



# REIMAGINING CANARY WHARF

## SEA LANES CANARY WHARF



# INTRODUCTION

## SEA LANES CANARY WHARF

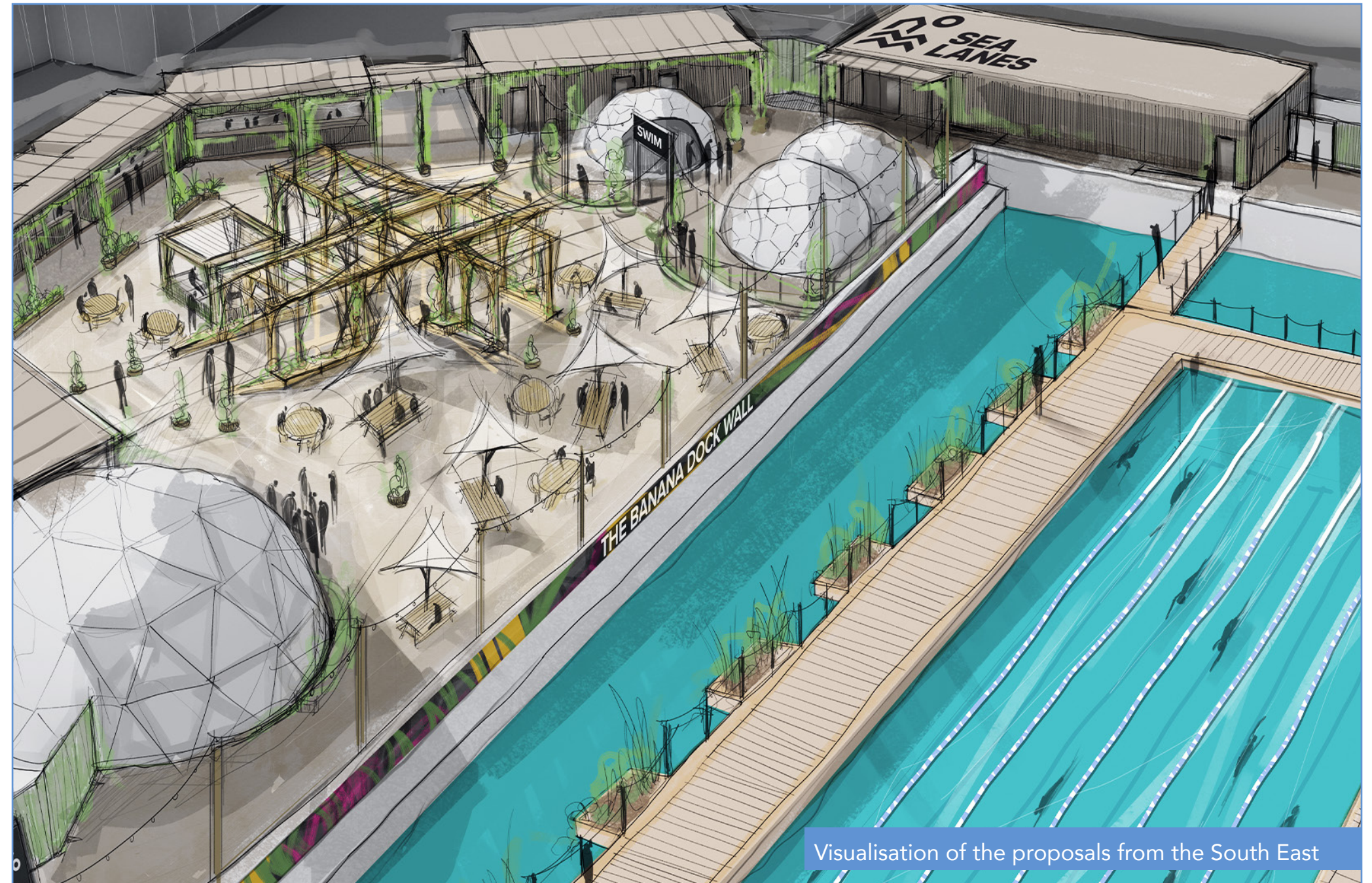
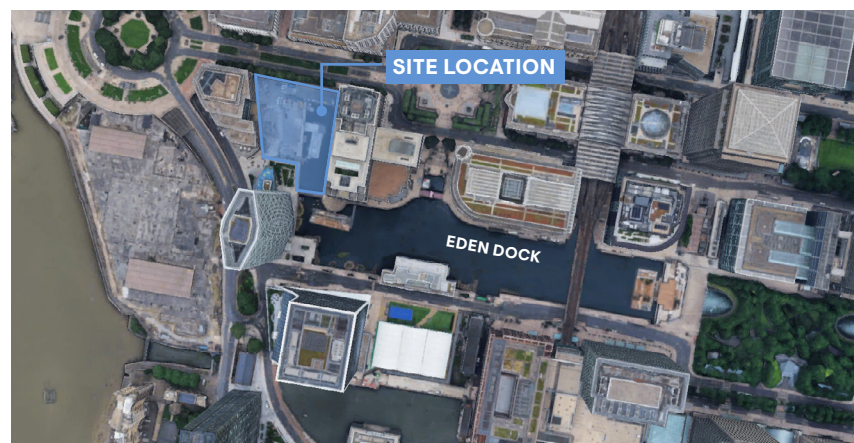
**Canary Wharf Group is in the process of developing proposals for a natural floating pool at Eden Dock offering a stepping stone to open water swimming, as part of a new health and wellbeing destination.**

This temporary proposal forms part of a broader initiative to offer a diverse range of spaces and facilities for those living, working, and visiting Canary Wharf.

We plan to partner with the highly regarded [Sea Lanes](#), operator of the UK's first National Open Water Swimming Centre in Brighton.

The proposals are intended to complement the recent investment in the activation of Eden Dock to provide leisure, recreation and engagement with the natural environment. They will also contribute to the demand for accessible, high quality leisure options in the area, reinforcing Canary Wharf's broader transformation into a vibrant mixed-use development.

Subject to planning, the temporary proposals would see the space open in Summer 2026.



Visualisation of the proposals from the South East

### YOUR FEEDBACK

This exhibition material presents an overview of our emerging proposals and ideas ahead of making a planning application for temporary use to Tower Hamlets Council. Please use the link at the end of this document to share your thoughts.



# ABOUT SEA LANES

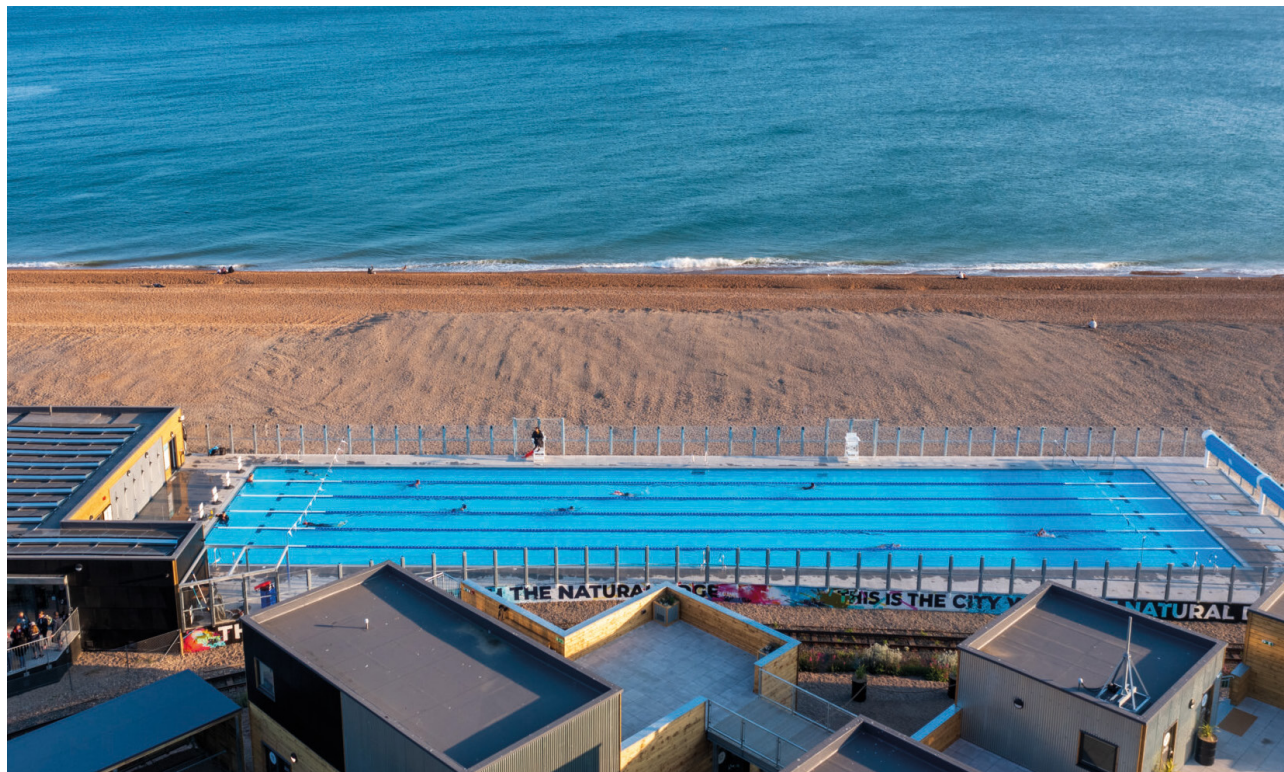
## SEA LANES CANARY WHARF



Sea Lanes Brighton is the UK's first National Open Water Swimming Centre. It hosts a 50m 6 Lane pool, with local fitness, wellbeing, food and beverage businesses creating a vibrant hub open throughout the year.

Sea Lanes Brighton is centred on physical wellbeing and environmental sustainability. It is delivered and funded by a passionate group of Brighton-based businesses and open water swimming enthusiasts who are an integral part of the Brighton and Hove community. They have come together to regenerate Brighton seafront for the benefit of the local community and tourists.

Similarly to how Sea Lanes Brighton was set up to provide a stepping stone to the sea, Sea Lanes Canary Wharf wants to provide a stepping stone to open swimming in Eden Dock, creating a safe and inclusive environment for swimmers. This will enhance the current open water swimming offer at Canary Wharf by providing more events and increasing the access to the water.



Current Sea Lanes facility on the seafront in Brighton

### SEA LANES CANARY WHARF

The new swimming facility at Canary Wharf will provide a welcoming and flexible experience for everyone, not just members. With a convenient pay-as-you-go option, visitors can access to the pool and sauna without committing to a membership.

The wider courtyard facilities will also be publicly available to visitors who are not swimming as a space to relax or socialize.

A dedicated coaching program will be available, giving swimmers of all levels the opportunity to improve their skills with expert guidance.





# CONNECTING WITH THE WATER

## SEA LANES CANARY WHARF



**Sea Lanes Canary Wharf will be London’s brand new destination for open water swimming, health & wellbeing. The proposals include:**

**A year-round open water swimming destination.** A lifeguarded 50m natural water pool floats in Eden Dock, providing a daily access to swimmers of all abilities. It acts as a stepping stone to swim in the open water on Eden Dock.

**A Community galvanised by the open water.** A regular weekend swim style will welcome those from London Borough Tower Hamlets and further afield into our clubhouse bustling with expert talks, local produce and inspiring swim stories.

**Opening up the water to everyone.** A fully accessible hub acts as the stepping stone into the Eden Dock, which can be accessed directly from Sea Lanes.

Sea Lanes will be a unique and contemporary corner of Canary Wharf to attract the talented and forward-thinking audience to live, work and play. A place where people and nature thrive together.

### ENHANCING INTERACTION WITH THE WATER

In 2024, Middle Dock was renamed Eden Dock with the opening of extensive new floating public realm comprising pontoons with planting, wildlife and extensive seating to allow people to enjoy the water



### A NETWORK OF LEISURE SPACES CENTRED AROUND THE DOCK

This proposal forms part of a wider ambition to provide facilities that promote the water spaces in Canary Wharf for cultural, educational, recreational, community and leisure activities. The proposals aim to:

1. Improve permeability around the dock.
2. Introduce more greenery in the area and engage with the water’s edge.
3. Support an increase in biodiversity and ecology.
4. Improve access and enjoyment of the water.
5. Create a positive arrival experience at Jubilee Plaza.



# OUR PROPOSALS

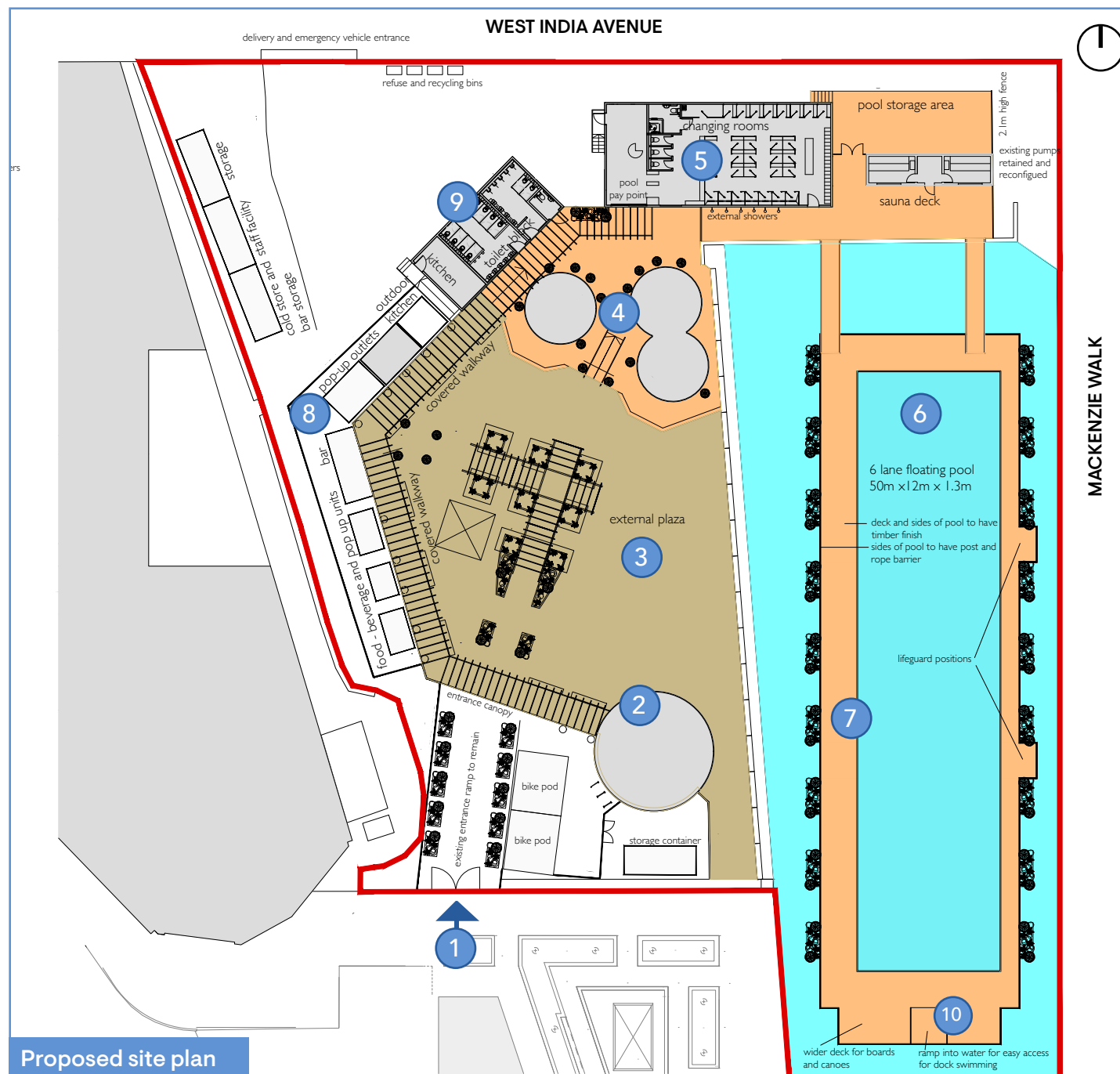
## SEA LANES CANARY WHARF

The site for Sea Lanes is an enclosed body of water in the heart of Canary Wharf, stretching 325m from Jubilee Plaza in the East to Newfoundland Wharf in the West where Eden Dock (formerly Middle Dock) expands northward to creating a smaller dock inlet.

The site has been allocated for a future residential-led development, but in the interim it presents a unique opportunity for a vibrant meanwhile use (on a temporary basis), which will activate a currently underutilised waterfront space, creating an inclusive destination for people living on, working on, or visiting Canary Wharf.

The proposals comprise the following elements:

- A publicly accessible swimming pool that uses natural dock water – 6 lane pool (50m long, 12m wide with fixed and flat depth of 1.3m)
- Open water swimming (open & guided sessions)
- Changing room and sauna facilities to support the swimming offer.
- A clubhouse including flexible events space.
- Food & beverage with covered and uncovered outdoor seating.
- Viewing area of pool and dock.
- Paddle sports hire (SUP, Kayaks etc) for use in the wider Eden Dock.
- Supporting retail (swim / triathlon focused)



1 Entrance to Sea Lanes (north of Newfoundland).

2 Domed clubhouse facility with space for community activities.

3 Central plaza area with planting and seating.

4 Covered dome seating and gathering areas.

5 Changing room facilities.

6 50m pool with 6 lanes.

7 Timber deck and walkway.

8 Food and beverage units (including pop-up).

9 Supporting facilities block.

10 Access point for swimming and paddle sports in Eden Dock



Food and beverage stalls



Covered social spaces



A 'multi functional' 'clubhouse'



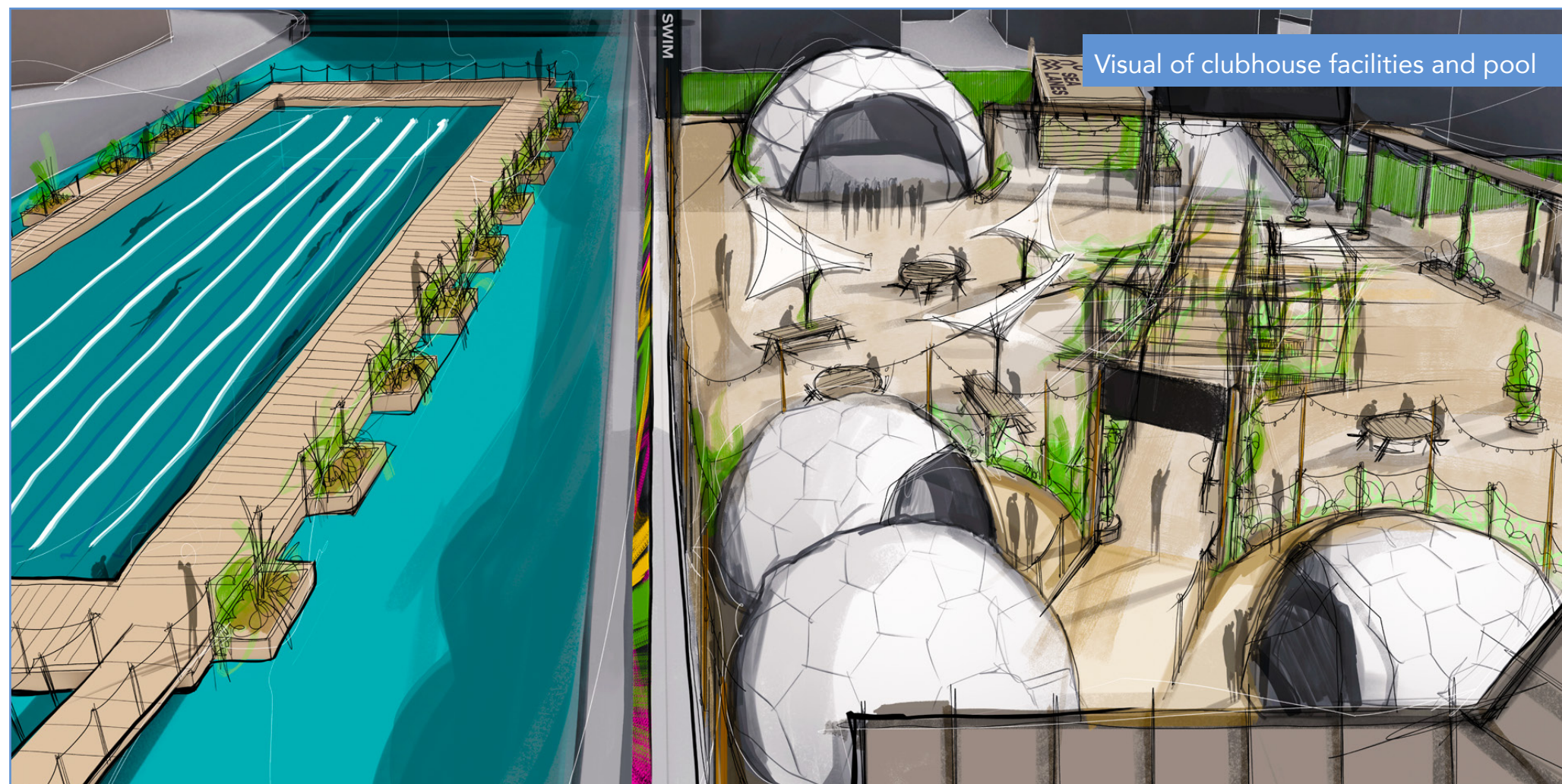
# OUR PROPOSALS

## SEA LANES CANARY WHARF



**Sea Lanes Canary Wharf aims to be a place where people and nature thrive together, by:**

1. Providing a fully accessible, lifeguarded, year round floating natural swimming pool that acts as a stepping stone to more adventurous open water swimming.
2. Use of a simple material palette, with a sustainability focus, designed to be de-constructed, re-located and re-used.
3. Space to host community wellbeing activities, including community meetings, expert talks, fitness classes and social events.
4. The proposal will mimic Sea Lanes Brighton by operating a no single use plastic policy and onsite provision for renewable energy generation.

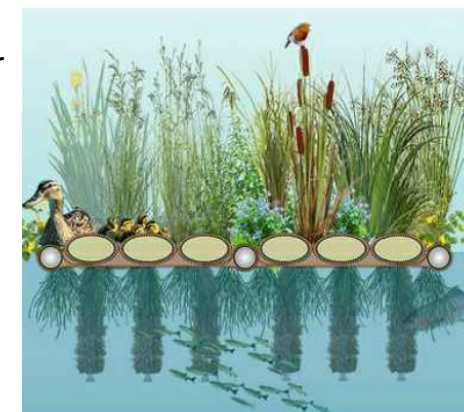


## PROTECTING WILDLIFE

- The pool sides will be wrapped in a fine mesh to prevent small wildlife from entering and becoming trapped.
- Staff managing the pool will be trained on how to manage any wildlife that may enter the pool.
- Maintenance operations will be carefully scheduled to protect wildlife.
- Light levels will be kept low to avoid overspill into the wider dock environment.
- HDPE modular units will be used for the pool floor as they are non-toxic and can be recycled.
- Non-toxic, environmentally approved products will be used to clean pool structures.

## ECOLOGY & HERITAGE

The body of water is set to provide exceptional water quality, a natural water pool set in from the existing dock walls and including floating plant beds with native wetland plants for biodiversity enhancement attached to the east and west sides of the pool. The Grade I listed banana wall will be unimpacted.





# ACCESS, SERVICING & MANAGEMENT

## SEA LANES CANARY WHARF



### PEDESTRIAN ACCESS

Customers can access the Sea Lane main entrance via Mackenzie Walk or Westferry Road.

### CYCLE ACCESS

Ramped access will be provided at the entrance of the site, along with bike stores.

### SERVICING

Servicing will take place from West India Avenue to the north of the site via the underground truck tunnel.

### MANAGEMENT

Sea Lanes Canary Wharf will be directly managed by the same executive management team as the successful Sea Lanes Brighton. There will be a general manager overseeing entire site providing single point of contact for the community.

Sea Lanes Canary Wharf will open from 6am to 11pm during peak summer, with hours adjusting naturally through the seasons. Proposals are designed to be active, not intrusive - this is not a late night venue. The layout has been developed to consider our neighbourhood, with inward facing courtyards and soft, low impact structures keeping noise and activity contained.



### INDICATIVE PROGRAMME





# YOUR FEEDBACK

## SEA LANES CANARY WHARF

### LET US KNOW YOUR VIEWS

Our consultation period on these proposals is open until **12th September 2025**.

It is important to us that our proposals benefit the communities that use Canary Wharf as much as possible.

We are particularly keen to hear the views of people who are living or working at or near to Canary Wharf, as well as those who frequently visit the area, and invite you take part by sharing your thoughts about the proposals for Sea Lanes via our online survey.

[Click the link below to go straight to our feedback survey.](#)

**GO TO SURVEY**



Entrance - Westferry Road