



WELCOME

Welcome to our consultation on our vision for a new development at Royal Street, SE1.

This is an exciting opportunity to deliver new public realm, space for businesses, restaurants, shops and homes as well as laboratory space to develop cutting edge new healthcare technologies.

This consultation provides further information about the project, building on the dialogue Guy's & St Thomas' Foundation and Stanhope have had with local stakeholders and community organisations. It is the next step in a comprehensive consultation with the wider community as we develop our aspirations and designs for this site.

Please do take the time to look through this information, read more about the project and provide us with your views and ask any questions.

Our Team

These plans are being brought forward by the landowner, Guy's & St Thomas' Foundation, and its development partner, Stanhope, with the support of Guy's and St Thomas' NHS Foundation Trust, King's Health Partners and King's College London.

Our Design Team

We have assembled a world class team of architects and consultants to help us deliver our vision.

**ALLFORD
HALL
MONAGHAN
MORRIS**

**architects
Henley
Halebrown**

ARUP

Cobe

East
architecture
landscape
urban design
east.uk.com

FEILDEN FOWLES

MORRIS+COMPANY

Piercy&Company

STANHOPE

Guy's &
St Thomas'
Foundation

**KING'S
College
LONDON**

NHS
Guy's and St Thomas'
NHS Foundation Trust

KING'S HEALTH PARTNERS

STANHOPE



Aerial image showing site boundary within the red line

THE SITE

Guy's & St Thomas' Foundation own the Royal Street development site, which is 5.5 acres of land and buildings either side of Royal Street and Upper Marsh. It is located directly opposite St Thomas' Hospital on the South Bank, in the north of the London Borough of Lambeth. It is bordered by Archbishop's Park to the south, Carlisle Lane and the railway arches to the east, and Lambeth Palace Road to the west.

The site is currently occupied by a range of uses which includes offices (Becket House), private rented apartments (Stangate and Canterbury House), temporary workspace (Old Paradise Yard) and the Oasis Farm.

There are lots of opportunities to greatly improve the existing public realm and provide connectivity between the site and Archbishop's Park and the surrounding neighbourhoods. There are also some exciting possibilities to help Royal Street become the connection between the hustle and bustle of Lower Marsh through to the St Thomas' Hospital campus.

OUR VISION

Our vision is to create an exciting, thriving new neighbourhood at Royal Street.

This new neighbourhood will include laboratory spaces where clinicians and researchers at the cutting edge of British medical technology (MedTech) can work, benefitting from the proximity to St Thomas' Hospital.

We are also envisioning other commercial spaces, restaurants, and shops, as well as safer, greener, and more attractive public spaces and connections, and brand-new homes, including affordable homes.

At the heart of our proposals is a commitment to creating:



An innovation and knowledge cluster: Taking advantage of the proximity to St Thomas' Hospital, we will deliver lab spaces for cutting edge MedTech firms to use to develop new healthcare technologies that will support diagnosis and treatment. These will sit alongside other commercial spaces. Our aim is to stimulate innovation and creativity by encouraging and enabling collaboration between different sectors and organisations.



Flexible space for the community to use: Creating a place that can accommodate a wide range of activities and be used by local people for generations to come.



Open, welcoming places: New public spaces, inspired by nature, which soften and calm the existing urban environment and provide areas for people to relax and rest.



Better connections: Enhanced, safer routes which will help to connect the local area including Lower Marsh, St Thomas' and Waterloo Station.



A sustainable development that promotes health and wellbeing: Promoting cleaner air and less pollution with designs that prioritise pedestrians and cyclists over cars and buildings that have a low carbon footprint.



Design which is influenced by the local area's character: Taking inspiration from the character and materials of the surrounding area, including Lambeth Palace, St Thomas' Hospital and County Hall. Attracting people to the area seven days a week whilst adding to the existing sense of community.

OUR PROPOSALS AT A GLANCE

Our proposals will deliver new public realm, space for businesses, restaurants, shops and homes as well as laboratory space to develop cutting edge new healthcare technologies. All the new buildings (except for Building B) will include some lab-enabled space.

BUILDING A

- 12 storey building (54 metres)
- New offices and lab-enabled floors for life science occupiers
- An open ground floor providing new shops, cafes and restaurants
- A cycle hub
- A large outdoor public space with seating

Designed by AHMM



BUILDING B

- 17 storey building (55 metres)
- Circa 130 new homes, with 35% affordable
- Children's play-space within a private garden
- Internal communal rooms overlooking Archbishop's Park
- Two allocated spaces for use by the local community, suitable for a range of uses such as a nursery, cafe, or a garden centre

Designed by Henley Halebrown



BUILDING C

- New offices in a 14 storey building (65 metres)
- Dedicated cycle hub and shower facilities
- An accessible terrace for office tenants

Designed by Piercy & Co



BUILDING D

- New offices and lab-enabled floors for MedTech uses across a building comprising 17 storeys (78 metres)
- An open ground floor providing new retail, and the site's consolidated deliveries hub
- Affordable workspace hubs providing support for entrepreneurs, start ups and SMEs

Designed by AHMM



BUILDING E

- Commercial building of 15 storeys (62 metres)
- Circa 310,000sqft of modern offices and lab-enabled floors
- A ground floor and mezzanine designed to be flexible spaces, comprising the main entrance foyer, flexible workspace, community spaces and cafes or restaurants
- A dramatically decreased carbon footprint through retaining and re-using the structure of Becket House

Designed by COBE and Morris & Company



BUILDING F

- New affordable workspace underneath the railway tracks, bringing life to this under-croft space

Designed by Feilden Fowles



NEW GREEN SPACES

At the heart of our proposals is a commitment to creating and curating spaces which enhance the health and wellbeing of those who use them. We want Royal Street to be a pleasant, clean, green and safe environment for you to spend time in.

We want to complement and enhance the existing area by creating new and distinctive green spaces for everyone to enjoy.



TELL US WHAT YOU THINK..

We want to hear from you about what you think we should provide in the new public realm. Tell us about your ideas for these spaces and how you think they could be used.

1 A NEW LARGE GREEN SPACE

Overlooking Archbishop's Park, providing a new pedestrian route from Lambeth Palace Road to Carlisle Lane



2 CHILDREN'S PLAY SPACE

Within a private garden and a new pedestrian route south from Royal Street



3 A NEW PEDESTRIAN ROUTE

Along the railway between Upper Marsh and Carlisle Lane, activated by shops and cafes and part of Lambeth's Low Line Project



4 A NEW LANDSCAPED SPACE

With places to sit and relax, with the potential for new cafes and restaurants



5 IMPROVEMENTS TO ROYAL STREET FOR PEDESTRIANS AND CYCLISTS

With fewer parked cars, wider pavements and terraces/porches to provide shelter from the rain

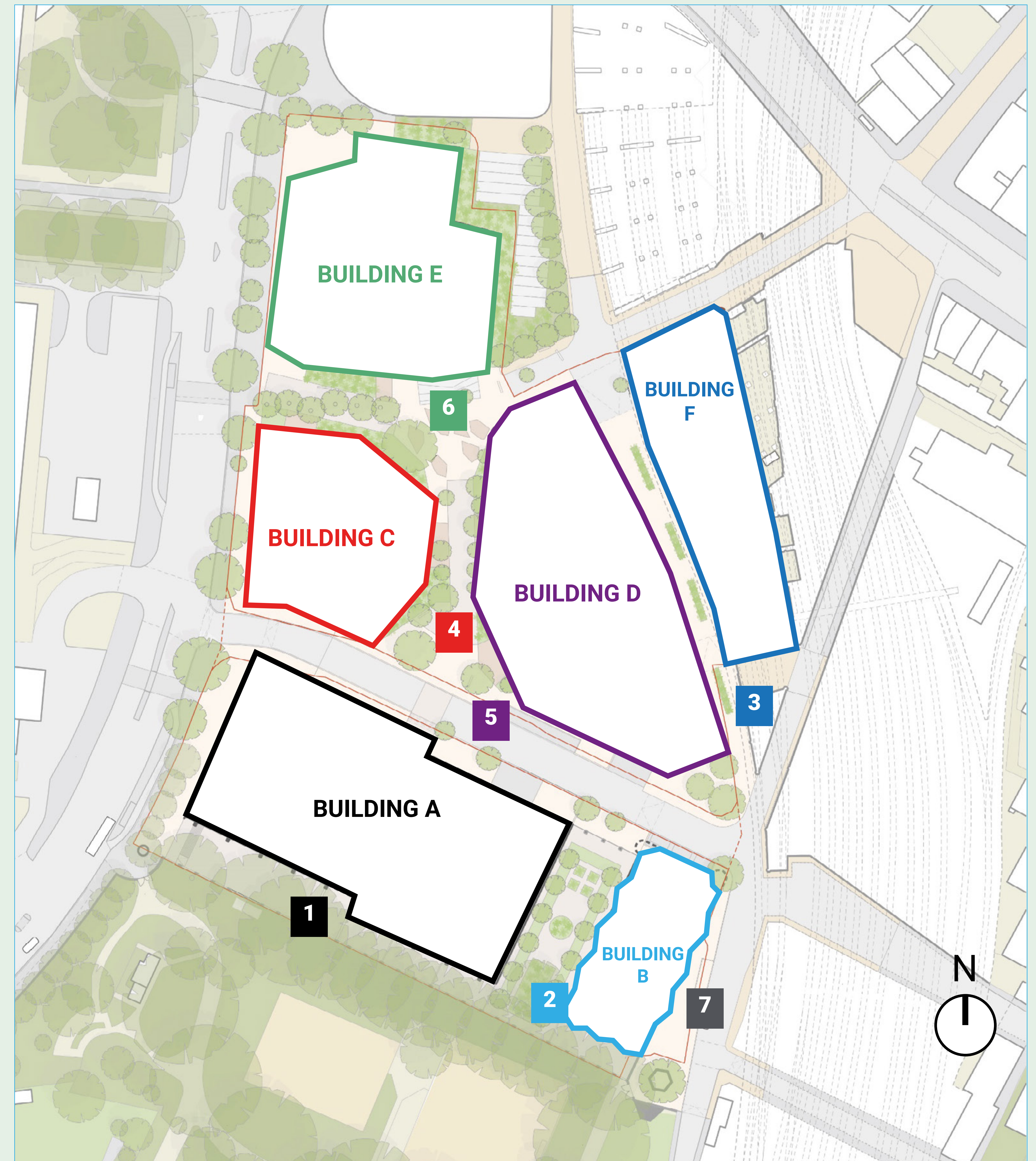
6 IMPROVEMENTS TO UPPER MARSH

With a more defined cycle route between Lower Marsh and Lambeth Palace Road



7 A NEW POCKET PARK

With an improved entrance to Archbishop's Park





INNOVATION AND OPPORTUNITY

A new innovation district and knowledge cluster for Lambeth

With St Thomas' Hospital and King's College London's (King's) university health campus in close proximity, our ambition is for this site to form part of a wider life sciences innovation district in south London.

Our proposals therefore include new laboratory and other spaces for clinicians, researchers and industry partners to collaborate and innovate, particularly in medical technology (MedTech) which both St Thomas' and King's are world leaders in.

This will help ensure the continued success of St Thomas' Hospital and continue to improve healthcare provision in Lambeth – and beyond.

What is MedTech?

MedTech refers to the 'medical technology' industry which seeks to find technological solutions to medical problems.

Whether this means finding new technology to help diagnose illnesses more quickly or incorporating technology in treatment, at home or in hospitals, MedTech is about finding 21st century solutions to healthcare problems.

For example, this might mean the development of new devices and equipment, such as smart pacemakers/inhalers, 3D printing or robotics, or digital health applications, including the use of Artificial Intelligence to assist in early diagnosis of diseases.

A range of new job opportunities

The proposals will be an important part of the wider regeneration of Waterloo and the South Bank, creating new jobs for the area.

In addition to new MedTech jobs, we are also looking to provide new office space, including affordable workspaces for small and medium enterprises (SMEs), new cafés, shops and other businesses, ensuring a diverse range of employment opportunities for the community.

Targets will be set for construction and in-use phases of the project as part of the Social Value Strategy to create jobs for local people, plus training and apprenticeship opportunities.

? **TELL US WHAT YOU THINK...**
What kind of shops and businesses would you like to see here in your neighbourhood?



Early image which shows how a community space might look

DELIVERING FOR THE LOCAL AREA

Flexible spaces for the community to enjoy for generations to come

We will deliver a range of new public spaces for the community to use and enjoy. This includes a sizable new green space as part of Building A, on the southern part of the site, which overlooks Archbishop's Park.

This space, with 180-degree views of the park and the potential for outdoor seating, could be suitable for a range of activities. Our proposals also include two allocated spaces within Building B for use by the local community, suitable for a range of uses such as a nursery, café, or a garden centre. We want to hear from you about how you think this

space could be used and if there is anything we should look to include here.

We are also considering how we can improve the gates and connections into Archbishop's Park itself to make the park more accessible.



TELL US WHAT YOU THINK...

What do you think is missing in the area now and how could we design this space to best serve the community?

Much-needed housing, including new affordable homes

Our proposals will help meet Lambeth's existing and growing demand for affordable housing by delivering around 130 new homes overlooking Archbishop's Park, of which at least 45 (35%) will be affordable. This is an increase since there is currently no affordable housing here.

The new homes will replace old, privately rented housing stock which dates from the 1950s and 1960s. These will be brand new homes, meeting all modern standards – spacious, light and highly energy efficient.



TELL US WHAT YOU THINK...

Do you have any thoughts on what we can do to make these homes of the highest possible standard?

GENUINELY SUSTAINABLE DEVELOPMENT

We are committed to making Royal Street a beacon of sustainability, with a low carbon footprint and promoting the health and wellbeing of the community, which we hope to achieve by implementing the following environmental and social priorities:

Environmental



Achieve net-zero whole life carbon



Be a leading part of the circular economy



Build in resilience to a changing climate



Enhance biodiversity and connect to nature

Social



Promote health and wellbeing



Improve outdoor and indoor air quality



Achieve inclusivity in the public realm



Nurture community cohesion and local employment

In response to the climate emergency we are targeting the very highest environmental standards.

The masterplan has been designed to ensure a low carbon footprint, minimising CO2 emissions at every opportunity. Measures include minimising embodied carbon by retaining the structure of Becket House, developing a low carbon structural frame, and designing the new buildings to achieve net-zero energy in use.

To promote the health and wellbeing of the community, Royal Street will be an all-electric development, significantly contributing to improved external air quality. Additionally, it will be car-free with a consolidated logistics strategy that reduces deliveries and collections to and from the site. This will help to improve air quality and create a more pleasant public environment.



TELL US WHAT YOU THINK..

Do you have any suggestions as to how we could make our development more sustainable?

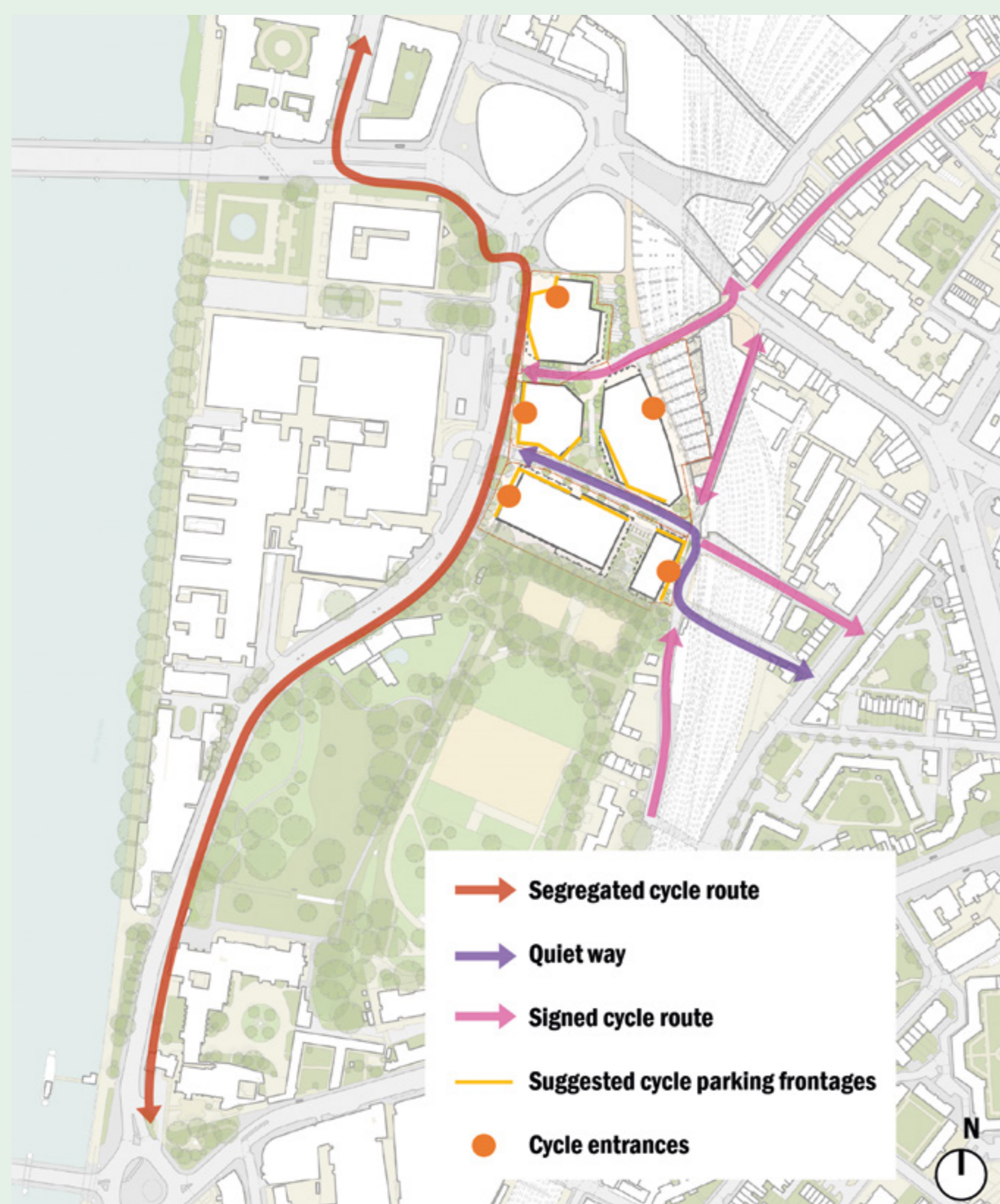
CONNECTIONS WITH THE WIDER NEIGHBOURHOOD

Our proposals provide an excellent opportunity to better connect Royal Street with its surroundings as well as improve the pedestrian and cycling environment.

To better connect to the wider neighbourhood, we want to:

- Knit together the surrounding areas by improving access to St Thomas' Hospital, Lower Marsh and the South Bank;
- Create a green corridor with tree clusters and green areas linking Archbishop's Park to the development;
- Improve the pedestrian environment and crossing provisions on Lambeth Palace Road;
- Create a new route along the edge of the railway viaduct following the principles of the Low Line project, offering an alternative north-south route to Lambeth Palace Road;
- Create an improved network of walking routes through the Royal Street site and beyond, better linking it with Lower Marsh.

Our proposals to improve routes across the site will help to encourage cycling and walking, with substantial cycle storage and excellent connections through the site.



Proposed cycle routes



Proposed pedestrian routes



TELL US WHAT YOU THINK...

What stops you walking or cycling in the area right now?
How can we make this a pleasant place to travel this way?

HAVE YOUR SAY AND NEXT STEPS

We are at an early stage in developing our plans and we want to hear your views on these initial ideas for the Royal Street site. Your feedback is essential in helping us to shape our proposals.

We will share more detailed designs as they evolve, when you will again have the opportunity to provide your comments and ask any questions, before we submit a planning application to the London Borough of Lambeth in early 2022.



Complete the online survey on our website at royalstreet.co.uk



Complete and return the comment card available.



Email royalstreet@londoncommunications.co.uk



Freephone 0800 307 7547



SCAN HERE TO
HAVE YOUR SAY

Timeline



Large print and other languages

This information can be made available in alternative formats, such as easy read or large print, and may be available in alternative languages upon request. For more information, contact royalstreet@londoncommunications.co.uk.

Developing a Social Value Strategy – Your Vision for Royal Street

Social Value Portal is supporting Stanhope to develop a Social Value Strategy for Royal Street. This strategy needs to be created alongside local people to ensure local needs are addressed and local initiatives are supported through the way Royal Street is ultimately built, occupied and managed.

Add to the Social Value Map to share your vision for Royal Street. What are the greatest needs and opportunities for creating social value in the local area?

To learn more about our approach and the themes for the strategy, please view the 'About' tab on the Social Value Map on our website at royalstreet.co.uk/have-your-say/.