



CGI showing Plots C and D of the Royal Street development

ROYAL STREET

Royal Street is a new innovation district for London that will create vibrant, new cutting-edge spaces that support a diverse mix of knowledge-based organisations.

In this newsletter you will find:

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Our vision for Royal Street and how we are delivering benefits for the local community and Lambeth

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A project update

Further newsletters will be circulated providing updates as the Royal Street project progresses.

OUR VISION FOR ROYAL STREET

Royal Street is a thriving new place for innovation, health and communities in south central London. Across six new buildings it will create new cutting-edge spaces that support a diverse mix of industries and talent. It will be part of a thriving wider SC1 London Life Sciences Innovation District whilst also delivering much needed new homes, job opportunities and high-quality community and public spaces.



Jobs

Up to 6,200 jobs helping local people access high-growth sectors aligning with Lambeth's ambition to be a borough of opportunity.



Community uses

c.3,800 sqm of shops, restaurants, community and leisure uses to create a vibrant mixed-use development that is used by people of all ages.



New green spaces

A 41% uplift on existing public open space including a new pocket park with an improved entrance to Archbishop's Park on Carlisle Lane.



Better connections

Improvements to Royal Street, Upper Marsh, and Carlisle Lane tunnels creating more pleasant and safer routes for cyclists and pedestrians.



Sustainability

Buildings **designed with a focus on climate resilience** including low carbon design features and significantly reduced embodied carbon.



The site looking north west

PROJECT UPDATE

You will start to see the development come to life in the next three-to-six months as we commence work on improvements to the public realm at Royal Street, beginning at the rear of Canterbury House.

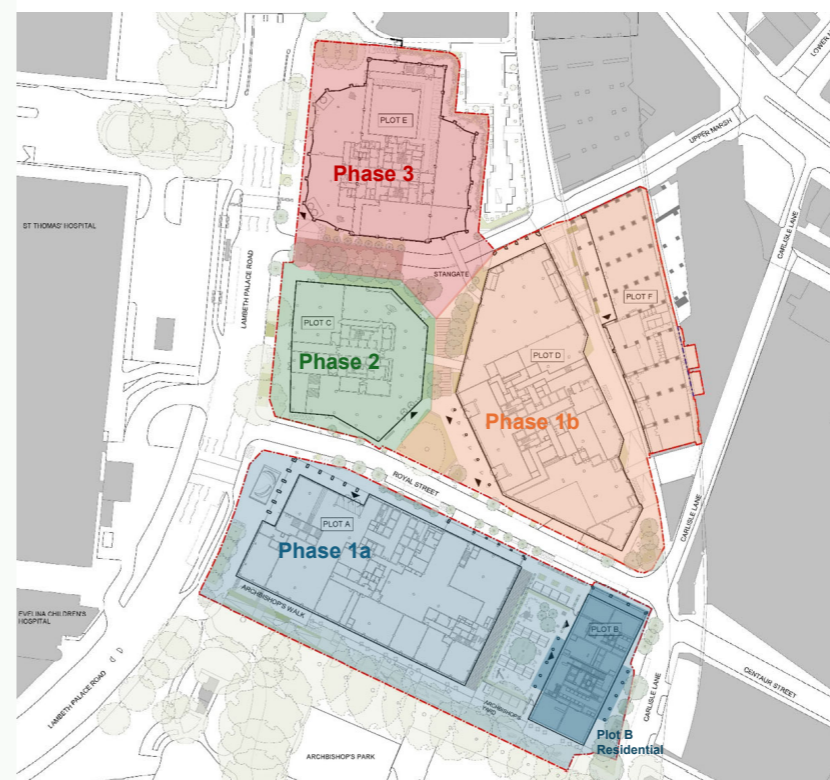
This first phase of public realm work will significantly improve this garden area into a tranquil landscaped zone with seating, new planting and paving. Our vision is that it becomes a well-used public amenity for the community and residents of Royal Street to enjoy. The remainder of the public realm improvements will be delivered following completion of the wider development.

The residential phase of Royal Street will be the first element of the development to be delivered, and later this year the Foundation will be seeking to appoint a specialist residential developer. We estimate work will start on site in the next 12-18 months and take an estimated 30 months to complete.

There will be 133 new homes, of which at least 50% will be affordable. These new homes will provide high-quality housing along with community space and some retail space.

This phase lies to the south of Royal Street, on land recently vacated by Oasis Farm and the NHS Car Park. We have had extensive discussions with both occupants, and they each have new premises to move into.

At this stage, no other occupants on Royal Street will be affected. While we don't yet have confirmed dates for the development of the remaining plots, please be assured that we'll keep everyone fully informed. We will be communicating openly and providing advance notice to all occupiers as soon as we have confirmed dates for the development of the remaining plots.



Meanwhile Uses



Oasis Farm

For the last 10 years we have supported Oasis Hub Waterloo in enabling their use of the Royal Street site on a meanwhile basis to host their city farm – Oasis Farm Waterloo. Since opening in 2015, over 2,000 young people received therapeutic support, in partnership with Jamie's Farm, helping them to build their self-esteem, resilience and a more positive outlook for the future.

The phased nature of the Royal Street development requires flexibility and preparation, and we now need the site cleared to deliver the first phase of the development efficiently and without disruption. Oasis Farm Waterloo closed their doors in October 2025 but the team are continuing the legacy at Oasis St Martin's Village in Lambeth, where a new permanent iteration of the farm will be opening in 2026.



Archbishop's Park Community Trust (APCT)

This unique charity currently occupies a small plot within the future Royal Street development site. As part of the redevelopment, APCT will be relocated to a newly designed, purpose-built garden area within the park. The new garden will be constructed by Guy's & St Thomas' Foundation (GSTF), who have collaborated closely with APCT to create a space that supports the continuation of their invaluable community work.



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Guy's & St Thomas' Foundation

Guy's & St Thomas' Foundation is an independent foundation and the owner of Royal Street. We back people and ideas to drive more equitable health and have been based in South London for over 500 years.

STANHOPE

The Foundation are working with Stanhope plc as development manager to deliver our plans for the development of Royal Street. Stanhope is a developer, investor and asset manager with specialist expertise in property, construction, and asset management.

Contact us

If you have any questions, you can get in touch with the project team on:



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