

# Waterloo Station Masterplan

Vision & Delivery Plan  
Concept Vision Framework

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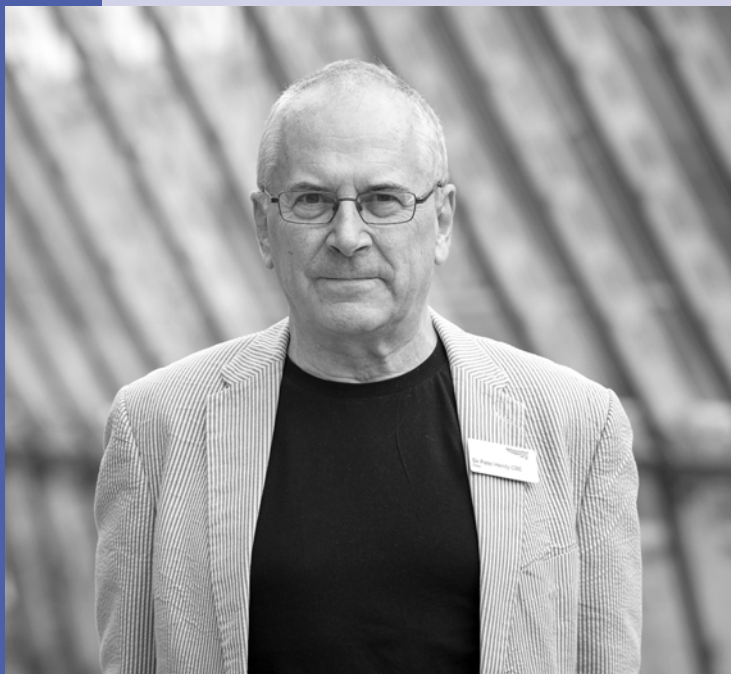


# Waterloo Station Masterplan

## Vision and Delivery Plan

Lambeth Council and Network Rail, in partnership with South Bank Employers' Group, SB Royal Holdings Ltd, We Are Waterloo and South Bank BIDs, LCR, HB Reavis and Bourne Capital, jointly commissioned a Grimshaw-led consultancy team to develop the Waterloo Station Masterplan. The plan will set the vision for the transformation of Waterloo station – one of the busiest transport hubs in Great Britain – and the surrounding Waterloo and South Bank area.

Supported by partners including TfL, GLA, South Bank BID, South Bank Employers' Group, We Are Waterloo BID, HB Reavis, Bourne Capital, SB Royal Holdings Ltd and LCR, the masterplan sets out a transformational vision to enhance the experience of the 100 million passengers that pass through the station each year, with the regeneration of the surrounding public realm benefiting the experience of residents, workers, local businesses, stakeholders, and the wider Lambeth community.



## FOREWORD

Waterloo and South Bank plays a vital and central role in London's economy and culture. As a key city destination, it attracts 30 million visitors every year, hosts a vibrant mix of major cultural attractions, as well as leading educational and healthcare institutions - and is increasingly a major focus for the city's emerging economic growth sectors. At its heart is London Waterloo, one of the UK's busiest railway stations, and wrapped around the station is a diverse, engaged and active resident and business community.

London Waterloo Station is the gateway to the Capital's Central Activities Zone but the area immediately around the station is changing fast, with its own growing population of workers and an extensive pipeline of high-quality developments bringing new homes and workspaces, enhancing a neighbourhood which already hosts a world leading health and life sciences community - the SC1 life science district - and Europe's biggest cluster of cleantech entrepreneurs at County Hall. The cultural powerhouses of the South Bank are at the centre of a strong local creative and digital economy.

To ensure that London Waterloo is fit for the future and supports the movement of more people to and through the area and ensures that the benefits of change are widely spread, the right infrastructure, connections and mechanisms are needed.

Waterloo faces the same challenges and tensions that many central London neighbourhoods face; balancing high volumes of traffic and people movement, construction, noise and bustle and commuters' desire to get to their destinations as quickly and directly as possible, against residents' and visitors' desire for open, green, safe and inclusive spaces to dwell, rest and connect in. The station embodies this tension; successfully moving huge amount of people daily into the city, while at a local level acting as a barrier, blocking movement across the neighbourhood. Waterloo and South Bank needs and deserves a world class railway station that facilitates efficient movement to and through it, and which responds to the qualities of the neighbourhood it sits within, utilising its profile and dominant physical position to support the wider economy and communities.

The coming years present a key opportunity to transform Waterloo and South Bank, to successfully respond to the need to deliver improvements to the station and connections into the communities which surround it, and stitch together the many component parts of this amazing place into a coherent whole.

This vision will act as a framework for the delivery of these transformational changes; we welcome the broad partnership approach which has delivered this successful and exciting piece of work, and look forward to continuing to collaborate with partners and the local communities to make Waterloo and South Bank a healthier, safer and sustainable neighbourhood, with an integrated world-class multi-modal transport and civic hub at its heart.

**Councillor Claire Holland**  
Leader of Lambeth Council

**Lord Peter Hendy**  
Chair of Network Rail

# CONTENTS

## 1 Summary Vision Statement (p.09)

- 1.1 The Vision for the Waterloo and South Bank of Tomorrow
- 1.2 Waterloo and South Bank Today and Tomorrow
- 1.3 Learning from Waterloo and South Bank
- 1.4 Community Conversations
- 1.5 A Connected, Accessible, and Integrated Place for All
- 1.6 A World Class Multimodal Hub in the Heart of London
- 1.7 A New Southern Concourse that Catalyses Wider Benefits
- 1.8 A Major New Urban Destination Full of Character
- 1.9 Welcoming, Accessible, and Green Public Realm
- 1.10 Sustainable, Inclusive Growth and Opportunities
- 1.11 A Resilient, Sustainable and Healthy Waterloo
- 1.12 A Thriving, Vibrant, and Diverse Place for All

## 2 Baseline Summary (p.37)

- 2.1 Baseline Overview
- 2.2 Where is Waterloo Now?
- 2.3 Policy and Documentation Context
- 2.4 Physical Analysis Overview
- 2.5 Station and Interchange
- 2.6 Stakeholder Aspirations
- 2.7 What Makes Waterloo and South Bank Unique?
- 2.8 Character Areas

## 3 Priority Theme Principles (p.69)

- 3.1 Priority Themes Overview
- 3.2 Priority Theme 1 | A Connected, Permeable and Integrated Place
- 3.3 Priority Theme 2 | Welcoming, Accessible and Green Public Realm
- 3.4 Priority Themes 3 & 4 | A Thriving, Vibrant and Diverse Place for All & Sustainable, Inclusive Growth and Opportunities
- 3.5 Priority Theme 5 | A Resilient, Sustainable and Healthy Waterloo and South Bank

## 4 Multimodal Interchange Hub (p.79)

- 4.1 Multimodal Hub Key Principles
- 4.2 Overview of Station Transformation
- 4.3 Unlocking Strategic Connections | Key Principles, Southern Concourse
- 4.4 Unlocking the Station Thresholds | Key Objectives, Station Plaza, Waterloo Road, Exits 1 and 2
- 4.5 Modal Strategic Principles | Buses, Taxis, Zero-Emissions Freight, Cycles, Personal Mobility, Healthy Streets

## 5 Masterplan Vision (p.101)

- 5.1 Masterplan Vision
- 5.2 Landscape and Public Realm Vision
- 5.3 Urban and Development Vision
- 5.4 Meanwhile, in Waterloo

## 6 Sustainability and Social Value (p.163)

- 6.1 Sustainable Development Vision
- 6.2 Environmental Principles
- 6.3 Environmental Opportunities and Outcomes
- 6.4 Co-Benefits Through Landscape Interventions
- 6.5 Social Value Vision Summary

## 7 Delivery and Funding Summary (p.199)

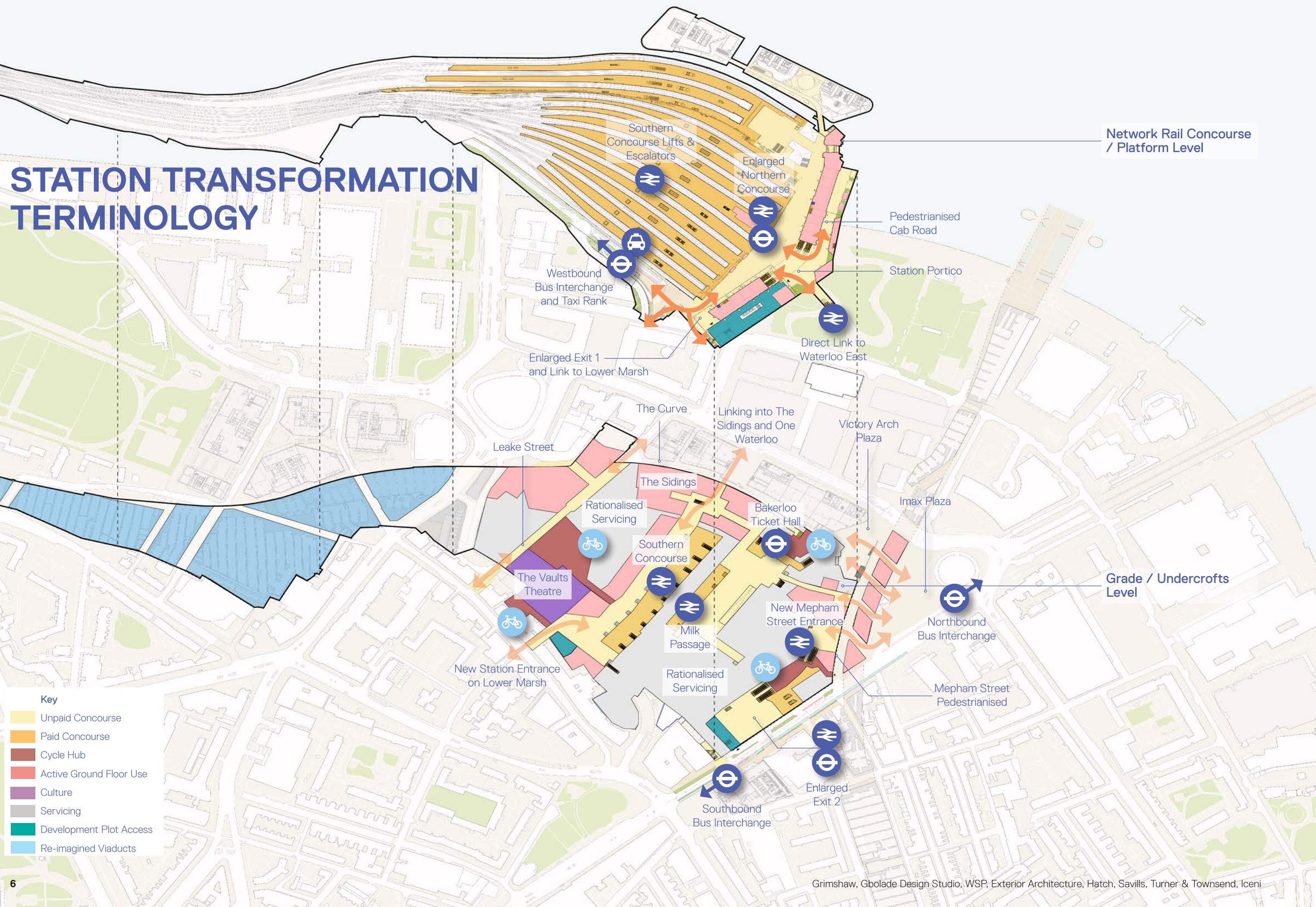
- 7.1 Potential Funding Mechanisms
- 7.2 Vision Timeline Principles
- 7.3 Quick Win Opportunities Summary
- 7.4 Station Area Phasing Sequence Principles

## Appendix

- A.1 Next Steps
- A.2 Order of Cost Estimate Report
- A.3 Viability and Delivery Assessment Report
- A.4 Engineering Feasibility Report
- A.5 Surface Transport Report
- A.6 Baseline Consultation Research and Summary of Community Workshops
- A.7 Equality Impact Assessment
- A.8 Socio-economic Baseline
- A.9 Market Assessment
- A.10 Stage 1 Baseline



# STATION TRANSFORMATION TERMINOLOGY





# ABBREVIATIONS

Term	Meaning
BID	Business improvement district
BMS	Building management system
BoH	Back of house
BREEAM	Building Research Establishment Environmental Assessment Methodology
CLOCS and FORS	Construction Logistics & Community Safety, and Fleet Operator Recognition Scheme
DFMA	Design for manufacture and assembly
EqIA	Equality Impact Assessment
EPC	Energy performance certificate
EV	Electric vehicle
F&B	Food and beverage
FoH	Front of house
GEA	Gross external area
GIA	Gross internal area
GLA	Greater London Authority
JL	Jubilee Line
LBL	London Borough of Lambeth
LCAZ	London Central Activities Zone
LETI	London Energy Transformation Initiative
LSOA	Lower Super Output Area (within Census geographies)
LU	London Underground
LUL	London Underground Limited

Term	Meaning
MMC	Modern methods of construction
NIA	Net internal area
NR	Network Rail
NVQ	National Vocational Qualification
OSD	Over-site development
Part L	Building regulation document - Conservation of fuel and power: Approved Document L
Passivhaus	Building performance standard prioritising occupant comfort whilst reducing energy demand for heating and cooling
PHV	Private hire vehicle
PRM	Passengers with reduced mobility
PT	Priority theme
PV	Photovoltaic
SBEG	South Bank Employers' Group
Scope 1, 2, 3	Categorisation of carbon emissions - Direct, indirect and wider associated emissions
SMART	Use of 'internet of things' technology
SB BID	South Bank BID
SBWP	South Bank and Waterloo Partnership
SoWN	South Bank and Waterloo Neighbours
SUDs	Sustainable drainage systems
TfL	Transport for London
VT	Vertical transport (for example lifts, stairs and/or escalators)
WAW	WeAreWaterloo BID
WIT	Waterloo International Terminal