

Lambeth Local Development Framework

Site Allocations

Development Plan Document (DPD):

Section 8: Waterloo Sites (Pages 201 to 234)



Issues and Options Consultation
June - August 2009

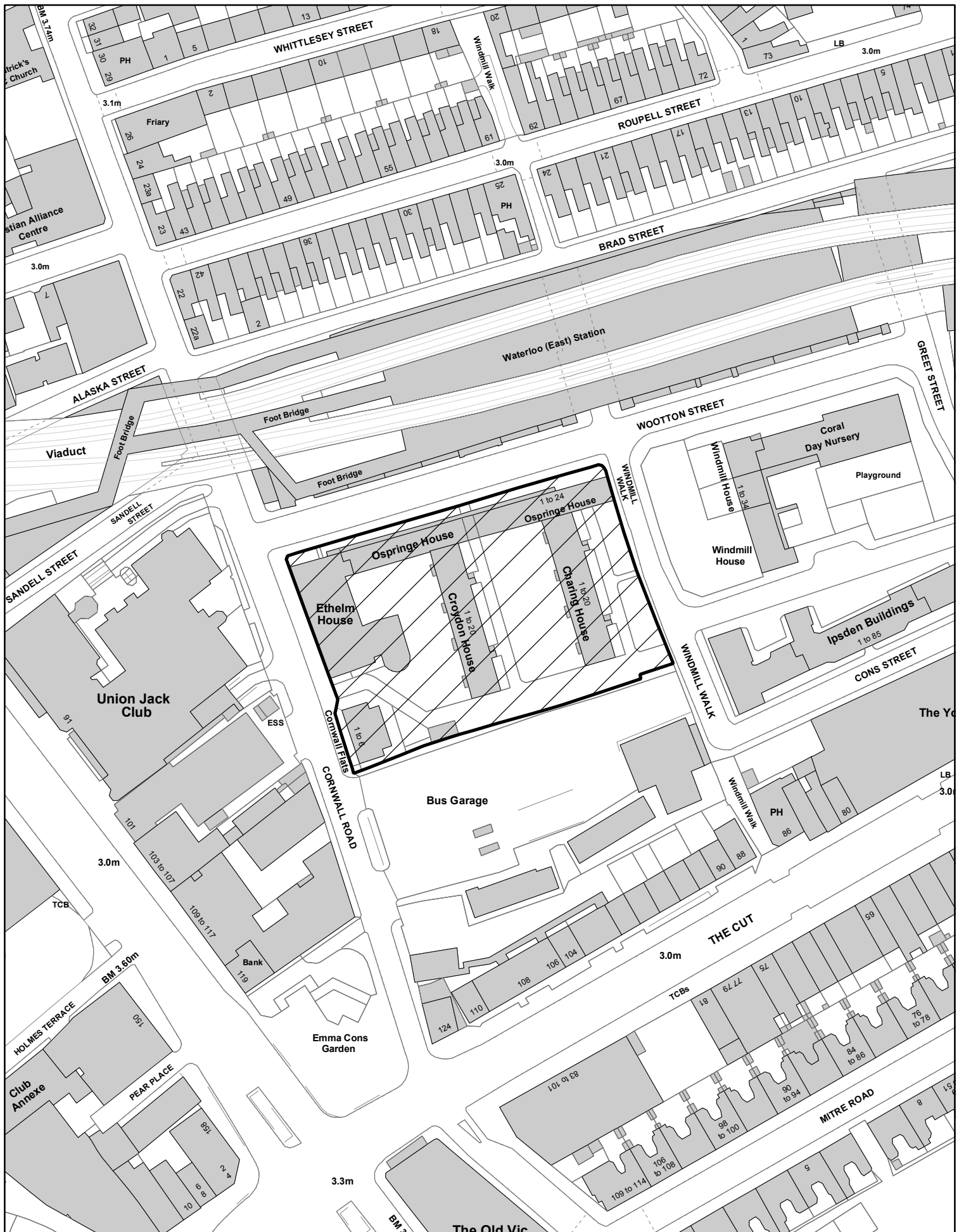
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Site 82: Wootton Street

Site Details

Address:	Wootton Street
Site area:	0.49 ha
Ownership:	Not known
Existing use:	Residential / Community
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none">• Central Activities Zone
Source:	Draft Waterloo Supplementary Planning Document
Preferred use according to SPD:	None stated
Relevant planning history:	None



Site 82: Wootton Street



Site 83: Waterloo Station

Site Details

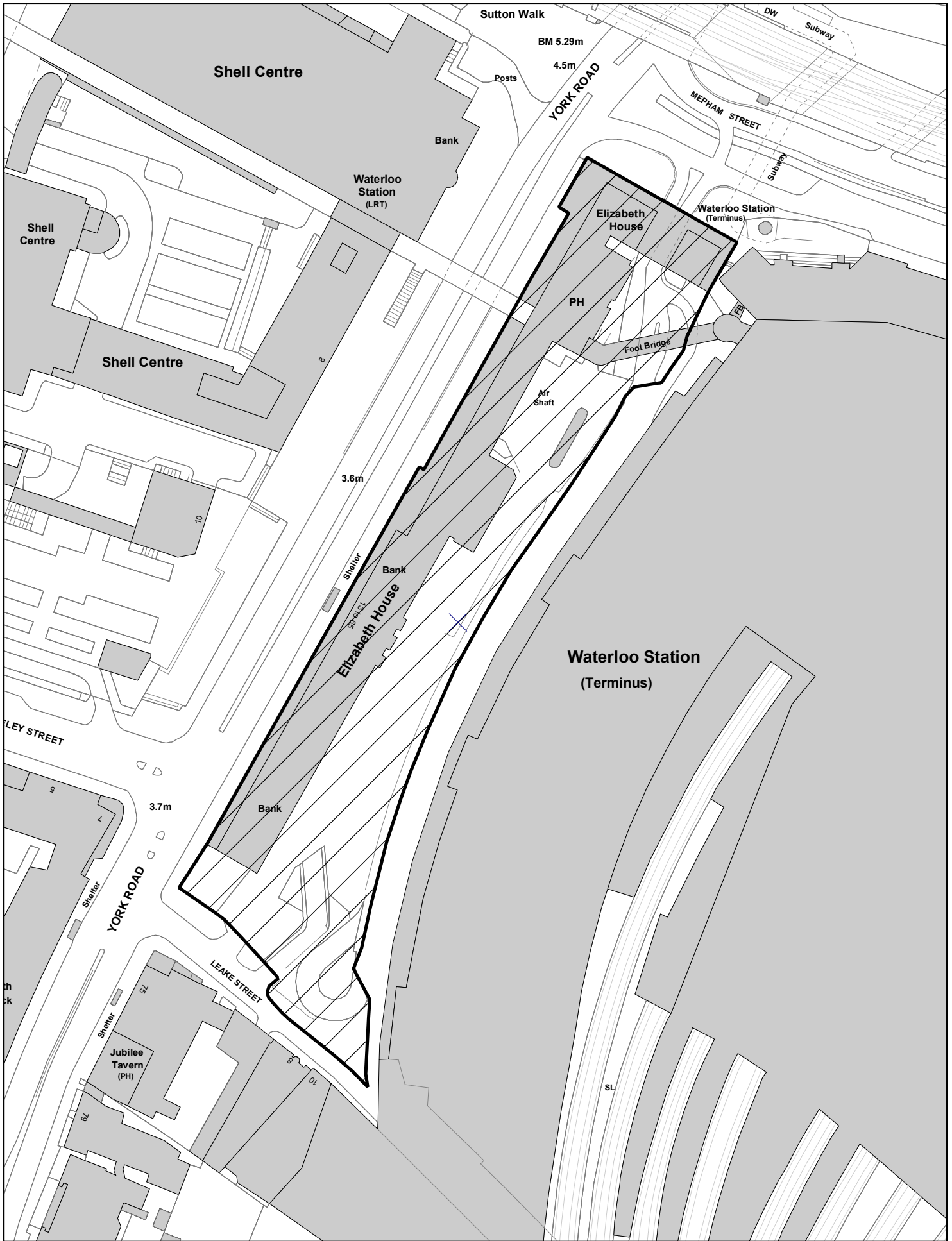
Address:	Waterloo Station (and land under Waterloo Station)
Site area:	9.2 ha
Ownership:	Network Rail
Existing use:	Railway Station and interchange
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none">• Major Development Opportunity Site• Waterloo Office Regeneration Area• Cross River Tram Scheme*• Central Activities Zone• Archaeological Priority Area
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 91
Preferred use according to UDP:	Remodelling of Waterloo Station to increase platform, concourse, and tube capacity with potential for air rights development above and utilisation of arches space below.
Relevant planning history:	None

*The Cross River Tram scheme has been put on hold due to funding constraints. Currently work is being undertaken to examine other potential funding streams for the Tram project or suitable alternatives.

Site 84: Elizabeth House, 39 York Road

Site Details

Address:	Elizabeth House, York Road, 39 York Road
Site area:	0.40 ha
Ownership:	P&O
Existing use:	Offices
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"> • Waterloo Office Regeneration Area • Major Development Opportunity Site • Central Activities Zone • Thames Policy Area
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 92
Preferred use according to UDP:	Development should be broken up to avoid replicating the wall-like separation of York Road from Waterloo Station.
Relevant planning history:	<p>Application 04/02704/FUL Permitted 14/03/07</p> <p>Elizabeth House, 39 York Road</p> <p>“Redevelopment by the erection of four new buildings to provide 104,477sq m. of offices and 2,183 sq m. of retail together with the erection of pedestrian bridges and the carrying out of associated highway works.”</p> <p>Implementation of this scheme has begun but is currently halted.</p> <p>Application 07/02628/FUL Received 10/07/2007</p> <p>Elizabeth House, 39 York Road</p> <p>“Redevelopment of the site involving the demolition of the existing buildings and erection of 2 office buildings and a residential building as follows:</p> <ul style="list-style-type: none"> - Building A (117.08m AOD)- 27 storeys plus a double height storey for a plant room (Class B1 Use). - Building B (90.2mAOD)- 22 storeys including a top floor plant room (Class B1 Use). - Building C (106.78mAOD)- three segments, being of 20 storeys, 26 storeys and 33 storeys containing 274 flats (Class C3 Use). - 3,458sqm of Retail (Class A1, A2, A3, A4 and A5 uses) space at ground level of Building A and ground and first floor levels for Building B and C .” <p>Application called in for appeal by Secretary of State.</p>



Site 84: Elizabeth House



Site 85: Shell Centre (upstream)

Site Details

Address:	Shell Centre (upstream)
Site area:	2.56 ha
Ownership:	Shell
Existing use:	Offices
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none">• Archaeological Priority Area• Conservation Area: South Bank• Major Development Opportunity Site
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 93
Preferred use according to UDP:	<p>The Council will promote the contribution this site can make to permeability and pedestrian linkages as well as to open space provision either in its own right or to generating improvements to open space within the wider area.</p> <p>Planning permission and conservation area consent was granted in 2004 on appeal for a scheme including part demolition and the erection of a mixed-use building of some 69,000m² on the podium site. The permission maintains pedestrian access across the site between York Road and Belvedere Road and provides for the storage and relocation of the Franta Belsky fountain. A number of planning obligations stand alongside the permission. They cover a range of topics including the loss of the on-site swimming pool, the re-instatement of the high level walkway should that be necessary, transport improvements, training and improvements to the public realm. If this permission is not taken up it will still be a material consideration in deciding future proposals</p> <p>The utilisation of basement car parking/servicing to house operational parking for South Bank Centre, being displaced from the Hungerford car park site, as well as some parking, provision for people with disabilities and some parking for tourist coaches will also be encouraged in any development.</p>

Site 85: Shell Centre (upstream)

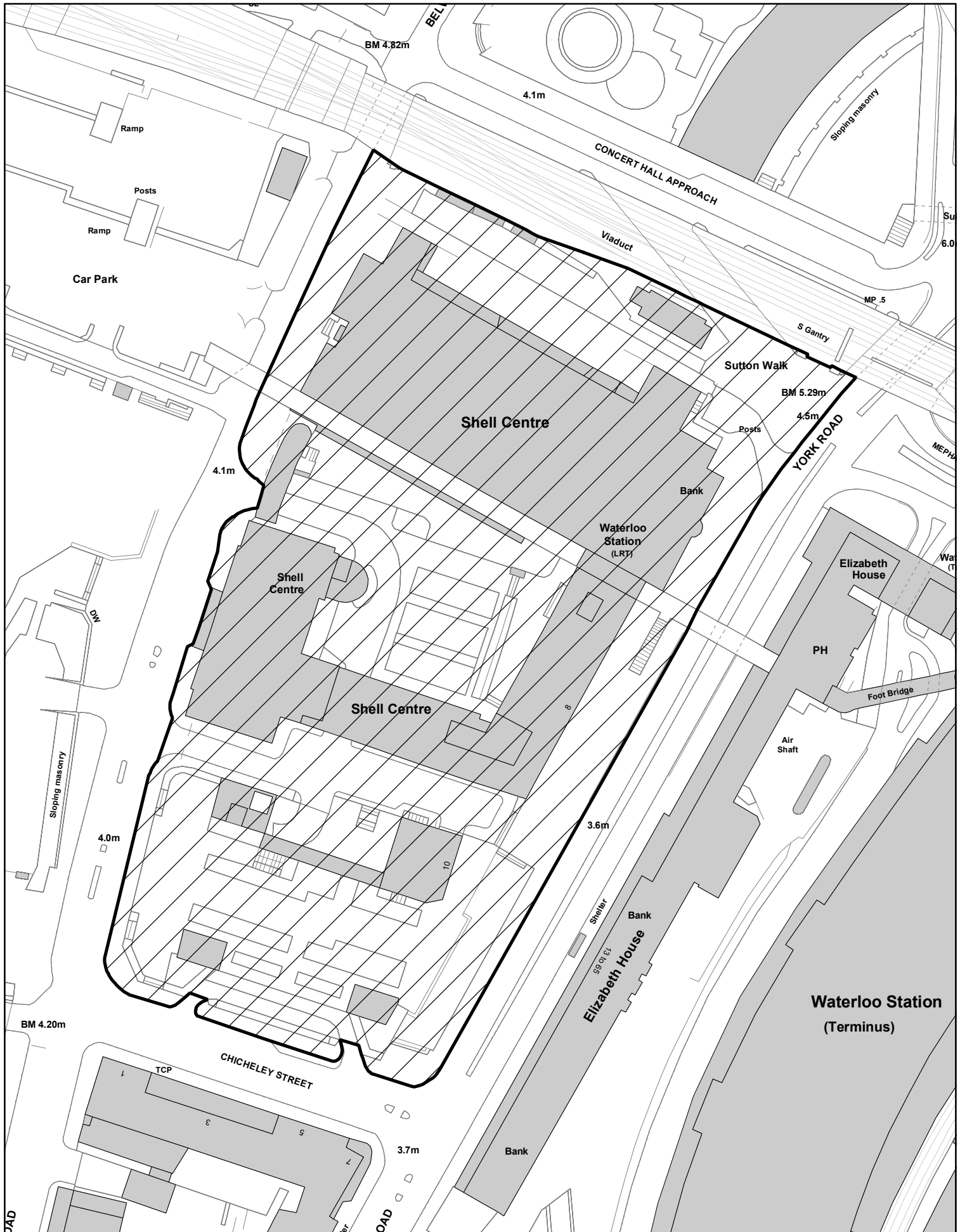
Site Details Continued

Relevant planning history:	Application 01/02543/FUL Approved on Appeal 08/04/2004
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Shell Centre, 2-4 York Road

“Part demolition of existing structures (including the elevated pedestrian walkway and stairs down to Belvedere Road), change of use of the ground, lower ground and basement levels and provision of additional floorspace to provide shops (Class A1), professional and financial services (Class A2) and cafes/restaurants (Class A3) with out-door seating at ground, lower ground and first floor levels and leisure uses (Class D2) and meeting room (Classes B1) at ground, lower ground and basement levels together with the construction of a new office (Class B1) building on the Shell Podium including Class A uses at ground level and roof terraces at 5th and 7th floor levels. Associated landscaping (including the re-siting of the listed fountain currently located in the courtyard), new and altered access, servicing and plant areas and reconfiguration of the car park.”

Application unimplemented.



Site 85: Shell Centre (upstream)



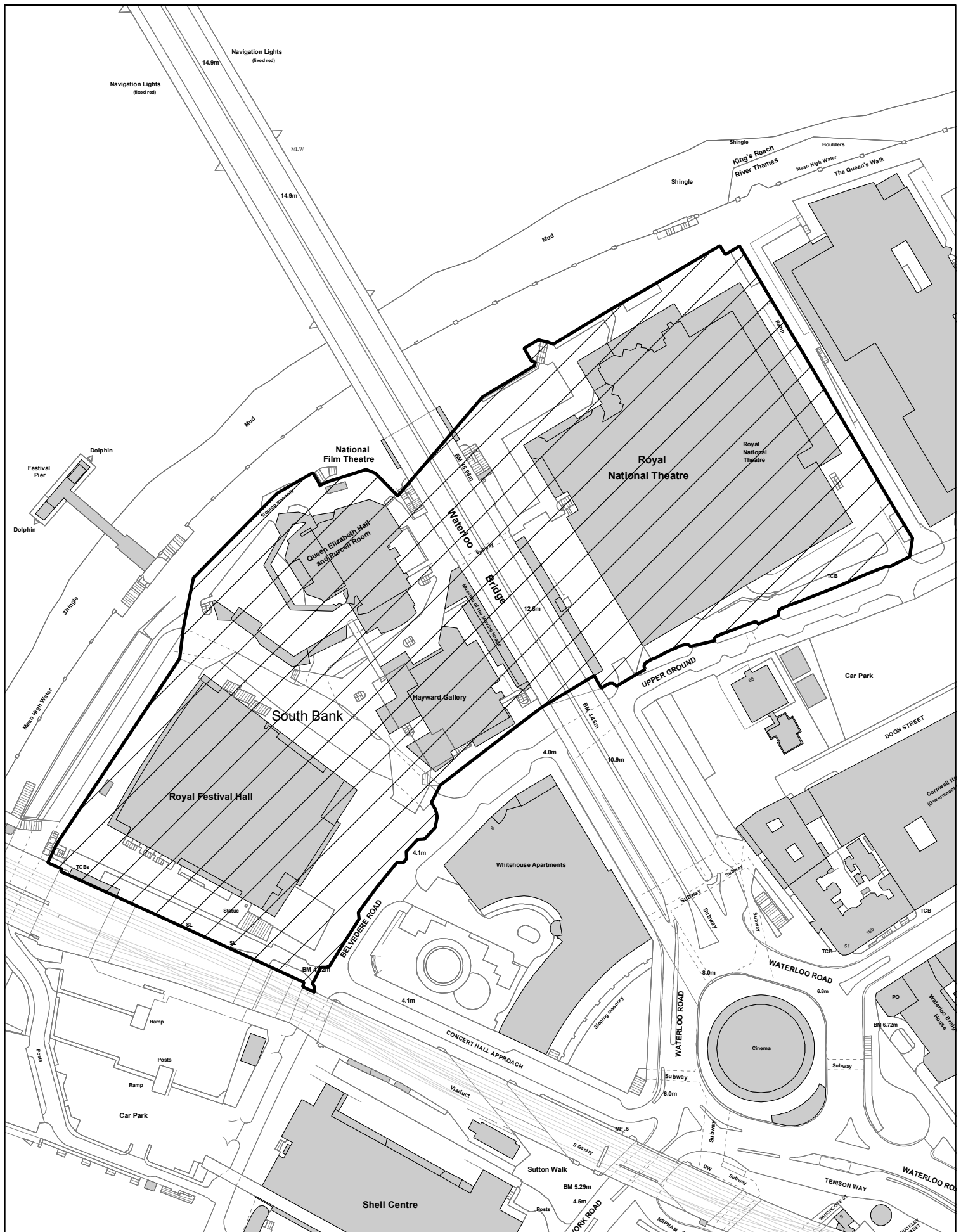
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Site 86: South Bank Arts Complex

Site Details

Address:	South Bank Arts Complex – includes National Theatre, Royal Festival Hall, Queen Elizabeth Hall, Hayward Gallery
Site area:	4.72 ha
Ownership:	Arts Council England and National Theatre
Existing use:	Arts and cultural venue
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"> • Archaeological Priority Area • Conservation Area: South Bank • Major Development Opportunity Site • Strategic Viewing Corridor: Westminster Pier to St Pauls • Waterloo Visitor Management Area • Central Activities Zone • Thames Policy Area • Other Public Open Space • Cross River Tram*
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 94
Preferred use according to UDP:	The redevelopment of the South Bank Arts Complex as Britain’s premier arts and cultural centre is supported. Protect listed buildings (Royal Festival Hall, National Theatre and Waterloo Bridge). Retain overall function and aesthetic success of the complex.
Relevant planning history:	<p>Applications including: 00/02263/FUL, 01/00717/FUL, 04/00342/FUL, 04/03318/FUL, 05/02606/FUL</p> <p>Royal Festival Hall South Bank</p> <p>For the internal and external refurbishment of the Royal Festival Hall including the construction of a new ancillary office building.</p> <p>Refurbishment works completed 09/06/2007</p>

*The Cross River Tram scheme has been put on hold due to funding constraints. Currently work is being undertaken to examine other potential funding streams for the Tram project or suitable alternatives.



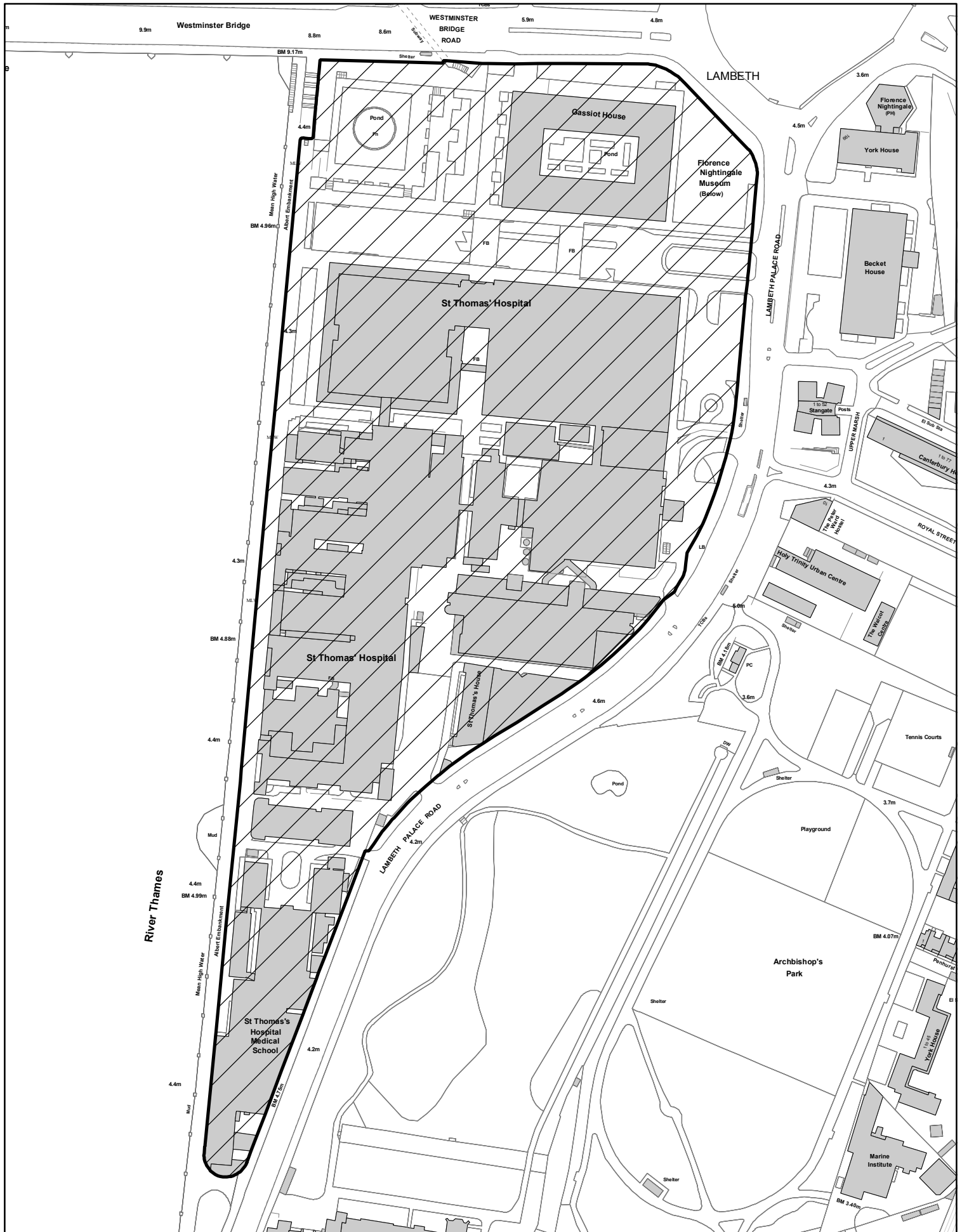
Site 86: South Bank Arts Complex



Site 87: St Thomas's Hospital

Site Details

Address:	St Thomas's Hospital, Lambeth Palace Road
Site area:	7.08 ha
Ownership:	NHS
Existing use:	Hospital
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none">• Archaeological Priority Area• Major Development Opportunity Site• Conservation Area: South Bank• Central Activities Zone• Thames Policy Area
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 97
Preferred use according to UDP:	Improvement of hospital, redevelopment of post-war parts. Development should be conducted according to a long term and coherent master plan.
Relevant planning history:	Application 00/01685/FUL approved 24/09/2001 St Thomas' Hospital 249 Westminster Bridge Road “Demolition of Riddell House and ancillary outbuildings and construction of nine-storey building to be used as a childrens' hospital.” Development completed 28/02/2005



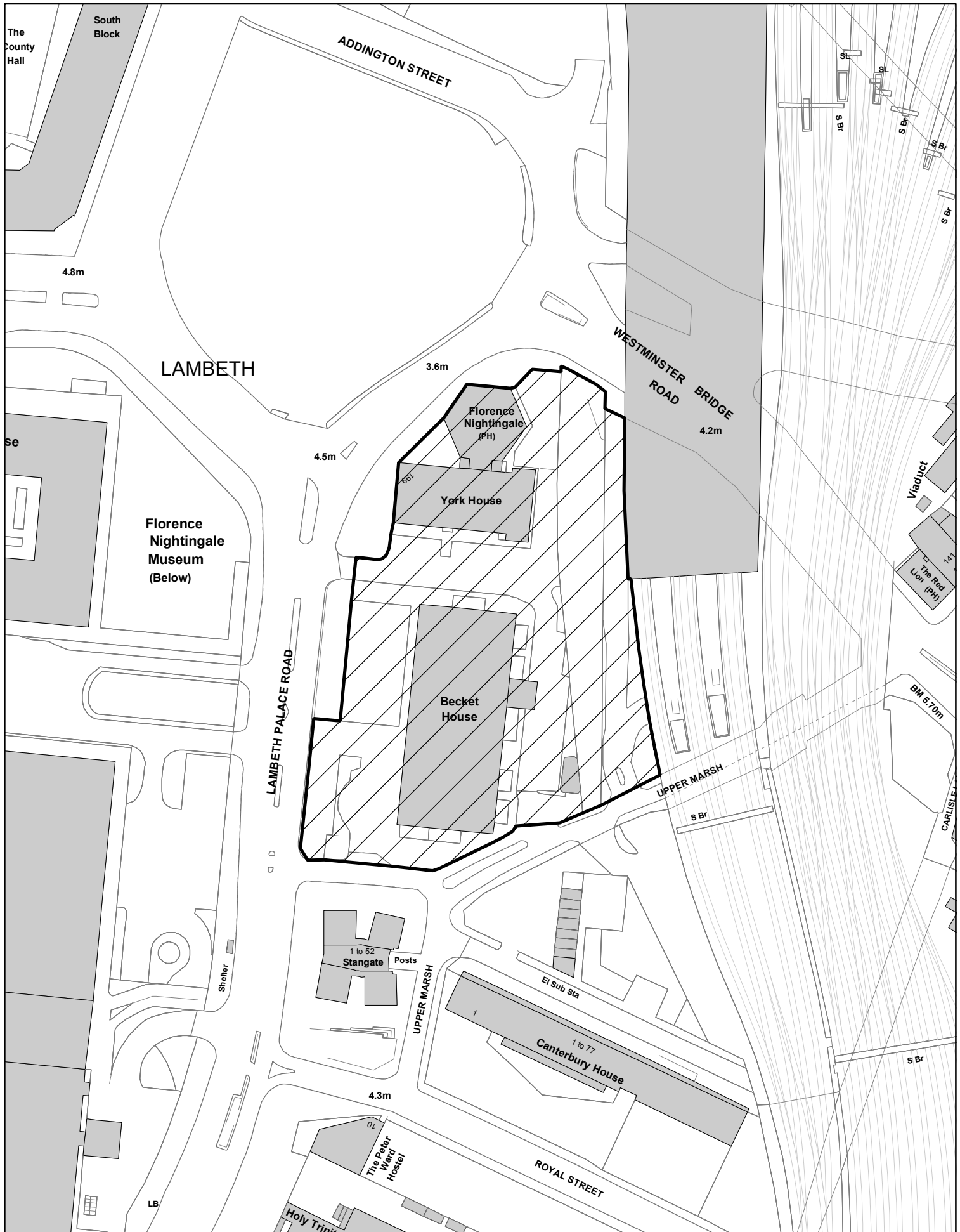
Site 87 St Thomas's Hospital



Site 88: York House and Beckett House

Site Details

Address:	York House and Beckett House
Site area:	0.85 ha
Ownership:	Not known
Existing use:	Offices
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none">• Waterloo Office Regeneration Area• Waterloo Visitor Management Area• Archaeological Priority Area Major• Major Development Opportunity Site• Central Activities Zone• Thames Policy Area
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 98
Preferred use according to UDP:	Development should enhance views from Houses of Parliament/Westminster Abbey World Heritage site and not detract from setting of County Hall.
Relevant planning history:	Application 08/00629/FUL Permitted 23/05/2008 Becket House And York House, Lambeth Palace Road “Demolition of York House and erection of a new building comprising of two basement levels, ground and fifteen upper floors of offices (class B1), retail (Class A1/A3/A4 use) and office (Class B1) unit at ground floor.” Application unimplemented



Site 88: York and Beckett House



Site 89: Royal Street/Upper Marsh

Site Details

Address:	Royal Street/Upper Marsh (Founders Place)
Site area:	1.69 ha
Ownership:	Not known
Existing use:	Offices, Residential and various others.
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none"> • Waterloo Office Regeneration Area • Waterloo Visitor Management Area • Archaeological Priority Area Major • Major Development Opportunity Site • Conservation Area: Lambeth Palace • Central Activities Zone • Thames Policy Area
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 99
Preferred use according to UDP:	Comprehensive development of whole site, retaining and fronting on to Royal Street. Proposals should retain the Holy Trinity Centre and No. 10 Royal Street. All affordable housing to be replaced on site. Development should front and create a clear pattern of streets with a roofscape that enhances setting of Park and Archbishops Palace.
Relevant planning history:	<p>Application 05/01168/FUL Allowed on appeal 10/10/2007</p> <p>Land North And South Of Royal Street Including 10 Royal Street, Stangate And Canterbury House, Holy Trinity Centre And Carlisle Lane Car Park</p> <p>“The demolition of the existing buildings and the erection of eight new buildings ranging in height from 20 to 5 storeys (generally reducing towards the park) to provide 641 residential units including (231 units- 407 bed spaces for key workers), a health facility (3,142 m²) including a patients hotel, a nursery for NHS staff (766 m²), accommodation for the families of sick children (1,780 m²), ground floor retail and cafe uses (205 m²), 209 off-street parking spaces, and associated landscaping, service and highway works.”</p> <p>Development unimplemented.</p>



Site 89: Royal Street/Upper Marsh i

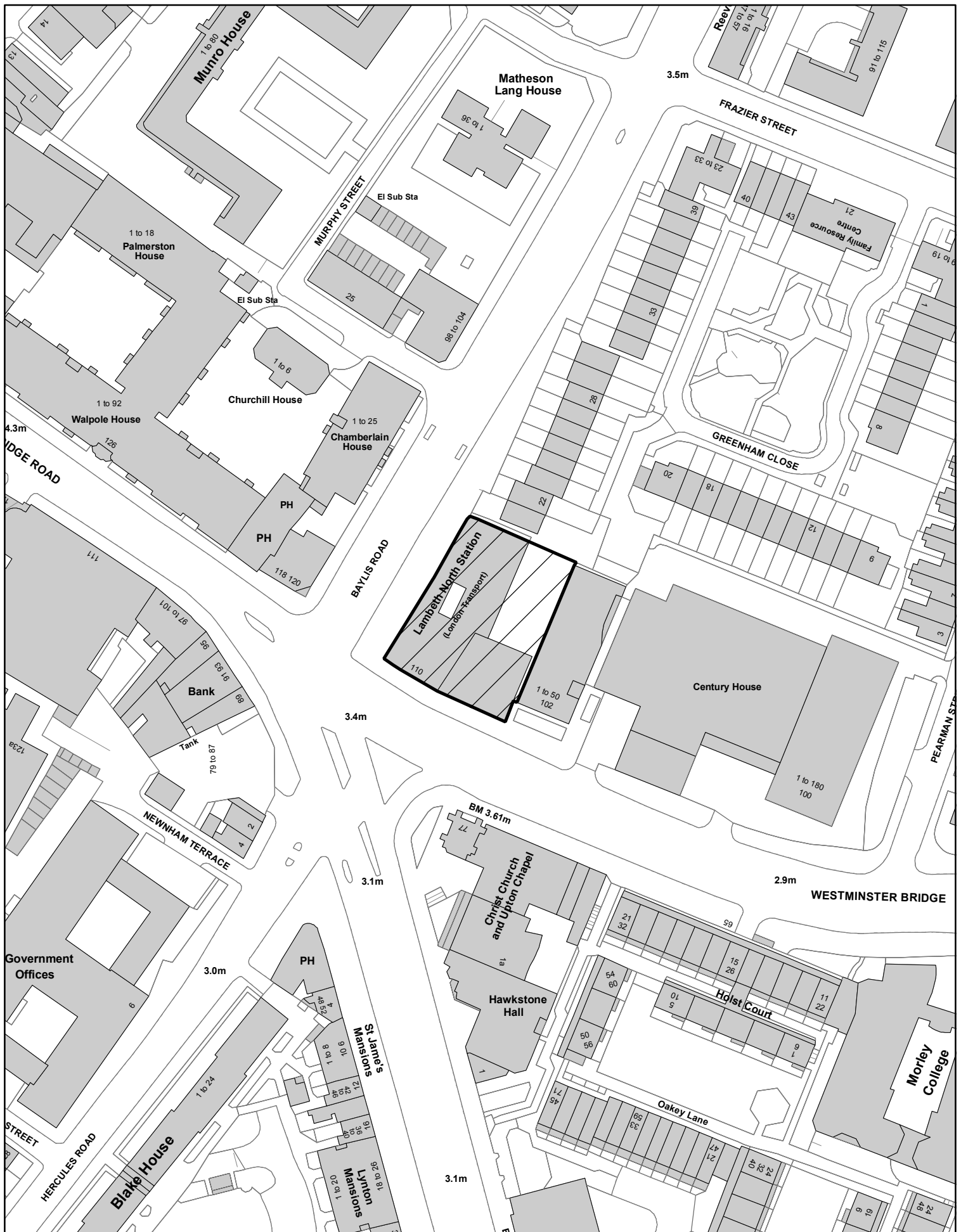
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Site 90: Lambeth North Station

Site Details

Address:	Lambeth North Underground Station, 110 Westminster Bridge Road
Site area:	0.15 ha
Ownership:	London Transport
Existing use:	Underground Station
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none">• Major Development Opportunity Site• Central Activities Zone• Waterloo Visitor Management Area• Cross River Tram*
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 100
Preferred use according to UDP:	Air rights development contributing to improved station retaining façade.
Relevant planning history:	None

*The Cross River Tram scheme has been put on hold due to funding constraints. Currently work is being undertaken to examine other potential funding streams for the Tram project or suitable alternatives.



Site 90: Lambeth North Station



Site 91: Hercules Road

Site Details

Address:	2-6 Hercules Road/79-101 Westminster Bridge Road
Site area:	0.63 ha
Ownership:	Not known
Existing use:	Mixed employment uses
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none">• Waterloo Office Regeneration Area• Waterloo Visitor Management Area• Archaeological Priority Area• Major Development Opportunity Site• Central Activities Zone• Cross River Tram*
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 101
Preferred use according to UDP:	Part of site is under consideration as an extension to the Lower Marsh conservation area. Development should seek to preserve those buildings that make a positive contribution to that area, including to the adjoining Lower Marsh Conservation Area. Active frontages are sought at ground level within the edge-of-centre boundary.
Relevant planning history:	None

*The Cross River Tram scheme has been put on hold due to funding constraints. Currently work is being undertaken to examine other potential funding streams for the Tram project or suitable alternatives.



Site 91: Hercules Road



Site 92: 111/141 Westminster Bridge Road

Site Details

Address:	111/141 Westminster Bridge Road
Site area:	1.13 ha
Ownership:	Not known
Existing use:	Not known
Lambeth UDP (2007) policy context:	<ul style="list-style-type: none">• Waterloo Office Regeneration Area• Waterloo Visitor management Area• Archaeological Priority Area• Major Development Opportunity Site• Conservation Area: Lower Marsh• Lower Marsh District Centre: Edge• Central Activities Zone
Source:	Lambeth Unitary Development Plan 2007 Major Development Opportunity Site: MDO 102
Preferred use according to UDP:	Creative utilisation of space under the arches with active frontage use.
Relevant planning history:	None

