AUTUMN 2026 COMMUNITY NEWSLETTER



CGI showing Plots A and B 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

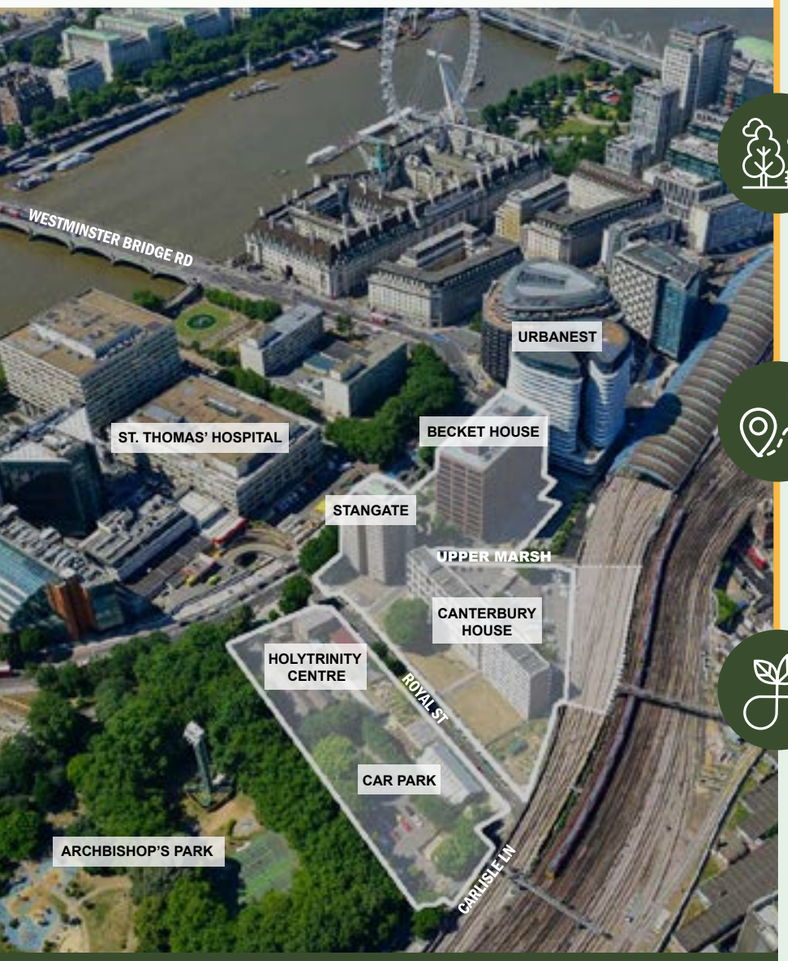
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A project update

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

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

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 located in the thriving wider SC1 London Life Sciences Innovation District whilst also delivering much needed new homes, job opportunities and high-quality community and public spaces.



The site looking north west

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.

PROJECT UPDATE

Over the last few months, progress on the Royal Street development has begun, with improvements to the public realm to the rear of Canterbury House.

Guy's & St Thomas' Foundation has also been delighted to announce London Square as its first development partner for the residential element of the project (Plot B). This is located on the land recently vacated by the car park and the Oasis farm.

London Square will deliver 142 new homes, with 50% provided as affordable housing, alongside commercial and retail space.

The company is one of the capital's most active residential property developers, with a strong track record of delivering mixed-use, multi tenure schemes at pace.

Works are expected to begin on Plot B in 2027, subject to regulatory approvals, and London Square will be in touch with residents prior to any work commencing.

At this stage, no occupants on the Royal Street site will be affected. We do not yet have confirmed timescales for the development of the remaining plots, so it is too early to provide specific dates. We will, however, continue to keep all residents and occupiers informed and share further updates as soon as information becomes available.

We recognise that there may be some uncertainty for residents of Canterbury House and Stangate while future plans are being progressed.

We want to reassure everyone that we are committed to providing regular updates and, should the time come when the blocks need to be vacated, a minimum of six months' notice will be given to allow residents sufficient time to make the necessary arrangements.

Royal Street Site Plots



Local updates

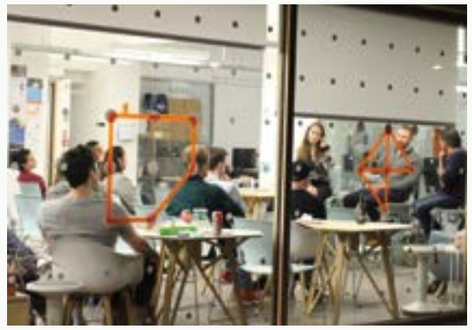


Archbishop's Park

Guy's & St Thomas' Foundation was delighted to accompany the Chair of Archbishop's Park Community Trust (APCT), Helen Lees (*pictured)* as she cut the ribbon on the new APCT garden.

Funded by the Foundation, the new garden has been created in collaboration with APCT to create a space that suppoorts their invaluable community work.

As part of the proposals at Royal Street, we will be delivering an improved entrance to the park as well as making safer routes for cyclists and pedestrians.



Health Foundry Turns 10

Backed by Guy's & St Thomas' Foundation, the Health Foundry opened in September 2016 in a disused nursery at Canterbury House.

The project built on the idea of placing health technology businesses next to NHS professionals.

Ten years on, that idea has an amazing track record, including supporting major health companies develop including ZOE, Thalamos and DrDoctor.

For more information, visit their website at www.healthfoundry.org.



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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.

Contact us

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

info@gsttfoundation.org.uk