

Masterplan Vision

05

Masterplan Vision

The Waterloo masterplan comes at a critical moment in the future of London. Our stations and transport infrastructure not only need to connect people and communities economically and socially but also have a greater responsibility to create a more equitable, mobile and sustainable future.

The masterplan sets the vision for the transformation of Waterloo station – the busiest transport hub in the UK – and the surrounding Waterloo area.

The partnership approach between Network Rail and Lambeth Council, has afforded the masterplan the opportunity to look beyond the immediate red line of the station, widening the vision's reach, and subsequent benefits, to transform the area into a truly civic hub.

The masterplan provides an overarching framework which will 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 community.

The rich commercial and cultural history of Waterloo, and renewed connections and gateways to London's South Bank, The Cut, Waterloo Road, Lower Marsh, Leake Street, St Thomas' and emerging SC1 district are at the core of the masterplan. It will also support Lambeth Council's commitment to a sustainable future and target of achieving Net Zero by 2030: providing new routes for walking and cycling alongside the enhancement of existing routes, the redevelopment will incentivise active travel, enhance road safety, and improve air quality.

A THRIVING, VIBRANT AND DIVERSE PLACE FOR ALL



NEW PUBLIC REALM AND
GREEN INFRASTRUCTURE



TRANSFORMATION TO
MULTIMODAL HUB



LOCAL BUSINESSES,
WORKSPACE AND JOBS



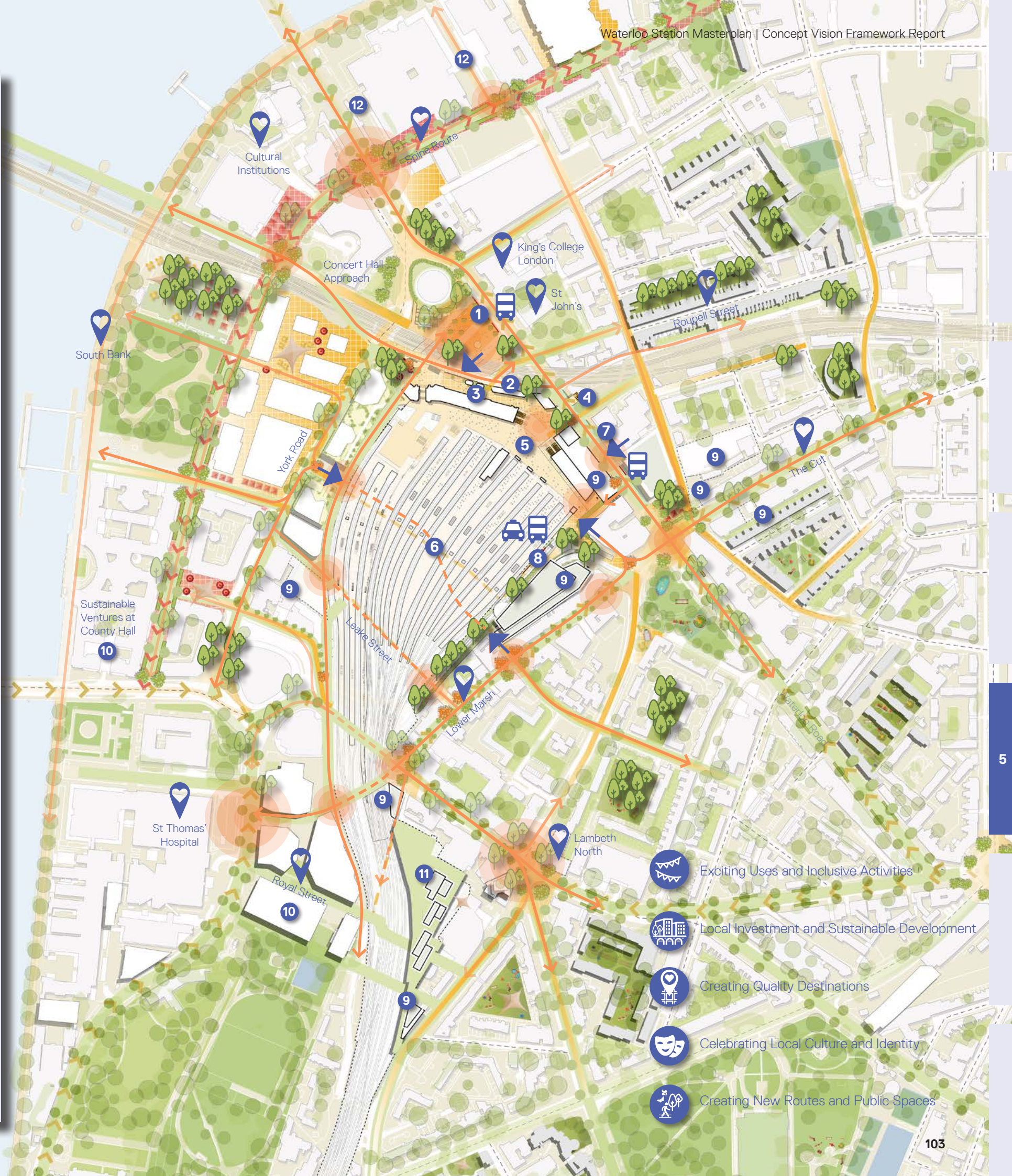
LOCAL DESTINATIONS AND
LIVEABLE NEIGHBOURHOODS

SUMMARY OF KEY MOVES

- 1 Stitching into the Imax Peninsula** - Seamless public realm connections into the pedestrianised public plaza with urban greening, consolidated bus interchange, safer cycle network, and improved connections to the South Bank and the City
 - 2 Mepham Street** - Pedestrianised tree-lined street, with retail and amenity spaces, new entrances to Waterloo Station, and safer routes
 - 3 Northern Station Edge** - Pedestrianised street and public plaza along existing Cab Road station edge with retail, new station entrances, and enhanced station civic presence
 - 4 Waterloo East Connections** - Direct and intuitive footbridge linking stations incorporating green infrastructure and planting
 - 5 Northern Concourse** - Station concourse expanded north and east alleviating capacity and congestion issues
 - 6 New Southern Concourse** - Transformative new station entrances and public route across station with direct access to platforms maximising undercroft spaces to improve southern connectivity and catalyse wider benefits
 - 7 Exit 2 & Waterloo Road** - Unlocking space to alleviate Jubilee Line congestion and improving the pedestrian and cycle experience along Waterloo Road
 - 8 Multimodal Hub** - Enhanced interchange experience, including new consolidated bus and taxi hub to the eastern edge of the station, pedestrianised route to peninsula bus interchange and distributed cycle parking around station perimeter
 - 9 New Development** - New plots, including reuse of underutilised spaces, help drive public realm improvements, define and activate key routes, and create new jobs and safeguarded community spaces
 - 10 Promoting an Inclusive Economy** - Supporting the emerging SC1 life science district and low carbon sectors, and creating new SME and affordable workspaces to support local creative industries
 - 11 Widening the Benefits** - Creating local hubs for skills, supplies and safeguarded community spaces, such as maker spaces, freight consolidation, affordable workspace for apprenticeships and skills training for young people
 - 12 Connecting the South Bank 'In-between' Spaces** - Partnering with cultural institutions to connect 'in-between spaces' e.g. Theatre Avenue and similar parallel streets, with South Bank and the Spine Route to form a coherent public realm
- Key Gateways** - Defined entrances to Lower Marsh, The Cut, Leake Street and other locations such as St. Thomas', Royal Street, and world class cultural corridor to celebrate local identity and aid wayfinding
- Green Infrastructure** - Extensive planting to highlight gateways, green routes, improve existing assets, and create new public spaces
- New Waterloo Connections** - Numerous new routes, and new station entrances on key desire lines, stitch the station into the surrounding street network to facilitate masterplan wide movement
- Strengthened Onward Connections** - Including pedestrianisation and improved public realm connecting the station to Concert Hall Approach, the Spine Route and South Bank. New southern concourse and station entrance on Lower Marsh, improving connections south to St Thomas' and SC1

New or
Enhanced
Station
Entrance

Route



Landscape Vision

Waterloo will be transformed into a vibrant, verdant and sustainable neighbourhood, with a strong focus on pedestrian-friendly infrastructure and urban greening. Green infrastructure will stitch Waterloo into the wider green framework and unlock underutilised spaces.

A verdant, vibrant, and sustainable Waterloo

The Waterloo masterplan brings about significant positive change, capturing the layers of history, culture and social infrastructure while addressing key environmental challenges at a local level.

Central to the redevelopment framework is the revitalisation of Waterloo Station's public realm, the transformation of the IMAX roundabout and the activation of the railway arches. These developments aim to improve the flow of pedestrians, cyclists, and vehicles, providing seamless connections within the neighbourhood.

Furthermore, the Spine Route public realm initiative will enhance the area, serving as a crucial link between cultural assets. To the east of Waterloo, proposals are being brought forward for Emma Cons Gardens which will act as a key public realm node and social space for the community.

Landscape interventions, including opportunities to improve public realm in a ecological and socially sustainable manner, will not only improve connectivity between spaces but also unlock new connections and form a network of high quality and valued public spaces.

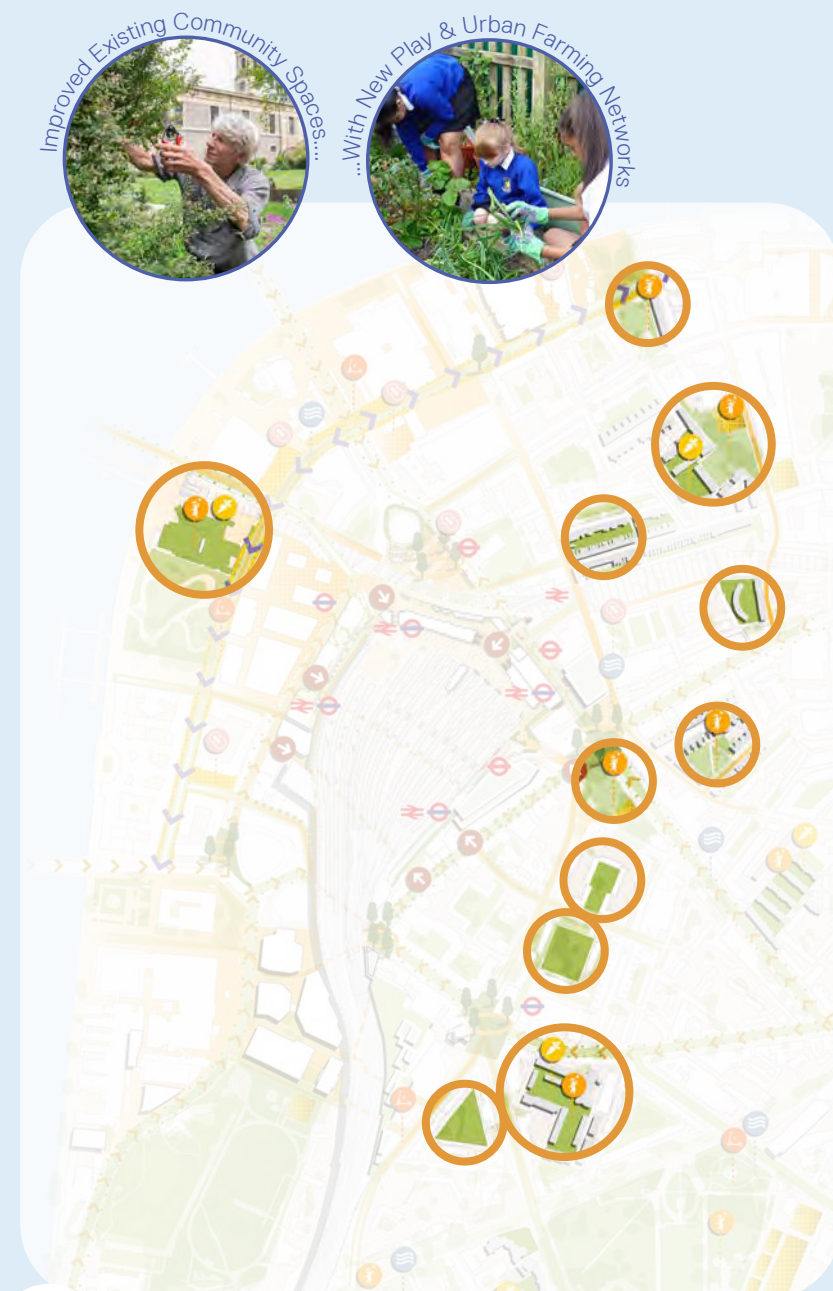
The principles prioritise a Waterloo that will provide its residents and visitors alike with a thriving, healthy and enjoyable urban environment. The vision of a sustainable and vibrant neighbourhood will not only serve as a testament to progressive urban planning but also contribute to the overall wellbeing and quality of life in the Waterloo area.



1 Green Infrastructure

Currently a 'Tree Desert'...

...connected green routes and gateways
form a **restorative tree strategy**



2 Enhanced Community Assets

In the **20% most deprived** nationally in
Living Environment metrics...

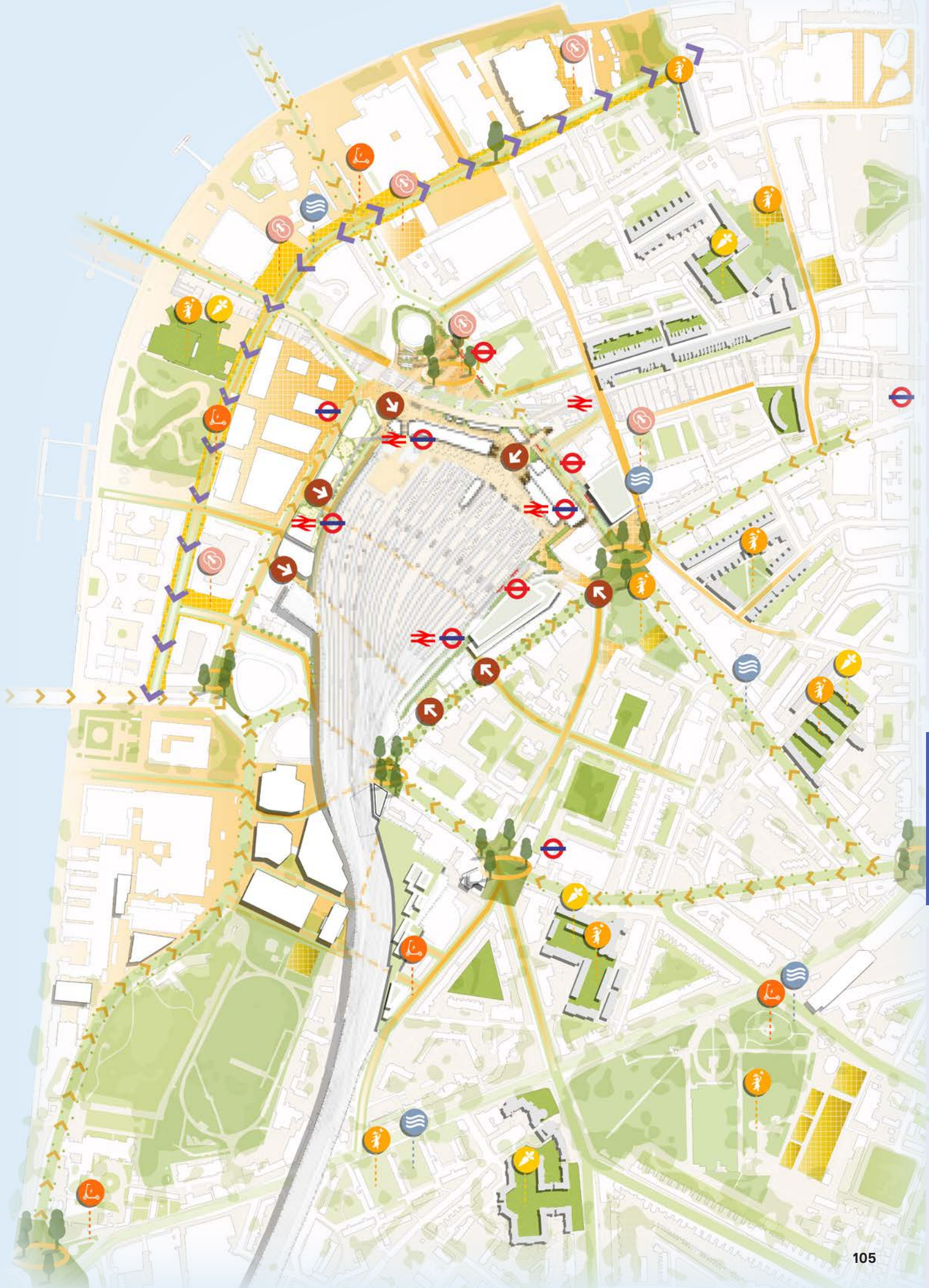
...**enhanced local community assets**
supporting liveable neighbourhoods



3 Inclusive Open Spaces

63% less open space than London average per resident...
...new **inclusive, multi-generational** public spaces for all ages and abilities

Legend	
	Spine Route
	Key Greenways to Waterloo Station - Priority Area for Tree Planting
	Green Routes
	Proposed and Emerging Developments
	Proposed and Emerging Public Realm and Green Infrastructure
	Green Space Improvements
	Proposed Gateways
	Priority Entrances to Waterloo Station
	Opportunities for Active Travel Hub
	Opportunities for Enhanced Play Space
	Opportunities for Self-Grow Spaces / Small Horticulture
	Area Wide Opportunities for Water Feature / SuDS Across Different Typologies
	Opportunities for Multi-Functional Spaces
	Existing Green Space and Tree Canopy



Landscape Vision: To Improve Environmental Quality for Healthy Living



In order for the overall quality of life for residents and visitors to improve, the environment in Waterloo must be addressed through landscape interventions. An improved and enhanced environmental and social landscape will allow for improved public health, more inclusive and safe environments, accessible and welcoming green space and opportunities to address climate risks. In turn, this can bring communities together, fostering cohesion and community social benefits while supporting an ecologically resilient Waterloo.

A green agenda for Lambeth and Waterloo

The framework for Waterloo establishes principles that promote health and wellbeing through environmental improvements. The acknowledgement of mental health awareness and benefits of nature within planning policy have positive impacts on the permanent and ephemeral community of Waterloo. Policy and guidance that promotes awareness of the external environment, including ecological considerations (such as the Urban Greening Factor and Biodiversity Net Gain) should be considered at the forefront of new developments.

A high-quality pedestrian environment

The promotion and prioritisation of pedestrian and multi-modal transport initiatives, moving away from reliance on private vehicle movement, paired with the green agenda, will create a welcoming and comfortable environment within the streetscape of Waterloo.

Design for safety, inclusion, equity and diversity

The framework identifies a diversity of spaces are required to support ecological and social sustainability. These spaces should address local need, be welcoming and inclusive, and ensure safety and security within the landscape. Access to nature is also vital to ensure a healthy and thriving Waterloo.



A healthy streetscape through social initiatives

Promoting community events and street activation including safe, legible and inclusive streets, playable streets, places to dwell, markets and other events encourage people to utilise their streets as a community asset.



Integrated green infrastructure

Integrating green infrastructure interventions into daily routines and interactions, utilising streetscapes and the urban public realm, in addition to larger green spaces, to support soft landscape interventions.



Inclusive Spaces

Making public spaces safe, inclusive, diverse and accessible for all users to foster and support an inclusive and welcoming community environment.



Minimise climate risk through landscape interventions

Appropriate and considered green infrastructure interventions that will absorb pollutants, provide shade, reduce surface water run-off, reduce energy consumption and capture carbon dioxide.

Principles for Landscape Interventions for Waterloo

The landscape and public realm is to act as a key vehicle for change to support an improved environmental quality for Waterloo and its communities.

The primary principle for the landscape interventions is the incorporation of a ‘Restorative Tree Strategy’, supporting environmental and social infrastructure. Only with a healthy, sustainable and prosperous ecological environment can social and economic sustainability be achieved.

Supporting this are sustainability and social principles that are to be integrated into the landscape fabric of Waterloo.



A restorative tree strategy

Repairing environmental and cultural linkages and improving connectivity and navigation through green infrastructure.

Supporting Principles:



Place-making for community cohesion

Encouraging meanwhile interventions that reflect Waterloo’s vibrant identity and bring communities together.



Inclusive, diverse and multi-generational landscape

Shaping the future of existing and emerging public spaces through inclusive design.



Collective circular economy for responsible consumers

Creating a cultural shift in environmental consciousness.



Multi-modal transport to promote active travel

Embracing transport innovations to increase accessibility, encourage active and sustainable travel.

Primary Landscape Principle: A Restorative Tree Strategy



The masterplan employs trees to repair environmental, social, and cultural linkages and to improve connectivity, wayfinding and navigation within the landscape. Existing trees within Waterloo are supported by new tree planting that diversifies the age and species composition, including tree selection that reflects the diverse local community.

A connected tree canopy

Tree planting in streetscapes and within new areas of public realm is required to stitch the area into the wider green infrastructure network beyond Waterloo, and to create stronger, more cohesive linkages within. This will improve connectivity, navigation and legibility of the Waterloo area for both fauna and humans alike.

A framework for tree regeneration

Diversity of plant species, age and composition with climate resilient properties will create a framework for climate adaptation and resilience for generations to come.

Complementary green infrastructure interventions

A restorative tree strategy is to be supported by further green infrastructure opportunities such as Sustainable Drainage Systems (SUDs) through rain gardens and permeable surfacing, productive landscapes for local communities and ecologically diverse planting for biodiversity enhancements and habitat creation and connectivity including measures to support pollinators, insects and birds such as bug hotels, bird boxes and swift bricks.



A Restorative Tree Strategy: A Connected Tree Canopy



Addressing the Waterloo 'tree desert' is an opportunity to enhance the environmental and social quality of the landscape and public realm through new green infrastructure connections.

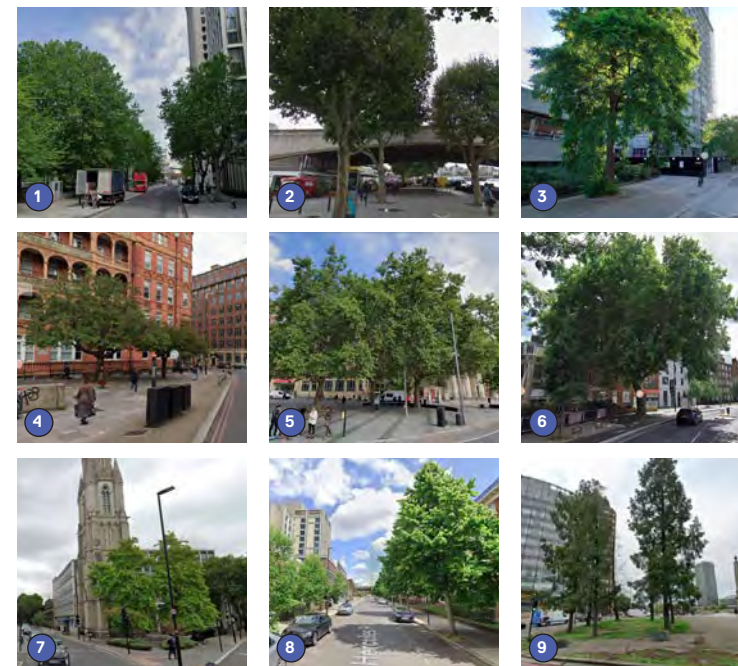
A restorative tree strategy will seek to improve tree canopy connectivity across the masterplan area through the implementation of tree planting. This will address tree replacement as well as the promotion of additional new tree planting.

The current canopy cover of the Waterloo area is 11% (2019). As part of the framework, the recommendation for enhancements is to increase the canopy cover by 10% over the next 15 years. An increase in canopy cover will improve environmental quality and support linkages between green spaces, supporting biodiversity and the movement of fauna.

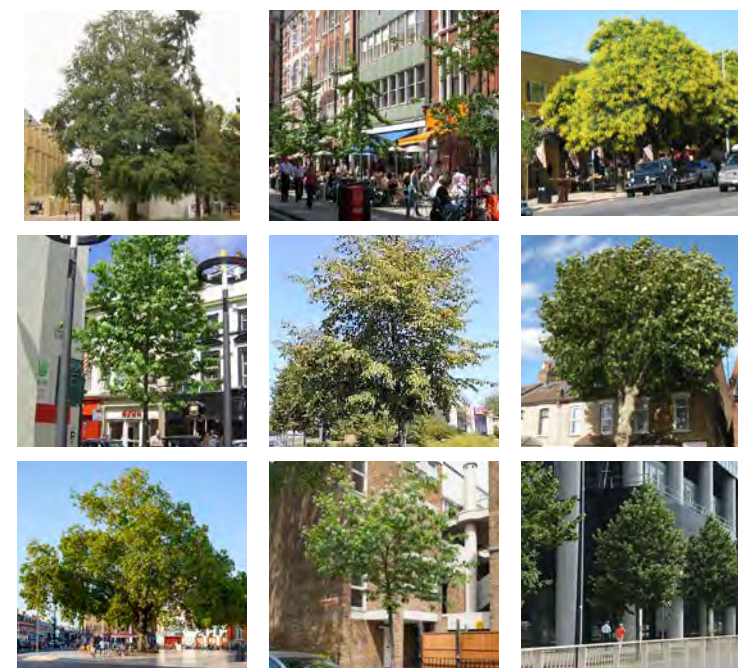
Tree replacement is essential to the future sustainability and environmental quality of Waterloo. The framework recommendation is for a 50-year tree replacement study and strategy. This includes identification of opportunities for new tree locations based upon a detailed study of existing utilities, opportunities to safeguard space within new areas of development and to ensure no net loss of canopy potential for future generations. As part of tree replacement, the species should be diversified, acknowledging a the risk to the existing trees in Waterloo to climate change and pest and disease.

A healthy, vibrant and thriving Waterloo is to be supported by a connected, diverse and resilient tree canopy for the future sustainability of the community.

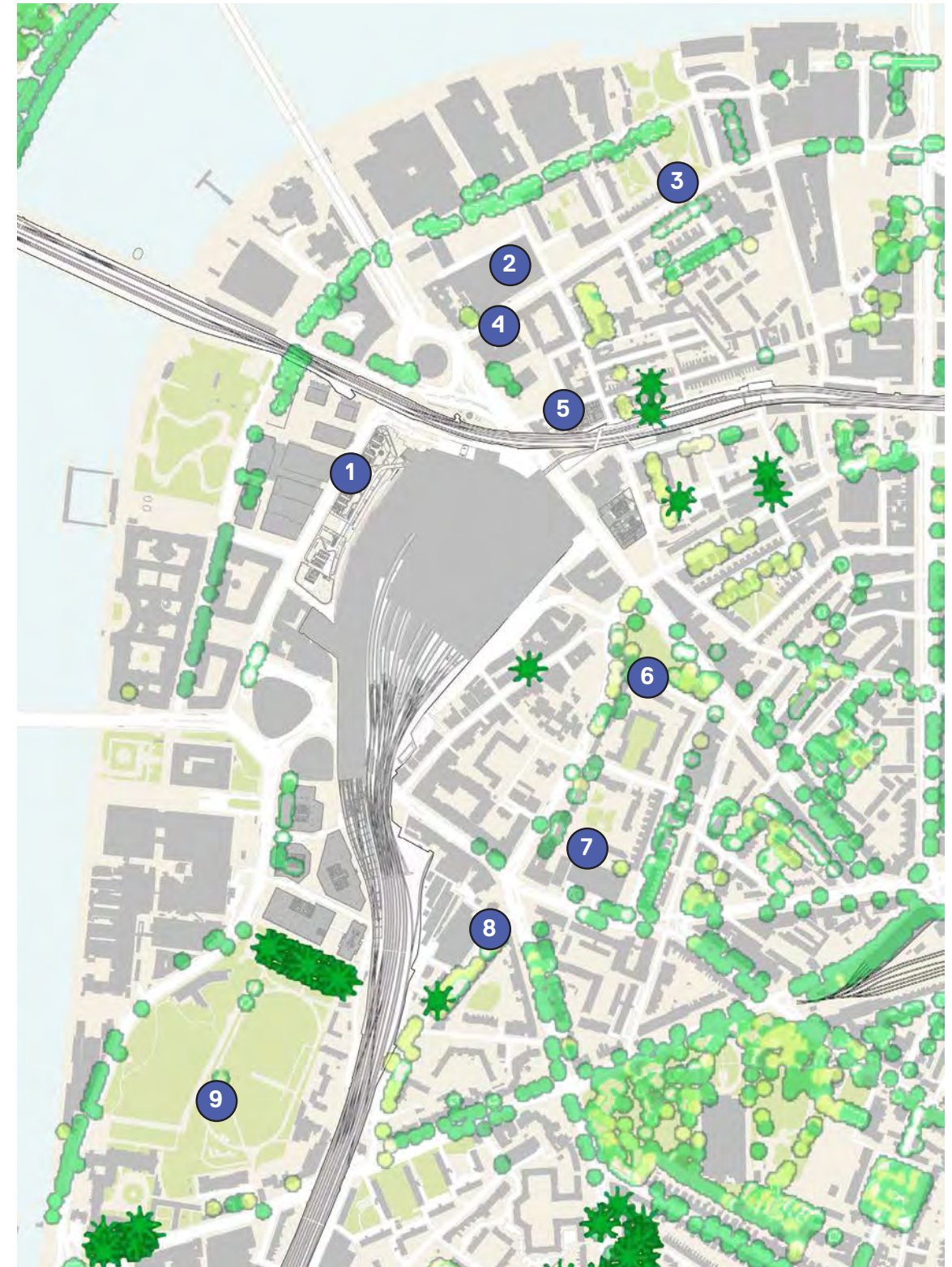
Existing Trees within Waterloo:



A climate resilient Waterloo:



The Waterloo 'Tree Desert'



A Restorative Tree Strategy: An Enhanced Streetscape



Tree planting within streetscapes is vital to facilitate a connected and restorative tree strategy. The Waterloo streetscape presents an opportunity to create meaningful linkages, reduce climate risk and support an improved environmental quality.

Tree planting within streets will be considered in reference to the hierarchy of the street networks and will be implemented with consideration to underground utilities, ensuring safety and security for pedestrians.

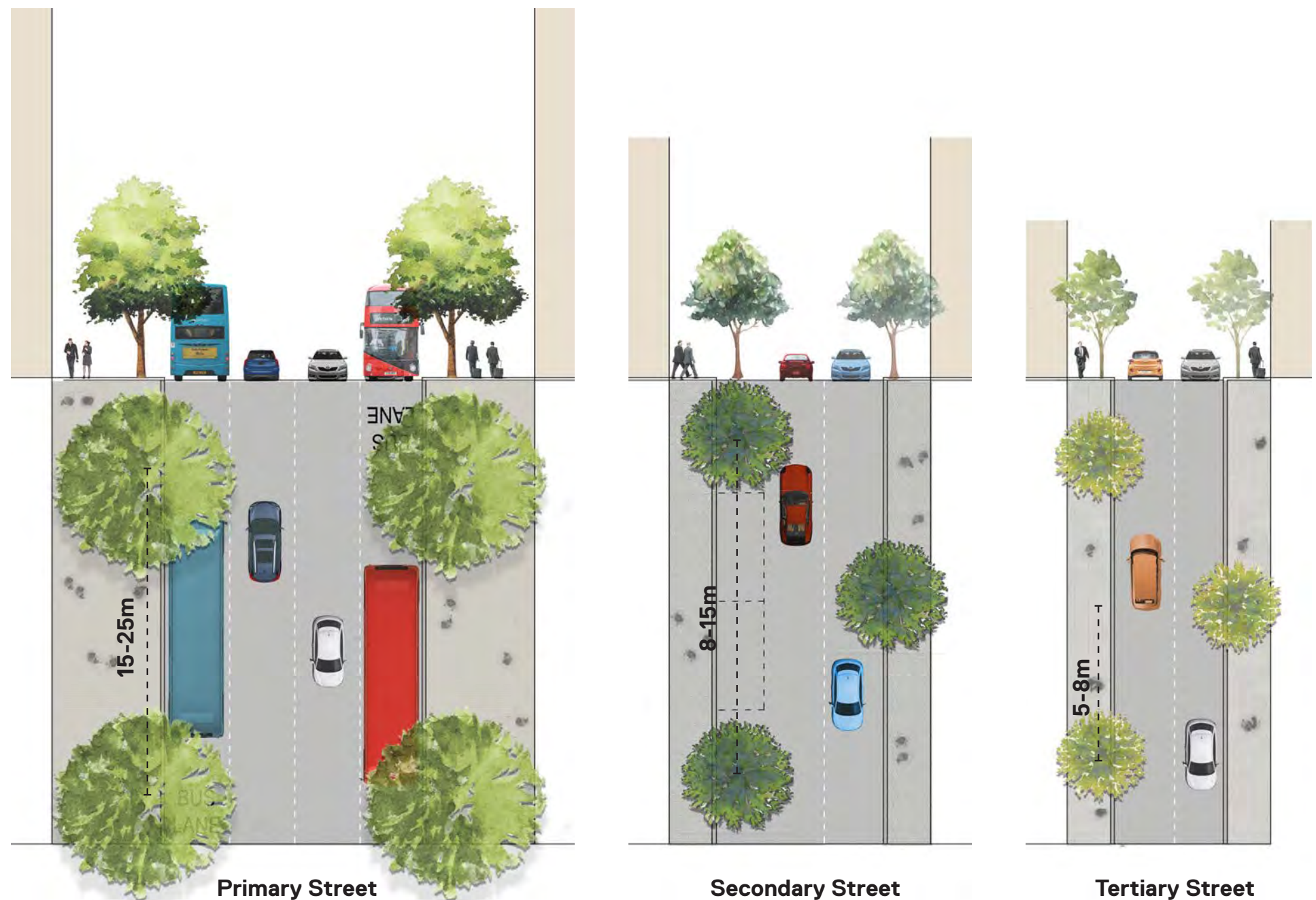
Primary vehicular networks are streets that support multi-modal transport, including public and private vehicular movement, cycles and pedestrians. As important connections, the primary streets are opportunities for larger tree species. This contributes to wider green infrastructure connectivity and provides shade and shelter within the streetscape.

Secondary streets, including those that provide connections between primary networks, allow for moderate-sized trees.

Tertiary street networks are spaces to connect residential, smaller green spaces and areas where pedestrian and cycle movement is prioritised.

At future masterplan stages, the following factors will be considered when locating new trees within the streetscape:

- Spacing (from the tree centre)
- Footway width
- Proximity to dropped kerbs
- Proximity to carriageway
- Coordination with lighting for safety and security



A Restorative Tree Strategy: A Connected Waterloo



Waterloo Station provides an opportunity to create an important new east-west green infrastructure link, restoring and repairing the fabric of Waterloo's urban landscape.

The framework identifies an opportunity to unlock a new east-west green infrastructure connection through public realm enhancements to the north of Waterloo Station.

Emerging landscape proposals for enhancement to spaces adjacent to Waterloo Station include Emma Cons Gardens, Waterloo Walkway, BFI IMAX, Victory Arch Square, One Waterloo and the Spine Route. These spaces, in addition to existing green spaces including Millennium Green and Jubilee Gardens, are quality spaces individually, but also healthier and more vibrant spaces if connected.

The opportunity for creation of a new area of landscape to the north of Waterloo Station is to be an exemplary area of public realm, supported by a climate-adaptive and resilient tree planting palette, demonstrating the opportunities for diversifying the composition of, and meaningfully connecting, the tree canopy in Waterloo.



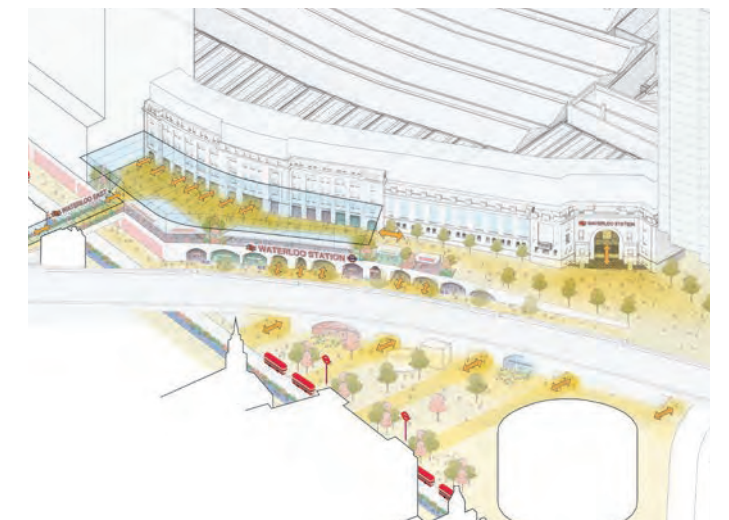
Emma Cons Gardens proposal (Farrer Huxley)



Waterloo Walkway (WeAreWaterloo BID)



One Waterloo (AHMM, Exterior Architecture)



Waterloo Station area north proposal

Place-making for Community Cohesion



Incorporating meanwhile use initiatives into the landscape of emerging developments and existing under-utilised landscape spaces can contribute to the social sustainability of Waterloo. These temporary initiatives help to build momentum for positive change, engage local communities and visitors and foster a sense of place.

Regeneration, new development and community cohesion

The integration of meanwhile uses into emerging developments presents the opportunity to celebrate and enhance the existing vibrancy, diversity and identity of Waterloo. Meanwhile initiatives allow for elements of playfulness and interactive spaces during interim conditions, and are integral to building community support, testing opportunities and seeding the longer-term development aspirations.

Collective community

Through the temporary reuse and activation of underutilised spaces within Waterloo, local communities, partners and stakeholders can be brought together to collectively drive positive change in response to short-term local need. The existing local community will be supported in championing their landscape as spaces to play, explore, grow, activate and occupy.

‘Move, not remove’ meanwhile use to support permanent change

The potential transient nature of meanwhile projects comes into question when meanwhile spaces within the landscape become integral community hubs and the land needs to be used for permanent regeneration. The masterplan supports a strategy which looks towards ‘moveable installations’ that travel within the Waterloo area to retain the social value of these spaces.

See ‘Chapter 6: Sustainability and Social Value’ for more information.



Community initiatives within the landscape

Inspiring locals to volunteer, build and run community projects, and pick up invaluable skills and social connections.

Social benefits



Nurture younger generations:

Developing a strong connection with nature and ecology, creating a sense of pride in their local environment.



Community planting and local maintenance of public spaces:

Fostering a sense of ownership and developing social connections.



Meanwhile use and social value

Maximising the potential for meanwhile uses and vacant sites, to enhance social value, engaging local communities and supporting local need in the short term.



Pop-up events: Using recycled and reclaimed materials as a catalyst for regeneration.

An Inclusive, Diverse and Multi-generational Landscape



The masterplan promotes using landscape as a tool to improve existing and emerging public realm in Waterloo by championing inclusive, diverse, multi-generational and community-focused spaces. Allowing the way people live their lives day-to-day now, and into the future, to influence a landscape that can accommodate a variety of uses throughout the day and year and support the needs of a sustainable community.



Unlocking estate land

Maximising the potential of underused spaces for social activities such as food growing, play and gathering spaces.

The Lambeth Open Space Strategy suggests residents should be within a 400m walking catchment to small parks. Opportunities to increase the utilisation of, and create improvements to, existing landscape spaces will be prioritised as part of the framework for the future of Waterloo, supporting local community needs in the shorter term and addressing long term ownership, management and maintenance strategies.

Opportunities to maximise the potential of landscape spaces, such as those within existing residential estates, can support community needs. Improvements will include upgrades to play infrastructure, opportunities for productive landscapes, integration of social spaces or areas to dwell and relax to support both young and old.

Additional landscape interventions and new civic or green spaces will be designed to provide a sense of place that reflects and builds on the character and community of Waterloo. Acknowledging that some demographics may have limited access to parks and open spaces, it is important to implement strategies that address the obstacles they face. Initiatives designed to assist a specific group often also yield positive outcomes for wider segments of society. Landscape enhancements are to be cognisant of the diversity of groups and communities within Waterloo, including activities and spaces for women, spaces that support a diverse cultural landscape and multi-generational spaces.



An Inclusive, Diverse and Multi-generational Landscape: Pedestrian Centric Infrastructure

An intuitive, navigable street network is critical to increasing access, walkability and feelings of safety across the Waterloo area. With permeability and legibility at its heart, a holistic signage strategy can contribute towards a more intuitive environment.

High-quality environments

The masterplan provides a framework to address key indicators to improving and creating a pleasant pedestrian experience, including;

- Easy, frequent crossing points
- Providing shelter and shade
- Places to stop and rest
- Not too noisy
- Feeling safe and secure
- Things to see and do
- Activation
- People feel relaxed
- Clean air
- Choose to walk and cycle

Identified wayfinding nodes

Following proposed main paths, a hierarchy of nodes have been identified that unify major transport corridors and support successive wayshowing.

Proposed routes run through landmarks that provide environmental cues and support intuitive wayfinding.



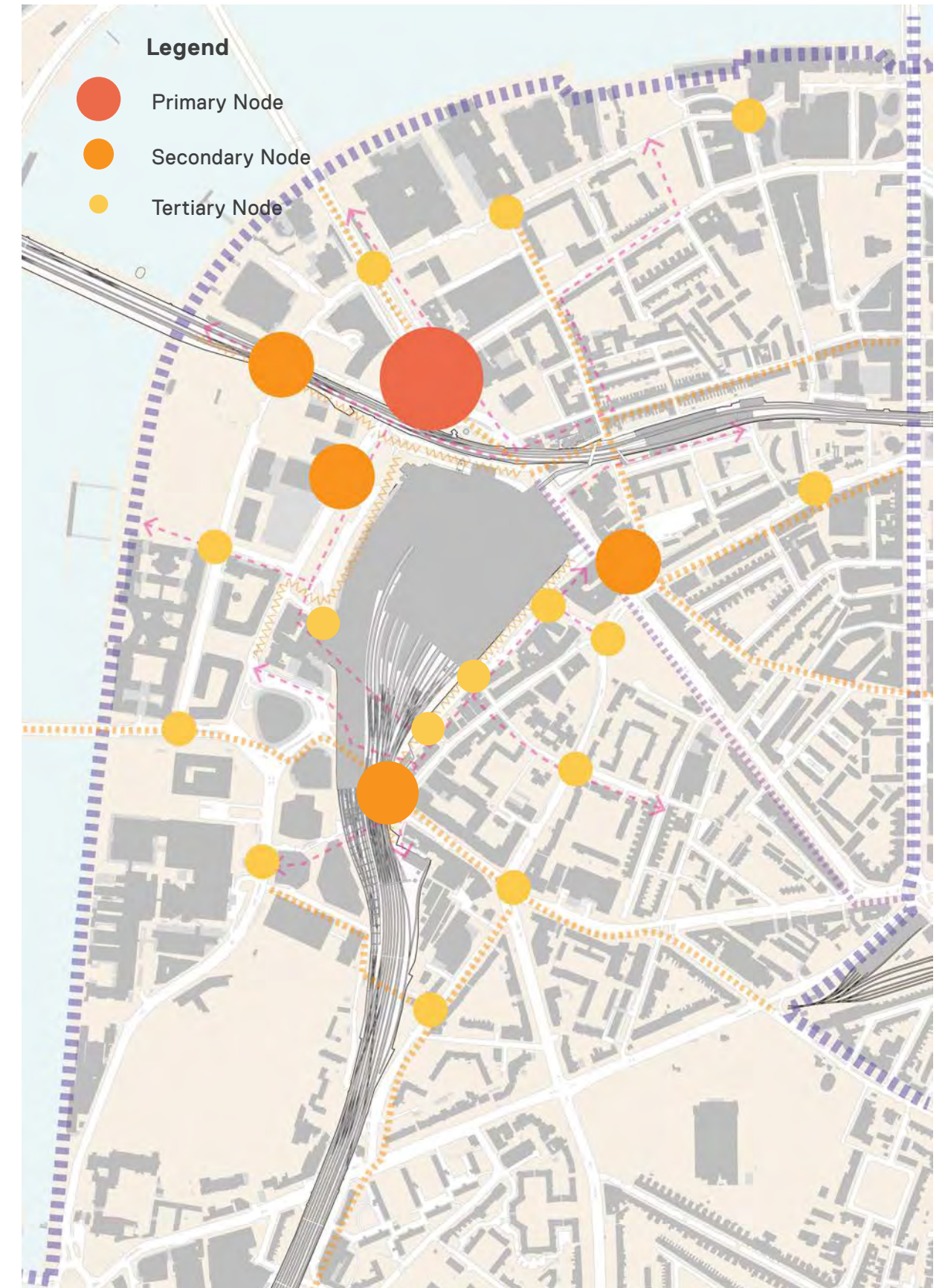
'Wanderfinding' concept to encourage non-linear discovery at Borough Yards



Physical gateway marks wayfinding node at North-eastern University



Mirror-ball tops colourful wayfinding post for London Festival of Architecture 2022 by Charles Holland Architects



Transport for London

Transport for London 'Legible London' Catalogue

An Inclusive, Diverse and Multi-generational Landscape: Accessible, Legible and Safe Spaces



The landscape vision for Waterloo creates places that are inclusive of all ages and abilities, are legible and intuitive, and ensure the safety of the community.

Accessibility, legibility and safety in the landscape is a priority principle for the urban landscape fabric of Waterloo, with landscape spaces designed to be fully equitable and accessible to all users.

As public realm and landscape proposals come forward as part of future masterplan stages, key principles will be embedded to support inclusive and accessible environments for all.

The landscape will address both physical and psychological barriers to access, including the fear of crime and road danger, steep gradients, absence of seating, social exclusion and legibility of the development.

Safety considerations, including tactile paving, will be given at all crossovers and level changes within a pedestrian footpath and pedestrian routes should be passively surveyed by the surrounding environments to ensure safety in the landscape.

Seating will be located in comfortable locations and at reasonable intervals to ensure places to pause, rest and dwell.

Lighting will be at the forefront of the safety considerations for Waterloo, particularly along primary routes that serve the evening economy and viaducts and underpasses. Opportunities to reflect the diverse and vibrant character of Waterloo through lighting interventions should also be considered, including integration with public art.



Multicoloured pedestrian crossing for London Street by Camille Walala, commissioned by Better Bankside and TFL



Beyond walls building vibrancy in Lynn Ma



Kerb delineation & contrasting surface treatment ✓



Shared space with no delineation ✗



Clear hazard warning ✓



Misaligned surfaces ✗

An Inclusive, Diverse and Multi-generational Landscape: A Playable Waterloo



A playable Waterloo is a place that supports a variety of multi-generational and integrated play typologies.

Playing is not just for children: it addresses a fundamental human need by stimulating the mind, body and spirit and rebalancing people's lives away from the demands of the home and workplace. The framework for Waterloo will integrate a variety of opportunities for play including socialisation, creativity, intellectual stimulation, personal growth, physical activity or simply relaxation.

Play spaces will be flexible and sustainable in their design to ensure adaptability of use for future generations and include wide range of play experiences for children of different ages and abilities creating inclusive opportunities to play together.

Natural and creative play settings will help stimulate the senses and encourage greater use of the imagination and sympathetically integrate with the natural environment.

The play spaces will offer children challenges and activities, including 'rough-and-tumble' and opportunities to climb and manipulate their own play environment.

Smaller, incidental 'play-on-the-way' opportunities will be integrated into the existing landscape and emerging developments, also supporting 'multi-tasking' for often time-poor care-givers, parents and guardians.

Play space will be distributed throughout Waterloo to ensure easy access for the whole community, both permanent and temporary, and should support the diverse community of Waterloo.



South Bank Skate Space



Jubilee Gardens



Millennium Green

An Inclusive, Diverse and Multi-generational Landscape: A Waterloo for Women and Girls



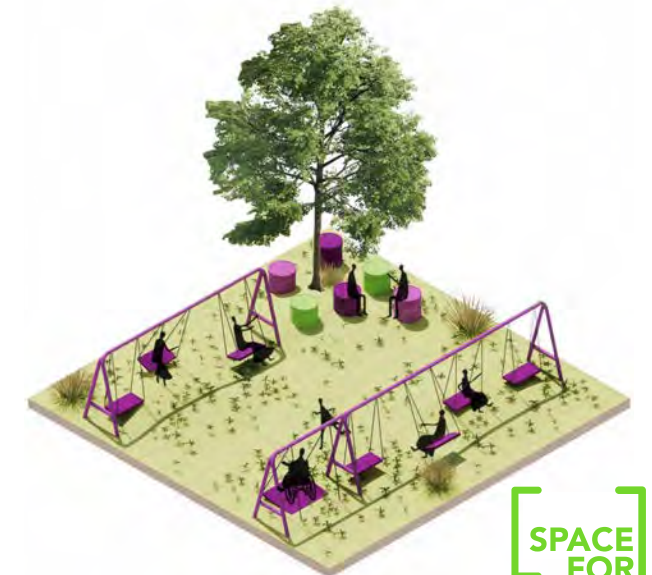
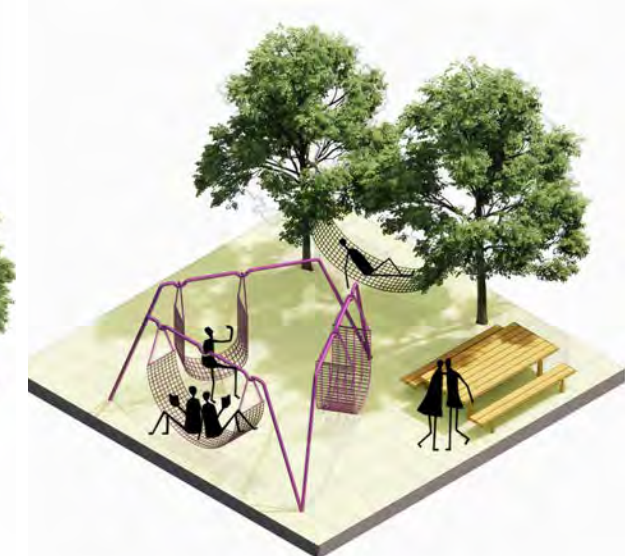
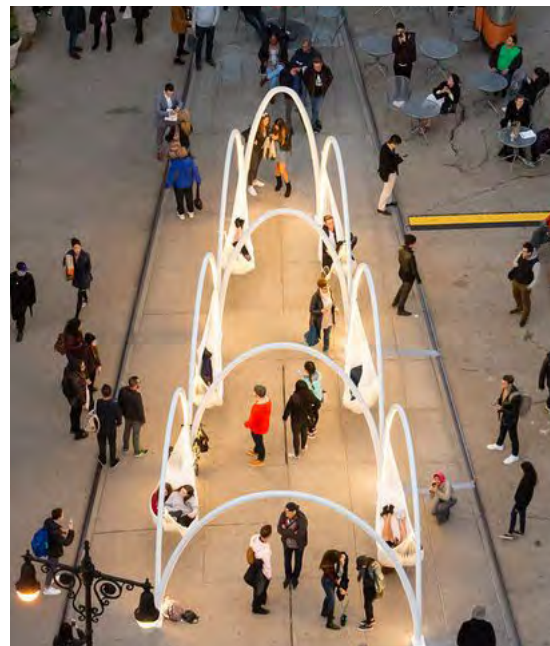
Waterloo will be a place to support women and girls in their day-to-day lives. Ensuring they feel safe, supported and included in the landscape is integral to creating an accessible and inclusive Waterloo for all.

Two thirds of women say they do not feel safe walking home at night at least some of the time*. Interventions that can make a place feel safer will be implemented into the landscape such as further activation and the use of tactics to generate higher footfall, wider pavements, traffic calming, lighting underpasses and the integration of more designated cycling infrastructure.

The landscape and new public realm will ensure the provision of passive spaces and diverse recreation opportunities to provide alternative types of play and social areas. The use of lighting and integration of public art will further support a welcoming and engaging environment.

'Make Space for Girls' is an initiative that has been set up to campaign for parks and public spaces to be designed for girls and young women. The group raises awareness of the issue, as well as using research and campaigns to ensure that the voices of girls and young women are heard in the planning process.

The adjacent examples illustrate some of the features that could be included within the landscape of Waterloo, alongside the more active play and recreational opportunities, to provide a balanced and inclusive environment.



**SPACE
FOR
GIRLS**



Lawn hangout space



Game tables (Marbles shown)



Low impact workout space



Hammocks / Nets



Swings



Social seating areas

* <https://yougov.co.uk/topics/society/articles-reports/2021/11/01/women-feel-less-safe-walking-home-alone-night-2018>

Multi-modal Transport to Promote Active Travel



The masterplan prioritises streetscapes for people and sustainable travel, creating functional, activated, safer and greener streets. Supporting environments for active transport and alternative methods of movement will enhance the public realm, air quality and the health and wellbeing of the local community.

Prioritising streets as places for pedestrian movement, with a reduction of private vehicle use, will improve the comfort and safety of users in Waterloo. This will encourage people to be more physically active and boost overall safety and public health and wellbeing.

The framework prioritises a safer and pedestrian focused environment through the consolidation of vehicular and servicing routes to reduce the potential conflict between pedestrian and vehicle. Connections and permeability are improved to increase the walkability and quality of pedestrian and cycle routes and spaces.

Improving the safety of designated cycle infrastructure, in addition to the availability of and access to shared e-bikes and e-scooters, will attract people who might not otherwise use traditional push bikes and reduce the barriers created through bike ownership.

See 'Chapter 4: Multi-modal Interchange' for further information.



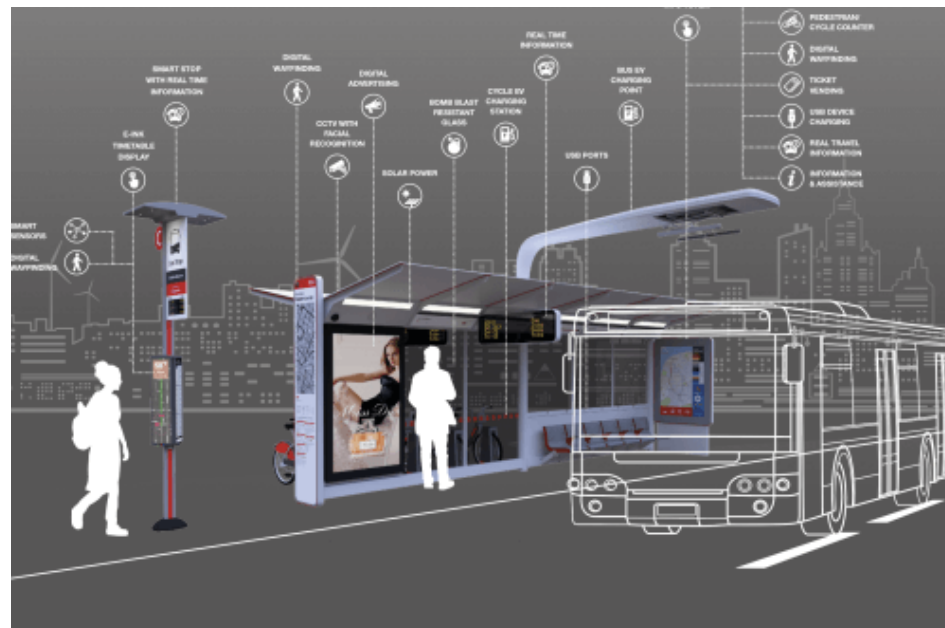
E-scooter and e-bike revolution

Consolidating e-transport hubs will reduce clutter from quieter streets. Hubs are to be located alongside cycle infrastructure and near key interchange nodes.



Walkable Waterloo

Providing a legible network of pedestrian routes will create corridors of activation across Waterloo. Enhancing the pedestrian environment will support the health and well-being of the local and transient community of Waterloo.



Embrace transport innovations and technology

Consolidating e-transport hubs and enabling users to interact with multi-modal transport options.



Legible entrances to transport infrastructure

Creating high quality public realm to provide clear and legible entrances to Waterloo Station.

Collective Circular Economy for Responsible Consumers



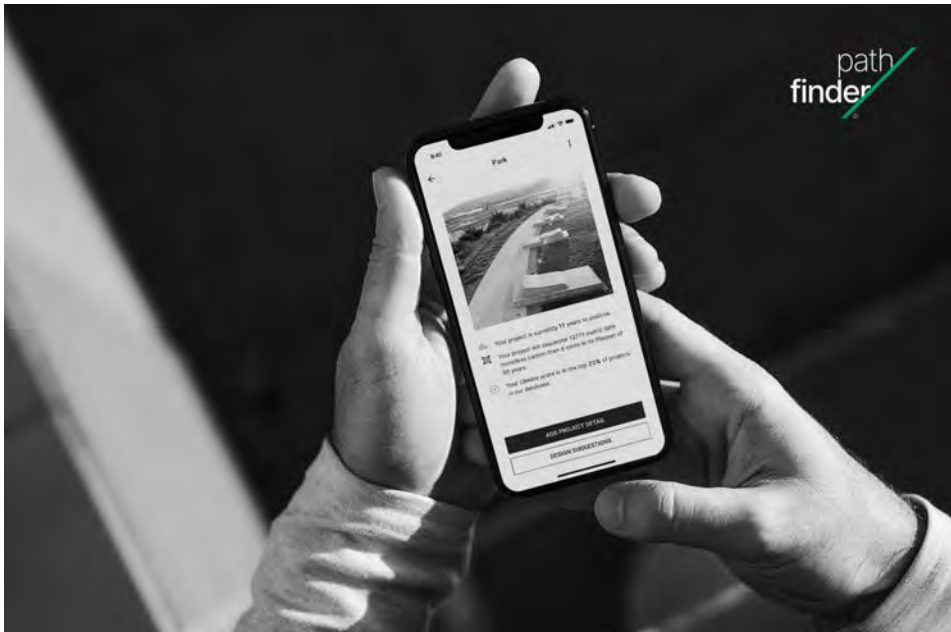
Supporting a cultural shift to reducing waste, keeping products and materials in use and regenerating natural systems within the local Waterloo economy and community.

Waste prevention requires an holistic approach that looks at the waste system as an interrelated set of economic, social, and cultural practices. The framework identifies need for a change at a local level through community initiatives to build incremental change.

Landscapes are designed for disassembly and reuse and must address and acknowledge the recyclable nature of products to achieve full material circularity. They will consider a products life cycle and contain a high percentage of recycled materials.

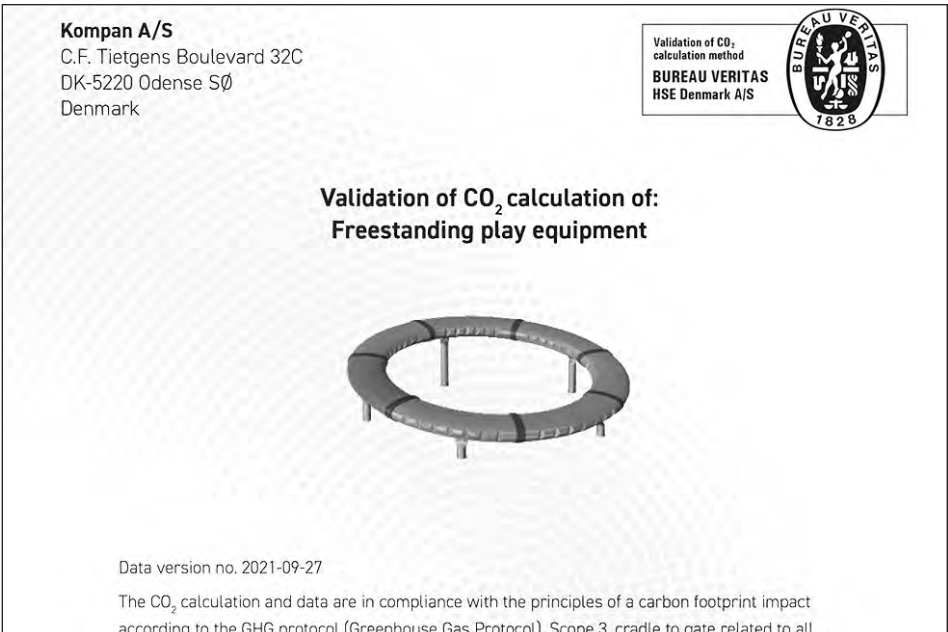
The built environment sector must address decarbonisation goals. Waterloo should work to implement climate-smart, low, and clean energy consumption in any new and existing infrastructure.

See ‘Chapter 6: Sustainability and Social Value’ for more information.



Carbon footprint metric

Implementing climate positive design to provide net positive climate outcomes and increase social responsibility.



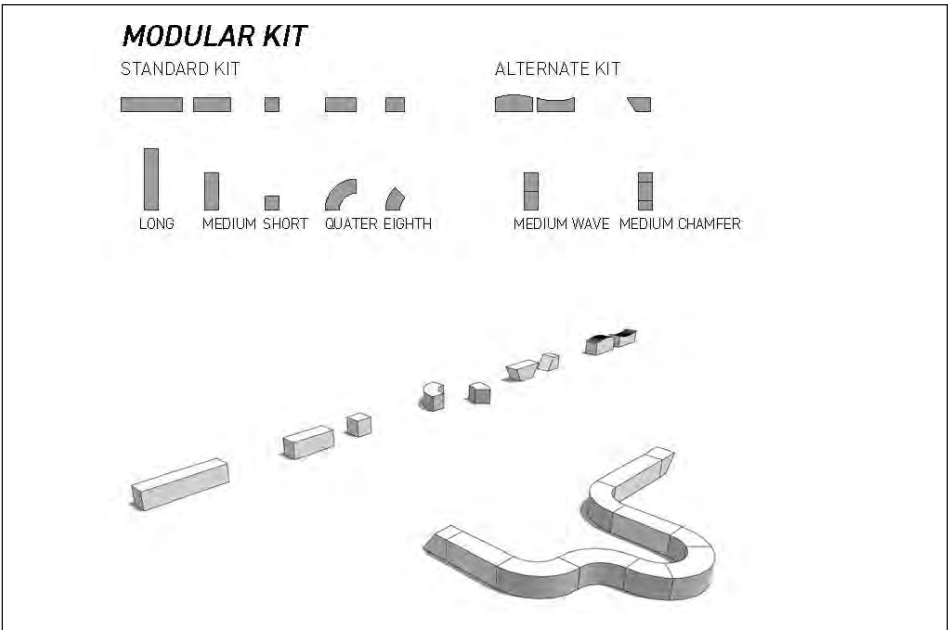
Sustainably-sourced street furniture

Encouraging manufacturers to calculate carbon emissions and provide global ISO certifications and promote innovative, climate-friendly products in the landscape.



Reducing Waterloo’s food and waste footprint

Incorporating creative reuse of waste material, keeping materials on site with a new function.



Designing for disassembly and replaceability

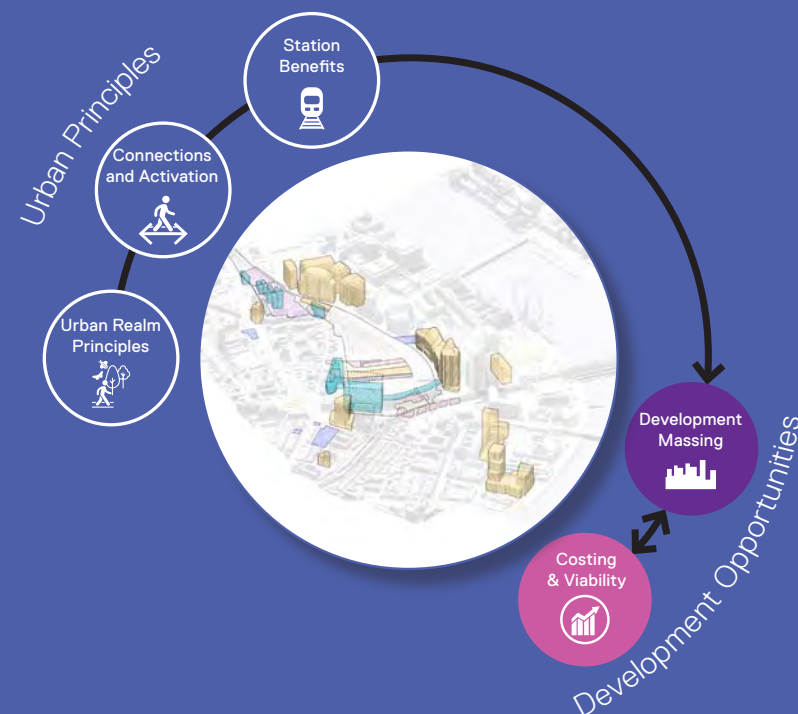
Modular designs and furniture that can be adapted to facilitate future use in new configurations as required.

Urban and Development Vision

The masterplan has considered activation and development from a bottom up provision and top down opportunity approach. Building on the existing character and identified needs of each character area, key urban principles have informed and shaped the development opportunities.

Development is an integral component of the masterplan vision through:

- Its interface with the public realm
- Providing address and activation of key routes and spaces
- Supporting benefits of new jobs and skills, affordable workspace and community amenities
- Delivering value to fund the station redevelopment and wider community benefits.





PRIORITY THEMES 3 & 4

URBAN PRINCIPLES



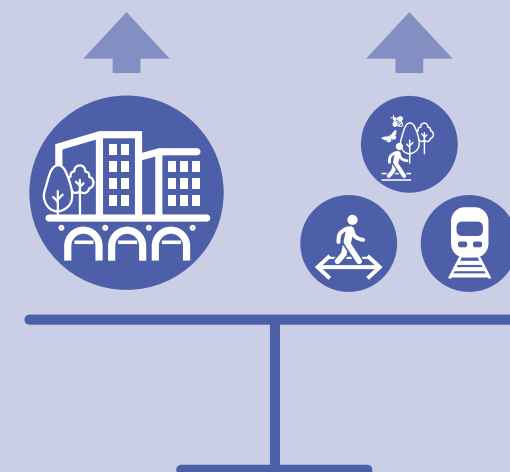
Relationship with public realm
Urban repair, activation and address
Massing, height and density
Community benefits

DEVELOPMENT OPPORTUNITIES



NR freehold sites
Undercrofts and viaducts
Wider opportunity infill sites

DEVELOPMENT BENEFITS



Development scale
Availability of funding
Station, connectivity improvements
and wider community benefits

An Area of Change Emerging Pipeline and Constraints

Waterloo is an area of change with a significant development pipeline. New development opportunities have a range of constraints to respond to including below ground constraints such as London Underground tunnels, the Lower Marsh Conservation Area and local heritage assets, and viewing corridors from Parliament Square.

Key considerations that have informed the development proposals include:

- Maximising development value to fund station and wider community benefits
- Responding to below ground constraints
- Responding to the tall buildings within the emerging development pipeline
- Showing sensitivity to statutory constraints and viewing corridors
- Respecting Conservation Areas and listed heritage assets
- Moderating between existing and emerging contextual scales

Waterloo Station Masterplan Appendix 3 page 5

Appendix 3: Development and Investment Pipeline

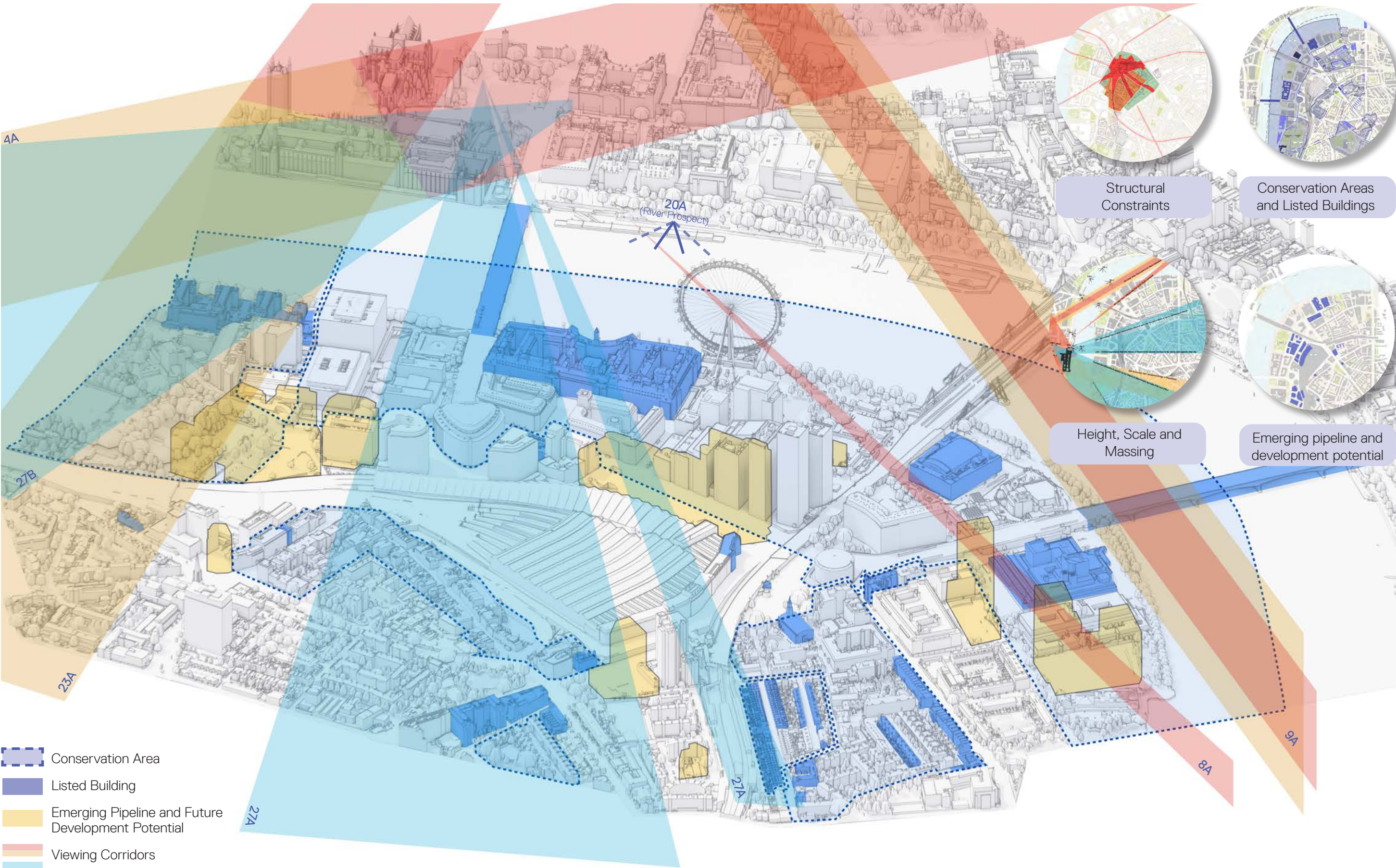
The Plan and Table demonstrate the sheer number of proposed or ongoing plans and projects in the area. These are all in the public domain and during the course of the commission, there will be access to the private sector partners.

Project	Type	Interest	Status
1. Lower Street Arches	Public realm	LCR NL	Existing
2. The Forge	Commercial	LCR NL	In Construction
3. Southbank Place	Commercial & Residential	Swanburn Estates	Existing & In Construction
4. Elizabeth House	Commercial	HD Babels	Committed
5. 114-118 Lower Marsh	Commercial and Community	Lambeth Council	Committed
6. Southbank Station Entrance	Transport	TfL	Committed
7. Doon Street	Commercial & Leisure	Coan Street	Committed
8. Bernal Spar Gardens North	Parks	Coan Street	Committed
9. Waterloo Roundabout	Commercial	Lambeth Council & TfL	Concept
10. Waterloo City Hub	Public realm	TfL	Detailed design
11. Royal Street	Health, Research & Residential	COO North City Strategic	Pre-Planning
12. Bourne Capital - Waterloo Estate	Commercial	Bourne Capital	Pre-Planning
13. Davis Academy Joanaia	Commercial & Community	Lambeth	Concept
14. London Studios	Commercial & Residential	Mitsubishi Co. Re	Pre-Planning
15. 16 Upper Ground	Commercial	BBM Skanska	Pre-Planning
16. Lundercrafts	Commercial	Lambeth Council	Seeking interest
17. South Bank Spine Route	Public realm	Lambeth Council	Concept
18. Maphum Street	Maphum Street	NR/Lambeth	Concept Design
19. Woodson Street	Residential	HFC	Pre-Planning
20. Hungerford Car Park / Jubilee Gardens Extension	Parks & Commercial	Jubilee Gardens Trust	Concept
21. Gubbery's Wharf	Commercial & Residential	Coan Street	Concept



Figure 5.9: Mapping of recent developments and future development under review / being brought forward

An Area of Change Emerging Pipeline and Constraints



Development Opportunities Overview

Waterloo has a significant pipeline of potential future developments being brought forward by others, such as One Waterloo, Waterloo Estate and Royal Street.

The masterplan highlights new opportunities existing across Network Rail freehold sites, including the underutilised undercrofts, as well as third-party wider infill sites. Whilst these sites present complexities given their nature as station/viaduct interface sites, they can also deliver significant benefits in unlocking Waterloo's full potential as set out below.

Development is an integral component of the masterplan vision through:

- Its interface with the public realm
- Providing address and activation of key routes and spaces
- Supporting benefits of new jobs and skills, affordable workspace and community amenities
- Delivering value to fund the station redevelopment and wider community benefits

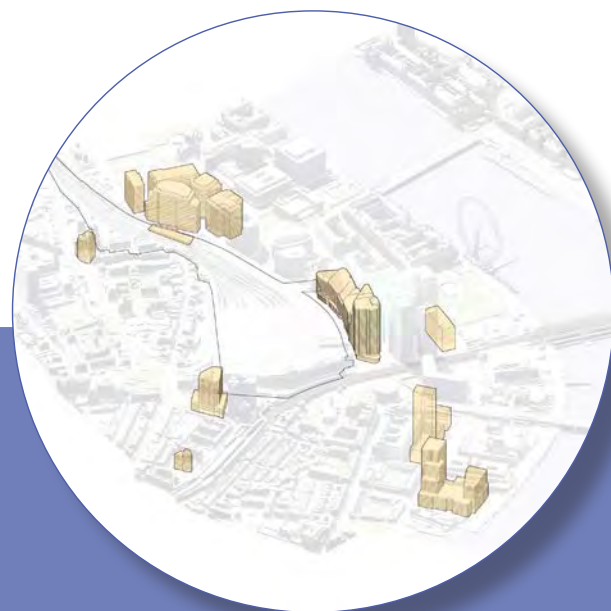
Pipeline and future development potential

NR freehold sites*

Viaducts and undercrofts*

Wider infill sites

The concept designs shown here are indicative only and have been worked up to demonstrate the potential opportunity for development to come forward around the station - to provide activation, complement improvement works and new public realm, and to provide value to invest in the important infrastructure improvements identified in the masterplan. They have not yet been subject to modelling, testing or assessment against planning requirements, have not been assessed or approved by the Local Planning Authority, or undergone stakeholder engagement, and will require more detailed development, consultation and assessment as part of the evolution of potential proposals.



Pipeline Development Potential

Emerging development pipeline and future development potential proposed by others across the Waterloo and South Bank area. Inclusion of massing does not confirm planning status.



NR Freehold Sites*

4 sites identified - Station Front, Station East, Lower/Upper Marsh and Lambeth North. Sites need to be brought forward with a balance of public realm and development. High level indicative quantum is illustrated as part of the masterplan to support the viability and delivery appraisal. Massing to be developed at next stage.



Viaducts and Undercrofts*

Opportunities to maximise the potential of underutilised assets, providing key activation, connectivity, revenue generation, amenity and workspace benefits.

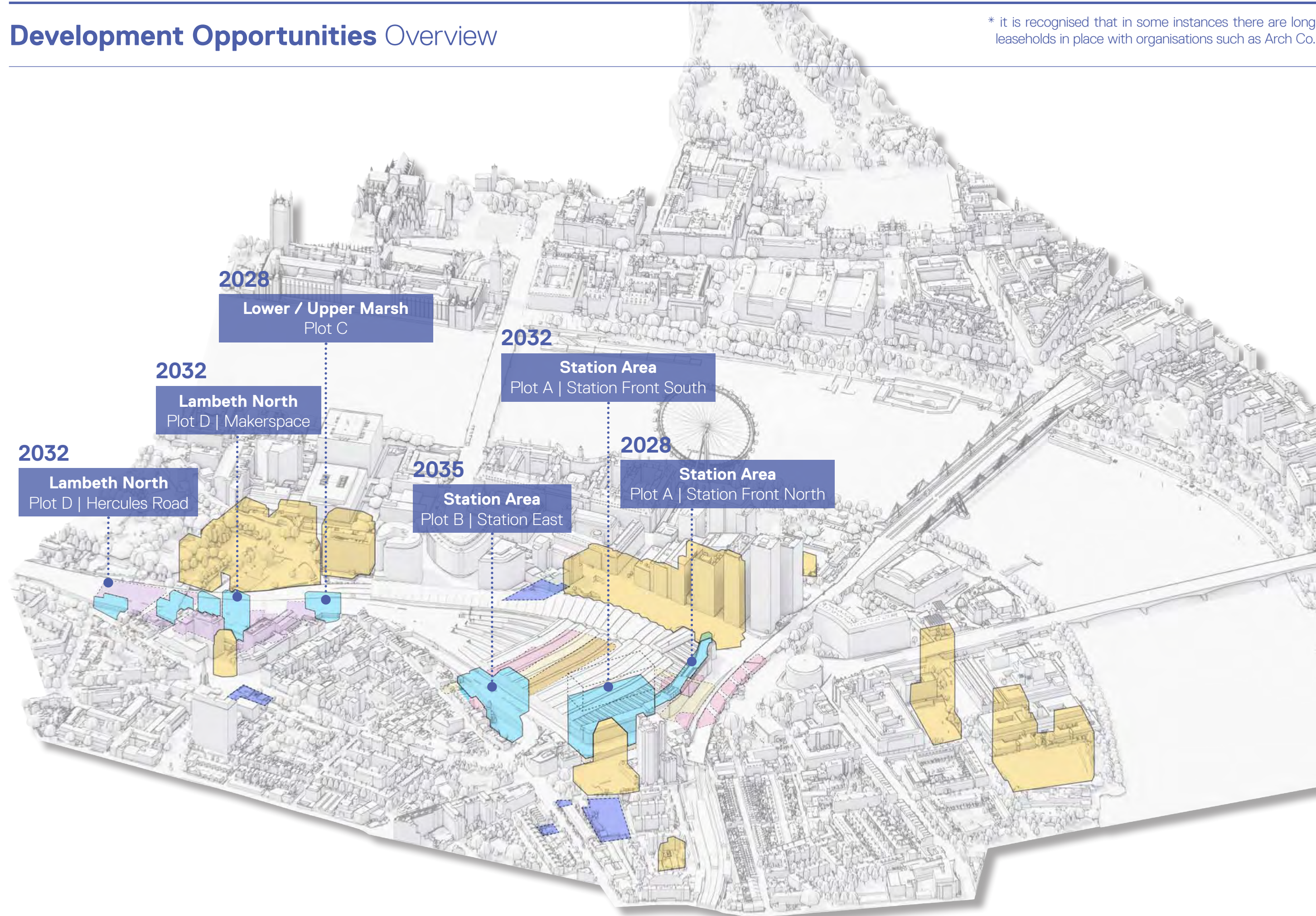


Wider Infill Sites

Third-party sites identified for potential future development. When development opportunities arise, masterplan principles of urban repair, activation, public realm enhancements, and enhancing unique character areas should be applied.

Development Opportunities Overview

* it is recognised that in some instances there are long leaseholds in place with organisations such as Arch Co.



Station Area Delivering Value for All

Within the station area the masterplan aims to create a multimodal mixed-use hub which maximises the station's potential as a place-based economic catalyst. The creation of a destination in its own right will help to support more jobs, services, assets, and amenities.

Key priorities for the station area include:

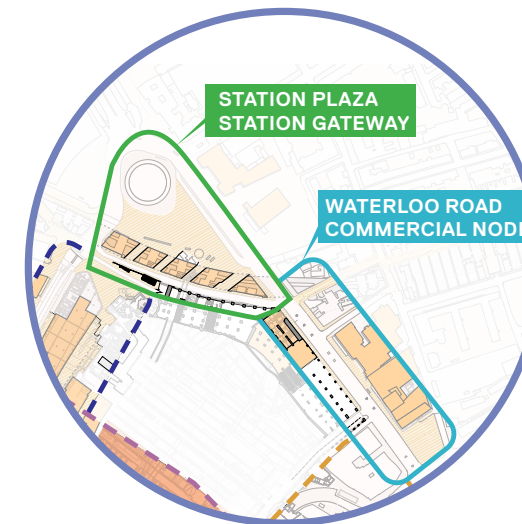
- Delivering best-in-class transport infrastructure and interchange
- Providing a catalyst for economic transformation and sustainable growth
- Providing new accessible connections through the railway corridor - uniting communities and neighbourhoods
- Maximising the potential of existing assets such as the Undercrofts
- Providing value through unlocking development plots to support the station and public realm works
- Delivering wider public benefit of new facilities and ground floor community uses within the undercrofts

Station North: Unlocking the Station Frontage through Development

Creating a permeable station frontage with clear public and private access



Strengthening the different character areas along Waterloo Road through public realm and development

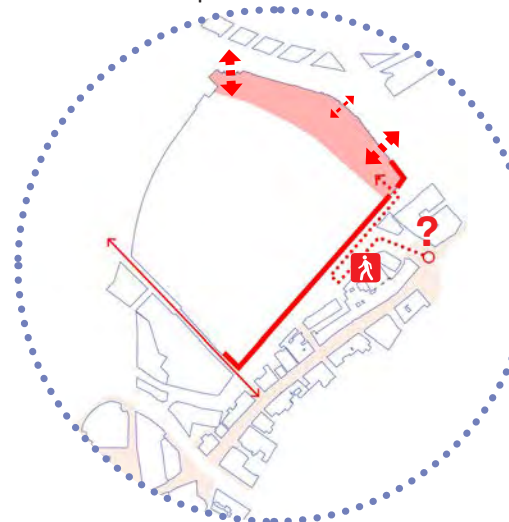


Providing address and activation on Waterloo Road



Station East: Bringing the Station to the Street

Thriving centre of street but loses impact at either end



Bringing the station to the street to thresholds with different characters

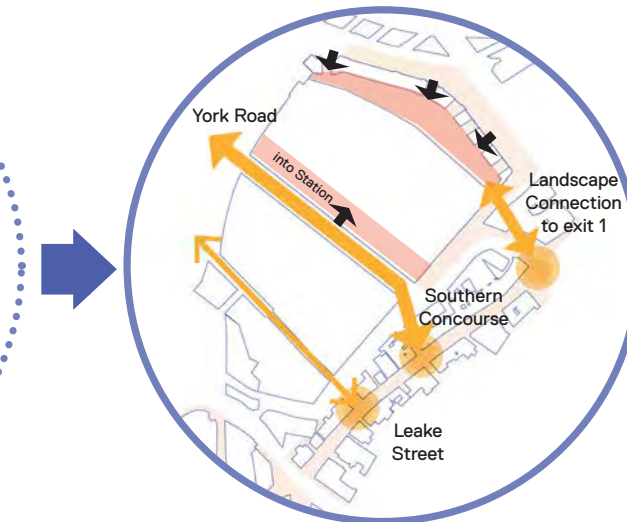
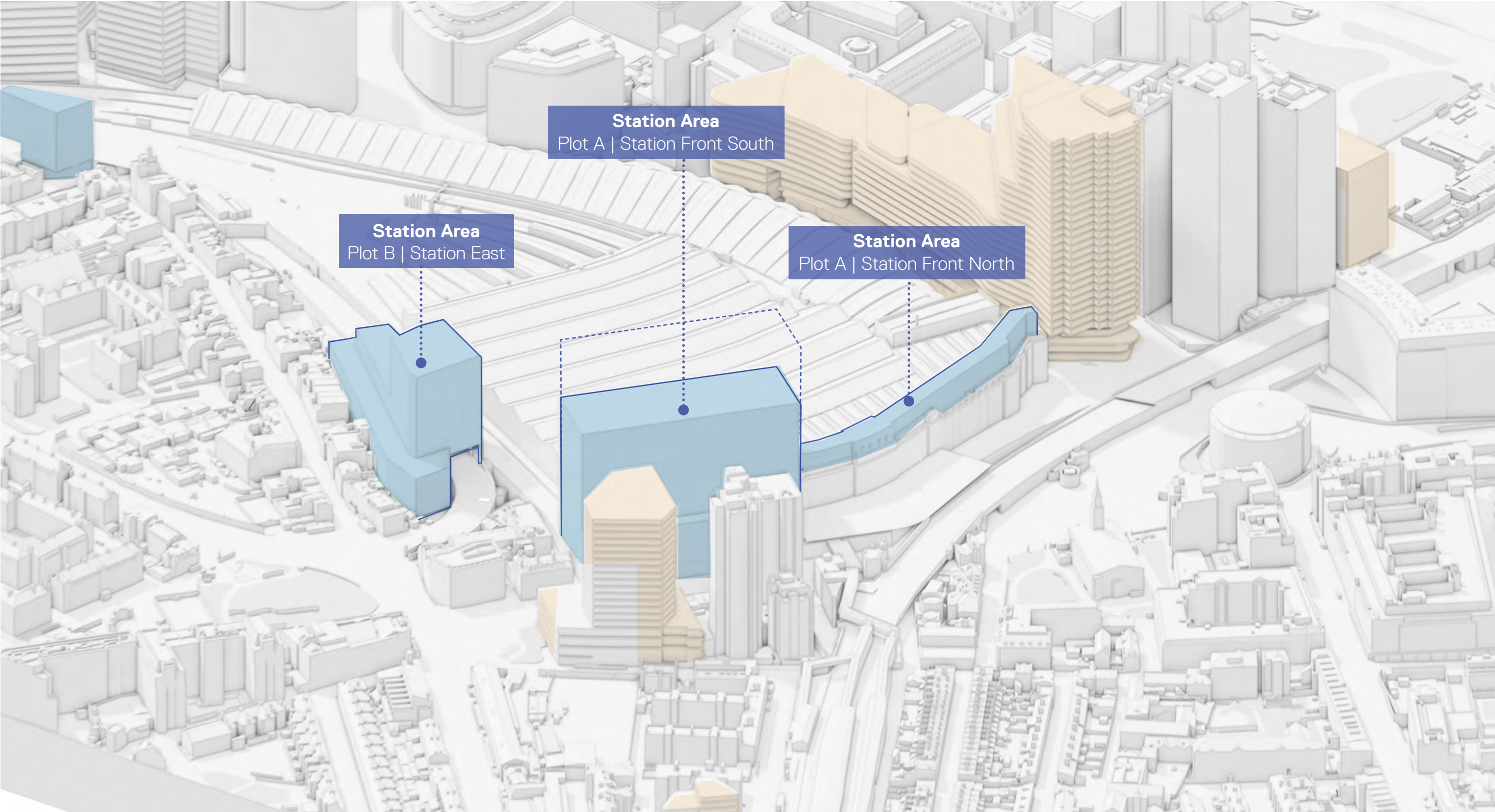


Figure 5.10: Epe sed ut quia sum re nus velique nis

Station Area Delivering Value for All



Station Area Station North | Improved Public Realm

Urban and Station Development Principles: Public Realm

- 10,000m² new or enhanced pedestrianised space
- 10 new pedestrian only connection routes
- 5 new or enhanced station entrance points
- 150% more capacity at Exit 2 with separated flows



Mepham Street

From inhospitable barrier to activated, permeable public space

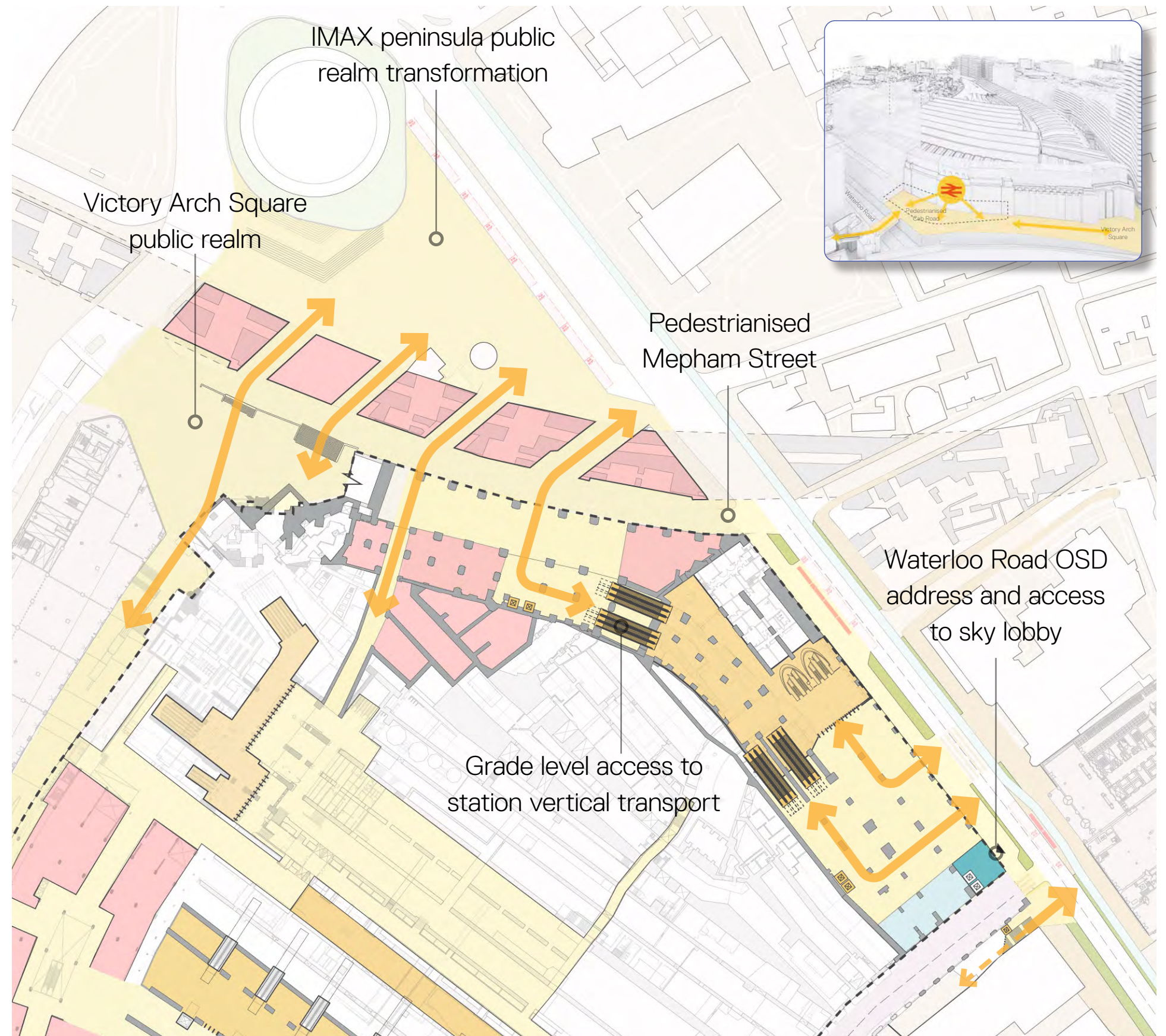


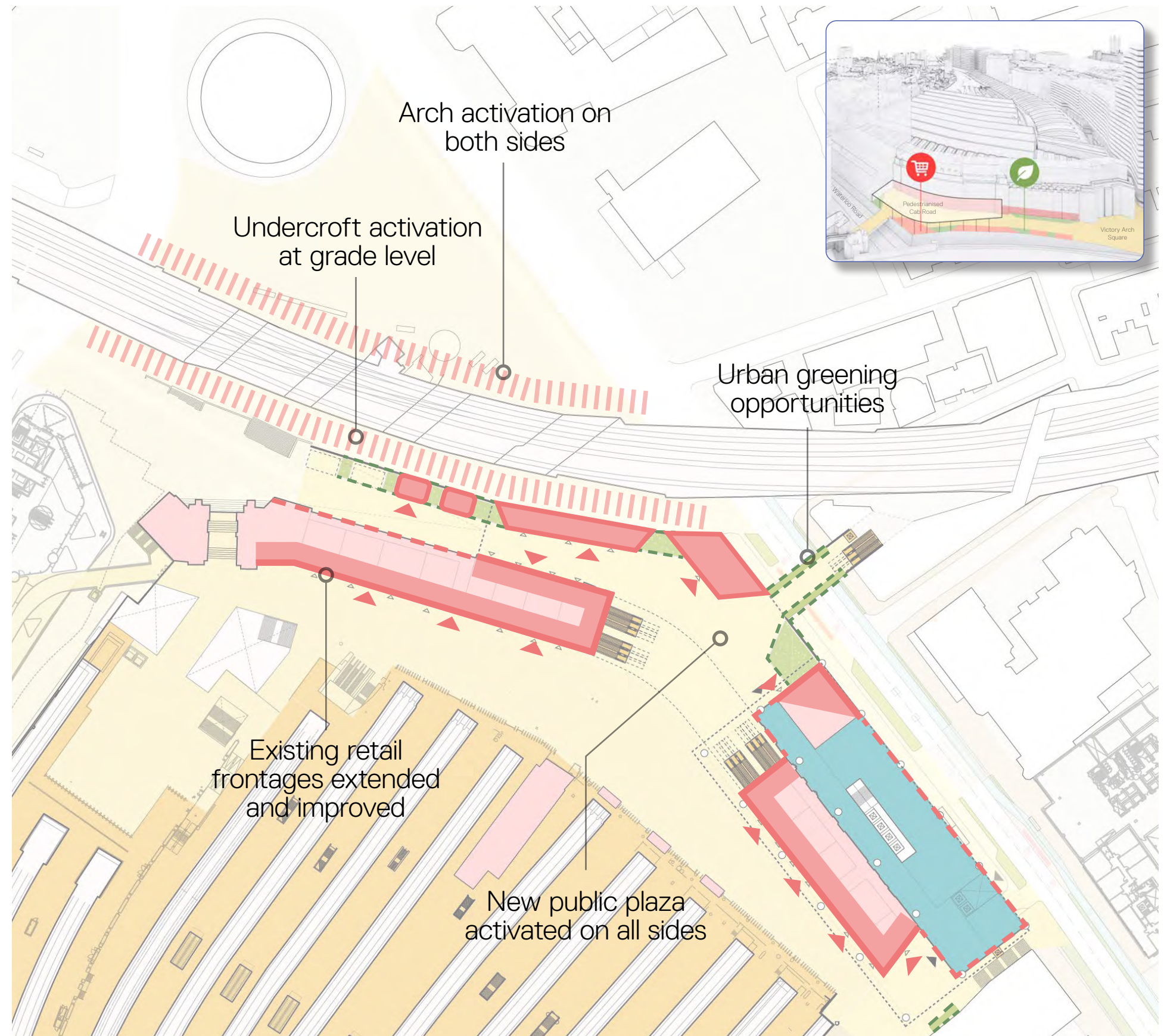
Figure 5.12: New Public Realm with Active Frontage

Figure 5.13: Grade Level Plan

Station Area Station North | An Activated Station Frontage

Urban and Station Development Principles: Activation

- New high-quality public plaza at station frontage
- Prime retail located at grade
- 1,050m of new or enhanced active frontage
- 250m² new green infrastructure on Cab Road (1,900m² more widely around the station perimeter)



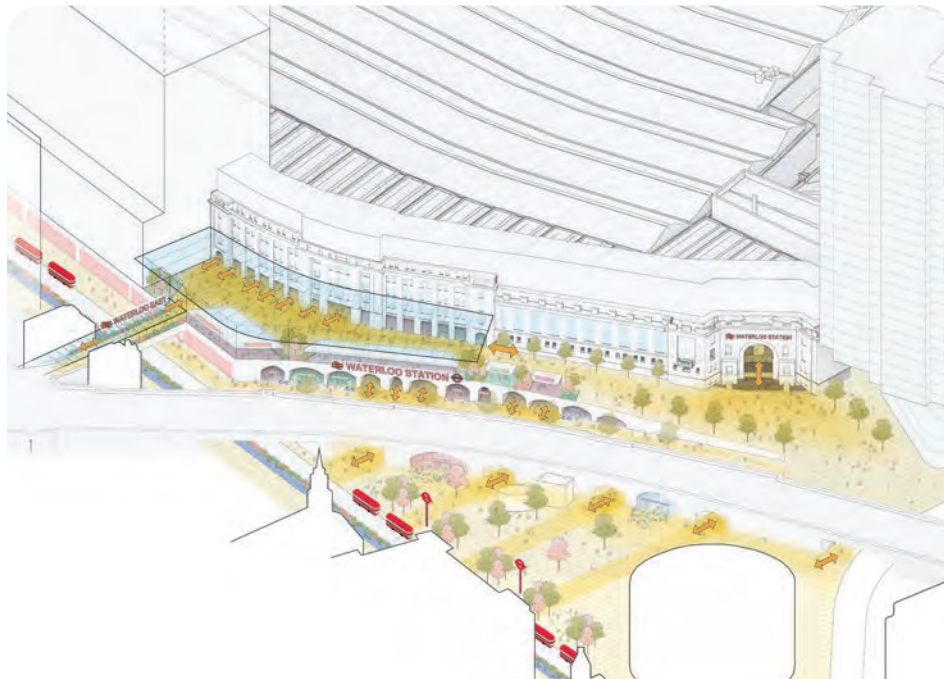
Station Portico

From a car dominated forecourt to a transformed station threshold

Station Area Station North | Station Benefits

Urban and Station Development Principles: Station

- 40% additional platform level concourse space
- 5 new or enhanced station entrance points
- Centralised vertical transport and onward connections node at widest point of concourse
- Direct, intuitive link to Waterloo East



Civic Gateway

From an unintuitive station barrier to a welcoming multimodal hub and civic gateway to Waterloo

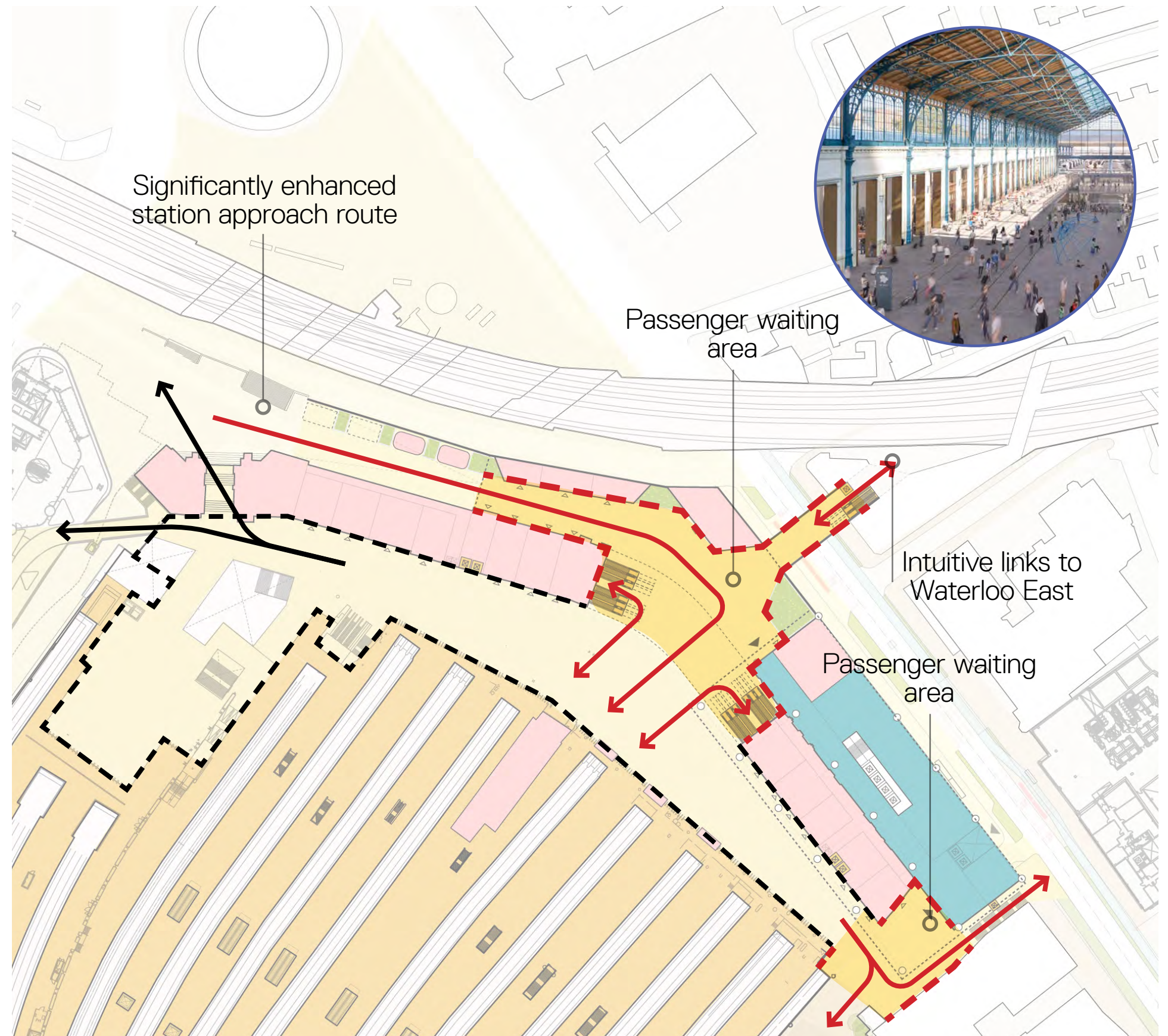


Figure 5.14: Expanded NR Concourse

