

Undergoing significant change



Waterloo has been identified as an Opportunity Area in the Mayor's London Plan. Significant developments are already under construction or in the pipeline. These will have an impact on the way Waterloo looks, as well as the number of people using the area. It will be important to ensure that the proposals in this placemaking strategy work to support these new developments, and that the developments align with the principles set out within this report.

estimated
4,000+ new
workers



ROYAL STREET

Royal Street is a significant development which is likely to have a big impact on the surrounding Waterloo area. The new development will provide a mixed use workspace neighbourhood, including incubation of a MedTech cluster, academic researchers and clinicians. The scheme will also bring into use a number of arches which fall within the BID area. Once complete, the 5.5 acre site will generate a huge uplift in footfall within and around the site, particularly those commuting from Waterloo Station who are likely to use Lower Marsh as their route to Royal Street.

ONE WATERLOO

The One Waterloo (or Elizabeth House) development will replace the existing building which sits next to Waterloo Station with buildings rising from 11 to 29 storeys comprising 88,649sqm of office space, 142 residential dwellings, and retail and flexible uses at ground level. The creation of new public space will better connect Waterloo to the South Bank and surrounding area and open up access to three new entrances to Waterloo Station.



11,000 new
workers



WATERLOO STATION MASTERPLAN

Lambeth Council are in the early stages of appointing a design team to draw up a 'powerful vision' for the transformation of the historic Waterloo Station. The masterplan will seek to deliver improved connections to surrounding public realm and regeneration projects, and enhance and support the wider economy and communities. The concept must be zero or carbon positive and be grounded in a realistically achievable delivery strategy including a significant commercial development element.

2000 new
workers



EMMA CONS

Redesign of existing gardens to provide a rejuvenated public space with seating, planting and public art aimed at transforming into the heart of Waterloo.

2,700
workers



WATERLOO ESTATE

Proposal for a 19-storey office led scheme with podium retail and leisure at its base. The scheme will contribute to deliver the Emma Cons proposals, and aims to achieve 'Net Zero'.



THE OLD VIC ANNEX

Proposal to provide a six-storey annex with street café and new theatre working and engagement spaces.



WATERLOO WALKWAY

Proposal for a new walkway to the eastern side of Waterloo, helping to connect Waterloo Station with Lower Marsh.

SOUTHWARK STATION

17-storey over-station office development bringing 2,000 new workers to Waterloo.