# London's former City Hall to become a vibrant mixed-use community hub by 2028



Plans to transform London's former City Hall, now known as 110 The Queen’s Walk, have been given the green light by Southwark Council, marking a significant step in revitalising the iconic but long-vacant building. The approved conversion will see the structure repurposed into a vibrant mixed-use development, incorporating offices, shops, cafés, restaurants, and a market hall adjacent to the sunken “Scoop” amphitheatre seating area. This redevelopment aims to breathe new life into a building that has stood empty since 2021, following the Greater London Authority’s move to a smaller venue in the Royal Docks.

Originally designed by Foster & Partners, the building’s distinctive curved glass form, sometimes dubbed the “glass testicle,” will be retained, although the proposal includes the removal of its glass shell and the addition of new balconies carved out of the glass, enhancing both its architectural character and usability. The redesign, developed by architectural firms Gensler and LDA Design, focuses not only on refurbishing the building but also on enhancing the surrounding public realm. Plans call for increased biodiversity and improvements to the “Scoop,” aiming to make the space greener and more inviting for public use.

The project is presented as a key opportunity to bring an important London landmark back into active use while contributing to the wider regeneration of the Bermondsey area. The architectural adjustment and commercial reimagining emphasize flexible usage, with partial demolition and extension works programmed to create adaptable office and retail spaces suited to modern business and leisure needs. Additionally, the public realm improvements are intended to create high-quality, accessible spaces for visitors and workers alike, with Southwark Council weighing the proposals carefully to minimise any negative impact on local transport and heritage.

The redevelopment timeline is now clearer, with enabling works scheduled to commence in August 2025 and the main construction phase following from February 2026, aiming for completion by summer 2028. Construction updates indicate measures will be in place to reduce disruption during the build, including noise and dust monitoring, acoustic barriers, and road cleaning, reflecting a commitment to community engagement and environmental sensitivity.

This long-awaited renovation represents a fresh chapter for a building that has symbolised London’s governance but also suffered from stalled progress and neglect. With the removal of some original features such as the spiral staircase and a more pronounced commercial focus, there is a palpable shift in the building’s role, from public government headquarters to a vibrant commercial and community hub designed to stimulate economic activity and public enjoyment in the heart of Southwark.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.standard.co.uk/news/london/old-city-hall-building-renovation-mayor-sadiq-khan-gla-b1252256.html), [[4]](https://www.lda-design.co.uk/kindling/news/new-chapter-for-city-hall/), [[2]](https://www.standard.co.uk/news/london/pictures-london-old-city-hall-sadiq-khan-southwark-council-developers-b1227537.html)
* Paragraph 2 – [[3]](https://southwarknews.co.uk/area/bermondsey/city-hall-to-get-a-revamp-with-shops-restaurants-and-new-balconies-carved-out-of-the-glass-testicle/), [[4]](https://www.lda-design.co.uk/kindling/news/new-chapter-for-city-hall/), [[1]](https://www.standard.co.uk/news/london/old-city-hall-building-renovation-mayor-sadiq-khan-gla-b1252256.html)
* Paragraph 3 – [[6]](https://opencouncil.network/meetings/47515), [[4]](https://www.lda-design.co.uk/kindling/news/new-chapter-for-city-hall/), [[3]](https://southwarknews.co.uk/area/bermondsey/city-hall-to-get-a-revamp-with-shops-restaurants-and-new-balconies-carved-out-of-the-glass-testicle/)
* Paragraph 4 – [[5]](https://www.110thequeenswalk.com/home), [[7]](https://www.110thequeenswalk.com/construction-updates)
* Paragraph 5 – [[2]](https://www.standard.co.uk/news/london/pictures-london-old-city-hall-sadiq-khan-southwark-council-developers-b1227537.html), [[3]](https://southwarknews.co.uk/area/bermondsey/city-hall-to-get-a-revamp-with-shops-restaurants-and-new-balconies-carved-out-of-the-glass-testicle/), [[1]](https://www.standard.co.uk/news/london/old-city-hall-building-renovation-mayor-sadiq-khan-gla-b1252256.html)

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## Bibliography

1. <https://www.standard.co.uk/news/london/old-city-hall-building-renovation-mayor-sadiq-khan-gla-b1252256.html> - Please view link - unable to able to access data
2. <https://www.standard.co.uk/news/london/pictures-london-old-city-hall-sadiq-khan-southwark-council-developers-b1227537.html> - This article discusses the lack of progress in redeveloping London's former City Hall, highlighting its current derelict state despite previous plans for revitalisation. It mentions the removal of distinctive features, such as the spiral staircase, and notes that the building has been vacant since 2021. The piece also references the building's original design by Foster & Partners and its previous use as the Greater London Authority's headquarters. The article touches upon the building's relocation to a smaller venue in the Royal Docks and the ongoing efforts to repurpose the structure.
3. <https://southwarknews.co.uk/area/bermondsey/city-hall-to-get-a-revamp-with-shops-restaurants-and-new-balconies-carved-out-of-the-glass-testicle/> - This article reports on plans to transform London's former City Hall into a mixed-use development featuring shops, restaurants, and offices. It details the proposed architectural changes, including the removal of the building's distinctive glass shell and the addition of balconies. The piece also mentions the building's previous use as the Greater London Authority's headquarters and its relocation to a smaller venue in the Royal Docks. The article highlights the approval process by Southwark Council and the anticipated revitalisation of the area.
4. <https://www.lda-design.co.uk/kindling/news/new-chapter-for-city-hall/> - This article discusses the approval of plans to repurpose London's former City Hall, now known as 110 The Queen's Walk, into a mixed-use destination. It outlines the design proposals by Gensler and LDA Design, focusing on revitalising the building and surrounding public space. The article highlights the introduction of new office and commercial spaces, enhanced public realm with increased biodiversity, and improvements to the sunken amphitheatre known as 'the Scoop'. It also mentions the building's vacancy since 2021 and the aim to modernise the structure.
5. <https://www.110thequeenswalk.com/home> - This official website provides information about the transformation of 110 The Queen’s Walk into a vibrant mixed-use destination. It details the project's vision, including the retention of the building's distinctive curved form, the introduction of new cafés, shops, and restaurants, and the enhancement of public spaces. The site also outlines the construction timeline, with enabling works beginning in August 2025 and main construction set to start in February 2026, aiming for completion in summer 2028.
6. <https://opencouncil.network/meetings/47515> - This document provides details of a planning application for the alteration and extension of the existing office building at 110 The Queen's Walk. It outlines the proposed development, including partial demolition, extension, and the introduction of flexible commercial floorspace. The document also discusses the planning committee's considerations, such as the impact on Borough Open Land, design and heritage impact, landscaping, and transport and highways impact. It highlights the benefits of the application, including bringing the building back into active use and delivering high-quality public realm improvements.
7. <https://www.110thequeenswalk.com/construction-updates> - This page provides updates on the construction progress of 110 The Queen’s Walk. It details the construction programme, including enabling works that began in August 2025 and main construction works set to begin in February 2026. The page outlines the activities on site, key milestones, and any temporary changes to the local area, such as footpath closures or periods of noisy works. It also describes measures in place to minimise disruption, including noise, dust, and vibration monitoring, acoustic barriers, and regular road sweeping.