



10 Cabot Square

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Introduction

Canary Wharf Group (CWG) is in the process of developing a proposal to adapt 10 Cabot Square to deliver a more sustainable, market-leading and office building.

The existing building at 10 Cabot Square will be adapted to meet tenant demands and emerging trends in the office market, including:

- Premium amenity-rich office space
- Workplaces which support health & wellbeing
- Environmental sustainability
- Adaptability to modes of flexible working

The proposal forms part of a broader estate-wide vision which sets out to improve inclusivity, connection and green spaces around the estate, as well as improving growth in the area through job and industry opportunities.



Visualisation of the proposal viewed from the south-west (Cabot Square)

YOUR FEEDBACK

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

10 Cabot Square

The Site

10 Cabot Square is situated south of North Dock and is located near the emerging North Quay life sciences campus. It is a 60,000 square meter steel-framed office building, which was completed in 1990 and was the former Barclays Capital headquarters.

The building is currently used for retail at ground and dockside level, with office space from level one upwards, which is vacant.

Currently the building has limited natural daylight and the original glazing units have reached the end of their service life. In addition, the floorplates are very uniform and lack terraces and other amenities.

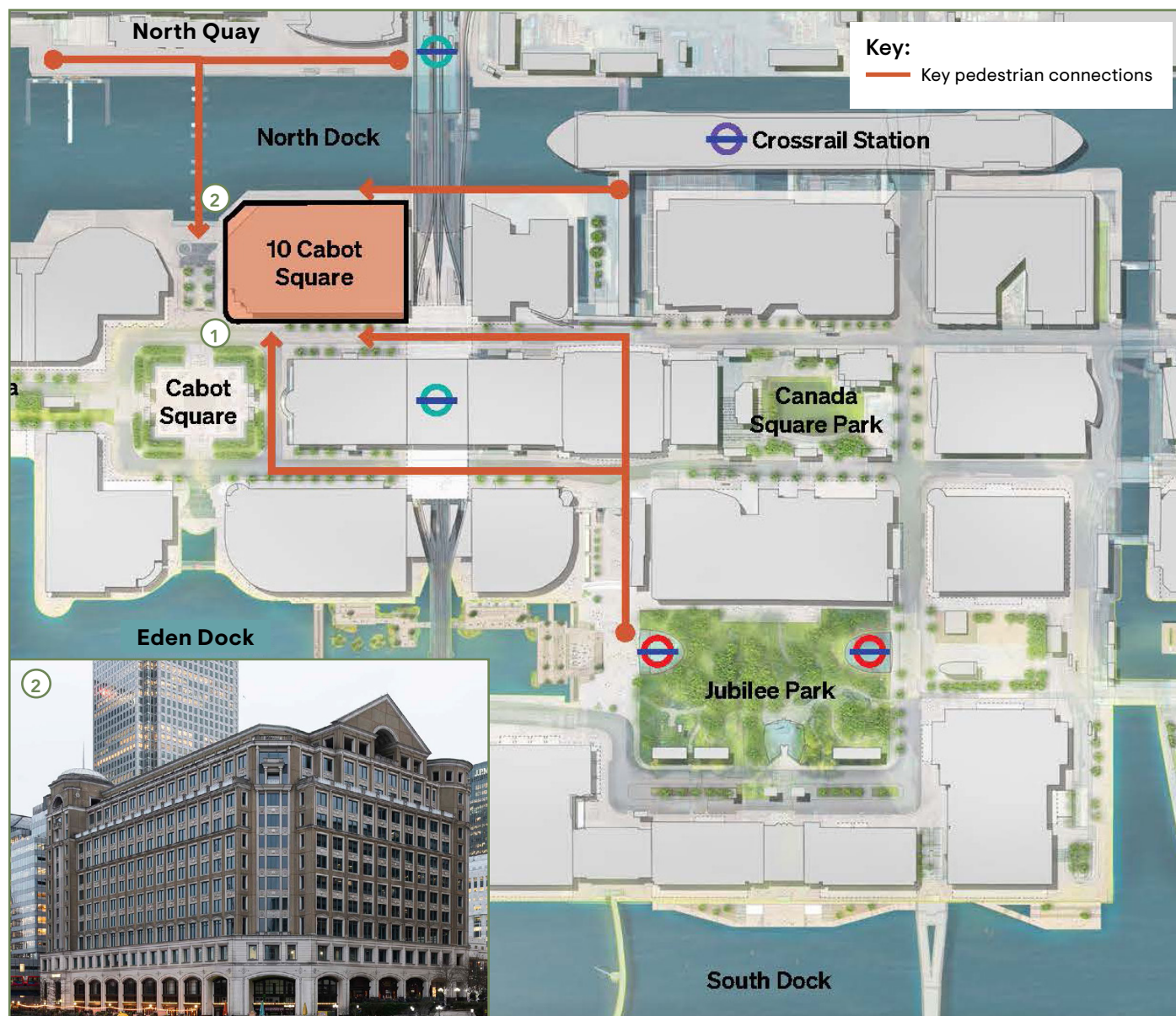
The new proposal for 10 Cabot Square aims to make several changes to the existing building to improve its performance and meet tenant demand.



Existing building - view from south west



Existing building - view from north west



Site plan

10 Cabot Square

Our Ambition

Through revitalising the buildings and public spaces in Canary Wharf, CWG's ambition is to create a more inclusive district of diverse and welcoming buildings which integrate greenery and embody a best-practice approach to sustainable design.

Our proposals for 10 Cabot Square seek to respond to the wider estate vision. These principles are guiding emerging development of Canary Wharf and shaping the character of the estate.



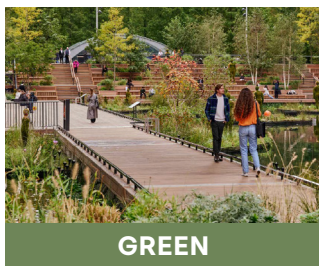
INCLUSIVE



CONNECTED



GROWING

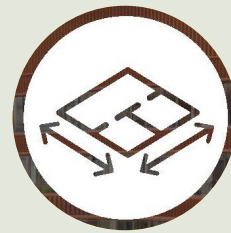


GREEN

These ambitions are at the heart of the proposal for 10 Cabot Square:



Retain and adapt existing structure and atrium to deliver excellent internal daylight and environment.



Maintain or increase the net office floorspace of the existing building.



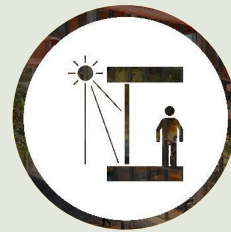
Deliver market-leading quality offices which respond to current trends and tenant demands.



Deliver generous internal and external amenities, including green spaces.



A distinctive visual identity and facade articulation which reinforces the massing concept.



Facade design which optimises environmental performance and internal comfort.



Activate street frontages and retail uses at ground floor.



Entrances and ground floor layout which respond to desire lines and key transport links.

10 Cabot Square

Our Proposals

Sustainable approach - adaptive re-use strategy:

Sustainability underpins all aspects of the design approach for 10 Cabot Square.

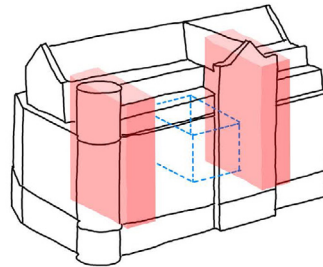
As far as possible, elements of the existing building will be retained whilst adapting the building to deliver the project vision.

Through developing our proposals, we will also be seeking to:

- Design for future flexibility
- Improve biodiversity and enhance natural daylight
- Reduce water demand

Where elements are demolished, a hierarchy (see diagram below) will be followed to maximise possibilities for re-use and recycling of demolished elements.

1. RE-USE

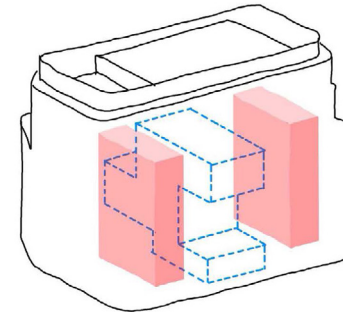


--- Atrium ■ Cores

WORK WITH EXISTING BUILDING ASSETS:

- Retain existing cores and foundations
- Maximise retention of the existing structural frame

2. ADAPT

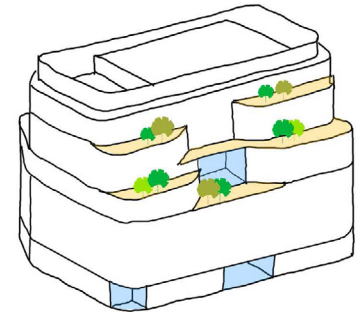


--- Atrium ■ Cores

RESOLVE EXISTING BUILDING'S GEOMETRY & IMPROVE ITS PERFORMANCE:

- Existing atrium extended to draw daylight into deep floorplates
- Curved geometry resolves varying corner conditions

3. ENHANCE



DELIVER A MARKET-LEADING MODERN OFFICE BUILDING:

- Floor plates set back to improve daylighting and form amenity terraces
- Active ground floor façades and entrances which respond to desire lines and transport connections

RECYCLE

Minimise the material quantity sent to scrap

SCRAP



Retain existing elements where viable

Storage & reuse on 10 Cabot Square

Storage & future reuse on the Canary Wharf Estate

Donate to other buildings

Send materials to recycling facilities

Send materials to scrap



10 Cabot Square

Our Proposals

The proposals involve the refurbishment of the existing building to provide an upgraded office building with supporting commercial uses on the ground floor.

The principal changes to the building comprise changes to the façade and floorplate, as much of the existing building will be reused, including the foundations, structural frame, basement, service yard, and lift and stair cores.

Key changes to the building include:

- Floorplates cut back to reduce depth and improve internal daylight levels.
- A new facade.
- Removal of all existing roof plant to add 2 occupiable office floors, creating a marginal height increase.
- Changes to building massing, with massing positioned towards the north of the building, additional to the south facing terraces.
- Maintain the same overall internal floor area with a modest increase in external area.
- The ground floor and access strategy responds to the existing and emerging context, aligning entrances with desire lines to key transport hubs, and providing active frontages to primary public routes.



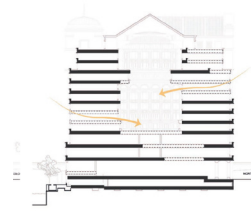
STEP 1

Cut back deep floor plates at upper levels to



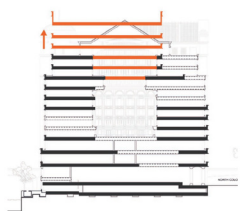
STEP 2

Maintain existing atrium, and extend it to bring more light into the building



STEP 3

Additional floors added to maintain or increase the net office floorspace



10 Cabot Square

Facade Design

Facade treatment:

- The facade is conceived as a series of 'ribbons' wrapping the building and forming external amenity terraces
- Facade proportions are optimised to maximise internal daylight levels
- High performance new façades target recognised sustainability accreditations and minimise operational energy demand
- Projecting cills provide solar shading to windows

Materiality:

A warm-toned cladding is being proposed for 10 Cabot Square, which aligns with the changing character of Canary Wharf and the wider ambitions by:

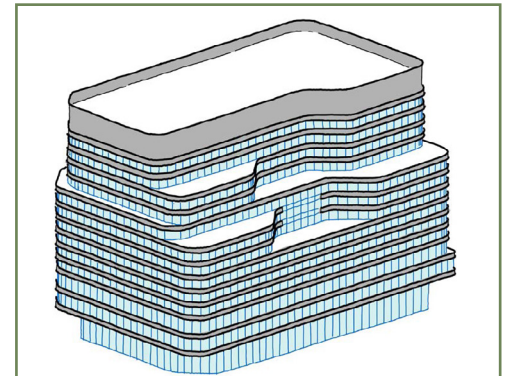
- Introducing a visual diversity and vibrancy which is a hallmark of successful urban districts
- Reflecting the warmer tones which have been successfully introduced at Wood Wharf



Proposed facade



Existing facade



Facade configuration

10 Cabot Square

Greening & Amenity Space

Introducing greenery throughout the building:

The integrated facade and landscape strategy is designed to build climate resilience into the development. It introduces planting that adapts to changing weather and environmental conditions, helping to ensure long-term sustainability.

Green infrastructure is integrated throughout to support both local wildlife and the wellbeing of building users. The strategy also emphasises visibility from the street, making the green spaces practical, welcoming and engaging.

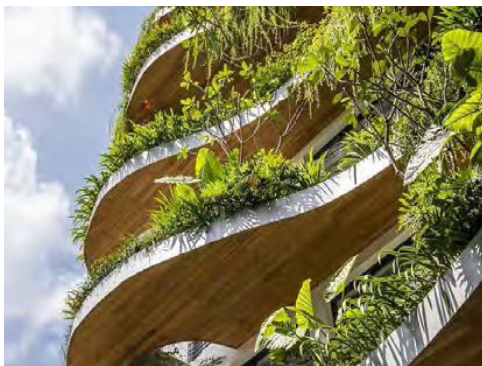
As well as retaining the existing atrium to create breakout & amenity space, there will also be an opportunity to create internalised green spaces.



Conceptual landscape scheme



Useable space



Planting

A MORE SUSTAINABLE DESIGN

Redesigning the building allows the following sustainability objectives to be prioritised through the design.

Climate Adaptive



Drought-Resilient Planting



Minimal Irrigation



Climate-Responsive Planting Palette

Functional Green Infrastructure



Health & Well-being



Urban Biodiversity



Functional Spaces for People

Visibility & Impact



Lush Planting & Year Round Visual Interest



Visual Connectivity from Ground Level



Wider Green of Estate

10 Cabot Square



Proposed north elevation



Proposed view from west from Cabot Square



Proposed south reception approach



Proposed central atrium

10 Cabot Square

Before & After

VIEW FROM CABOT SQUARE WEST



Existing



Proposed

VIEW FROM CABOT SQUARE SOUTH



Existing



Proposed

VIEW FROM WEST INDIA AVENUE



Existing



Proposed

10 Cabot Square

Next Steps

We are committed to working with the local community and potential users of the new building to develop our plans and want to involve as many people as possible.

It is important to us that Canary Wharf provides benefits for people living and working in the surrounding communities and that our future developments contribute positively to the area.

By keeping local people and stakeholders engaged and informed about future plans, we aim to be a good neighbour. We actively support projects and organisations which help improve the lives of local communities.

LET US KNOW YOUR THOUGHTS

Our consultation period on the proposals for 10 Cabot Square is open until the **28th September 2025**.

Click the link below to go straight to our online feedback survey.

GO TO SURVEY →

SEPTEMBER 2025

PUBLIC CONSULTATION

Consultation with the community on the draft proposals.

Q1 2026

PLANNING APPLICATION

Submission of a planning application for the consideration by Tower Hamlets Council.

2027

CONSTRUCTION COMMENCES

Above ground construction starts subject to receiving planning permission.

2030

INDICATIVE DATE FOR COMPLETION

Earliest date that the building would be ready for occupation.



Proposed view of site