

Planning and Development

2024. The year ahead...



Development updates

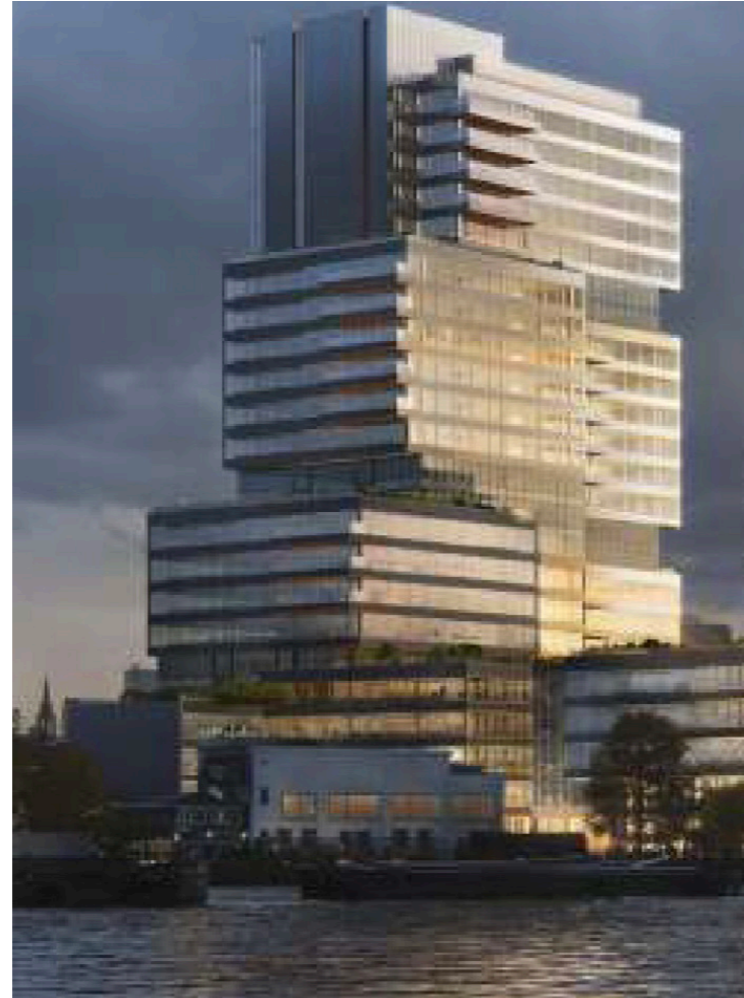
- The four over-scaled developments in the Southbank and Waterloo area continue to be stalled for a variety of reasons
- They have the potential to completely transform the area... but will construction ever actually start?



One Waterloo

Consented

on hold at least 2 years
due to market conditions/
funding issues



72 Upper Ground

Public Inquiry

Decision delayed...
... again
February 2024



Royal Street

No call-in

Gove has cleared the path
but potential challenges



18 Blackfriars

Planning

Imminent planning committee
Southwark

Development update

- Lendlease Elephant and Castle offices consented on appeal
- In October last year, councillors on Southwark’s planning committee rejected the planning application because of its “excessive height, massing and bulk”.
- But the planning inspector disagreed, writing in his decision notice: “It would not appear as a building that is too tall, or too big – it would appear as a building that has a contrasting form to the buildings around it.”
- “It would be different, obviously, but in a way that would be pleasing.”
- Timeframe on a very different scale to 72 Upper Ground:
 - refused: October 2022
 - appealed: April 2023
 - inquiry: Sept 2023
 - decision: November 2023



scale...

- To help understand scale, the combined floor area of the four largest developments planned for the area is...
- equivalent to a greater floor area than 6 shards combined...



Development - Waterloo Station Masterplan

- And that's before you take into account any new development opportunities that emerge from the Waterloo Station Masterplan.
- A collaboration between Network Rail, Lambeth, Local landowners and stakeholders
- Waterloo Station Masterplan will be published in the new year
- Massive project with multiple strands and extended timeframe
- More tall buildings
- Possibility for smaller projects to emerge and be addressed in the shorter term
- Coming to the Forum in the spring



Public Realm - Spine Route

- These planned developments will put incredible demands on the public realm in the area, that is in great need of investment
- One positive is the commencement of the next phase of the Spine Route, improving links to and along the South bank



- Construction next phase - 2024.

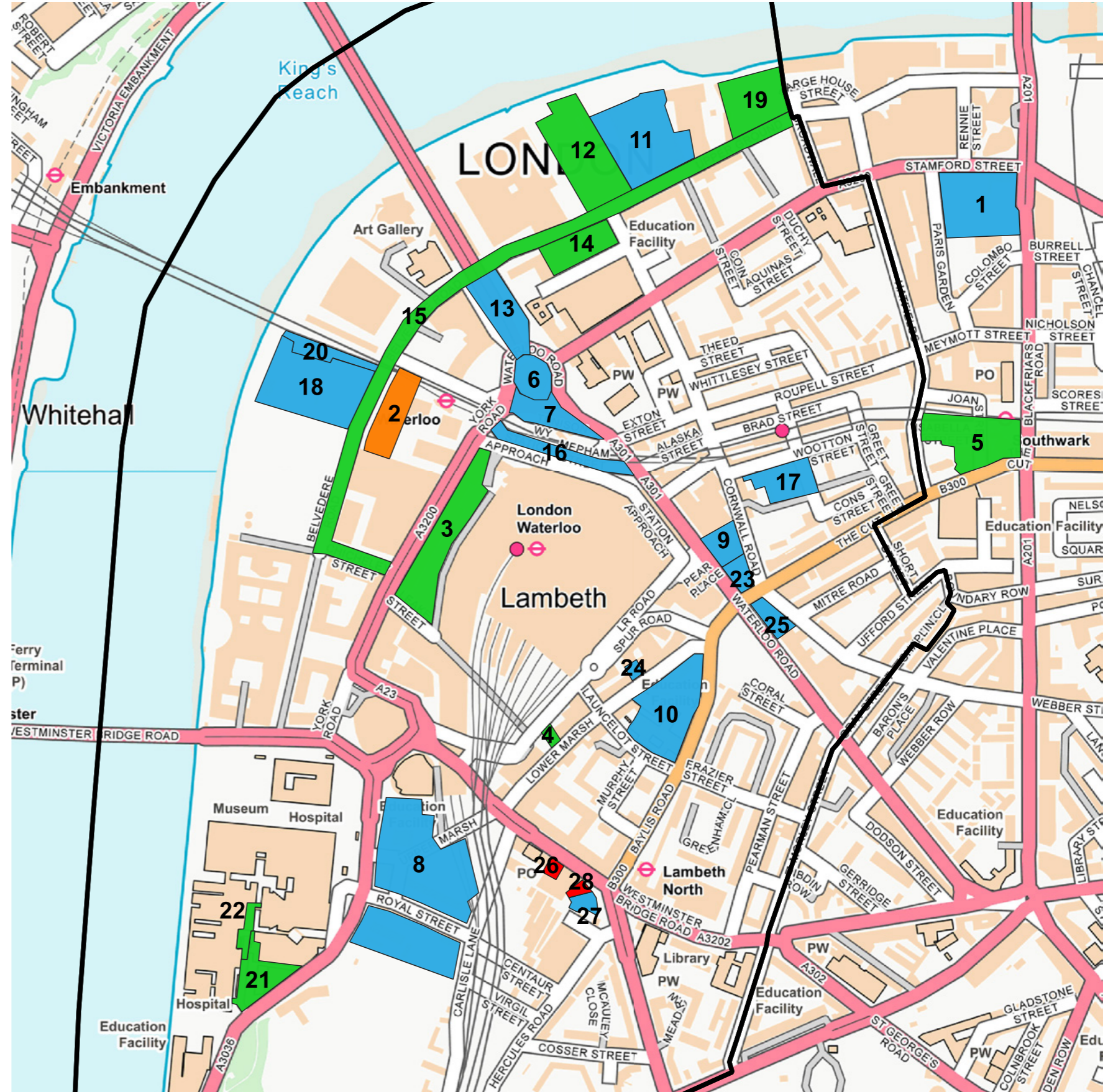
Public Realm

- But many other areas are still to be addressed, including the major thoroughfares and pedestrian routes through the area.
- As an example, The Queen's walk is incredibly popular and generates a lot of income, but is in a very poor stair of repair.



Construction co-ordination

- To address the impacts of Construction on the neighbourhood, a Construction Co-ordination Group meets monthly
- Members are all representatives of developers and their contractors, and the LB of Lambeth
- Purpose is to highlight areas of high construction impact and mitigate its effect where possible
- Potential Up and coming schemes as map
- With limited amount of construction currently going forward its task has been relatively straightforward
- Gearing up for when schemes go ahead by Lambeth recruiting a construction co-ordinator
- This role includes developing an overall strategy, co-ordinating contractors and dealing with disruptive issues as they occur



Regeneration - Emma Cons Gardens

- Lambeth are currently considering a planning application submitted for the regeneration of Emma Cons Gardens.
- The Steering Group is a great example of the community coming together to collaborate and drive forward this positive initiative.



— Bankside Open Spaces Trust
— Bourne Capital
— Greater London Authority
— Lambeth Council
— Lambeth Estate Residents' Association
— Network Rail
— New Cut Housing
— Oasis
— Octavia Hill Residents Association
— The Old Vic
— Safer Neighbourhood Panel
— South Bank & Waterloo Neighbours
— Transport for London
— Union Jack Club
— Young Vic
— Waterloo Community Development Group
— We Are Waterloo

Regeneration - Lower Marsh

- SoWN are now supporting a similar collective of local individuals and groups in catalysing the revitalisation of Lower Marsh.
- Lower Marsh is our area's High Street and it has the potential to be the best of its kind, bringing benefits to all parts of the community.



Regeneration

- Existing traders need support and new sustainable independent businesses need to be attracted.
- Initiatives will include improving the quality of the physical environment and taking a creative approach to the retail mix.



Activation - Emma Cons Gardens

- In advance of the main project, Paul Cons is leading projects to activate the current Emma Cons Gardens.
- In 2024 the focus will be around a programme of summer events, bringing colour to the space and connecting people in the community.



Activation - Emma Cons Gardens



Activation - Emma Cons Gardens

