

12 Marine Terrace
Waterloo
L22 5PR
April 2014

Dear Resident

The Rights of Waterloo Seafront Residents

The committee of the Friends of Waterloo Seafront Gardens (FoWSG) has been looking into the rights that residents have relating to Marine Park and the whole Waterloo seafront area.

Before the gardens were created in the 1930s, the Waterloo Urban District Council agreed COVENANTS in the conveyances/leases with all residents living directly opposite each of the gardens. These covenants allowed the then Council to lease or buy the open space in order to develop the four gardens, with conditions about ensuring that plant growth was controlled and an assurance not to grow excessively. Residents have from time to time challenged the Council using the covenants and asking for growth to be cut back. The FoWSG are now in frequent contact with council staff; we try to work constructively to get the best we can.

More significantly, in 1967, following the decision by Crosby Corporation to build the Marine Park, in order to mitigate the impact of the development of the Royal Seaforth Dock, the Council gave an UNDERTAKING in Parliament in return for the residents withdrawing objections to the dock development Bill. This undertaking included a statement not to “erect any permanent building or structure in the PROTECTED area which will unreasonably interfere with the view of the estuary ... from the ground floor windows of any premises fronting the protected area”

- The undertaking signed in July 1968 has legal weight as it was a formal commitment made to parliament in the 67/8 sessions. The law that the undertaking relates to is the 1906 Open Spaces Act.
- The protected area specified in the undertaking (as covered by the 1906 legislation) is defined as from a line from the middle of Great Georges Road to the seashore, to a line from Mariners Road to the seashore.

Subsequently the undertaking was successfully used to deflect the Council’s plans to build a new swimming pool at the bottom of South Road, and more recently in 2006 to force the Council to locate the new Lakeside Adventure Centre beyond the midline of Great Georges Road away from their proposal to site it in the area of the children’s playground at the bottom of South Road.

If you want to know more, we are in the process of uploading all the relevant background papers onto our website: www.fowsg.co.uk.

We hope you find this information of value,

Yours sincerely



David Jackson Chairman FoWSG

