



An indicative view looking east along Archbishop's Walk, including a new public landscaped route with active spaces.

# WELCOME

## Welcome to our second phase of 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.**

In September and October, we introduced our early proposals for the development of Royal Street and asked for your thoughts on what you would like to see included in the plans as they are developed further.

We are now sharing our more developed designs, which have been shaped by your feedback from the first phase of consultation and provide more information about the community benefits that the development will bring to the local area and the wider borough.

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

# ABOUT US

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**.

The Royal Street project is a key part of the Foundation's property portfolio. This portfolio helps to generate income that goes into the charitable spending that the Foundation puts into improving health each year.

At Royal Street, the Foundation is working with Stanhope to embed health and wellbeing within the designs and uses, ensuring that the buildings, services, green spaces and the community being created by the new development have a direct and positive impact on health.

The Foundation will continue to be the freeholder of the site, maintaining a long-term interest in the future of Royal Street.

## About our team

**Guy's &  
St Thomas'  
Foundation**

Guy's & St Thomas' Foundation is an independent foundation investing in a healthier society. For over 500 years, they have been a constant in London's ever-changing landscape, at the leading edge of health.

The team at the Foundation believes that better health for all is within our reach and they contribute to that by investing in fresh thinking and bold action.

**STANHOPE**

Stanhope provides real estate development services in the United Kingdom. The company's development portfolio includes cultural, office, retail, residential, and mixed-use properties. Over the last 30 years Stanhope has created and reinvented some of the most recognisable buildings in London and beyond.

Supported by:



## Design Team

Architectural partners have been carefully chosen based on their approach to design, sustainability credentials and alignment with the vision for Royal Street.

Each building has been designed by a different architecture firm which allows each building to be unique and specially designed for their proposed use.

**ALLFORD  
HALL  
MONAGHAN  
MORRIS**

**architects  
Henley  
Halebrown**

**ARUP**

**Cobe**

East  
architecture  
landscape  
urban design  
east.uk.com

FEILDEN FOWLES

**MORRIS+COMPANY**

**Piercy&Company**

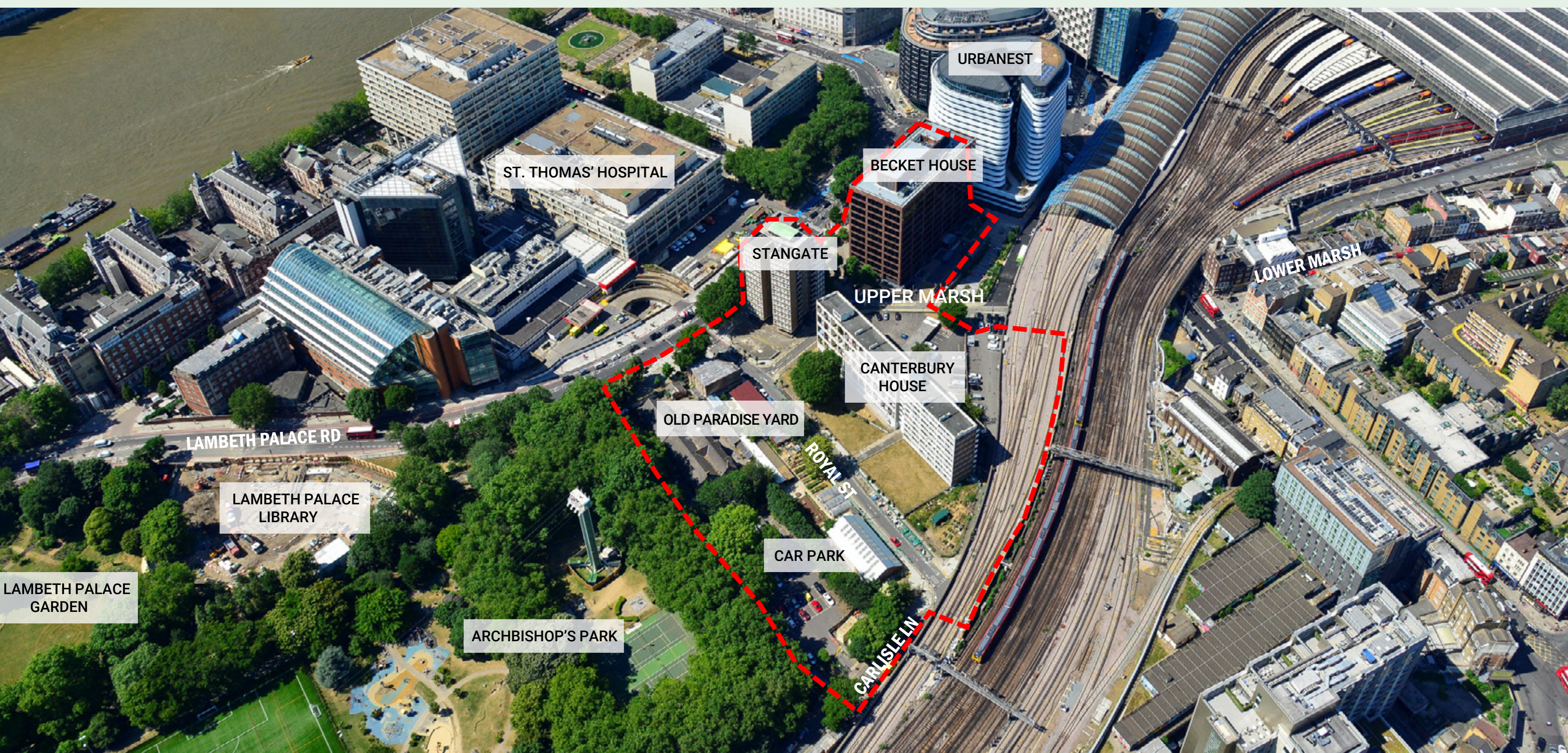
# THE SITE

The Royal Street development site is 5.5 acres of land and buildings either side of Royal Street and Upper Marsh in London's SE1.

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 viaduct to the east, and Lambeth Palace Road to the west.

With its close proximity to St Thomas' Hospital and King's College London's university health campus, the site is ideally placed for delivering lab spaces for cutting edge MedTech firms.

The site is currently occupied by offices (Becket House), short term private rented apartments (Stangate and Canterbury House), and the meanwhile uses of the Old Paradise Yard workspace and the Oasis Farm.



## IN RESPONSE TO FEEDBACK...

Lots of people asked us why the Oasis Farm and Old Paradise Yard have to move off the site. Both Oasis Farm and Old Paradise Yard are "meanwhile uses" – which means a temporary use on a vacant site, which is earmarked for development – and they were introduced by the Foundation because the site was underused.

While always intended to be temporary uses, we absolutely recognise the success of both the Farm and Old Paradise Yard, and the value of having flexible, affordable workspaces available in Central London. That's why we will be delivering substantially more affordable workspace as part of the new scheme, which will allow many more businesses to grow and thrive. The Foundation has a long-standing relationship with both Oasis Farm and Old Paradise Yard and are in close conversations with them to help plan their next steps.

# THE VISION

The vision for Royal Street is to create an exciting, thriving new neighbourhood that is world-class in how it promotes and facilitates people's health and wellbeing. Our aspiration is to create new buildings and spaces which champion the reduction of embodied and operational carbon, promote the health and wellbeing of those who occupy or live in close proximity, contributing to the character and quality of the public realm.



An indicative view from Upper Marsh looking towards the Low Line with the renovated railway arches



## An innovation and knowledge cluster

- Contributing to the emerging London health science innovation district
- Creating a hub to develop pioneering, life-enhancing medical technology
- Stimulating innovation and creativity by enabling collaboration



## Better connections with open, welcoming places

- New and improved routes to better connect the site with Waterloo, Lambeth North and Lower Marsh
- New commercial spaces, restaurants and shops to attract more visitors
- New public green spaces
- Flexible community space overlooking Archbishop's Park



## A sustainable development that promotes health and wellbeing, through designs that:

- Prioritise pedestrians and cyclists over cars
- Prioritise air quality
- Have a low carbon footprint
- Reuse structures and recycle materials wherever possible



## Delivering new homes, including affordable

- Bringing affordable homes to the site
- Overall delivering a total of 130 new homes, including 35% affordable



## Create new job opportunities and provide much-needed affordable workspace

- Bring around 10,000 jobs into the area upon completion. At least 25% of new jobs created would be targeted for local people
- Encourage a mix of entrepreneurs, start-ups and SMEs, alongside large, established companies
- Tailored programmes with local education and training providers to up-skill local people



## Design which is influenced by the local area's character

- Taking inspiration from the materials and surrounding buildings such as Lambeth Palace, St Thomas' Hospital and County Hall

# OUR PROPOSALS AT A GLANCE

## BUILDING A

12-storey building (c. 54 metres) that will deliver offices and lab-enabled space for life science occupiers.



## BUILDING B

14-storey building (c. 55 metres) delivering 130 new homes (35% of which will be affordable) and a children's play-space within a private garden for residents.



## BUILDING C

14-storey building (c. 65 metres) of modern offices with a dedicated cycle hub and associated shower facilities for office users.



## BUILDING D

14-storey building (c. 62 metres) providing offices and lab-enabled floors to be used for MedTech.



## BUILDING E

15-storey building (c. 62 metres) delivering 310,000 sq ft of modern offices with lab-enabled floors above.

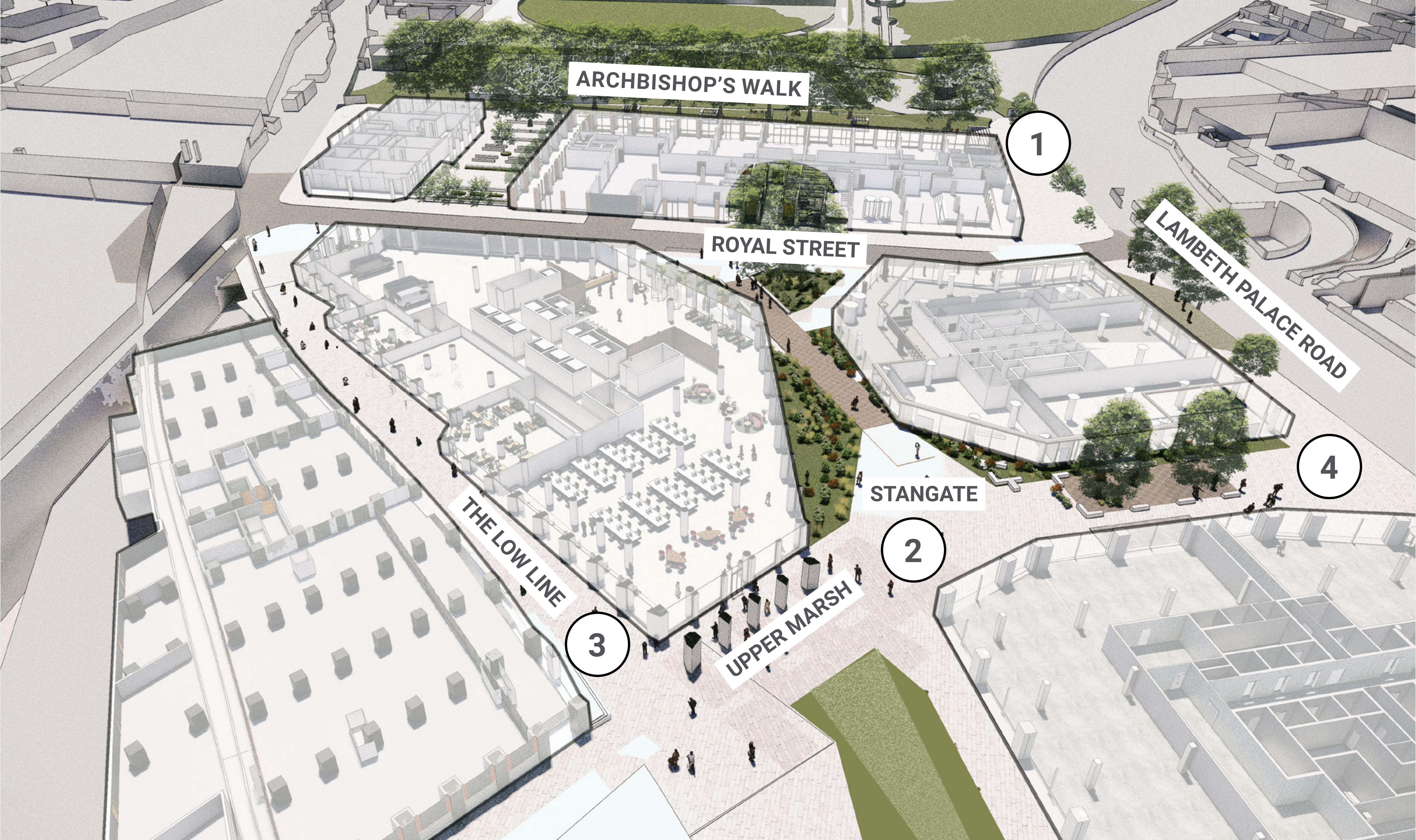


## BUILDING F

Renovated railway arches which will deliver new affordable workspace underneath the railway tracks.



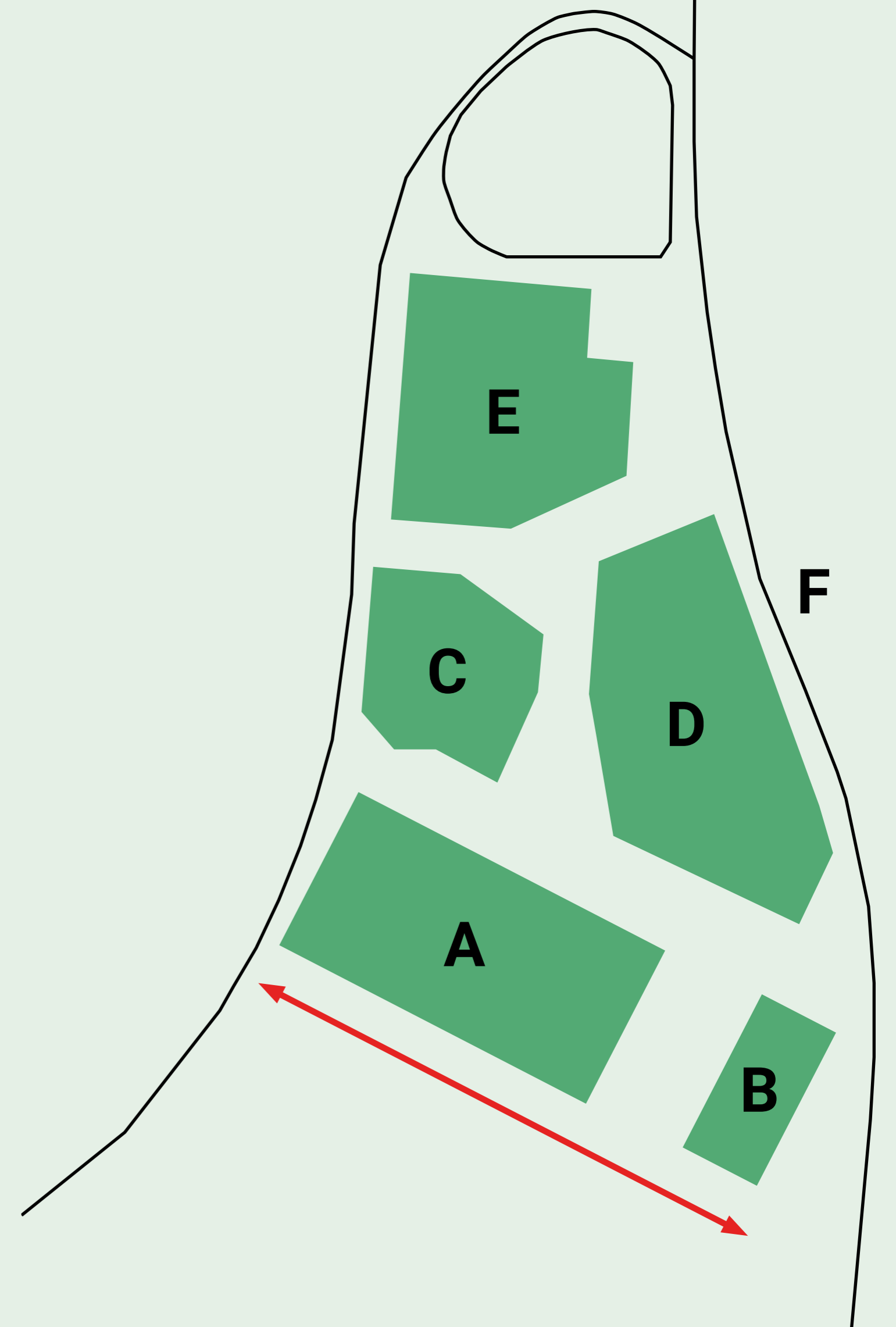
# OUR PROPOSALS AT A GLANCE



# A NEW LANDSCAPED SPACE OVERLOOKING ARCHBISHOP'S PARK



Alongside Buildings A and B will be a central, planted landscaped space overlooking Royal Street, with outdoor seating and active uses such as cafes and restaurants. At the southern end of the space close to the edge of Archbishop's Park will be a water feature with stepped seating for informal gatherings and socialising.



At the ground floor of Building B there will be two allocated spaces for use by the local community. These spaces benefit from a peaceful location looking south into the greenery of Archbishop's Park.



A play-space for young children within a private garden for residents. The courtyard garden provides private play-space for young children next to public spaces overlooking Royal Street and Archbishop's Park.

A new public landscaped route alongside Archbishop's Park will benefit from the majestic canopies of the existing London Plane trees, enhanced visual connections to the park and a range of active spaces that could be used for a nursery, small garden centre or café, as well as restaurants and outdoor public seating. These are located at the ground floor of Buildings A and B, bringing life to the area and encouraging visitors to spend time here. We would welcome your ideas on other potential uses for these spaces.

This route is connected to the new residents' shared garden between the two buildings, and also a space which can be used for informal gatherings and small events.



## IN RESPONSE TO FEEDBACK...

You asked us if a significant amount of green space will be included in the plans.

There will be an 89% increase in usable landscaped space when compared to what is currently on site. There will also be new private space for the residents in addition to this substantial amount of public space.

# IMPROVEMENTS TO ROYAL STREET ITSELF



Illustrative view of Royal Street looking south-east



## High quality new homes

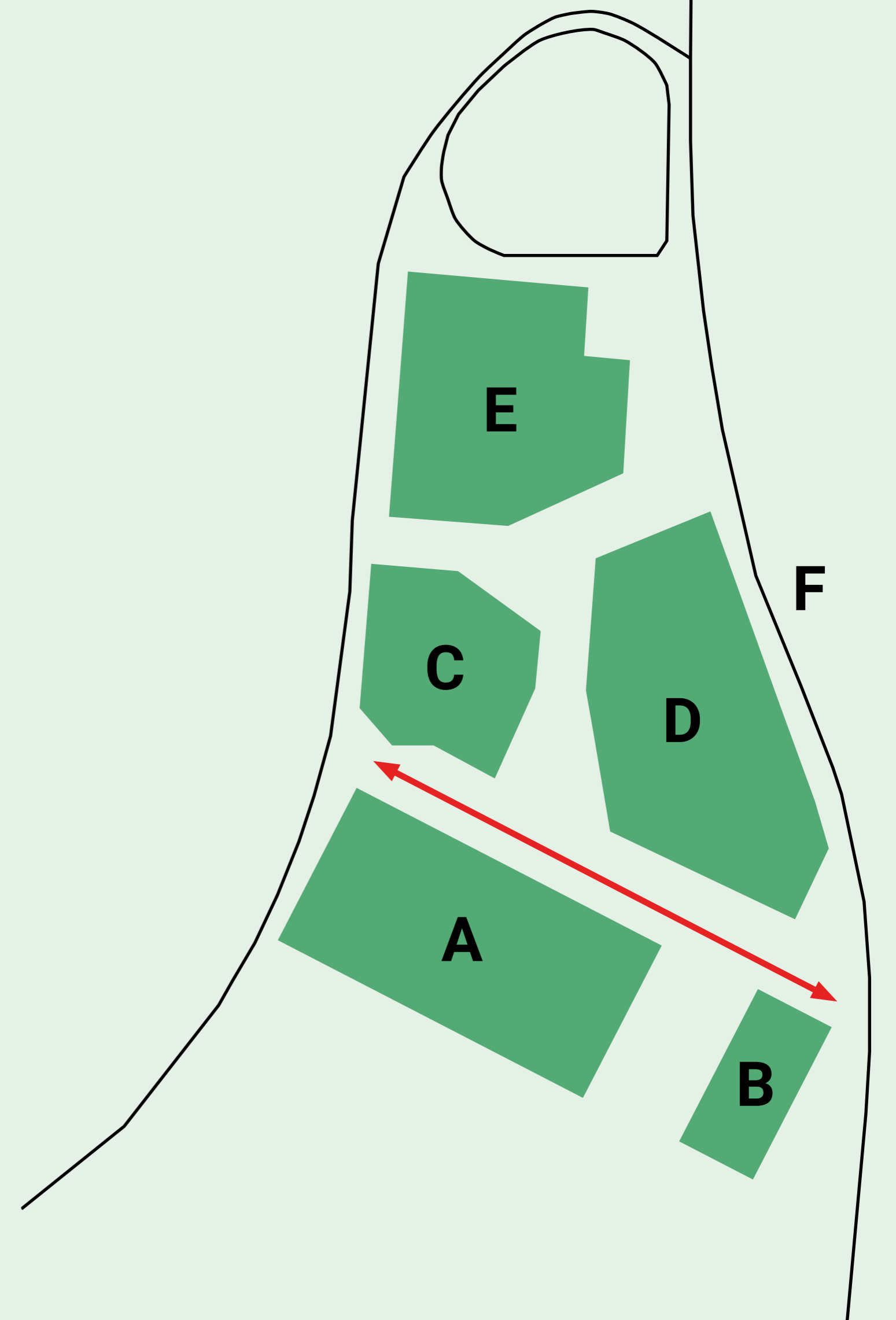
- Around 130 new homes of which at least 45 (35%) will be affordable.
- Located at the southern part of the site, the homes will benefit from being located next to Archbishop's Park



Illustrative view looking north from Royal Street between Buildings C and D



Illustrative view of Royal Street public realm outside Building D



The design team has focused on improving the existing route on Royal Street for pedestrians and cyclists.

The pavements on both sides of the road will be widened to allow for tree planting and soft landscaping, making this a more pleasant and safer place to walk. We will also make improvements to the road itself to create a shared route for vehicles

and cyclists. Most of the site's blue badge disabled parking bays will also be located here.

There will also be two new areas of soft landscaping next to Royal Street – one between the entrances of Buildings D and C, and a courtyard garden running between Buildings A and B through which Archbishop's Walk can be approached.



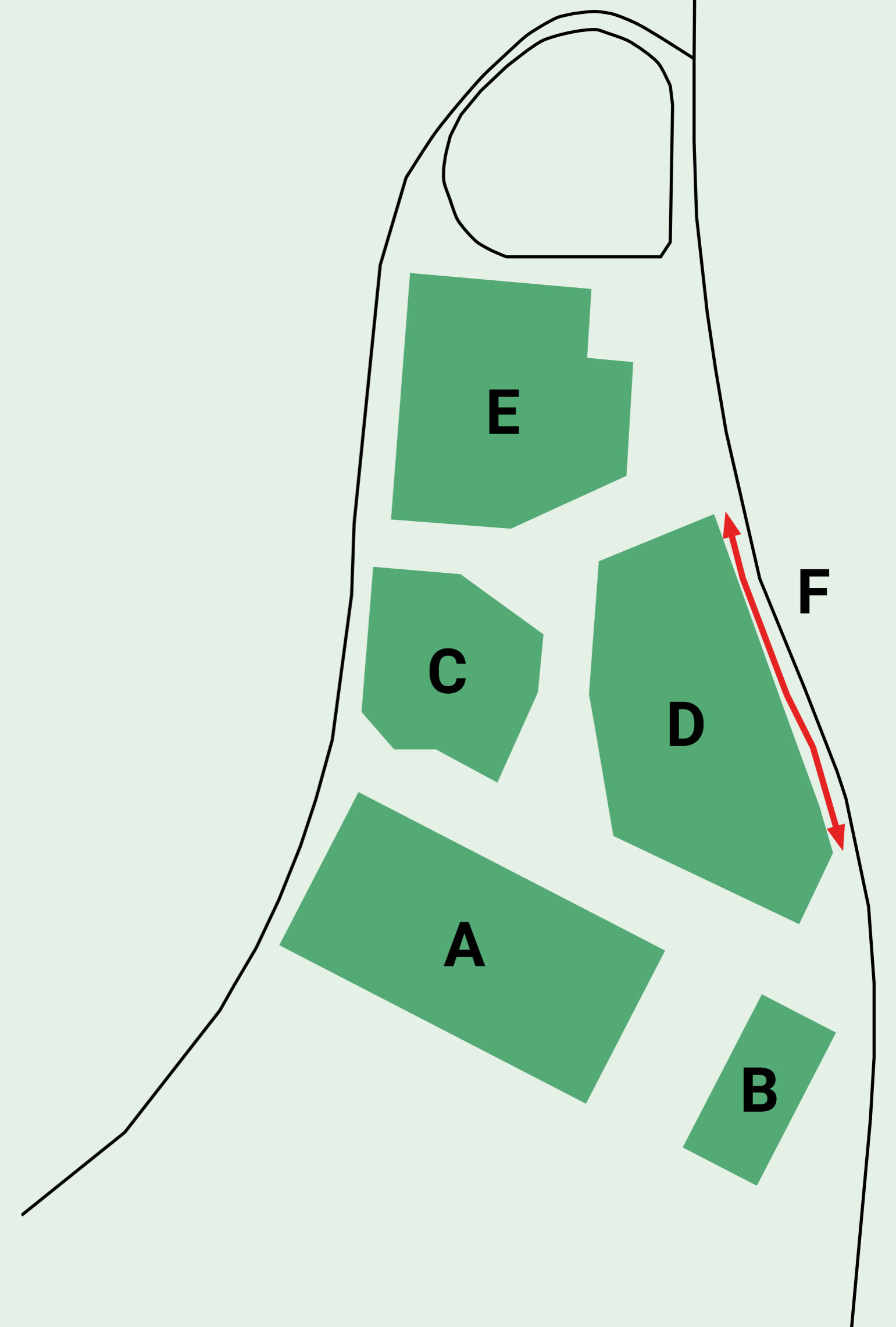
# A NEW PEDESTRIAN ROUTE ALONGSIDE THE RAILWAY



Illustrative view from Upper Marsh looking towards the Low Line with the renovated railway arches



Illustrative view of Building D and new Carlisle Lane approach looking north



Our proposals allow for the continuation of Lambeth and Southwark's Low Line, which comprises vibrant redevelopment of the arches and light industrial spaces associated with the railway lines. This has created a lively urban route for pedestrians and cyclists and provided the opportunity for small businesses to thrive – something which we want to see continue at Royal Street. The Low Line will connect to Westminster Bridge Road via a new public route opening up alongside Urbanest's arches development to the north.

Building F will provide renovated railway arches, delivering new affordable workspaces underneath the train tracks and bringing life to this under-croft space. There will also be new shops running alongside this route, activating this currently dark, under-used space.

Our proposals will provide an accessible environment connecting Upper Marsh southwards to Royal Street and Carlisle Lane.



## IN RESPONSE TO FEEDBACK...

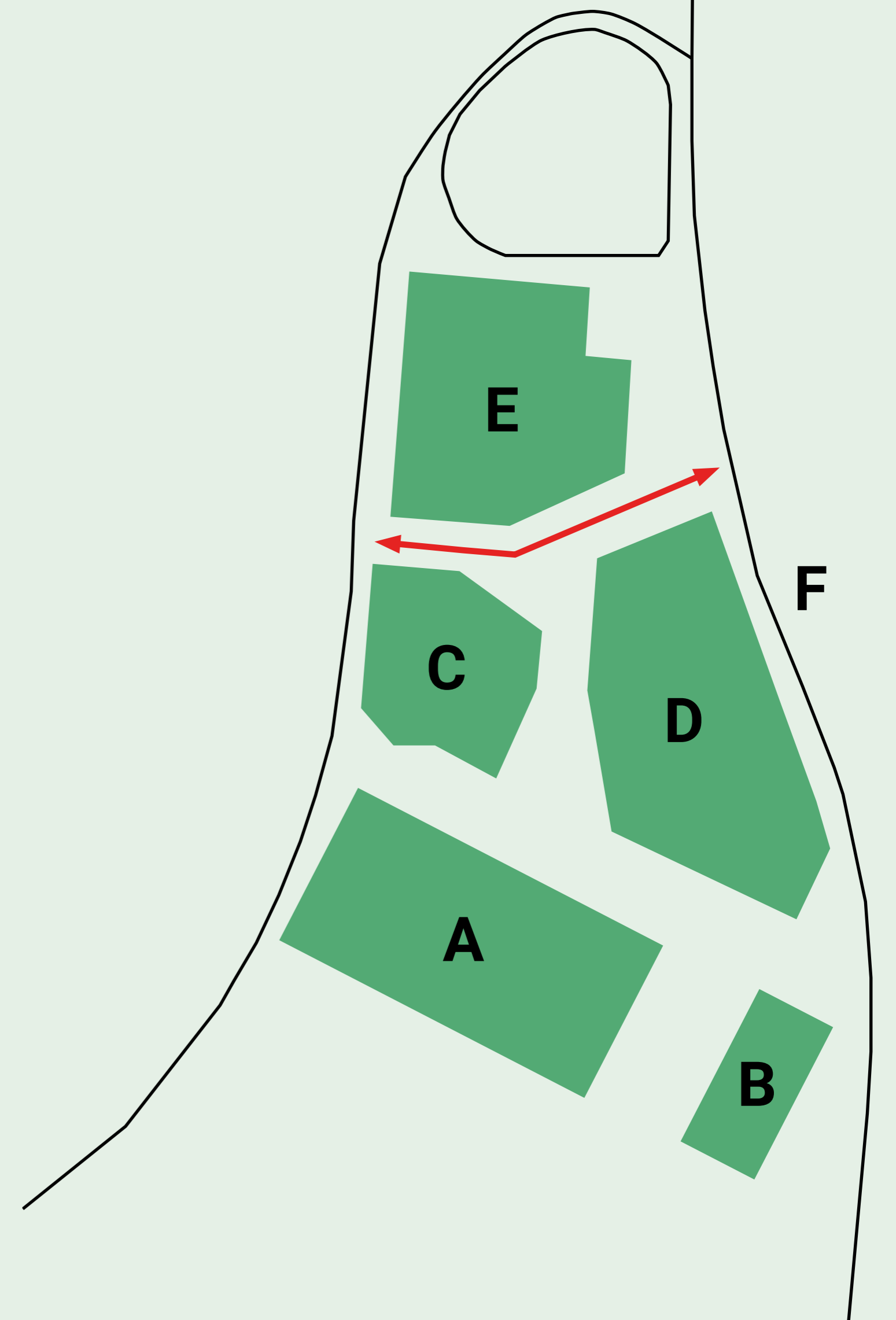
*You asked us how affordable the workspace will be for small, local, and independent businesses. In line with Lambeth's policy, we will deliver affordable workspace, which will be a substantial increase in the amount currently on site, and will be made available to local businesses, allowing them to grow and thrive.*

*You also asked us if the height could be reduced on any of the buildings. Since our first consultation, we have reduced the height of Building D from 17 storeys to 14 storeys in response to public feedback that it was too tall.*

# IMPROVEMENTS TO UPPER MARSH



Illustrative view of the pedestrian connection looking from Lambeth Palace Road



Illustrative view of the improved Upper Marsh tunnel route

Our proposals will provide an enhanced walking route between St Thomas' Hospital to the west and the bustling activity of Lower Marsh to the east. The dark, uninviting route beneath the railway lines into Waterloo will be re-surfaced to improve the existing cycling and pedestrian route.

We plan to improve the Upper Marsh tunnel route by cleaning the masonry, improving lighting and adding windows from the affordable workspace at the northern end of Building F.

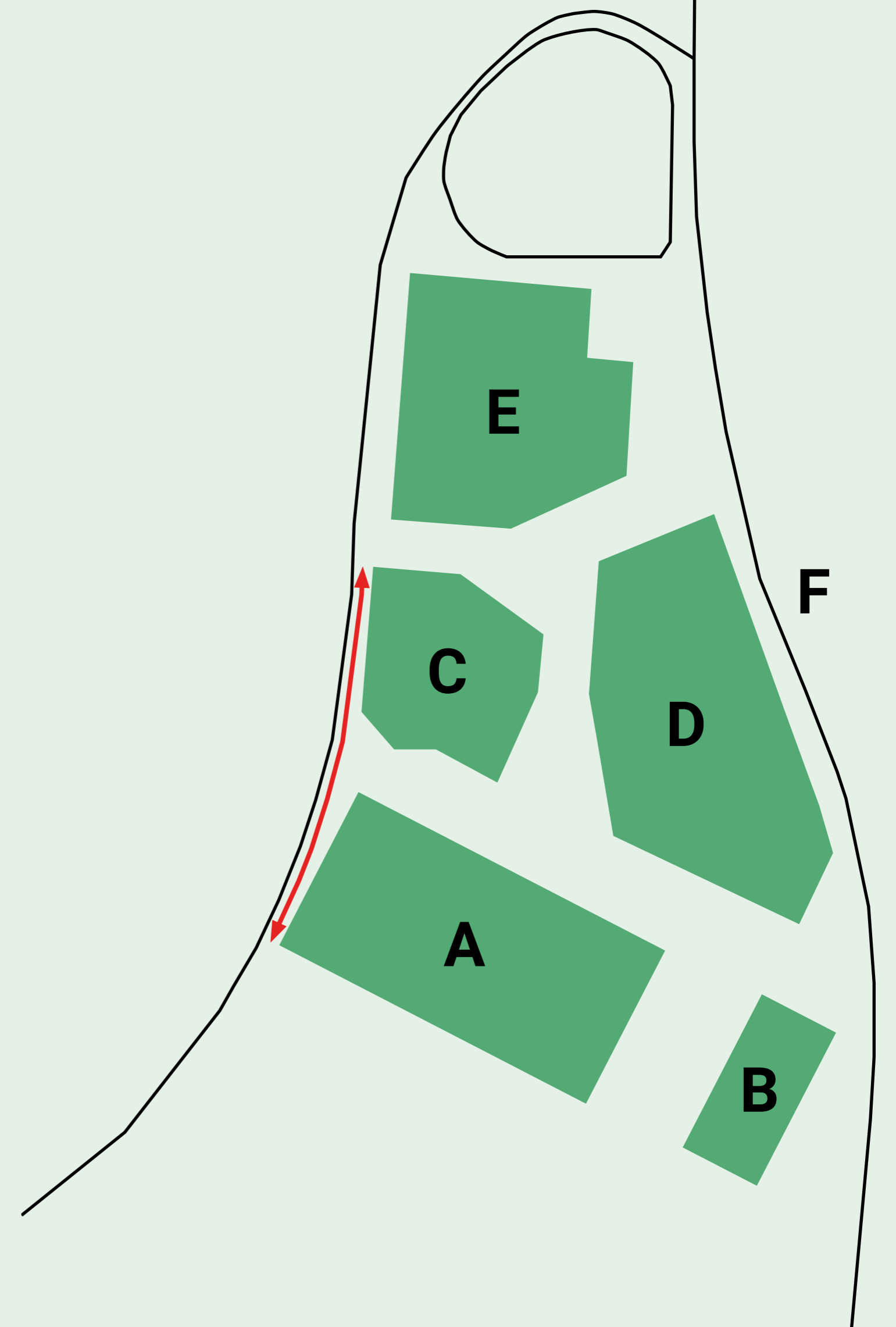
New windows facing north into the Upper Marsh railway tunnel will help make this key route to Lower Marsh feel cleaner, safer and more welcoming. There is also an opportunity for a commissioned piece of artwork within the tunnel, to add to the area's rich creative history.

Lambeth Palace Road will have a new and enhanced crossing and service entry at the junction with Upper Marsh. This will make this busy road easier to cross for people walking to or through the site.

# ACTIVATING LAMBETH PALACE ROAD



Illustrative view of relocated South of the River Sculpture



Illustrative view of ground floor entrance at Building C looking from Lambeth Palace Road

We will improve the experience for pedestrians by having the buildings located along Lambeth Palace Road set back from the pavements.

All the existing trees located on the street are being retained, with opportunities for some new soft landscaping along the edge of the road and short-stay cycle parking.

The junction between Royal Street and Lambeth Palace Road will be activated by placing a cycle hub with a café on this corner. Located within Building C, this will provide shower and changing facilities for office workers at basement level.



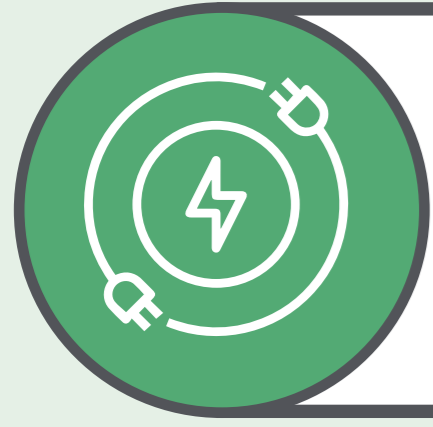
## IN RESPONSE TO FEEDBACK...

You told us that it is important that the South of the River Sculpture be relocated in a prominent location. We have maintained its visibility on Lambeth Palace Road, placing it at the junction with Royal Street where its form can be enjoyed centrally in the site.

# SUSTAINABILITY

We want Royal Street to be a beacon of sustainability, and set a new standard for sustainable development in Lambeth.

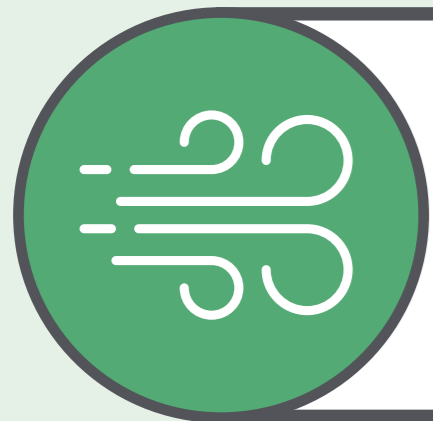
The key elements of our sustainability plan are:



An **all electric** energy strategy



**Low carbon design** features, including heat pumps



A **focus on air quality** through a consolidated logistics strategy, use of low emitting internal finishes, and pollution-free vehicle deliveries



Encouraging **sustainable travel** through the provision of 142 short term cycle spaces, shower and changing facilities, additional cycle storage for the commercial buildings, and an improved pedestrian environment



Designed with **climate resilience** in mind, including careful use of glass to maximise daylight and reduce overheating. Green roofs and landscaping will also help manage rainwater run-off and reduce the risk of flooding



Significantly **reduced embodied carbon** through choices of structural material and **reuse of existing materials** where possible



## IN RESPONSE TO FEEDBACK...

Many people raised concerns about the carbon emissions associated with demolition. We have carefully considered what parts of the site we can re-use.

With the aim of achieving the most sustainable design, we have developed a scheme that retains the structure of Becket House, bringing it a new lease of life. This will comprise:

- Additional floors and extensions to the existing structure, minimising the carbon footprint
- An upgraded facade to improve energy efficiency
- An all electric power source, contributing to improved air quality
- New amenity and workspaces designed with wellbeing in mind.

# COMMUNITY BENEFITS



**Much-needed housing, including new affordable homes** - Delivering around 130 new homes of which at least 45 (35%) will be affordable.



**New community and public green spaces** - With a flexible community space overlooking Archbishop's Park which could house a range of possible uses. There will be an 89% increase in usable landscaped space in our plans compared to what is currently on the site.



**Connecting the site to the wider area** - Prioritising the pedestrian environment, creating three completely new public walking routes across the site, and prioritise better cycling routes.



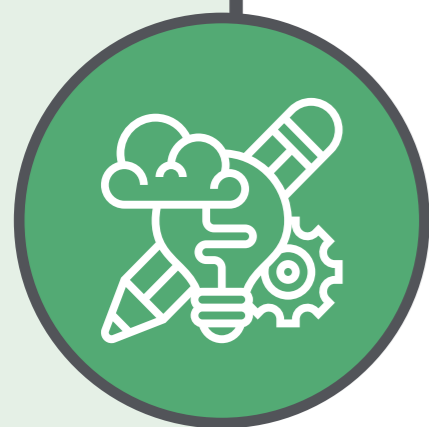
**Creating a new innovation district and knowledge cluster for Lambeth** - Contributing to the emerging London health science innovation district by creating a hub to develop pioneering, life-enhancing medical technology



**Jobs and education opportunities** - Bringing around 10,000 jobs to the area with a target of 25% of newly created jobs being for local residents. There will also be tailored programmes with local education and training providers to help local people to secure the skills and knowledge to access jobs in both the construction stage and with the organisations who occupy the completed buildings.



**Net Zero Carbon** - Designed with the future in mind. We have put sustainability at the heart of our plans and will be targeting Net Zero Carbon in operation.



**Affordable workspace** - A significant increase in affordable workspace, which will be made available to local businesses. This is targeted for small and medium enterprises (SMEs) and Lambeth's priority sectors – the creative, low carbon and life science sectors.



**Reinvesting** - As the Foundation will continue to be the freeholder of the site, the income generated from this development will go directly into improving health and wellbeing locally and beyond.

# NEXT STEPS

We are planning to submit a planning application in February 2022. We will then be aiming for the application to be considered and approved by Lambeth Council in Summer 2022.

Once the planning application has been submitted and validated, you will be able to view all the planning documents online on Lambeth Council's planning portal and comment on the plans as part of the council's statutory consultation.

We will continue to liaise with the local community and answer any queries they have about the plans up to and following submission of the planning application.

## Construction Management

A Construction Management Plan (CMP) will be put into place throughout the construction period detailing how vehicles will access the site and the timing of this access as well as the noise and dust mitigation methods that will be used throughout.

This CMP will be submitted as part of the planning application and agreed with Lambeth Council. We are proposing to appoint a specialist contractor for this work, through a competitive process, to ensure the works are delivered to a high standard.

## Contact us



Complete the online survey on our website at [royalstreet.co.uk](https://royalstreet.co.uk)



Email  
[royalstreet@londoncommunications.co.uk](mailto:royalstreet@londoncommunications.co.uk)



Complete & return the comment card available



Freephone  
0800 307 7547



SCAN HERE TO  
HAVE YOUR SAY

## Project Timeline



### September 2021

First phase of consultation



### November 2021 / December 2021

Second phase of consultation



### February 2022

Targeting submission of planning application to Lambeth Council



### Spring 2022

Statutory planning consultation run by Lambeth Council



### Summer 2022

Targeting approval of application at Planning Committee



### 2022-2023

Detailed design process and procurement



### Early 2024

Estimated start on site



### 2027-34

Phased completion of all plots

- o 2027 - Building A and B
- o 2029 - Building D and F
- o 2031 - Building C
- o 2032 - Building E