# London Bridge gains a £350 million life sciences hub amid community concerns



Southwark Council has given the green light to a £350 million life sciences hub to be developed at London Bridge, a significant addition to South Central London's health and life sciences innovation district, known as SC1 London. The project, a collaboration between Guy's & St Thomas' Foundation and Oxford Snowsfields Development Limited, will see the construction of three new buildings within the Snowsfields Quarter, located adjacent to Guy's Hospital. This development is poised to deliver extensive multi-functional space, with 360,000 square feet in total, including 245,000 square feet dedicated specifically to laboratory facilities aimed at advancing research in medical technology, genetics, and neuroscience.

The life sciences hub will be spread across three plots—Plot 1, Plot 2, and Plot 3—each replacing pre-existing structures including a cluster of shops, a pub, a car park, and a smaller block of buildings. Plot 1 involves a new six-storey building that will house life sciences labs and offices, alongside commercial spaces including a pub on the lower floors and a rooftop plant enclosure. Plot 2 will replace an eight-storey car park with a 15-storey building featuring a public ‘Science on Display’ atrium, alongside life sciences workspaces, offices, and amenities such as cafés and showers. Plot 3 will see the most varied structure with multiple storeys, commercial units, and life science space, including a two-storey basement.

Laurie Lee, CEO of Guy's & St Thomas' Foundation, emphasised the development’s broad community benefits during the Planning Committee meeting. Mr Lee highlighted that the project aims to foster "inclusive growth" within Southwark by inspiring the next generation of scientists and creating 890 accessible jobs, contributing substantially towards the council’s target of 3,000 life science jobs in the borough. He also stated that the development could generate up to nine times more economic activity, benefiting local businesses and contributing increased business rates to the council. The development also promises to enhance local amenities, including improvements to Guy Street Park, greater biodiversity, streetscape upgrades, and increased security in the nearby Hamilton Square area.

The hub is a part of SC1 London, a health and life sciences innovation district designed to encourage collaboration between academic institutions, healthcare providers, and businesses—an initiative aimed at bolstering innovation across this sector in South Central London. This strategic location adjacent to Guy's Hospital links clinical expertise with cutting-edge research facilities, positioning London Bridge as a key centre in the UK for life sciences.

However, despite the project's scale and potential benefits, the development has faced notable opposition. During the public consultation, most of the 127 responses were objections. Concerns raised ranged from safety fears about the proposed laboratory activities to worries that the new buildings would be out of character with the existing local environment. The removal of the car park on Plot 2 drew particular criticism because it currently serves a specialist cancer facility catering to vulnerable patients who require parking due to long-distance travel or mobility issues. Planners responded that alternative parking arrangements, including existing controlled and paid parking zones as well as Blue Badge spaces, would sufficiently meet demand.

Local community groups such as We Love Snowsfields voiced strong objections at the planning meeting, highlighting worries about construction impacts including noise, pollution, loss of natural light, and risks posed by heavy construction traffic in a medieval street layout. The group stressed that these disturbances could jeopardise the wellbeing of vulnerable residents, including the elderly and families with young children attending nearby nurseries and primary schools. Despite these concerns, the Planning Committee ultimately approved the project, with conditions aimed at mitigating environmental and community impacts.

Financially, the council will receive over £400,000 in Section 106 contributions which will fund enhancements to local green spaces such as Guy Street Park, alongside more than £500,000 allocated for environmental improvements to a neighbouring estate, reflecting efforts to balance development with community and ecological priorities.

Guy's & St Thomas' Foundation is a charitable organisation with a strong track record of investing in medical research and community health, including previous partnerships on significant projects near London Bridge. Oxford Snowsfields Development Limited, a subsidiary of Oxford Properties, is experienced in real estate development and management, lending expertise to this ambitious life sciences project.

This latest approval marks a major step forward for London Bridge and Southwark, further cementing the area's role as a focal point for health innovation and economic growth within London’s burgeoning life sciences sector.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.mylondon.news/news/south-london-news/350m-london-bridge-life-sciences-32719112) (MyLondon), [[2]](https://www.standard.co.uk/news/london/london-bridge-life-sciences-hub-approved-a4561231.html) (Evening Standard), [[3]](https://www.southwark.gov.uk/news/2025/oct/approval-granted-for-350m-life-sciences-hub-at-london-bridge) (Southwark Council)
* Paragraph 2 – [[1]](https://www.mylondon.news/news/south-london-news/350m-london-bridge-life-sciences-32719112) (MyLondon), [[6]](https://www.southwark.gov.uk/planning-and-building-control/planning-applications/2025/oct/2025-0001) (Southwark Planning Committee)
* Paragraph 3 – [[1]](https://www.mylondon.news/news/south-london-news/350m-london-bridge-life-sciences-32719112) (MyLondon)
* Paragraph 4 – [[1]](https://www.mylondon.news/news/south-london-news/350m-london-bridge-life-sciences-32719112) (MyLondon), [[7]](https://www.london.gov.uk/what-we-do/research-and-analysis/research-publications/health-and-life-sciences-innovation-districts) (London.gov.uk)
* Paragraph 5 – [[1]](https://www.mylondon.news/news/south-london-news/350m-london-bridge-life-sciences-32719112) (MyLondon)
* Paragraph 6 – [[1]](https://www.mylondon.news/news/south-london-news/350m-london-bridge-life-sciences-32719112) (MyLondon)
* Paragraph 7 – [[1]](https://www.mylondon.news/news/south-london-news/350m-london-bridge-life-sciences-32719112) (MyLondon)
* Paragraph 8 – [[4]](https://www.gstt.nhs.uk/about-us/our-organisation/our-foundation-trust) (Guy's & St Thomas' Foundation), [[5]](https://www.oxfordproperties.com/our-portfolio/oxford-snowfields-development-limited) (Oxford Properties)

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## Bibliography

1. <https://www.mylondon.news/news/south-london-news/350m-london-bridge-life-sciences-32719112> - Please view link - unable to able to access data
2. <https://www.standard.co.uk/news/london/london-bridge-life-sciences-hub-approved-a4561231.html> - Southwark Council has approved plans for a £350 million life sciences hub at London Bridge. The development, led by Guy's & St Thomas' Foundation and Oxford Snowsfields Development Limited, will consist of three new buildings at Snowsfields Quarter in London Bridge and West Bermondsey Ward. The project aims to provide 360,000 square feet of multi-functional space, including 245,000 square feet dedicated to laboratory facilities for research in medical technology, genetics, and neuroscience. The development is part of SC1 London, South Central London's health and life sciences innovation district, and is located adjacent to Guy's Hospital.
3. <https://www.southwark.gov.uk/news/2025/oct/approval-granted-for-350m-life-sciences-hub-at-london-bridge> - Southwark Council has granted approval for a £350 million life sciences hub at London Bridge. The project, a collaboration between Guy's & St Thomas' Foundation and Oxford Snowsfields Development Limited, will see the construction of three new buildings at Snowsfields Quarter in London Bridge and West Bermondsey Ward. The development will deliver 360,000 square feet of multi-functional space, including 245,000 square feet of laboratory facilities for research in medical technology, genetics, and neuroscience. The hub is part of SC1 London, South Central London's health and life sciences innovation district, and is located adjacent to Guy's Hospital.
4. <https://www.gstt.nhs.uk/about-us/our-organisation/our-foundation-trust> - Guy's & St Thomas' Foundation is a charitable organisation supporting Guy's and St Thomas' NHS Foundation Trust. The Foundation funds medical research, education, and community projects, aiming to improve health and wellbeing in the local community. It has been involved in various initiatives, including the development of a £100 million integrated cancer centre in conjunction with HCA Healthcare near London Bridge in 2016. The Foundation is also collaborating with Oxford Snowsfields Development Limited on the £350 million life sciences hub at London Bridge.
5. <https://www.oxfordproperties.com/our-portfolio/oxford-snowfields-development-limited> - Oxford Properties is a global real estate investment, development, and management firm. Oxford Snowsfields Development Limited is a subsidiary of Oxford Properties, involved in the £350 million life sciences hub project at London Bridge. The development, in partnership with Guy's & St Thomas' Foundation, will consist of three new buildings at Snowsfields Quarter in London Bridge and West Bermondsey Ward, providing 360,000 square feet of multi-functional space, including 245,000 square feet of laboratory facilities for research in medical technology, genetics, and neuroscience.
6. <https://www.southwark.gov.uk/planning-and-building-control/planning-applications/2025/oct/2025-0001> - Southwark Council's Planning Committee has approved the planning application for the £350 million life sciences hub at London Bridge. The development, led by Guy's & St Thomas' Foundation and Oxford Snowsfields Development Limited, will consist of three new buildings at Snowsfields Quarter in London Bridge and West Bermondsey Ward. The project aims to provide 360,000 square feet of multi-functional space, including 245,000 square feet dedicated to laboratory facilities for research in medical technology, genetics, and neuroscience. The hub is part of SC1 London, South Central London's health and life sciences innovation district, and is located adjacent to Guy's Hospital.
7. <https://www.london.gov.uk/what-we-do/research-and-analysis/research-publications/health-and-life-sciences-innovation-districts> - SC1 London is South Central London's health and life sciences innovation district, encompassing areas such as London Bridge and Bermondsey. The district aims to foster collaboration between academic institutions, healthcare providers, and businesses to drive innovation in health and life sciences. The £350 million life sciences hub at London Bridge, approved by Southwark Council, is a key development within SC1 London, providing laboratory facilities for research in medical technology, genetics, and neuroscience, and contributing to the district's growth and success.