures, which will see an increase in traffic speeds along Blackfriars Rd, already a fast-moving 4-lane anti-social highway. GLA representative Val Shawcross has criticised the measures, and over 5,000 descended on bikes and foot for a mass protest on Wednesday which completely blocked the bridge for an hour.

Transport for London proposes to reconfigure the junction at the north end of Blackfriars Bridge to cater for the expected large numbers of extra people using the new Blackfriars railway station there. TfL gives pride of place to motor cars, and propose that the speed limit on Blackfriars Bridge should revert from 20 mph to 30 mph.

TfL propose removing the pelican crossing from the junction of Blackfriars Rd and Valentine Place as part of Boris' "smoothing traffic flow" agenda. TfL claim the crossing has 'very low demand levels' and so will begin removal later this month.

Do you cross Blackfriars Rd? Do you find it pleasant and easy? Should traffic crossings and speed restrictions be removed? You can tell Boris Johnson what you think at mayor@london.gov.uk

Go to the SE1 website for all the latest local news

londonse1
community website

PLANNING APPLICATIONS

Address	Description	Application No.	Comments to:
LWT Television Centre, 60-72 Upper Ground	Display of 2 nylon banners (in the shape of a colossal bra several storeys high)	11/02974/ADV	Seonaid Carr 0207 926 4453 scarr@lambeth.gov.uk Comment by 27 Oct
Queen's Walk, South Bank	Erection of 60 temporary market stalls for a Christmas market for 50 days during November and December 2011	11/02917/FUL	Nicholas Linford 0207 926 4069 nlinford@lambeth.gov.uk Comment by 20 Oct
Land bounded by Doon St and Upper Ground—central portion	Variation to permission for Rambert Dance School, amendments to plans both internal and external	11/03107/FUL	David Smith 0207 926 1256 dsmith1@lambeth.gov.uk Comment by 21 Oct
3 Lower Marsh	Change of use from retail to medical practise for a temporary period of 10 years	11/02780/FUL	Richard McFerran 0207 926 1205 rmcferran@lambeth.gov.uk
Jubilee Gardens	Installation of single storey temporary public toilets pavilion and associated landscaping for 5 years and 5 months	11/025019/FUL	Nicholas Linford 0207 926 4069 nlinford@lambeth.gov.uk

LICENSING APPLICATIONS

Address	Description	Comments to:
Nando's Coin Street Neighbourhood Centre 108 Stamford Street	Licence to supply alcohol (11:00 - 23:30, Mon - Sat and 12:00 - 22:30 on Sun) and to supply late night refreshments up until midnight (Mon - Sat only)	Licensing Officer 2 Herne Hill Road London SE24 0AU Phone: 020 7926 6108

Minutes of General Meeting 21st Sept 2011

PRESENT: Joe O'Meara	Mike Tuppen	Eileen Hamilton	Abigail Tripp
Ursula Denifloe	David Clarson	Wendy Mathews	Melanie Tighe
David Mills	Mike Davies	Veronica Plantan	Leigh Hatts
Pina Contu	Von Sluightmann	Richard Woollard	Margaret Mellor
Davod Sotj	Hilda Joyce	Helen Firminger	J Joyce
Ros Hayes	Anne Critchley	Mary O'Connell	Marina Nicolotti
Maureen Johnston	Patrick King	K King	Ken Hamilton
George Turner	Maddy Howatson	Win Murphy	Ray Keavey
Pete Booth	Peter Graal	Michael Ball	Louise Howard-Spencer

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

1) Minutes of general meeting 20th July—
approved

2) Matters arising—none.

3) Joan Street housing & restaurant—
Alan Camp & Nikki Cutler (Alan Camp
Architects)

Alan explained that a previous scheme was permitted for some flats on the site, and that the developer Purelake had been in negotiation with Southwark Council to create a larger development. Southwark had agreed to sell a strip of land along the site to facilitate a new proposal for 18 large flats on the restaurant at ground floor.

The back strip of open space was hostile and not overlooked. To the north of the site were taller buildings along Blackfriars Rd, with the BT building dominating the other side of the viaduct; Styles House was less tall but still taller than this new proposal; and there had been previous discussions about a taller building on top of Southwark tube station. The new proposal had two levels at ground floor for the restaurant, with six floors on top for residential accommodation, all arranged in two blocks of four storeys. The building would be mainly glass at the lower floors, with grey brick through-out, and recessed elements for windows and terraces further up the building. There would be new open space towards Isabella Street, with new areas of planting and places to sit. The building would also have a green roof, with 20% renewables. The 18 flats would be private and spacious, and could be easily converted to wheelchair access, although this wasn't formally proposed since only one lift was included (fully accessible units require two lifts). There was no parking proposed on the site, but one drop-off lay-by.

There were questions about the visibility of the lift shaft tower (answer: this only stood 1m above the roof and wasn't visible from the ground); why was there no affordable housing? (it was a relatively small development and Southwark Council said they needed money to improve their existing council stock) How were residents to cope with the noise from the restaurant? (the roof would be extended at the front where tables and chairs could go – the roof would help screen the noise; the restaurant was directed away from Styles House) How would the restaurant be serviced? (through the front using the drop-off point) What about noise and smells from extractor fans? (the extractor ran through the middle of the building and expelled air by the lift shaft tower) What is the distance from the housing in front towards The Cut? Would their amenity be impaired?(8-10m from the backs of this housing, which only had windows for toilets and bathrooms) What was the impact on shadowing? (it wouldn't affect to Styles House, which would cast most of the shadow in the afternoon).

There were strong concerns about the impact of the proposed restaurant on the amenity of nearby residents: the area was already flooded with restaurants, and the hubbub from Isabella Street was extremely disturbing, including the noise of people coming and going at closing time. There were also problems from rubbish and rats, and customers urinating in surrounding streets. Southwark Council had done noise tests which demonstrated that there was too much noise from restaurants already. The Council had recently refused a license to extend the hours at Jack's Bar, following complaints from residents, and there was a recognition that a saturation point had been reached. Why didn't they make it

entirely residential at ground floor? The scheme seemed economically driven. How public would the open space really be, since much of it would have tables and chairs on? The grey brick was unsympathetic. There was some support for development which would get rid of an ugly derelict building, and the residential use was good. There needs to be strict limits on how far the outdoor tables/ chairs extend.

4) WCDG Environment Policy—Michael Ball & Abigail Tripp (WCDG), Mary O’Connell & Helen Firminger (Bankside Open Spaces Trust)

Michael outlined the process of reviewing WCDG’s planning policies, of which there were only three related to creating a cleaner, safer, greener local environment, increasing greenspace and reducing traffic pollution. What should we do about street clutter, bicycle parking and riding on pavements, gated open spaces, and improving the public realm? How important was it maintain a sense of openness, to create pleasant views, as the impact of buildings on light, views of the sky, shadowing, and local winds?

In response to these questions people felt street clutter included rubbish bins, recycling bins, phone boxes, A-boards, billboards, poles, signage. Pavements are for pedestrians and there is a tension between pedestrians and vehicles on the pavement such as bicycles and large motorized buggies, lorries unloading. Pavements need to remain at ground – no overhead walkways – and a better sense of public space, with clear boundaries where necessary. Drinking and smoking on pavements outside pubs and bars could be a problem. Gated spaces should be exceptional. Buildings and views in Waterloo are very diverse, and development needs to be sympathetic to the mixed historic fabric to maintain delight for pedestrians.

Abigail explained that 90% of all air pollution is caused by road traffic; Lambeth’s nitrogen dioxide levels exceeded the UK and EC air quality targets; and while the congestion charge zone had reduced traffic, Boris Johnson, Mayor of London, had reduced its size by 50%, had greatly increased travel fares and had downsized plans for hybrid buses. What was the impact of noise on residents – slamming doors of late night revellers and early morning deliveries; construction sites and industrial paper shredders; and the noise of traffic, such as increasingly noisy buses?

Helen asked how could we reverse the loss of open space and trees across Waterloo, green our streets and buildings, and maintain and improve our existing open spaces? Although Waterloo was not officially an area of open space deficiency, people living here were deprived of access to a major park and to nature, with only the Millennium Green officially recognised as being of nature interest. Although public realm is valuable, it is not public open space. There are three Business Improvement Districts in Waterloo and Bankside who are interested in improving public realm. Developers also like putting tall buildings next to open spaces, creating problems of enclosure and overlooking. These issues should be put to Southwark Council, who will be consulting on a new open spaces strategy this autumn. Waterloo’s strength is the community action groups who care about their local spaces, and other organizations like Putting Down Roots.

Mary outlined the work of Bankside Open Spaces Trust, who maintain Millennium Green as a community-managed park. Volunteers help to open, close, clean and police the park, with help from Putting Down Roots, overseen by a steering group of volunteers open to all Waterloo residents. Recent improvements include new benches, signs, bins, and gardening tools funded by the Western Riverside Environmental Fund and Lambeth’s Ward Purse. Significant repairs were needed to the water feature, and an income stream of around £20k annually was needed to maintain the Green, and there was 10-year agreement with a developer for £10k per year, but this had still not been triggered.

In response to questions, people valued the Green for its openness, greenness, quiet relaxation, seating, meadow flowers and tree blossom, pleasant environment, the sound of water. It could be improved with more regular litter picks, more bins outside the Green and/or frequent collections of bins inside, stricter with overnight sleeping and dogs, a gardening club for children and adults, a link to the adventure playground, more seating, regular cleaning of the pond. Suggestions for fundraising included sponsorship by local company, especially if their workers or customers use the Green; hire out for picnics and fund-raising events; and s106 monies from developers.

The detailed comments to be circulated for comment.

WCDG General Public Meeting
Wed 19th October
7pm – 9pm

- 1) **Introductions & Apologies**
- 2) **Minutes of previous meeting and Matters arising**
- 3) **Filling the holes in Waterloo:**
 - (i) **98-104 Baylis Rd—Richard Diamond (21st Century Architecture)**
Lonocor Homes propose demolishing the vacant warehouse on the corner of Baylis Rd and Murphy St and build a 7-storey block with nine new flats, some offices, and some retail/ restaurant space. What do you think of the plans?
 - (ii) **137-139 Lower Marsh—Scott Lawrie (Allsop Lawrie, architects)**
The gap site towards the southern end of Lower Marsh has been used to store market stalls and is currently The Walrus' beer garden. Developers 'Open Planning' are proposing a 5-storey apart-hotel with shops at the ground floor—constructed out of recycled shipping containers! How will it work? Come and see.
- 4) **WCDG Policy Review: Community Facilities—Michael Ball (WCDG)**
A thriving local community has many aspects: mixed and balanced communities with a range of housing and employment opportunities, a vibrant shopping centre, attractive streets and a pleasant environment, good public and private transport facilities, and high quality community facilities to meet all needs.
WCDG is reviewing its longstanding planning policies. Tonight we consider the options for ensuring the long-term facilities Waterloo's residents need.
You are the expert—what facilities are your priority? Come and have your say.
- 5) **Any Other Business**
(please contact us if you have something you would like to put on the agenda)

@ Waterloo Action Centre
14 Baylis Rd, SE1

CONTACT WCDG:
tel: 020 7633 9291
fax: 020 7401 2469
email: admin@wcdg.org.uk
Website: www.wcdg.org.uk

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

thanks to
Lambeth
Council for
funding

