



Planning Applications Sub-Committee

PRESENTATION PACK

Date: TUESDAY, 9 SEPTEMBER 2025

Time: 10.30 am - or at the rising of the Planning and Transportation Committee, whichever is later

Venue: LIVERY HALL - GUILDHALL

3. **CUSTOM HOUSE, 20 LOWER THAMES STREET AND RIVER WALLS, STAIRS AND CRANE, CUSTOM HOUSE QUAY**

Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 3 - 212)

4. **SUGAR QUAY JETTY**

Report of the Chief Planning Officer and Development Director.

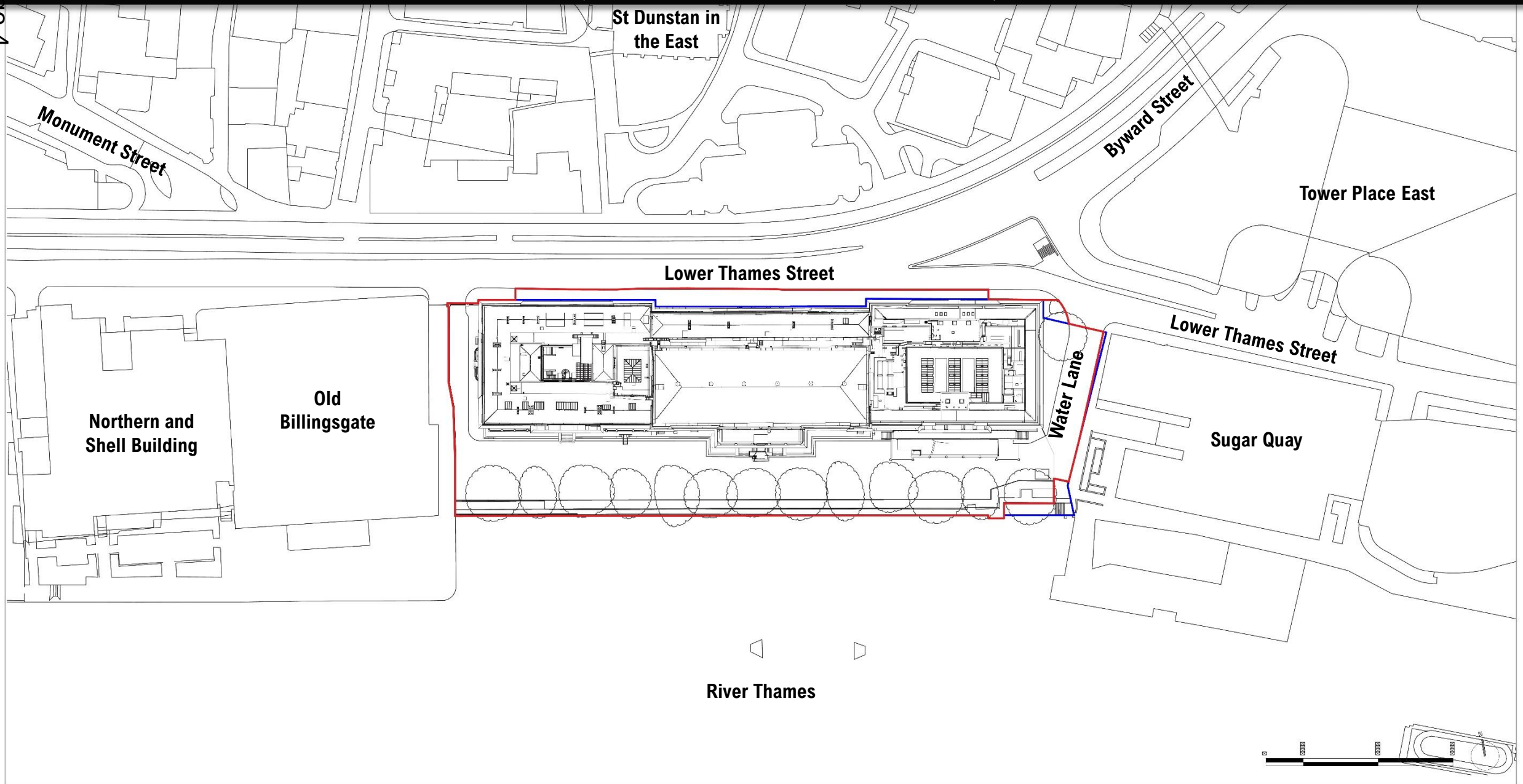
For Decision
(Pages 213 - 234)

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**Custom House,
20 Lower Thames Street EC3R 6EA
Planning Applications Sub-Committee
9th September 2025**

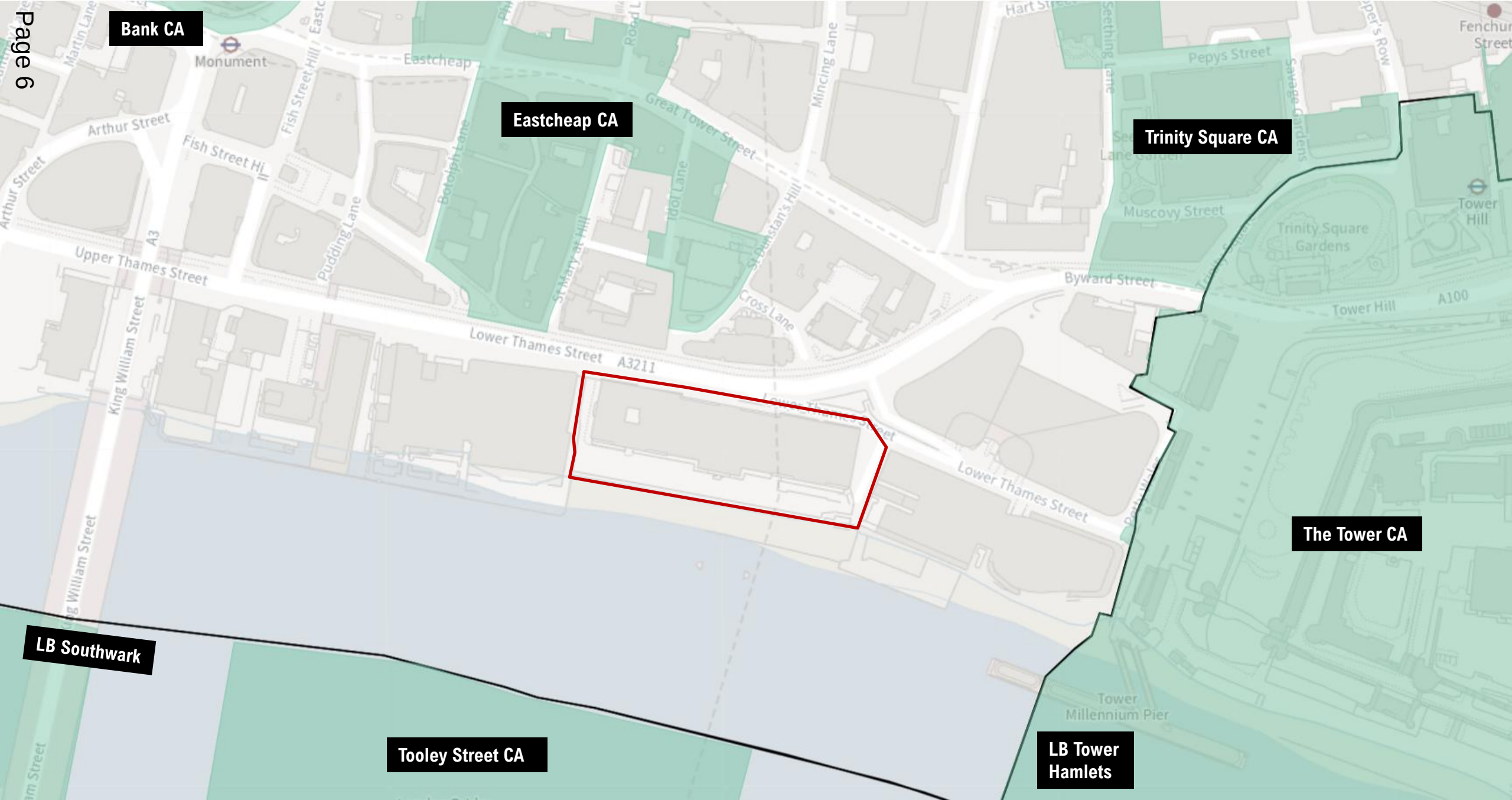
Custom House, 20 Lower Thames Street, EC3R 6EA



Existing Site Plan



Existing Aerial View

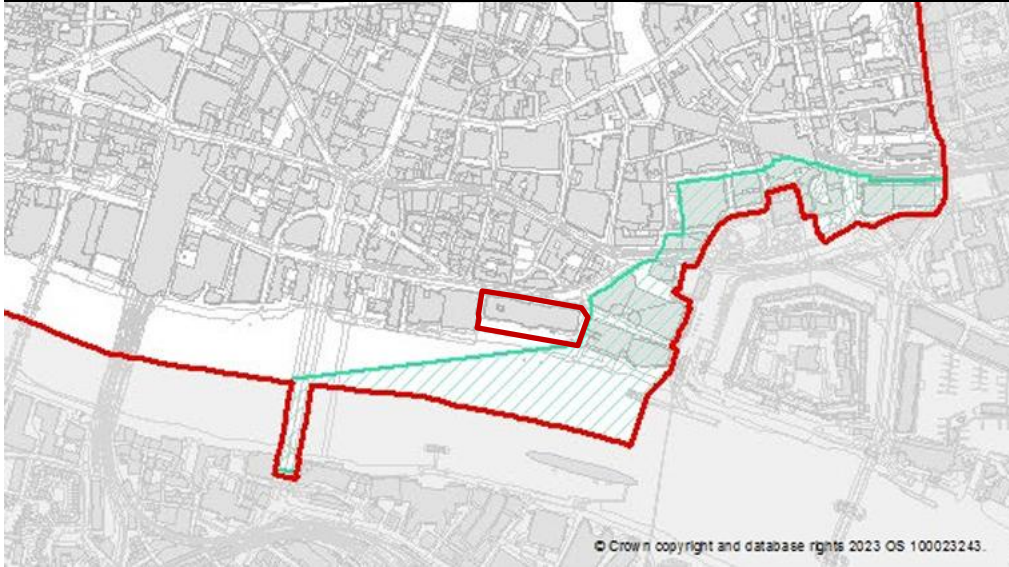


Conservation Areas

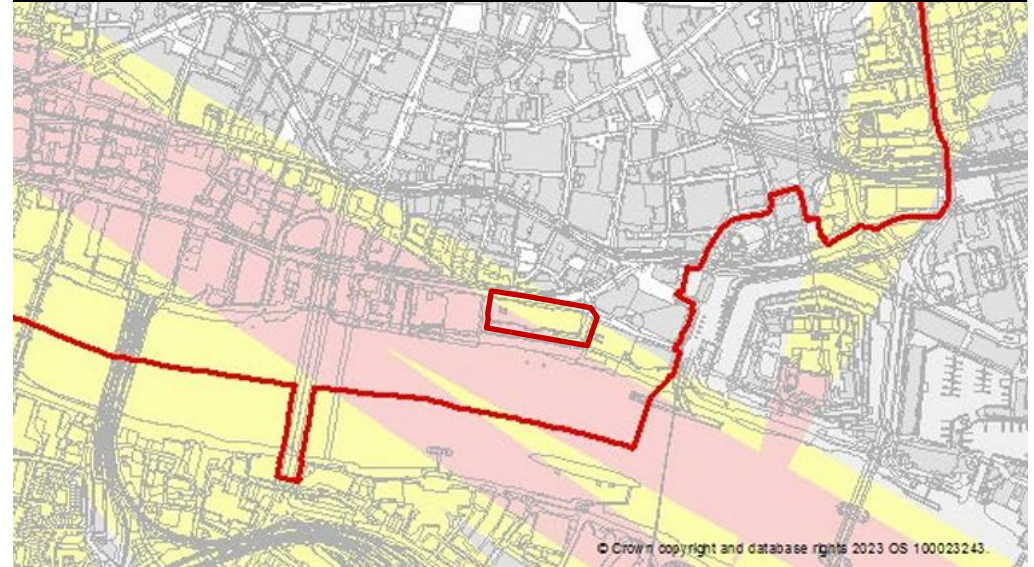


Listed Buildings

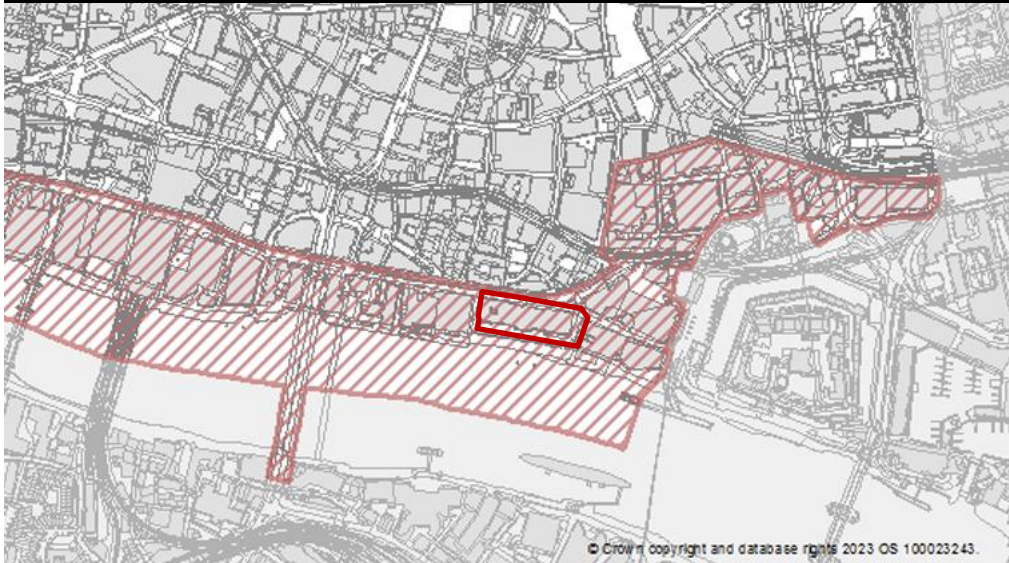
The Tower World Heritage Site Local Setting Area



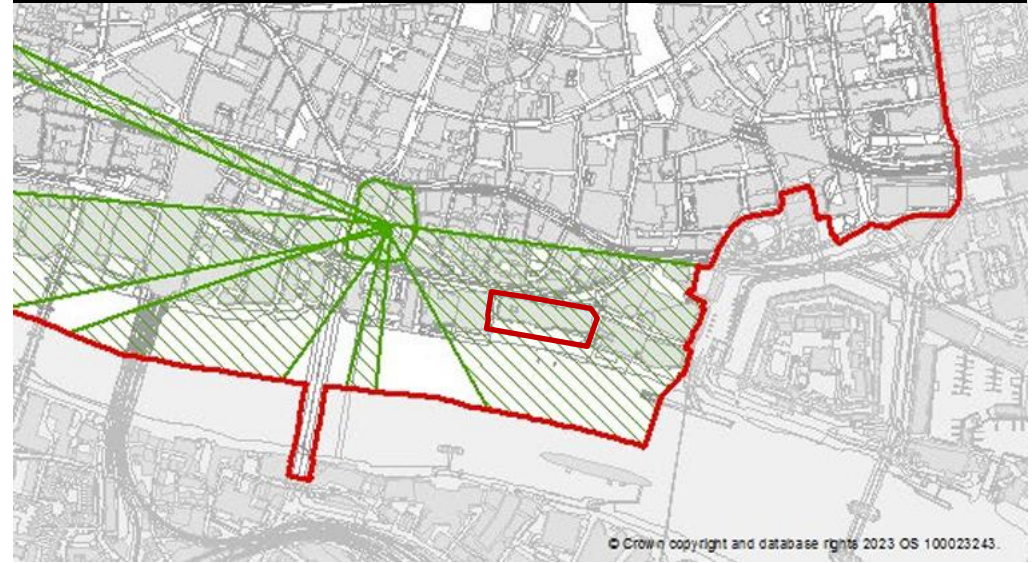
London View Management Framework

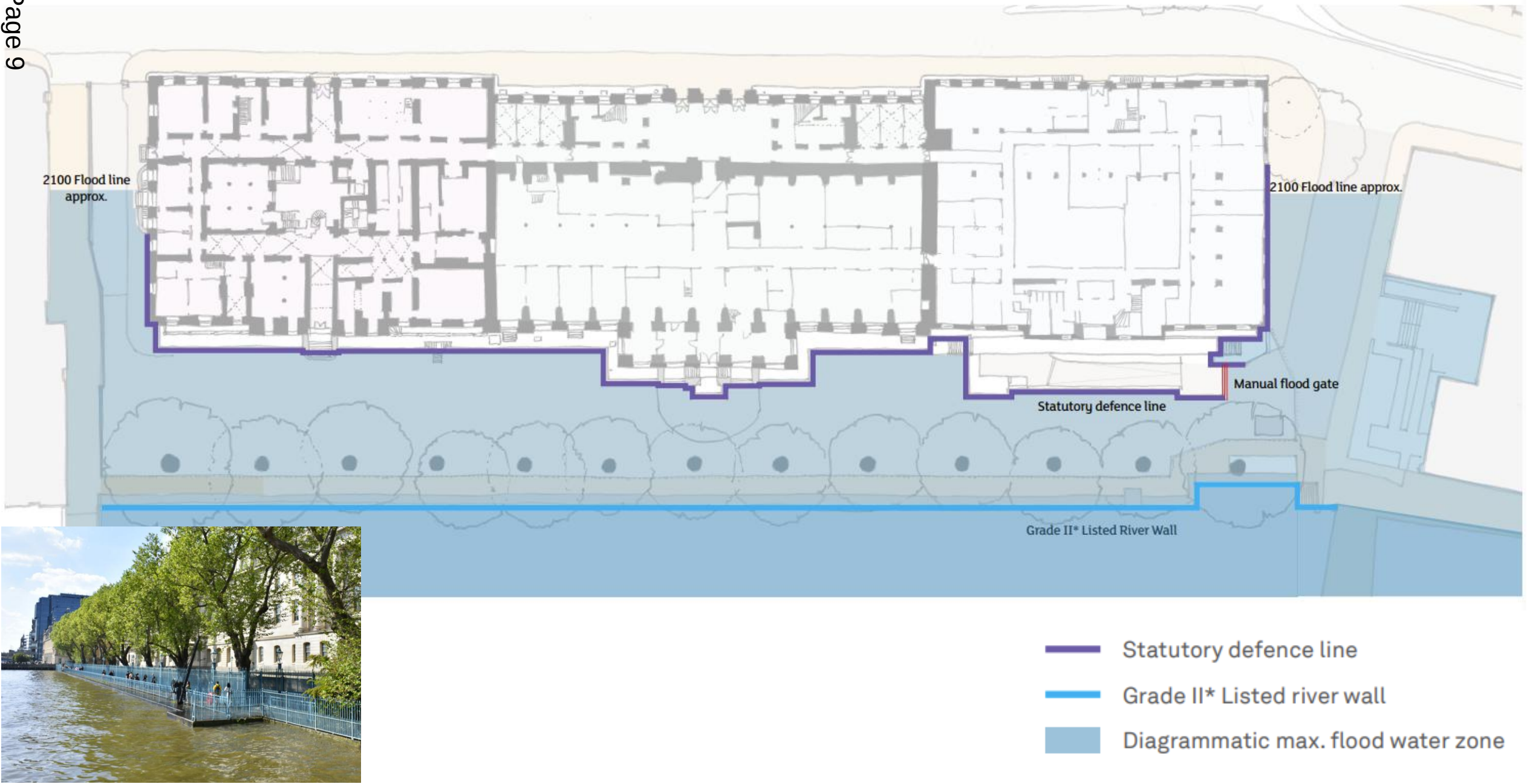


Thames Policy Area

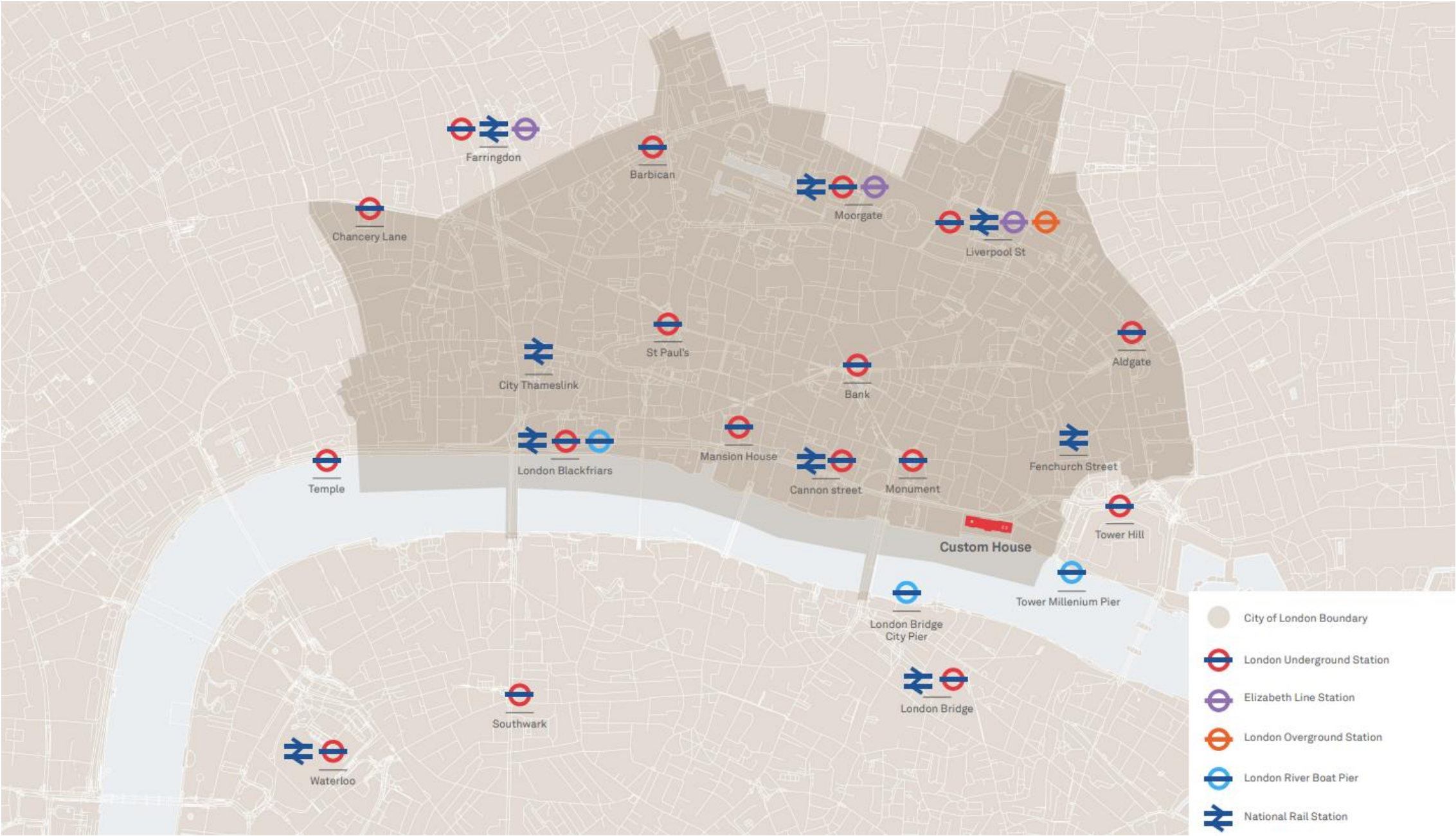


Monument Views and Setting

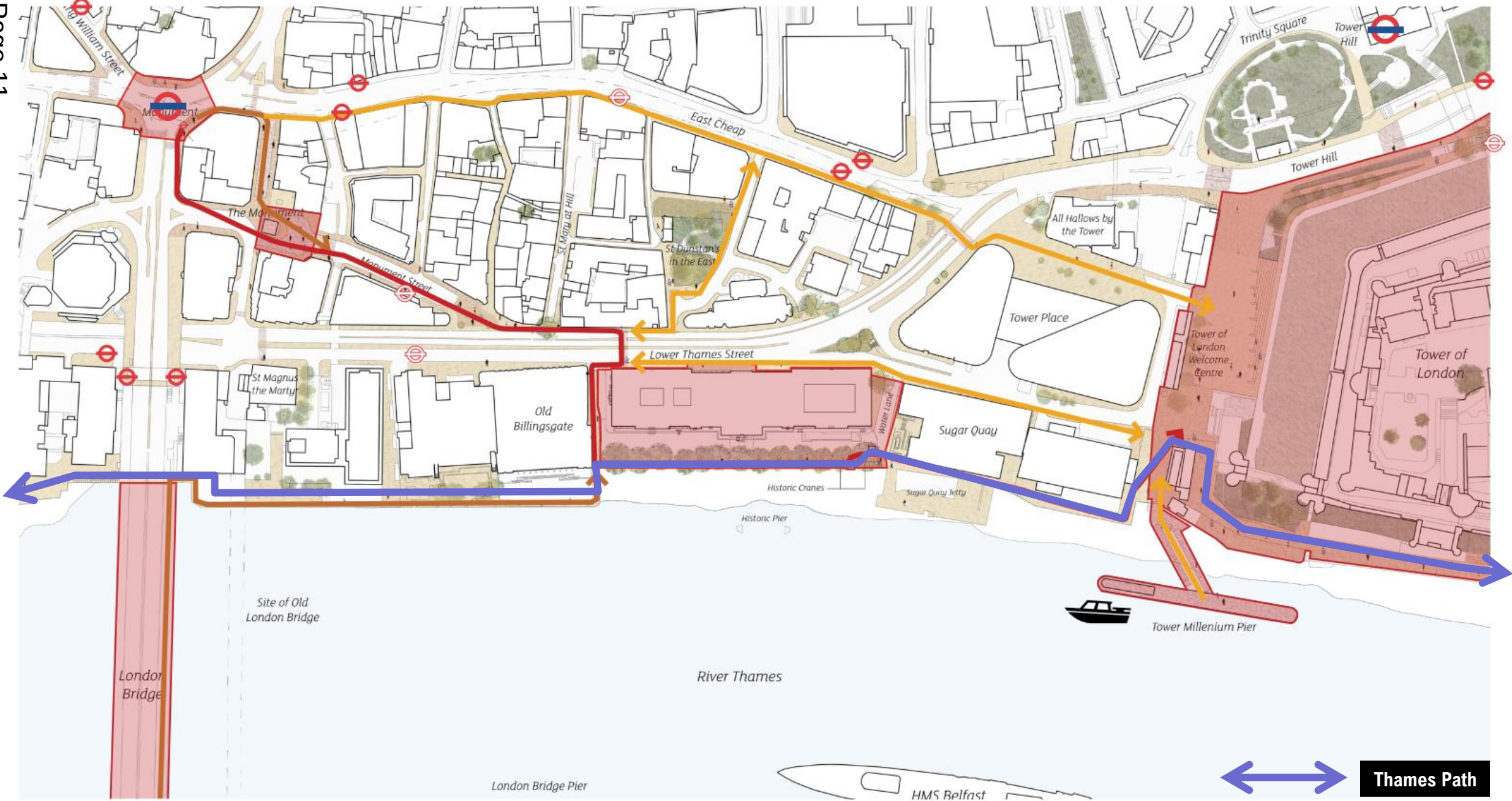




Existing Flood Zone



Wider Site Location and Transport Hubs



Walking Routes and Connections to the Monument and Tower of London



Image 1: Existing River Walk



Image 2: River Walk at Spring Tide

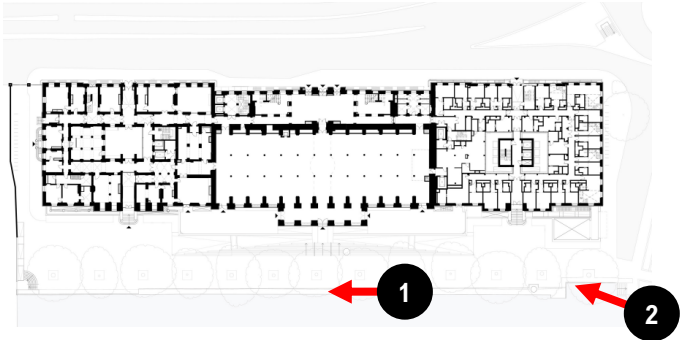




Image 1: Existing East Entrance



Image 2: Existing West Entrance

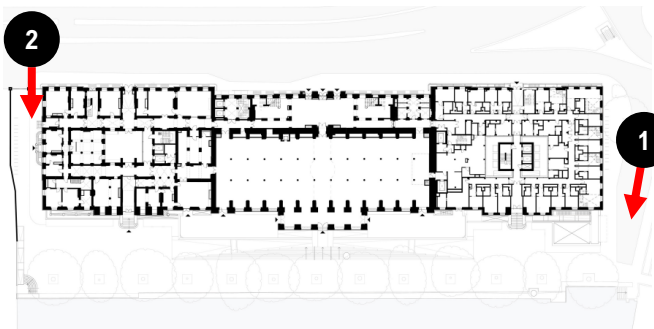




Image 1: Existing Quayside Carpark



Image 2: Existing Lower Thames Street Footpath

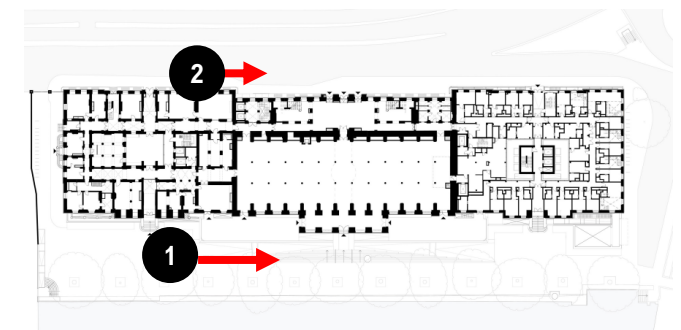




Image 1: Existing Central Steps



Image 2: Existing Railings



Image 3: Existing Ramp to Basement

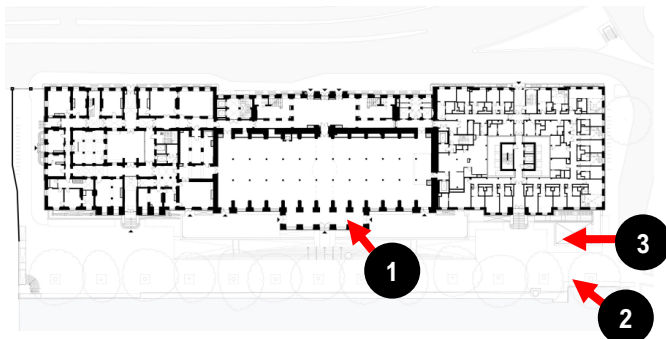




Image 1: Existing Central Copper Roof



Image 2: Existing Rear Slate Roof



Image 3: Existing East Wing Lightwell

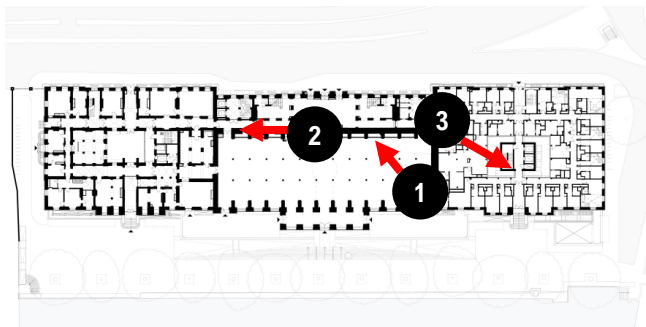




Image 4: Existing London Plane Trees



Image 4: Existing Hornbeam and Beech Trees



Image 6: Existing Lime Trees

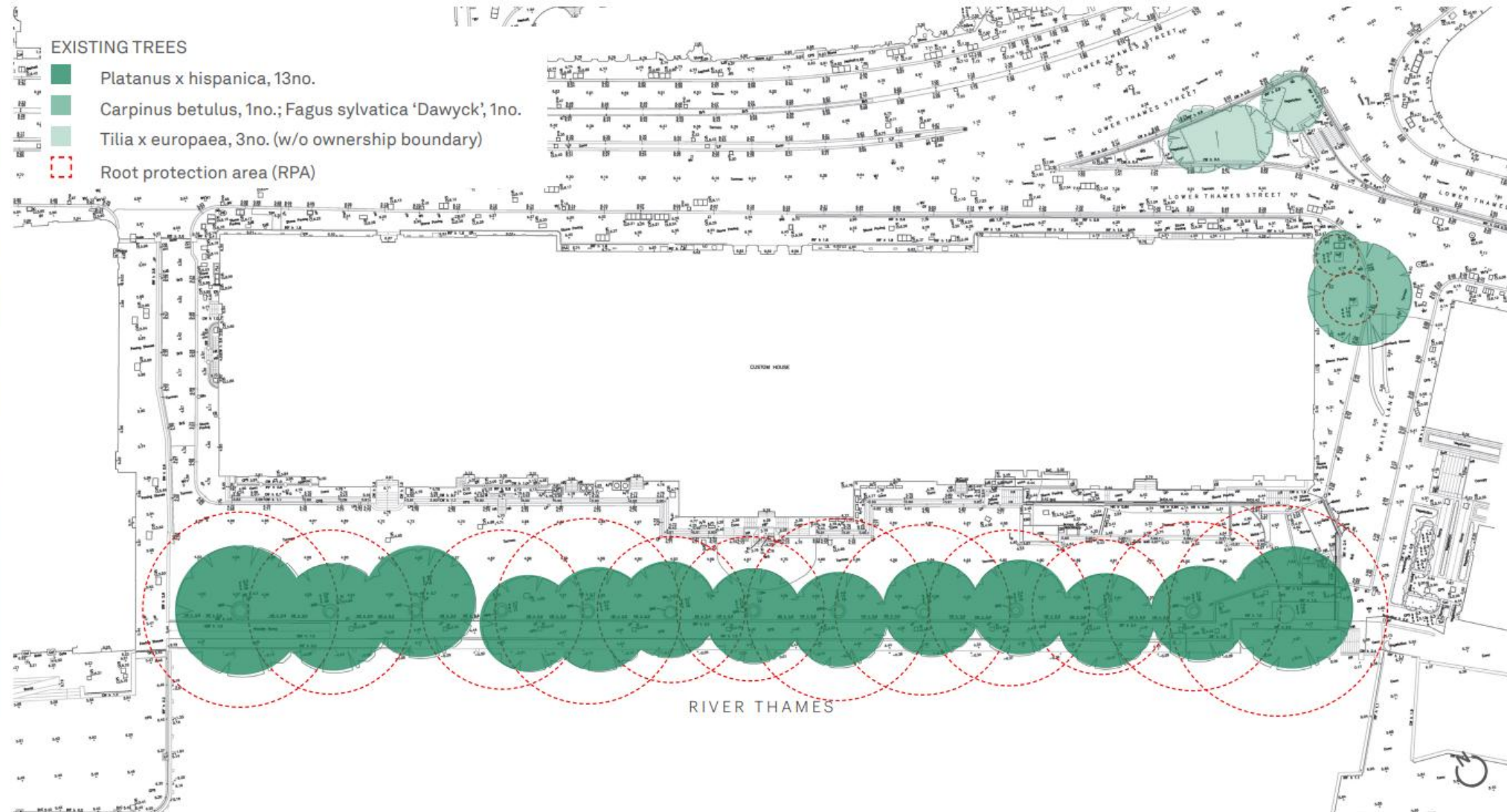




Image 1: Existing Kings Warehouse



Image 2: Existing Corridor



Image 3: Existing Fanlights



Image 4: Existing Balustrade



Image 5: Existing Rear Roof



Image 6: Existing West Wing Room



Image 1: Existing Vaulted Corridor



Image 2: Existing Fireplace



Image 3: Existing Fanlights



Image 4: The Long Room



Image 5: Existing Fireplace



Image 6: Existing Vaults



Image 7: Existing 'Enfilade'



Image 8: Existing Cornicing



Image 1: Existing Windows



Image 2: Existing Plant Above the Robing Room



Image 3: Existing Plant on the East Wing Roof



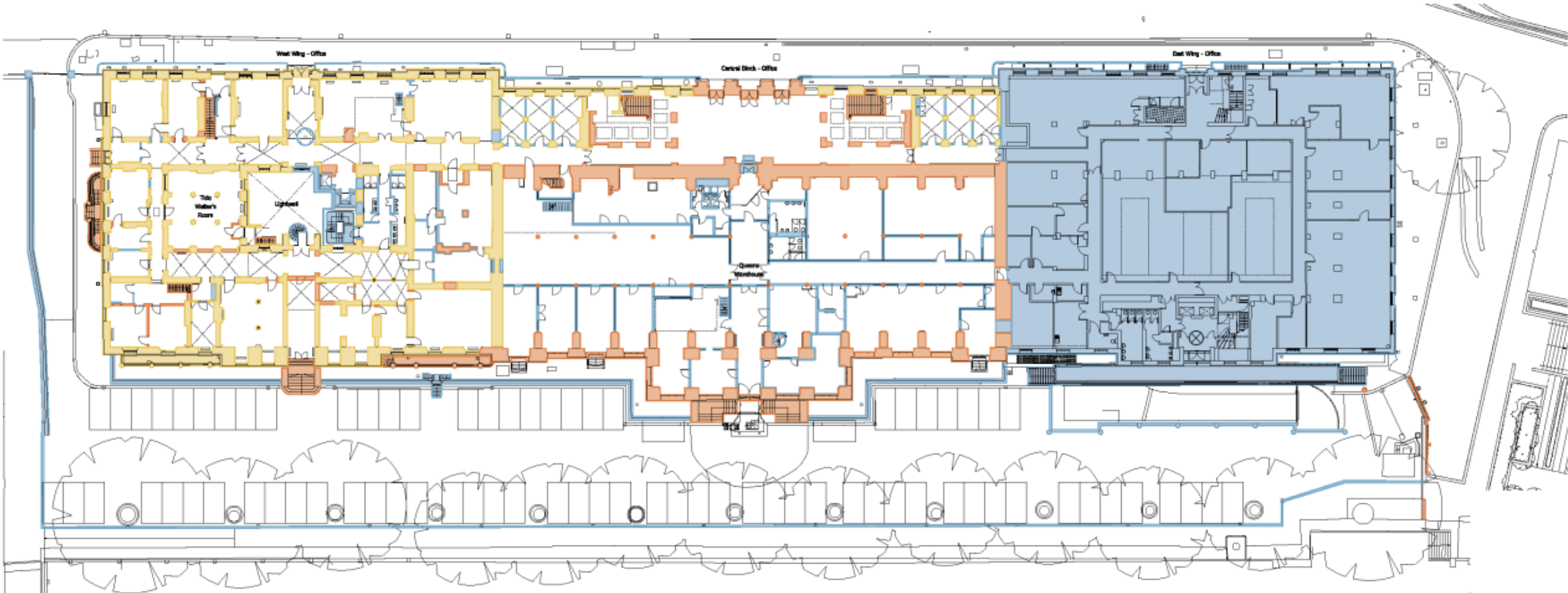
Image 4: Existing Ductwork



Image 5: Existing Cables



Image 6: Existing Plant SScreen



Outline Historic Building Phases



Image 1: West Wing Basement Vault Corridor

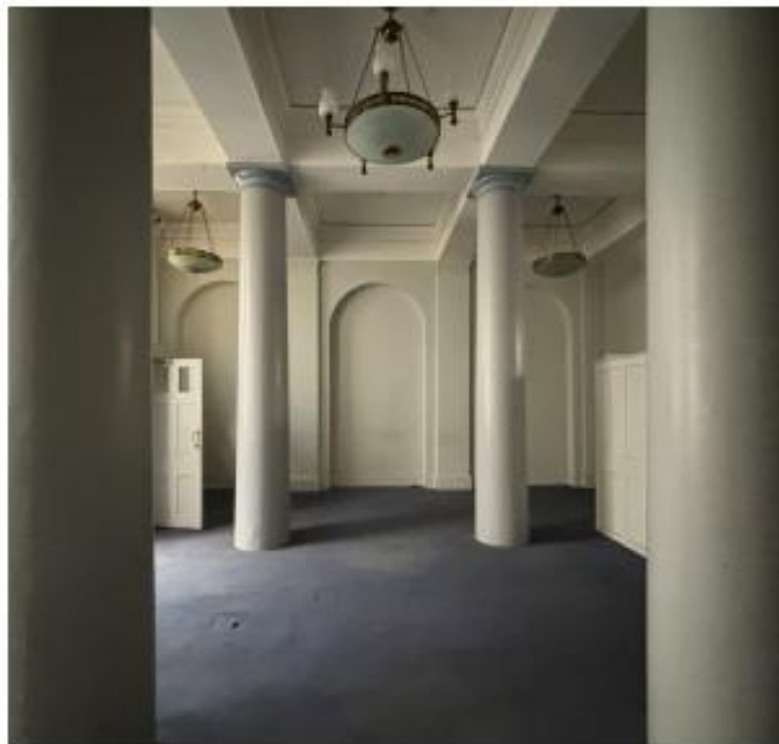


Image 2: Tide Waiters Room



Image 3: West Wing First Floor Central Room (Treasury)



Image 1: Foyer and Grand Stair



Image 2: Brick Vaults

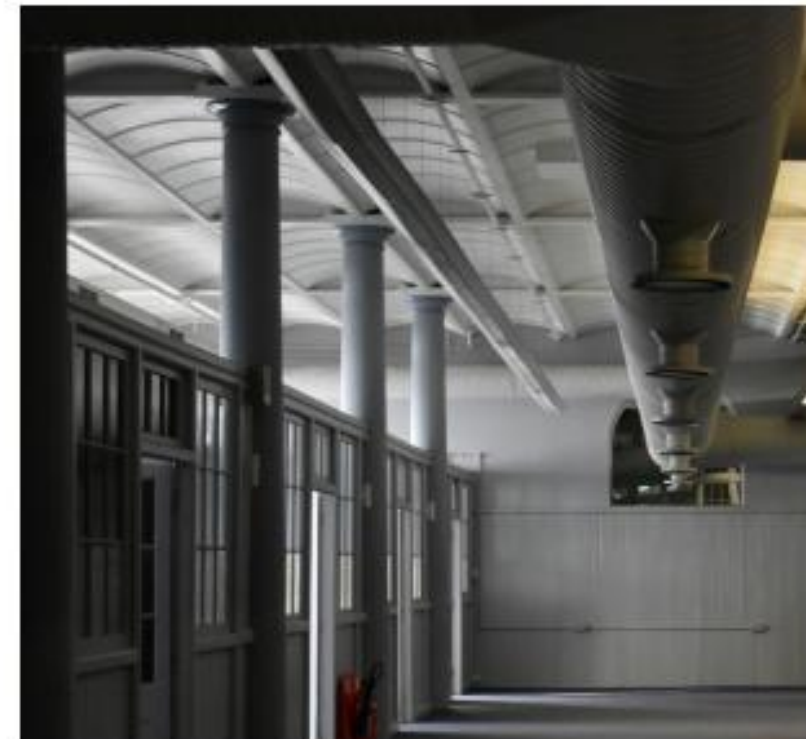


Image 3: King's Warehouse



Existing CGI View of Custom House from Hays Galleria



Proposed CGI View of Custom House from Hays Galleria



Existing Nighttime CGI View from Hays Galleria



Proposed Nighttime CGI View from Hays Galleria



Existing CGI View from Sugar Quay Walk



Proposed CGI View from Sugar Quay Walk



Existing CGI view from Billingsgate Walk



Proposed CGI view from Billingsgate Walk



Existing CGI view from Byward Street



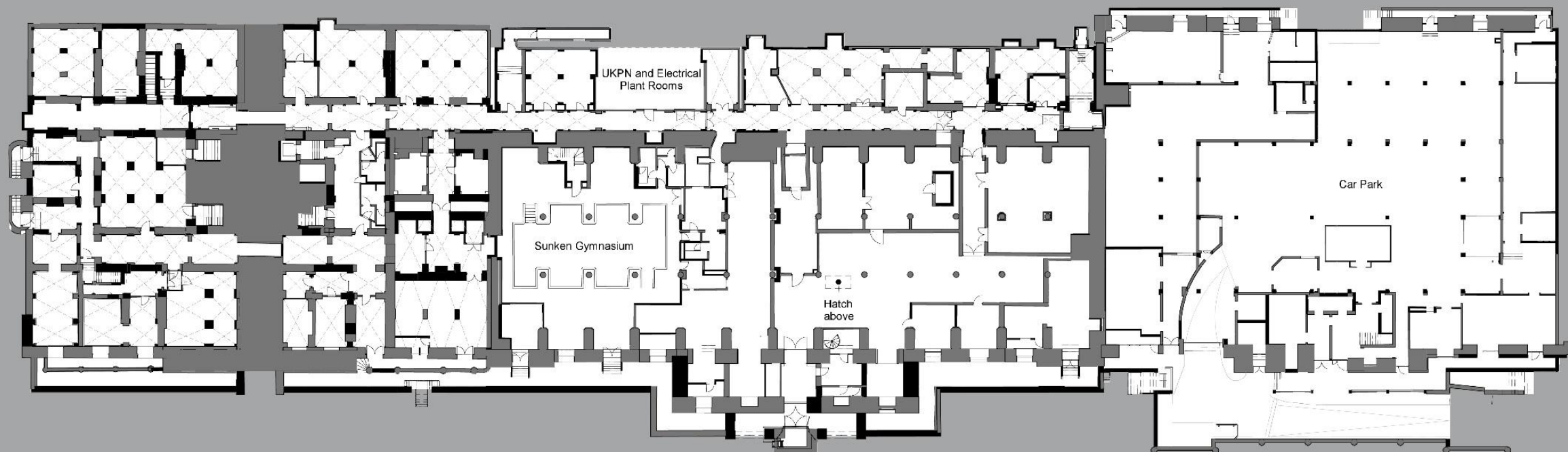
Proposed CGI view from Byward Street



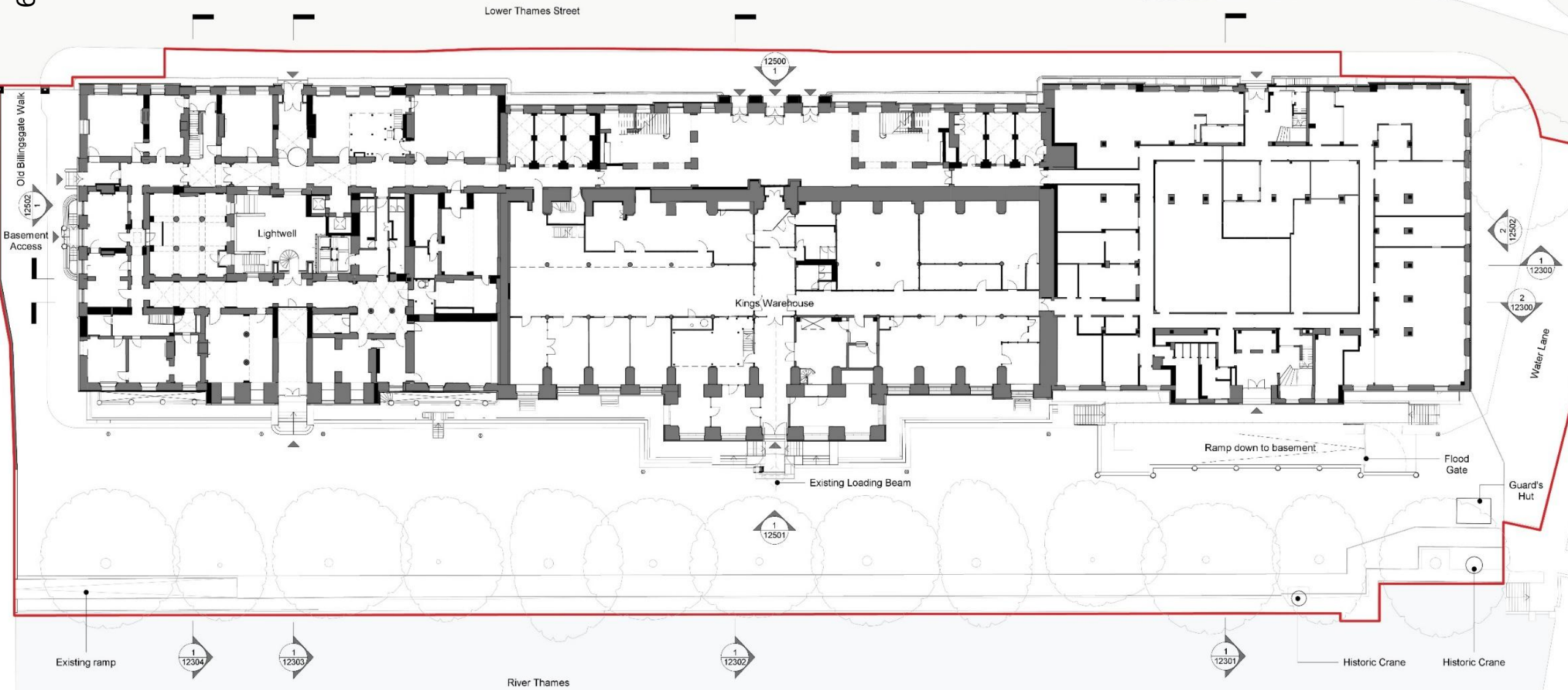
Existing CGI view from Lower Thames Street



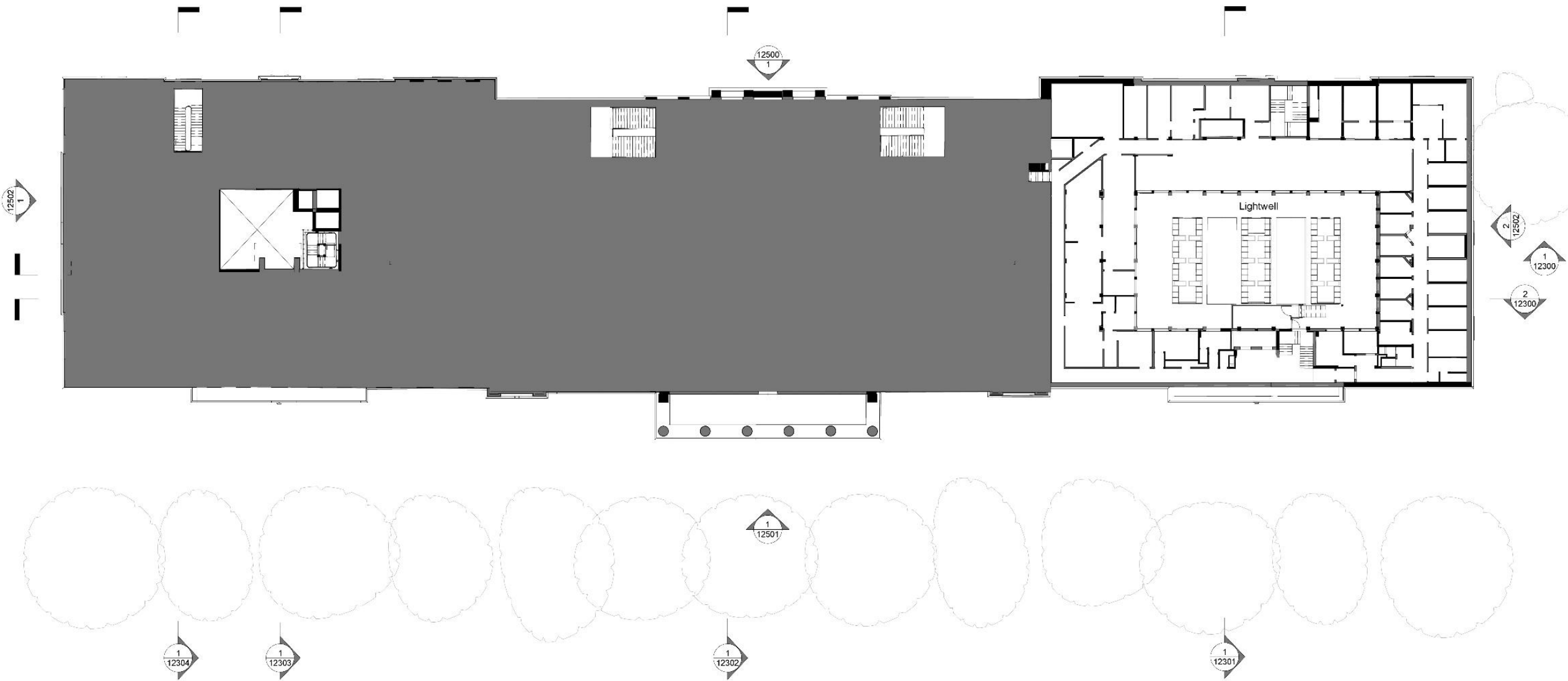
Proposed CGI view from Lower Thames Street



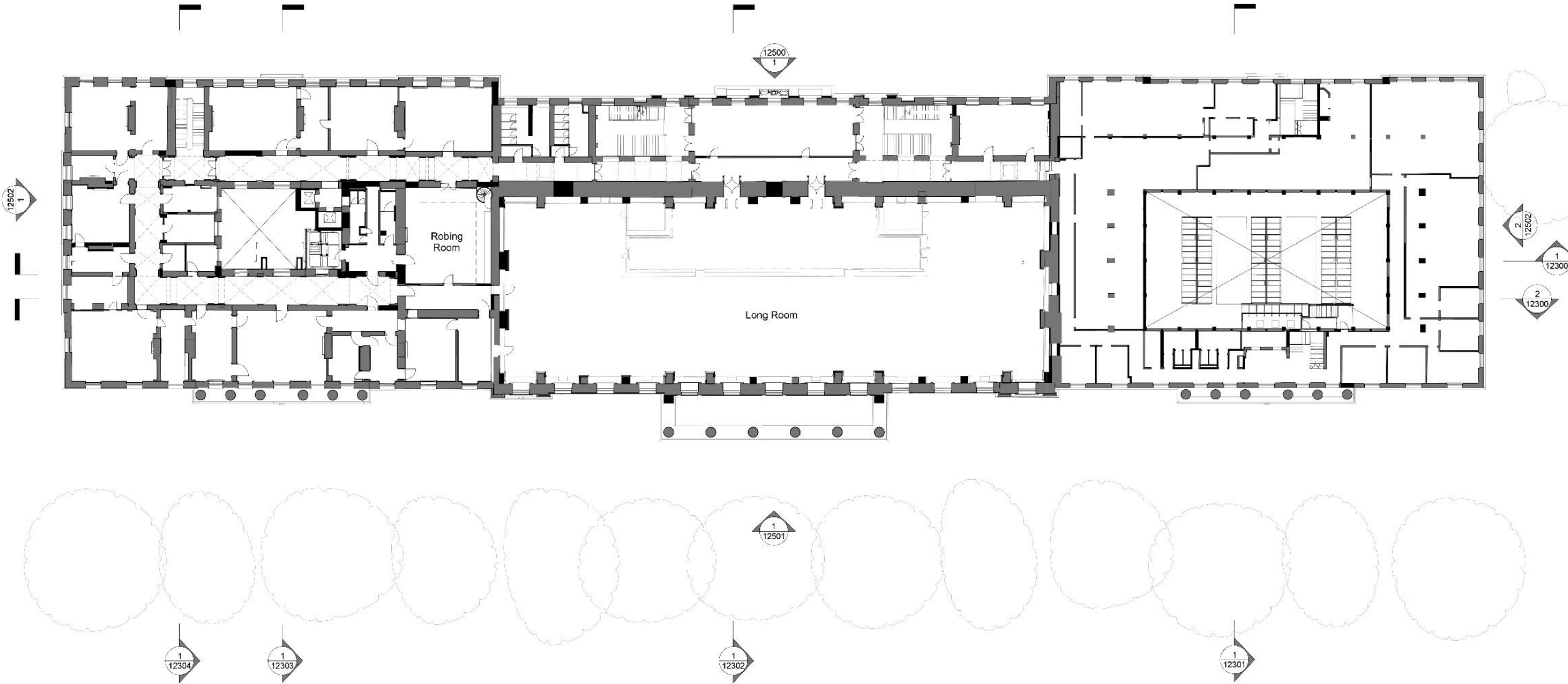
Existing Basement Floor Plan



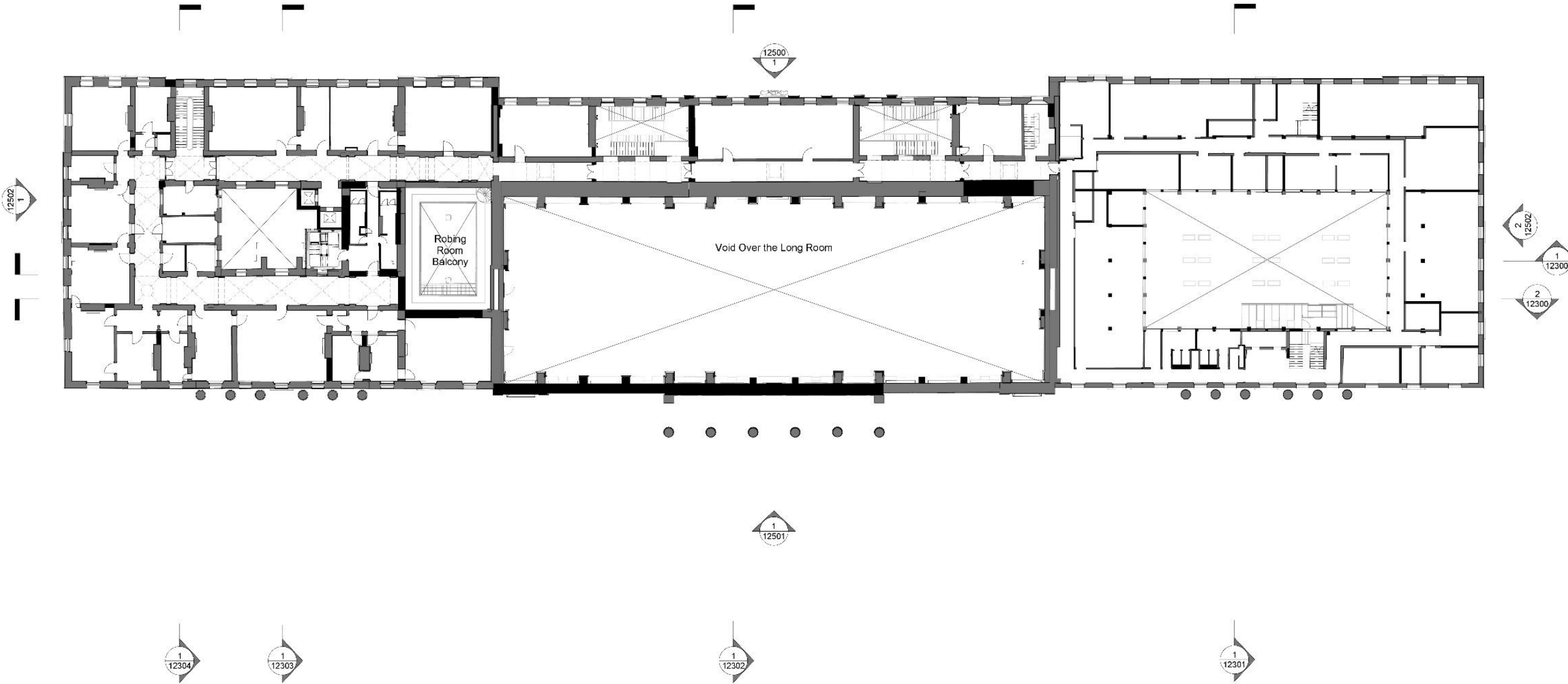
Existing Ground Floor Plan



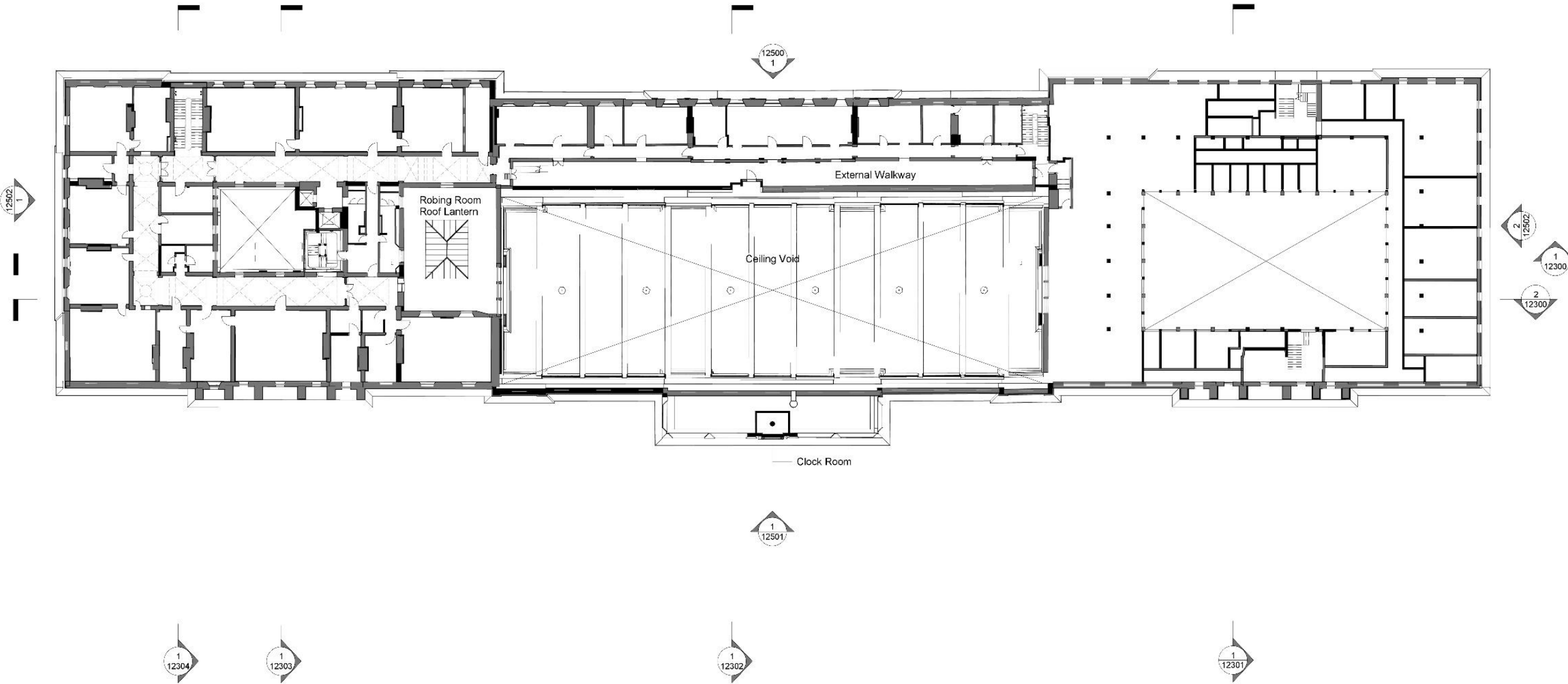
Existing Mezzanine Floor Plan



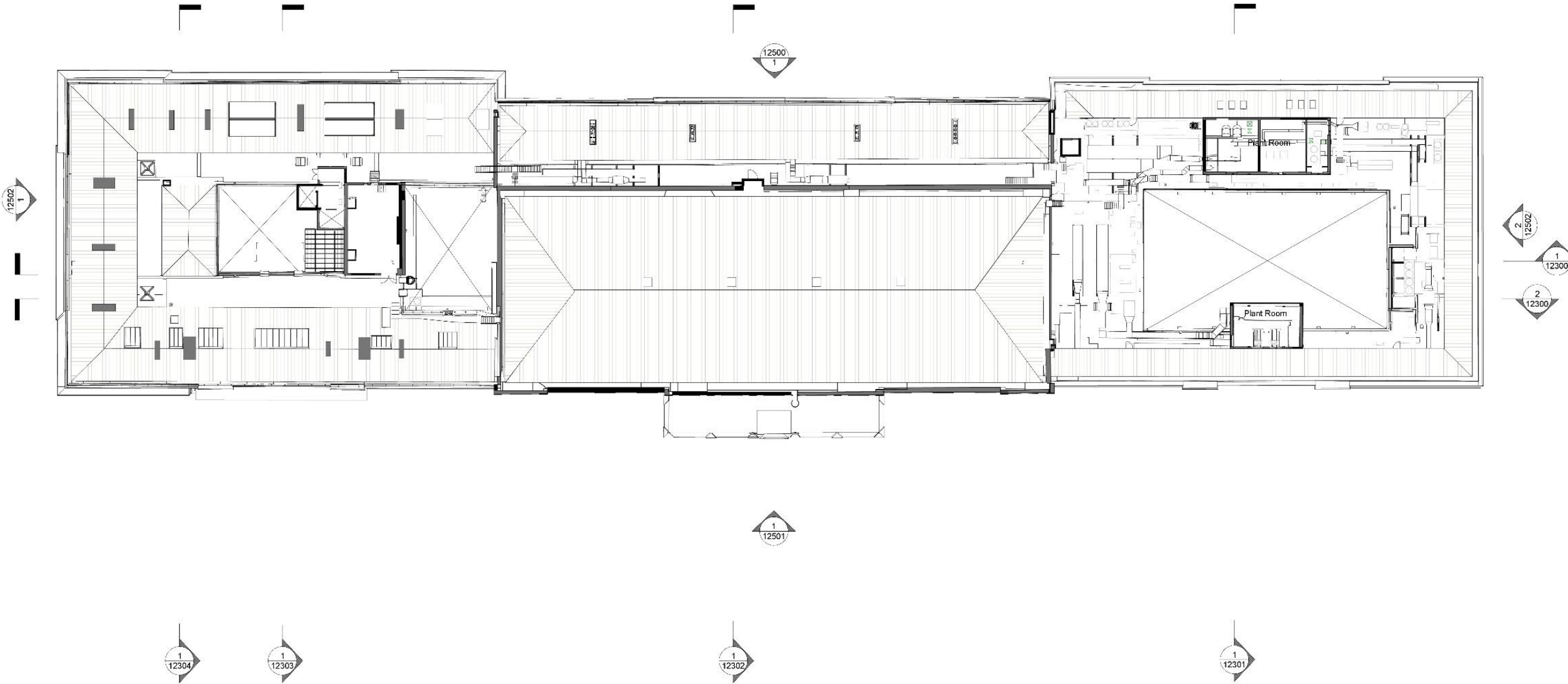
Existing First Floor Plan



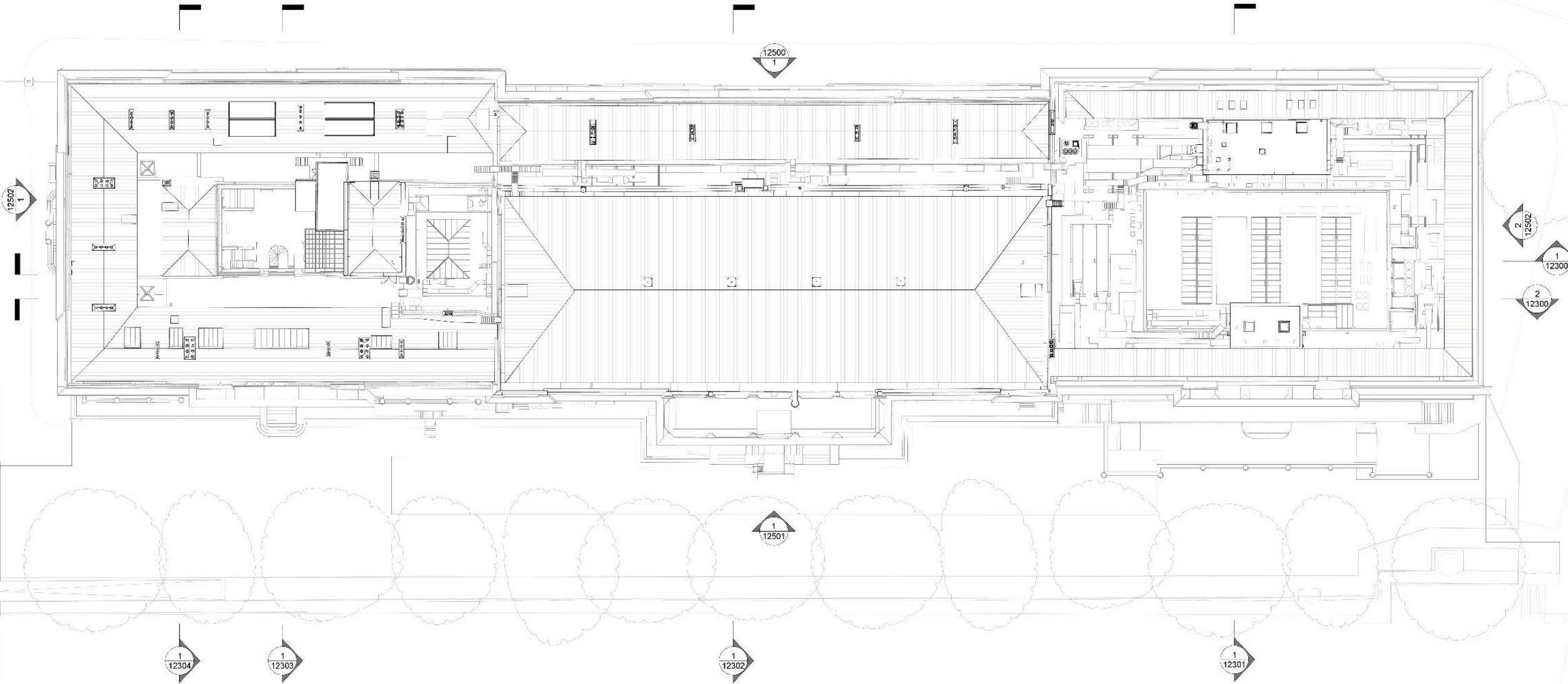
Existing Second Floor Plan



Existing Third Floor Plan



Existing Fourth Floor Plan



Existing Roof Plan



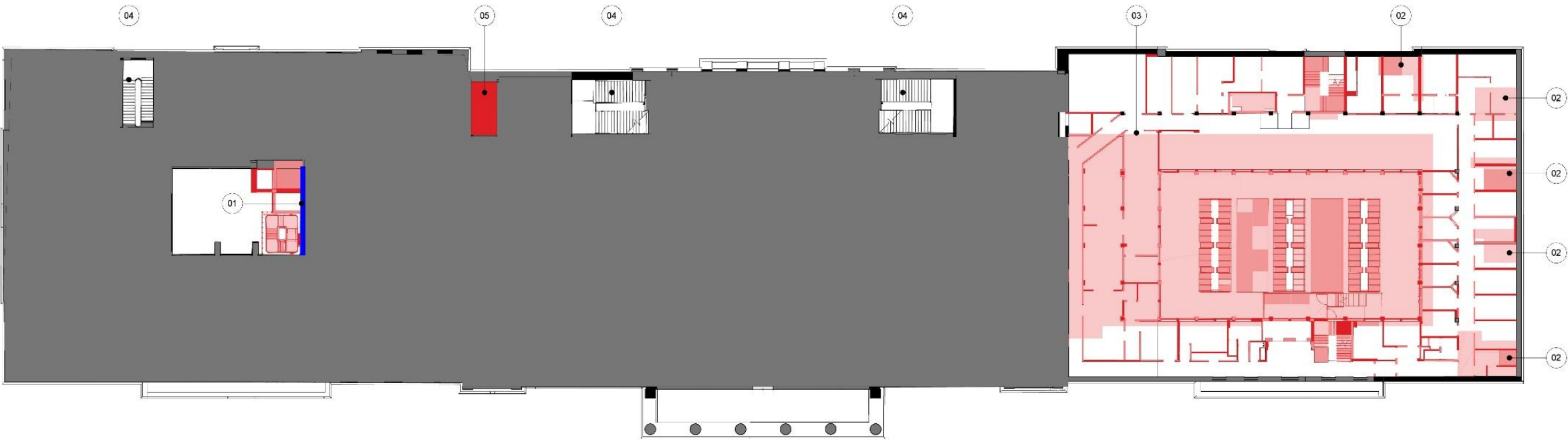
Notes

- Existing fabric to be retained
- Existing structure and building fabric to be demolished
- Existing ad hoc fabric to be adapted with intent to be reused, including doors to be reused in different locations
- Existing doors to be retained, with a change in configuration, such as changing door swing, sealing shut, etc. Refer to detail plan arrangements- see TIDP

Demolition Basement Plan



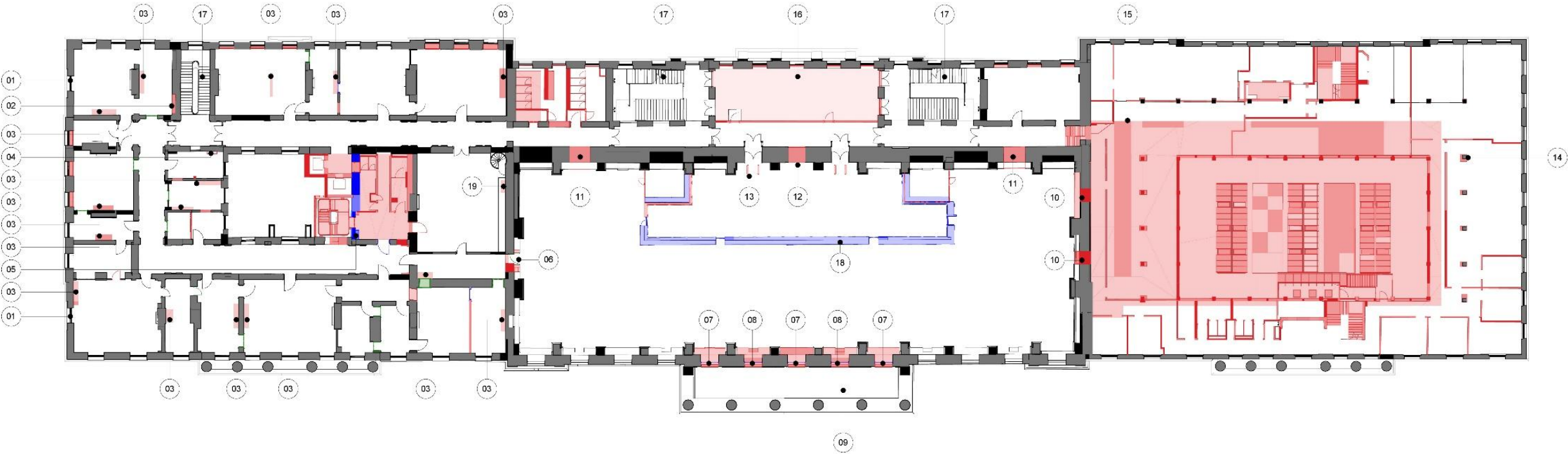
Demolition Ground Floor Plan



Notes

- Existing fabric to be retained
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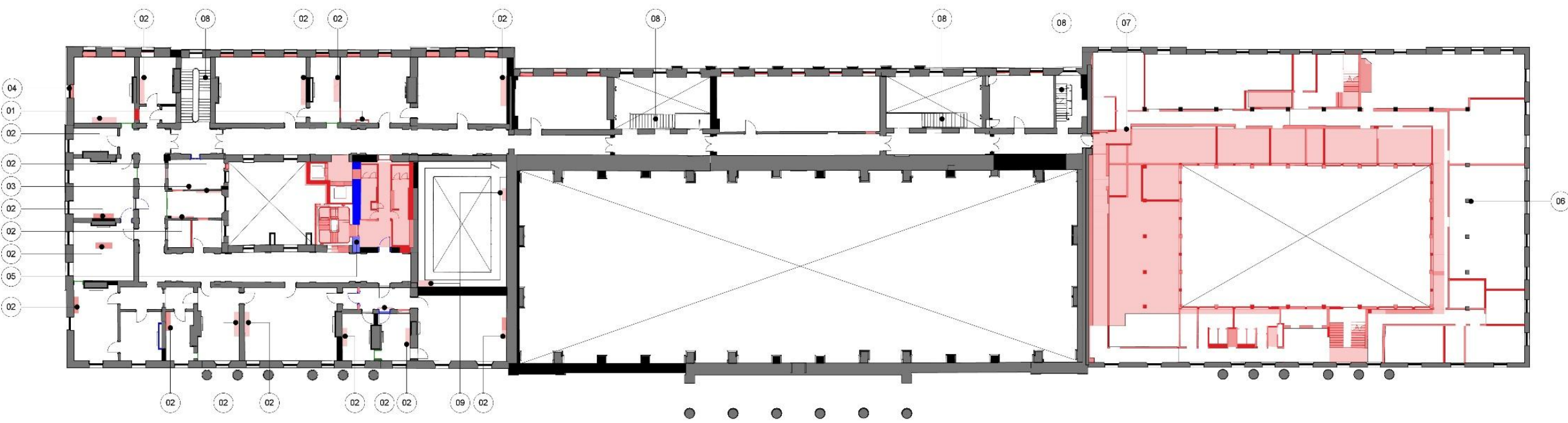
Demolition Mezzanine Plan



Notes

- Existing fabric to be retained
- Existing structure and building fabric to be demolished
- Existing ad hoc fabric to be adapted with intent to be reused, including doors to be reused in different locations
- Existing doors to be retained, with a change in configuration, such as changing door swing, sealing shut, etc. Refer to detail plan arrangements- see TIDP

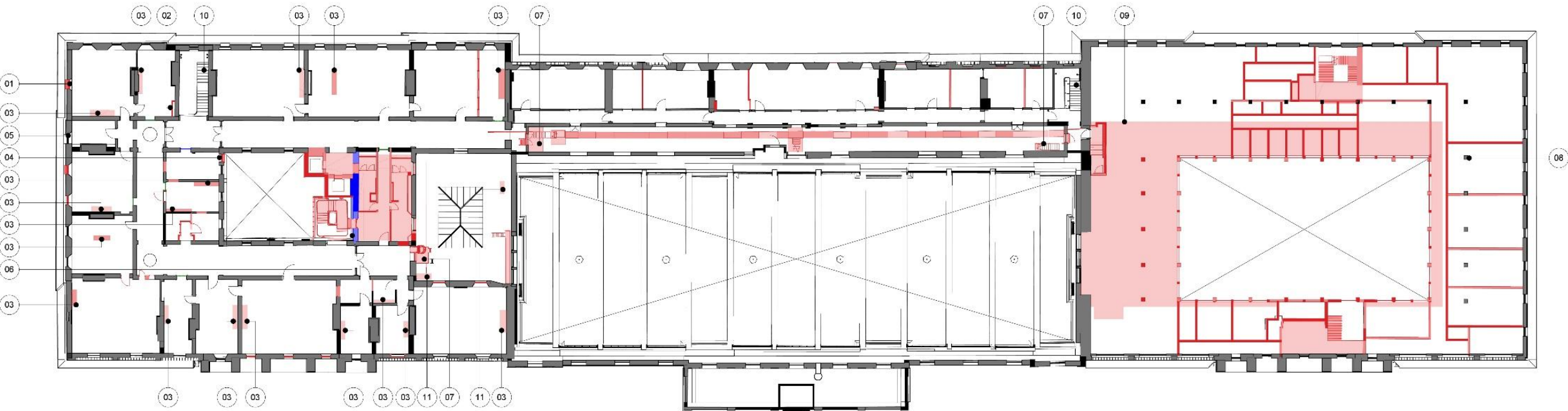
Demolition First Floor Plan



Notes

- Existing fabric to be retained
- Existing structure and building fabric to be demolished
- Existing ad hoc fabric to be adapted with intent to be reused, including doors to be reused in different locations
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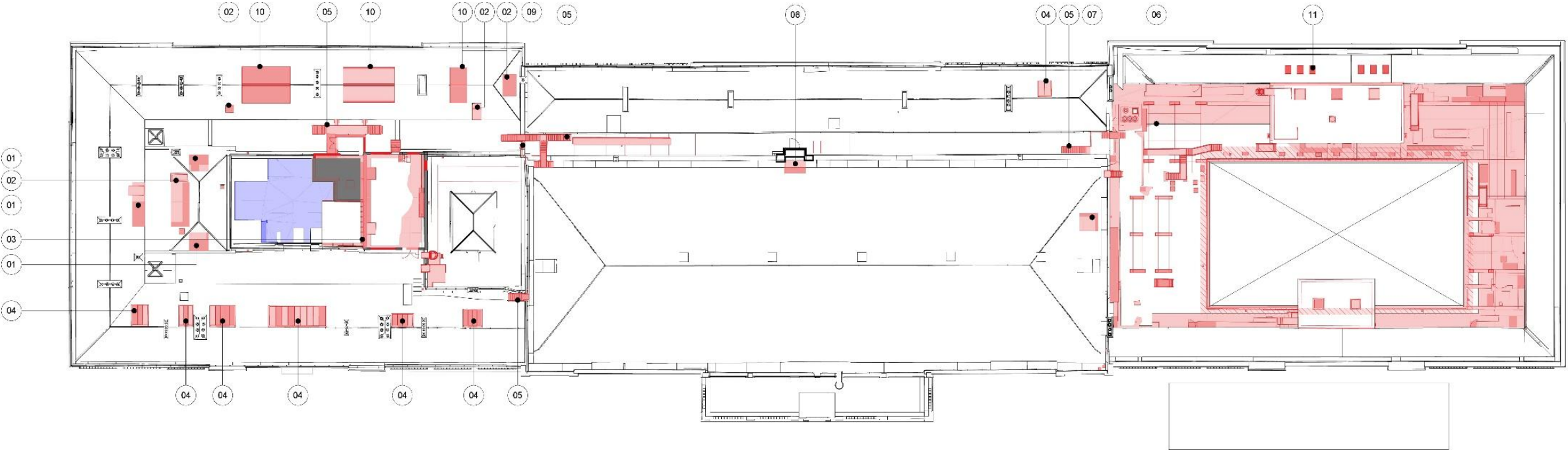
Demolition Second Floor Plan



Notes

- Existing fabric to be retained
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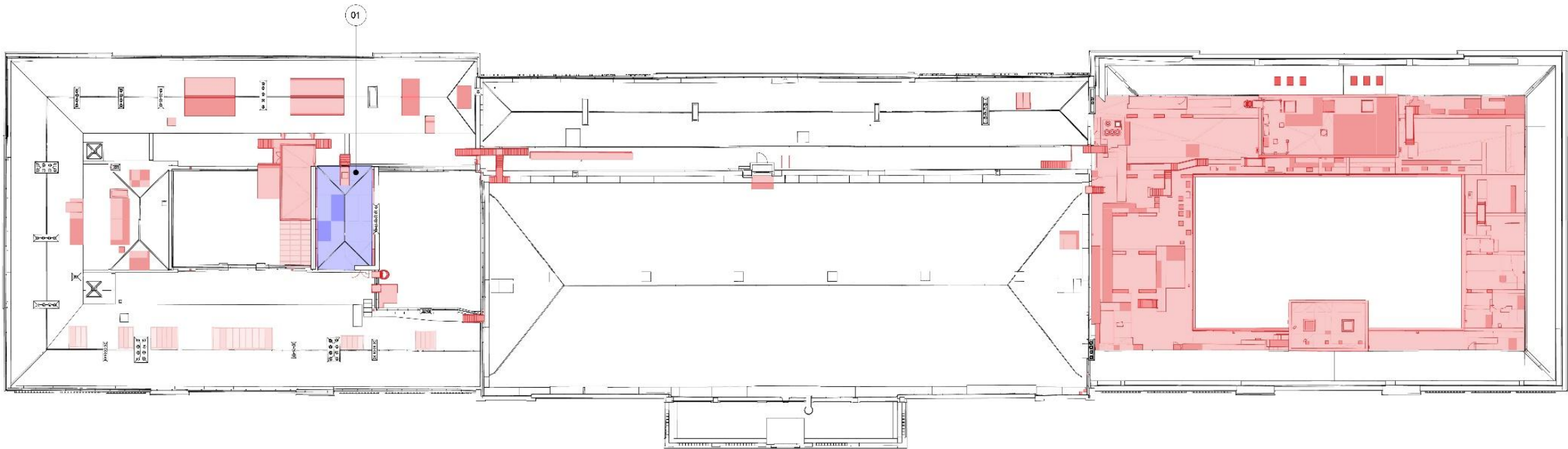
Demolition Third Floor Plan



Notes

- Existing fabric to be retained
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- Existing ad hoc fabric to be adapted with intent to be reused, including doors to be reused in different locations
- Existing doors to be retained, with a change in configuration, such as changing door swing, sealing shut, etc. Refer to detail plan arrangements- see TIDP

Demolition Fourth Floor Plan

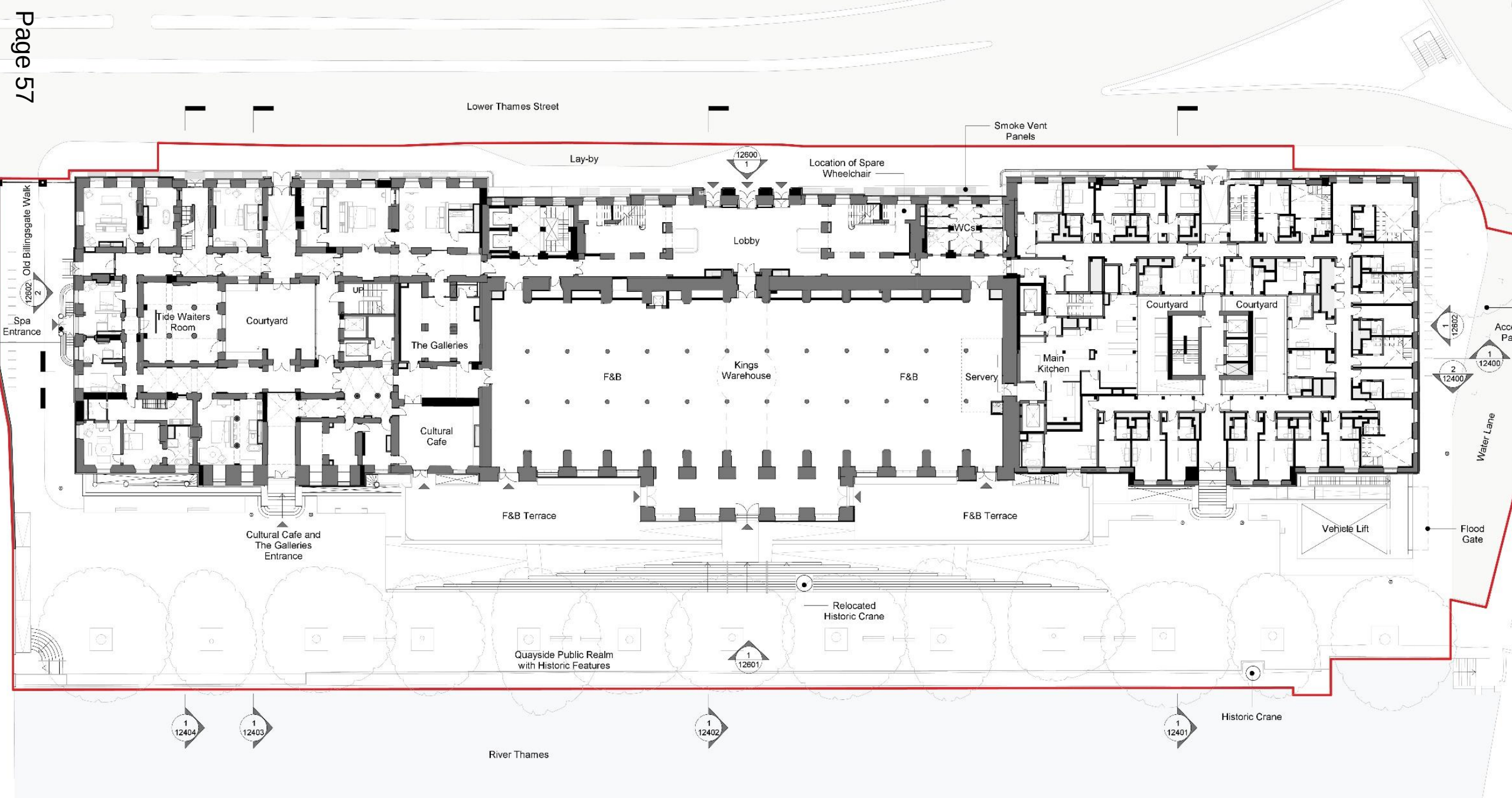


Notes

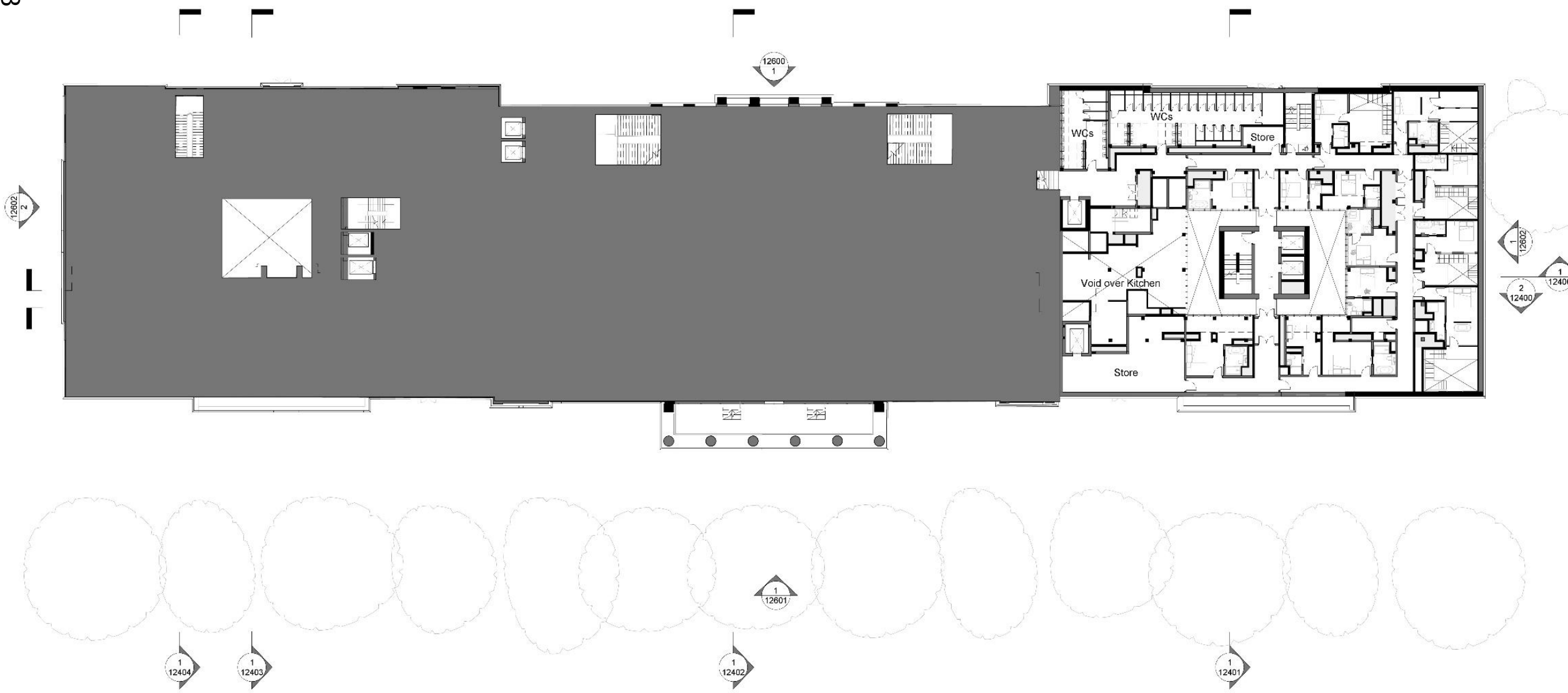
- Existing fabric to be retained
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- Existing doors to be retained, with a change in configuration, such as changing door swing, sealing shut, etc. Refer to detail plan arrangements- see TIDP

Demolition Roof Plan

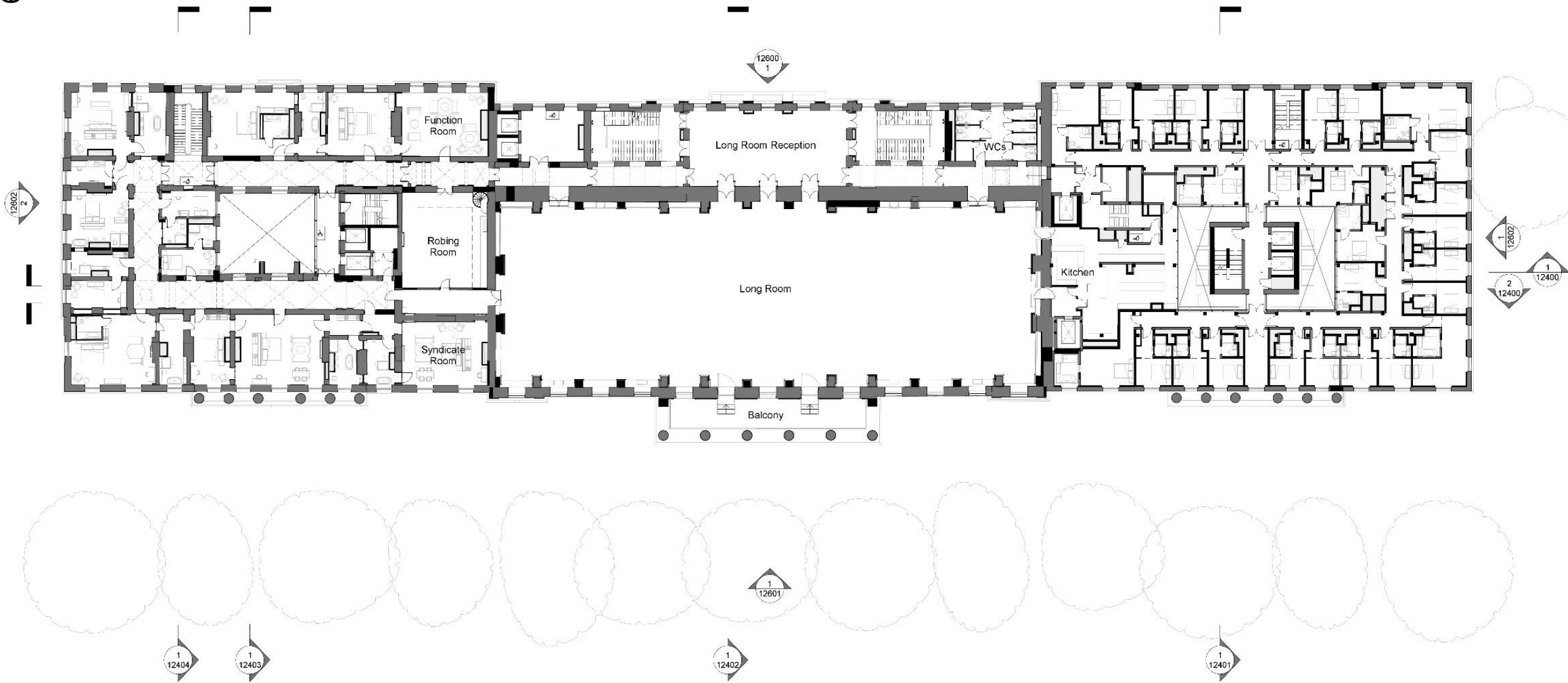
Insert: Lower Basement Plan



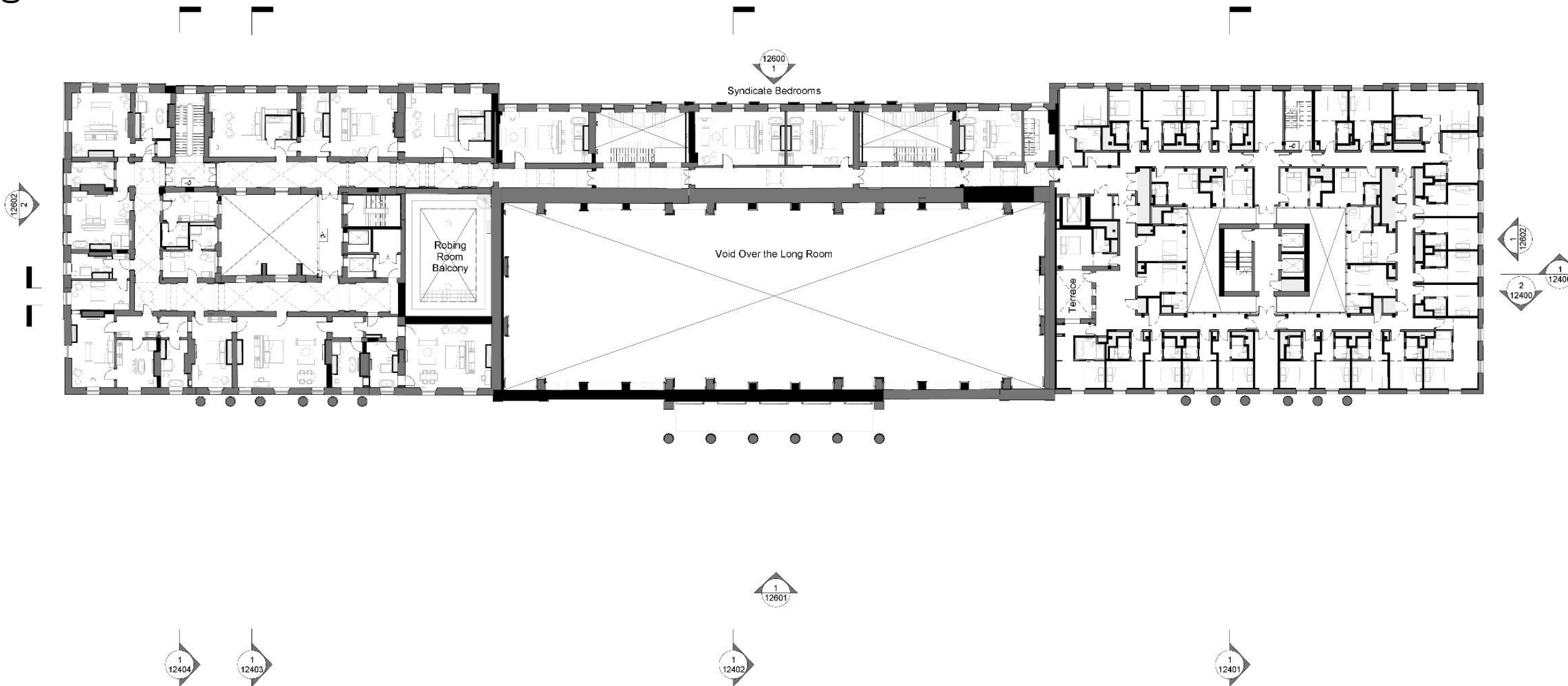
Proposed Ground Floor Plan



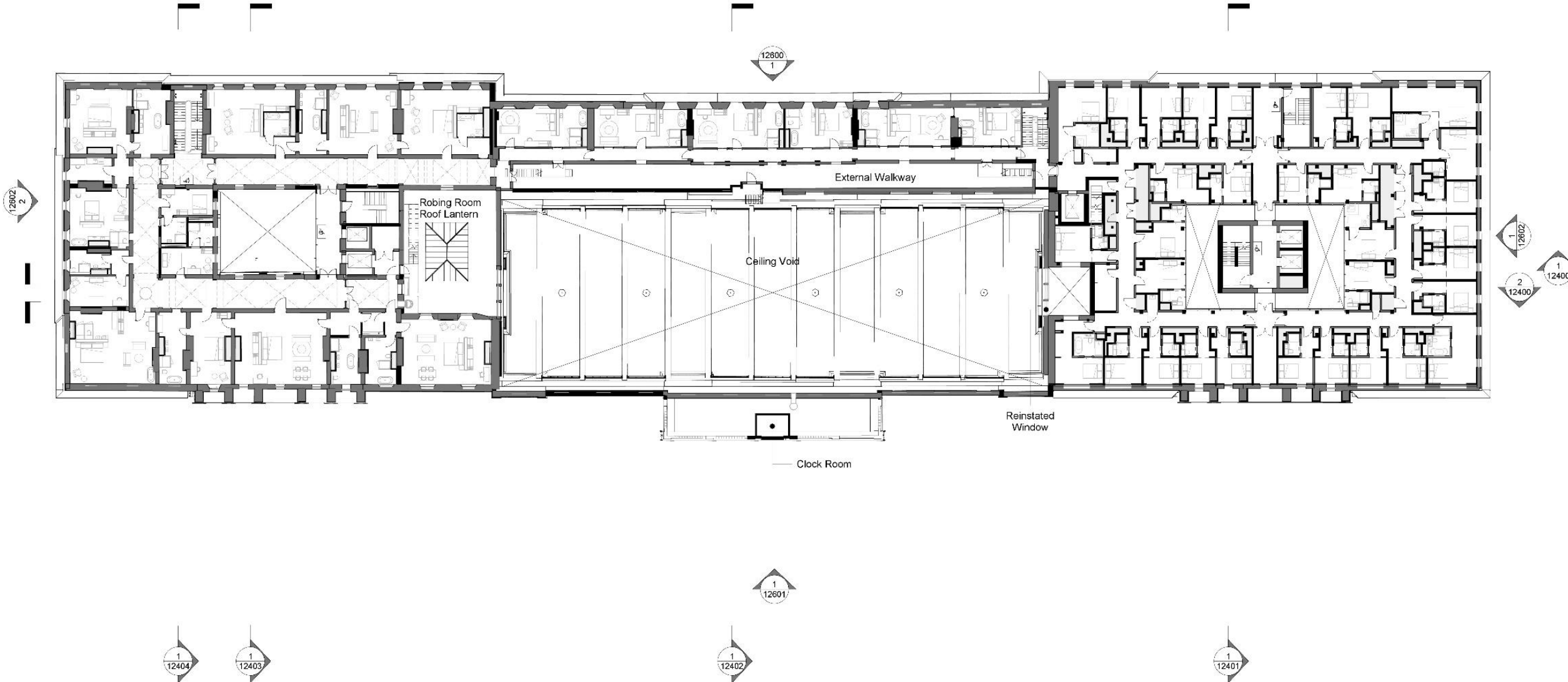
Proposed Mezzanine Plan



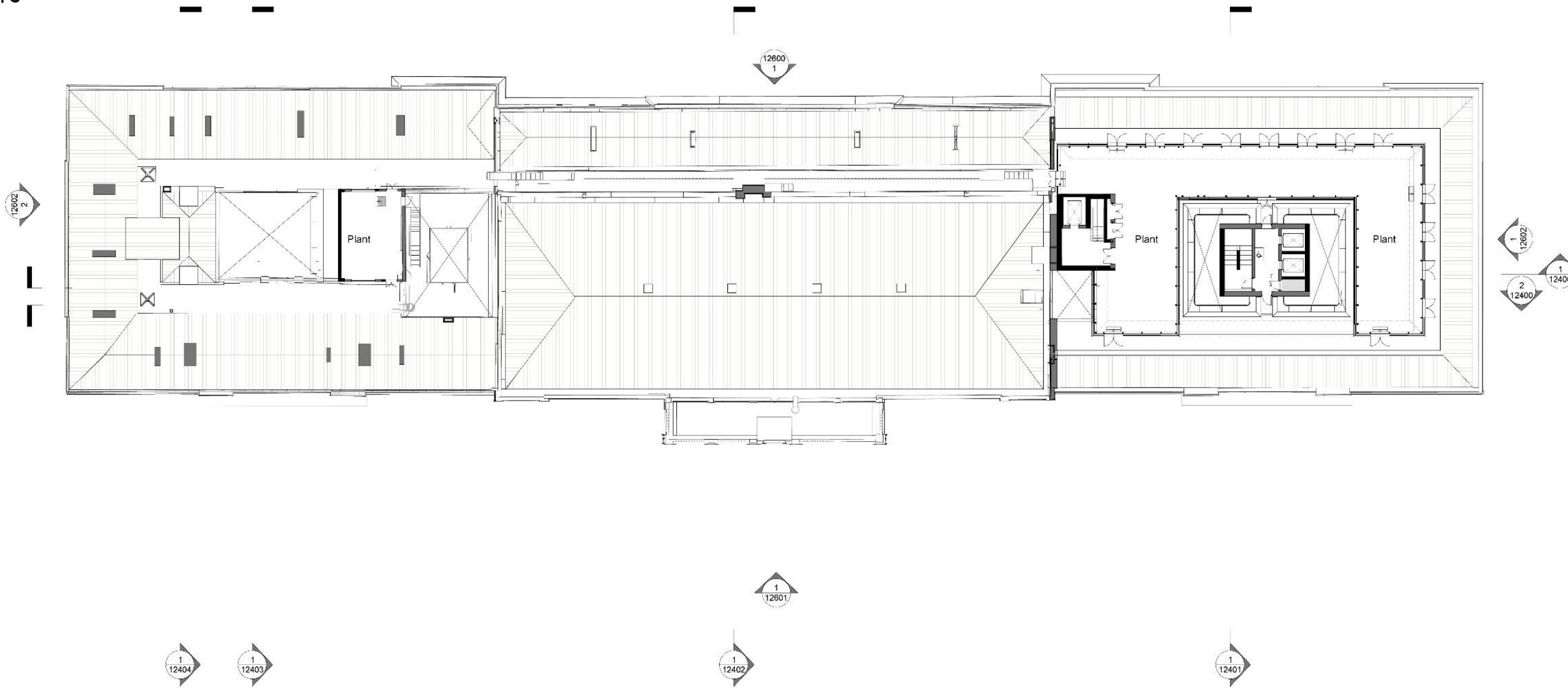
Proposed First Floor Plan



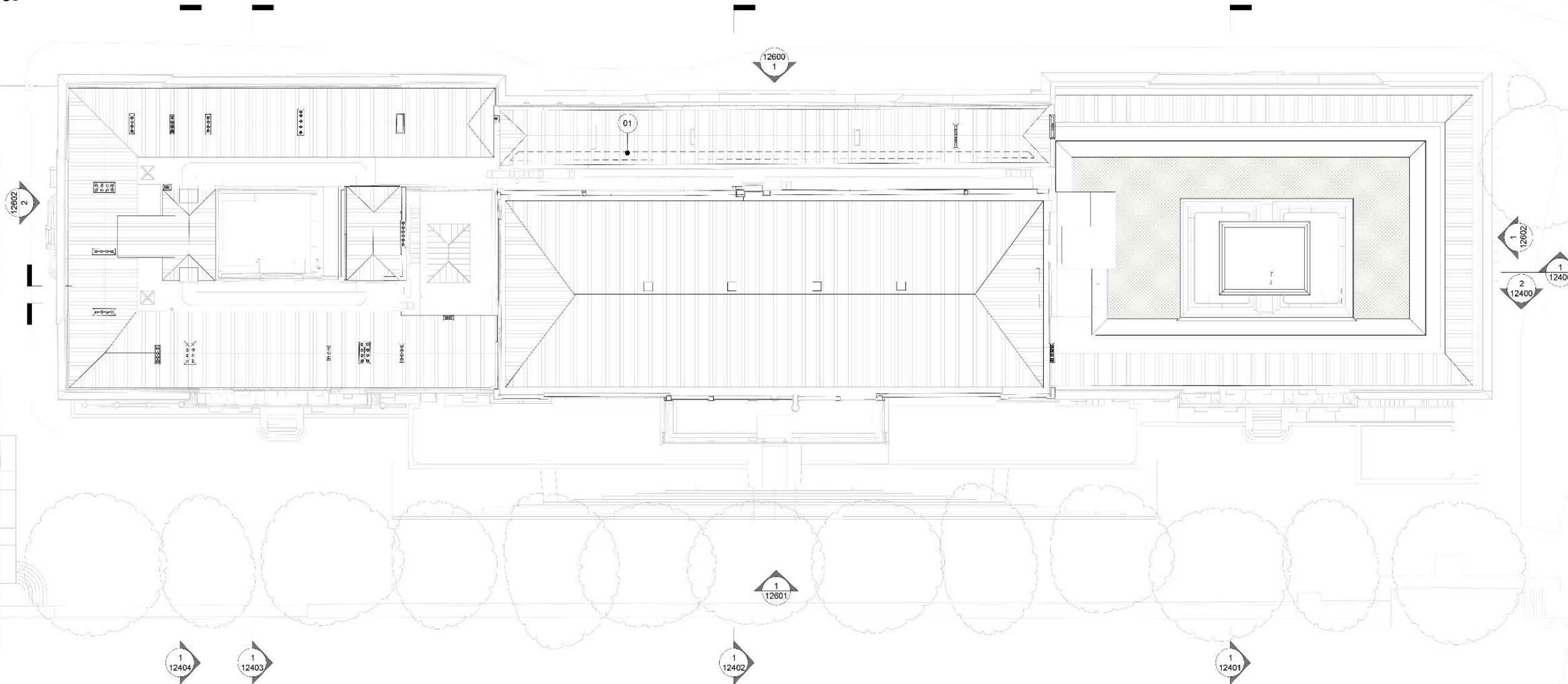
Proposed Second Floor Plan



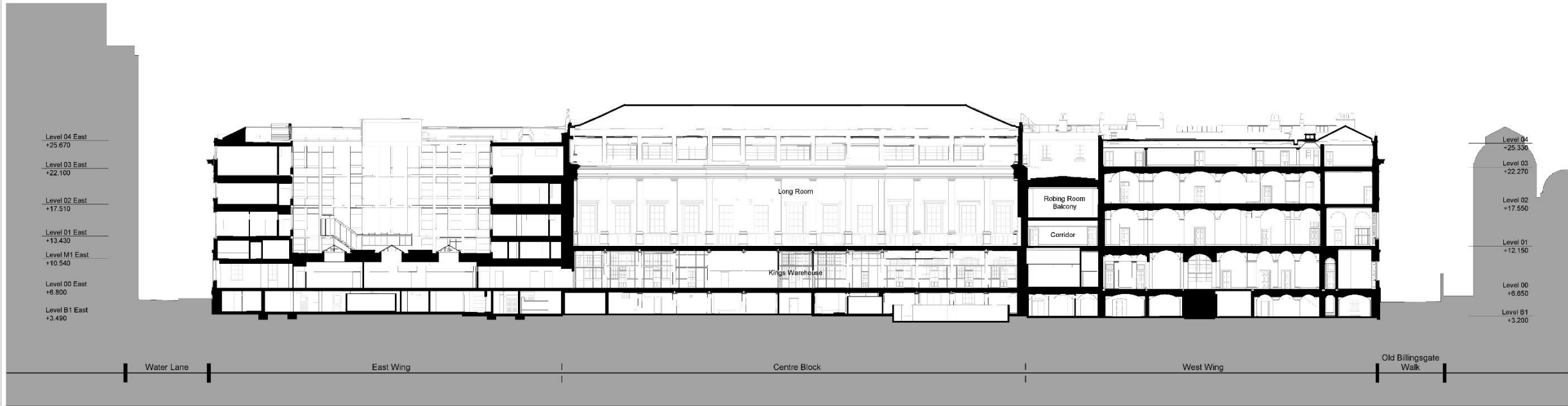
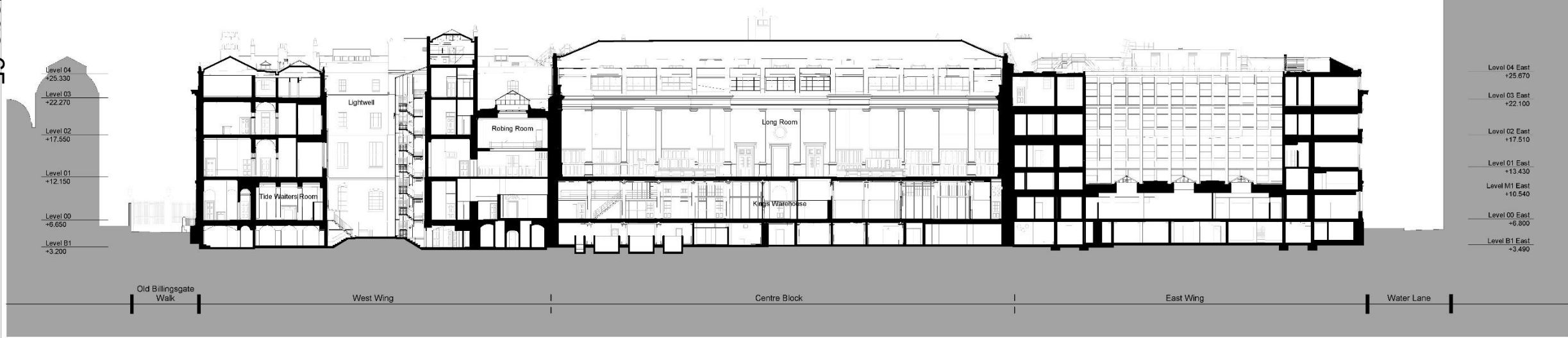
Proposed Third Floor Plan



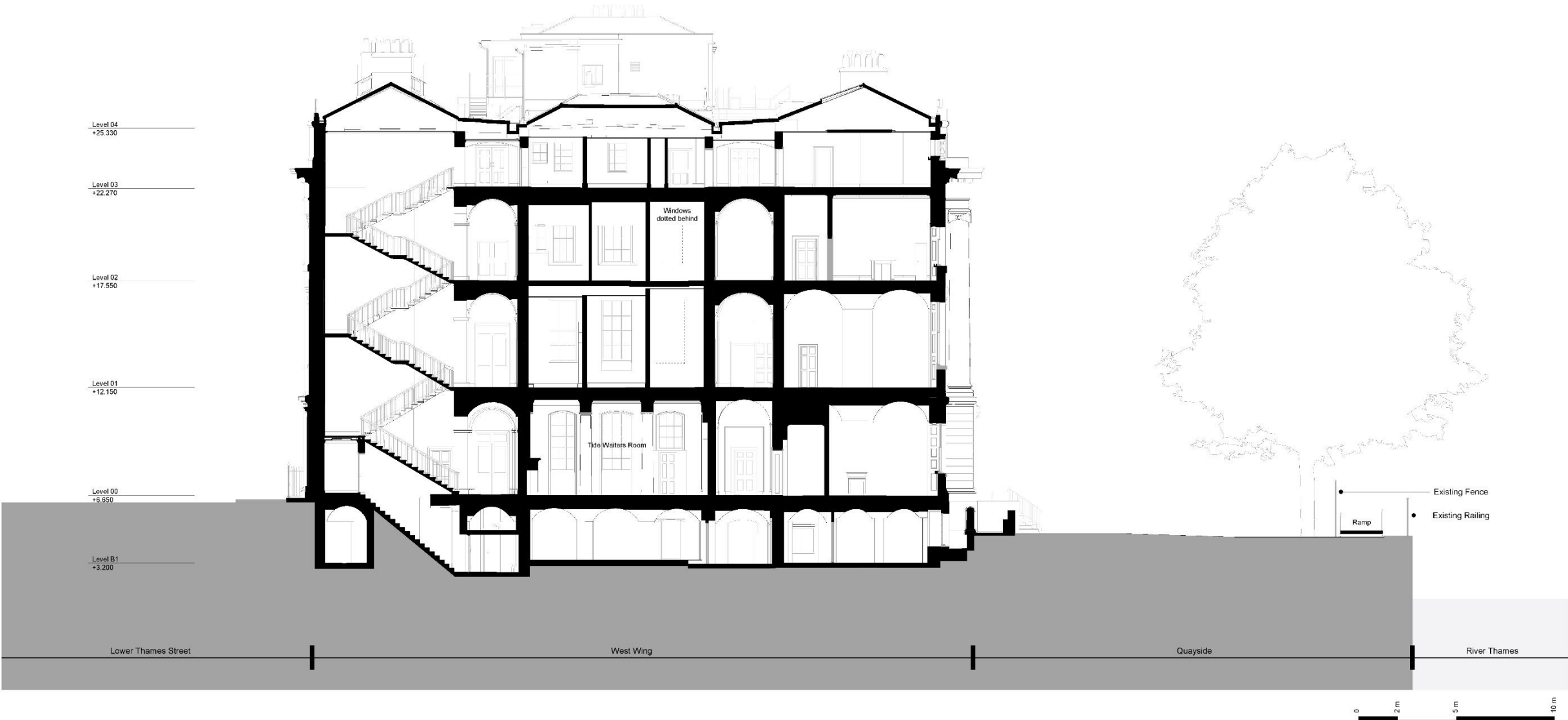
Proposed Fourth Floor Plan



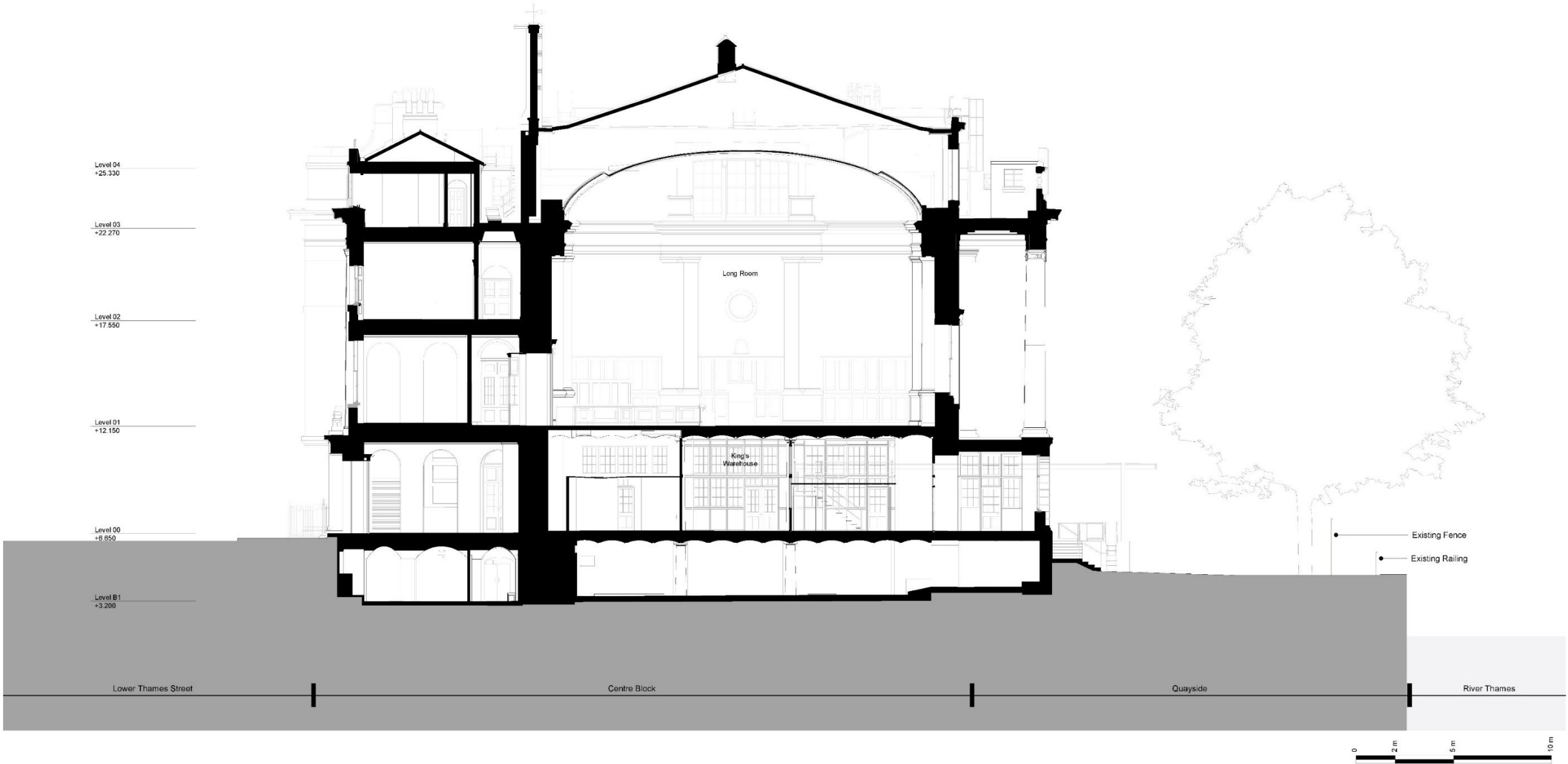
Proposed Roof Plan



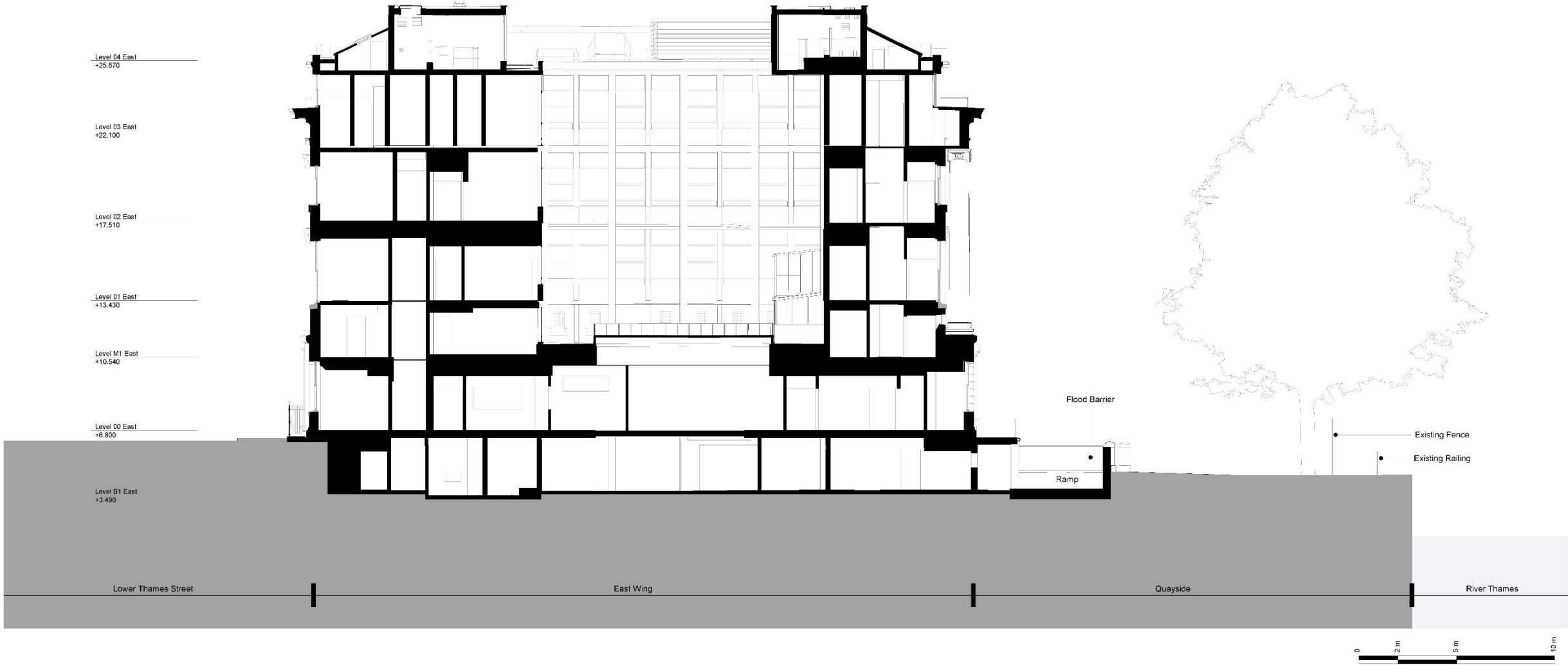
Existing Long Sections



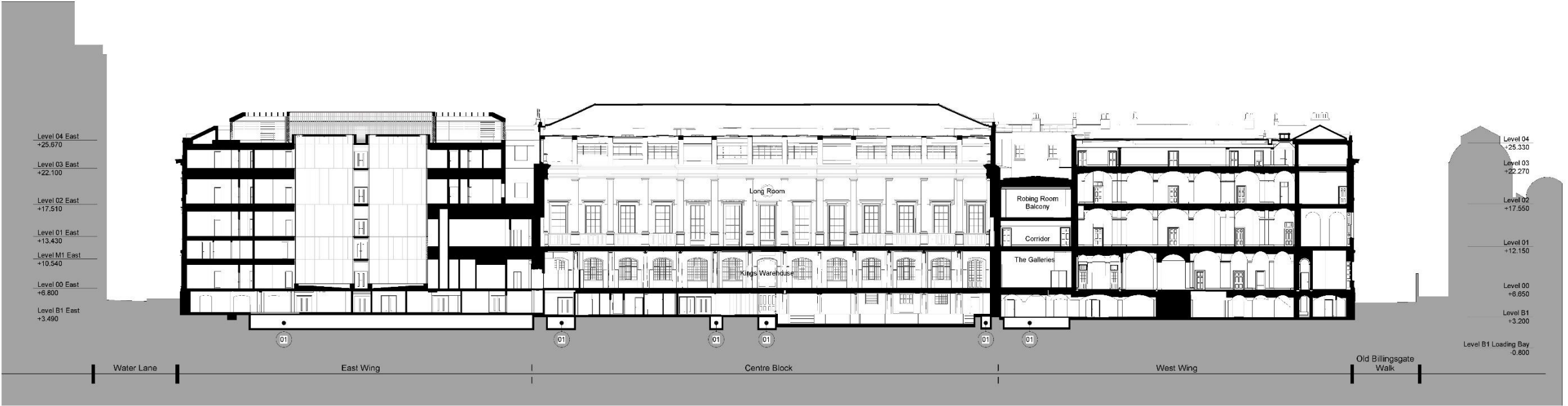
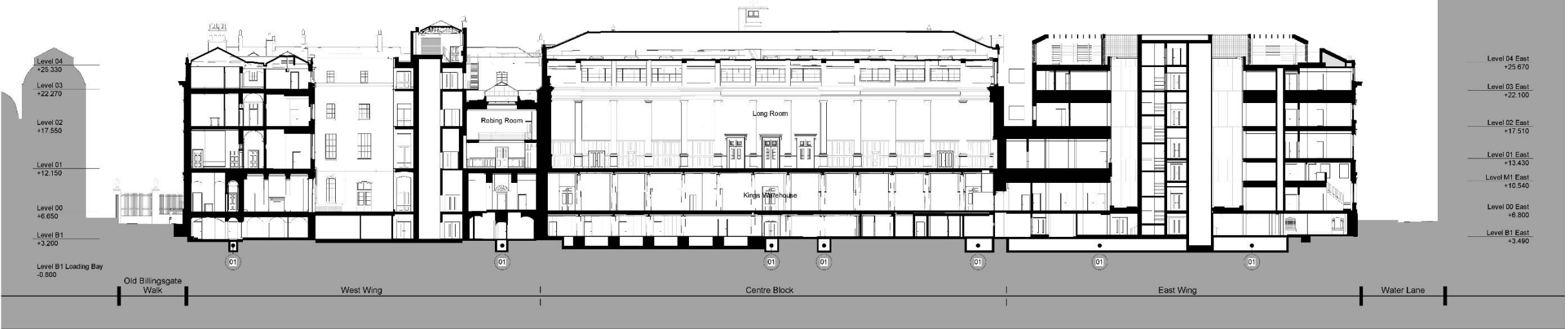
Existing West Short Section



Existing Central Short Section



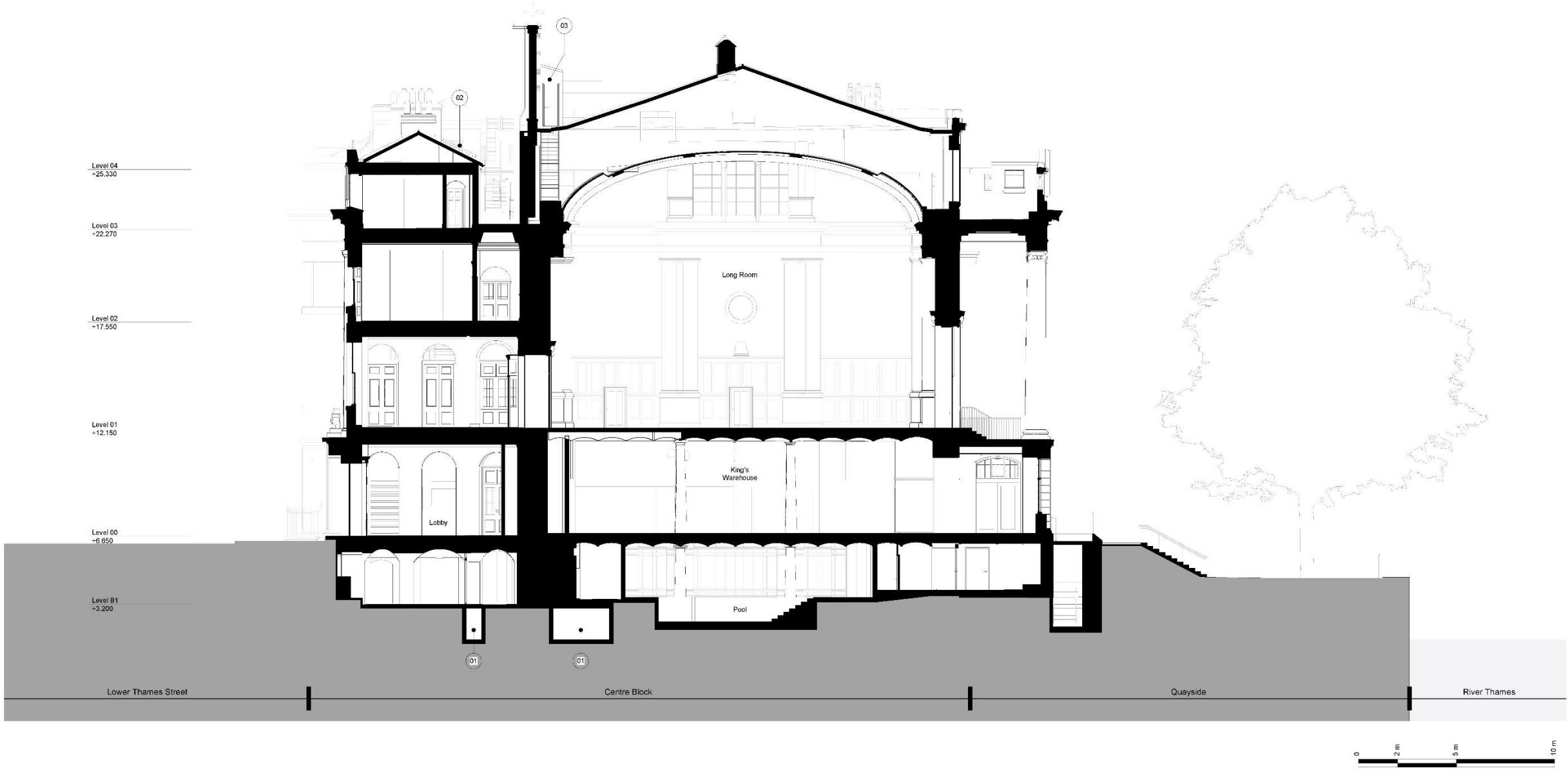
Existing East Short Section



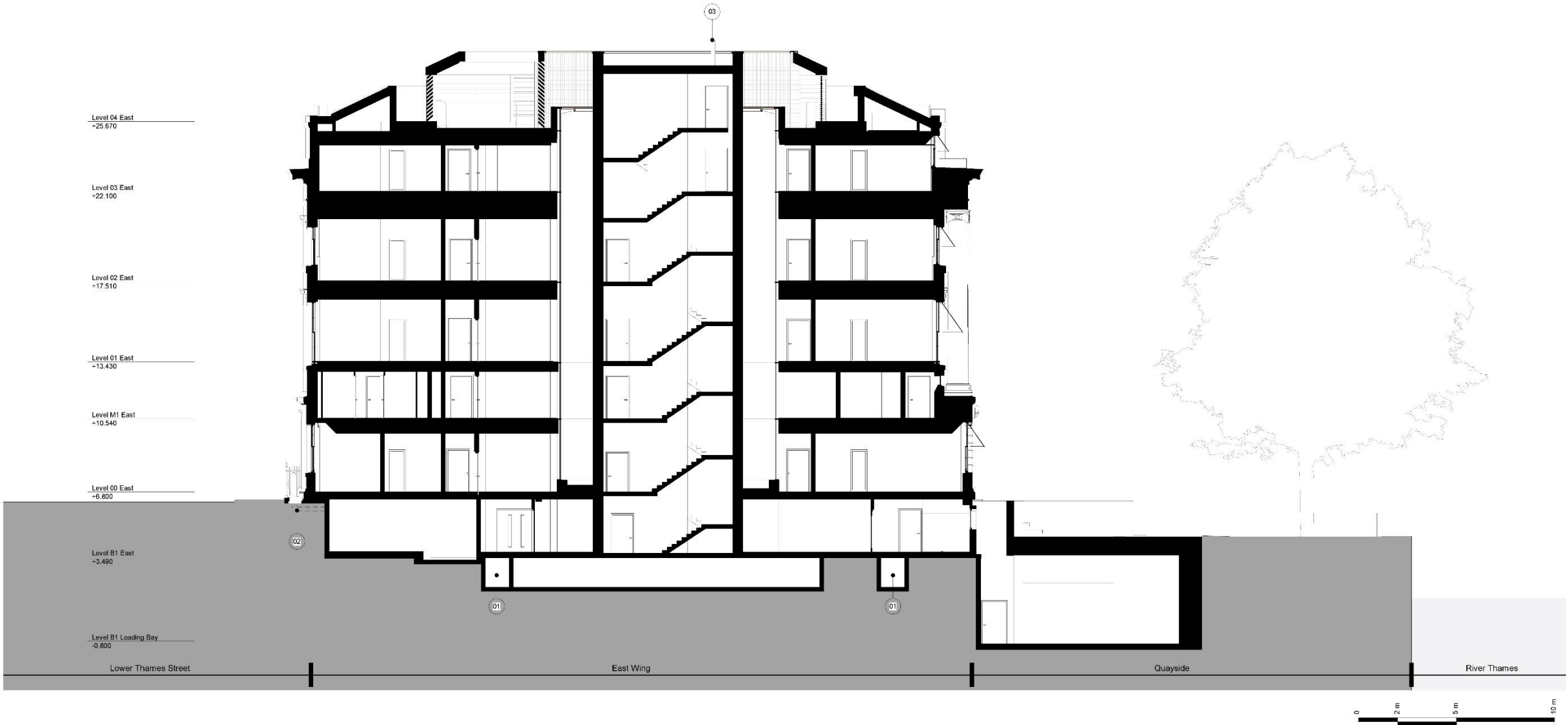
Proposed Long Sections



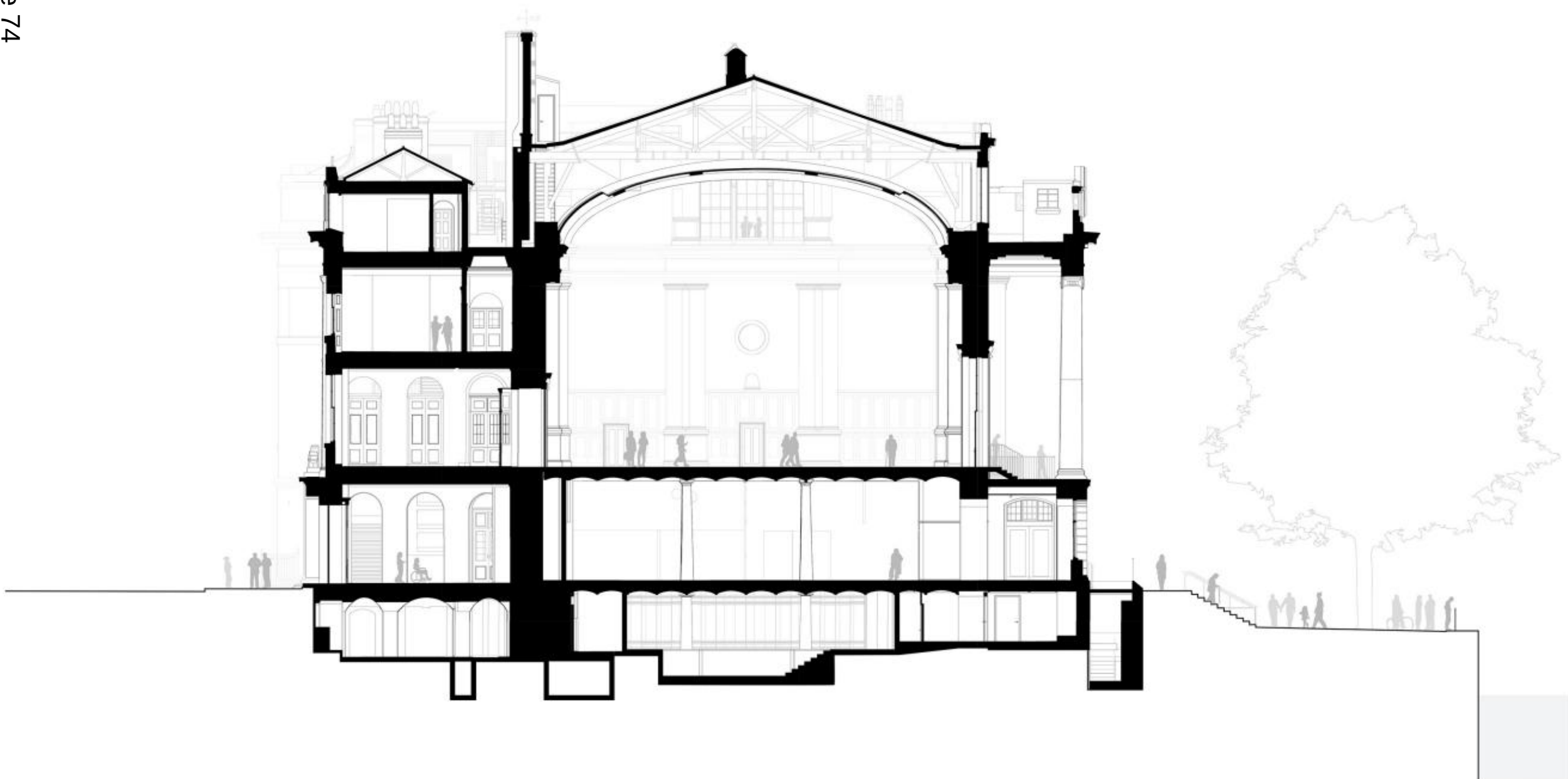
Proposed West Short Section



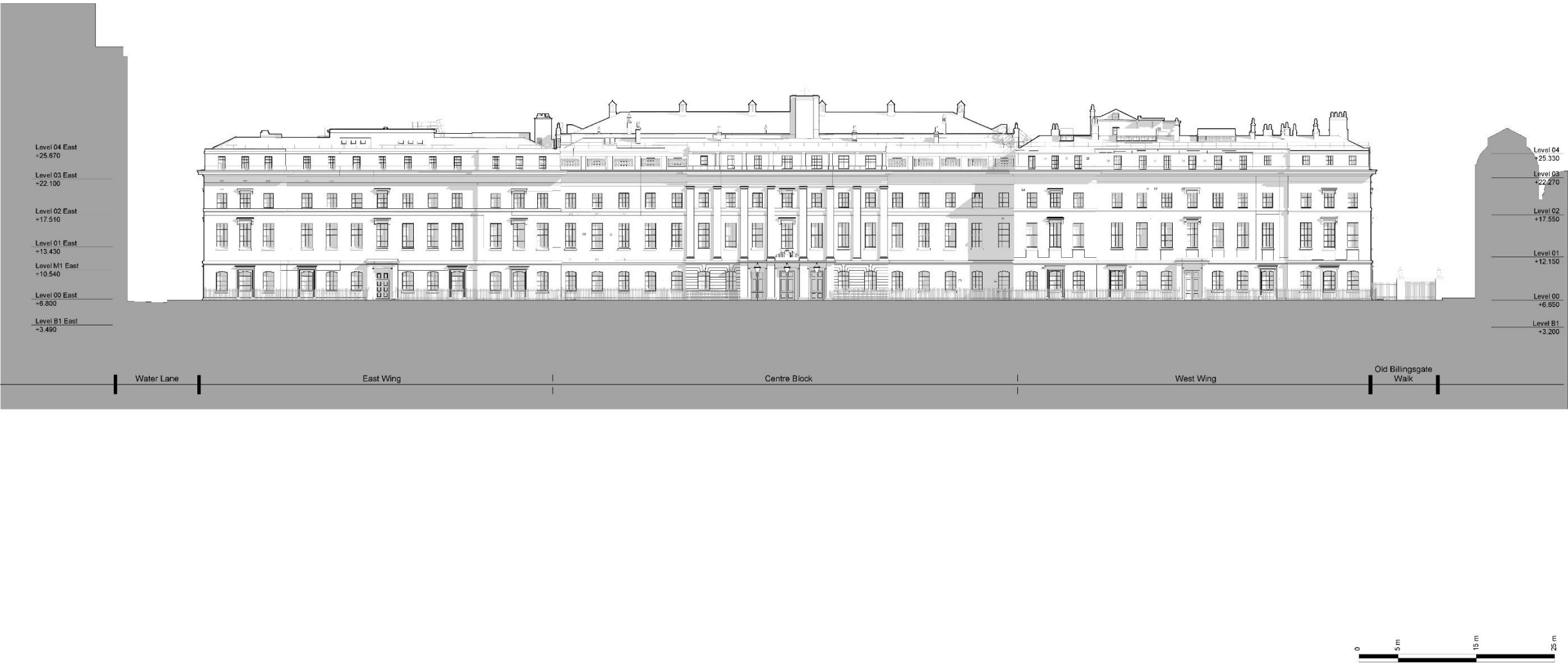
Proposed Central Short Section



Proposed East Short Section



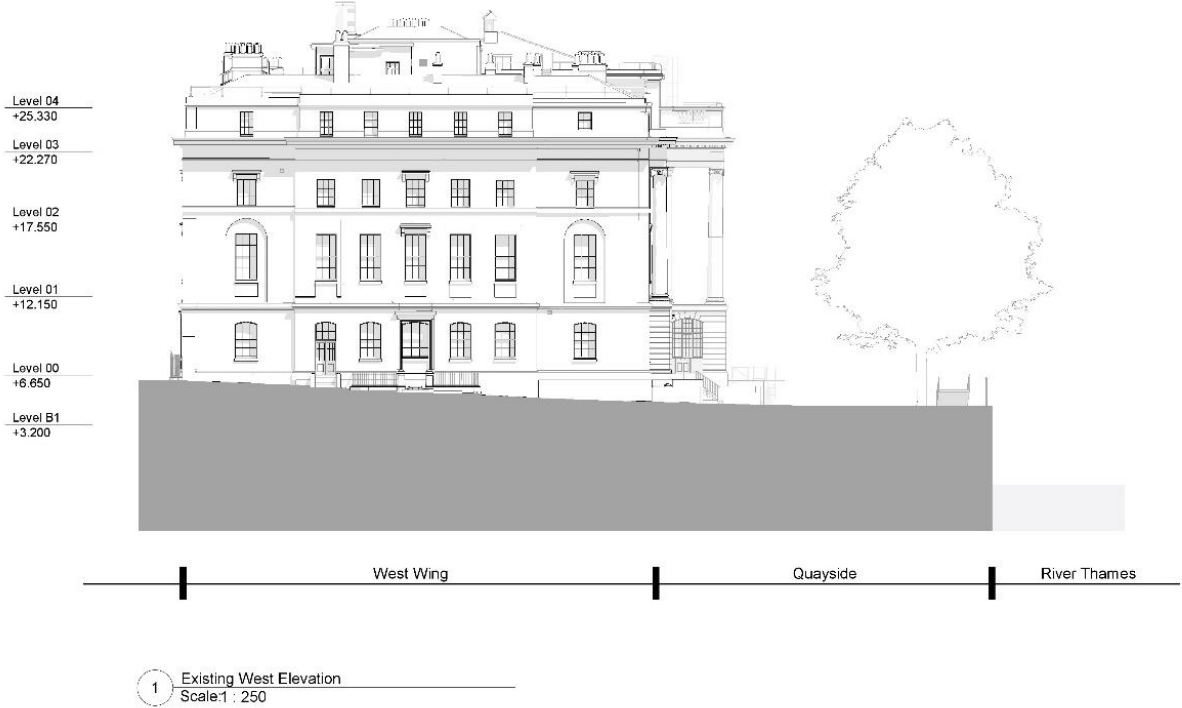
Proposed Section through the Long Room and Balcony



Existing North Elevations



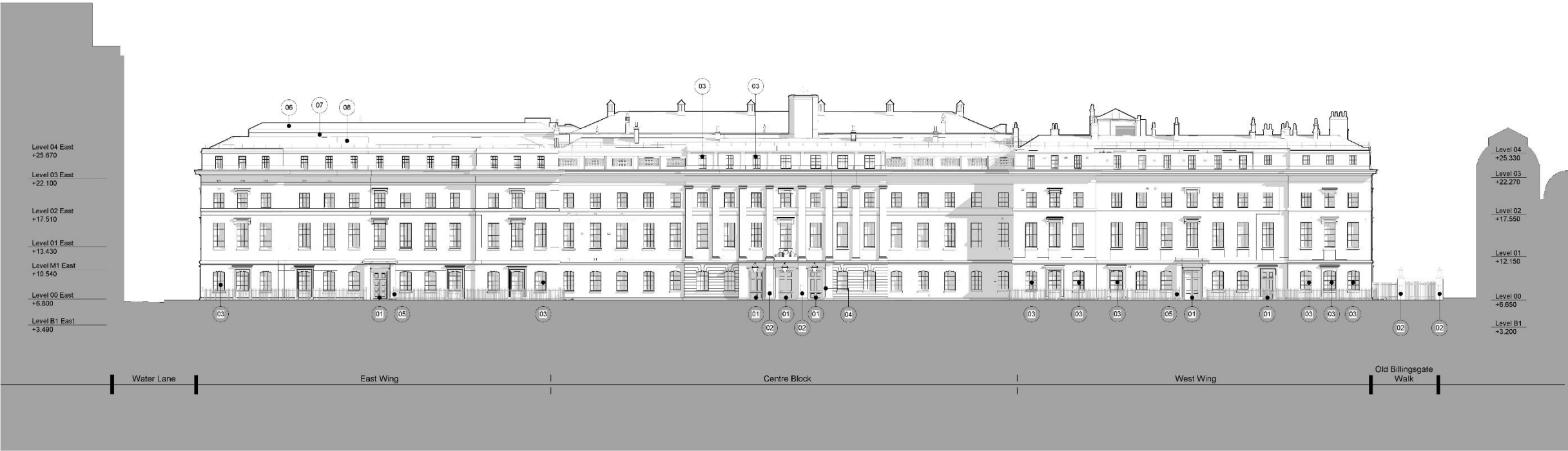
Existing South Elevations



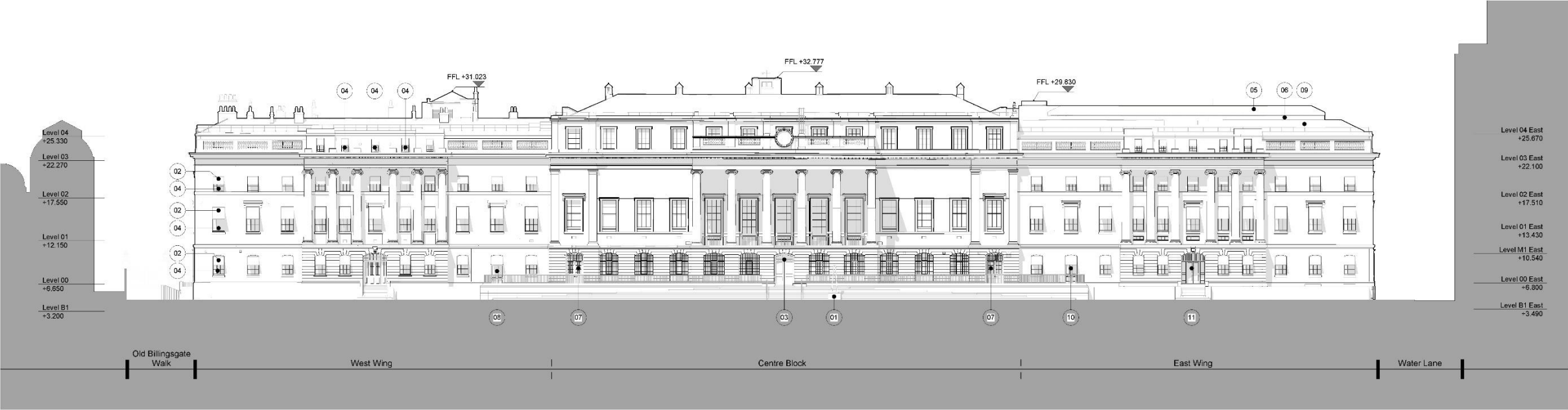
Existing West Elevation



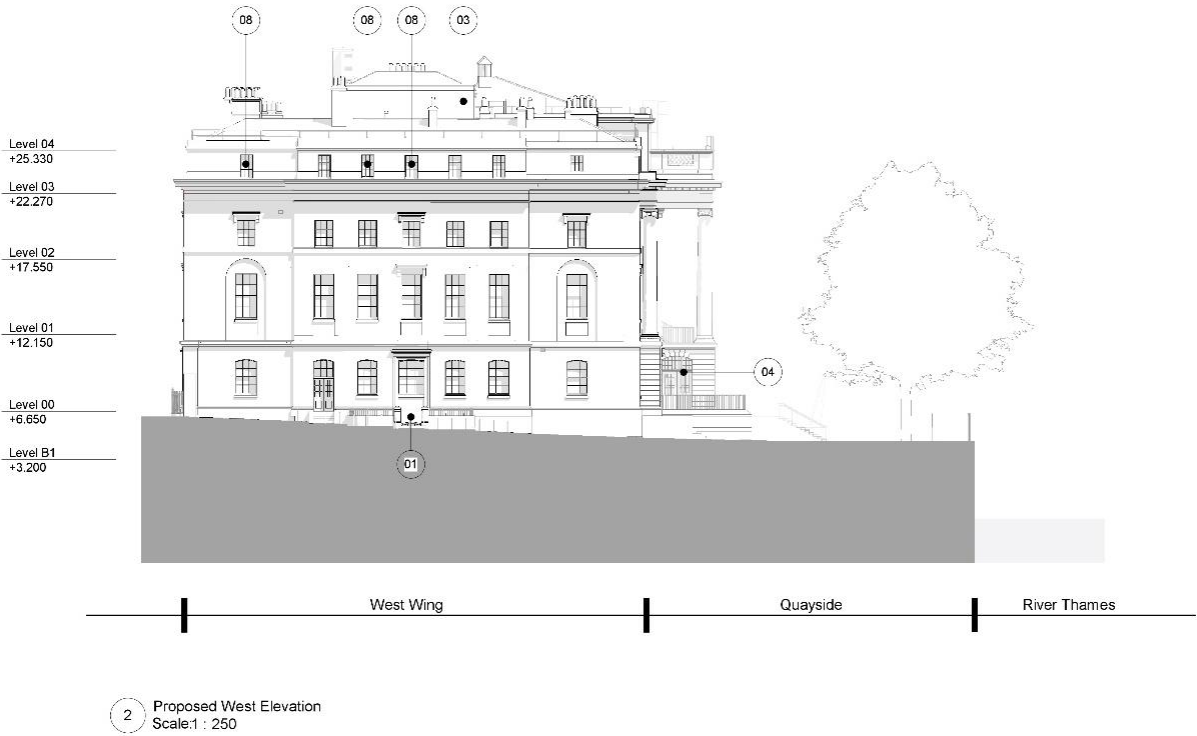
Existing East Elevation



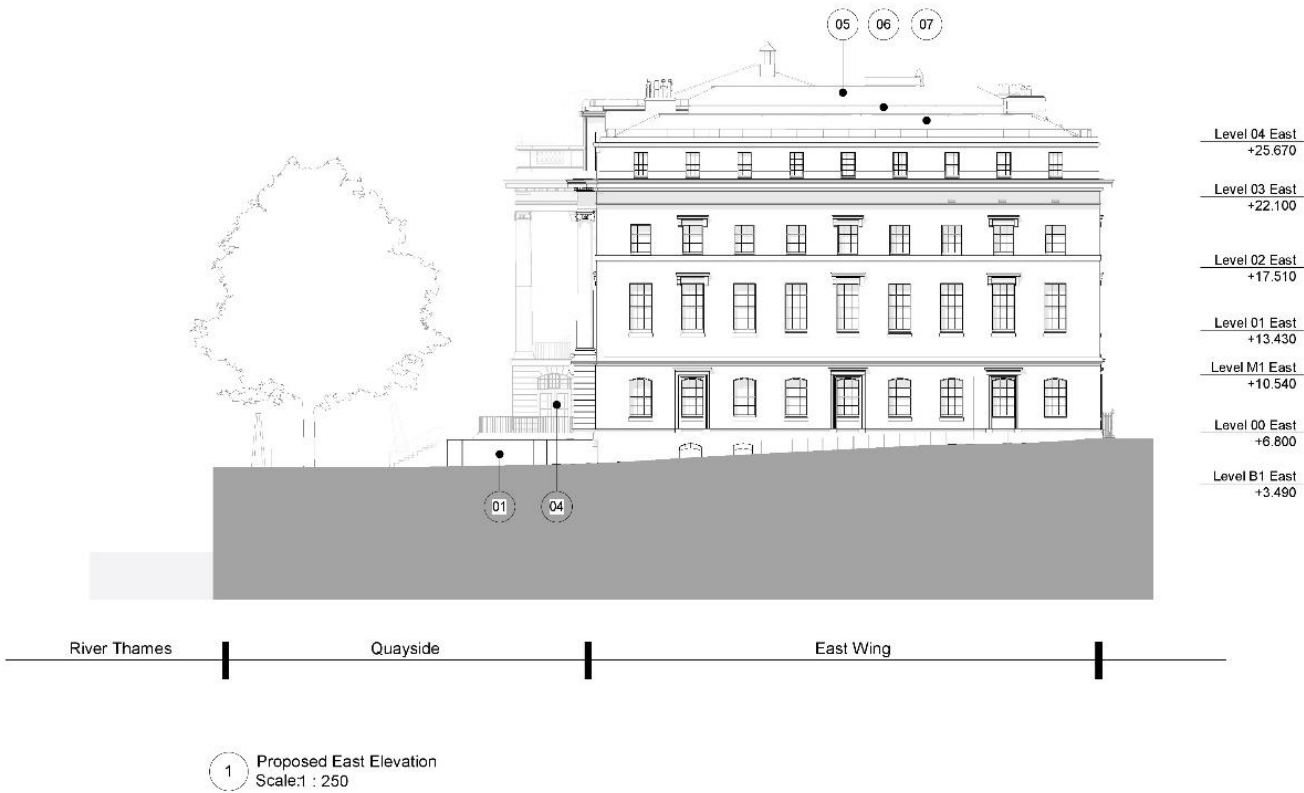
Proposed North Elevations



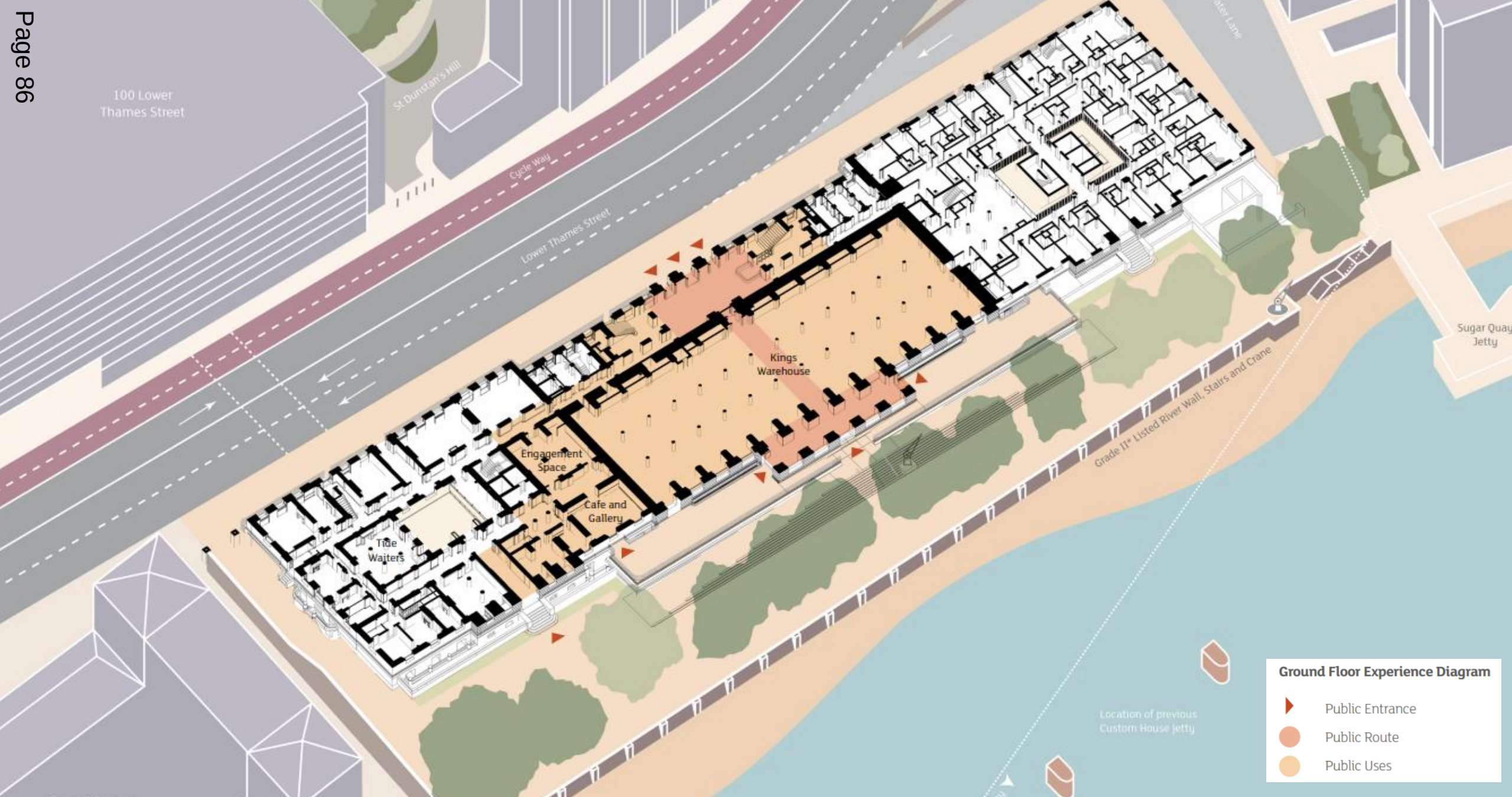
Proposed South Elevations



Proposed West Elevation



Proposed East Elevation



Public Access and Cultural Uses

KEY

-  Public ground floor route
-  The Galleries
-  Cultural cafe
-  The Tidewaiters Room
-  The Long Room
-  Key public routes



Custom House Cultural Spaces

AREA SCHEDULE

Space	Area
Ground floor public route	219m2
The galleries	168m2
Cultural cafe	99m2
Tidewaiters Room	73m2
Long Room	1044m2

- To support the cultural pogramme the hotel will provide publicly accessible male and female toilets at basement level and accessible toilets adjacent to the lobby at ground floor. Access to the basement toilets is from the stair and lift core adjacent to the lobby. Routes from the cafe, galleries and engagement spaces are shown on the adjacent plan.

KEY

Quayside public realm

Public ground floor route

The Galleries

Cultural cafe

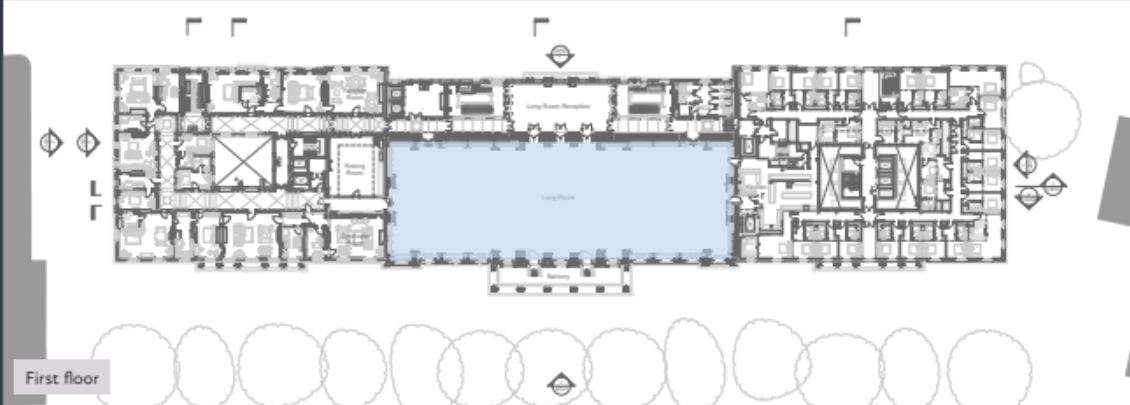
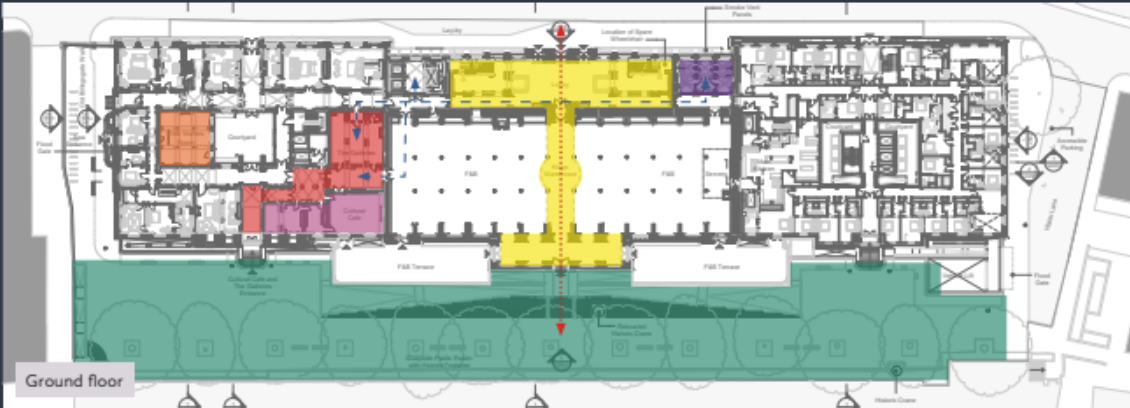
Tidewaiters Room

Long Room

Publicly accessible toilets

Key public route

Routes to publically accessible toilets

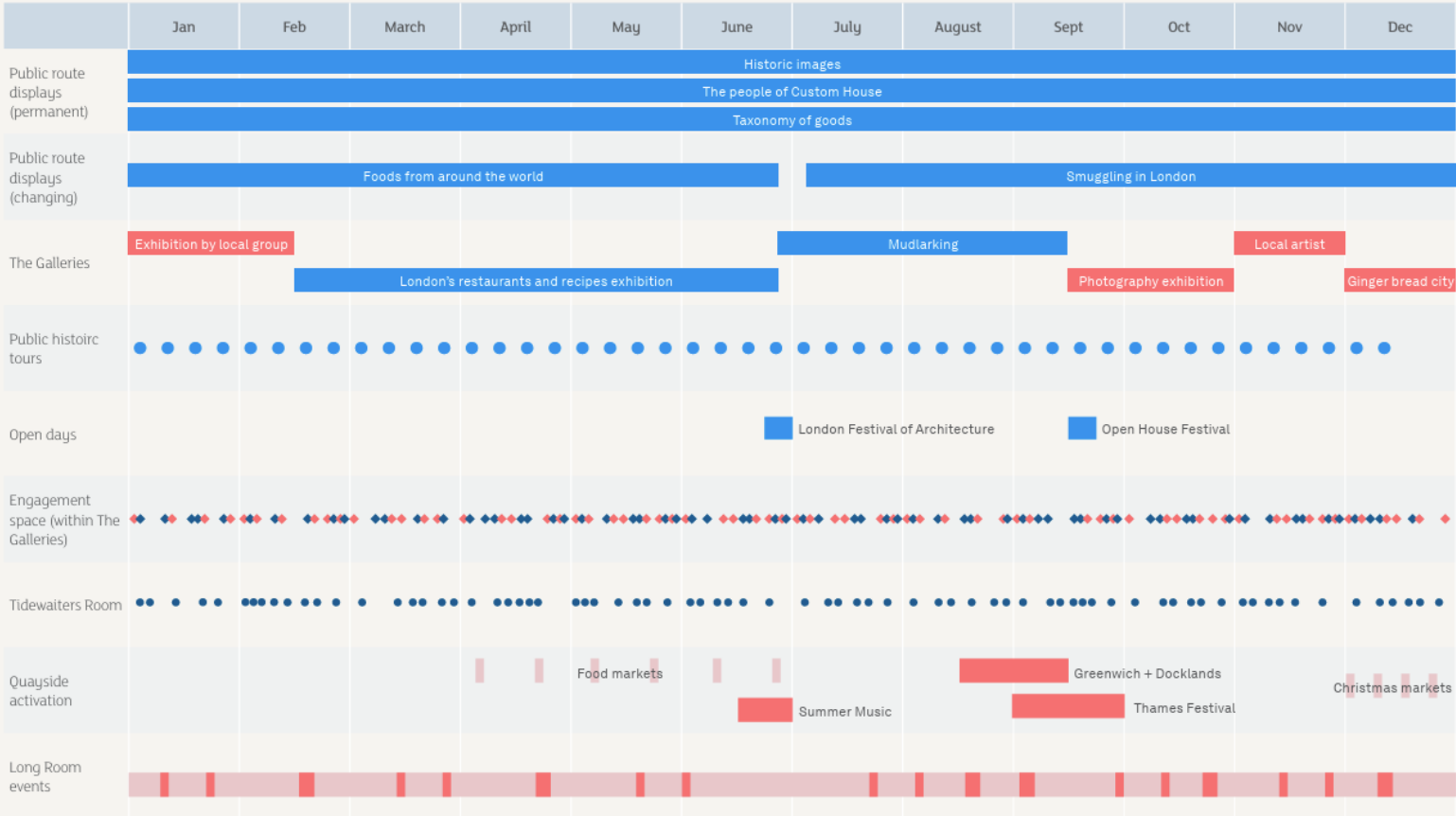


A YEAR IN THE LIFE OF CUSTOM HOUSE

The below diagram illustrates what a year in the life of Custom House might look like.

KEY

- Narrating the history of Custom House & the surrounding area
- Supporting local cultural & community activity
- Educational uses
- Other activation



Indicative Calendar of Cultural Events at Custom House



Image 1: CGI View of the Proposed Public Exhibition and Seating in the King's Warehouse

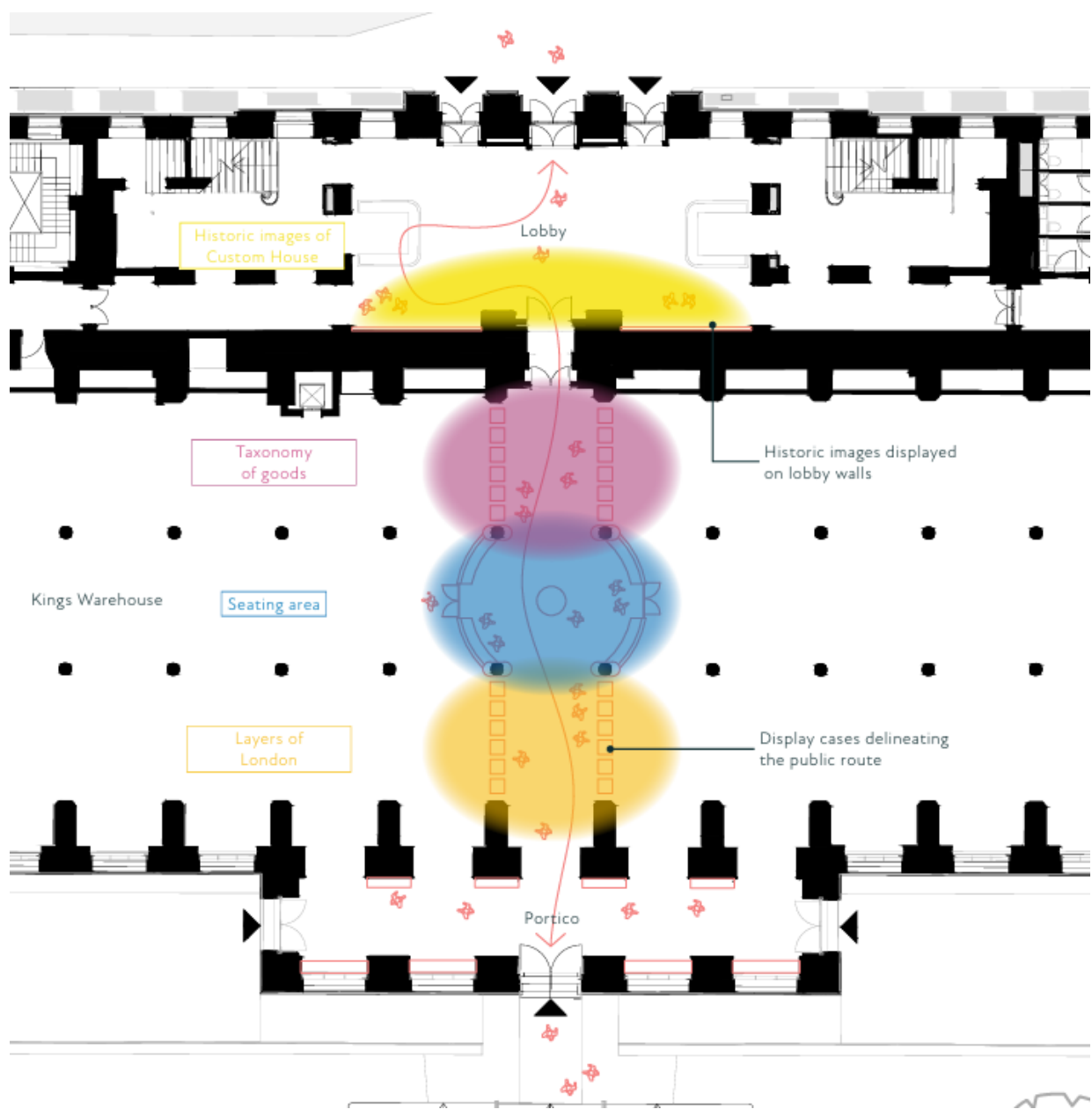


Image 2: Plan of the Central Public Route and Exhibition Areas

A Public Ground Floor Route

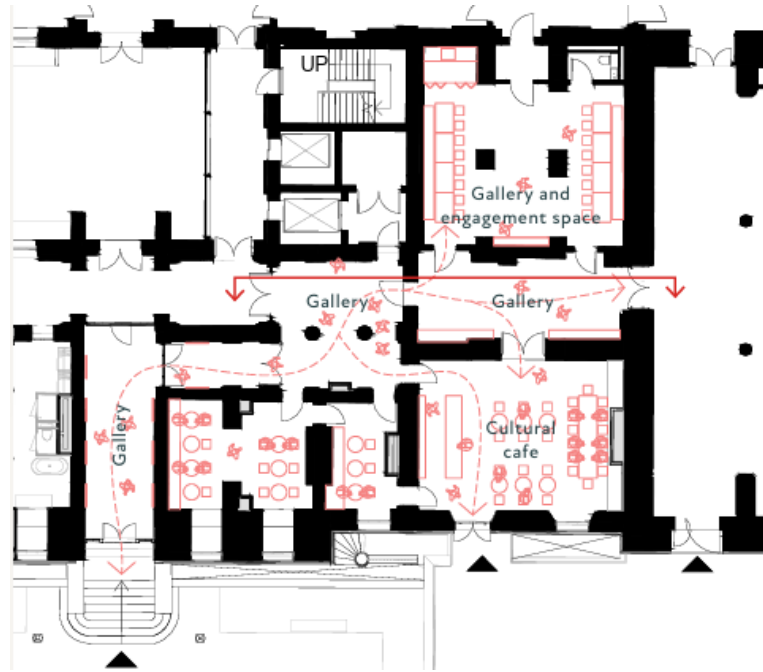


Image 1: Proposed Plan of the Cultural Café, Gallery and Engagement Space

Image 2: Examples of Gallery Spaces



Image 3: CGI View of the Proposed Gallery

Engagement Space and Cultural Galleries

Image 1: Proposed Plans and Example Spaces for different Uses in the Engagement and Gallery Space



Image 2: Existing Photograph of the Engagement and Gallery Space

Engagement Space as a Classroom, Auditorium and Event Space



Image 1: CGI View of the Tide Waiter's Room as a Library Available for Day Use

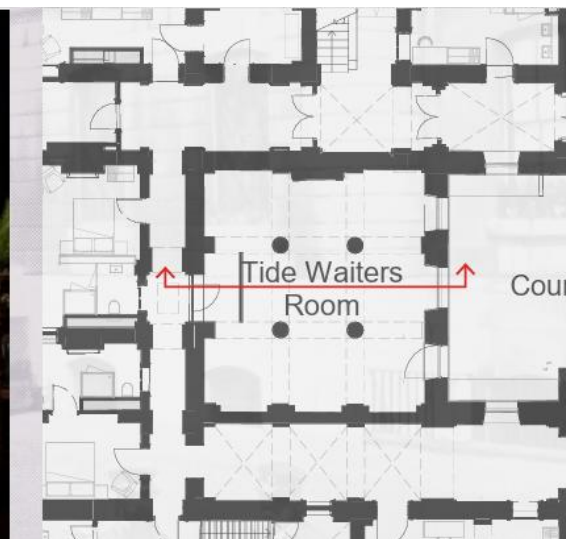
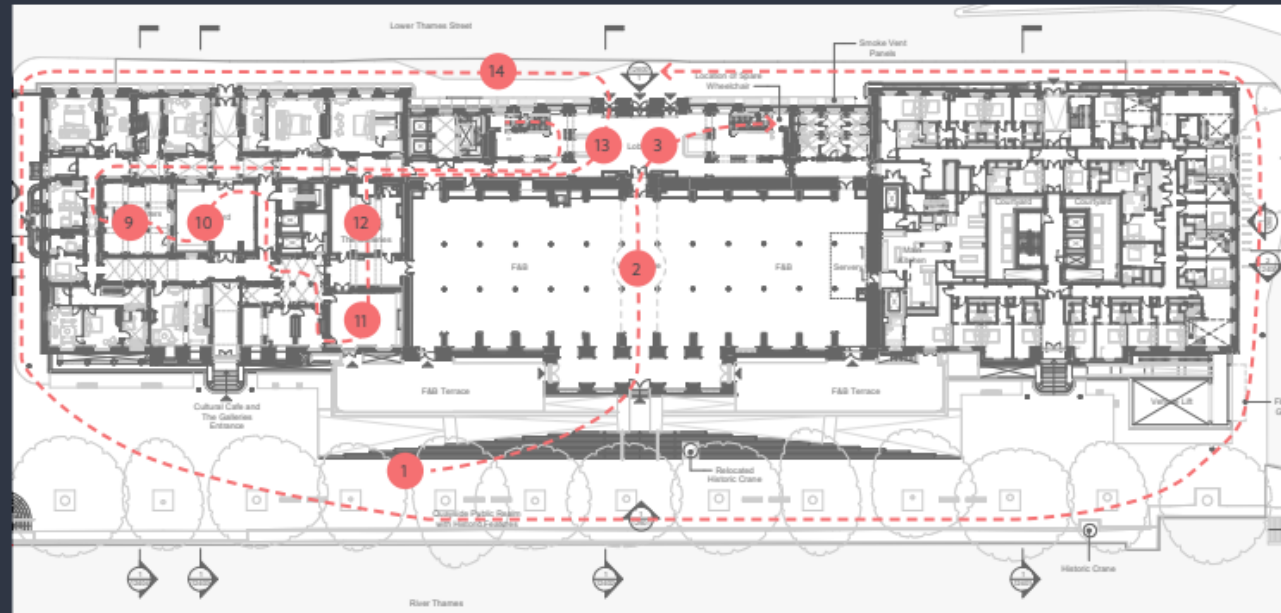
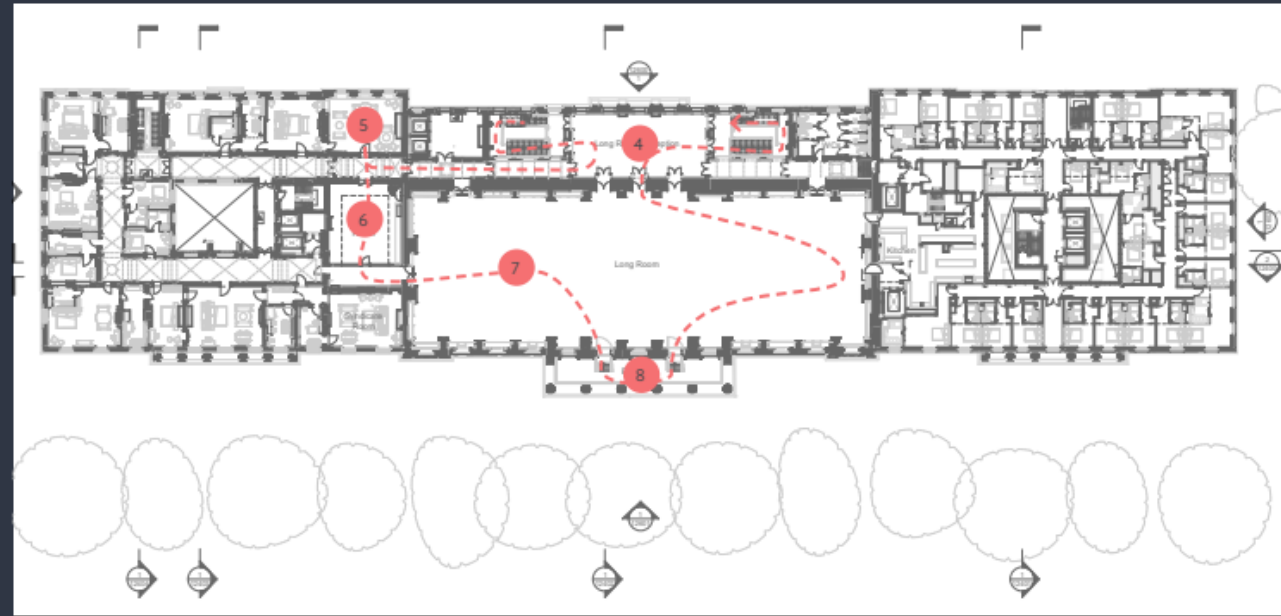


Image 2: Example Spaces of Libraries and plan of the Tide Waiters Room

PUBLIC HISTORIC TOURS

- Free tours of the building will be bookable via the hotel website, by telephone or in-person at the hotel, with 20 bookable slots per tour. The tours will take a minimum of one hour.
- Tours will take place weekly with a regular schedule to allow visitors to plan their trip with at least 25% of tours taking place on a Saturday or Sunday. Tours out of these hours would also be available on request for cultural/educational/community groups.
- The route will start on the quayside and include, on the ground floor, the Portico, King's Warehouse and Lobby, on the first floor, the Long Reception Room, Function Room, Robing Room, Long Room, Long Room Terrace, and returning to the ground floor, the Tidewaiters Room, Courtyard, the Galleries, Cultural Cafe and the exterior of the building.

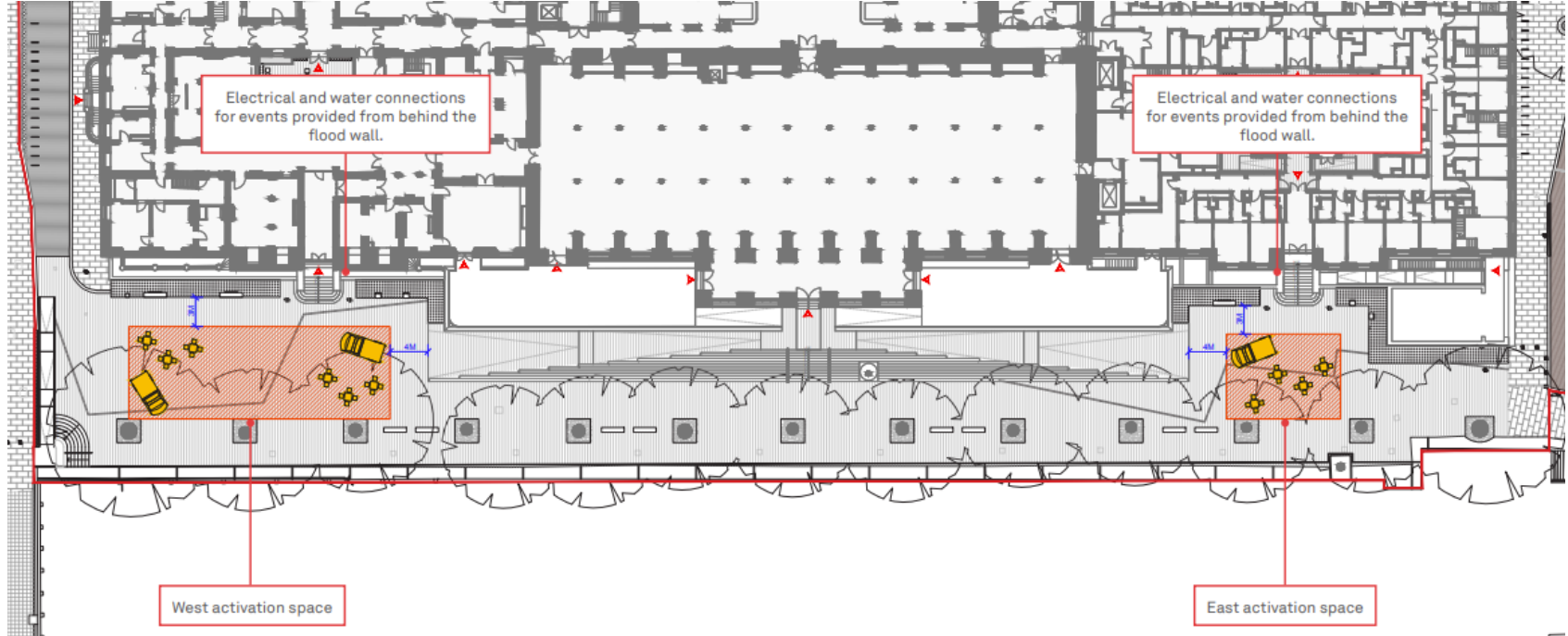


- 1 Meeting point: Quayside
- 2 Kings warehouse
- 3 Lobby
- 4 Long room reception
- 5 Function room
- 6 Robing room
- 7 Long Room
- 8 Long Room terrace
- 9 Tidewaiters Room
- 10 Courtyard
- 11 Cultural Cafe
- 12 The Galleries
- 13 End point: Lobby
- 14 Optional additional external route around the building facade

Image 1: Proposed CGI of the Quayside

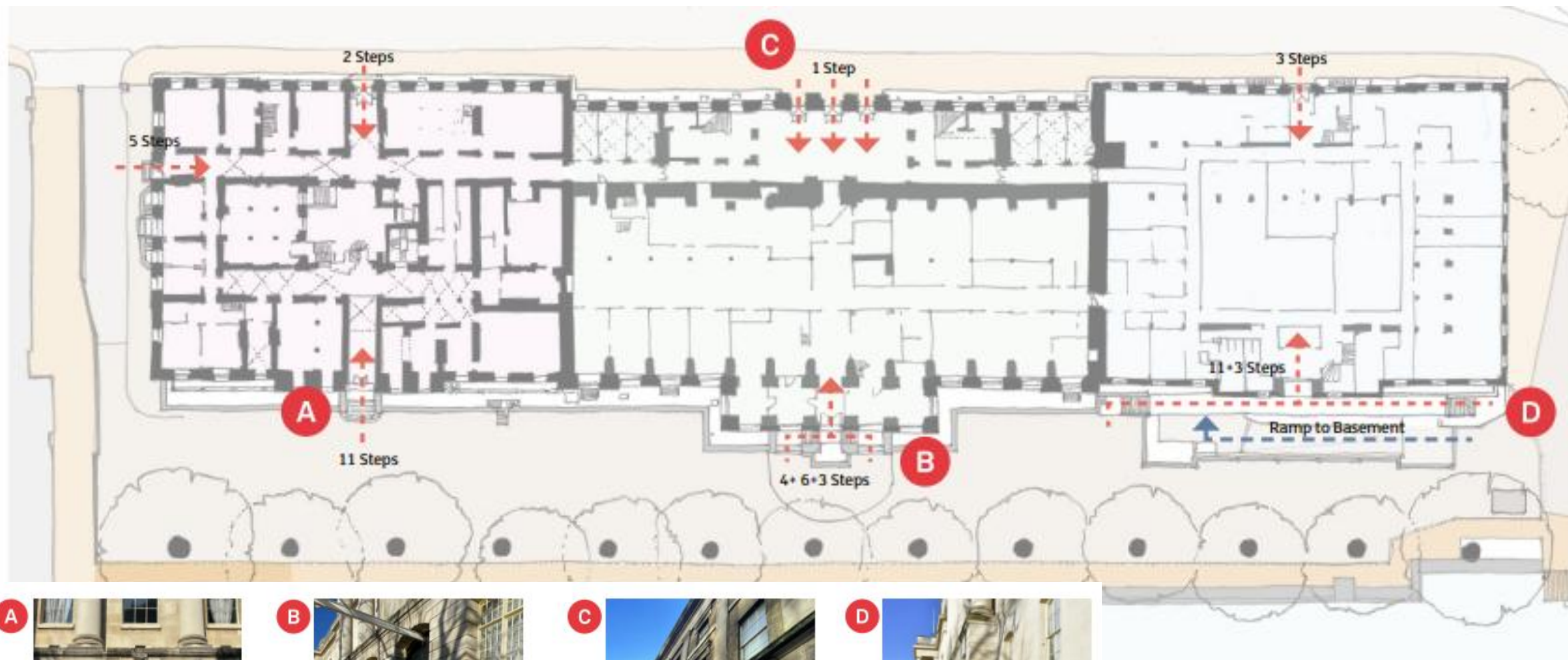


Image 2: Proposed Plan of Main Activation Spaces on the Quayside





Proposed CGI of the Ramp Entrance



A



B



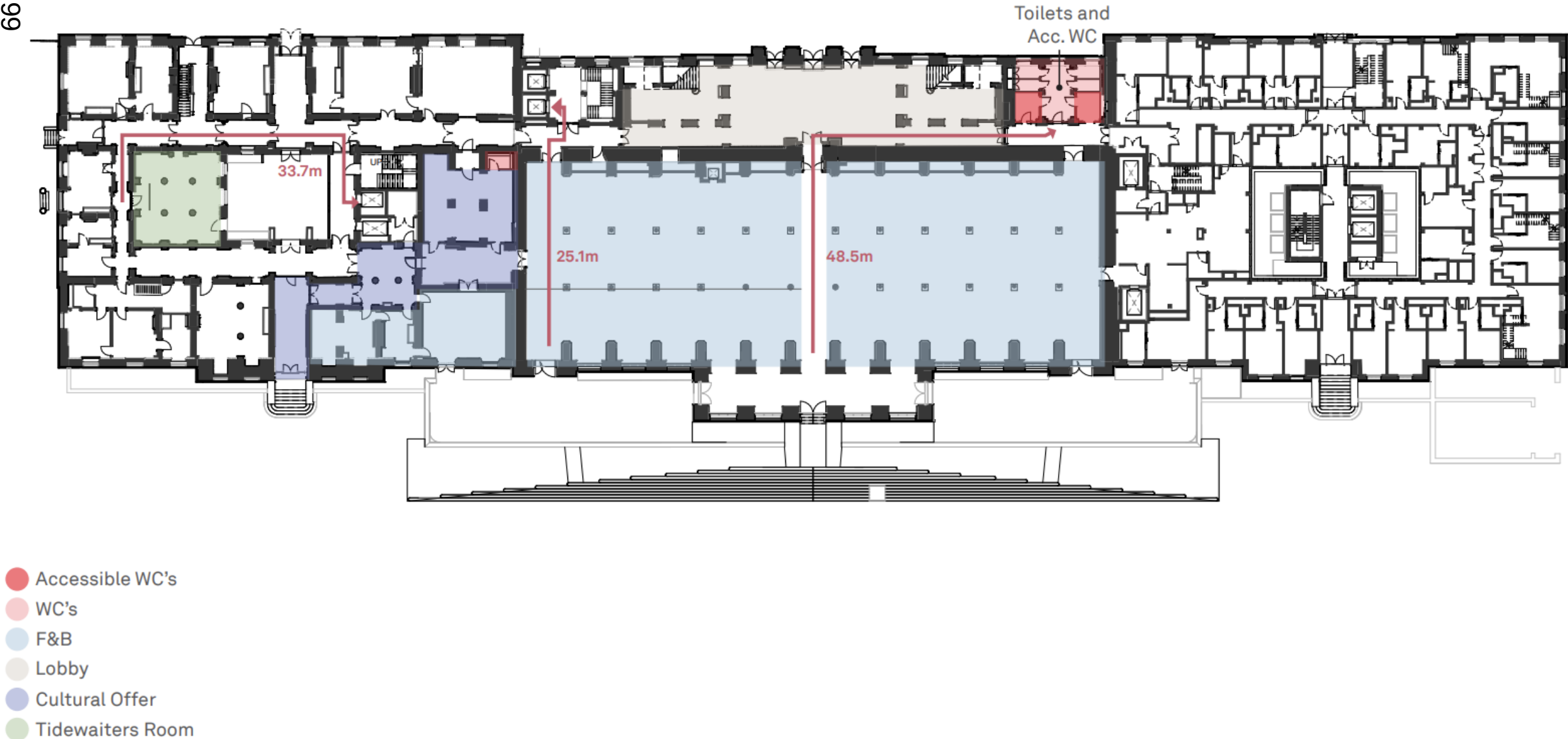
C



D



Existing Access into the Building



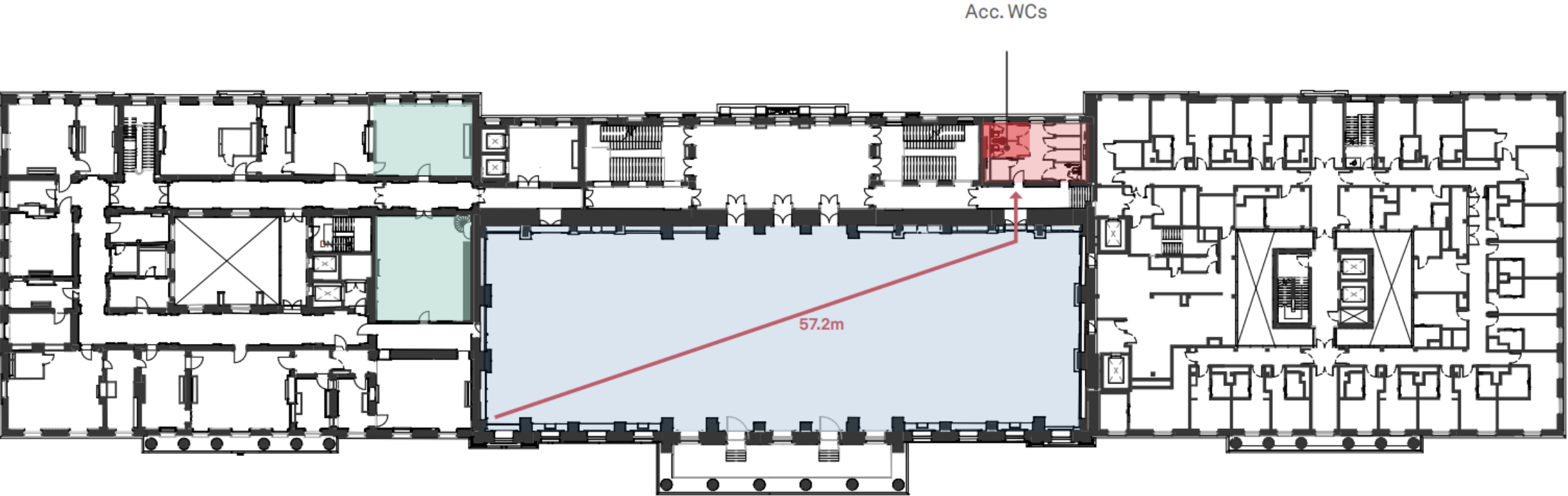
Proposed Access into and throughout the Ground Floor and WC Locations



Changing Places Toilet

- Accessible WC's
- WC's
- Pool
- Gym
- Spa
- Changing Facilities

Proposed Access into and throughout the Basement and WC Locations



- Accessible WC's
- WC's
- Long Room
- Robing Room and Function Room

Proposed Access into and throughout the First Floor and WC Locations

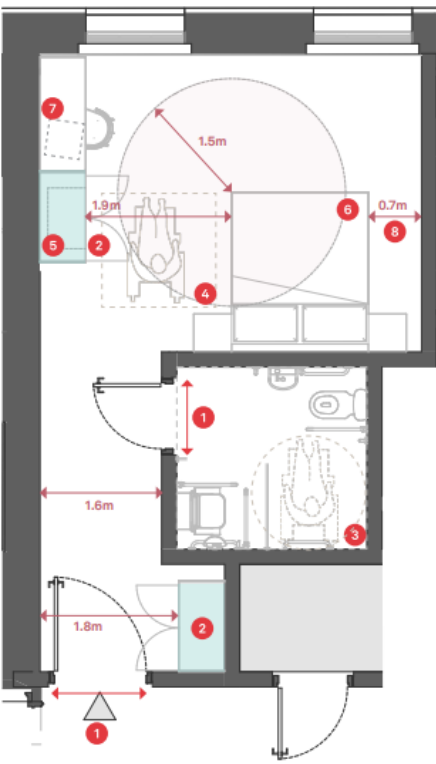
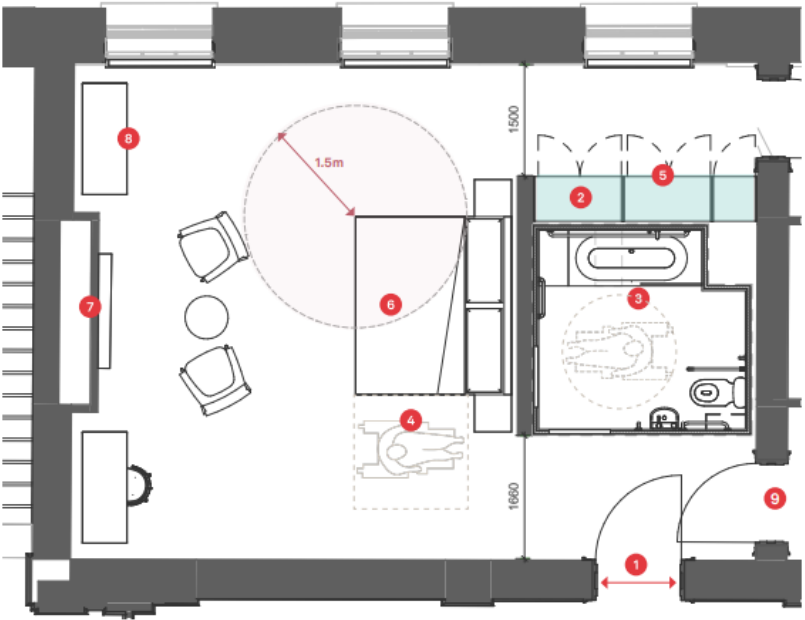
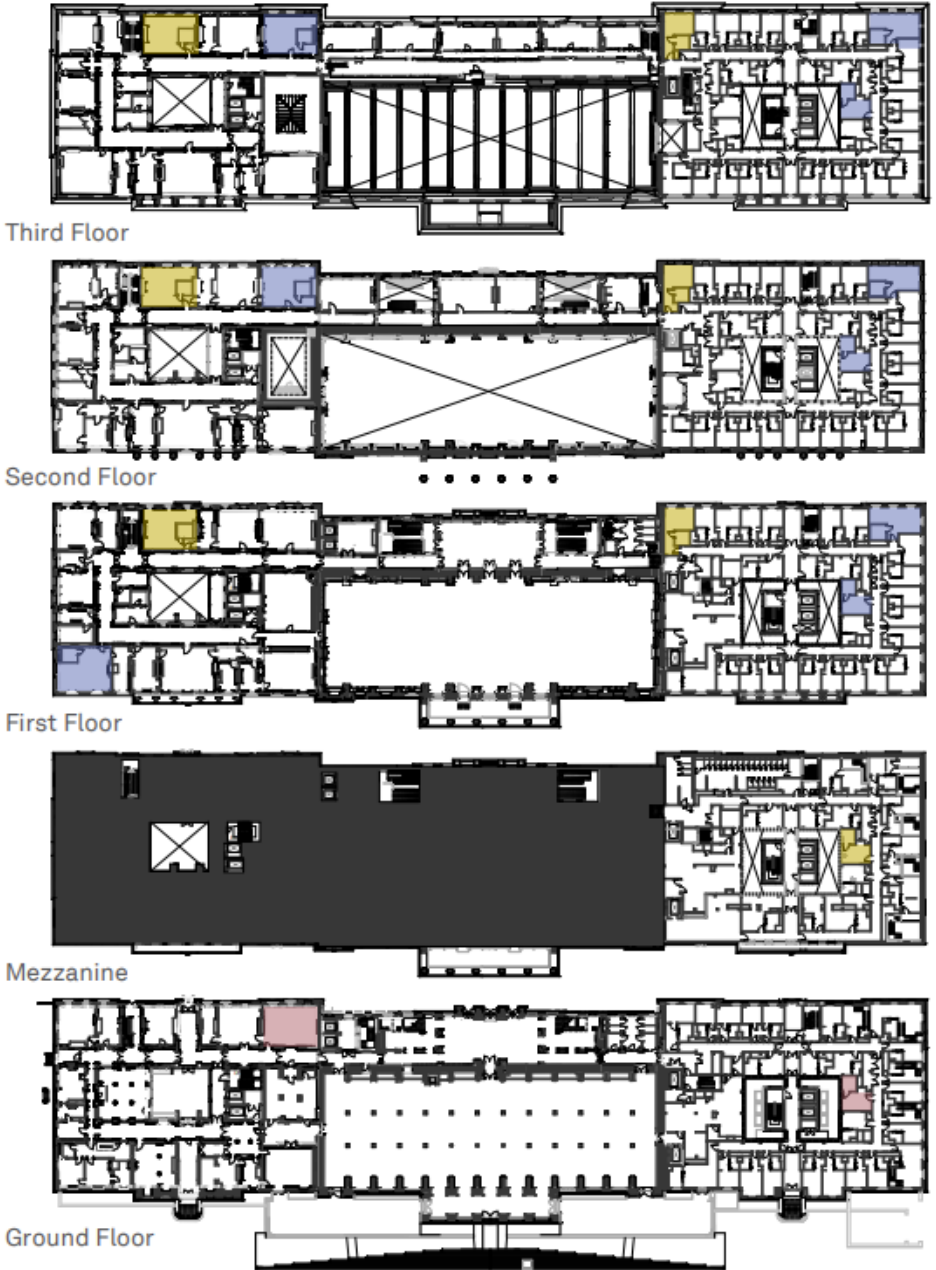
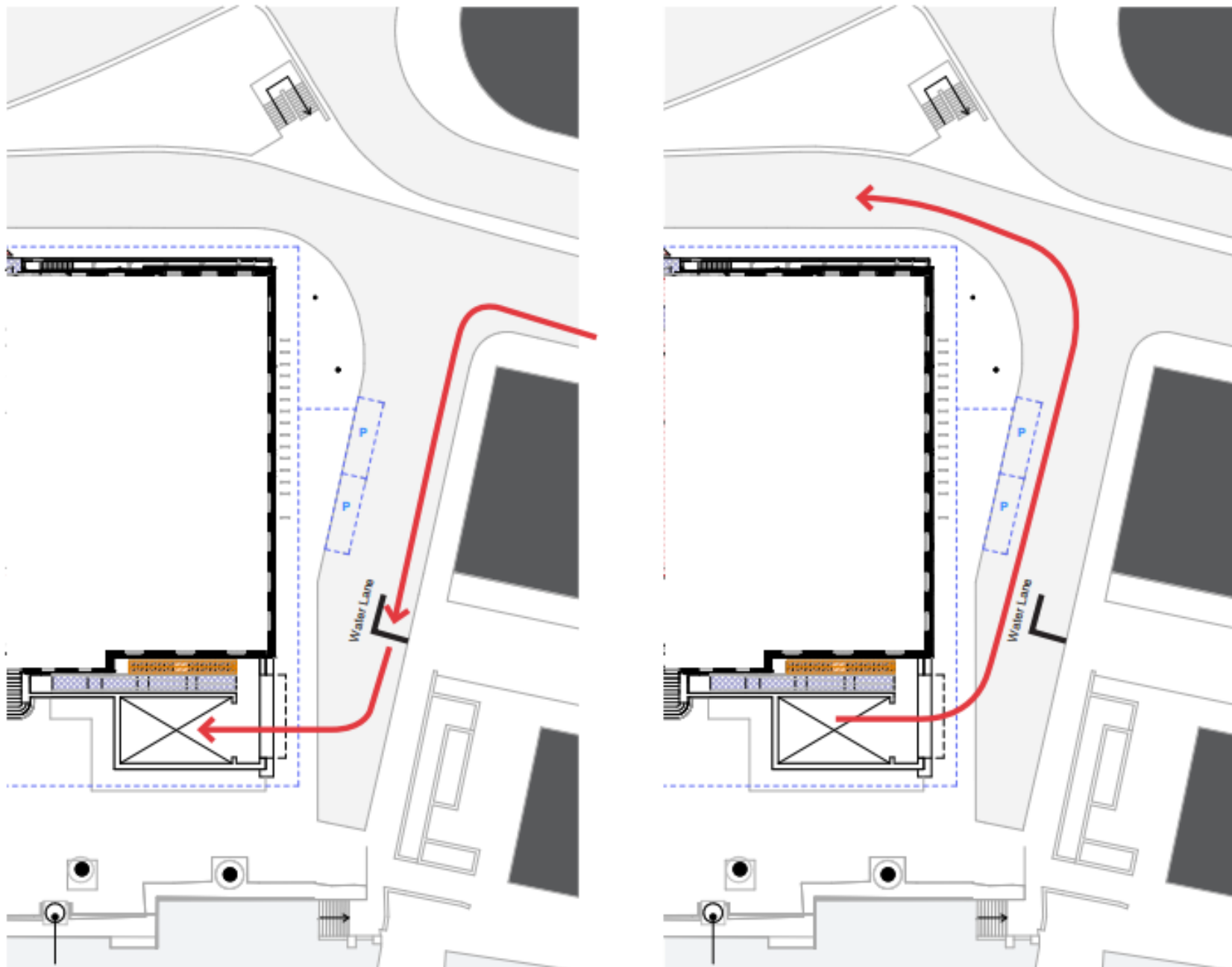


Image 1 &2: Proposed Example Plans for Wheelchair Accessible rooms in the West and East Wing

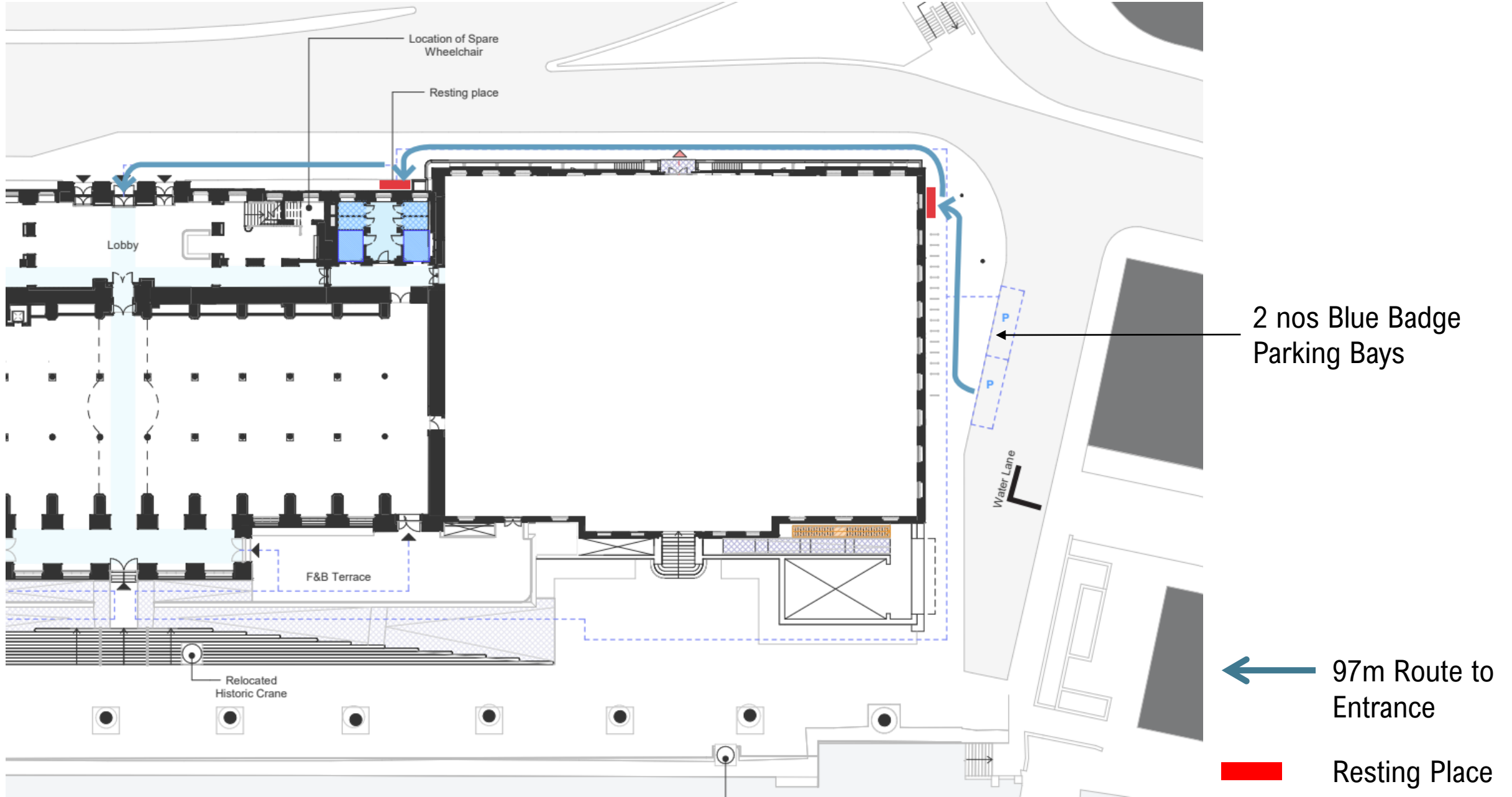
Image 3: Proposed Distribution of Wheelchair Accessible Bedrooms

- Accessible Bedroom (9 rooms)
- Convertible Accessible Bedroom (7 rooms)
- Accessible Bedroom with Hoist (2 rooms)





Vehicle Access into and out of the vehicle lift



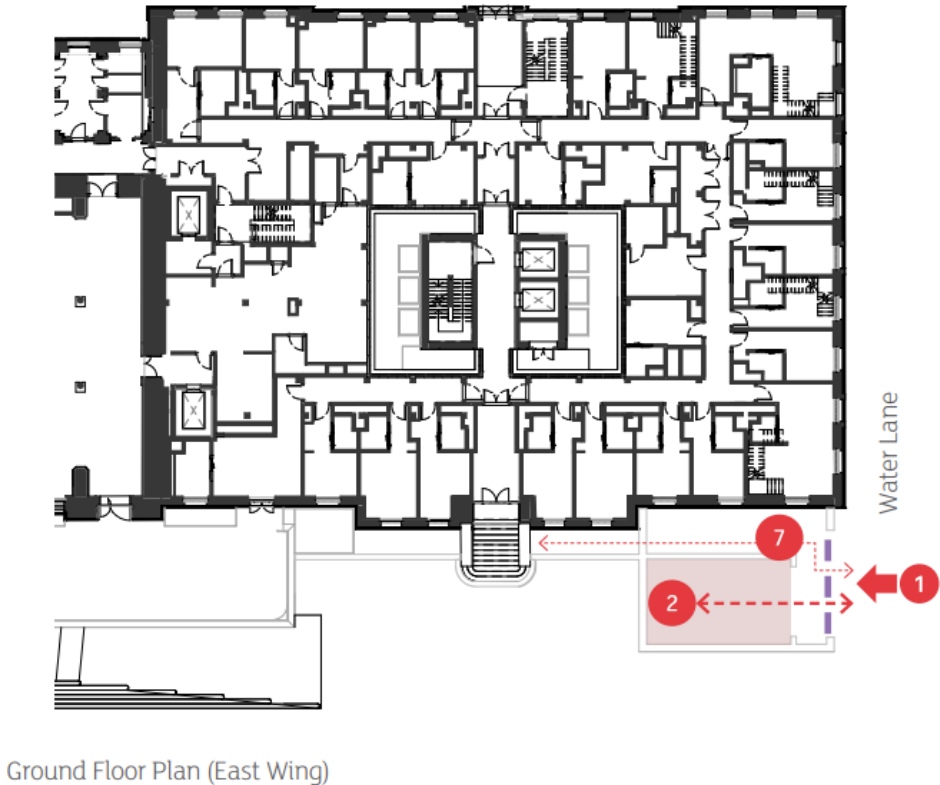
Proposed On Street Blue Badge Parking and Resting Places



Delivery and Servicing Diagrams

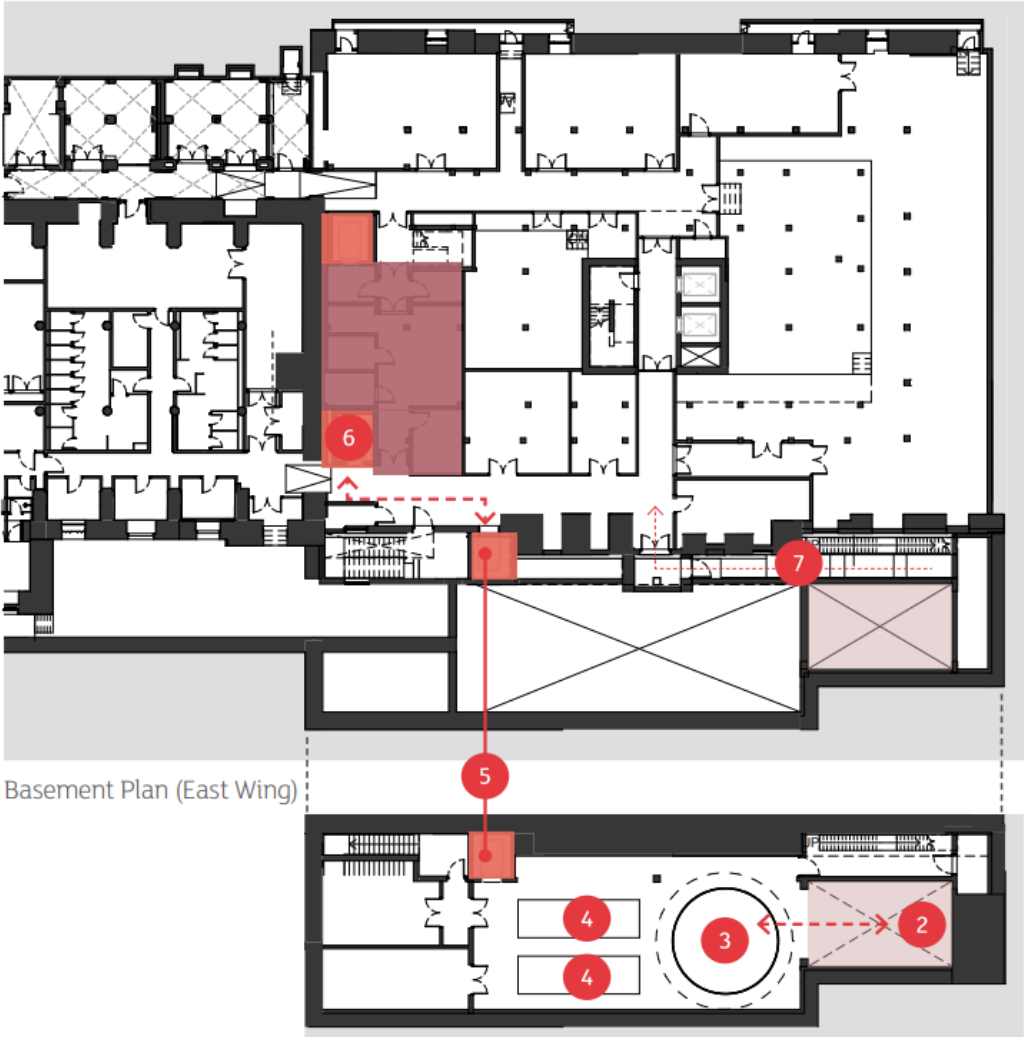
- 1. Access via Water Lane
- 2. Vehicle lift to Basement Loading bay
- 3. Vehicle turntable
- 4. Bays for off-loading goods
- 5. Goods lift between lower basement and basement
- 6. Typical destinations: catering/store rooms/goods lifts.
- 7. Alternative pedestrian ramp access to upper basement

- Catering store rooms
- Goods lift
- Vehicle lift
- Openable barrier in flood wall



Water Lane

Ground Floor Plan (East Wing)



Basement Plan (East Wing)

Basement Lower Level (East Wing)

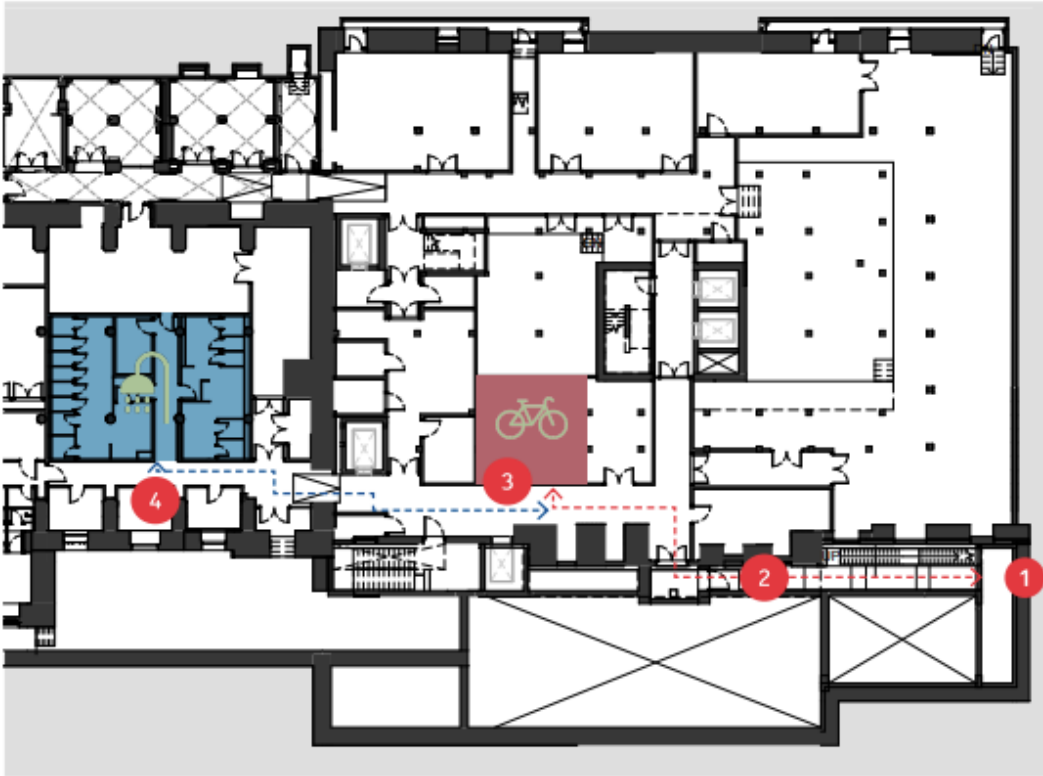


Circulation diagrams

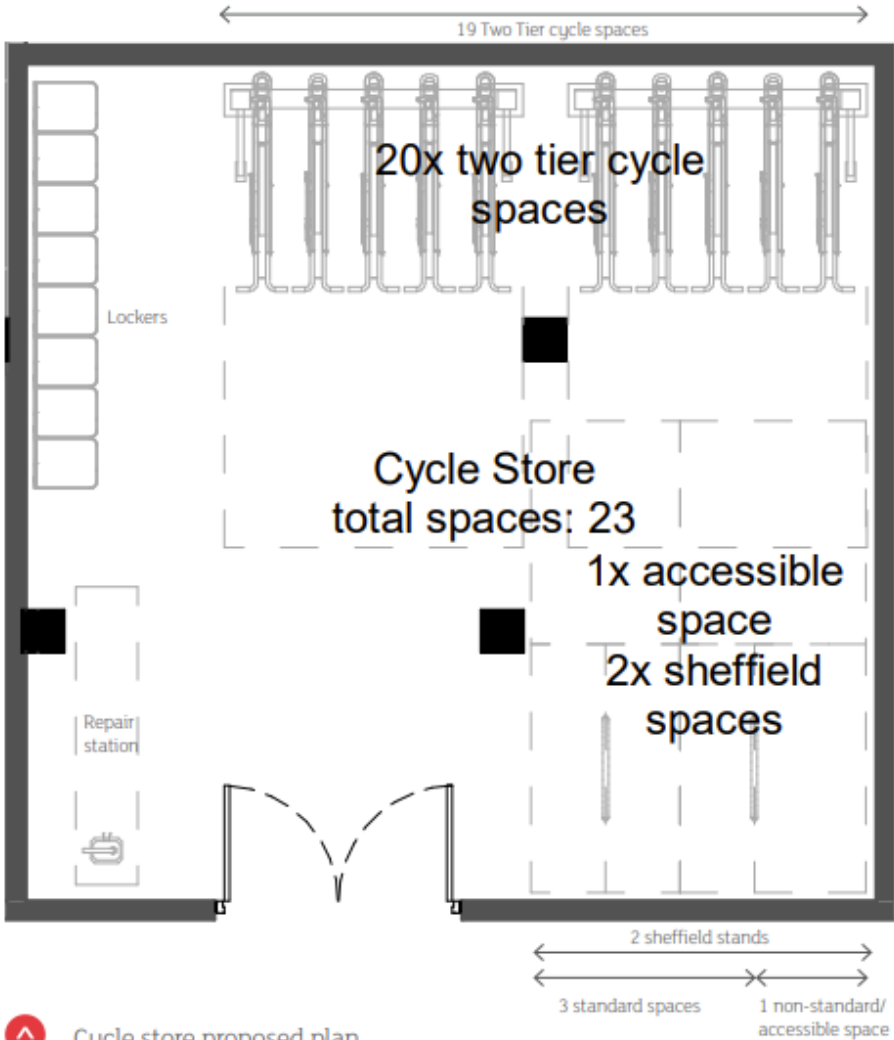
- 1. Access via Water Lane
- 2. Ramp from Quayside to B1
- 3. Cycle Store
- 4. Changing Area



Cycle Store
Changing room with showers and lockers

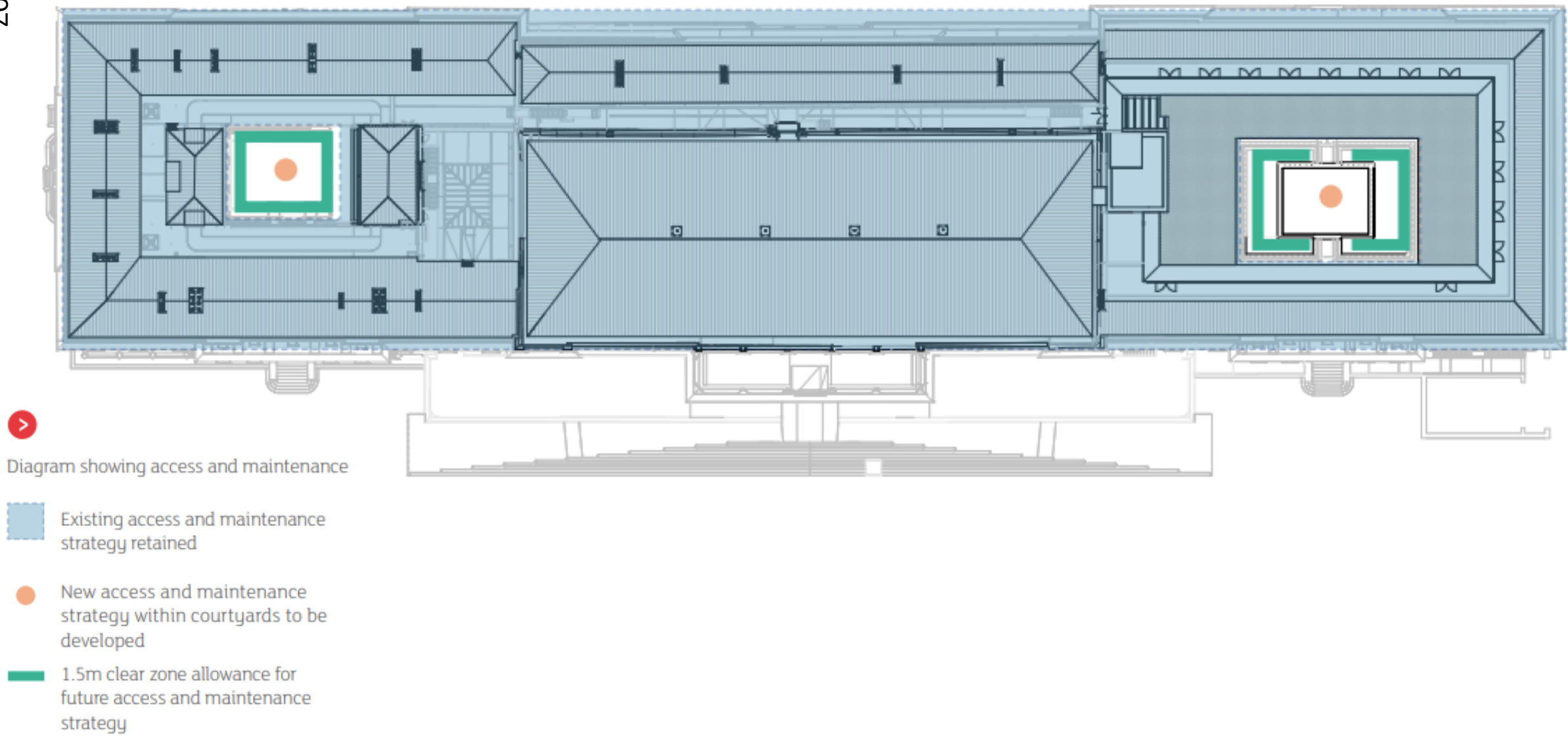


Basement Plan (East Wing)



Cycle store proposed plan

Proposed Staff Cycle Parking Arrangement



Proposed Roof Access and Maintenance Strategy

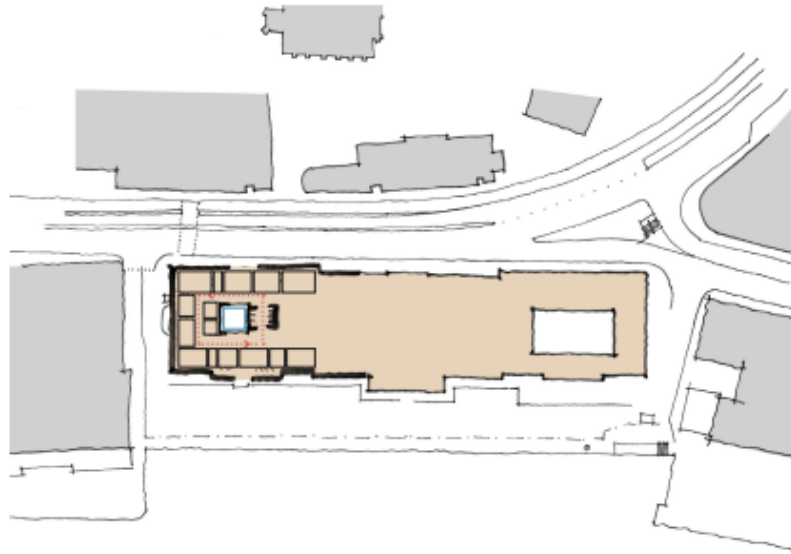


Image 1: West Wing

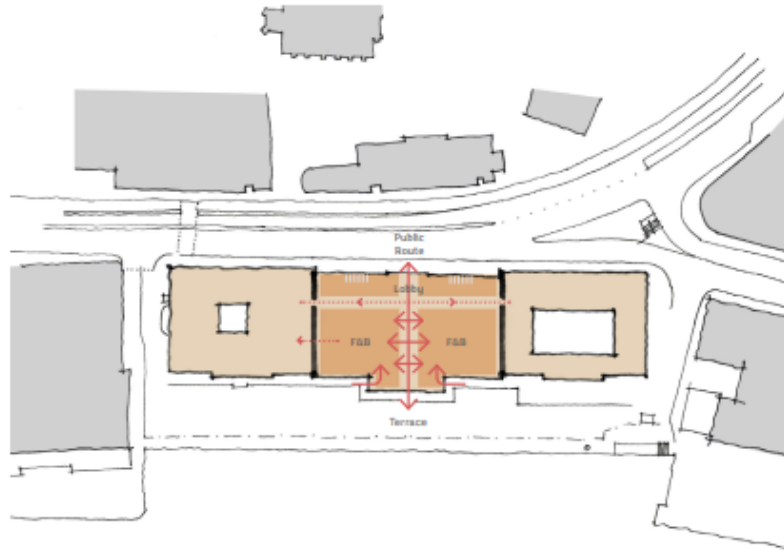


Image 2: Centre

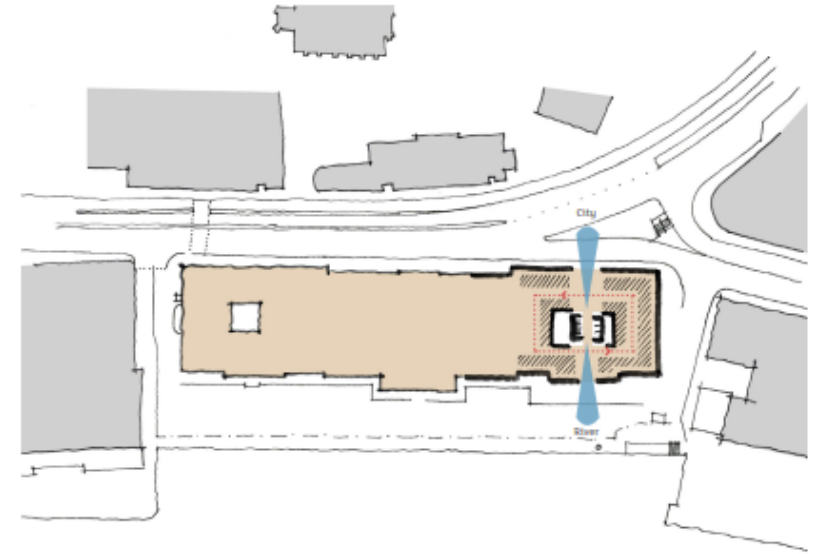
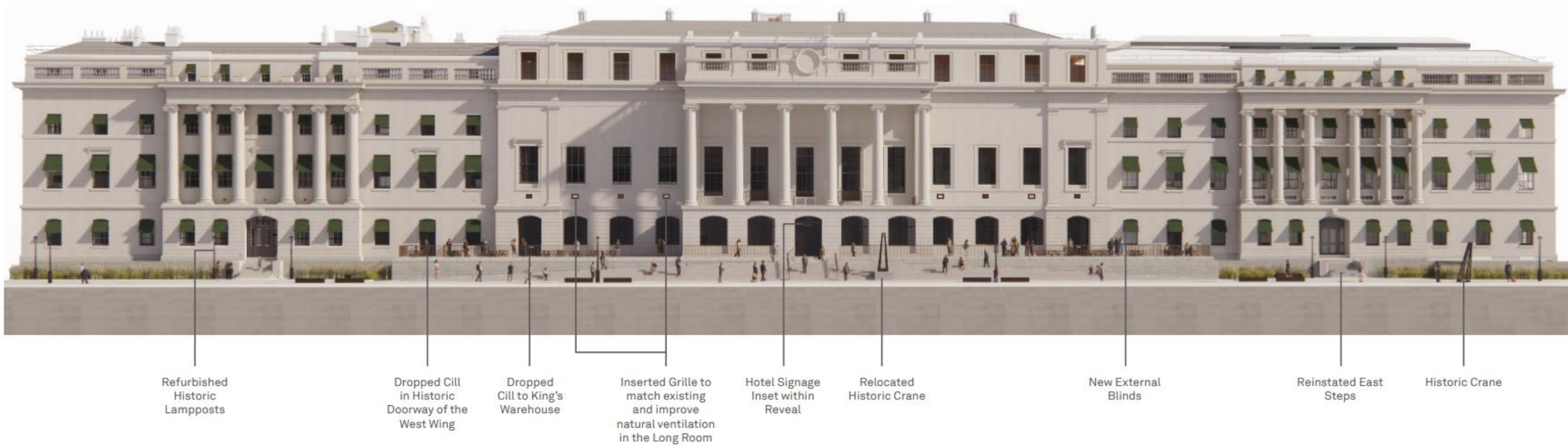


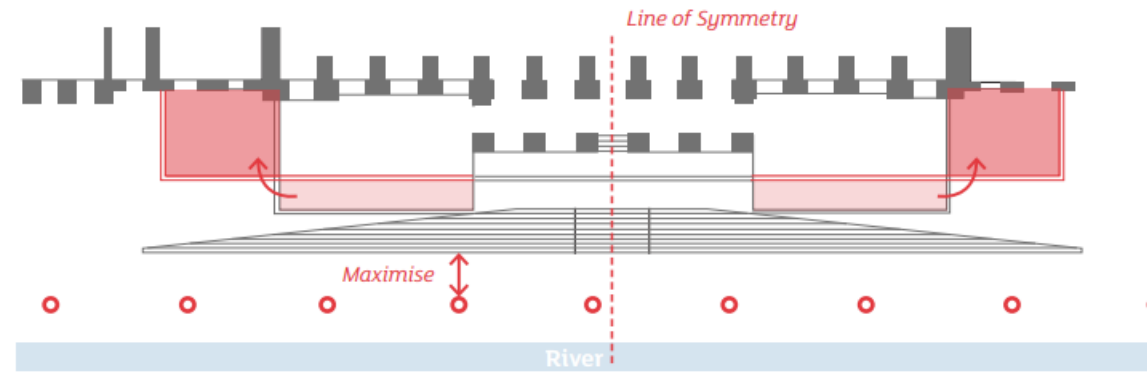
Image 3: East Wing



Proposed South Elevation

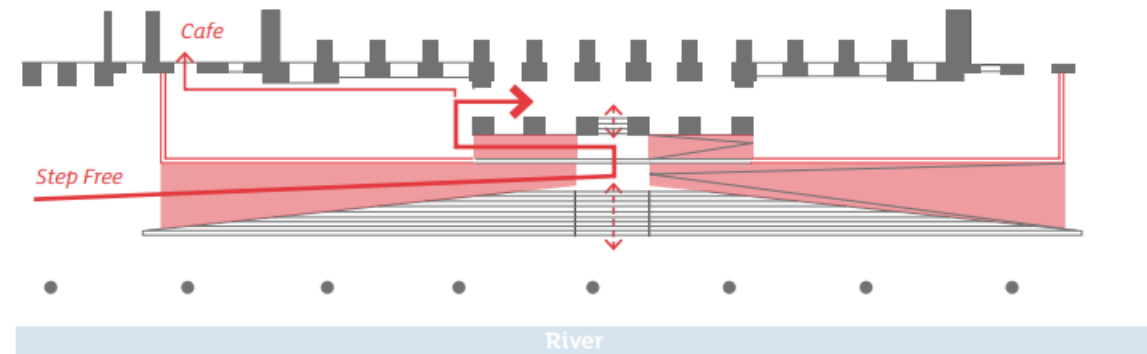
> Step 1

- Simplify elements and massing
- Increase the distance between steps and trees
- Promote symmetry



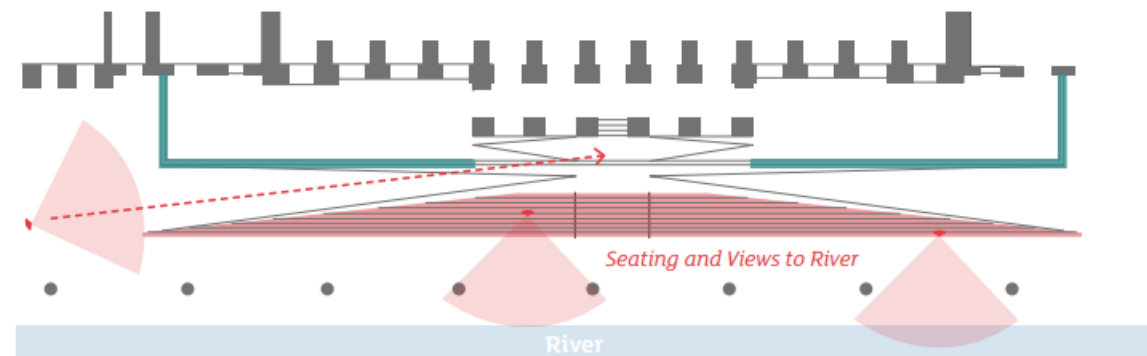
> Step 2

- Maximise length of lower ramp
- Provide an inviting entrance from the east and west approaches
- Allow for step free access into the west wing cafe
- Minimise impact of balustrades

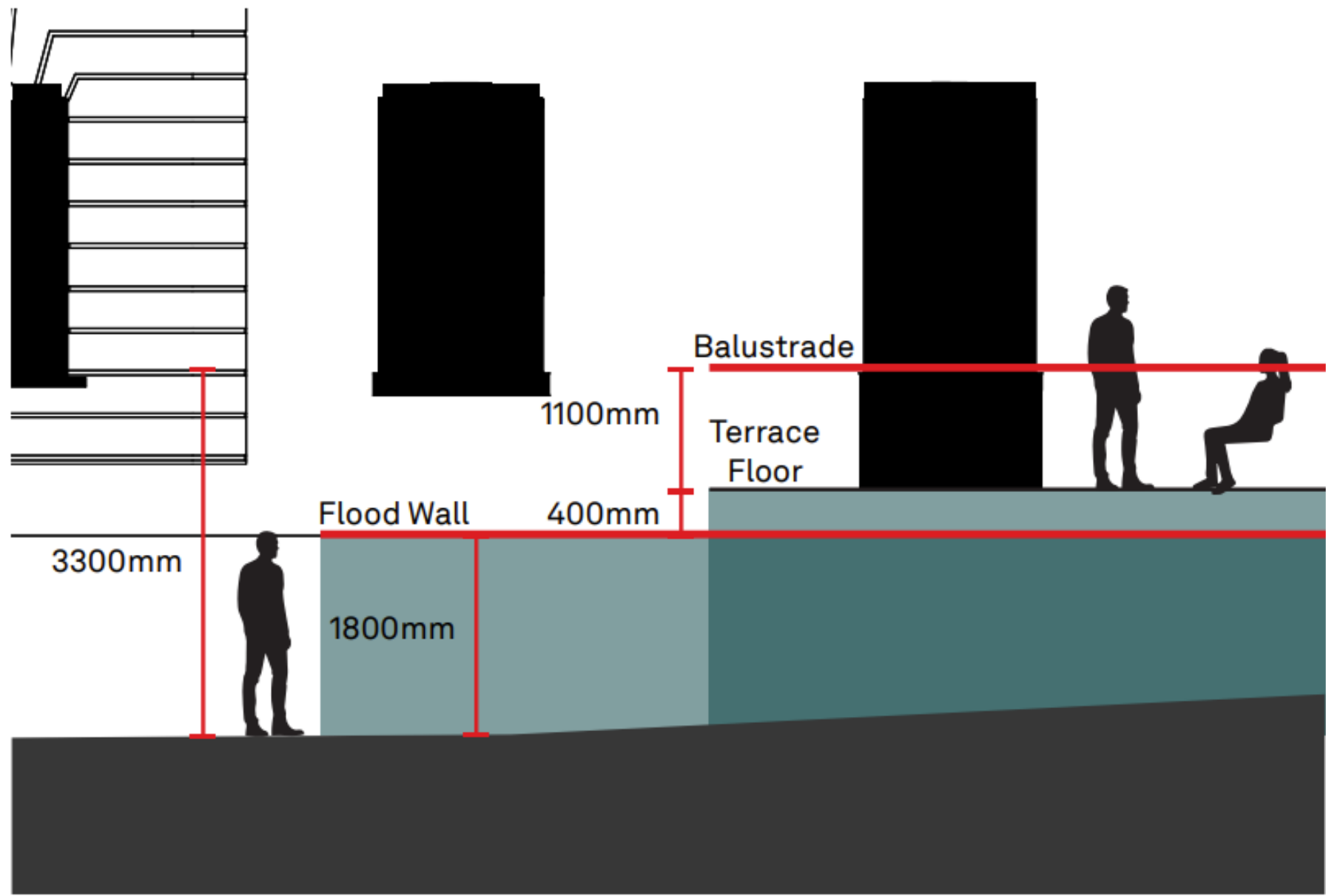


> Step 3

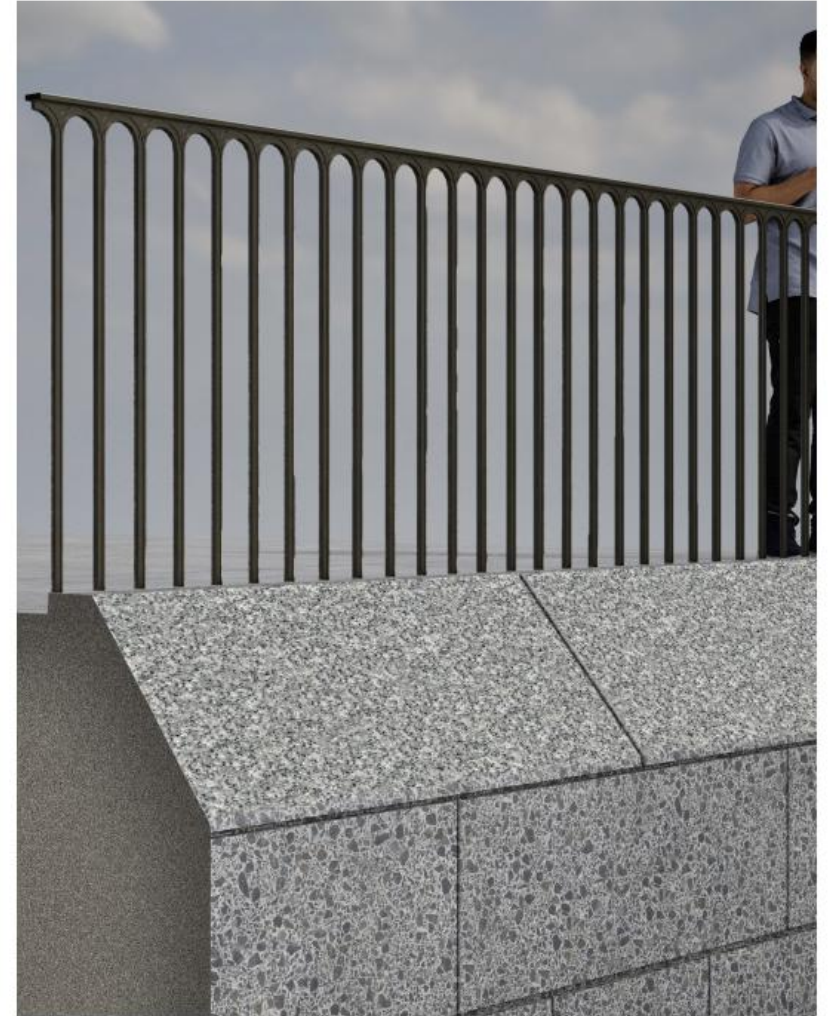
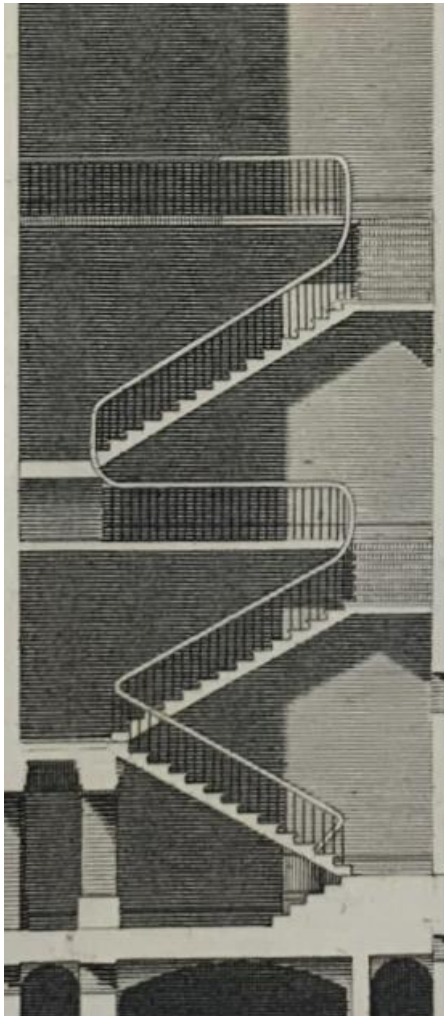
- Provide quayside seating with views over the river
- Diminish visual impact of the terraces and provide clear views to entrances



Design Principles for the Ramp



Level Datums for Floodwall and Terrace Proposals



Bronze Railing -
Fine with simple
arch profile



**Granite Steps,
ramps and flood
wall:**
Solid and heavy
blocks, with
expressed vertical
and horizontal
grooves



Proposed CGI of the Quayside



Image 1: Site Photograph of existing Blind Box and Historical Painting from 1825 showing an External Blind



Image 2: Proposed Number of External Blinds on the South Elevation
on the South Elevation

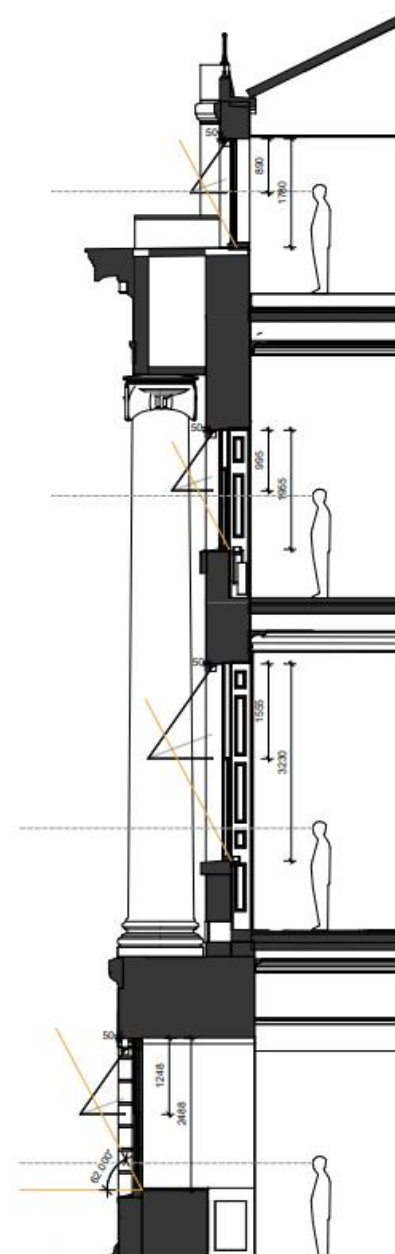
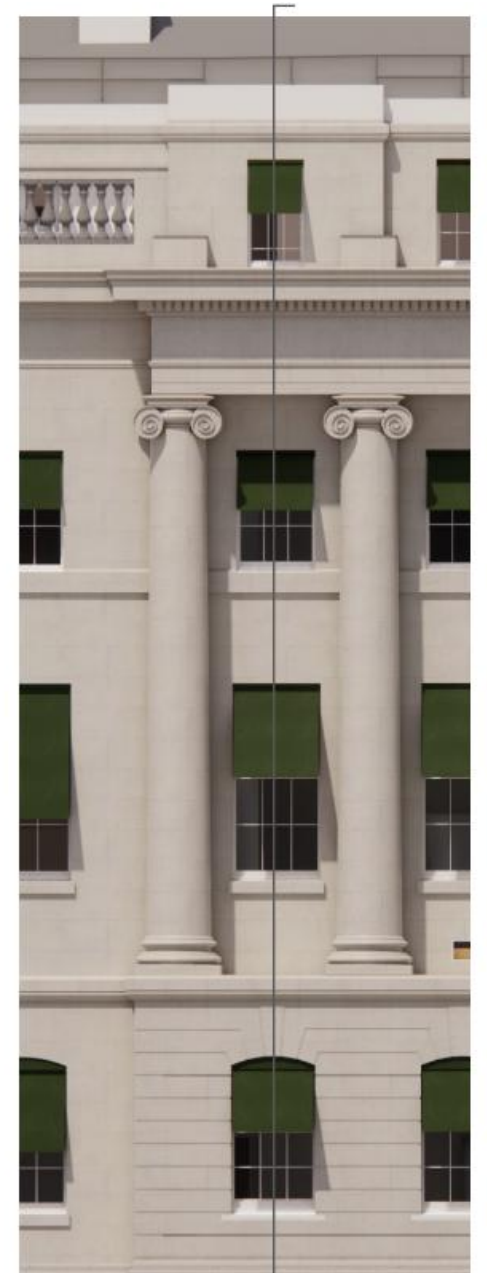


Image 3: Proposed Detail of External Blinds



Proposed External Blinds to the South Elevation

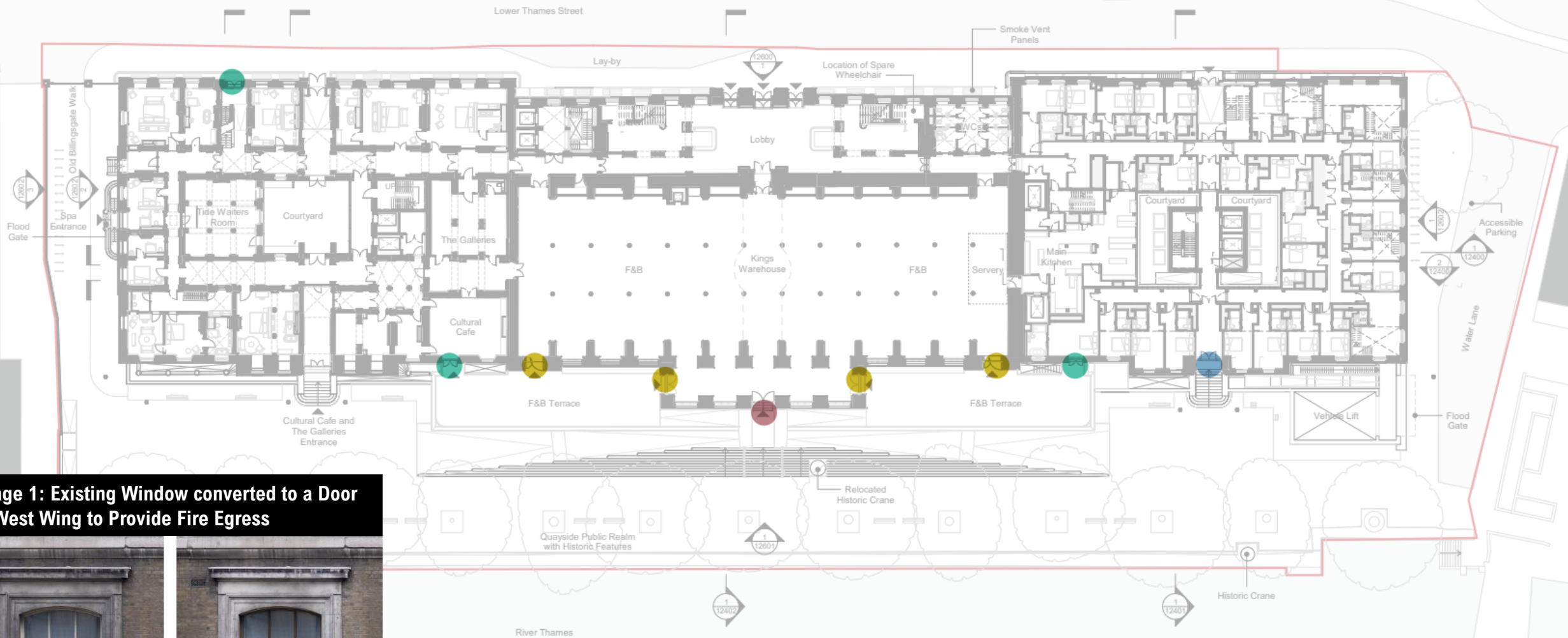


Image 1: Existing Window converted to a Door in West Wing to Provide Fire Egress



Key

- Windows converted to doors
- Adapted doors
- Historic doorways reeopened
- New door

Conservation Approach – Converting Windows to Doors

Image 1: Existing Central Entrance on Lower Thames Street



Image 2: Proposed Refurbished Entrance on Lower Thames Street



Conservation Approach – Main Entrance on Lower Thames Street

Image 1: Existing Central Doors restored

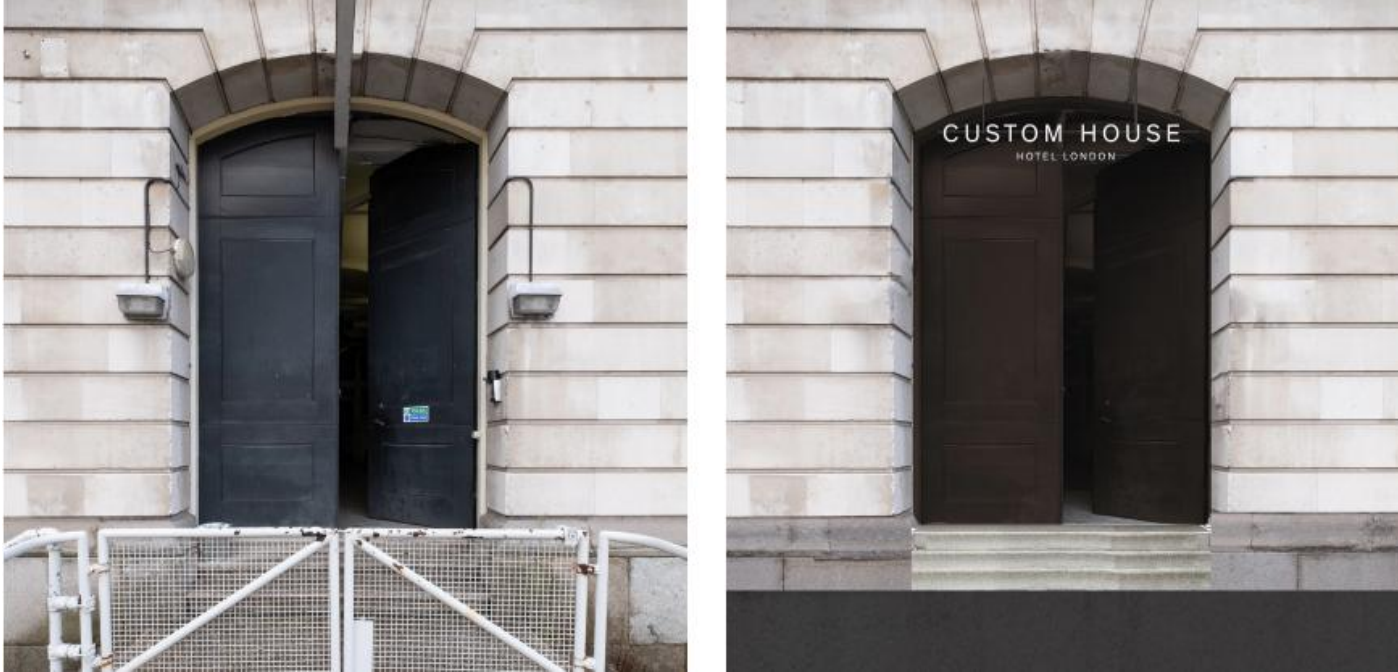


Image 2: Existing Windows converted to a Door in West Wing



Image 1: Existing Windows converted to a Door



Image 2: Existing East Wing and proposed Entrance Steps Reinstated





Image 1: External View of Existing Windows of the Long Room



Image 2: External View of Proposed Lowering of Long Room Windows from the Quayside



Conservation Approach – CGI View of Existing Portico and Quayside



Conservation Approach – CGI View of Proposed Balcony and Quayside





Conservation Approach – CGI View of Proposed Balcony and Quayside



Conservation Approach – CGI View of Existing Portico and Quayside



Conservation Approach – CGI View of Proposed Balcony and Quayside



Image 1: Existing Window and Cabinetry in the Long Room



Image 2: Proposed View of Lowered Long Room Windows

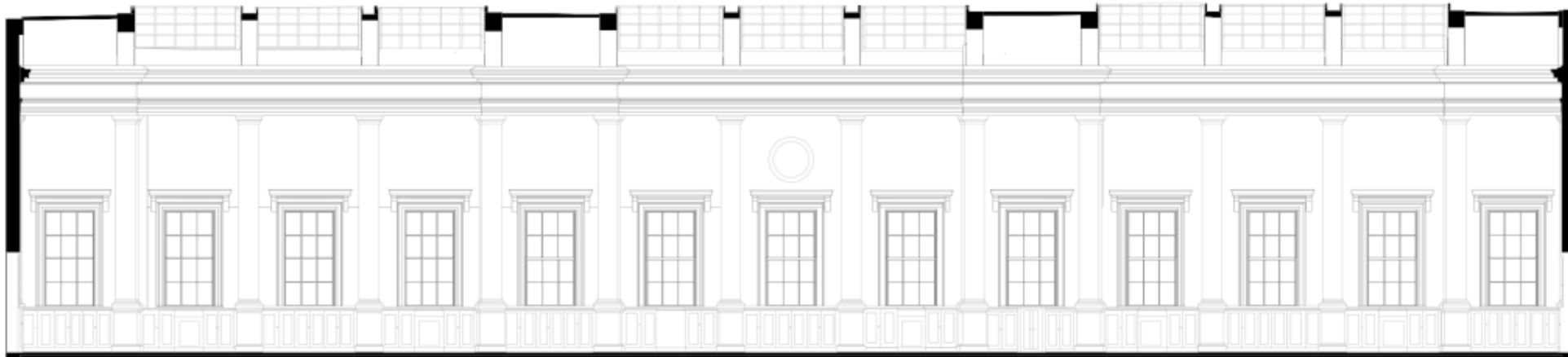


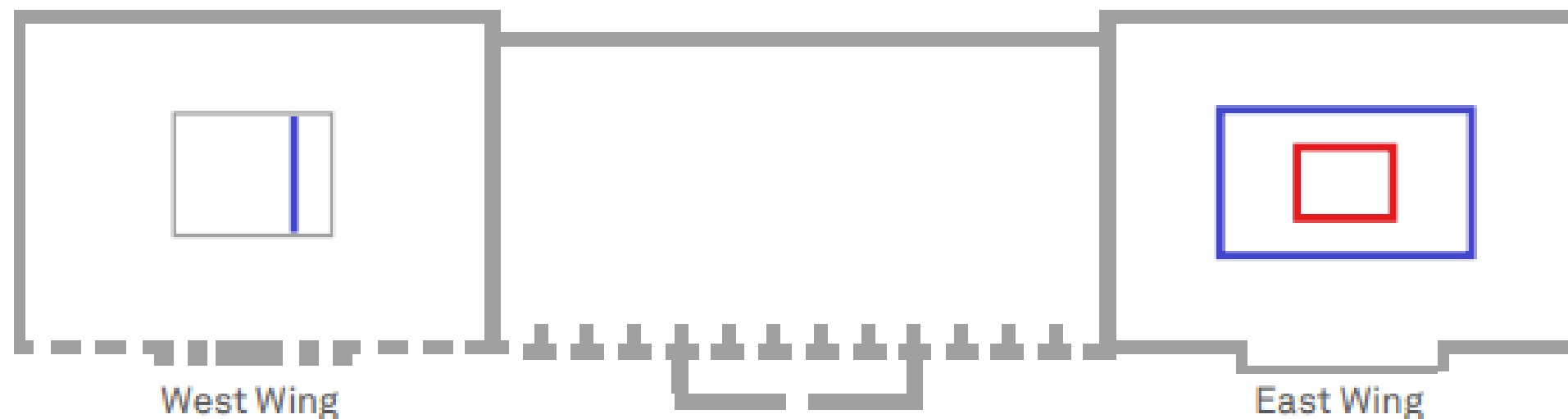
Image 1: Existing Internal Elevation of South Facing Windows in the Long Room



Image 2: Proposed Internal Elevation of South Facing Windows in th Long Room with Lowered Central Bay



CGI Views of the Proposed Long Room



Extent of New Facades:

The diagram above shows the location of new facades in the east and west courtyards and whether they are reflecting (red) or revealing (blue) the spaces within



Image 1: Existing View of the West Wing Courtyard

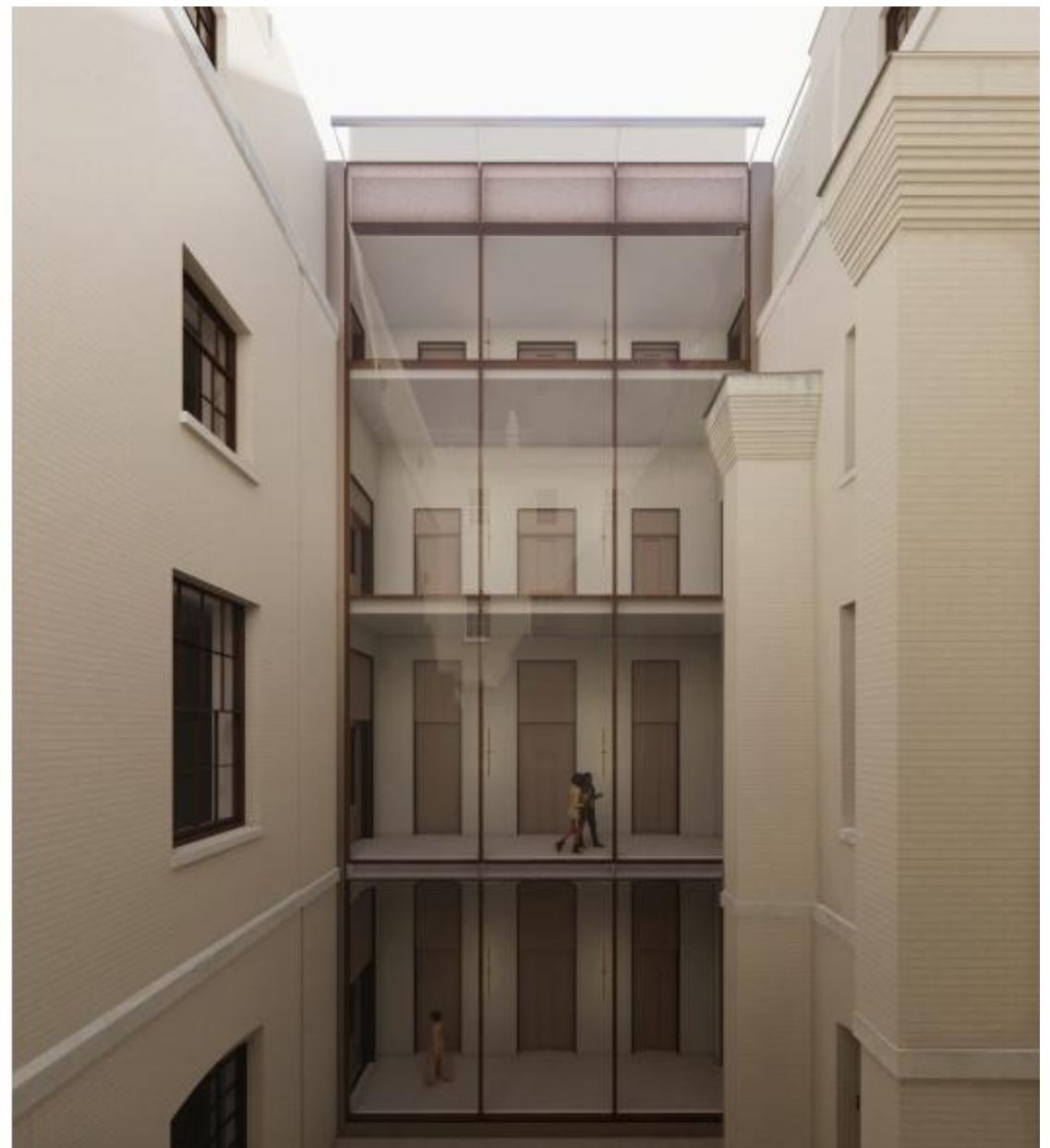
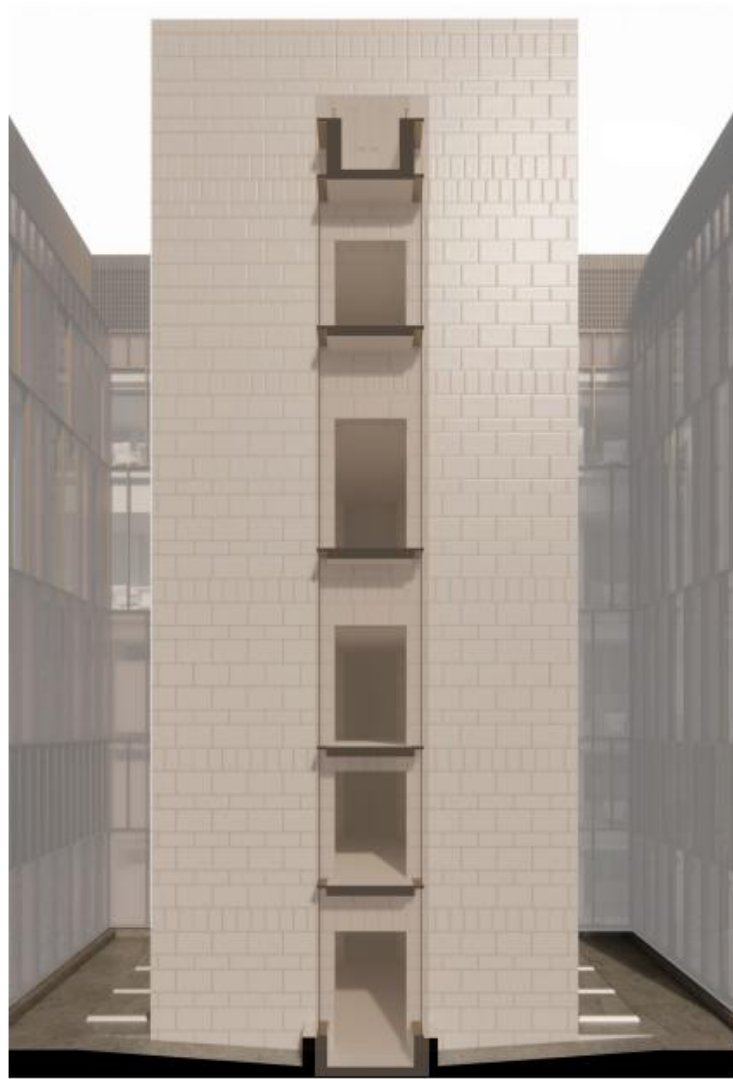


Image 2: Proposed View of the West Wing Courtyard

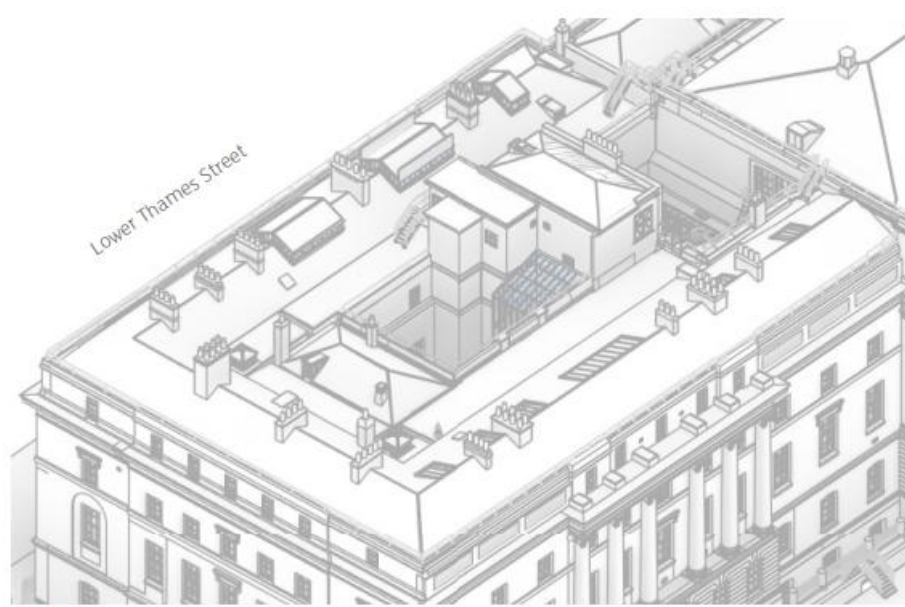
CGI Views of the Proposed West Courtyard



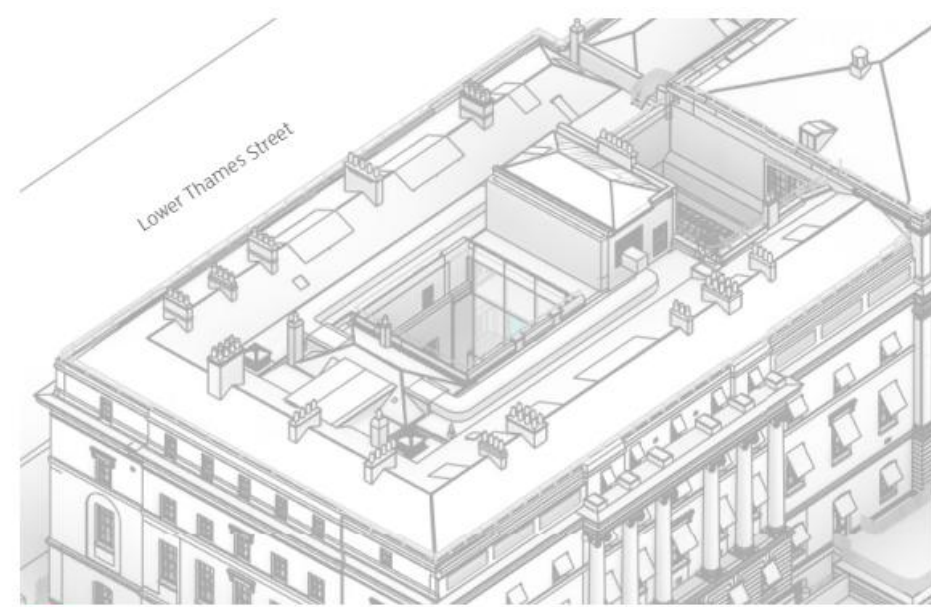
CGI Views of the Proposed West Courtyard



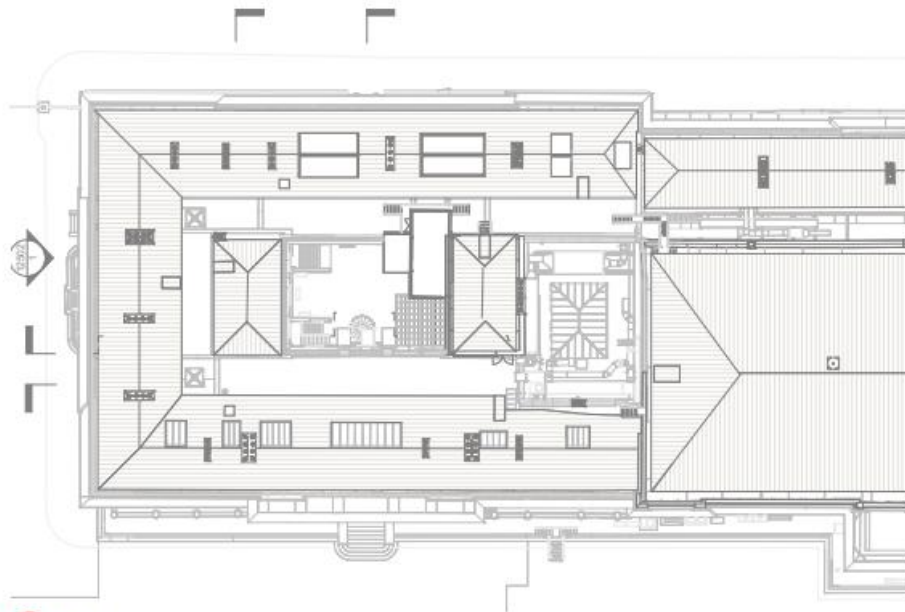
CGI Views of the Proposed East Courtyard



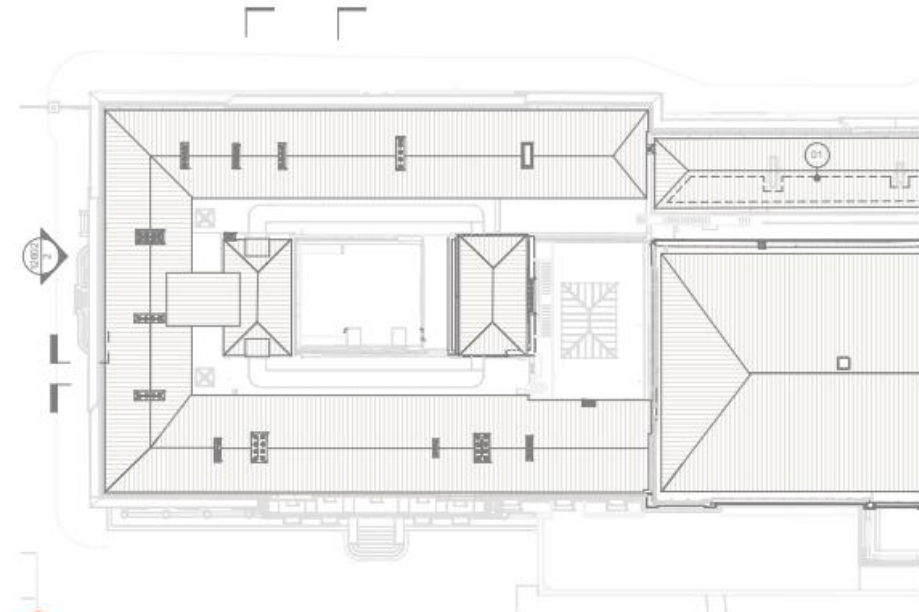
Existing massing



Proposed massing (south elevation shown)

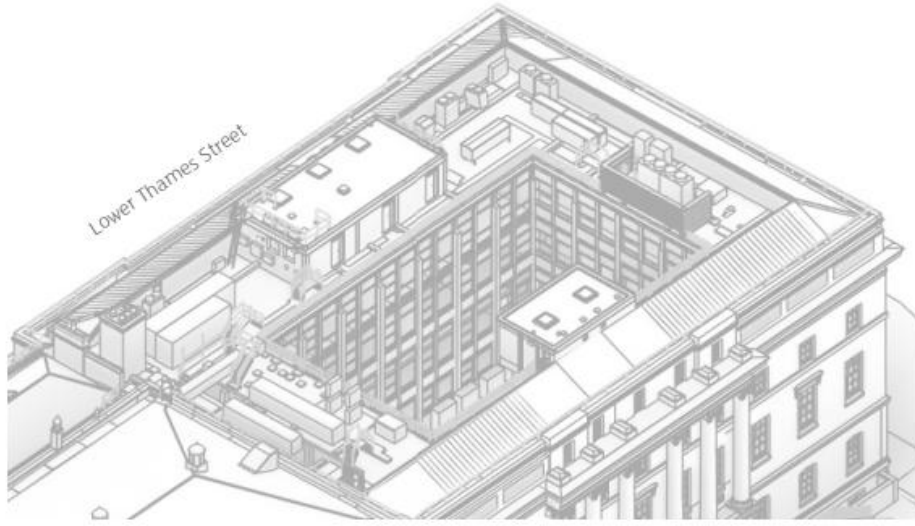


Existing Plan

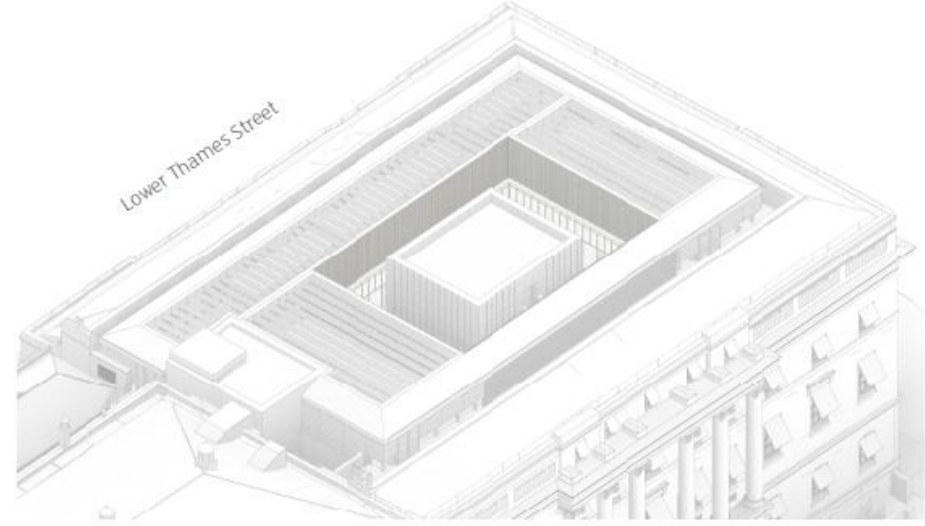


Proposed Plan

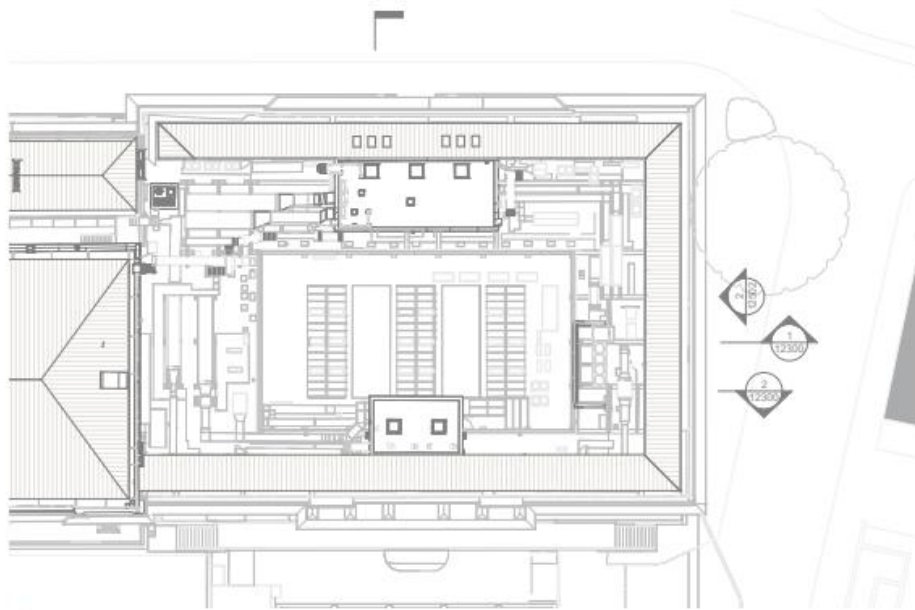
West Wing Roof Proposals



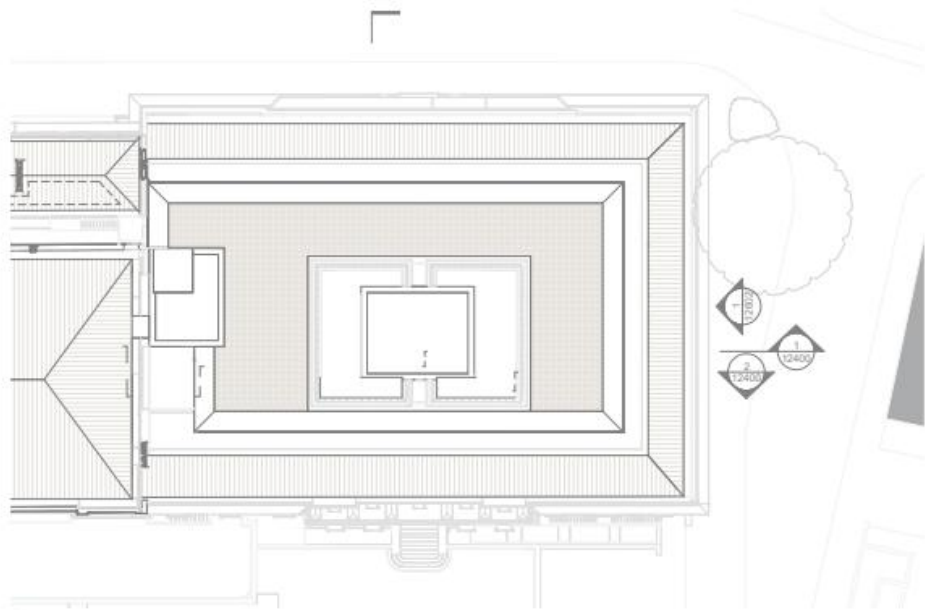
Existing massing



Proposed massing (south elevation shown)

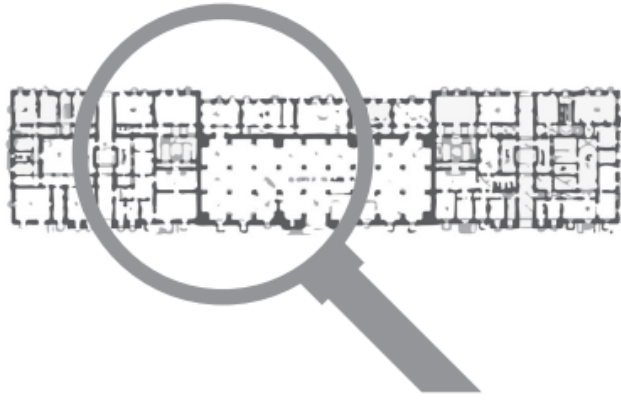


Existing Plan

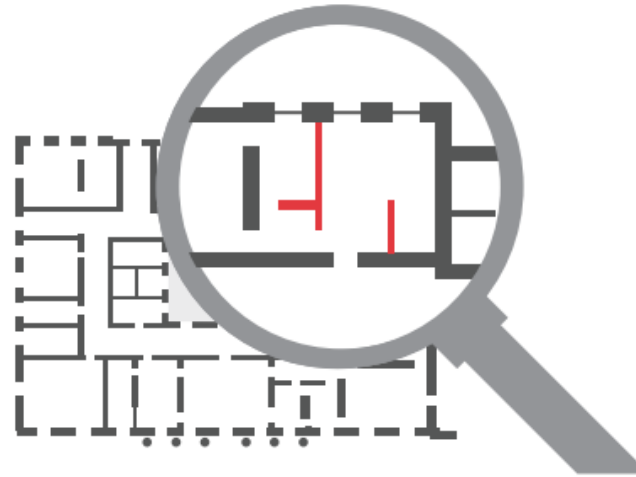


Proposed Plan

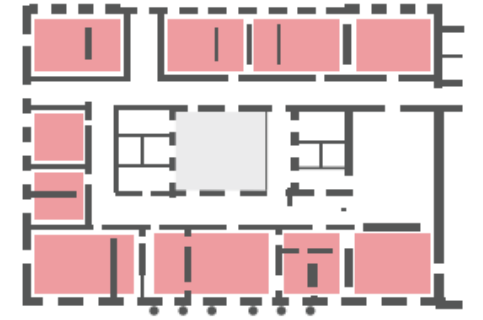
East Wing Roof Proposals



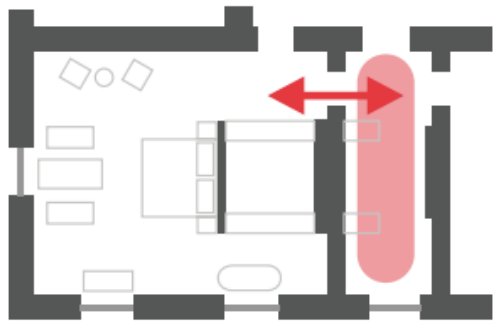
Look to Historic Plans



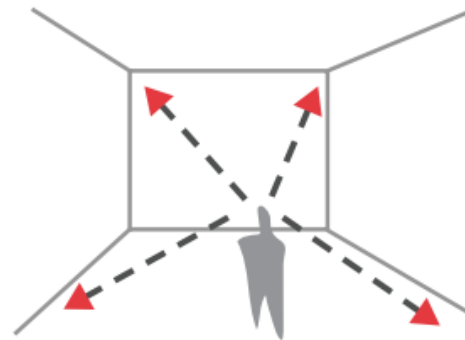
Identifying areas of previous change



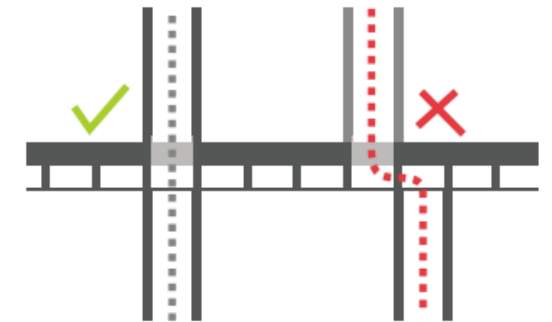
Not interrupting room sets



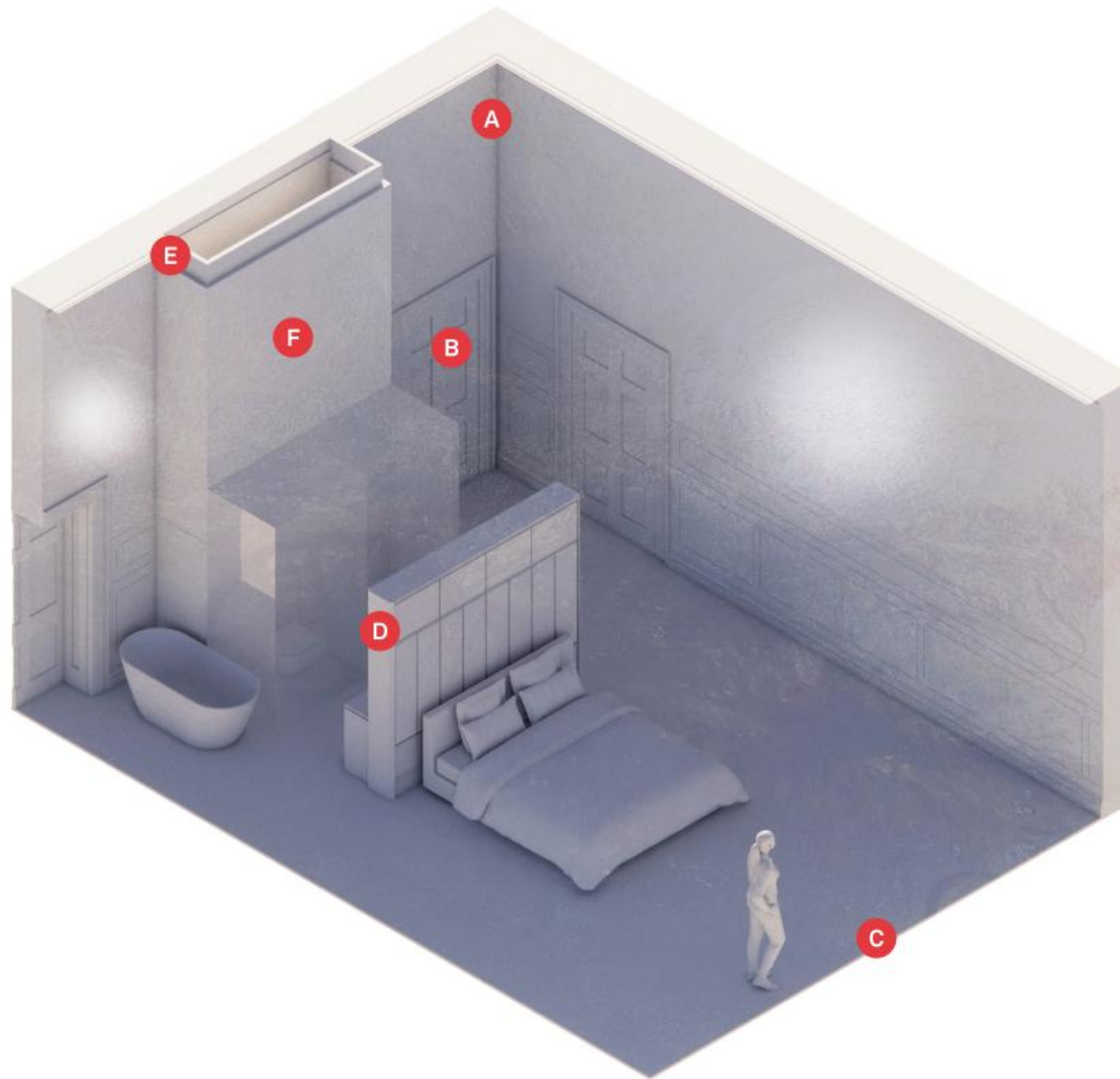
Using adjacent rooms for bathrooms



Read the four corners of the room



Stacking routes and minimising transitions



- A Scale and Proportion** The corners and cornices are retained and visible.
- B Enfilade** The enfilade is respectfully kept free of visual interference and is reinforced by the placement of the headboard element.
- C Fireplace** The fireplace is the focus point on the adjacent wall
- D Windows** The three bay rhythm has been respected with the headboard location in between two bays
- E Historic Fabric** The inserted riser is set forward of the existing cornice so services will not damage it.
- F Features** Picking up on the existing room datum, the new riser is shown to read as a chimney breast.



Image 1: Existing Photograph of a Room in the West Wing



Image 2: Proposed CGI view of the Room as a Bedroom

Bedroom Design Proposal



Bedroom Design Proposal



WCI.60
6/6 sash, slim timber panelled reveal



WWI.07
3/6 sash, deep timber panelled reveal



WWT.88
3/3 sash



WCT.59
12 casement window, 1 no. openable panel



WCG.10
6/6 arched sash



WCT.56
1/1 sash



Image 1: Existing Window and Bomb Blast Curtains



Image 2: Proposed Secondary Glazing

- Toilets
- Staff Facilities / Spa BOH
- Spa
- Health Centre
- Plant Rooms
- Back of House (BOH)



Proposed West Wing Basement Plan



Proposed Central Basement Plan



Image 1: Photograph of the Existing Gym Space



Image 2: Proposed CGI view of the Proposed Pool

- >
- Area Legend
- Staff Facilities
- Plant Rooms
- Back of House
- Loading bay
- Cycle store
- Refuse stores

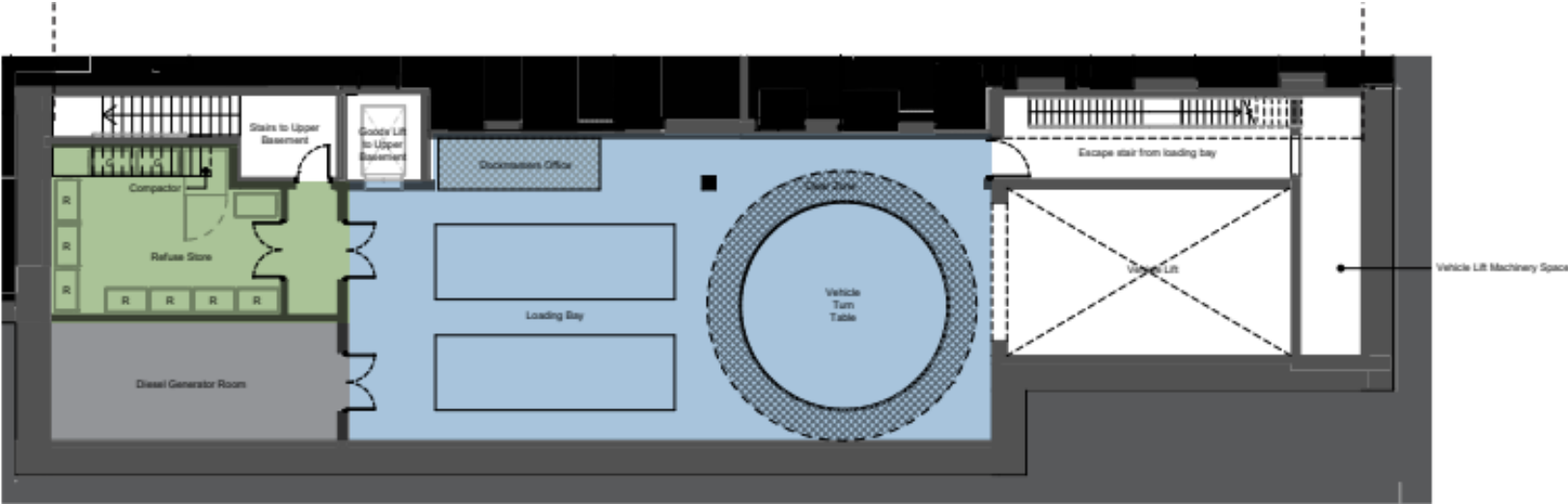


Proposed East Wing Basement Plan



Area Legend

- Staff Facilities
- Plant Rooms
- Back of House
- Loading bay
- Cycle store
- Refuse stores



Proposed East Wing Lower Basement Plan

Plant Areas

Primary Zones

West Wing Rooftop Plant Area

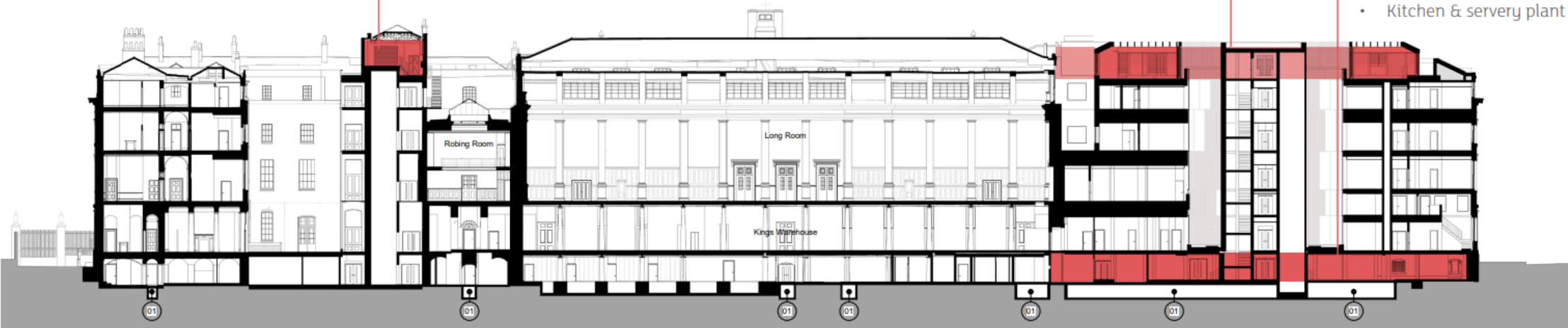
- West rooms air handling unit (AHU)
- Robing room air handling unit

East Wing Rooftop Plant Area

- East rooms AHUs
- Air source heat pumps
- Electrical room

East Wing Basement Plant Area

- Hot water generation & storage
- Cold water storage
- Grey & rainwater storage
- Electrical rooms
- Kitchen & servery plant



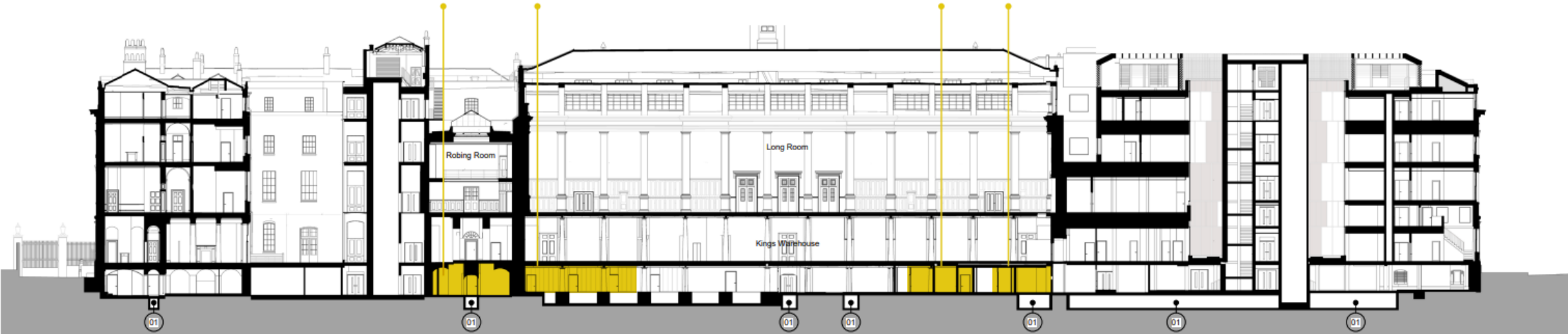
Secondary Zones

Spa AHU

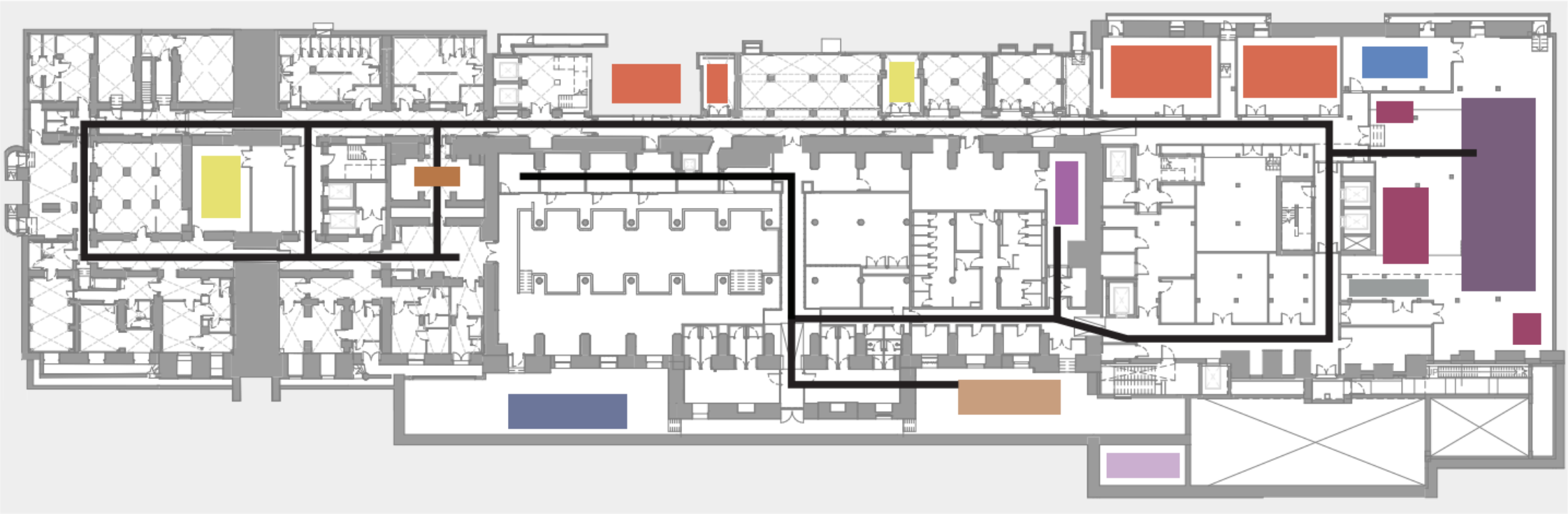
Pool AHU (under terrace)

KW AHU (under terrace)

Long Room AHU



Primary and Secondary Services Zones

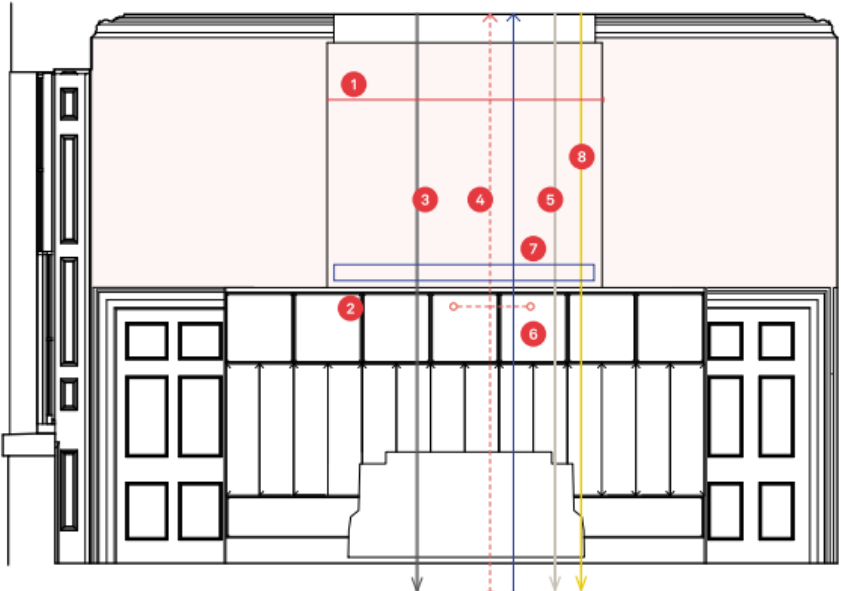


Basement plant diagram

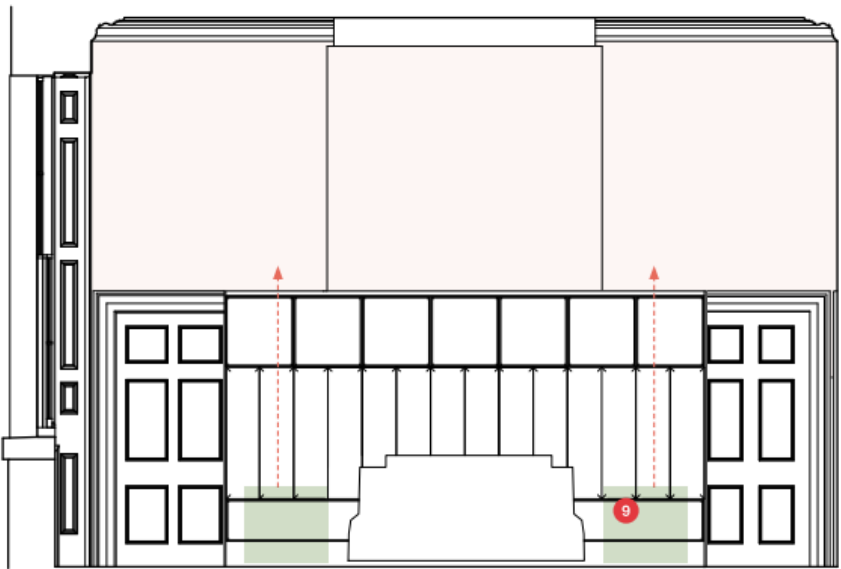
Legend

- | | |
|--|---|
|  Domestic cold and hot water storage and distribution (rooms only) |  Hotel rooms AHUs and ASHPs, and distribution |
|  Electrical rooms and electrical distribution (rooms only) |  Domestic hot water storage |
|  Kitchen AHU & ecology units |  Grey water harvesting and storage |
|  Long room AHU and distribution |  Domestic cold water storage |
|  Kings Warehouse AHU and distribution |  Generator (loading bay) |
|  Pool AHU and distribution (indicative, to be designed by specialist) |  Rainwater harvesting and storage |
|  Spa AHU & distribution |  Service trench |

Proposed Services Approach Basement Plan

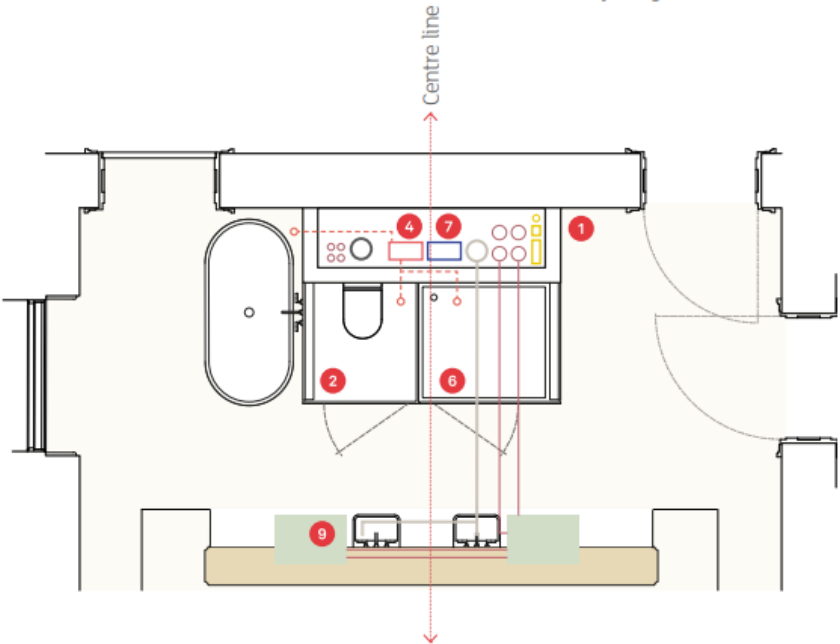


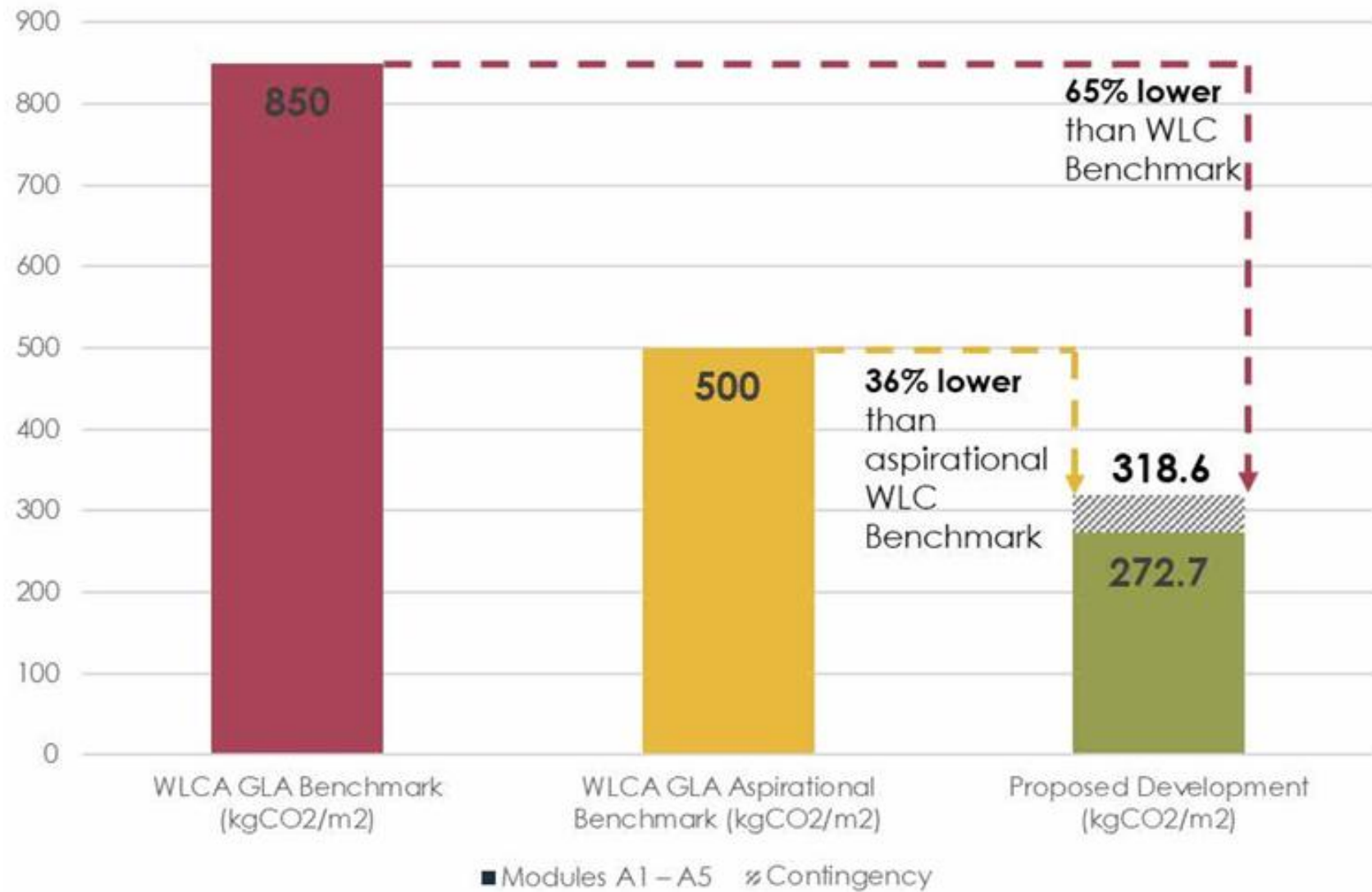
BATHROOM PIER ELEVATION



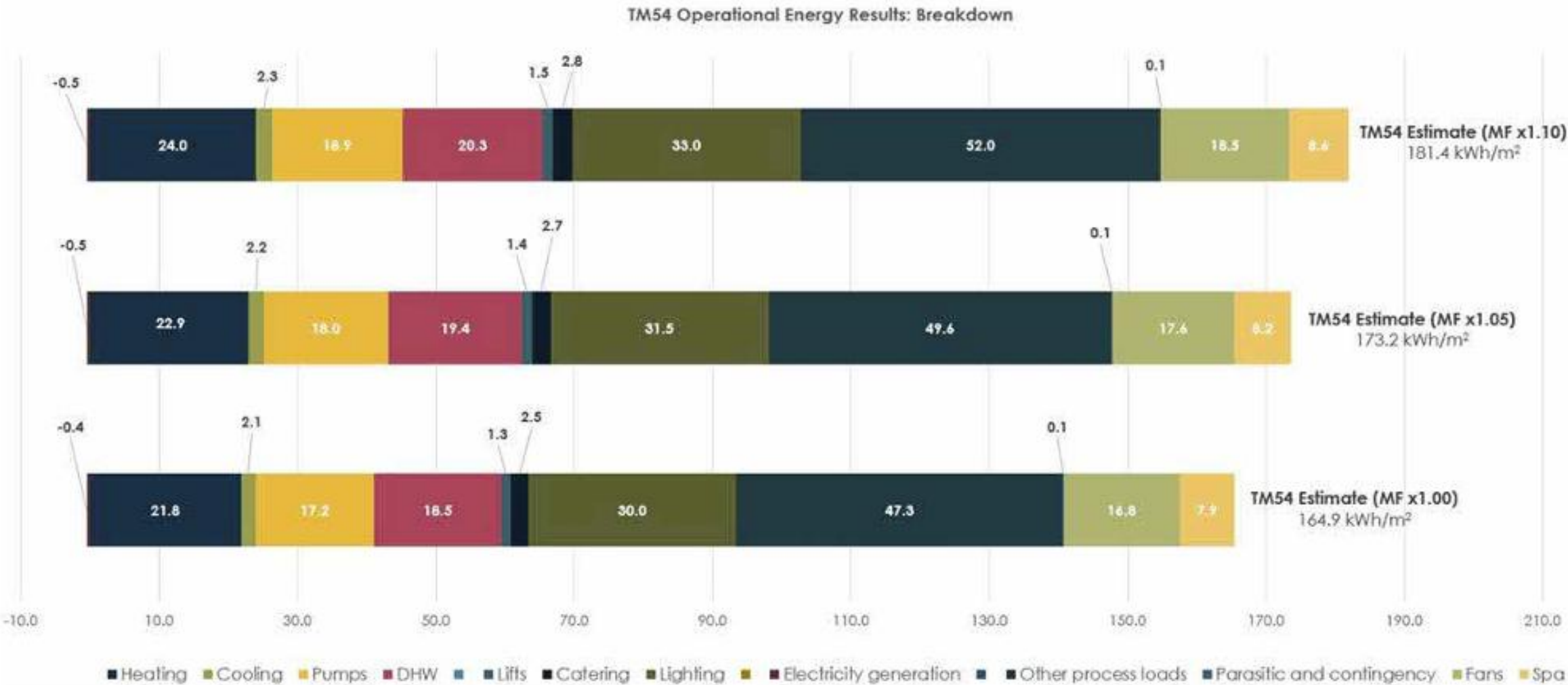
BEDROOM HEADBOARD ELEVATION

- 1 Pier riser**
New projecting pier, set out to suit room datums, to house combined waste, mechanical and electrical services, as illustrated.
- 2 Toilet**
Set within a glazed enclosure (behind bed headboard). Direct waste connection to riser.
- 3 Black water waste**
Soil pipe for toilets.
- 4 Air extract duct work**
Extract duct work shown indicatively. Two intake points required- one to shower and one to toilet. Ideally an additional extract grille will be placed as locally to the bath as possible.
- 5 Grey water waste**
Waste pipe for bath, shower and basins- separated to allow for grey water harvesting.
- 6 Shower**
Fully enclosed glazed shower (behind bed headboard) with direct extract.
- 7 Fresh air supply**
Air supply grille indicative- set directly above shower & toilet enclosure to minimise visibility
- 8 Electrical supply & services**
Will need to have separate containment within the riser. To distribute to electrical fixtures such as lighting control panel, concierge panel, consumer unit, etc.
- 9 FCU**
Floor mounted fan coil unit housed within the vanity unit and ducted to grills in the top of the headboard joinery.

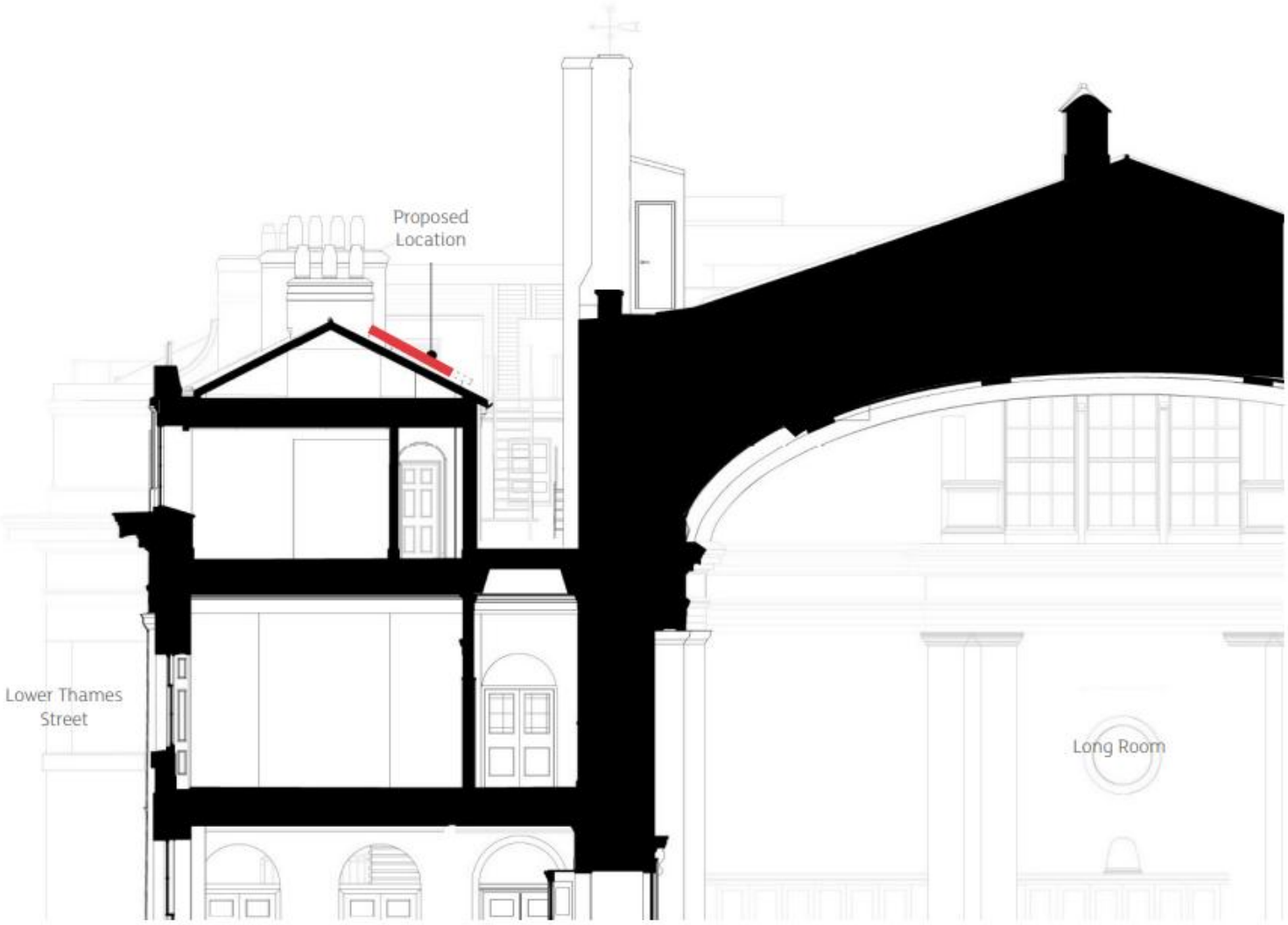




GLA Whole Life Carbon Benchmark Comparison (A1-A5)



GRAPH 4: CALCULATED OPERATIONAL ENERGY CONSUMPTION BASED ON CIBS E T M54



Onsite Generation – Proposed Solar Panel Location

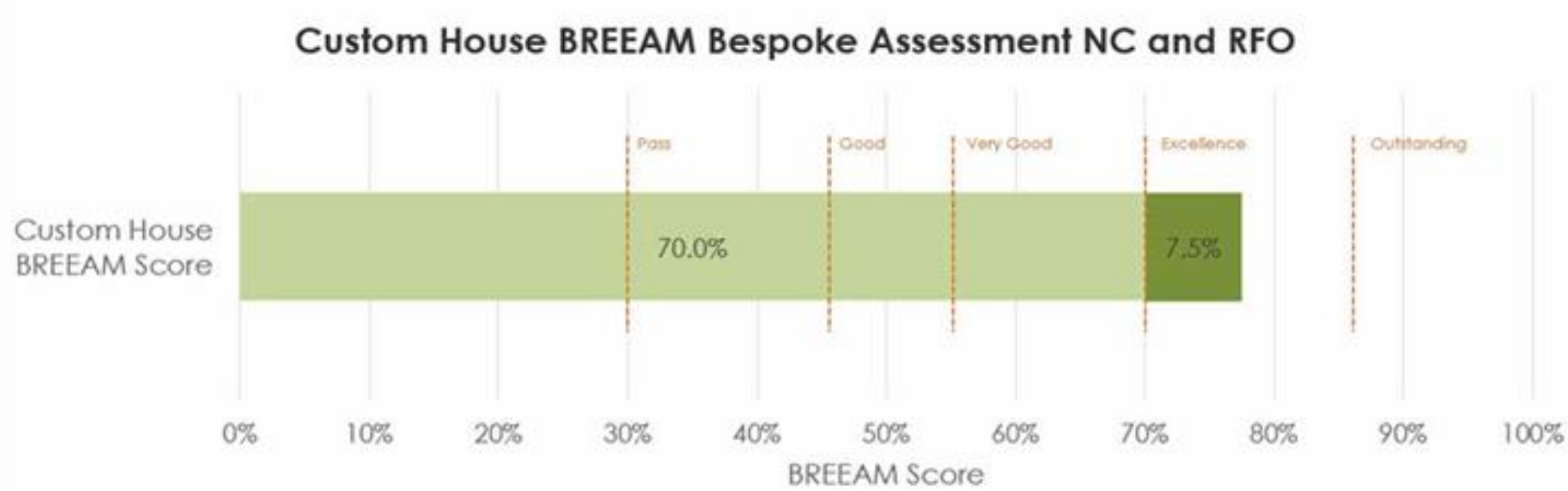
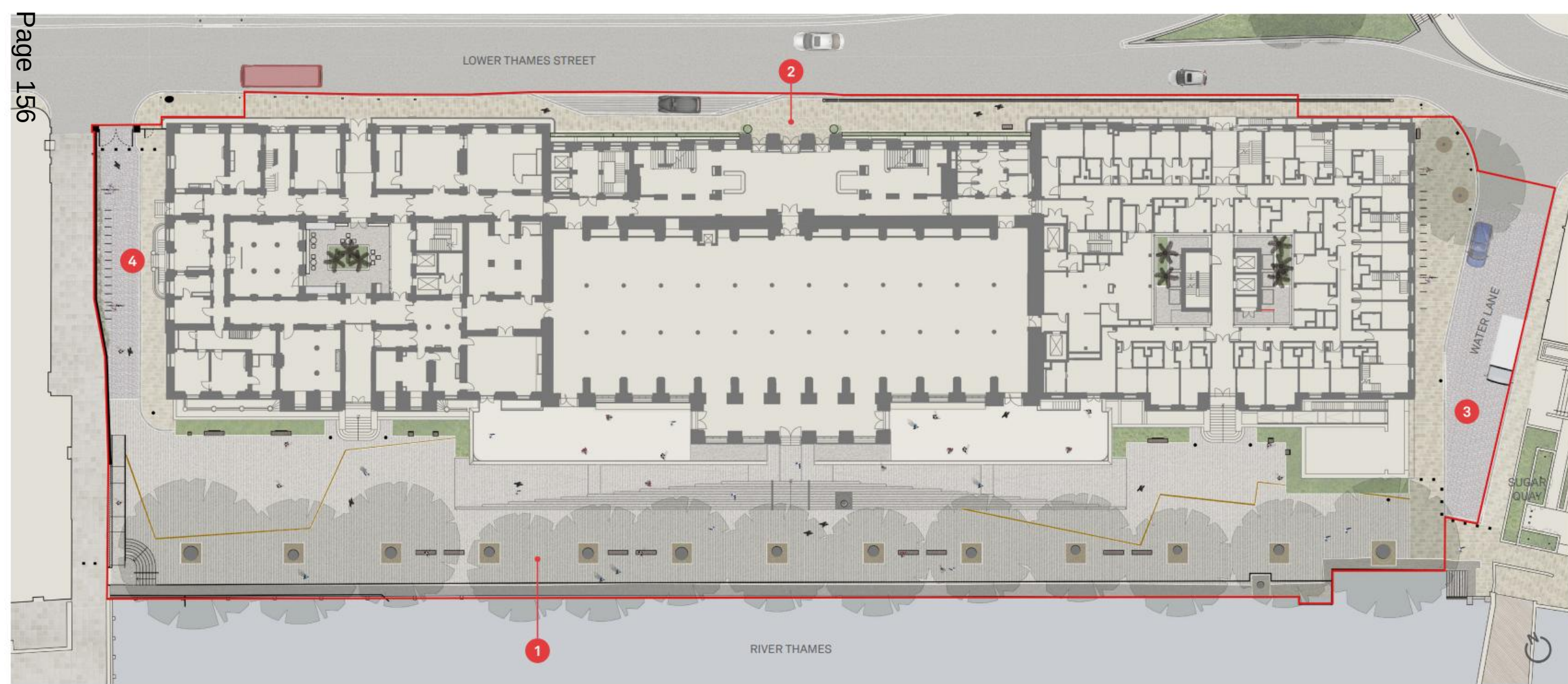
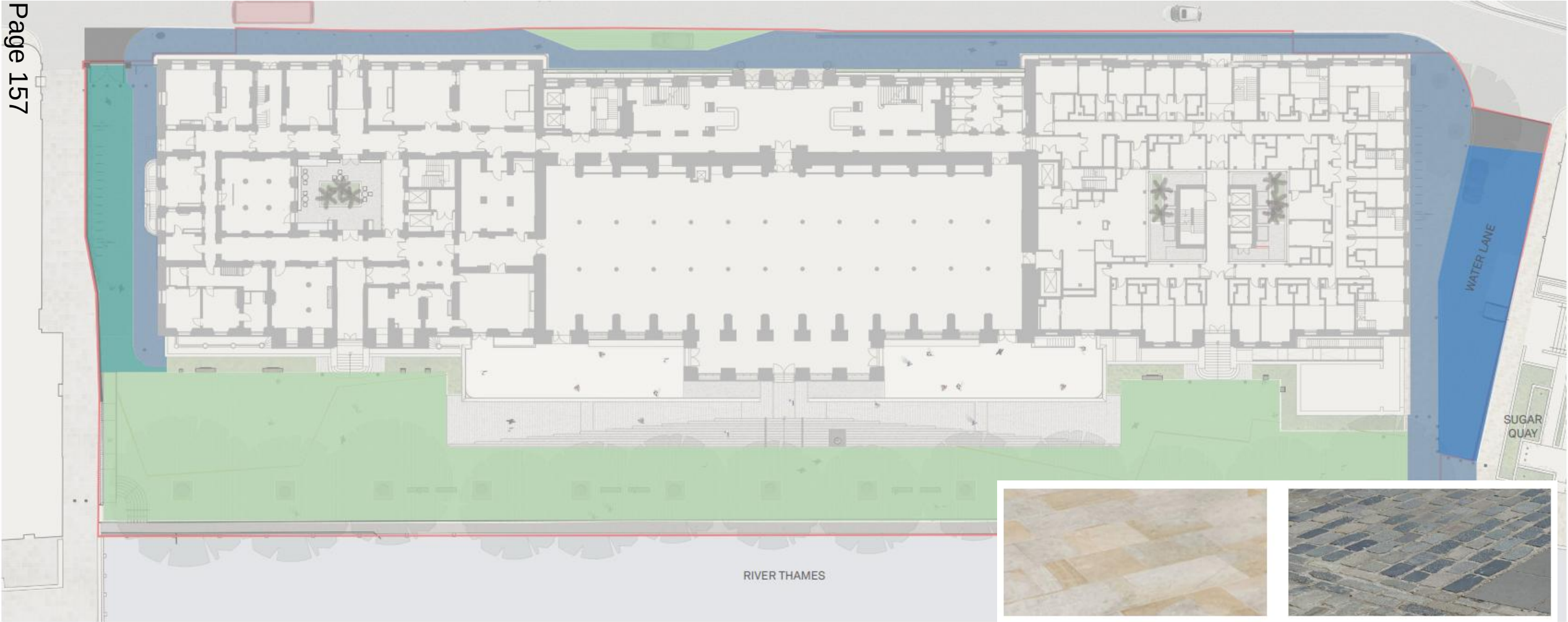


FIGURE 3: BREEAM UK BESPOKE ASSESSMENT RFO AND NC SCORES



1. Quayside
2. Lower Thames Street
3. Water Lane
4. Bilingsgate Walk

Landscape Design Proposals



KEY

- Yorkstone pavers
- Silver-grey granite pavers
- Adaptively re-used granite setts
- Heritage granite setts retained
- Asphalt surface



Yorkstone pavers



Adaptively re-used granite setts

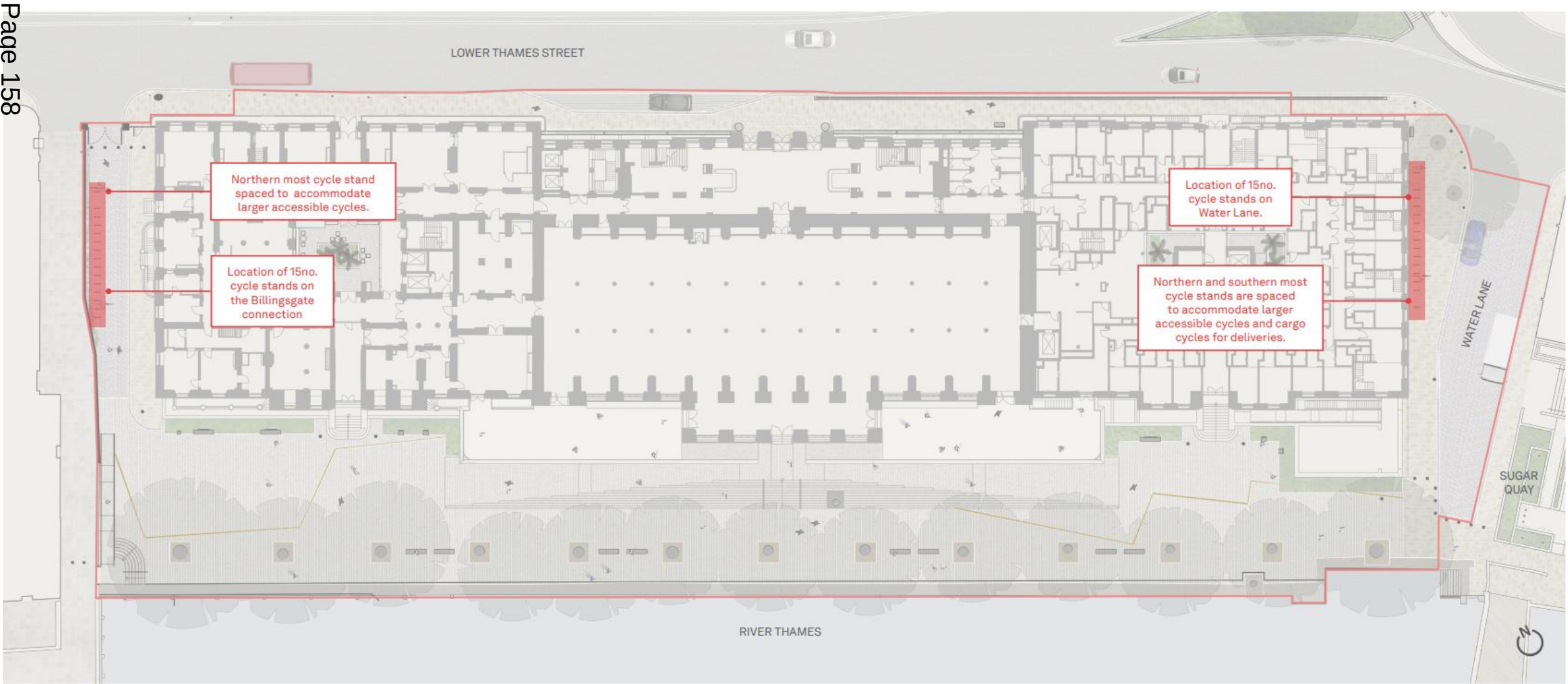


Silver-grey granite pavers

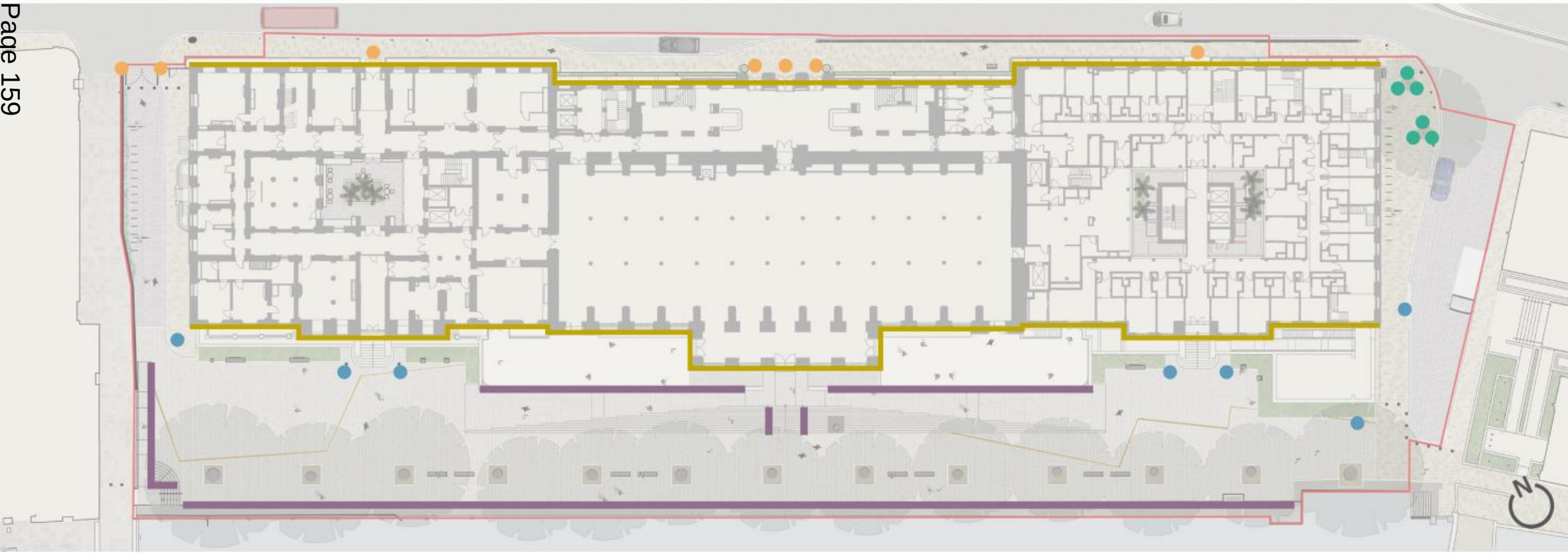


Heritage granite setts retained

Landscape Design Proposals



Proposed Cycle Parking



PUBLIC REALM LIGHTING PROPOSALS

- Existing heritage lamp columns refurbished and relocated
- Existing heritage lanterns above entrances retained and refurbished
- In-ground uplighters surrounding existing trees
- Building facade lighting
- Integrated linear lighting to stairs, ramps and railings

Proposed External Lighting



KEY

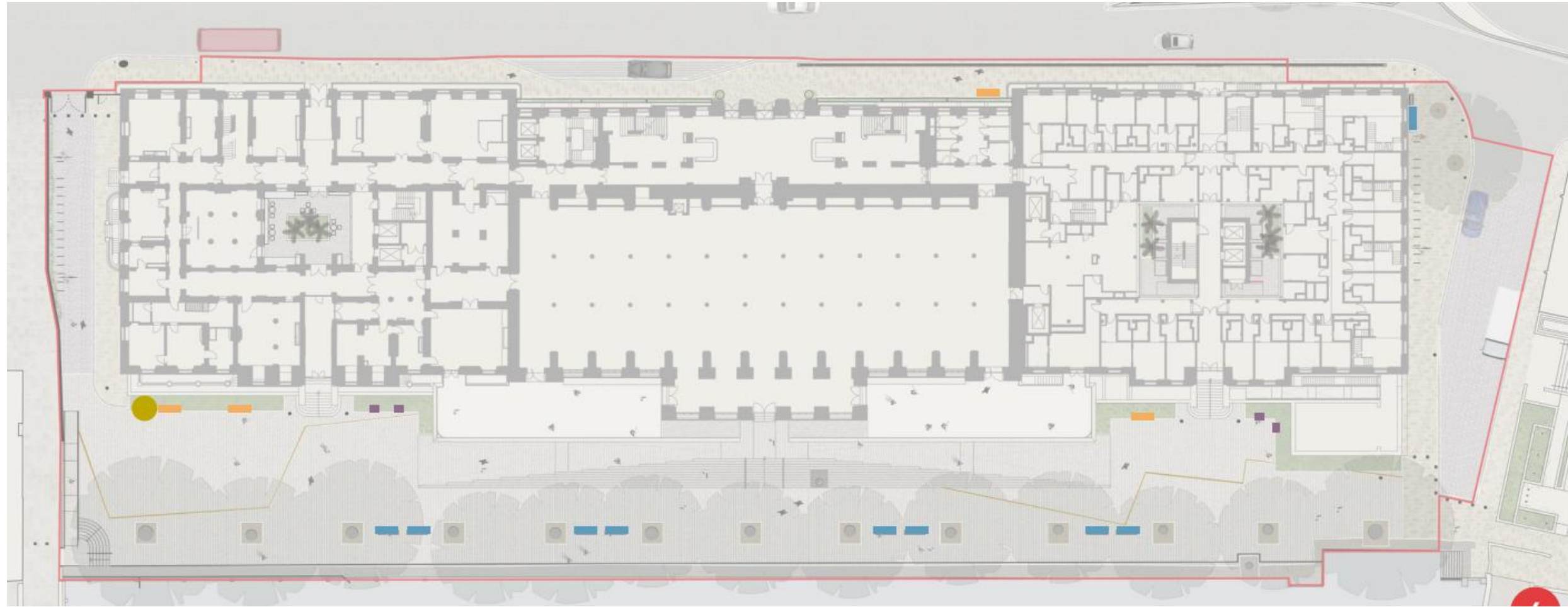
- Existing drainage to sewer retained
- Existing overground drainage to River Thames retained
- Underground drainage infrastructure for quayside planting beds into River Thames



Existing Quayside Landscape



Proposed Quayside Landscape

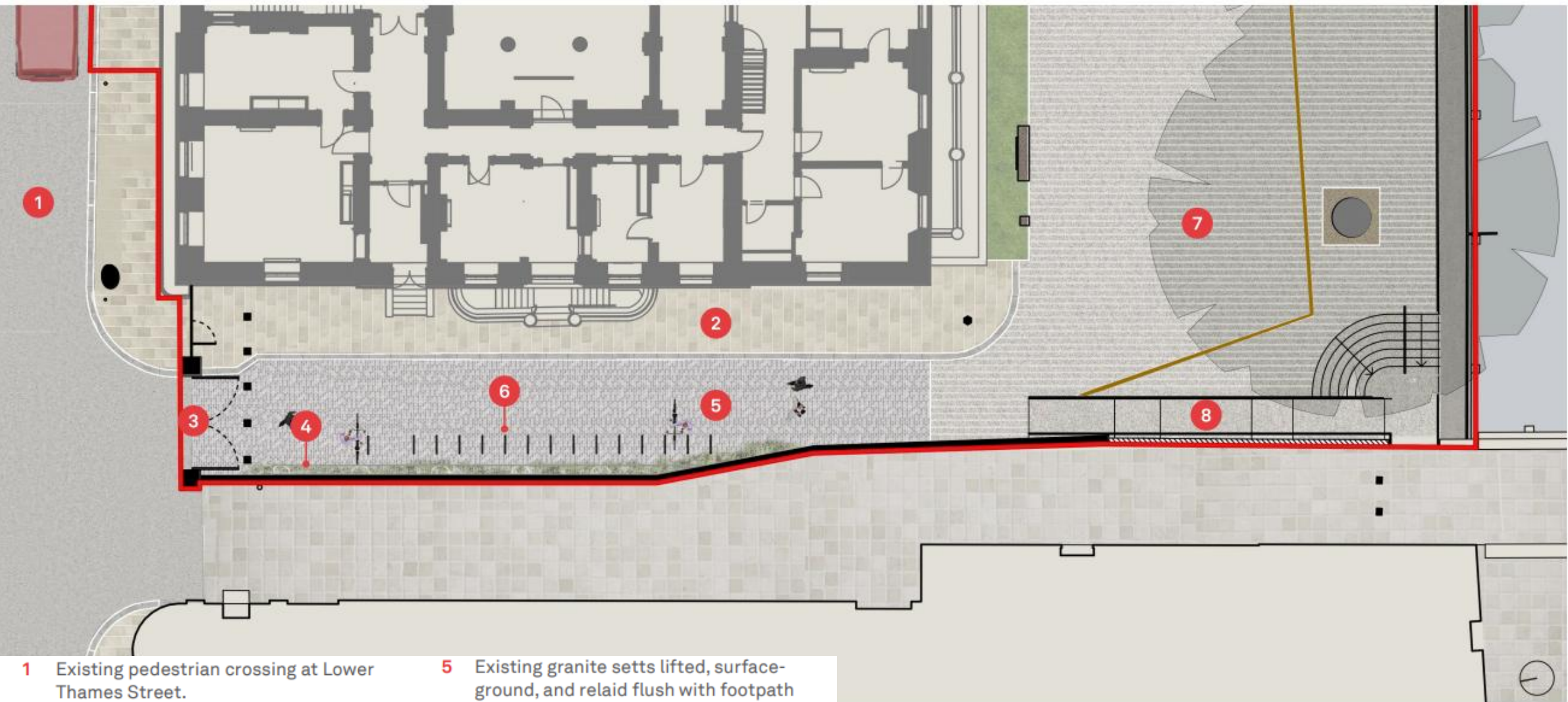


Proposed Seating and Drinking Fountain Across the Site

Image 1: Existing View



Proposed Billingsgate Walk Landscape



- 1 Existing pedestrian crossing at Lower Thames Street.
- 2 Yorkstone footpath to be cleaned and repaired as necessary.
- 3 Entrance gates to remain open to provide 24/7 access to the quayside.
- 4 In-ground planting beds with climbing plants along Old Billingsgate boundary wall.
- 5 Existing granite setts lifted, surface-ground, and relaid flush with footpath to create an accessible surface.
- 6 15no. short stay cycle stands.
- 7 Quayside paving.
- 8 Accessible ramp designed to Part M of Building Regulations.

Proposed Billingsgate Walk Landscape Plan

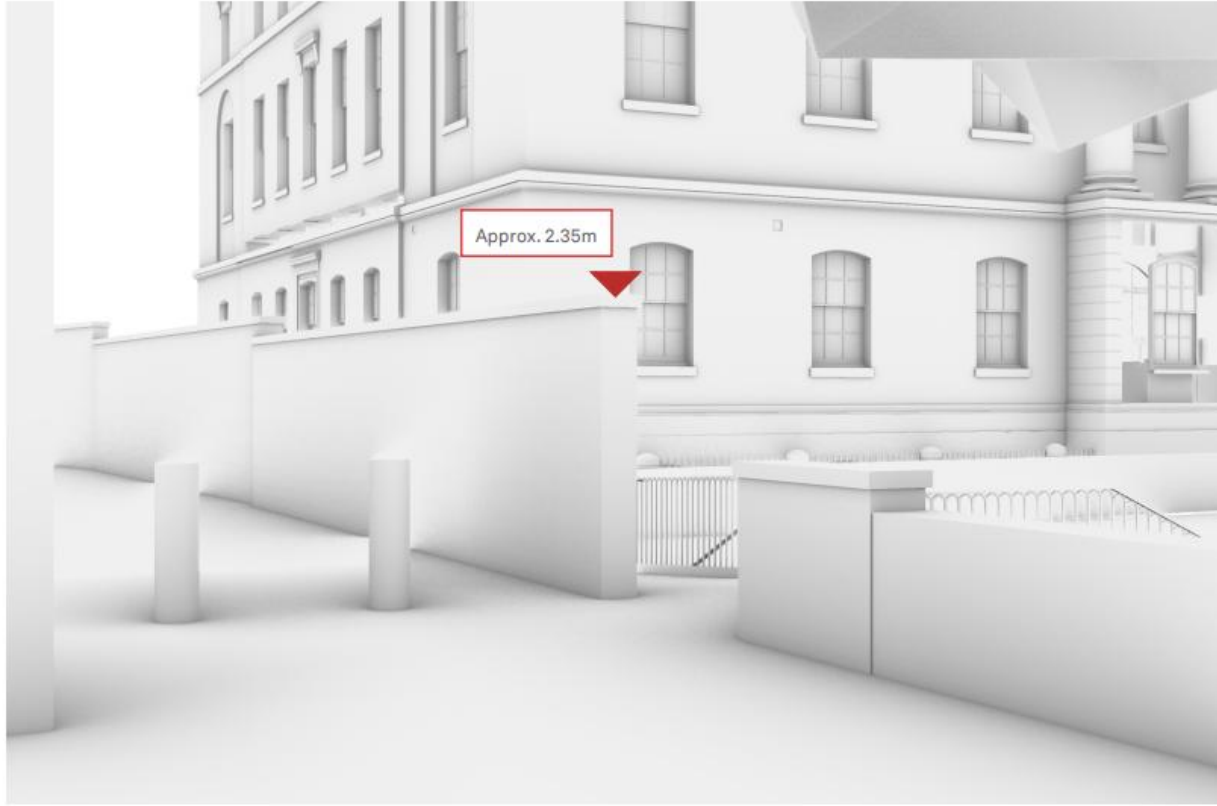


Image 1: Existing View and Height of the Wall

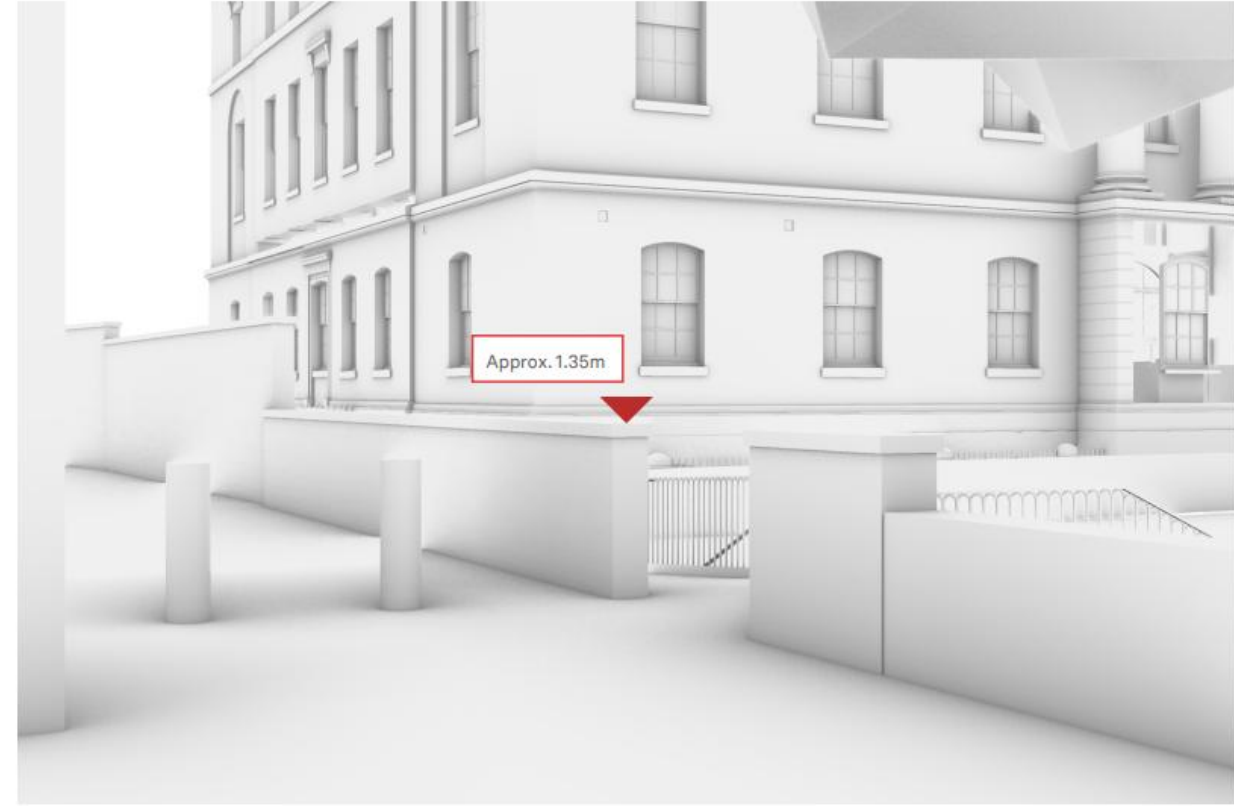


Image 2: Proposed View and Lowered Height of the Wall

Proposed Billingsgate Walk Wall

Extension of existing footway to provide an accessible route to the Thames Path adjacent to Custom House.

Existing kerb line.

Yorkstone footway retained.

Granite setts in carriageway retained.

Line of existing CoL bollards extended to prevent vehicle access to the quayside.

Existing trees with upgraded circular tree pits with permeable surface.

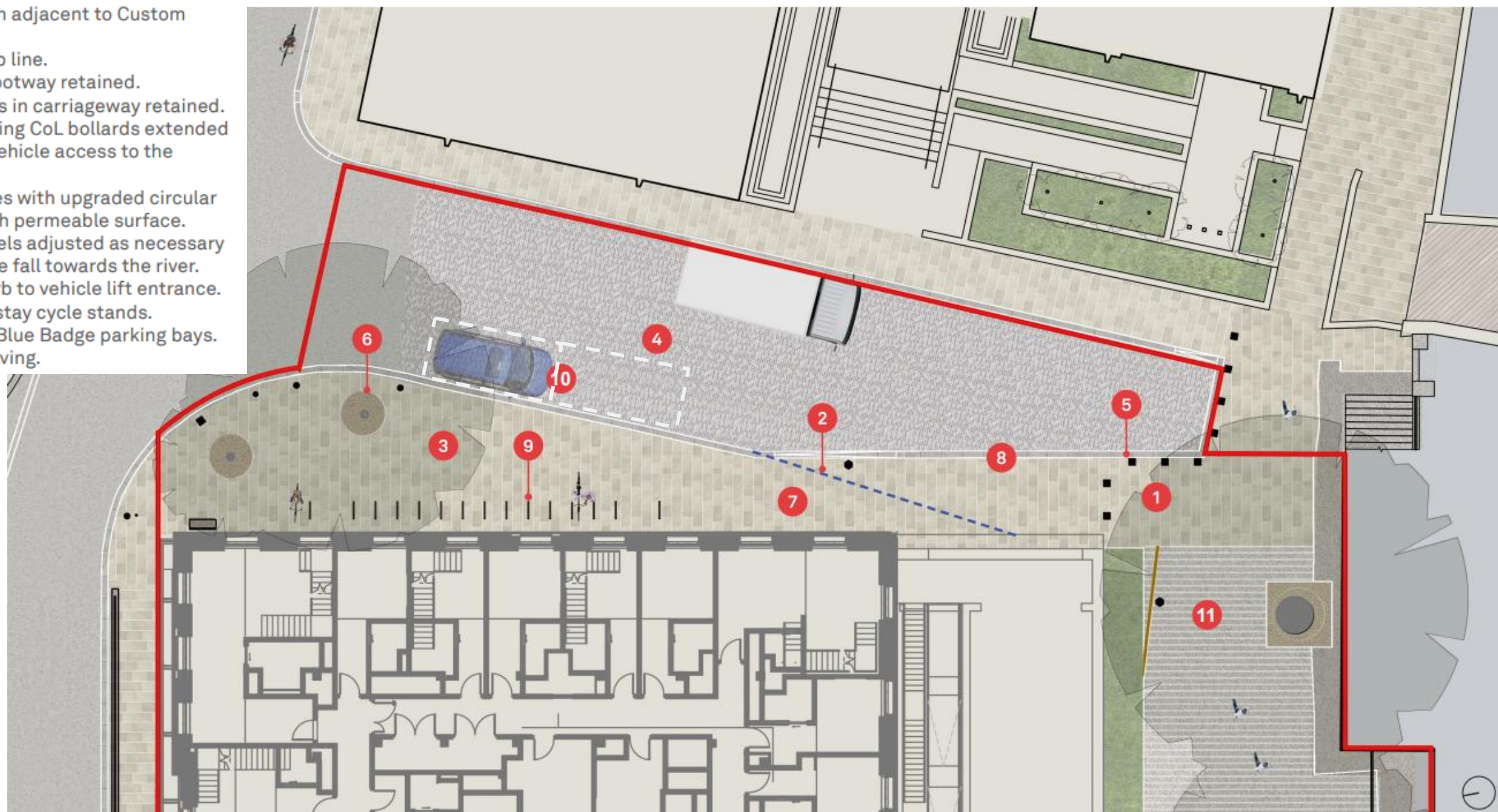
Footway levels adjusted as necessary to rationalise fall towards the river.

Dropped kerb to vehicle lift entrance.

15no. Short stay cycle stands.

Location of Blue Badge parking bays.

Quayside paving.

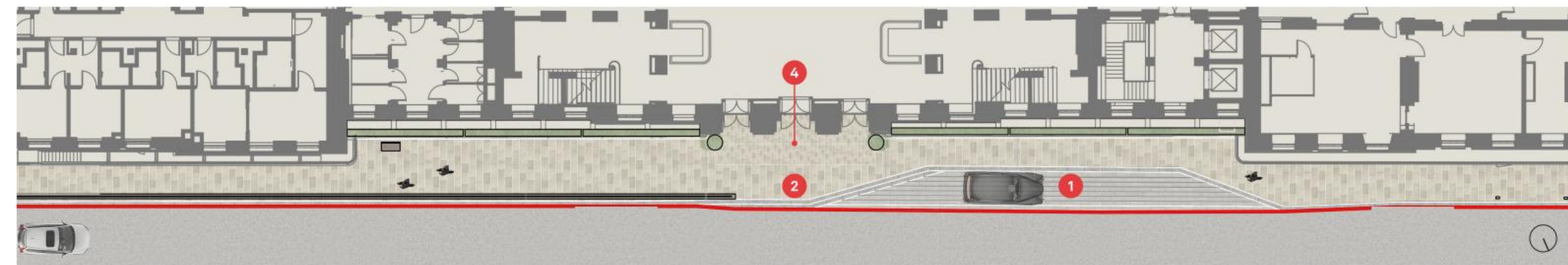


Proposed Water Lane Landscape

- 1 Proposed lay-by with silver-grey granite paving.
- 2 Levels of existing footway adjusted to provide an accessible main entrance to the hotel.
- 3 Planters replacing the existing railings through the central block bring valuable greenery to the street.
- 4 Medium-format Yorkstone paving to demarcate the entrance.



Northern elevation at Lower Thames Street



Proposed Lower Thames Street Landscape

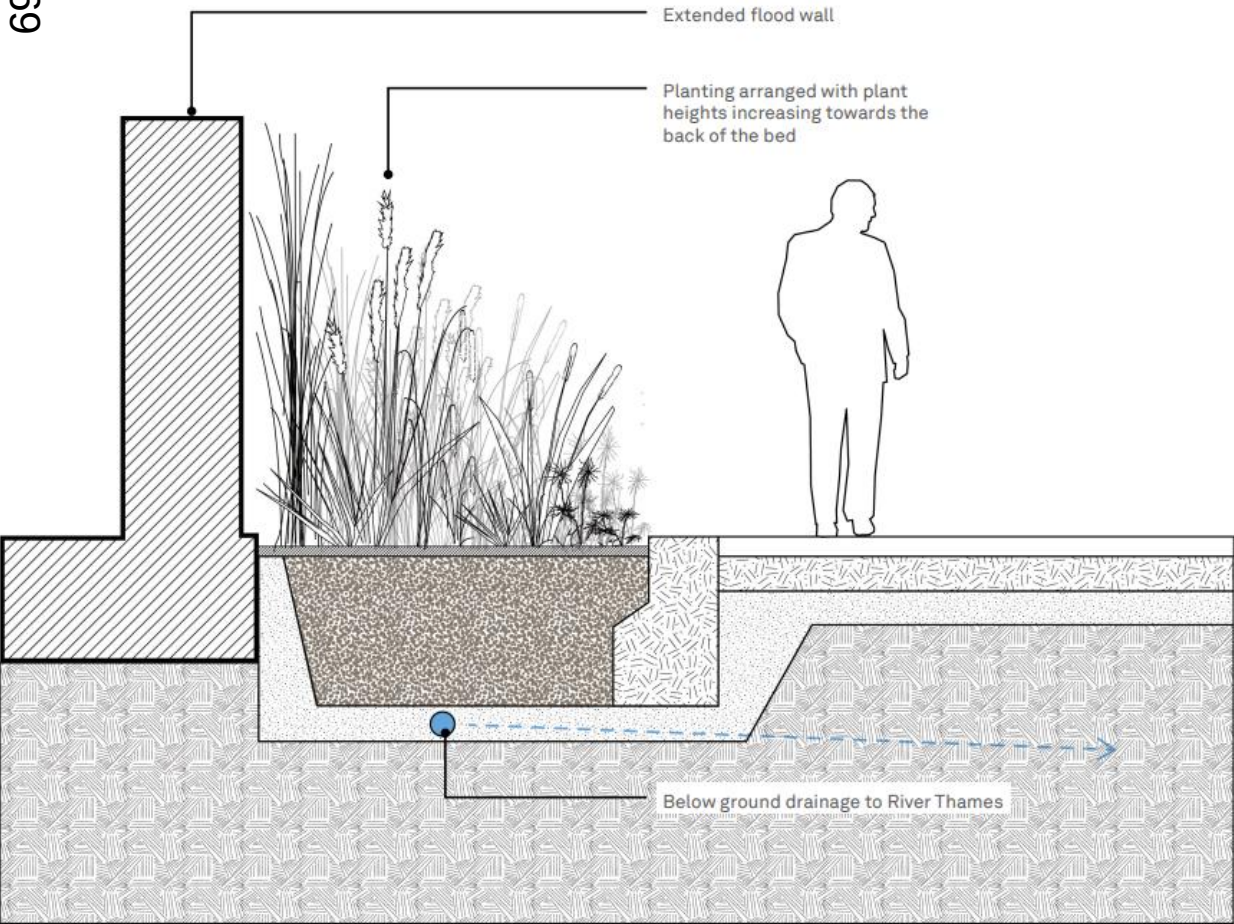


Image 1: Proposed Planter and Flood Wall

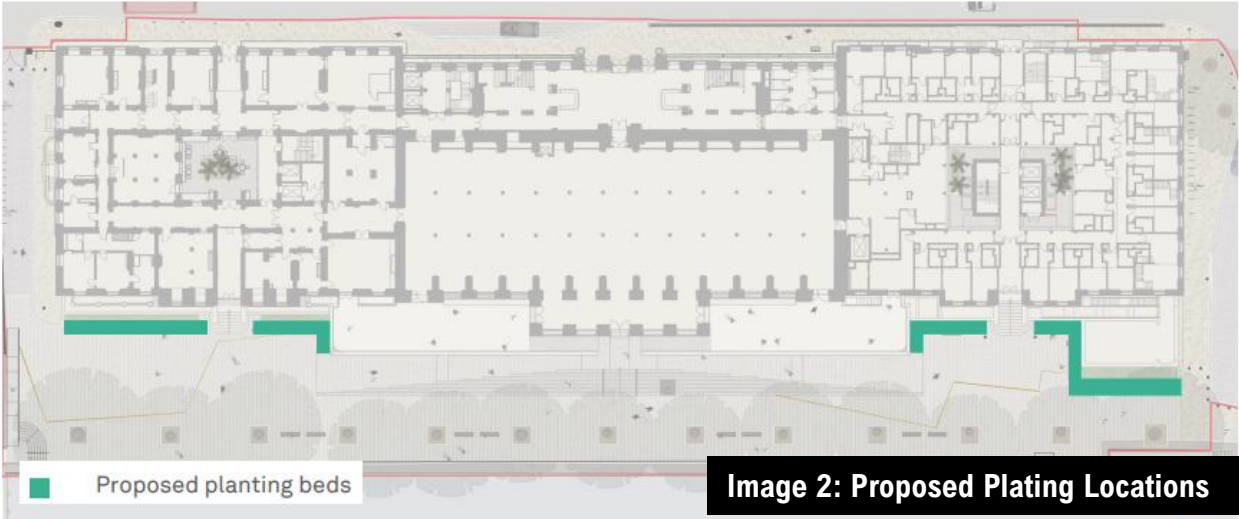


Image 2: Proposed Planting Locations



Image 3: Existing examples of Flood Resistant Planting

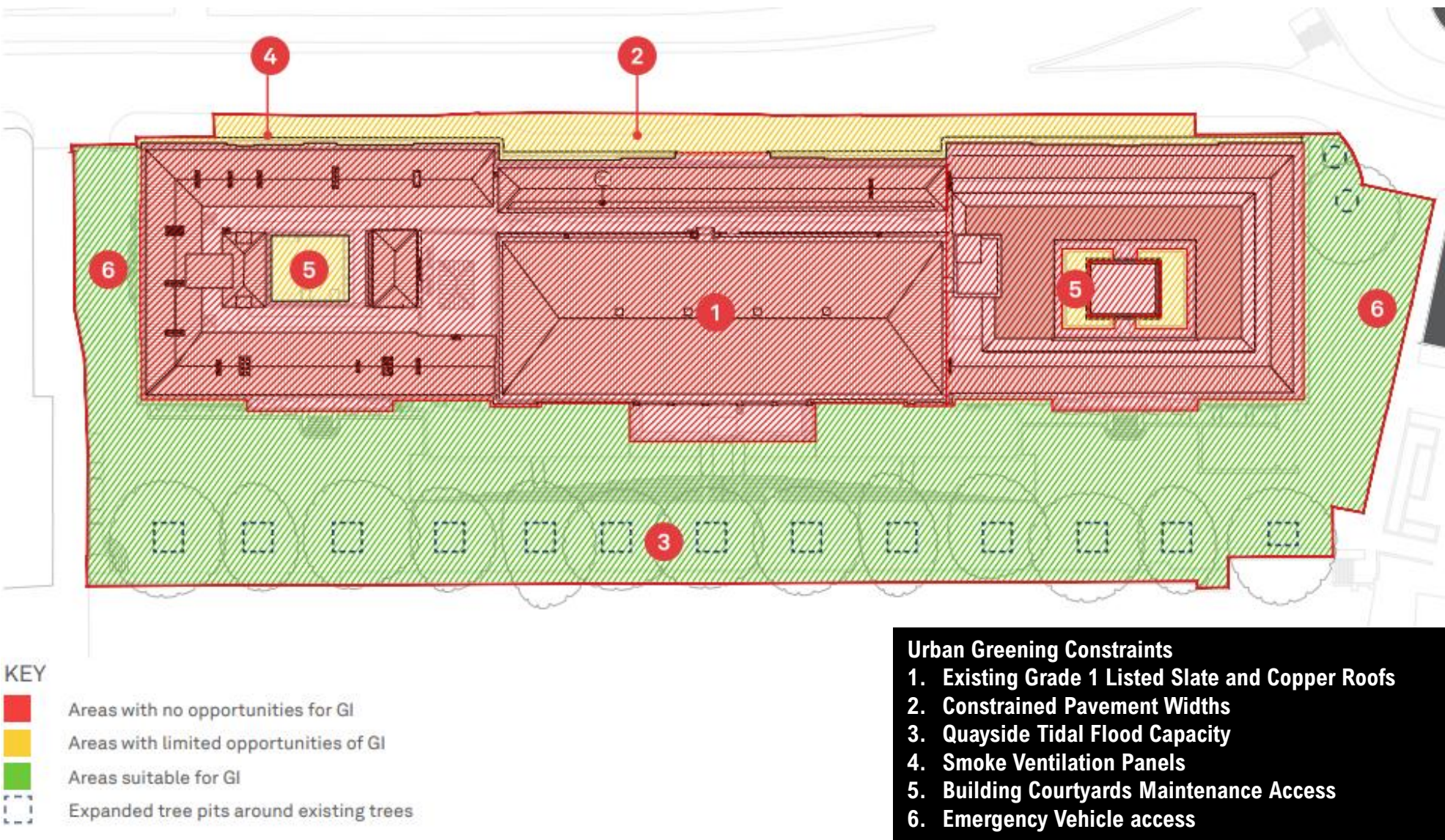
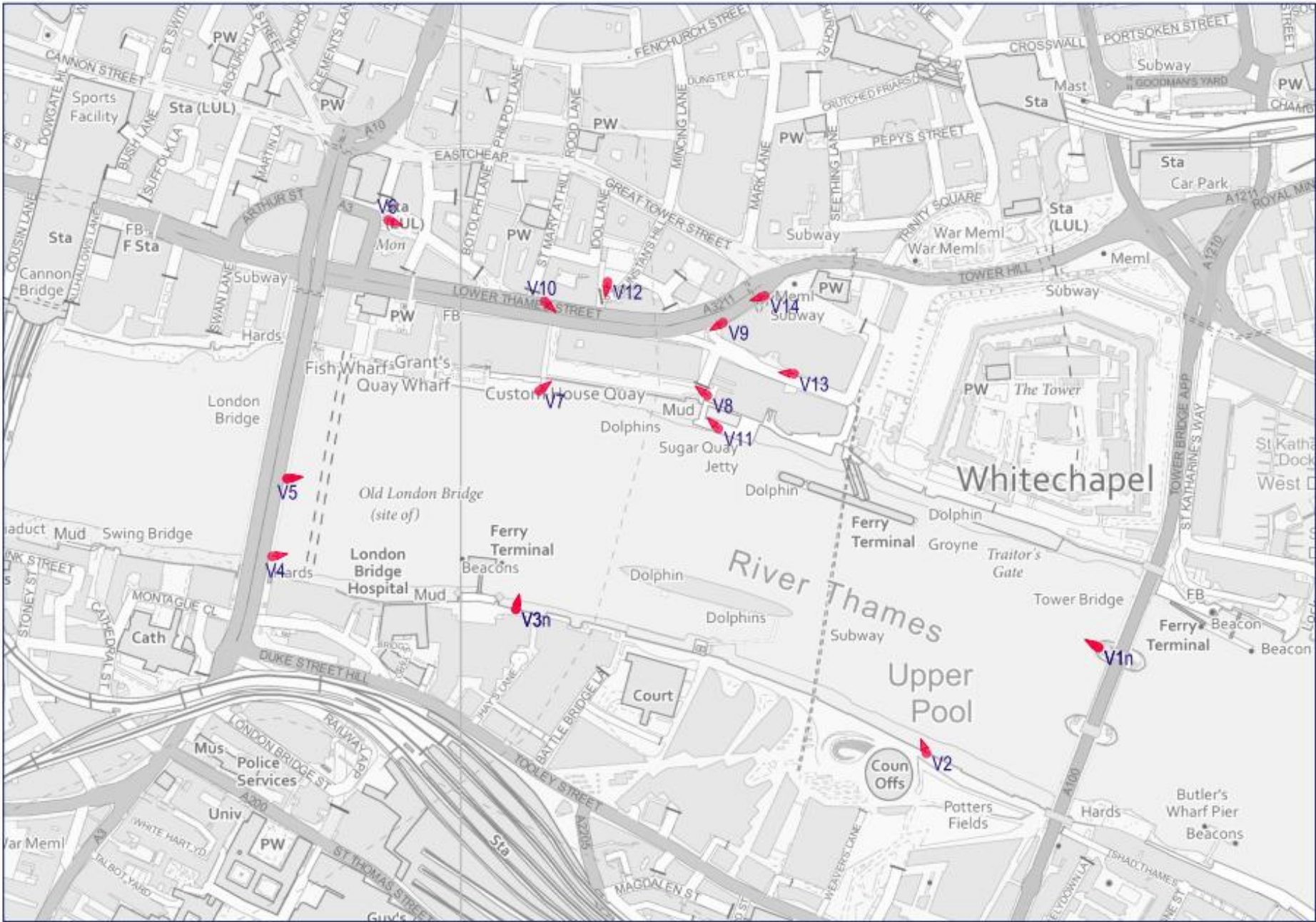




Figure 3.4 Sketch render of southern facade lighting



Views – Location Plan



LVMF – View 10a – River Prospect: Tower Bridge (Existing)



LVMF – View 10a – River Prospect: Tower Bridge (Proposed)



LVMF – View 10a – River Prospect: Tower Bridge (night) Existing



LVMF – View 10a – River Prospect: Tower Bridge (night) Proposed



LVMF – View 25a – Townscape View: The Queen’s Walk to the Tower of London (Existing)



LVMF – View 25a – Townscape View: The Queen's Walk to the Tower of London (Proposed)



LVMF – View 11b.2 – River Prospect: London Bridge (Downstream) Existing



LVMF – View 11b.2 – River Prospect: London Bridge (Downstream) Proposed



LVMF – View 11b.1 – River Prospect: London Bridge (Downstream) Existing



LVMF – View 11b.1 – River Prospect: London Bridge (Downstream) Proposed



LVMF – View 11b.1 – River Prospect: London Bridge (Downstream Night) Existing



LVMF – View 11b.1 – River Prospect: London Bridge (Downstream Night) Proposed



Townscape Views – View 6 from The Monument (CoL Protected View SPD) Existing



Townscape Views – View 6 from The Monument (CoL Protected View SPD) Proposed



Townscape Views – View 3 (Existing)



Townscape Views – View 3 (Proposed)



Townscape Views – View 3 (night) Existing



Townscape Views – View 3 (night) Proposed



Townscape Views – View 7 from Old Billingsgate (Existing)



Townscape Views – View 7 from Old Billingsgate (Proposed)



Townscape Views – View 8 from Water Lane (Existing)



Townscape Views – View 8 from Water Lane (Proposed)



Townscape Views – View 9 from Byward Street (Existing)



Townscape Views – View 9 from Byward Street (Proposed)



Townscape Views – View 10 from Lower Thames Street (Existing)



Townscape Views – View 10 from Lower Thames Street (Proposed)



Townscape Views – View 11 from Sugar Quay Walk (Existing)



Townscape Views – View 11 from Sugar Quay Walk (Proposed)



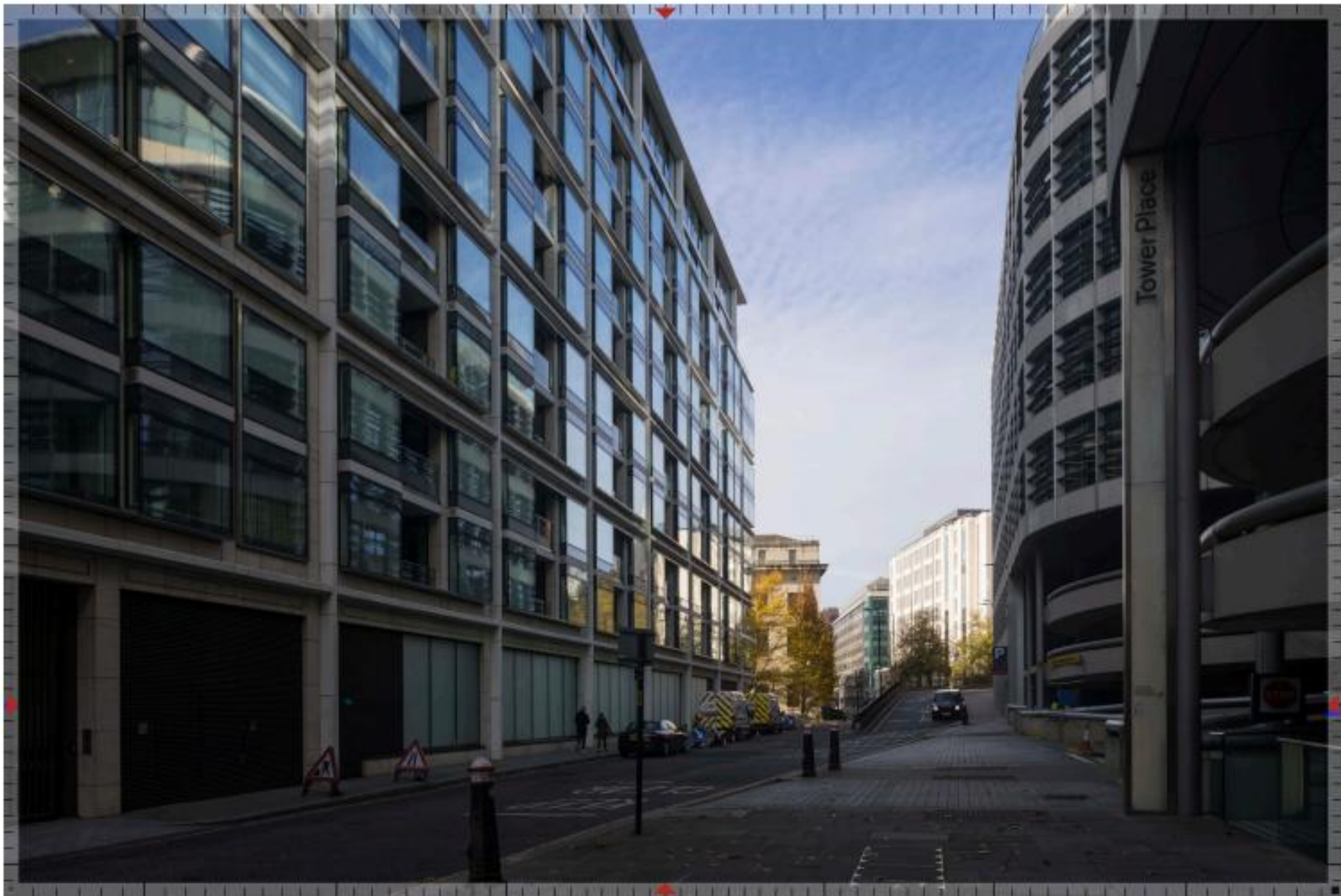
Townscape Views – View 12 from St Dunstons (Existing)



Townscape Views – View 12 from St Dunstans (Proposed)



Townscape Views – View 13 from Lower Thames Street (Existing)



Townscape Views – View 13 from Lower Thames Street (Proposed)



Townscape Views – View 14 from Byward Street (Existing)



Townscape Views – View 14 from Byward Street (Proposed)



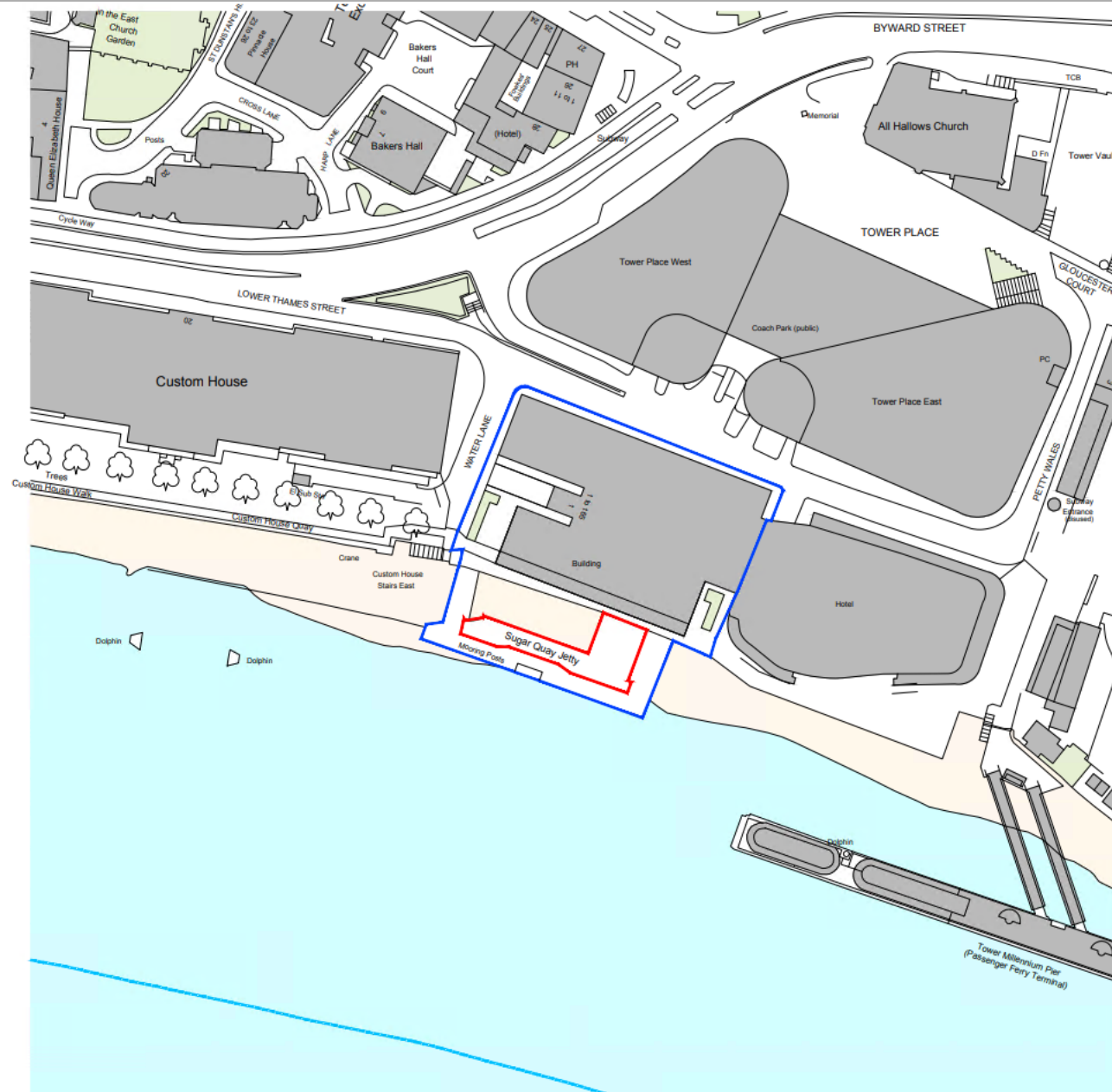
Next Planning Applications Sub-Committee
30th September 2025

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Sugar Quay Jetty
Planning Applications Sub-Committee
9th September 2025

Sugar Quay Jetty



Location Plan
1:1,250

0 12.5m 25

Site location

Sugar Quay Jetty



Aerial View

Sugar Quay Jetty



Aerial View

Sugar Quay Jetty



Site Photos – view of Sugar Quay Jetty from the West

Sugar Quay Jetty



Site Photos – view looking south from Jetty

Sugar Quay Jetty



Site Photos – looking East from Western gate of Jetty

Sugar Quay Jetty



Site Photos – looking East from South-Western corner of Jetty



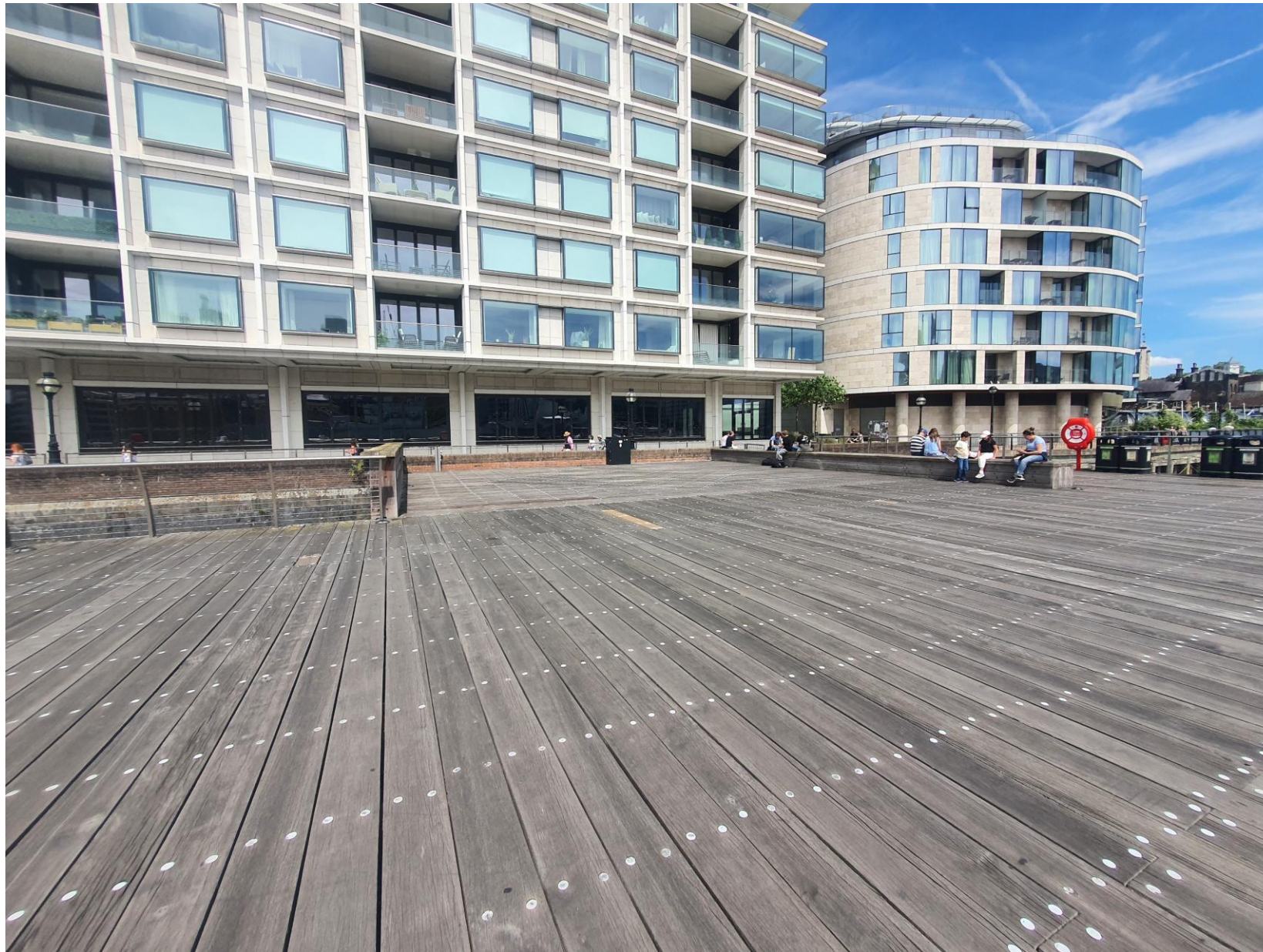
Site Photos – Jetty and apartment buildings, with commercial unit at ground level

Sugar Quay Jetty



Site Photos

Sugar Quay Jetty



Site Photos

Sugar Quay Jetty



Site Photos

Sugar Quay Jetty

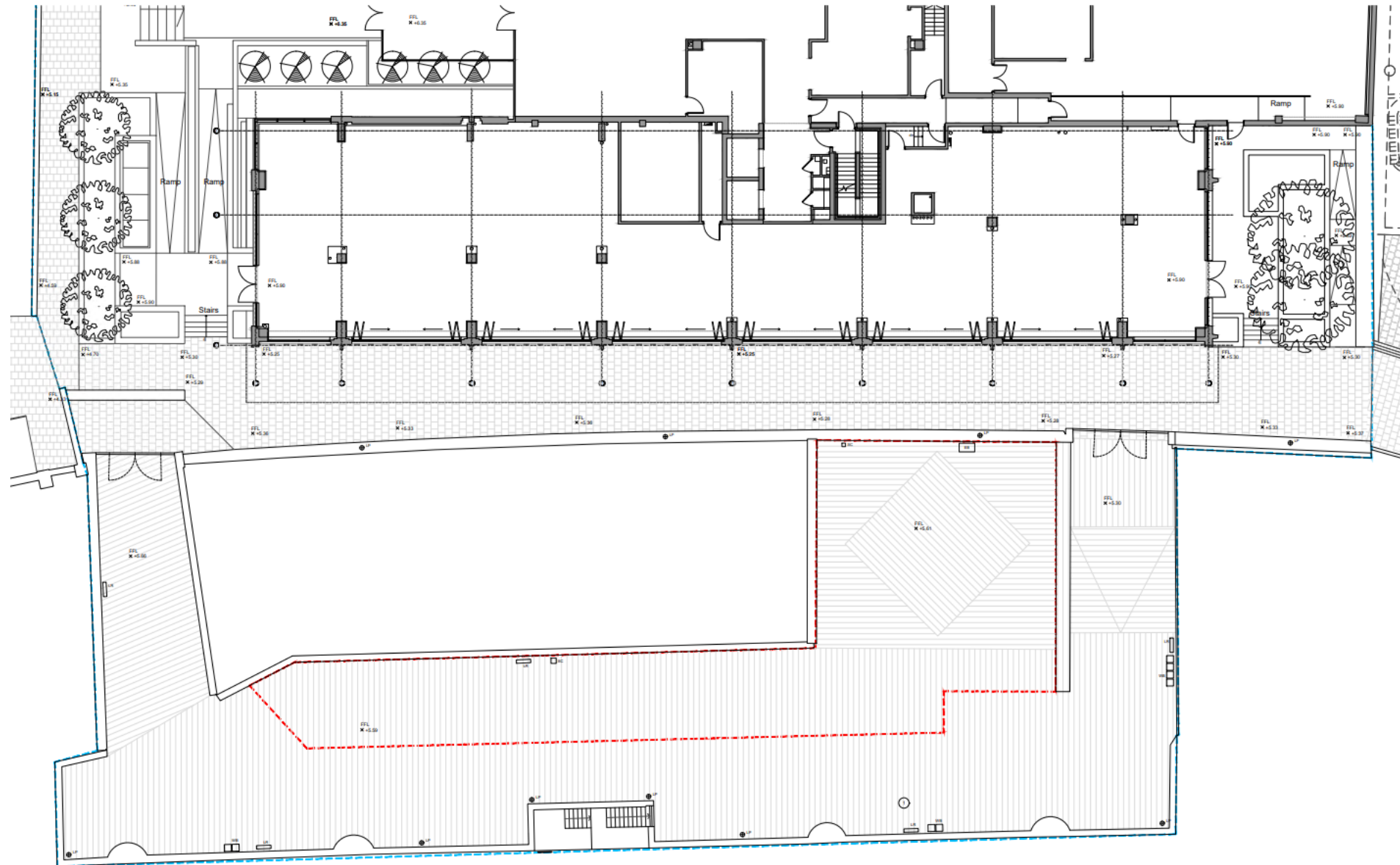


Site Photos – looking towards Eastern gate of jetty and front elevation

Sugar Quay Jetty

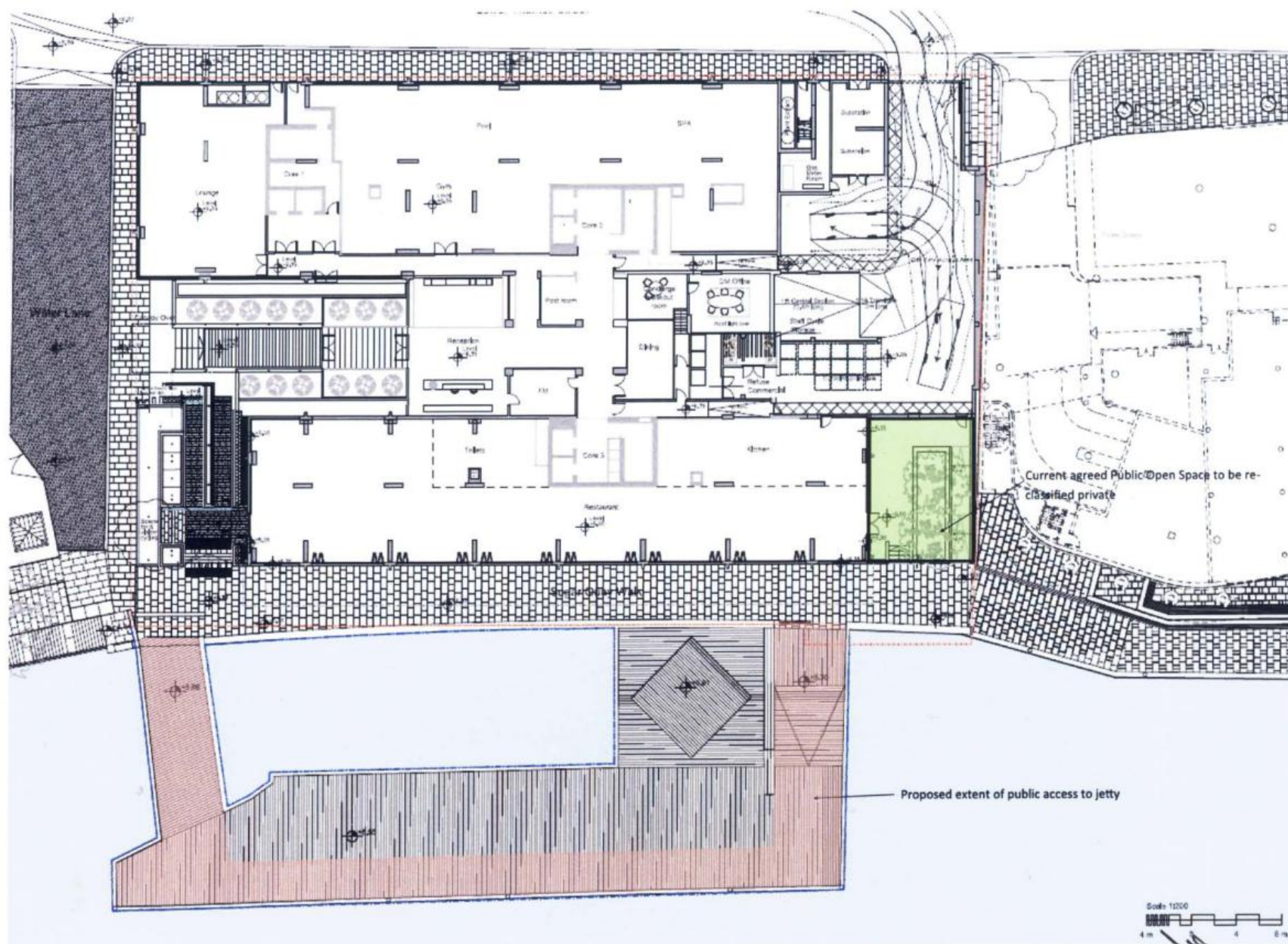


Site Photos – Looking west from eastern end of Sugar Quay



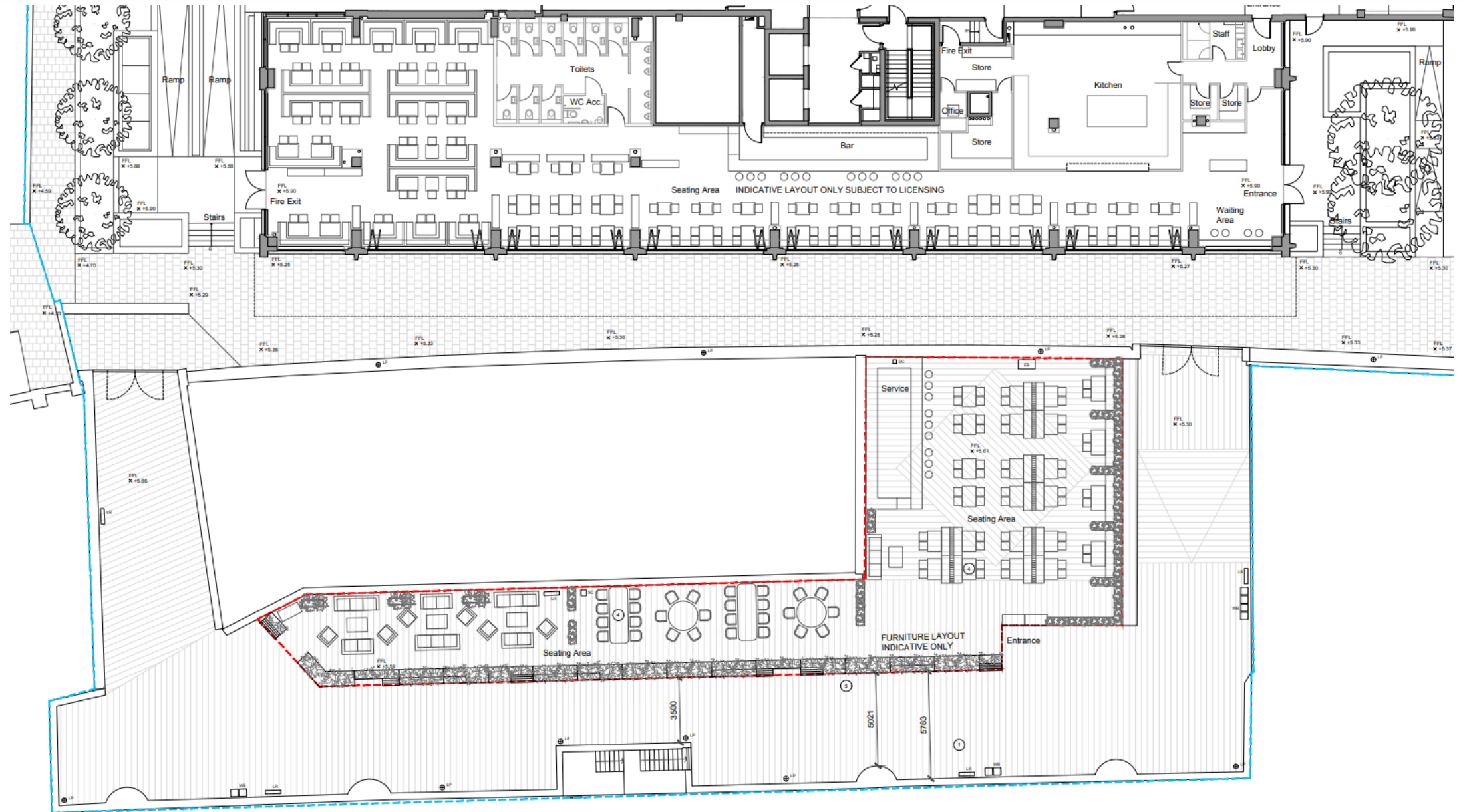
Existing Jetty Plan

Sugar Quay Jetty



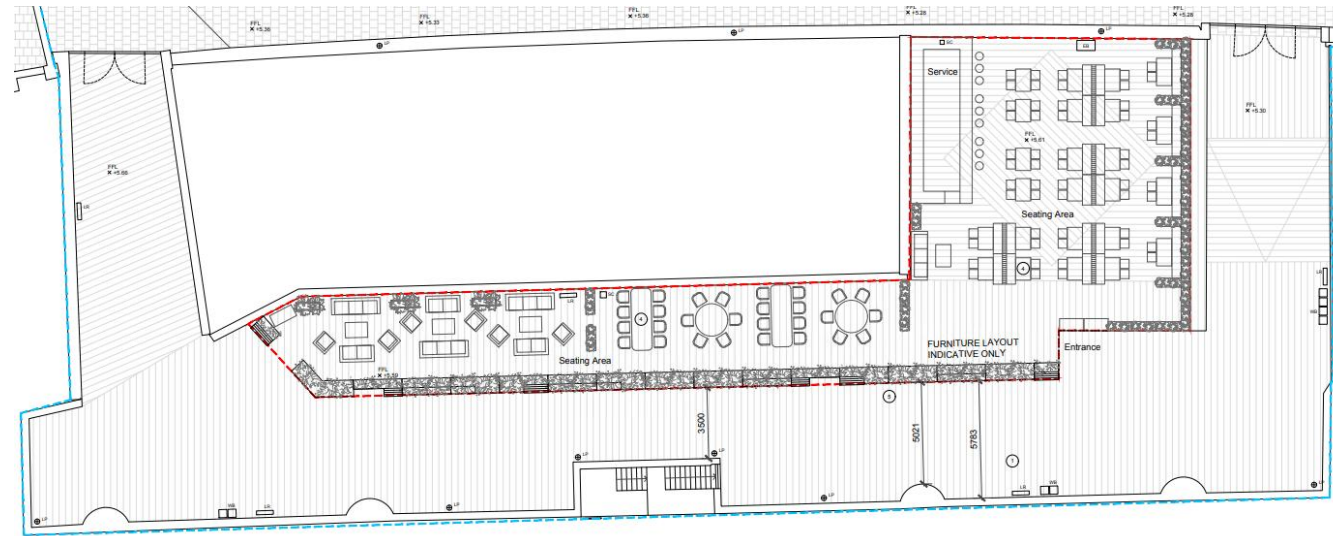
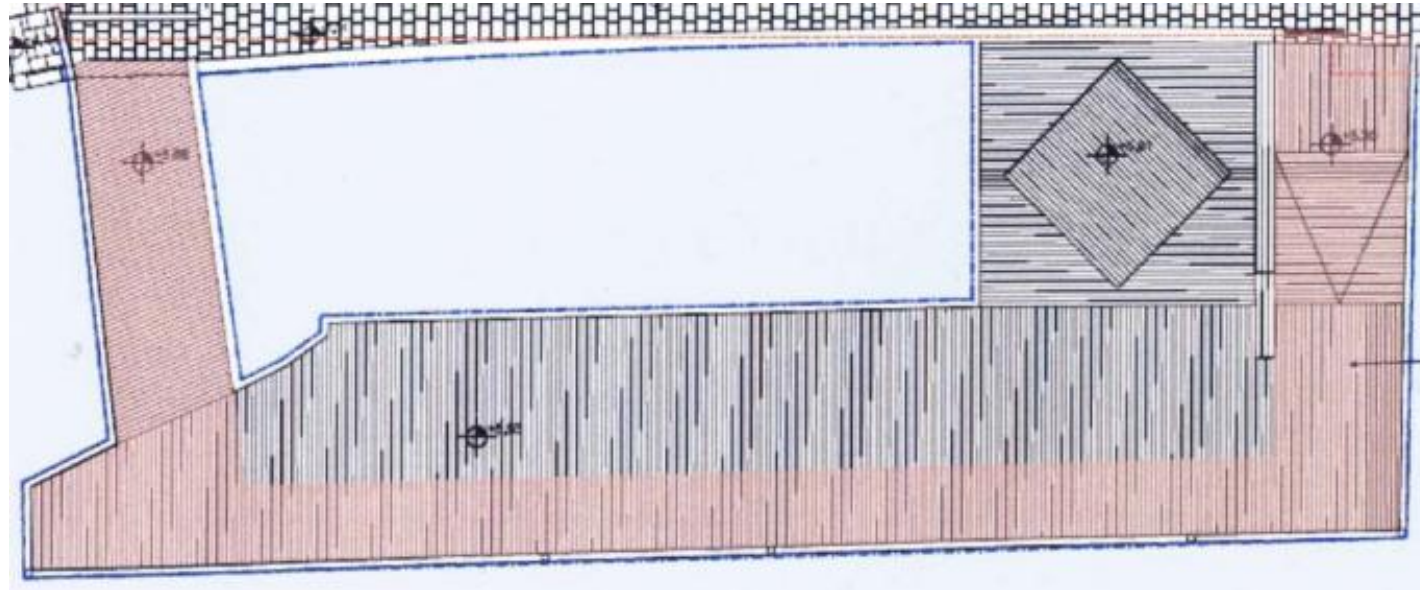
Plan extracted from S106 DoV for 14/01006/FULMAJ, dated 11 May 2016

Sugar Quay Jetty



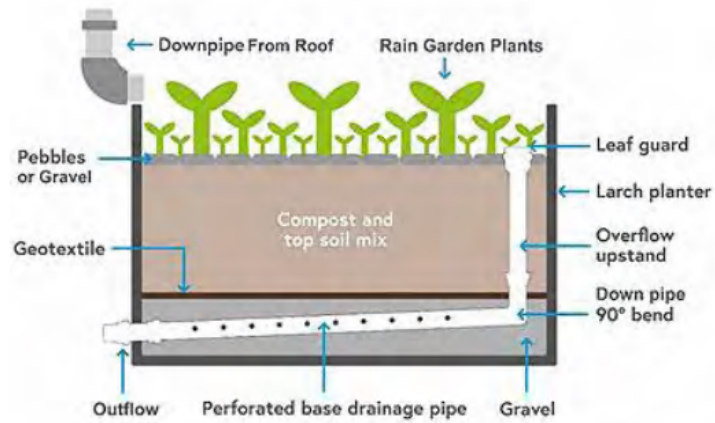
Proposed Jetty Plan

Sugar Quay Jetty

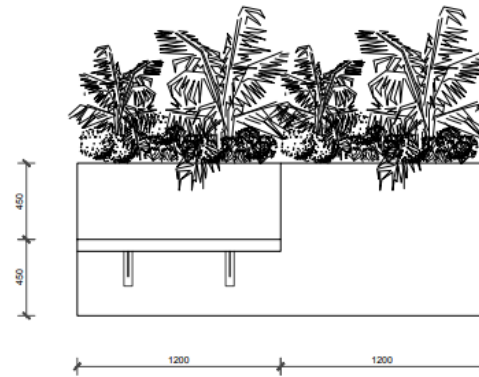


Proposed Jetty and S106 Plan side by side

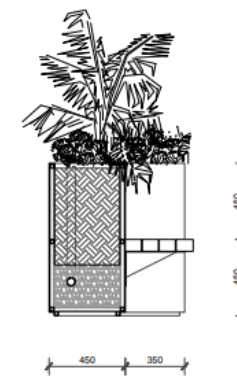
Sugar Quay Jetty



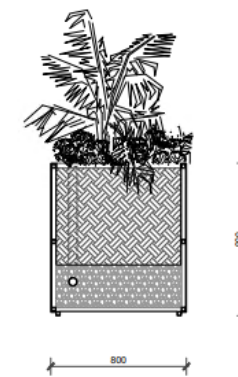
The planters would have a water storage volume of between 250 and 450 litres (Includes 20% for temporary water storage in the soil mix). The outflow rate ranges from 15 to 20 litres per hour depending on height of head of water.



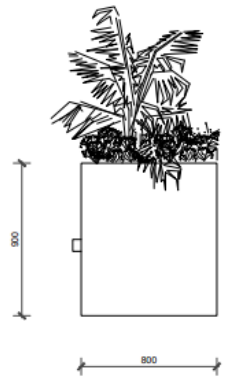
Planters - View A



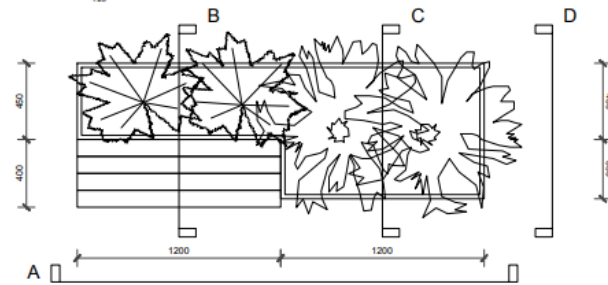
Planters - View B



Planters - View C



Planters - View D



Planters - Plan View

Proposed Planting and Benches



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