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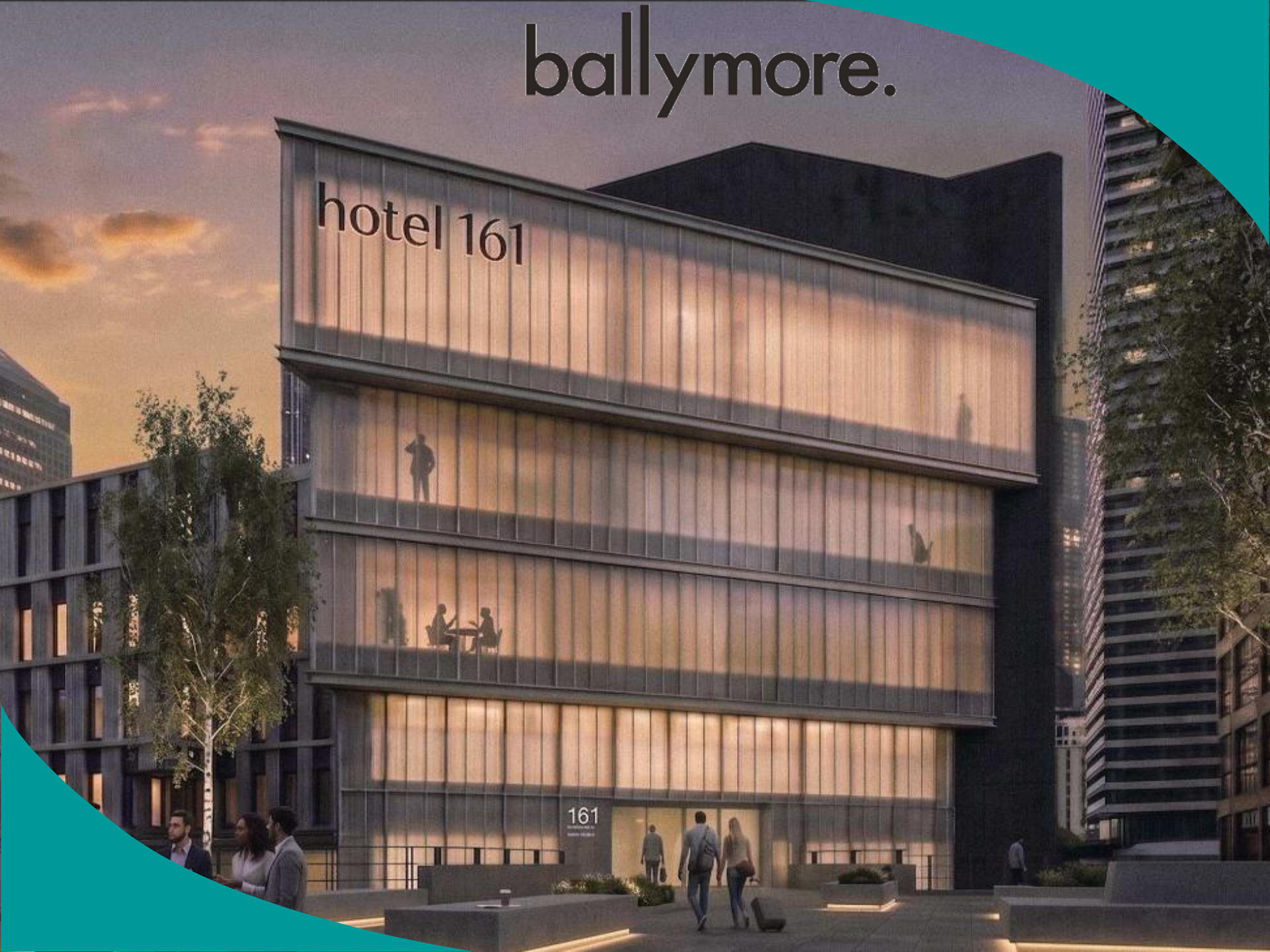
hotel 161

161 Marsh Wall

A new contemporary hotel

161

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Aerial location

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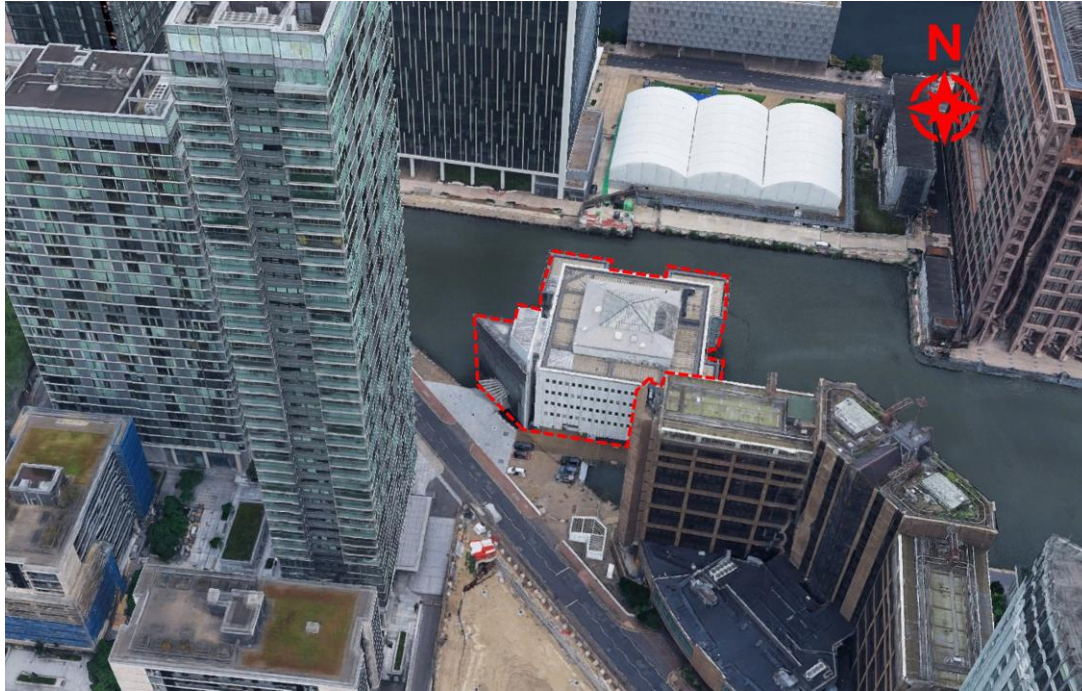


Existing views

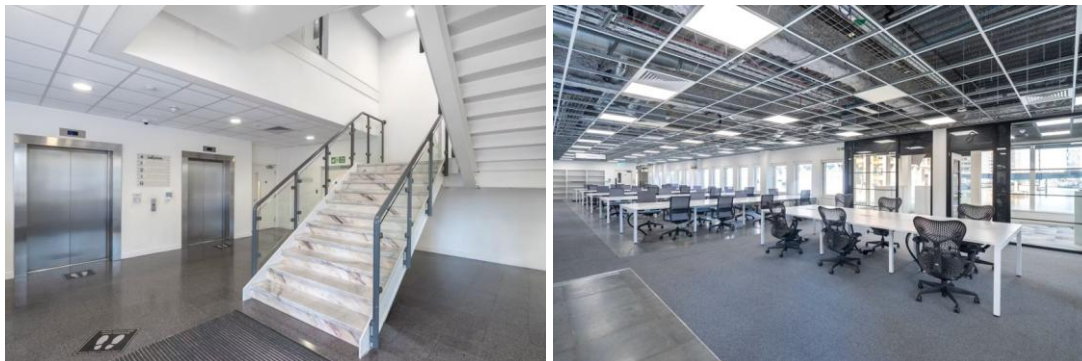


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Why a hotel?



- The 1980's office building has become increasingly under-used in recent years due to its age and condition.
- It will never achieve Grade A office status.
- It is in a peripheral office location.
- A new use for the building as a hotel is suitable for many reasons.



Why a hotel here?



Excellent public transport access, within a short walk of South Quay DLR, Canary Wharf and local bus services.

The nearby footbridge over South Dock provides a direct and attractive route into Canary Wharf.



Panoramic North-facing views overlooking South Dock and the Canary Wharf skyline.

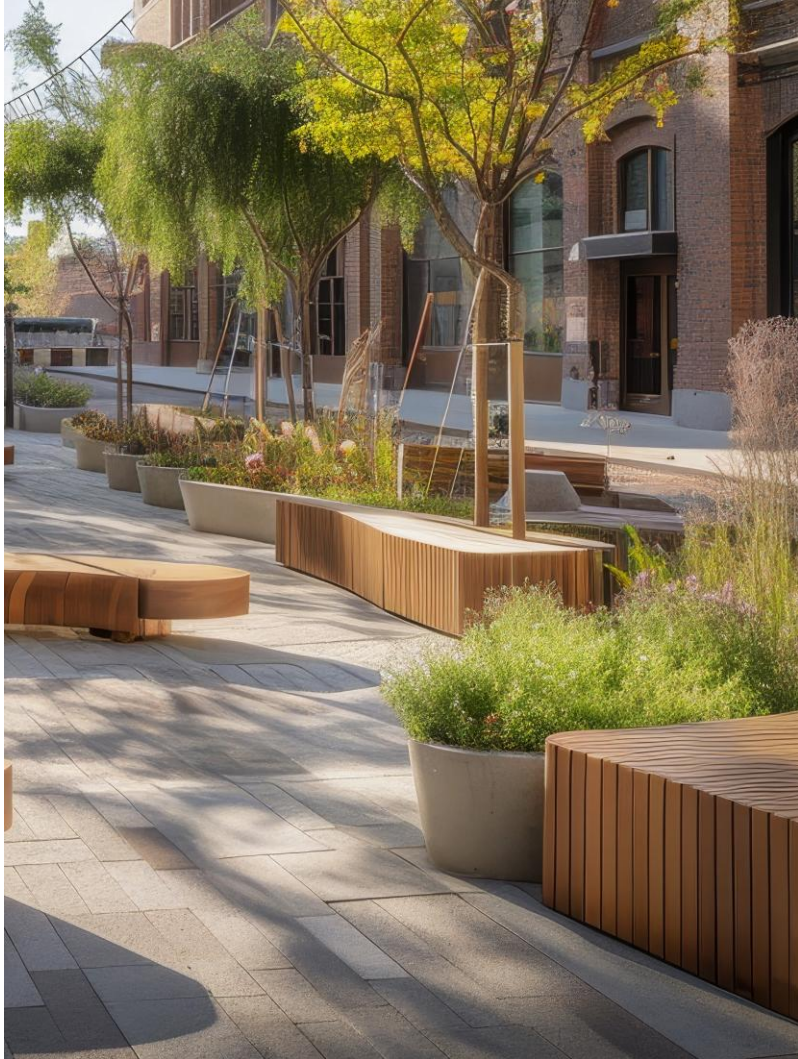
Ground floor uses



We are exploring different options for the ground floor.

There could be a bar / café to the left of the reception, looking from Marsh Wall, with a seating area overlooking South Dock.

Ground floor uses



There is the potential for the existing parking area (above) to be remodelled to accommodate public realm improvements, such as new hard and soft landscaping, servicing and guest drop-off spaces.

External improvements



A fresh and contemporary look that is more suited to the new hotel use.

- Infilling of existing setbacks on the corners of the building. (Infill areas shown in yellow).
- A new façade with quality new cladding and a varied window pattern.

Windows and face options under consideration



Benefits



Welcoming ground floor

A new hotel lobby and bar / café would create a more inviting arrival experience.



New life for a tired building

Transforming an outdated office building into a high-performing contemporary hotel.



More vibrant Marsh Wall frontage

A more vibrant ground floor and increased public realm and high-quality landscaping will improve the pedestrian experience along Marsh Wall.

Benefits



Lower carbon footprint

Modern glazing, heating and cooling systems significantly reduces operational carbon.



Retain and reuse

Keeping the existing structural frame and floors reduces embodied carbon compared with a new build.

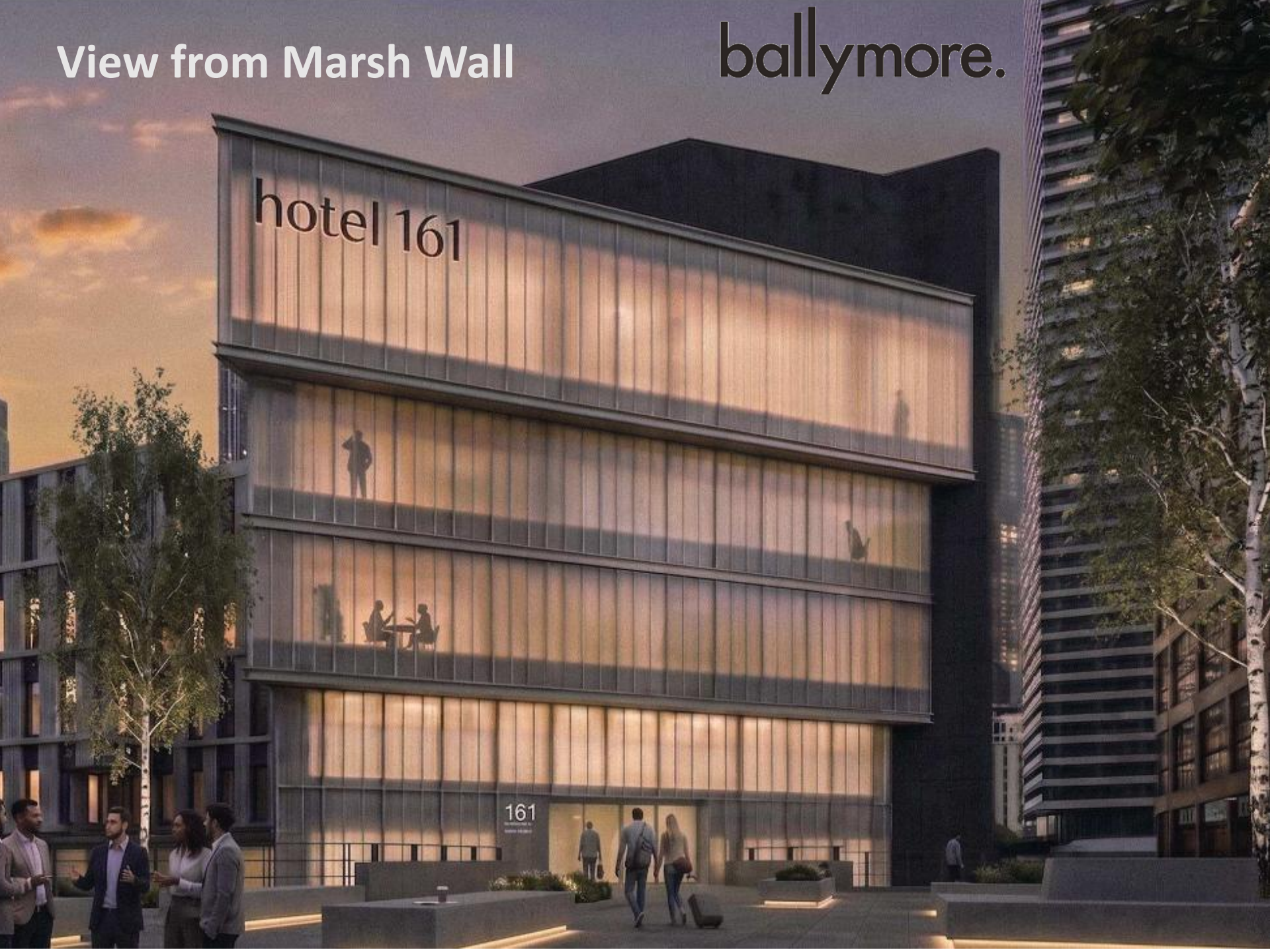


Better building performance

A contemporary façade would improve thermal insulation and overall energy efficiency.

View from Marsh Wall

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