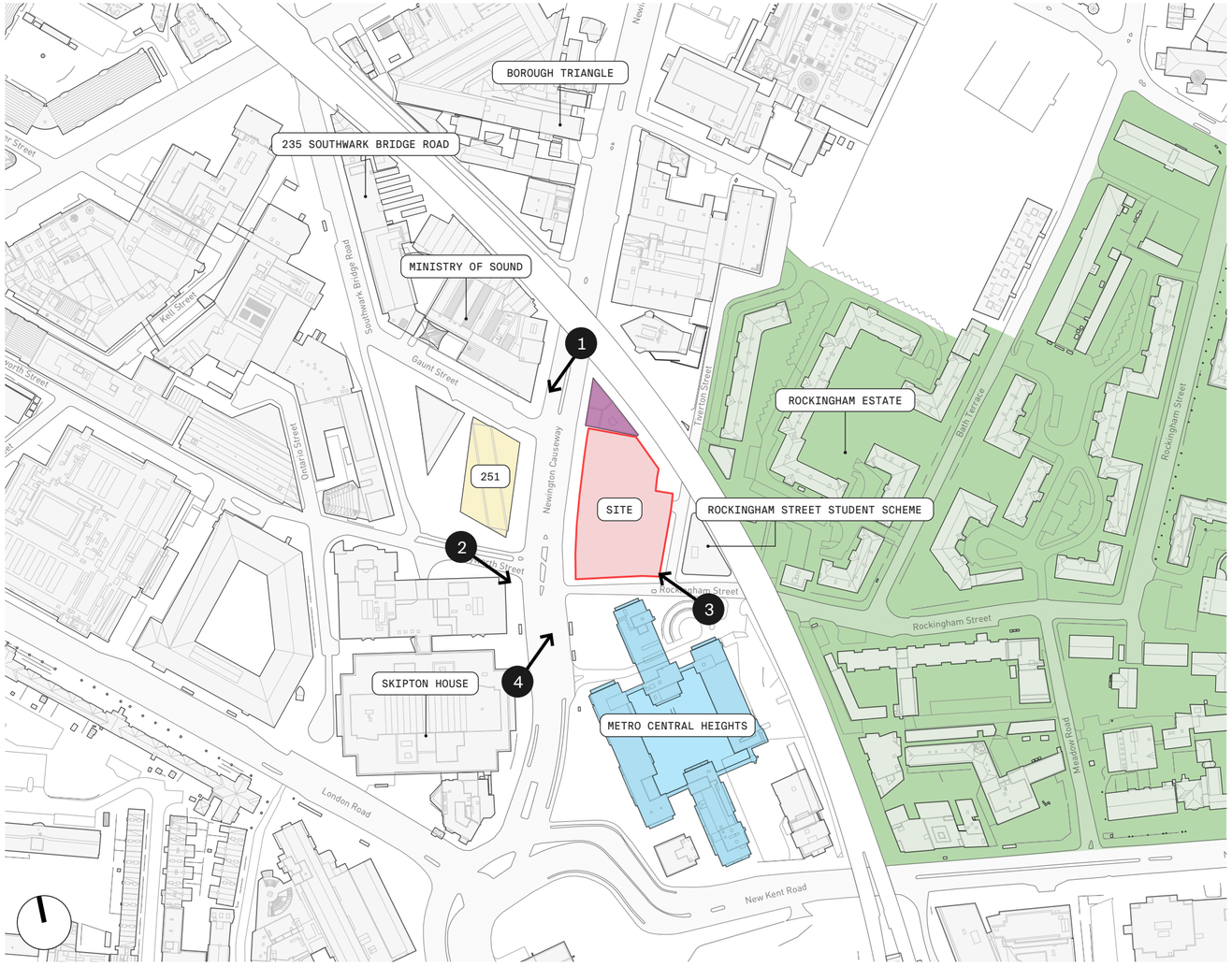
# Residents Presentation

## 101 Newington Causeway



# The Site Today

- SITE
- TWO FIFTY ONE (EILEEN HOUSE)
- 89-93 NEWINGTON CAUSEWAY (SIGNAL BLDG.)
- METRO CENTRAL HEIGHTS
- ROCKINGHAM ESTATE















# What's Proposed For The Site?

The vision for 101 Newington Causeway is to transform an inward-looking and under utilised site into a more open, connected and generous part of Elephant and Castle. The proposal brings together six ambitions: to create high-quality places to live and stay; provide generous and purposeful communal spaces; make a positive contribution to the surrounding neighbourhood; deliver architecture of lasting quality; embed sustainability in the design from the outset; and create buildings capable of adapting to changing needs over time.

## Co-Living

| Total No: Homes | Internal Amenity | External Amenity | Adaptable Room Provision | Commercial Workspace |
|---|---|---|---|---|
| 720 | 1973m$^2$ | 508m$^2$ | 72 | 796m$^2$ |

## Hotel

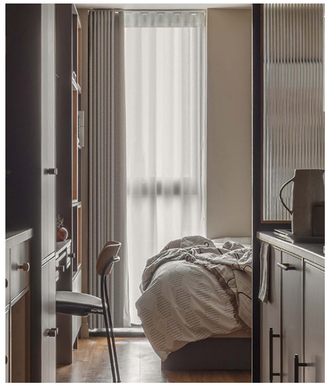
| Total No. Hotel Rooms |
|---|
| 404 |



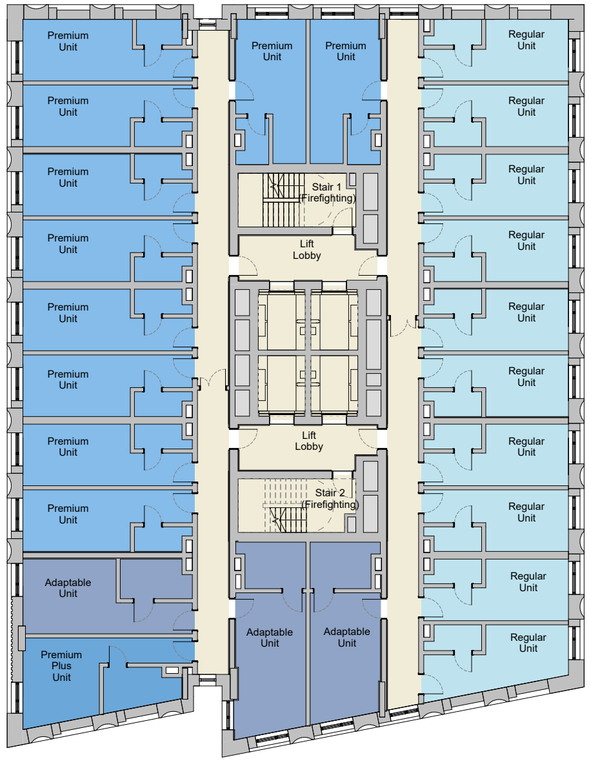
Indicative CGI: View from Elephant and Castle

# Co-living










STANDARD UNIT

PREMIUM UNIT

ACCESSIBLE UNIT





The Site from Newington Causeway

# Understanding The Surrounding Area



1. Borough Triangle



2. 87 Newington Causeway



3. 2-4 Tiverton Street



4. Two Fifty One



5. Skipton House



6. Elephant and Castle Town Centre



7. Elephant Park H01



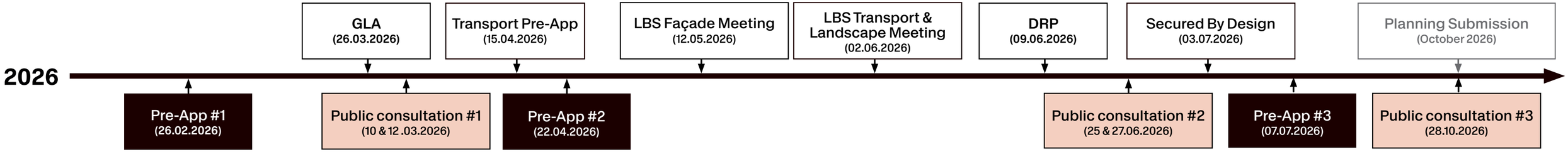
8. Elephant Park

SITE
CONSENTED
UNDER CONSTRUCTION
COMPLETED



# Design Evolution

The proposals have been developed through an iterative design process in close consultation with the London Borough of Southwark, the Design Review Panel, and the Greater London Authority. Ongoing engagement has also been undertaken with local residents, amenity groups, and stakeholders via regular briefings and project updates, helping to inform the evolution of the scheme.






**Pre-App #1**
The team proposed a 36-storey building including a cafe on the ground floor and a co-working and on-site creative activity space on the first floor.



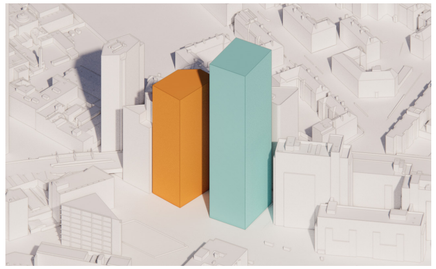
**Pre-App #2**
Demolition and massing were key discussion points highlighting careful consideration for local heritage and surrounding views.



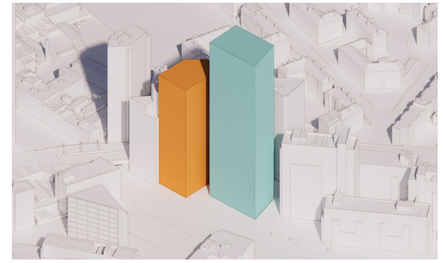
**DRP**
The façade was developed to create a clearer hierarchy, depth and articulation across the elevations.



**Proposed**
The current proposal further refines the façade articulation and performance while dealing with tight site constraints



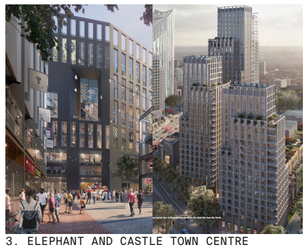




# Building Heights and Surrounding Context


1. ELEPHANT PARK H01


2. ELEPHANT PARK H02-H11


3. ELEPHANT AND CASTLE TOWN CENTRE

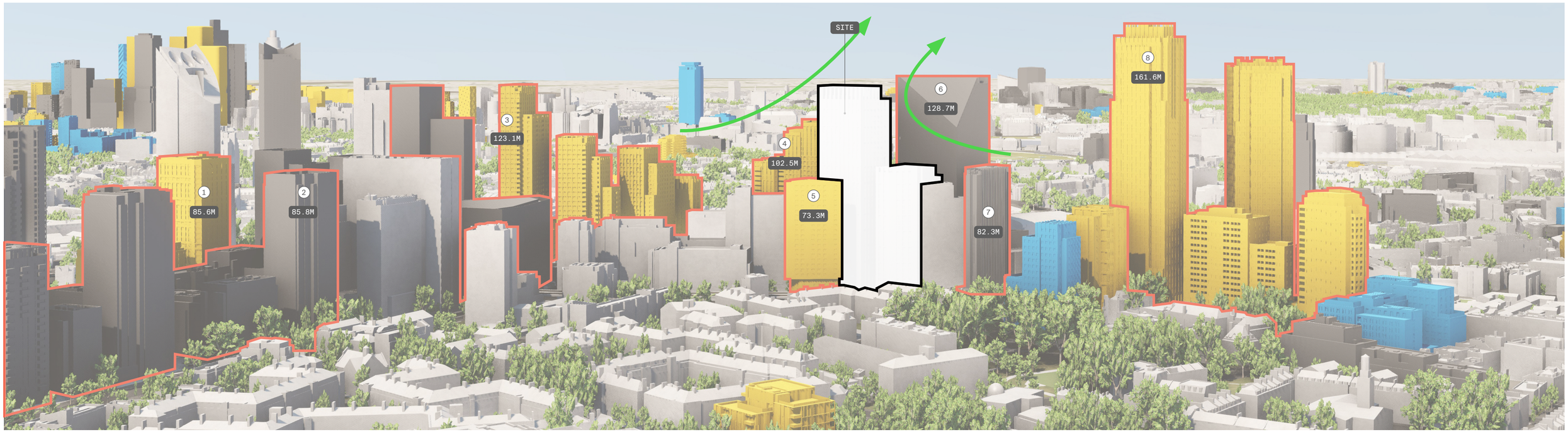

4. SKIPTON HOUSE


5. 2-4 TIVERTON STREET


6. TWO FIFTY ONE


7. 87 NEWINGTON CAUSEWAY


8. BOROUGH TRIANGLE




CONSENTED

UNDER CONSTRUCTION

# Relationship with Rockingham Estate



Indicative CGI: View from Rockingham Street next to Aird House.

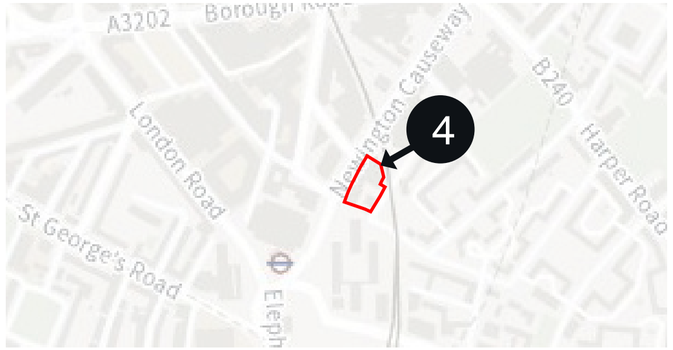



Indicative CGI: View from Tiverton Street with Telford House in Foreground.



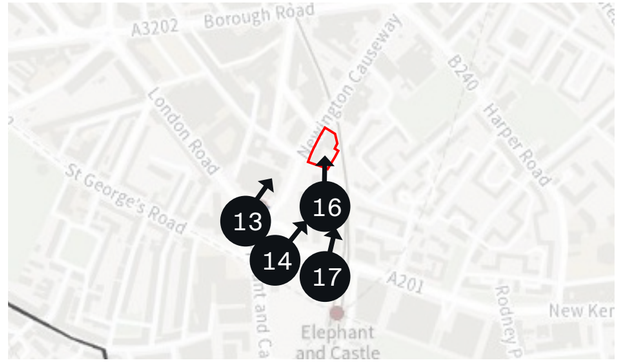









# Relationship with Metro Central Heights







V13: EXISTING CONDITION (SITE PHOTOGRAPHY)




V14: EXISTING CONDITION (SITE PHOTOGRAPHY)



V16: EXISTING CONDITION (SITE PHOTOGRAPHY)




V17: EXISTING CONDITION (SITE PHOTOGRAPHY)




V13: Elephant Square (Crossing)



V14: St. George's Road




V16: Alexander Fleming House (Metro Central Heights) Courtyard



V17: Elephant and Castle looking toward Metro Central Heights

# Daylight and Sunlight

GIA prepared an accurate 3D model of the surrounding buildings to provide a reliable basis for the daylight and sunlight assessment. GIA has assessed 12 neighbouring buildings that may be affected by the Proposed Development and have been deemed sensitive because they contain residential areas.

These are:

- Metro Central Heights, 119 Newington Causeway
- Keyworth Hostel, 10 Keyworth Street
- 251 Southwark Bridge Road
- Ceramic Building
- 6 Avonmouth Street
- Telford House, Tiverton Street
- Stephenson House Bath Terrace
- 6-8 Tiverton Street
- Rennie House Bath Terrace
- Rankine House Bath Terrace
- Wellesley Court, 15 Rockingham Street
- 5-9 Rockingham Street

This means that the large majority of the tested windows and rooms would not experience noticeable alterations in the levels of natural light they currently enjoy.

The design has been reviewed throughout its development, with consideration given to the effect on neighbouring buildings and their access to natural light.

Overall, the reductions from the current conditions, the retained levels of light have been found to be contextually appropriate.

What do the results show?

**Daylight to windows: 74.7% of the windows assessed (3,653 out of 4,892) would meet the BRE guidelines.**

**Daylight to rooms: 80.7% of the rooms assessed (993 out of 1,230) would meet the BRE guidelines.**

**Sunlight: 98.7% of the windows assessed (2,290 out of 2,321) would meet the BRE guidelines.**



# Overshadowing

### Which outdoor areas have been assessed?

GIA has assessed eight outdoor areas around the Proposed Development to understand how the new building could affect the sunlight they receive. These include parks, shared outdoor spaces, a courtyard and roof terraces.

The following areas have been assessed:
1. Stephenson House, Bath Terrace - Open Amenity
2. Telford House - Open Amenity
3. Newington Gardens
4. 6–8 Tiverton Street - Open Amenity
5. 89–93 Newington Causeway - Roof Terrace 01
6. 89–93 Newington Causeway - Roof Terrace 02
7. 251 Southwark Bridge Road - Open Space
8. 90 London Road - Courtyard Space

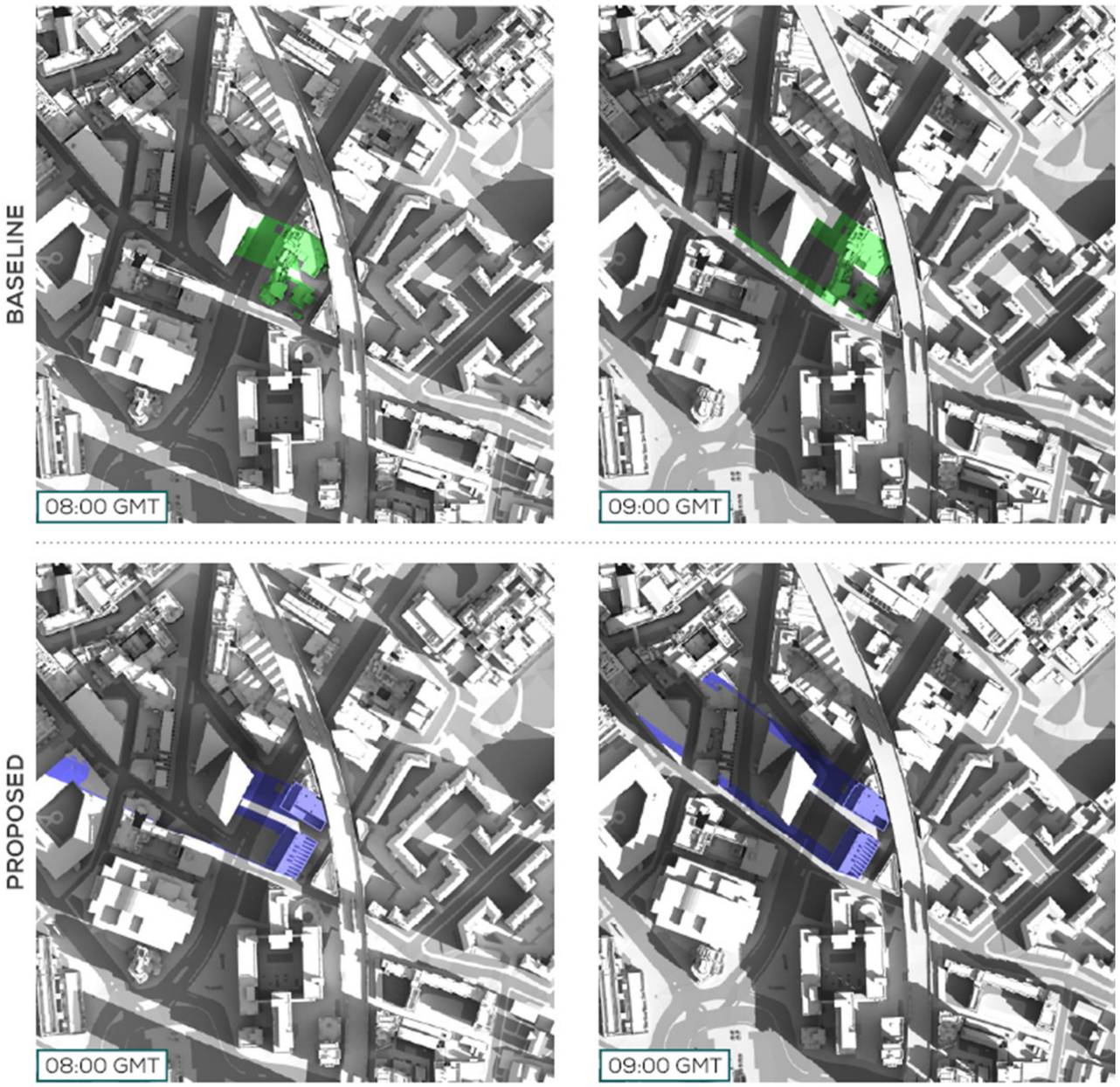
### How have we assessed overshadowing?

GIA has used specialist software to produce shadow plots at hourly intervals from sunrise to sunset in key dates across the year. The existing and proposed scenarios have then been compared to quantify the extent of any additional overshadowing.

### What do the results show?

Six of the eight open spaces assessed would meet the BRE Guidelines and so would continue to receive good levels of sunlight. Only the two roof terraces at 89-93 Newington Causeway would experience greater reductions.

21st March (8:00-9:00 GMT)



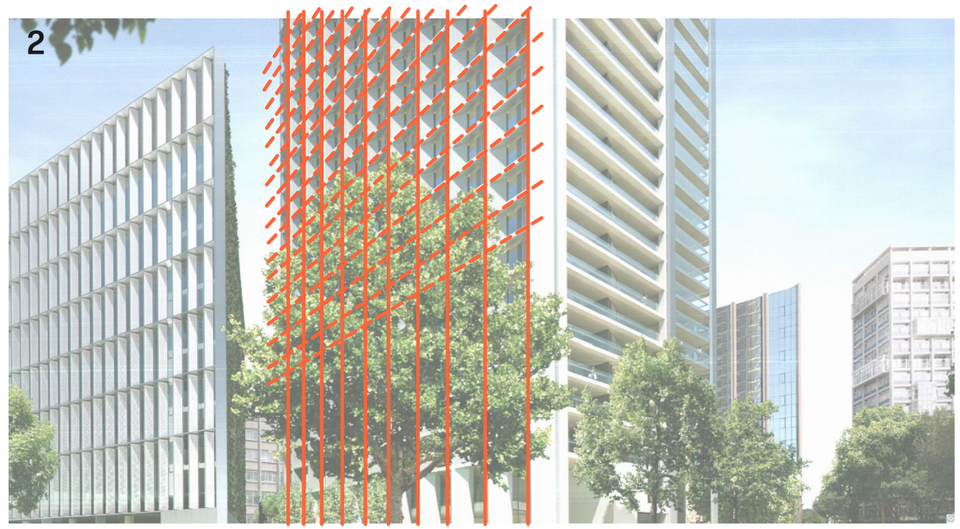
# The Architectural Approach
## Elevational Grid

The architectural approach has been developed through ongoing engagement with the Council's planning and design officers. Their feedback has helped inform and refine the façade design, including the elevational grid, colour palette and materiality, ensuring the proposals respond appropriately to the surrounding context while establishing a distinct architectural identity.

One of the clearest characteristics shared by the surrounding buildings is the use of a legible elevational grid as a primary ordering device. Metro Central Heights, the Signal Building and Two Fifty One each organise windows, solid elements and structural or architectural framing within clearly defined geometric frameworks.

The proposal adopts the grid as a common architectural grammar across both buildings. It provides order and consistency while accommodating differences in programme, scale and orientation, and allows the constituent volumes to be read as related parts of a coherent composition.







1. TWO FIFTY ONE
2. METRO CENTRAL HEIGHTS
3. SIGNAL BUILDING

# The Architectural Approach
## Colouration

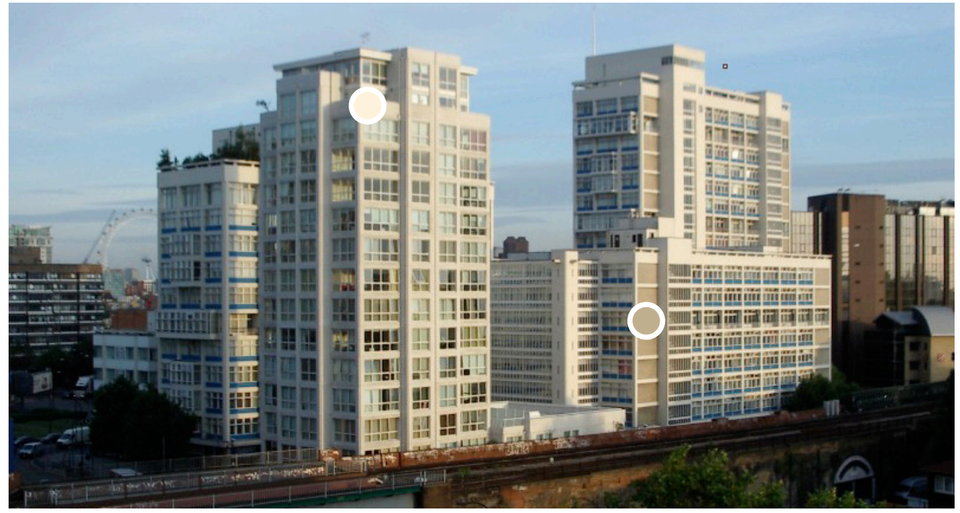
The immediate context is characterised by a relatively restrained palette of light stone, buff and grey tones, often combined with darker recessed elements and glazing.

The proposal works within this tonal family while introducing subtle variation between the constituent volumes. These shifts in tone help maintain the legibility of the bundled composition in both near and distant views, while darker metal elements sit within the depth of the façade to accentuate shadow and articulation.

Contrast is deliberately controlled, allowing the architecture to retain clarity without becoming overly graphic.







TWO FIFTY ONE







SIGNAL BUILDING







METRO CENTRAL HEIGHTS

1. TWO FIFTY ONE
2. METRO CENTRAL HEIGHTS
3. SIGNAL BUILDING

# The Architectural Approach
## Materiality



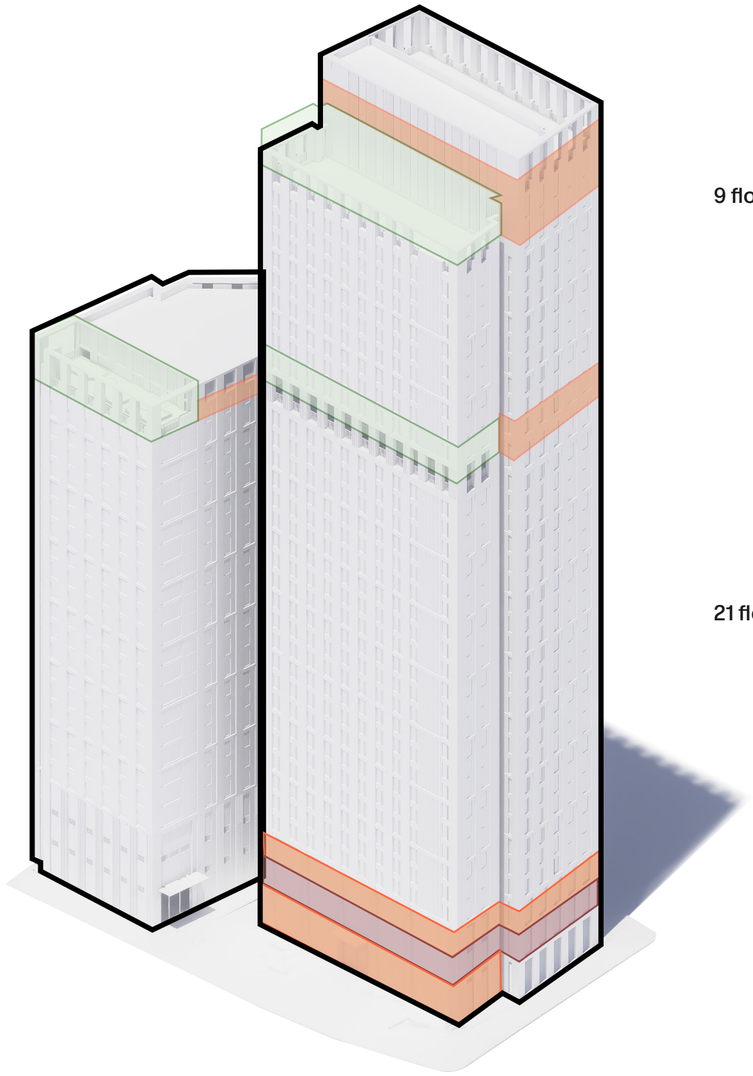


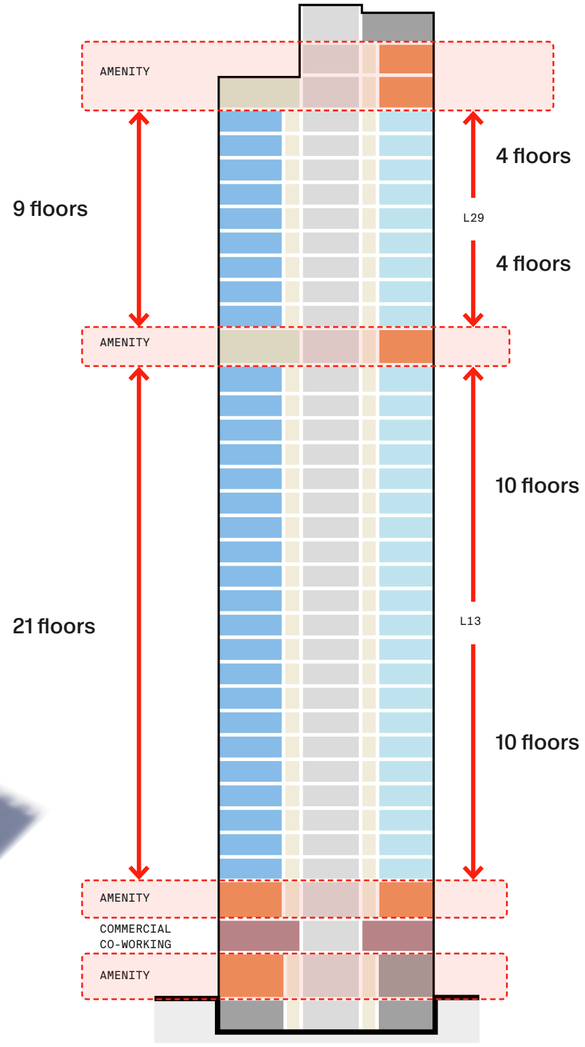

1. LIGHT PRE-CAST CONCRETE
2. MEDIUM-LIGHT PRE-CAST CONCRETE
3. MEDIUM PRE-CAST CONCRETE
4. MEDIUM-DARK PRE-CAST CONCRETE
5. ANTHRACITE GREY METAL





# How The Buildings Will Operate
## Co-Living









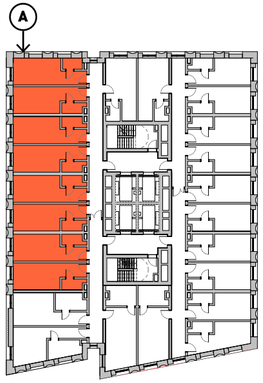

# Internal Organisation: Co-living Rooms
## Typical Co-Living Room

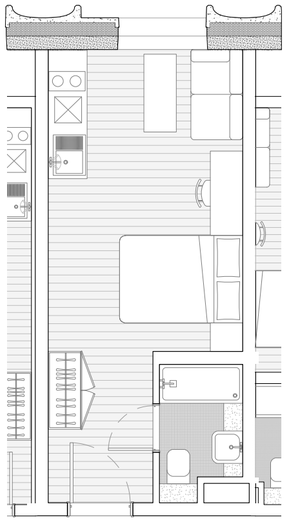
The typical co-living room is organised as a clear sequence of entrance and bathroom, sleeping, and living, working and dining zones. This creates a natural progression through the room while allowing each part of the compact plan to perform a distinct function.

The principal living and working space is positioned adjacent to the façade, maximising access to daylight and outlook. The kitchenette is also located away from the entrance and towards the outer part of the room, supporting the fire strategy by maintaining separation between cooking facilities and the escape route.

The sleeping area occupies the quieter central part of the room, while integrated storage and fitted furniture make efficient use of the available space and maintain a clear, uncluttered layout.

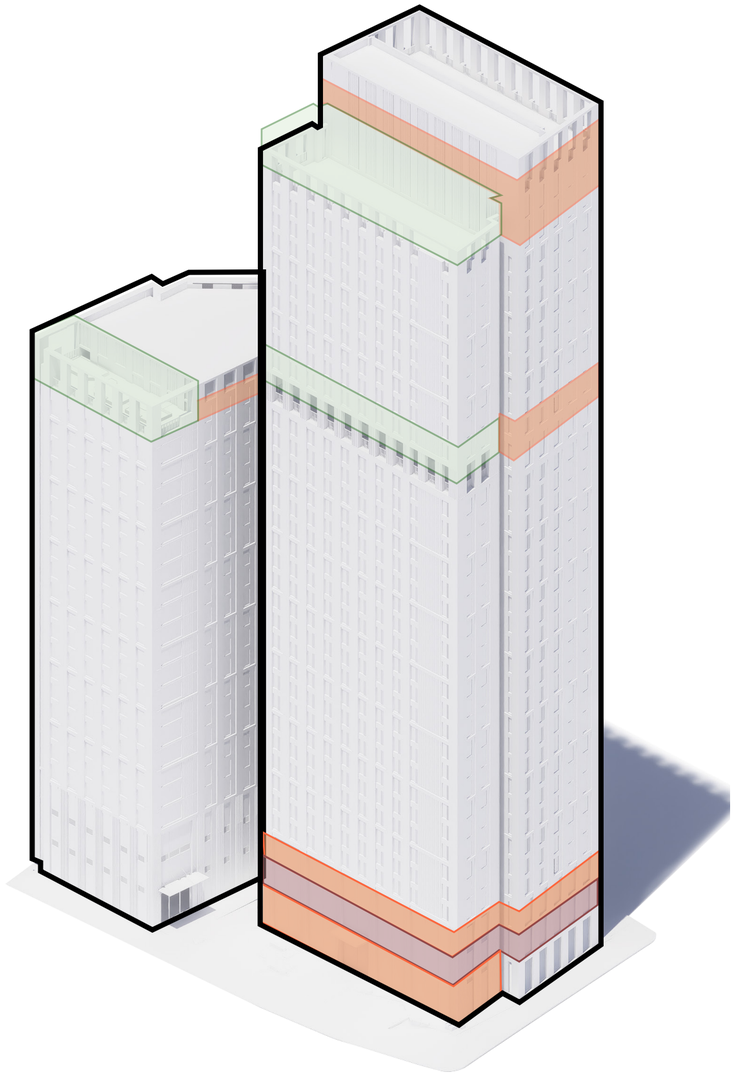
Together, these elements create a well-organised private living environment that complements the extensive shared amenity provided throughout the building.

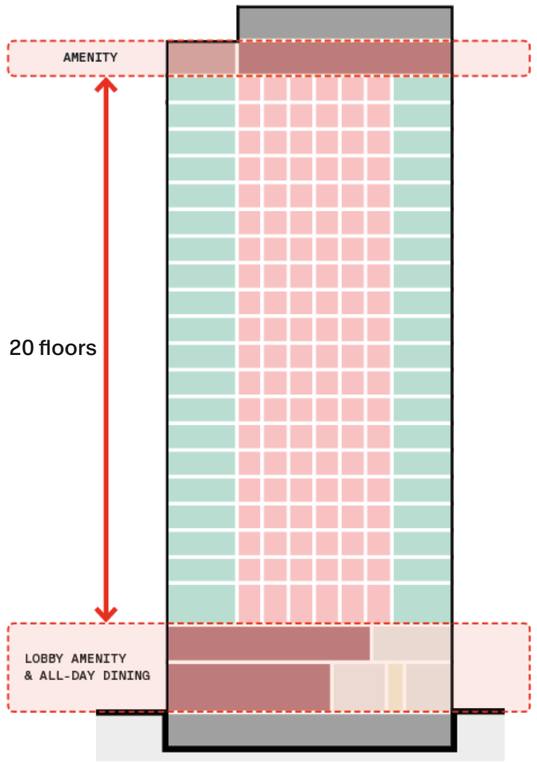




# How The Buildings Will Operate
## Hotel







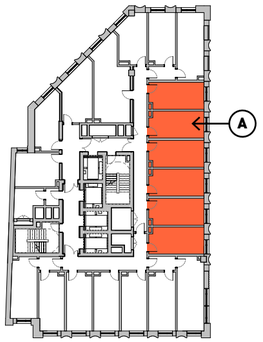



# Internal Organisation: Hotel Rooms
## Typical Hotel Room

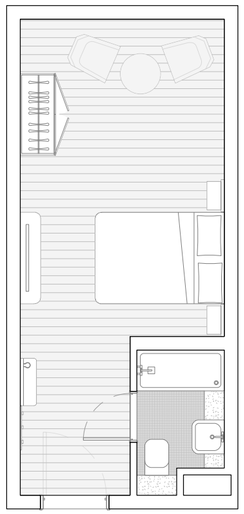
The typical hotel room is organised to create a clear and efficient sequence from entrance to sleeping and living space. The bathroom, wardrobe and storage are grouped towards the entrance, allowing the principal part of the room to remain open and uncluttered.

The bed and informal seating are positioned towards the façade, maximising access to daylight and outlook, while integrated furniture provides space for working, storage and refreshments without compromising circulation around the room.

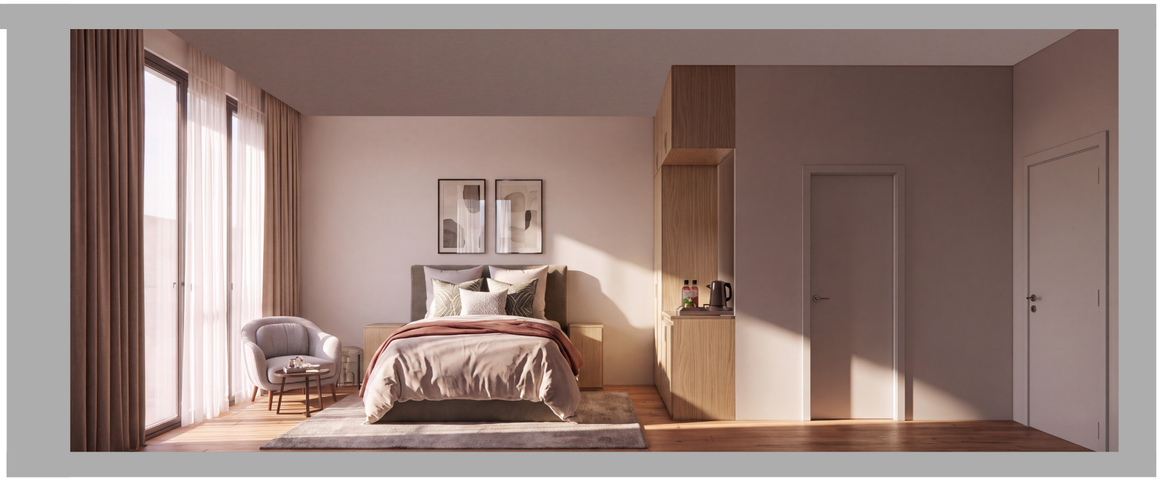
A restrained material palette and carefully integrated joinery reinforce the sense of calm and order established by the architecture, creating a comfortable and efficient environment for both short and longer stays.




**Typical Hotel Room Plan**

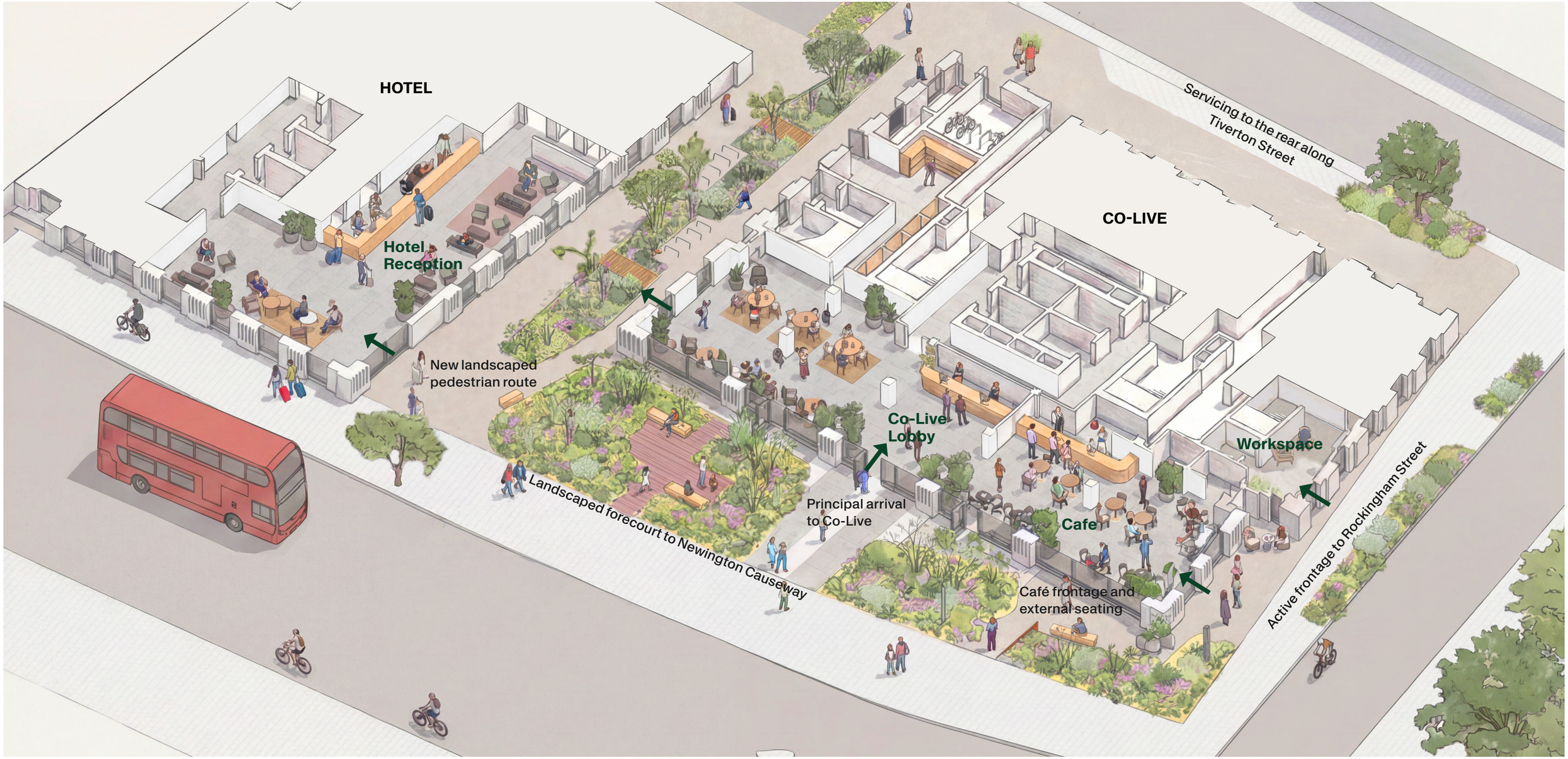







Co Living Communal Amenity Space

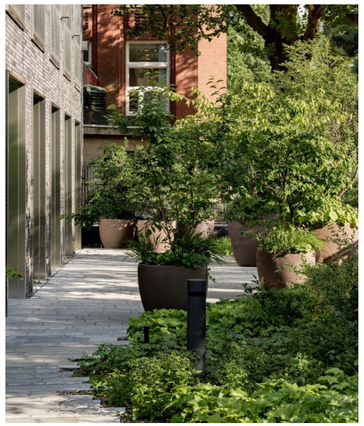
# Ground-Floor Uses and Public Access

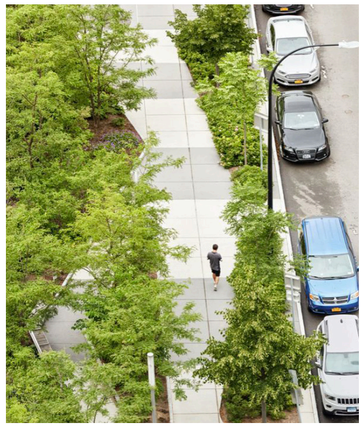


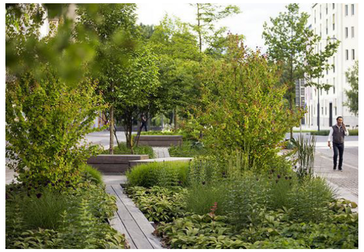
# Ground Floor Uses & Public Access



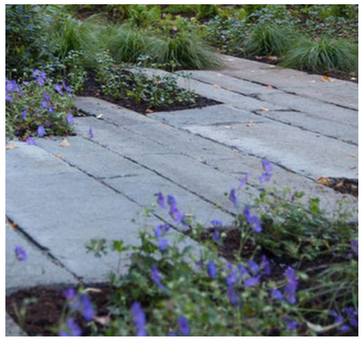
# New Public Space and Planting













**Key**

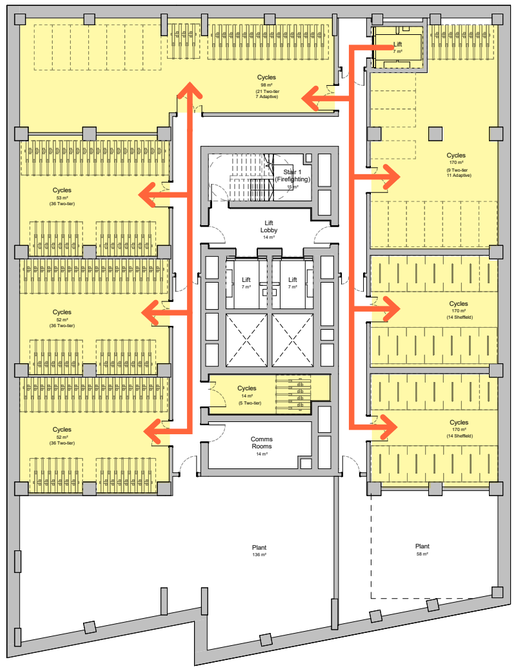
1. Causeway Green Link
2. Social Garden
3. Pocket Garden
4. Existing tree to be retained
5. Green Passage
6. Main entrance to co-living lobby
7. Entrance to hotel lobby
8. Informal footpath
9. Small gathering space
10. Informal seating area
11. Single stem street trees
12. Bus stop
13. Service areas
14. Main pedestrian crossing
15. Existing cycle lane
16. Short stay cycle stands
17. Existing tree to be removed
18. Co-living L34 terrace
19. Hotel L22 terrace
20. Green roof




LANDSCAPE ILLUSTRATIVE PLAN ALL LEVELS SCALE: NTS


New Public Space and Planting

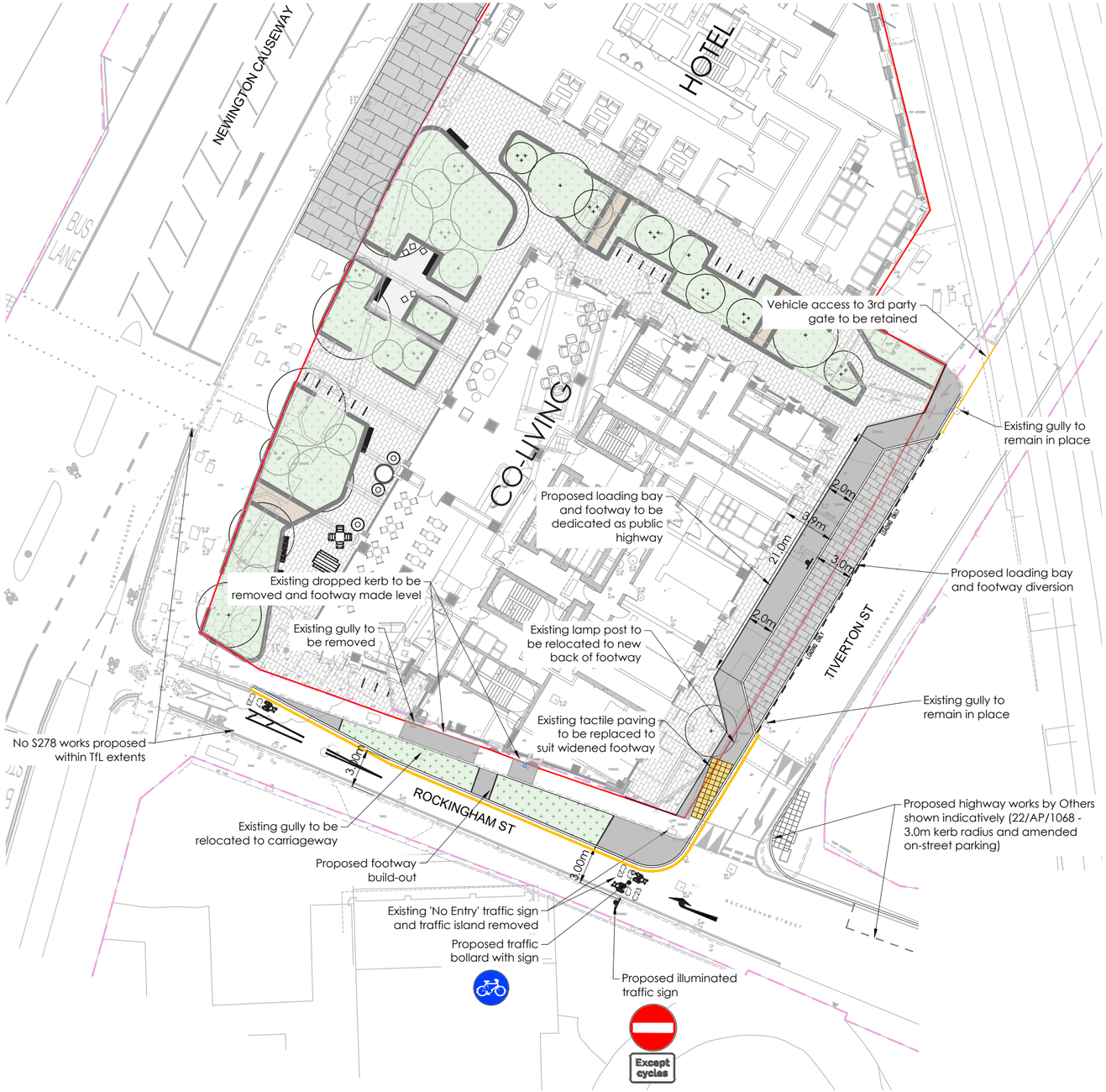
# Access, Servicing and Deliveries




**Co_Live Basement Floor Plan**



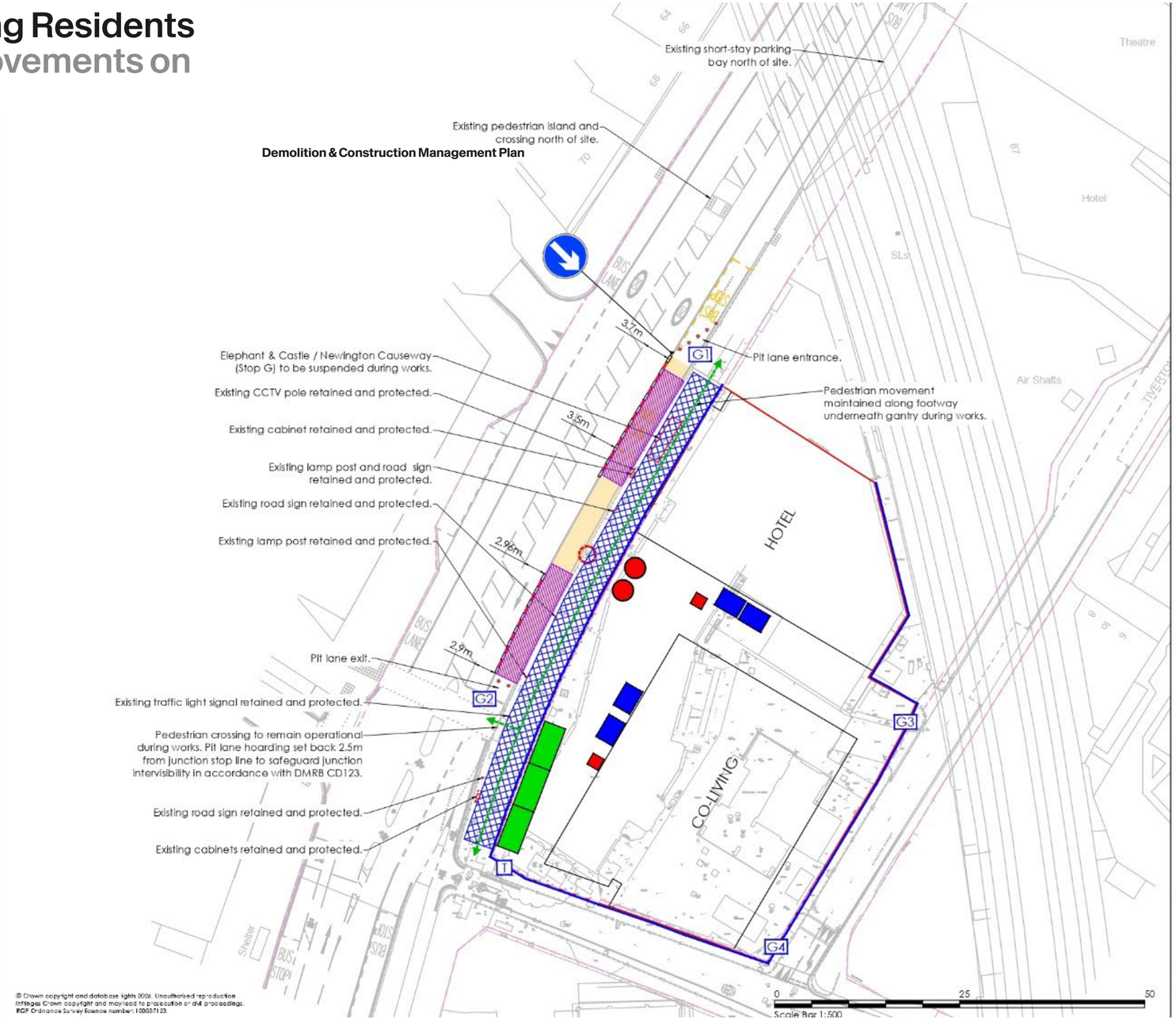

**Site Ground Floor Plan**



# Construction and Neighbouring Residents

## Proposed Access & Vehicle Movements on Site

**Demolition & Construction Management Plan**




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Notes:

1. Do not scale from this drawing.
2. All dimensions are in metres unless noted otherwise.
3. All levels are in metres above ordnance datum (AOD).
4. This drawing should be printed in colour.
5. This drawing is to be read in conjunction with all other engineer's drawings.

Key:

- Site boundary
- Highway boundary
- Hoists
- Gate
- Crane
- Welfare
- Hoarding
- Silo
- Turnstile
- Set Down Area
- Gantry
- Tree Protection
- Pit Lane - 49m x 3m
- Pedestrian route

| Rev | Details | Date | By | Chkd | Appd |
|---|---|---|---|---|---|
| P02 | Updated pit lanes & site details | 10.09.26 | GE | JC | NR |
| P01 | First Issue | 02.09.26 | GE | JC | NR |

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E: enquiries@rgp.co.uk
www.rgp.co.uk

Transport Planning and Infrastructure Design Consultants

Status: PLANNING

Client: Regal Newington Causeway Ltd. & The Salvation Army

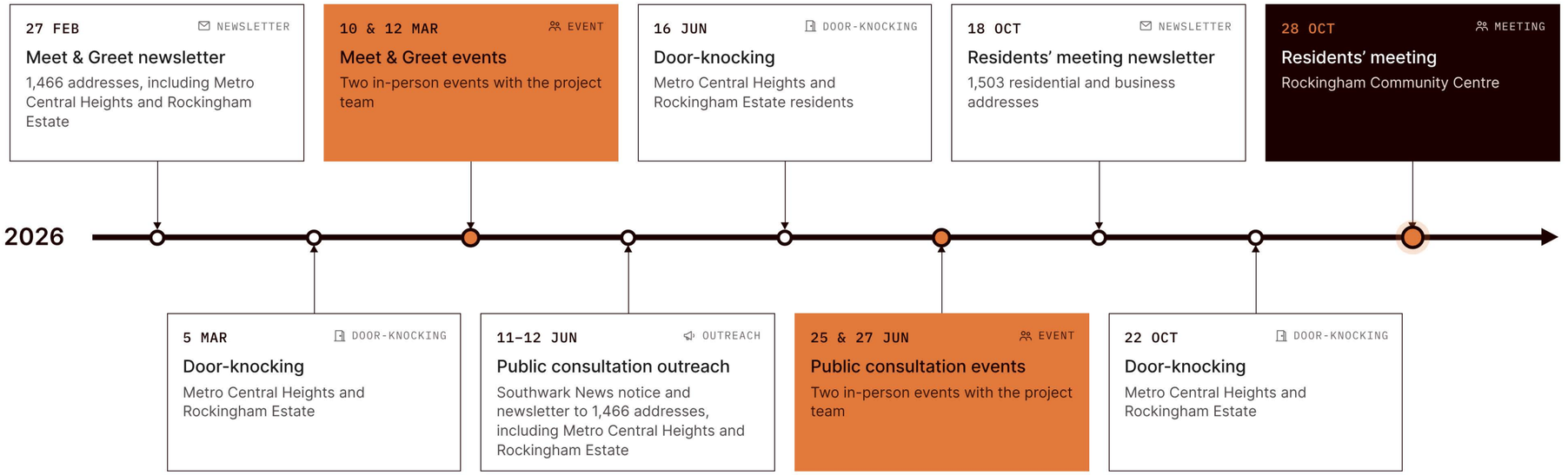
Project: 101 Newington Causeway, Elephant & Castle SE1 6NJ

Drawing Title: Construction Setup Plan

| Scale @ A3 | Date: | Drawn: | Designed: | Checked: | Approved: |
|---|---|---|---|---|---|
| 1:500 | 02.09.26 | GE | AS | JC | NR |

Project No: 8834 | Drawing No: NEW-RGP-XX-TS-DR-T-025 | Revision: P02

# Public Consultation
## Engagement with Local Residents






**4,435** Newsletters distributed across three rounds between February and October 2026

**3** Rounds of door-knocking targeting Metro Central Heights and Rockingham Estate residents

**3** Consultation activities: March Meet & Greet, June public exhibition and October residents' meeting

# Public Consultation
## Engagement with Local Residents

**Feedback was gathered through:**
- In-person discussions during both rounds of consultation
- Written feedback forms completed at the events
- Online feedback submitted through the project website

**In summary:**
- Three rounds of consultation: March Meet & Greet, June public exhibition and October residents' meeting.
- A total of 4,435 newsletters distributed across three rounds between February and October 2026.
- Three rounds of door-knocking targeting Metro Central Heights and Rockingham Estate residents.
- Feedback received through in-person discussions, written forms and online submissions.

Attendees included:
- Local residents, including those from Rockingham Estate and Metro Central Heights
- Chaucer Ward Councillors
- Rockingham Tenants & Residents Association
- Community Southwark
- Local community organisations and businesses
- Existing users of 101 Newington Causeway

**1. Overall Response to the Proposals**
Feedback received across both rounds of consultation reflected a range of views, with respondents recognising the opportunity to redevelop the site while raising questions about its impact on neighbouring properties

- *"Looks good overall."*
- *"Seems like a good use of the space."*

**2. Co-Living Accommodation**
Respondents acknowledged the role of co-living accommodation in addressing housing needs, while others sought further information about how it would operate and who it would accommodate.

- *"Co-living is needed, especially for people who cannot afford traditional housing."*
- *"This type of housing makes sense in this area."*

**3. Green Space and Amenity**
The inclusion of green space was welcomed, with suggestions to improve its quality, usability and connections with the Rockingham Estate.

- *"Nice to see green space included."*
- *"Would be good to have more usable outdoor space."*

**4. Local Context and Integration**
Respondents highlighted the importance of how the development would relate to the surrounding area, with questions raised about building heights, daylight, sunlight and outlook for neighbouring properties.

- *"I live nearby and it will be important how this fits with the existing buildings."*





# Public Benefits

| | |
|---|---|
| Co-Living Apartments 720 | To meet Southwark's acute housing need |
| Exemplary Architecture & Ground Floor Uses | Resulting in an improved townscape and environment |
| Over 1,613 construction, and 212 end use jobs, Additional training support | Significant employment and business opportunities in Southwark |
| £24.3million Social Value Benefits over 20 years<br>£13 million Community Infrastructure | |
| Publicly Accessible Areas with New Landscaping and Trees | Support for the Low Line |
| Substantial Developer Contributions | To support affordable housing in Southwark |






View from Newington Causeway

# Summary and Questions

