



33 Canada Square

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Introduction

Canary Wharf Group (CWG) is in the process of developing a proposal to adapt 33 Canada Square to deliver a more sustainable, market-leading office building.

The existing building at 33 Canada Square will be adapted to meet future tenant demands and emerging trends in the office market, including:

- Creating more prominent ground floor entrances
- Transitioning to an all-electric operation
- Providing urban greening and biodiversity enhancements
- Designing a sustainable interiors refurbishment
- Retail kiosk activation at ground level

The proposal forms part of a broader vision for Canary Wharf which sets out to improve inclusivity, connection and green spaces around the estate, as well as driving growth in the area through job and commercial opportunities.



Visualisation of the proposal viewed from the north



YOUR FEEDBACK

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

33 Canada Square

The Site

33 Canada Square is located in the heart of Canary Wharf next to the iconic One Canada Square. Sitting alongside Reuters Plaza, arguably the busiest and most important pedestrian route through Canary Wharf.

The building was designed by internationally renowned architects Foster & Partners and completed in 1999 as a Grade-A office building featuring glazed facades, distinct curved corners and a structural 'mega-grid' framework.

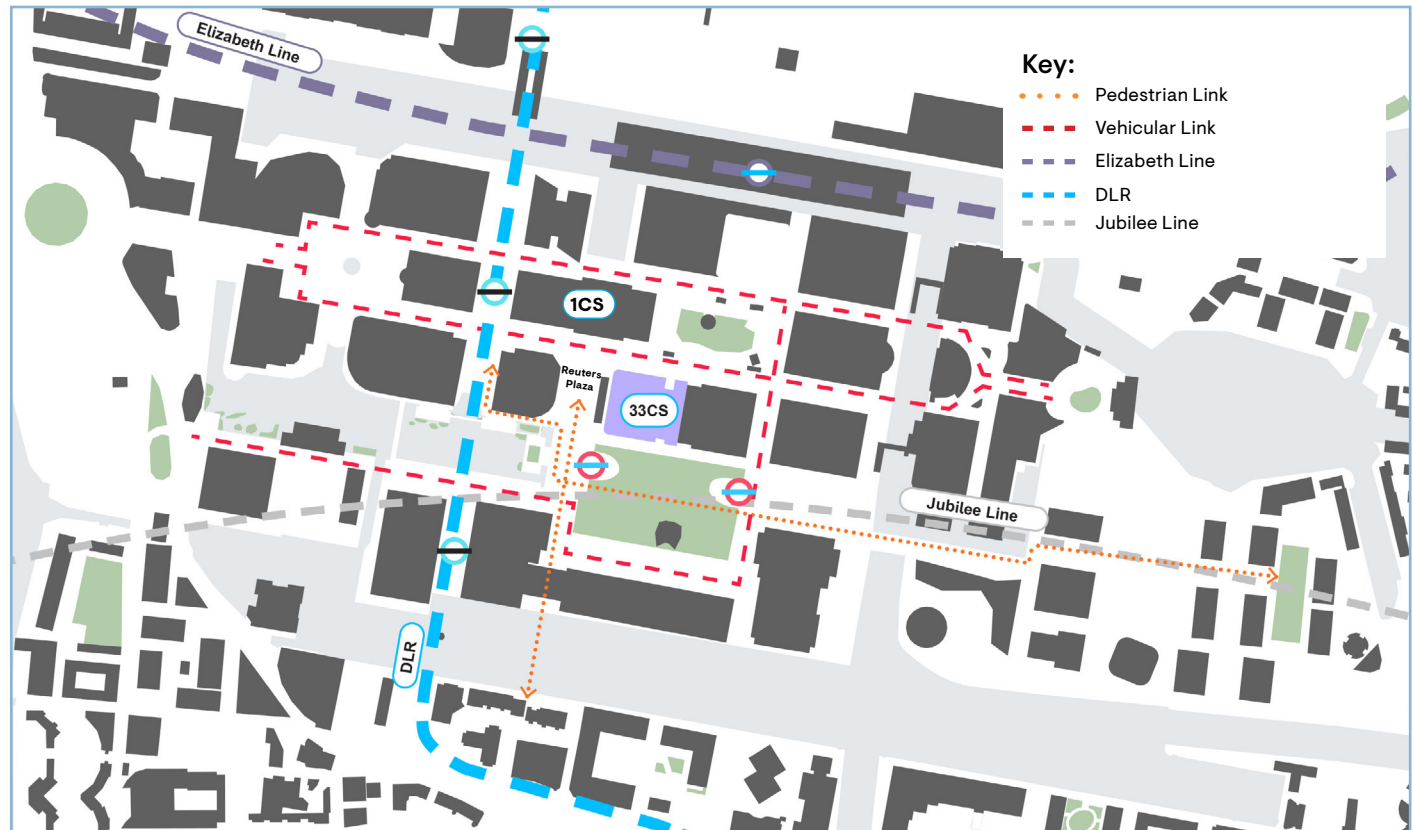
Whilst the exterior of the building is in good condition, CWG is looking to refurbish the interior to meet the requirements of the modern office tenant market, and improve its relationship with Reuters Plaza at ground floor level.

CURRENT CHALLENGES

Inactive frontages: At street level the building appears introverted, with many of the elevations obscured by building servicing and frosted glazing. Approximately 75% of the building's street elevation at ground doesn't meaningfully engage with the surroundings.

Internal layout: The current ground floor is arranged to reflect the vast north-south atrium space above, with users of the building immediately greeted by the secure line and austere reception spaces.

Relationship to green space: The building currently lacks greenery and has little relationship with the adjacent Jubilee Park and Canada Square Park.



Site plan



Street level - south aspect



Entrance - north aspect



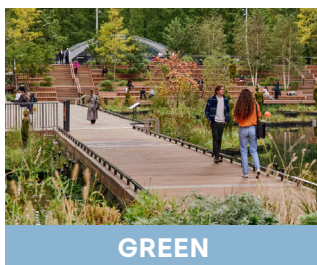
Relationship to Jubilee Park

33 Canada Square

Our Ambition

Recognising the need to upgrade ageing building services and respond to evolving market expectations, CWG is aligning the refurbishment with its broader estate strategy—a framework designed to deliver exemplar office space with excellent sustainability credentials and high-quality workplace amenities.

Our proposals for 33 Canada Square seek to respond to the wider estate vision. These principles are guiding emerging development of Canary Wharf.



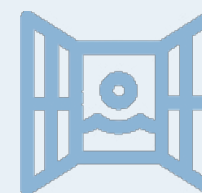
Reposition the building within a competitive market



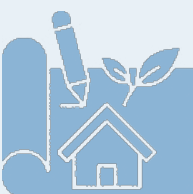
Create a welcoming arrival



Enhance customer experience



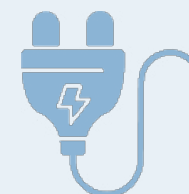
Maximise views and potential



Integrate sustainable design



Energy efficiency



Fossil fuel free



Carbon conscious design choices

33 Canada Square

Our Proposals

The refurbishment of 33 Canada Square offers a number of opportunities to:

Enhance and modernise the building's identity:

Upgrade and modernise its appearance whilst retaining the quality and legibility of the original design.

Create a cohesive and prestigious arrival experience:

Integrate the southwest and northern entrances with key design features to create a welcoming, prestigious arrival and link it to the surrounding amenities as well connecting to transport infrastructure.

Activate the street-level environment:

Create engagement at ground level, particularly to the north and to the south west towards Reuters Plaza.

Unlock potential at the rooftop level:

Explore potential to create a destination at the top of the building, with flexible amenity and events spaces that can benefit from the panoramic views.

Nature weaving through the building:

Planting areas and use of natural materials will be integrated in the public realm and throughout internal spaces to draw nature into the building.

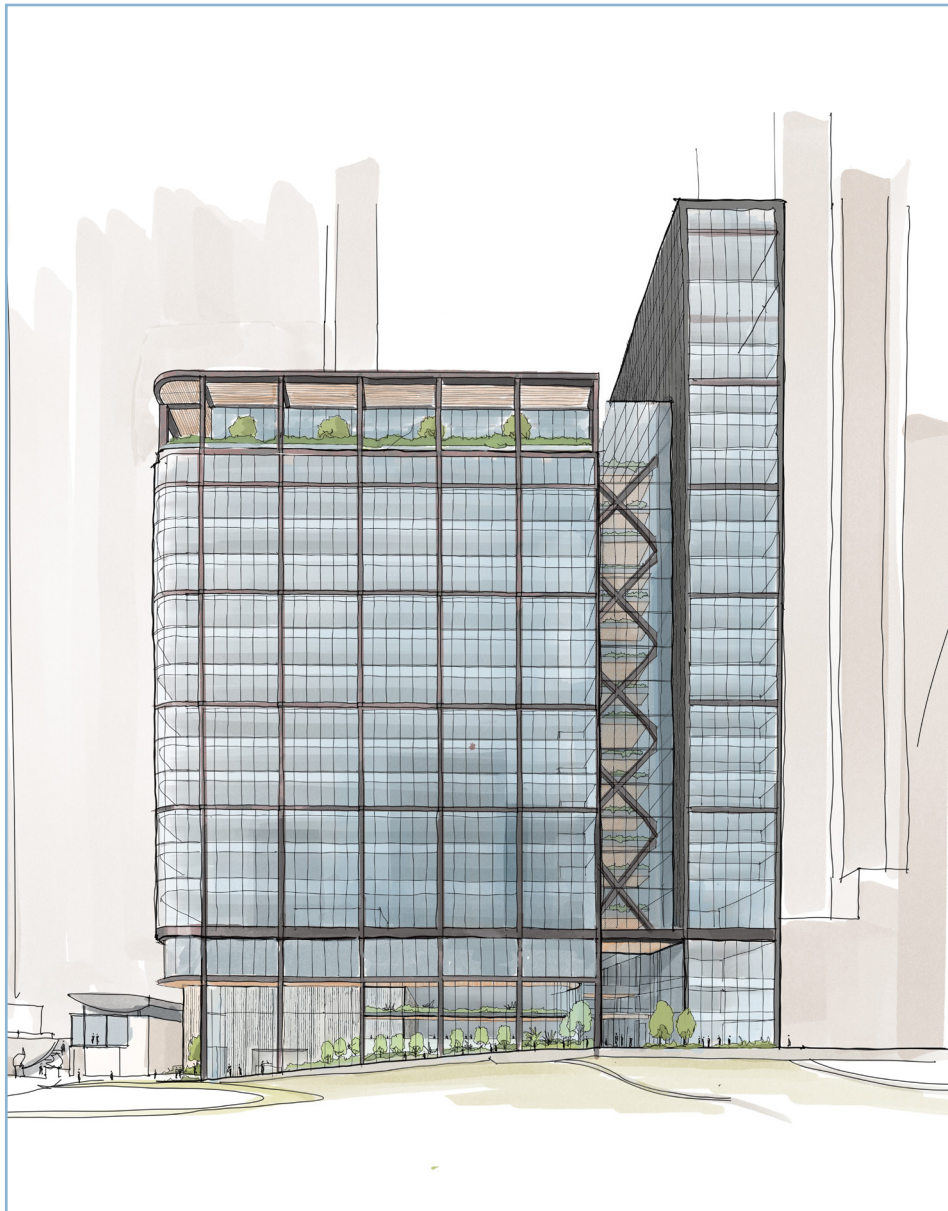


Illustration of building proposal



South-western entrance



North entrance



Roof terrace

33 Canada Square

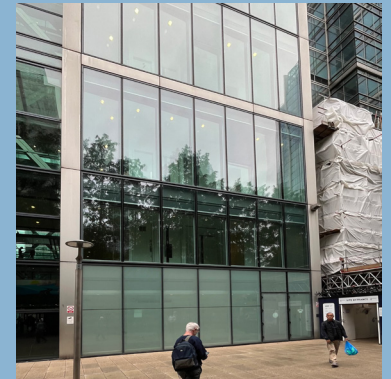
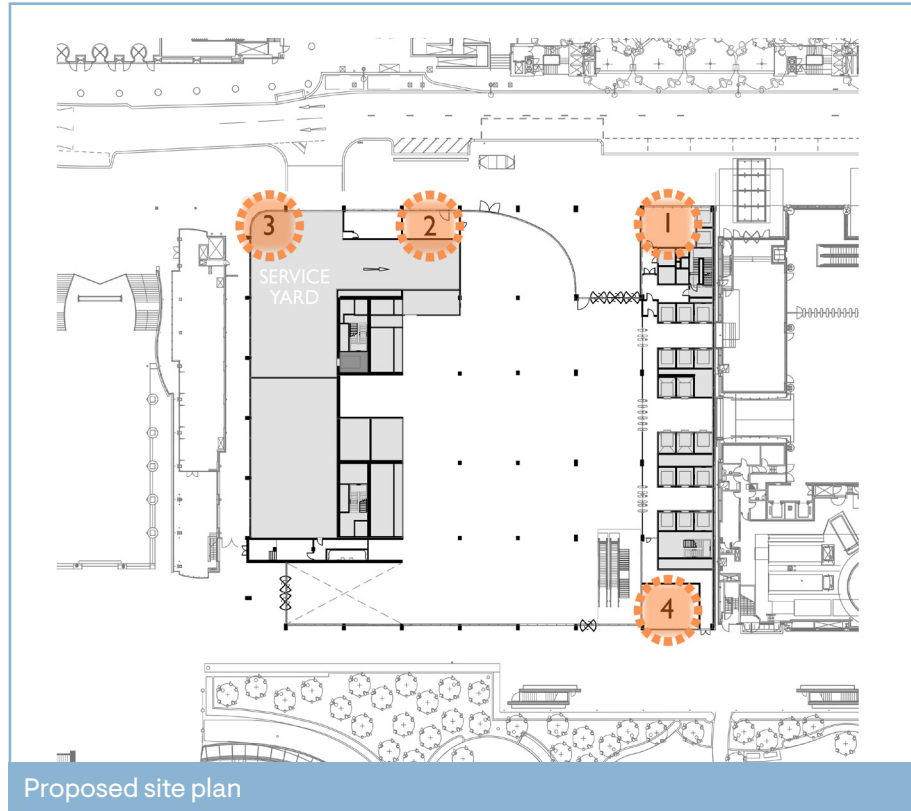
Our Proposals

GROUND FLOOR ACTIVATION STRATEGY

The vision for the ground floor is to transform the predominantly inactive street-facing elevations into vibrant, engaging frontages. This will significantly enhance the building's relationship with South Colonnade and the route alongside Jubilee Park.

Internally the proposals open up the floor-plate into a welcoming and free-flowing space to dramatically improve the arrival experience.

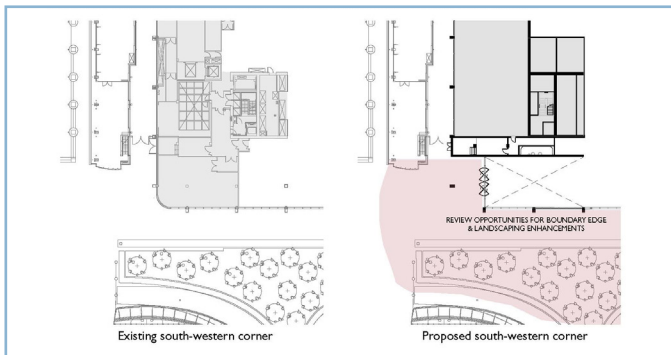
Targeted interventions include the enhancement of the north entrance to improve its appearance, and an additional entrance strategically repositioned to face Eden Dock and align with the primary pedestrian route from Canary Wharf's Jubilee Line, to strengthen connectivity and visibility.



4. Retail unit on the south-eastern corner



3. Retail unit, north-western corner



Existing & proposed south-western corner plan

RETAIL ACTIVATION STRATEGY:

Targeted retail activation at ground level will be introduced to enhance public engagement and improve the building's interface with the surrounding public realm. Retail units are intended to be small format and of sizes ranging from 120-750ft².



1. Roof-level restaurant entrance lobby



2. Retail unit adjacent to north entrance

33 Canada Square

Our Proposals



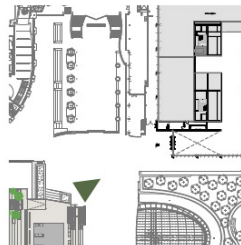
Proposed south-western corner

South-western corner entrance:

The new entrance proposed will dramatically improve the building's prominence, and connectivity between the occupiers and meeting places at the base of 33 Canada Square.



Existing



Site plan



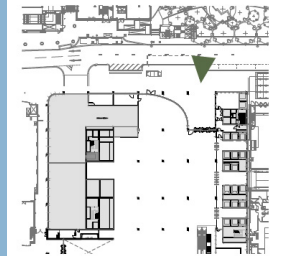
Proposed north entrance

North entrance:

The proposals seek to better incorporate the canopy structure into the existing structural framework and dramatically boost light levels, material warmth and the potential for landscaping to transform the space.



Existing



Site plan

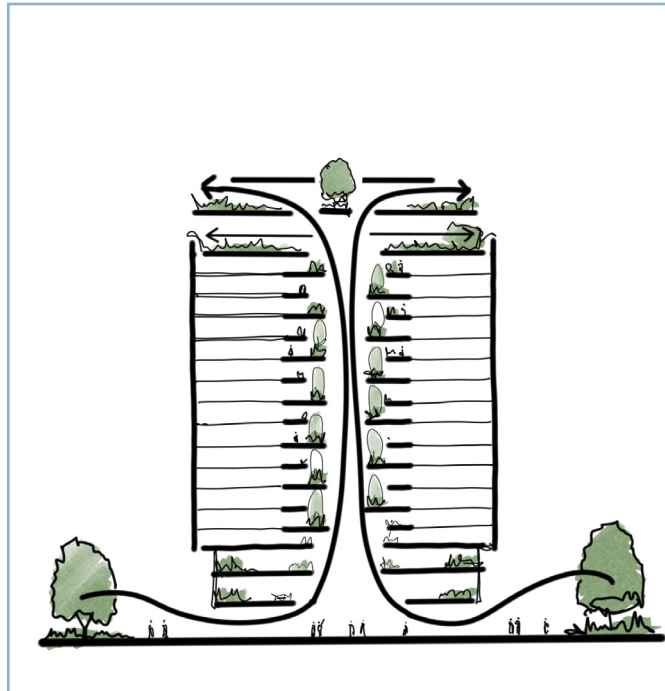
33 Canada Square

Our Proposals

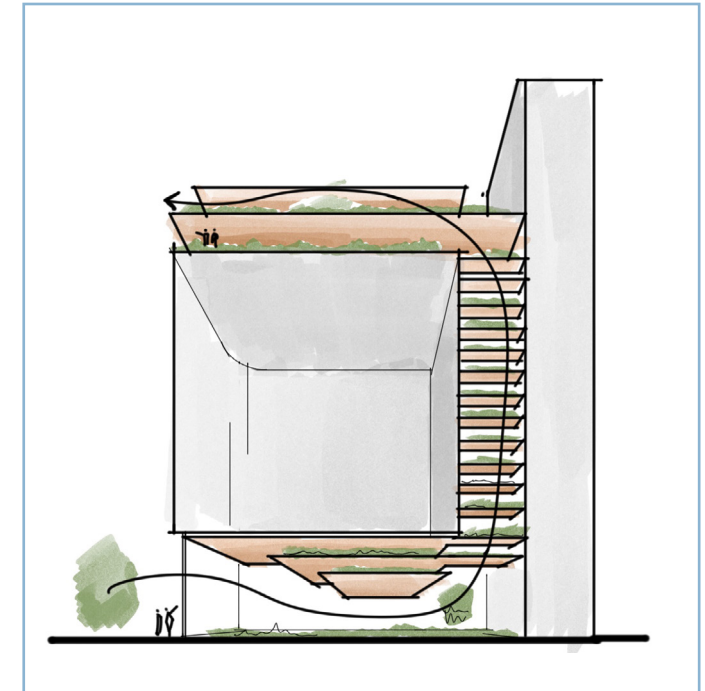
RECONNECTING WITH NATURE

As part of Canary Wharf's commitment to enhancing greenery and access to nature through the Wharf, the proposals seek to carefully introduce natural elements into the building exterior, whilst respecting and retaining the quality and significance of the original building.

At this uppermost level, nature is envisioned as having fully taken over and spreading freely outward from the heart of the building. Landscaping extends from within the pavilion to the surrounding terrace, seamlessly blurring the line between interior and exterior.



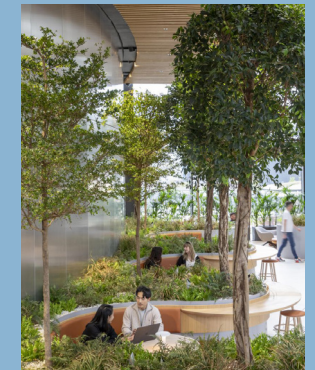
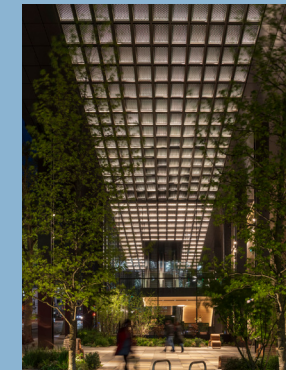
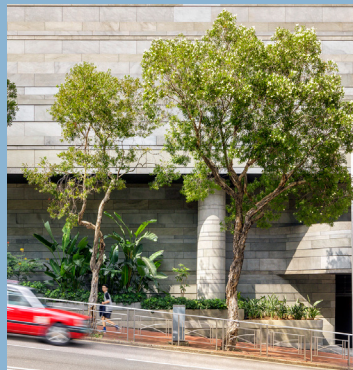
Illustrative diagram - weaving nature throughout the building



Illustrative diagram - cascading soffits & green edges

Precedent images:

A series of precedent imagery to demonstrate the intended quality of setting and materiality.



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Our Proposals

FACADE TREATMENT

To update the facade, changes have been made to:

- Replace the brise soleil fins with a warmer and finer-grain finish on top of the 'mega-grid' structure
- Add terrace planting to improve the appearance of the building
- Add greening and planting along the facade to soften the boundary edge of the building and engage with the surrounding environment

SUSTAINABLE STRATEGY

The proposed changes to the building are underpinned by a sustainability strategy that aligns with the CWG ESG Framework, and looks beyond BREEAM Excellent by prioritising:

- Climate action
- Impact on nature
- Driving circularity
- Social Value
- Keeping as much as possible



Proposed facade



Proposed facade at level 15

PROPOSED FACADE INTERVENTIONS

As part of the building's refurbishment the design team has assessed the function and performance of the existing facade, and explored what other opportunities there are to enhance its visual appeal and character.



The existing building's facade is high-quality and well proportioned, but of its time and appears rather dated particularly by the brise-soleil that cap the top of the 'mega-grid'.



To address this, the proposal replaces the blade fins with a warmer and finer-grain finish to the top of the facade 'mega-grid' structure. Terrace planting is also considered to be as valuable a component to the appearance of the building.



To further uplift and modernise its appearance, options to re-finish the 'mega-grid' in an alternative colour are being explored, with darker, rich tones that contrast with the glazing preferred.

33 Canada 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 33 Canada Square is open until the **5th October 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.

2030

EARLIEST COMPLETION DATE

Earliest date that the building would be ready for occupation.



Proposed view of facade