



99 – 101 Newington Causeway

Welcome

Arada London has recently acquired the site at 99–101 Newington Causeway.

We are at an early stage of developing proposals for its future. The emerging proposals include new co-living homes, a hotel, and flexible commercial space at ground floor level.

This event is an opportunity to learn about our emerging proposals, ask questions and share your views. Your feedback is important and will help shape the proposals as they develop. Thank you for visiting today.



 ARADA

Arada London, part of the Arada Group since 2025, is dedicated to shaping high-quality, integrated and sustainable places across the capital. With a pipeline of more than 16,000 homes, the business is one of London’s leading mixed-use developers, with expertise spanning residential, student accommodation, workspace and complex regeneration projects.

We put people first. That is why we embrace modern methods of construction to reduce environmental impact, invest in community-oriented initiatives such as on-site construction academies and work together with landowners, councils, and local stakeholders to deliver projects that enhance community life and transform urban landscapes.



Devonshire Place, Southwark



Fulton & Fifth, Wembley

PLP/ARCHITECTURE

PLP Architecture is a London-based architectural practice with an international reputation for delivering thoughtful, high-quality design. The practice takes a human-centred approach, integrating technology, sustainability and wellbeing into its projects.



60 Curzon, Mayfair



Chiltern Place, Marylebone

Wider Team:



Planning
Consultant



Townscape
& Heritage



Building
Services
Engineers



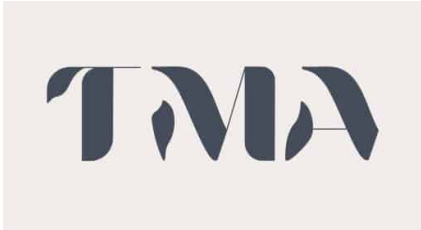
Social
Value



Acoustic
Consultants



Highways
& Transport



Arboricultural
Consultants



Landscape
Architect



Rights of Light &
Daylight/Sunlight

The Site & Context

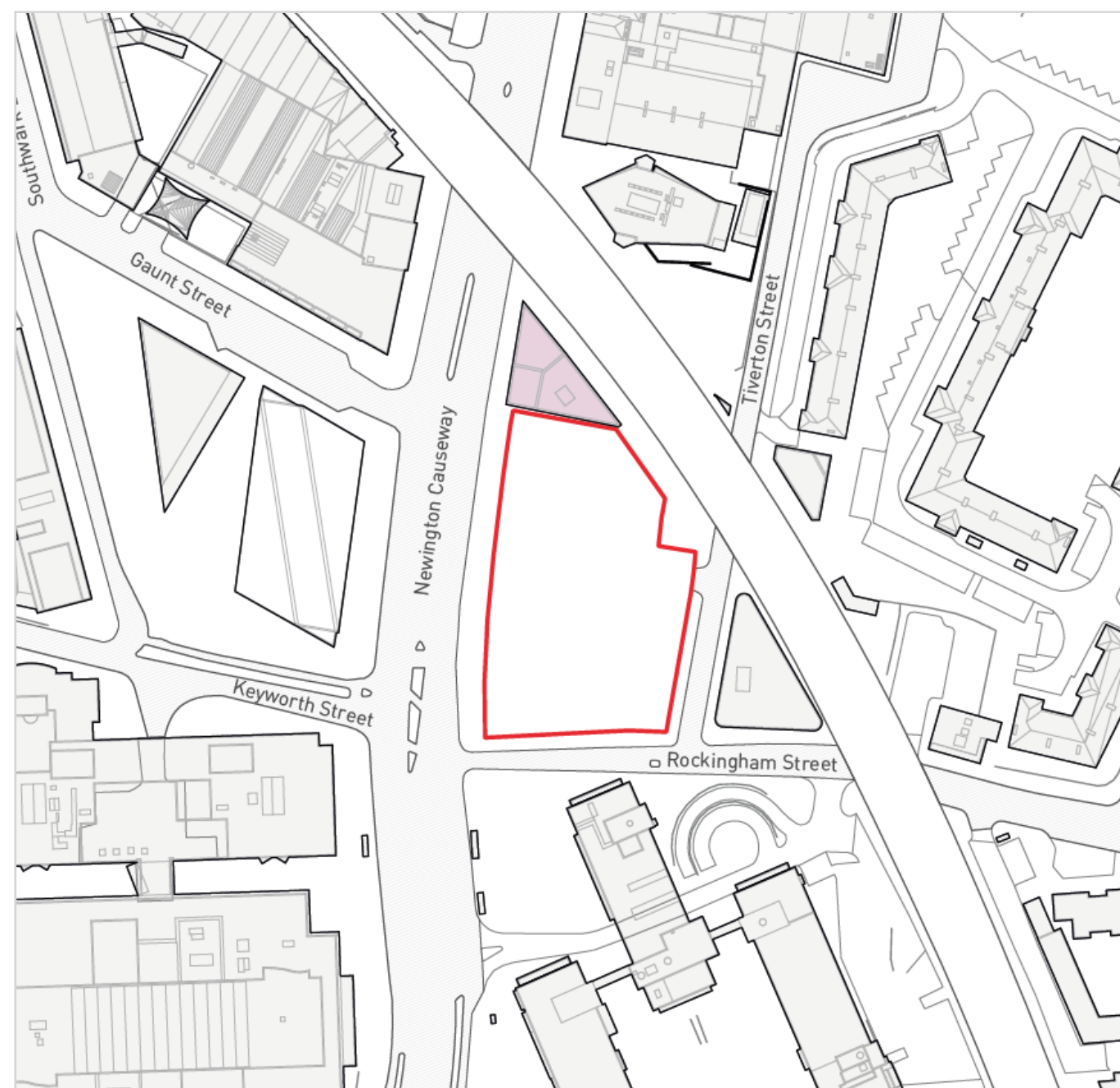
Site Location

101 Newington Causeway was previously the headquarters of The Salvation Army. The current office building has been vacant since 2023. The building no longer meets modern workplace standards and would require substantial refurbishment to remain in use.

The site is:

- ✓ A short walk from Elephant & Castle Station
- ✓ Located within the Elephant & Castle Opportunity Area
- ✓ Surrounded by a mix of tall buildings and varied uses

This location makes it suitable for redevelopment.



Site Location

Planning Context

The site is allocated for redevelopment, to provide taller buildings and residential uses.

Planning policy supports:

- Redevelopment of the site for tall buildings in appropriate locations
- High-quality architecture
- Active ground floors
- High-quality, sustainable design



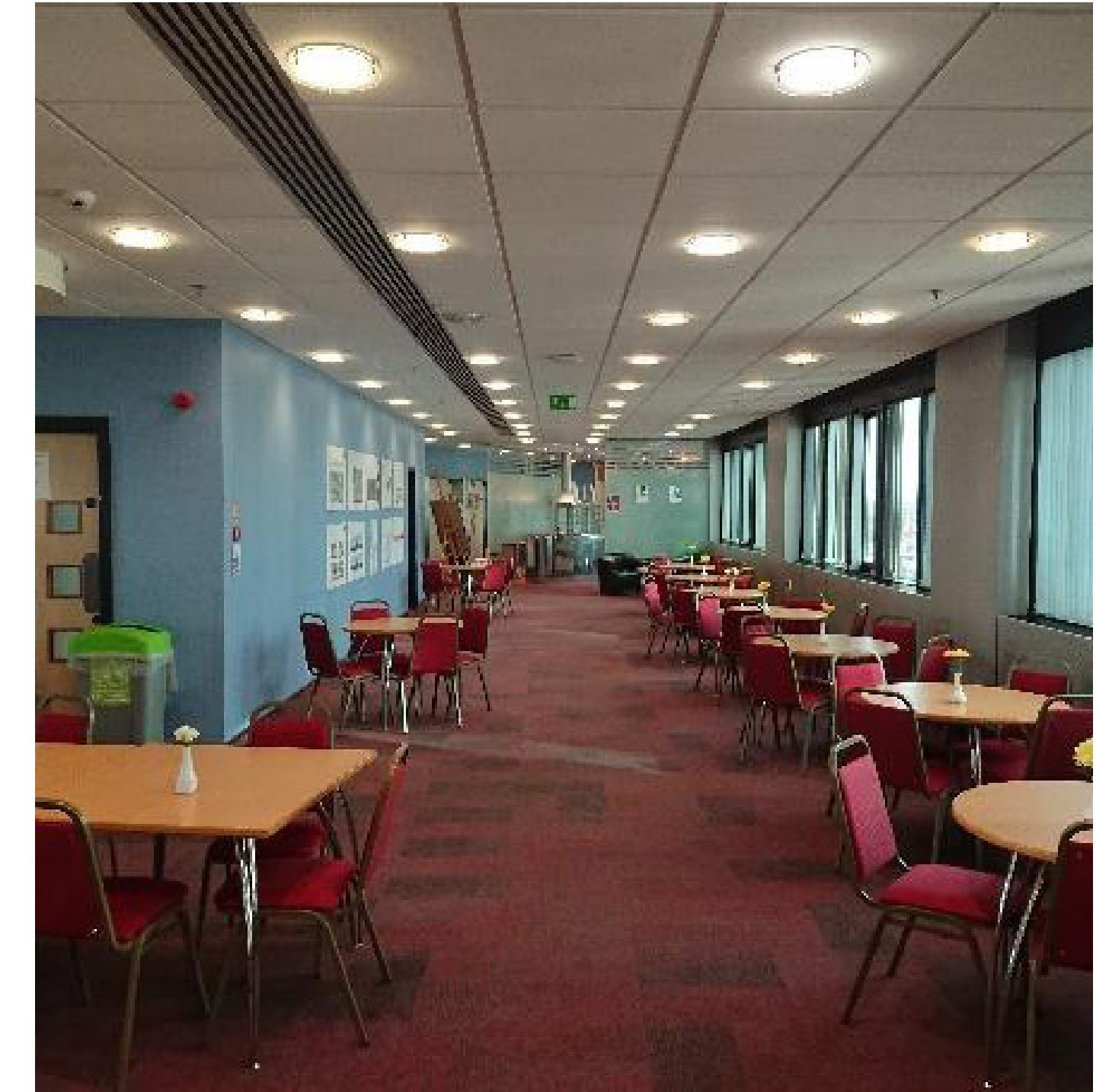
Current Site

Existing Site Photos & Constraints

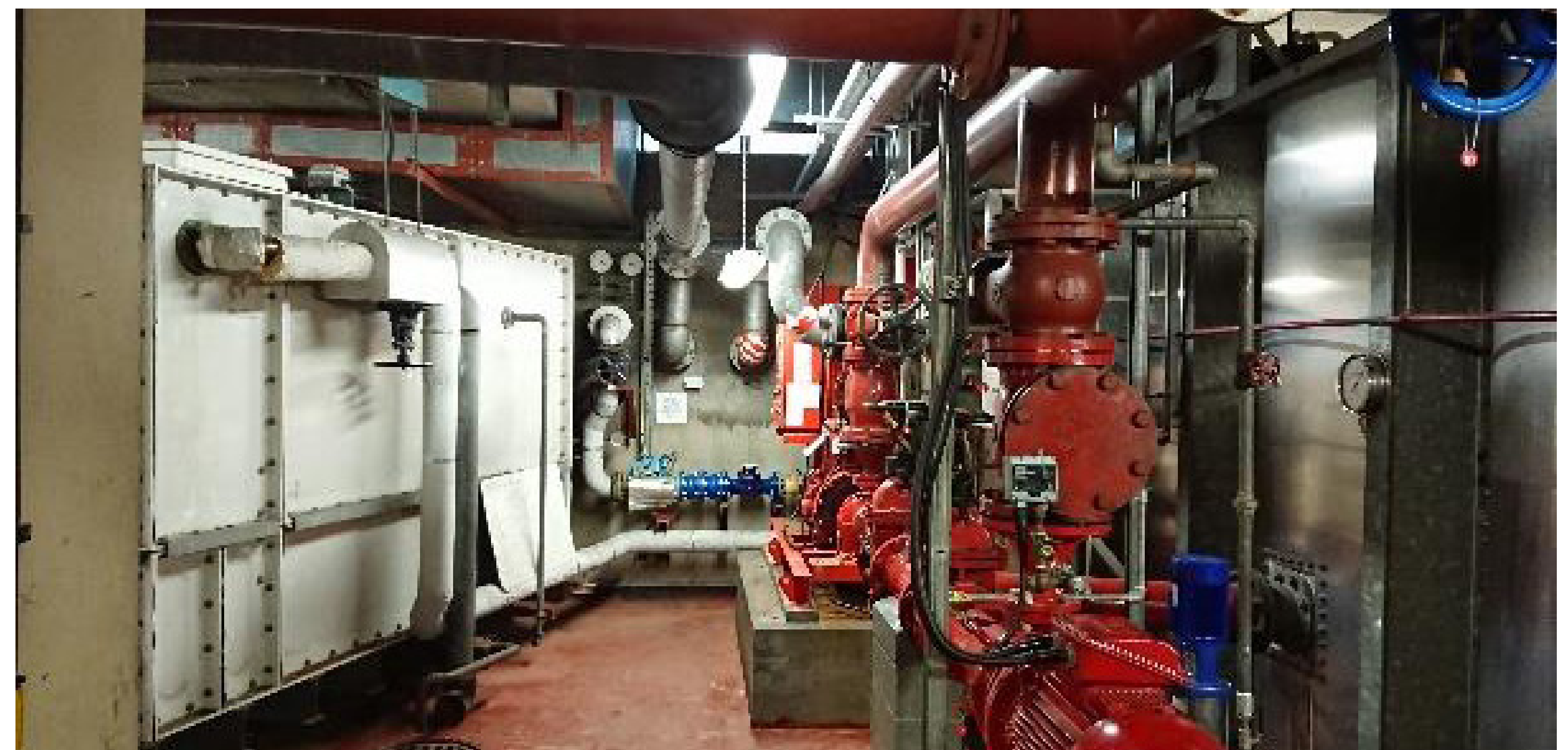


→ Substandard office space

→ Less adaptable to modern workplace needs



Internal layout and services no longer meet modern standards



Outdated and inefficient building services and plant in need of replacement

Height & Surrounding Buildings

The site sits within an established cluster of taller buildings around Elephant & Castle.

In developing the emerging proposals, we have considered how the new buildings could sit alongside their neighbours and respond to the wider masterplan for the area.

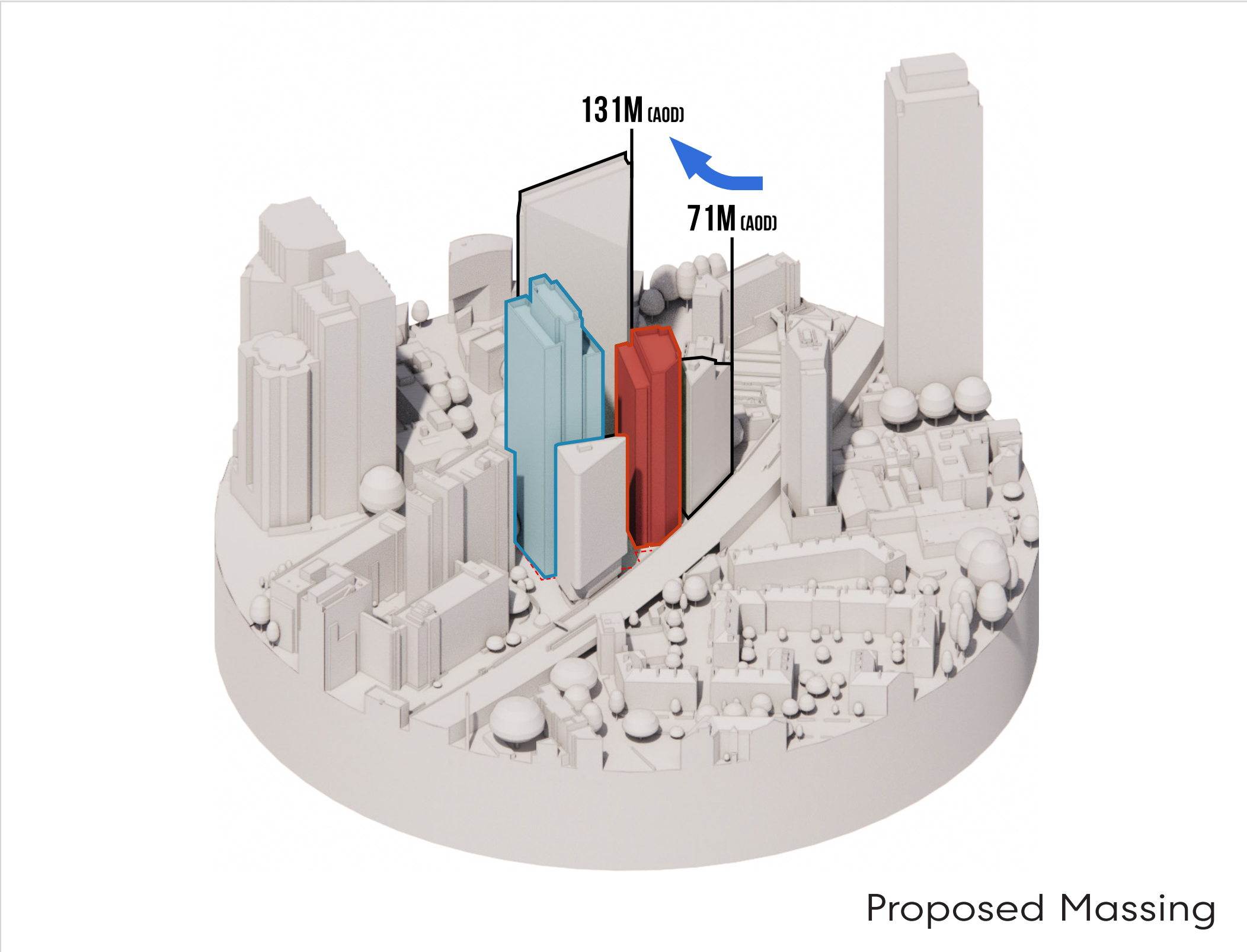
The current concept includes two buildings of different heights, contributing to the cluster led by 251 Southwark Bridge Road.

Our Approach

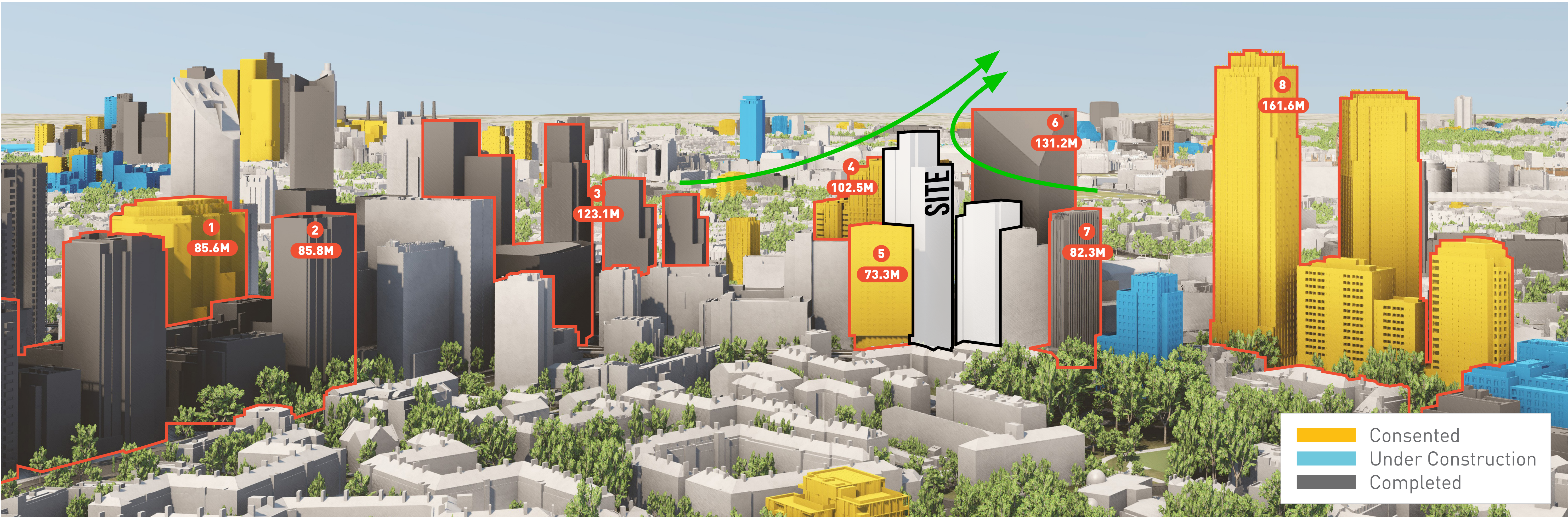
At this early stage, we are considering:

- ✓ Respecting landmark buildings
- ✓ The height of nearby buildings
- ✓ A stepped arrangement between the buildings
- ✓ A transition towards surrounding streets
- ✓ How the buildings appear from and interact at ground level.

Our aim is for the proposals to sit comfortably within their surroundings.



Illustrative View Showing Height in Context



Our Vision & Proposal

We are developing early proposals for a mixed-use redevelopment of the site.

The emerging plans include:

- ✓ New co-living homes
- ✓ A hotel
- ✓ Ground floor flexible commercial use
- ✓ New public space at street level

Our aim is to create a well-managed development that supports the existing community and provides opportunities for local people and businesses.

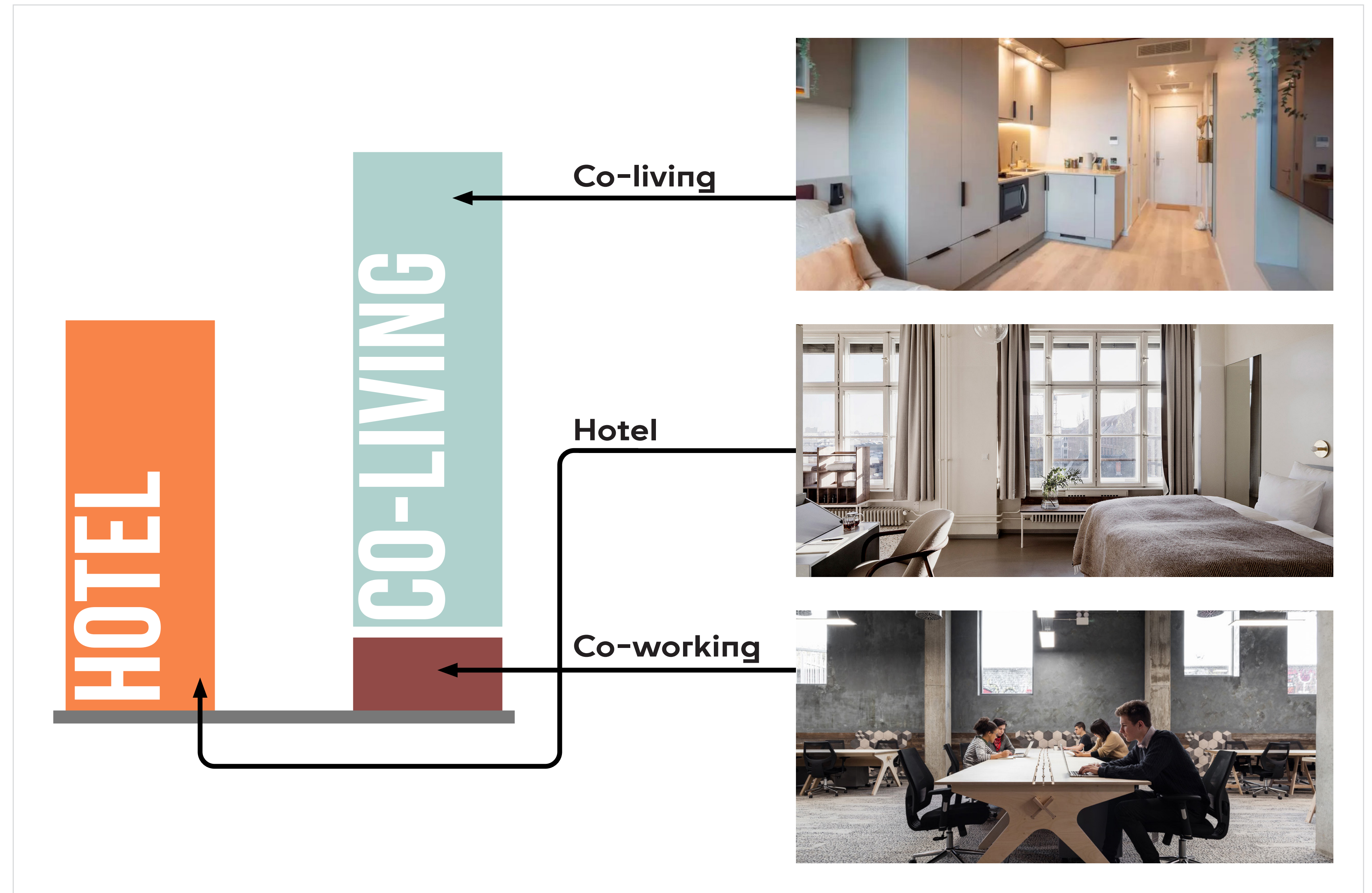
What This Could Bring

At this early stage, we are considering how the proposals could:

- Introduce new co-living homes
- Bring new activity to the site throughout the day and evening
- Support local businesses through ground floor commercial space
- Improve the street environment along Newington Causeway
- Provide new planting and landscaped public space

The mix of homes, hotel and commercial space is intended to create activity across different times of day, helping the site feel more open and welcoming.

We are also exploring how new public space at ground level could offer a greener setting and create a place where people can pause, meet or spend time.



Hotel Lounge / Reception Area



Roof Terrace



Our Vision & Proposal

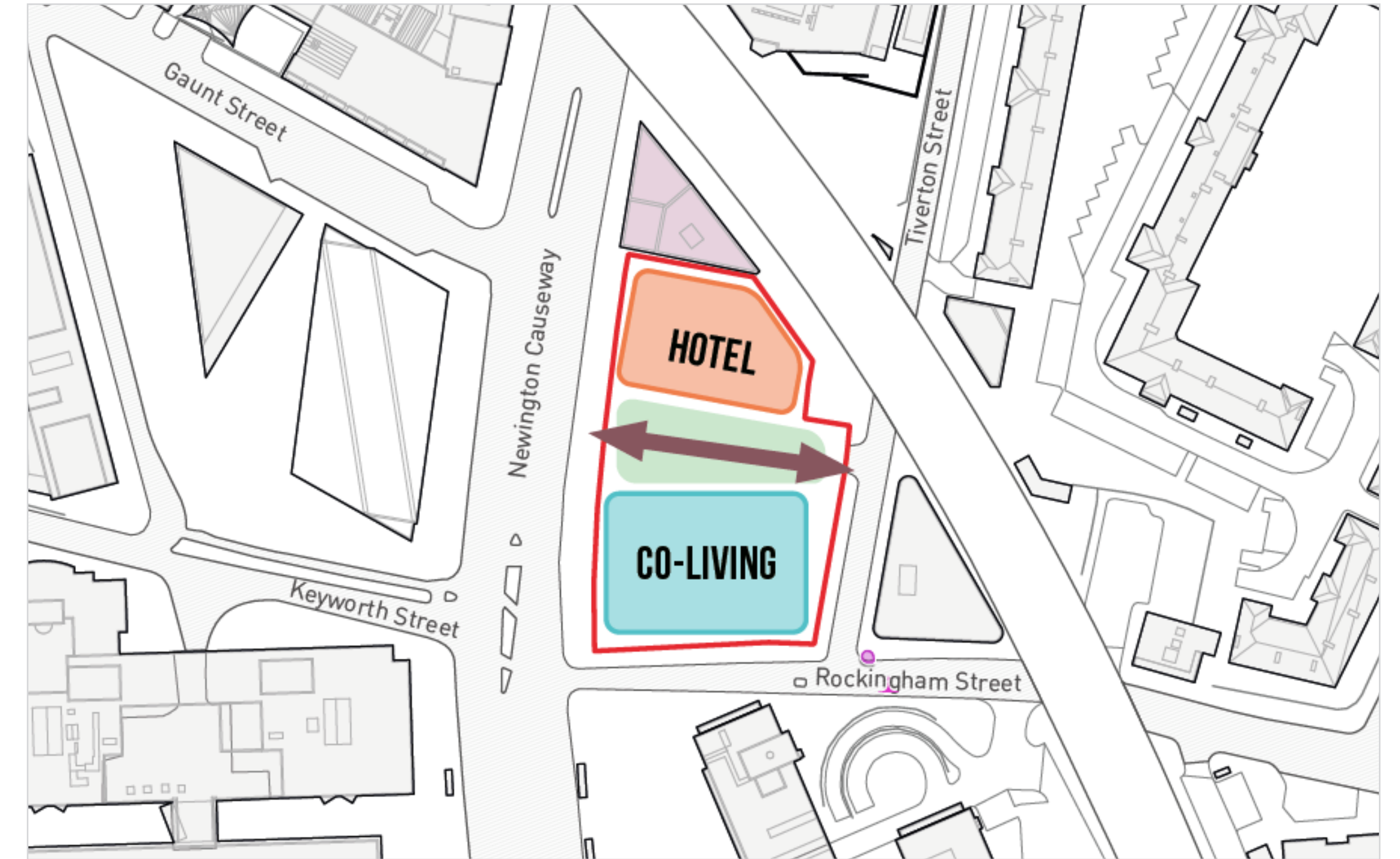
An Active and Inclusive Ground Floor

A key part of the proposals is creating an active ground floor that adds to the life of the street.

The emerging plans include retail and commercial space at street level, introducing new commercial activity to the site. We are considering how this space could:

- Provide opportunities for independent operators
- Support small businesses and start-ups
- Encourage activity throughout the day
- Improve visibility and safety at street level

Our aim is to create a ground floor that feels open, welcoming and part of the neighbourhood. We would welcome your thoughts on how this space could best serve local people and businesses.



Reception Lobby



Shared Workspace



Our Vision & Proposal

Landscape

We are looking at how the space between the two buildings could become greener and more welcoming.

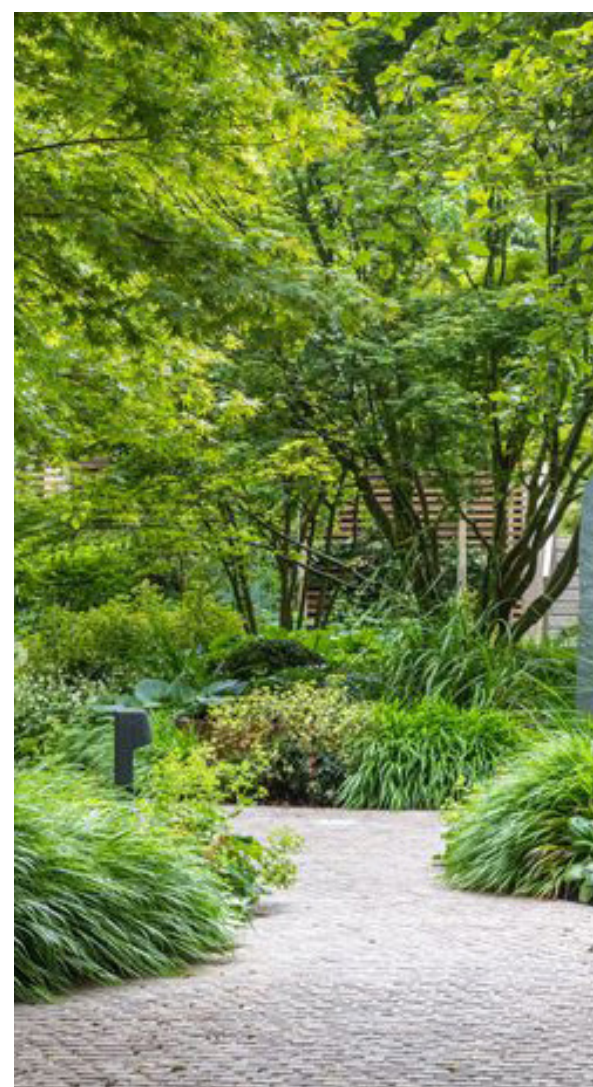
By improving entrances and introducing new planting, the site could offer a more pleasant arrival and a better connection to the surrounding streets.

A new landscaped space is being considered to link the site with the historic Lowline and the wider neighbourhood.

Our aim is to create a space that:

- Feels open and easy to move through
- Offers places to pause and spend time
- Introduces more trees and planting
- Manages rainwater sustainably through integrated drainage
- Creates clearer connections across the site

The intention is to make this part of Newington Causeway greener, more usable and more inviting.



Emerging Landscape Concept



Thank You



Keep in Touch

Thank you for taking the time to visit our event.

We look forward to staying in touch and hearing your views as the proposals develop. We welcome your feedback and any questions you may have.

You can speak to a member of the team, complete a comment form, or scan the QR code to share your views online.

If you would like a copy of the exhibition boards, please contact us using the details below.

@ feedback@newingtoncauseway.co.uk

📞 0800 274 0012

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