



99 – 101 Newington Causeway

Welcome

Thank you for visiting our exhibition for 99-101 Newington Causeway.

Since our Meet & Greet events in March, we have continued to develop our proposals for:

- Co-living accommodation
- New hotel rooms
- New public spaces and planting
- A ground-floor cafe, workspace and commercial uses

Today is an opportunity to view the detailed proposals, speak to the project team and share your feedback before a planning application is submitted.



 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



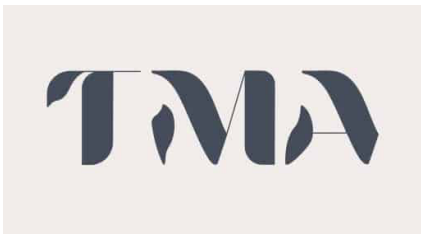
Social
Value



Acoustic
Consultants



Highways
& Transport



Arboricultural
Consultants



Landscape
Architect



Rights of Light &
Daylight/Sunlight

The Site & Context

99-101 Newington Causeway is located in the heart of Elephant & Castle, a short walk from Elephant & Castle Underground and National Rail stations.

The site was formerly occupied by The Salvation Army headquarters. Arada worked closely with The Salvation Army during the acquisition of the site and the organisation relocated from Newington Causeway in 2023.

The proposals provide an opportunity to bring the vacant site back into active use while recognising its long association with The Salvation Army and its contribution to the local community.

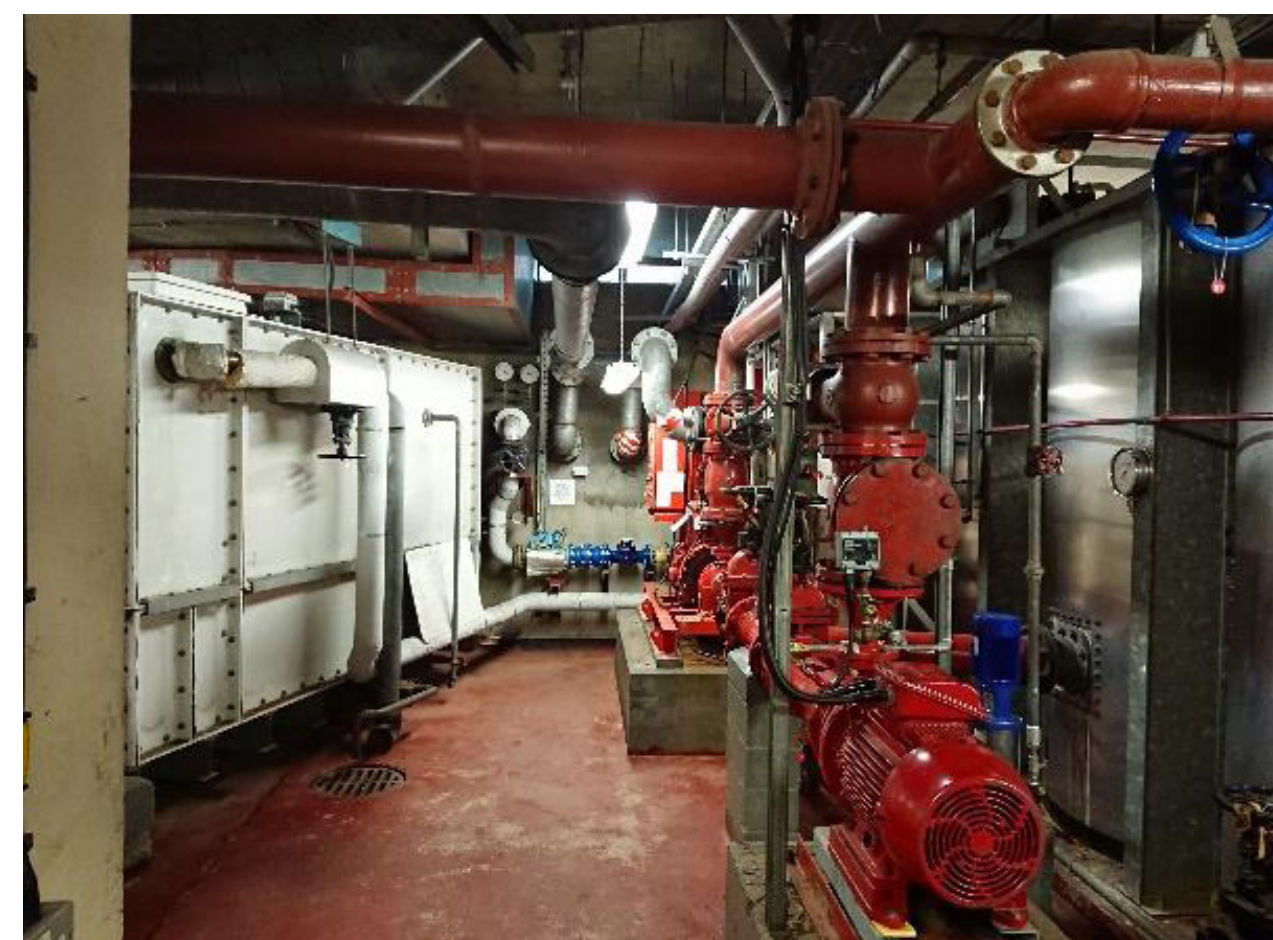
The existing office building no longer meets modern workplace standards and would require significant investment to remain in use.

Why redevelop the site?

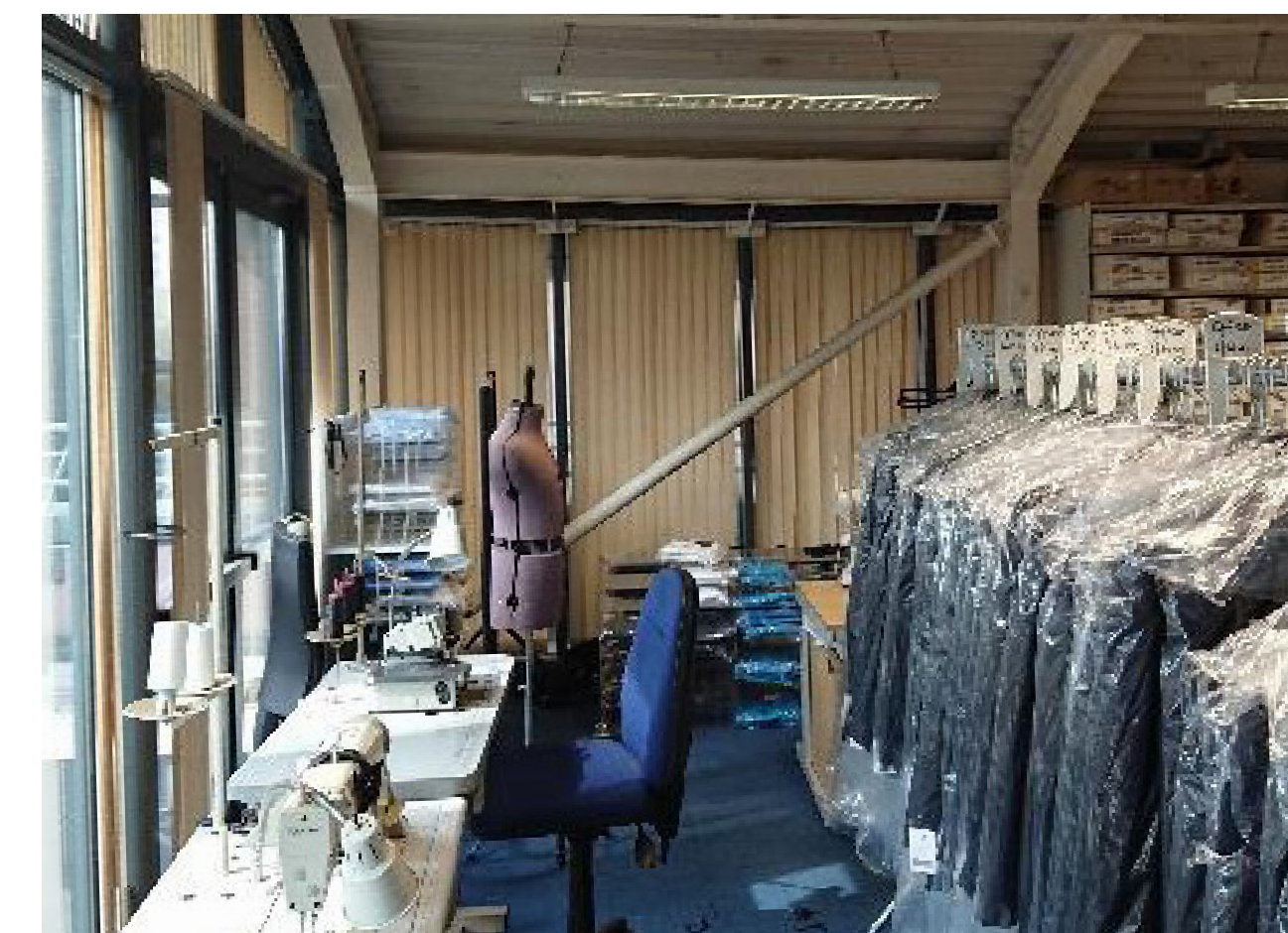
- The existing office building is no longer fit for modern workplace needs.
- The layout is outdated and difficult to adapt.
- Building systems would require major investment to replace.



Internal layout difficult to adapt to modern uses

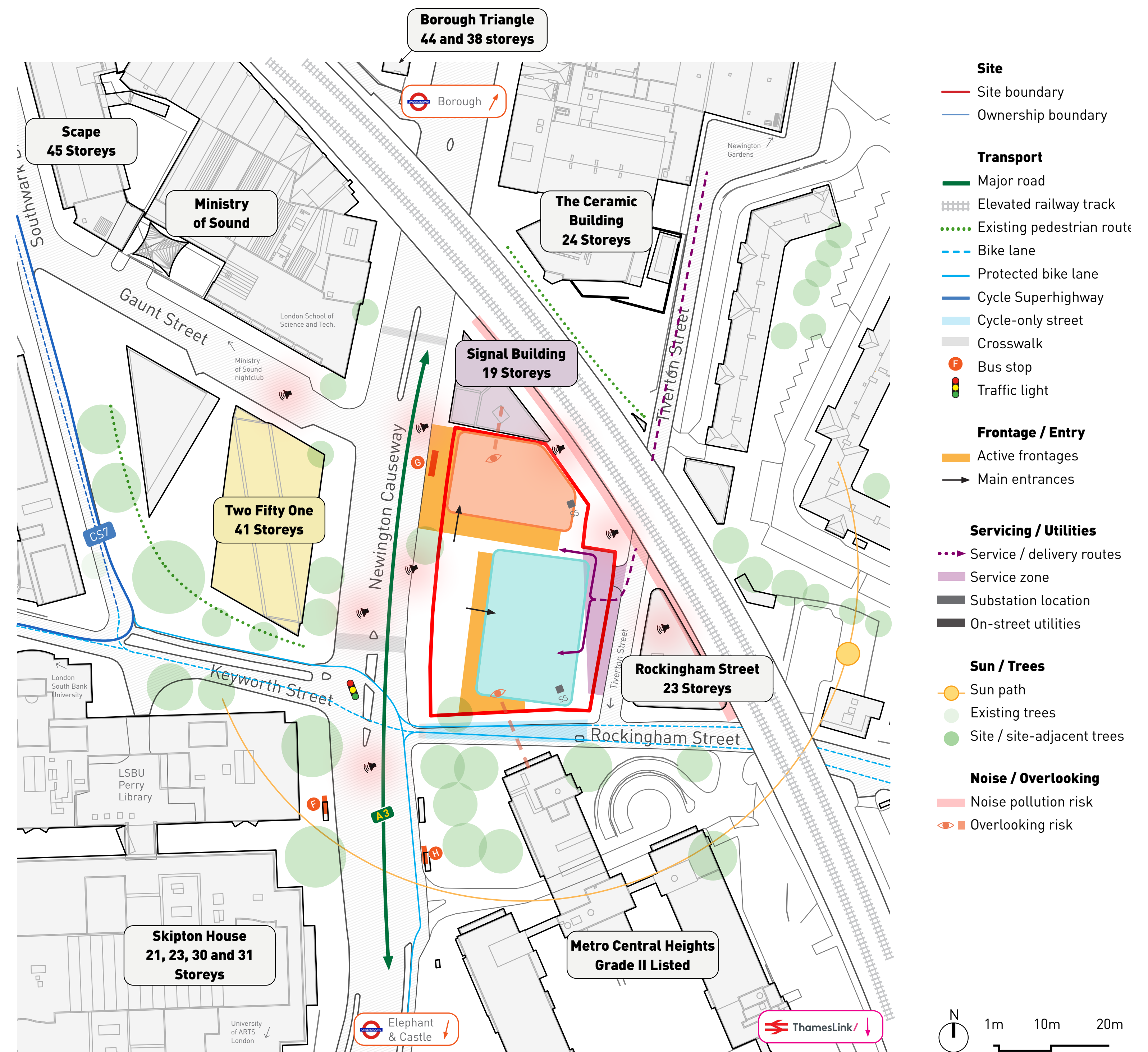


Outdated and inefficient building services and plant in need of replacement



- Substandard office space
- Less adaptable to modern workplace needs

Site Context



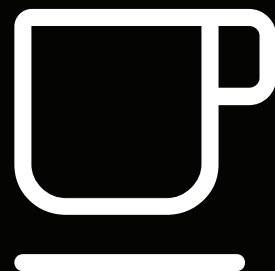
The site sits within the Elephant & Castle Opportunity Area, which has been identified by the Mayor of London and Southwark Council as a location for new homes, jobs and investment.

Our Vision & Proposals

We want to create a development that brings a vacant site back into use and that makes a positive contribution to Elephant & Castle.

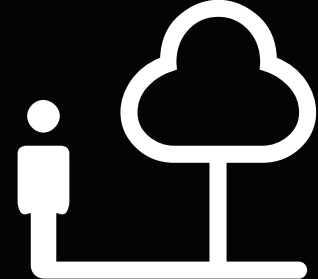
The proposals include:

- 

Co-living accommodation and a hotel in a key location
- 

A café and co-working spaces for local people
- 

High quality sustainable design
- 

A substantial contribution to affordable housing in the borough
- 

New public realm/ garden spaces with seating



View 1 - Co-living Entrance



View 2 - View of Site from Station Approach

Co-Living & Hotel

Co-Living

Co-living is a new rental model designed for modern lifestyles. It offers all-inclusive, flexible leases on private rooms alongside modern communal areas that foster a strong sense of community and encourage social connections between diverse renters.

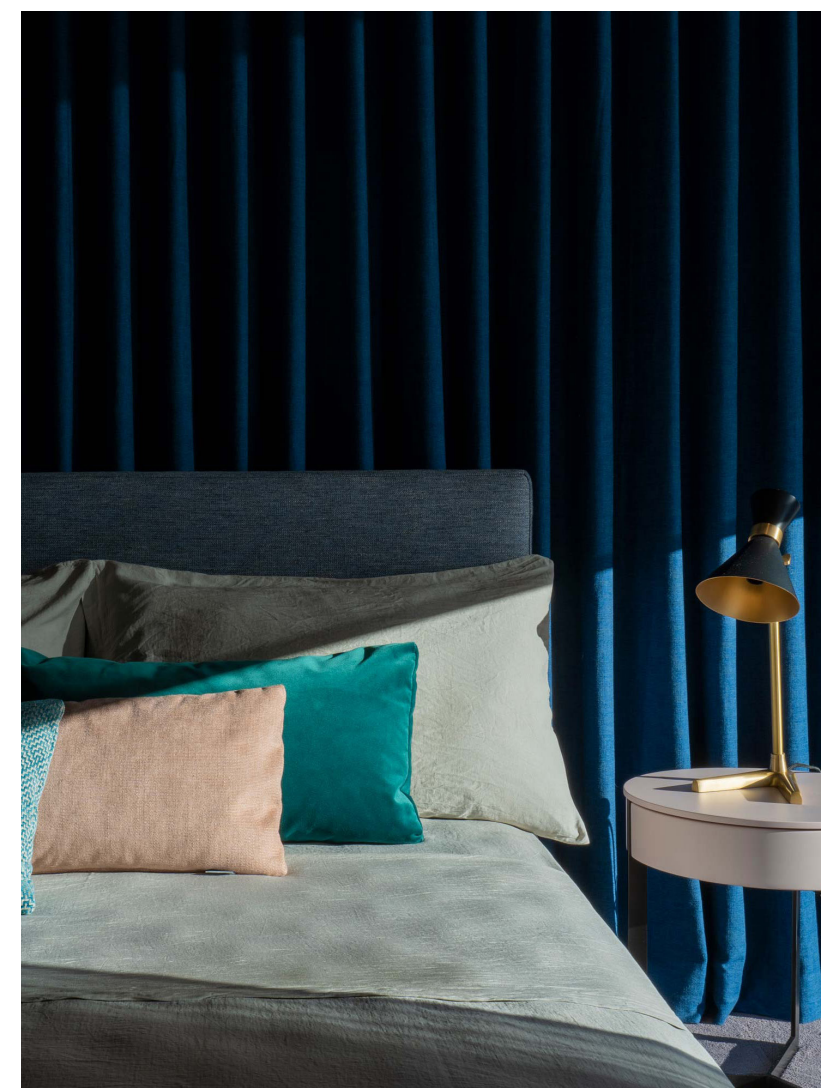
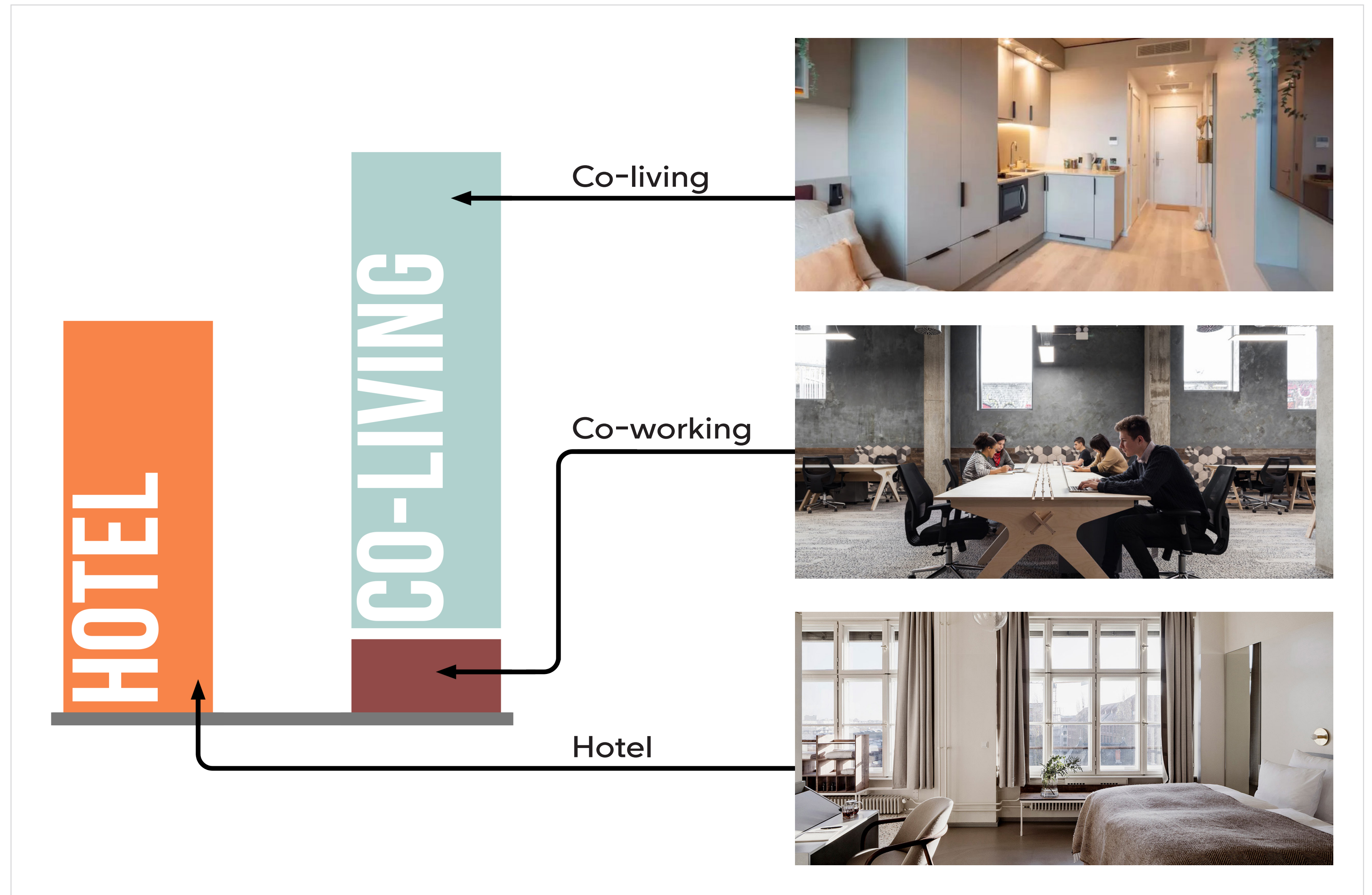
Residents enjoy:

- ✓ Private en-suite rooms
- ✓ Shared lounges and social spaces
- ✓ Co-working facilities
- ✓ Fitness and wellbeing spaces
- ✓ Shared kitchens and dining areas
- ✓ Roof terraces and outdoor amenity space
- ✓ Secure cycle parking

The Hotel

The proposals also include a hotel building designed to support visitors to Elephant & Castle and central London.

Together, the co-living and hotel buildings would bring activity to the site throughout the day and evening, supporting local businesses and services.



The Ground Floor Experience

The ground floor arrival experience is centred on a new public plaza on Newington Causeway which will create a welcoming arrival space with trees, planting, seating and places to meet and relax.

The plaza will connect directly to a reception area with lounge space, a café and shared amenities, creating an active and welcoming environment.

Secure cycle parking and clear routes through the building will support easy access for residents, visitors and workers.



View 1 - Co-living Lobby; Looking towards Public Realm



Masterplan Ground Floor

New Public Spaces

A key part of the scheme is the creation of greener and more welcoming public spaces.



Landscape Plan

- Key
- 1 Causeway Green Link
 - 2 Social Garden
 - 3 Pocket Garden
 - 4 Existing tree to be retained
 - 5 Green Passage
 - 6 Main entrance to co-living lobby
 - 7 Entrance to hotel lobby
 - 8 Informal footpath
 - 9 Small gathering space
 - 10 Informal seating area
 - 11 Single stem street trees
 - 12 Low Line Focal Point
 - 13 Bus stop
 - 14 Loading bays
 - 15 Main pedestrian crossing
 - 16 Cycle lane
 - 17 Short stay cycle stands
 - 18 Level 34 roof terrace
 - 19 Raised planters
 - 20 Flexible viewing platform
 - 21 Seating area
 - 22 Amenity terrace with pots and seating
 - 23 Intensive green roof

The landscape proposals include:

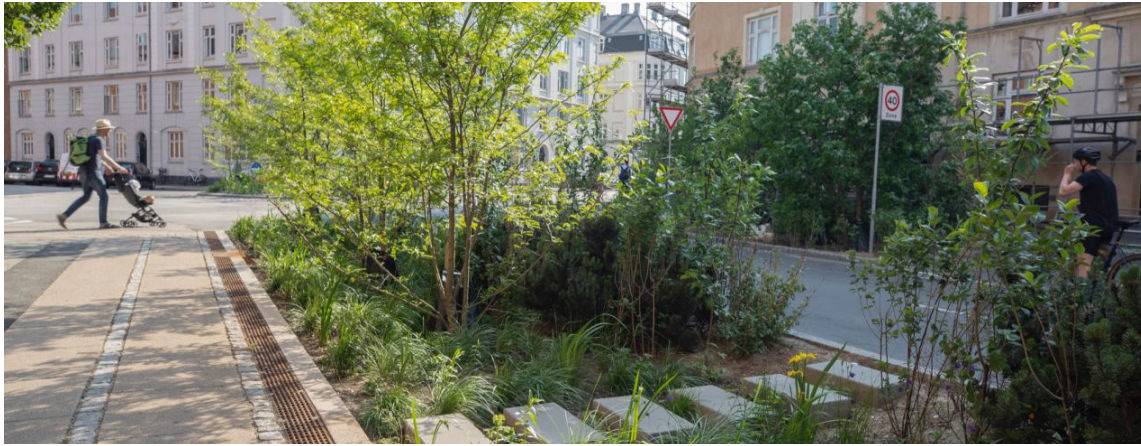
- ✓ New trees and planting
- ✓ Public seating areas
- ✓ A Social Garden
- ✓ Pocket Gardens
- ✓ A Green Passage through the site
- ✓ Improved pedestrian routes
- ✓ Climate-resilient planting and sustainable drainage

Landscape Character Areas Diagram



These spaces are designed to improve biodiversity and create places where people can spend time and relax.

Examples of landscape concept look and feel and indicative materials:



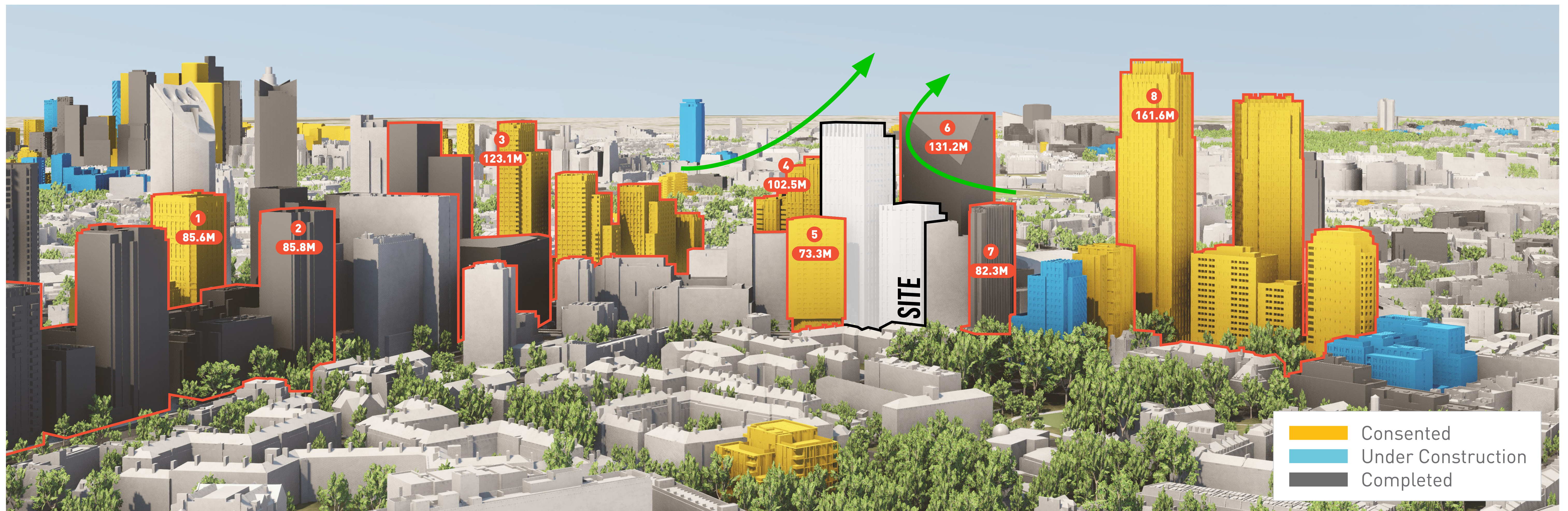
The proposals have evolved through ongoing design work and feedback.

The development has been designed as two buildings, one providing co-living accommodation and the other a hotel. This helps:

- Reduce the visual impact of the development
- Create a clear relationship between the co-living and hotel buildings
- Improve the appearance of the street
- Enhance the public space between the buildings
- Respond to the character of the area

Illustrative View Showing Height in Context

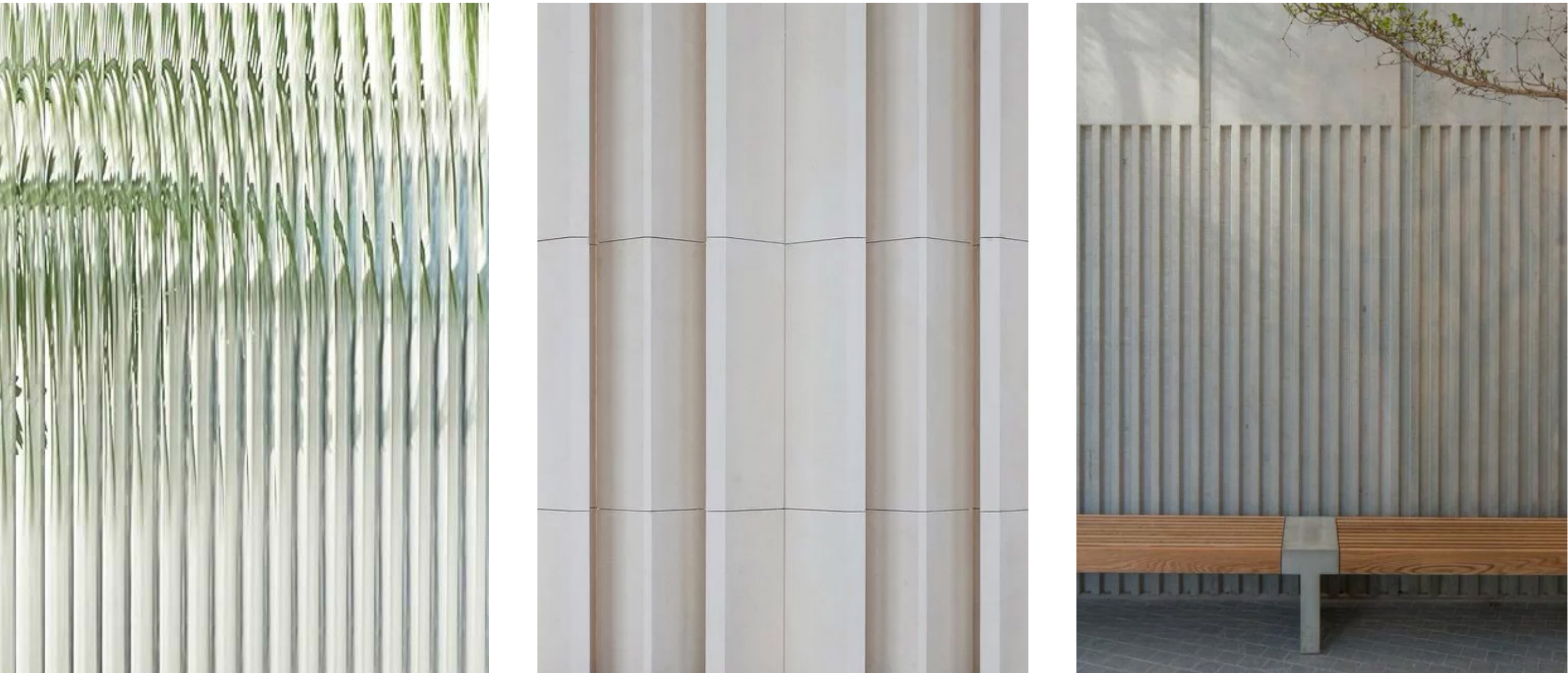
The height of the buildings has been carefully considered alongside nearby existing and approved developments.



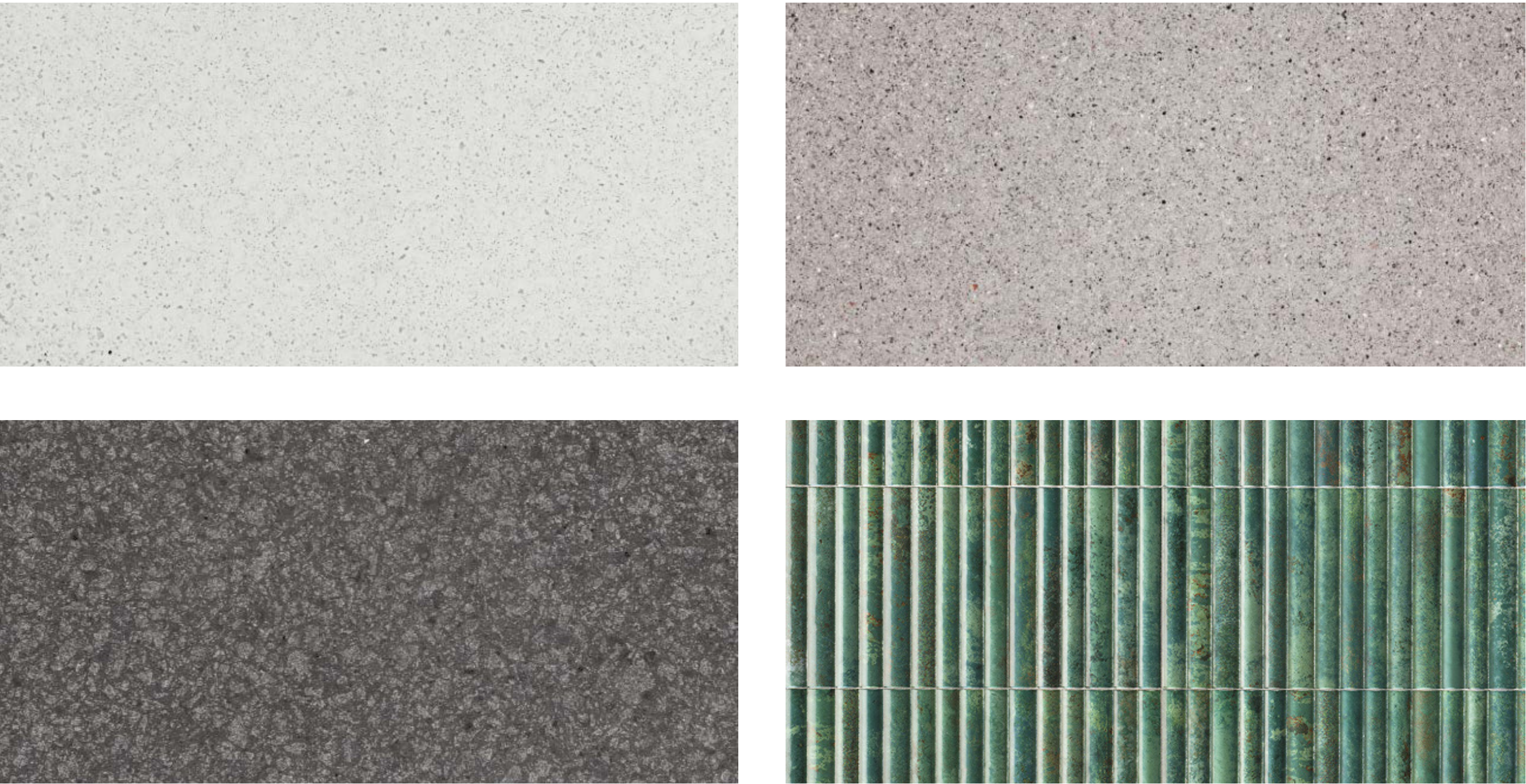
The Façade

The appearance of the buildings has been informed by the surrounding architecture of Elephant & Castle and Newington Causeway.

The façade design uses a simple and consistent palette of materials, with vertical elements helping to break down the scale of the buildings.



Façade Vertically



Material Palette

*Internal

Façade

CROWN



AMENITY



TYPICAL



PODIUM



Sustainability has been an important consideration throughout the development of the proposals.

These have been designed to reduce energy use, increase planting and biodiversity, and create a development that is resilient to future climate change.

The proposals include:

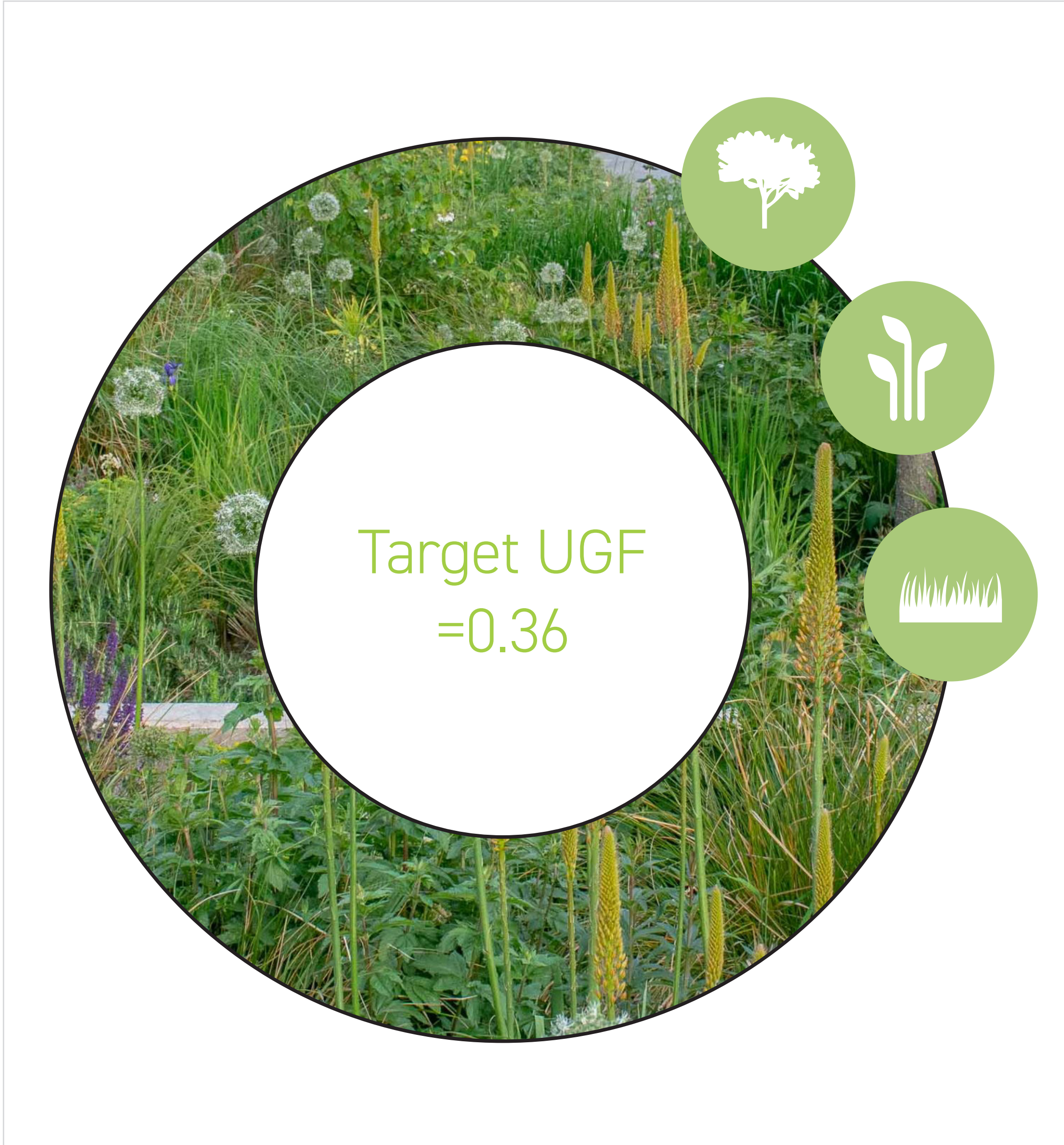
- ✓ Air source heat pumps
- ✓ Solar panels
- ✓ Green roofs and planting
- ✓ Sustainable drainage features
- ✓ Energy-efficient building design
- ✓ Secure cycle parking
- ✓ Biodiversity enhancements

Together, these measures will help reduce the environmental impact of the development and support a more sustainable future for the site.



Climate Adaptation & Resilience

- ✓ Design for long-term resilience to future-proof existing and future communities
- ✓ Respond to the climate and ecological crisis
- ✓ Integrate a holistic design approach and cross-discipline collaborations
- ✓ Create functional spaces that are multi-dimensional



Urban Greening Factor

- ✓ Ensure that all new developments contribute towards urban greening
- ✓ Include greening elements to buildings and public realm where possible
- ✓ Create verdant and immersive landscapes
- ✓ Appropriate planting selection that responds to site

Access, Servicing & Deliveries

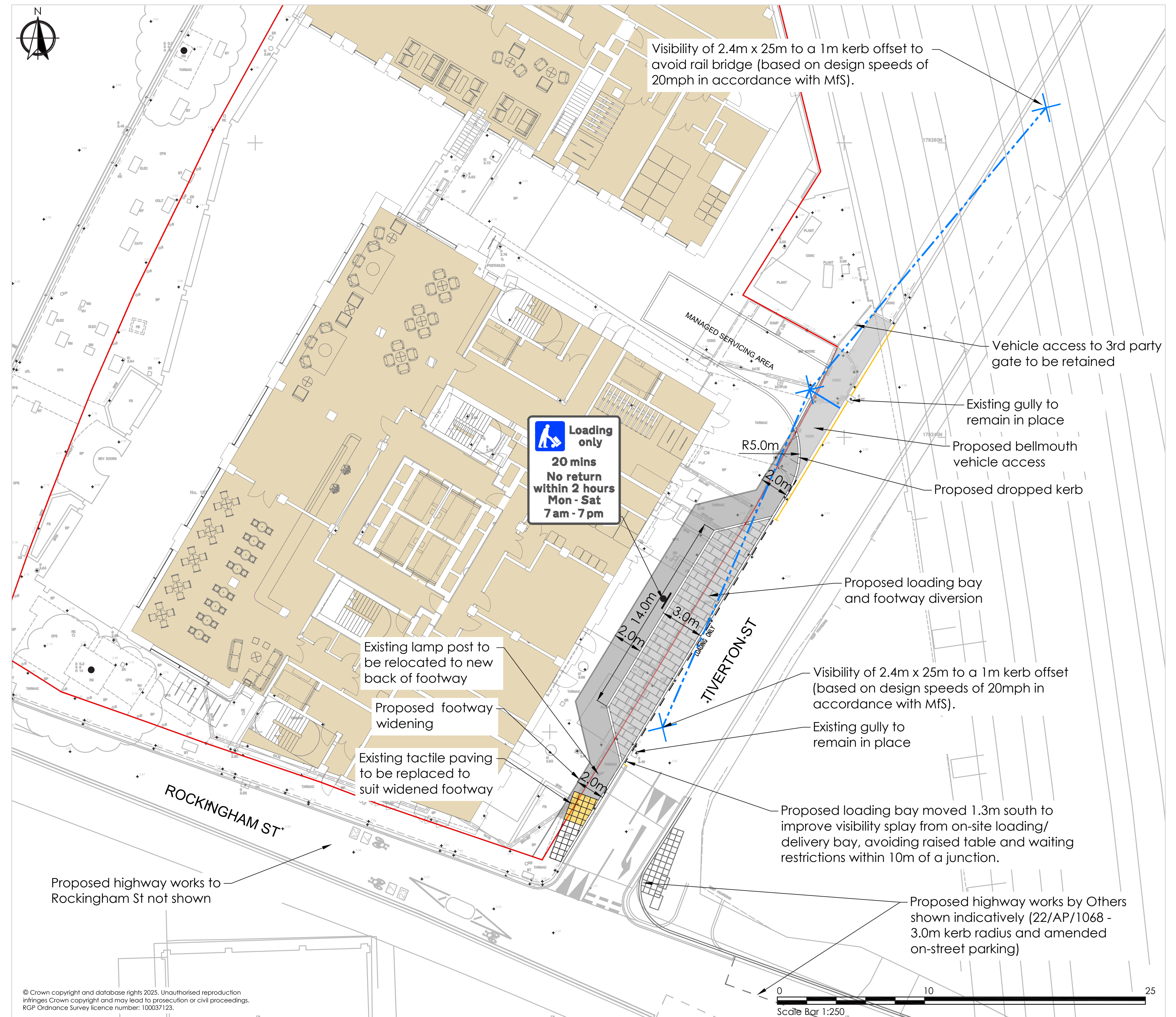
The development has been designed to work safely and efficiently for residents, visitors and service vehicles.

The proposals include:

- ✓ Dedicated delivery and servicing areas
- ✓ Refuse and recycling facilities
- ✓ Secure cycle parking
- ✓ Step-free access to buildings
- ✓ Clearly defined pedestrian routes
- ✓ Access for servicing and maintenance vehicles

Transport and servicing studies have helped shape the design and ensure the development can operate effectively.

Illustrative plan showing how servicing, deliveries and access to the co-living and hotel buildings would be managed:



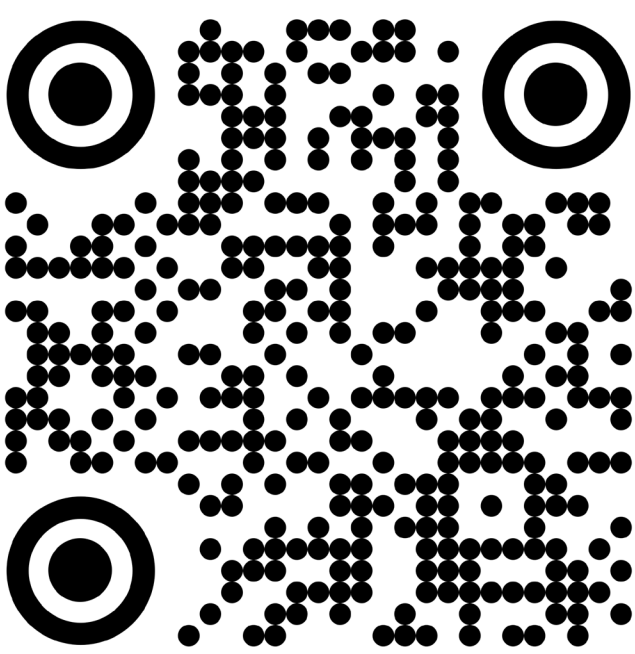
Keep in Touch

Thank you for visiting our public exhibition for 99-101 Newington Causeway.

We hope the information presented today has helped explain the proposals and how they have developed since the Meet & Greet events held in March.

Your feedback is important and will continue to inform the proposals before a planning application is submitted to Southwark Council.

You can speak to a member of the project team, complete a feedback form or share your comments online using the details below.



Share Your Views

Please scan the QR code to complete our online feedback form.



-  newingtoncauseway.co.uk
-  feedback@newingtoncauseway.co.uk
-  0800 274 0012
-  FREEPOST RESIDENT CONSULTATION

Key Timeline

March 2026
Meet & Greet
Events

June 2026
Public
Consultation

Summer 2026
Planning
application
submission

Summer 2027
Target start
on site