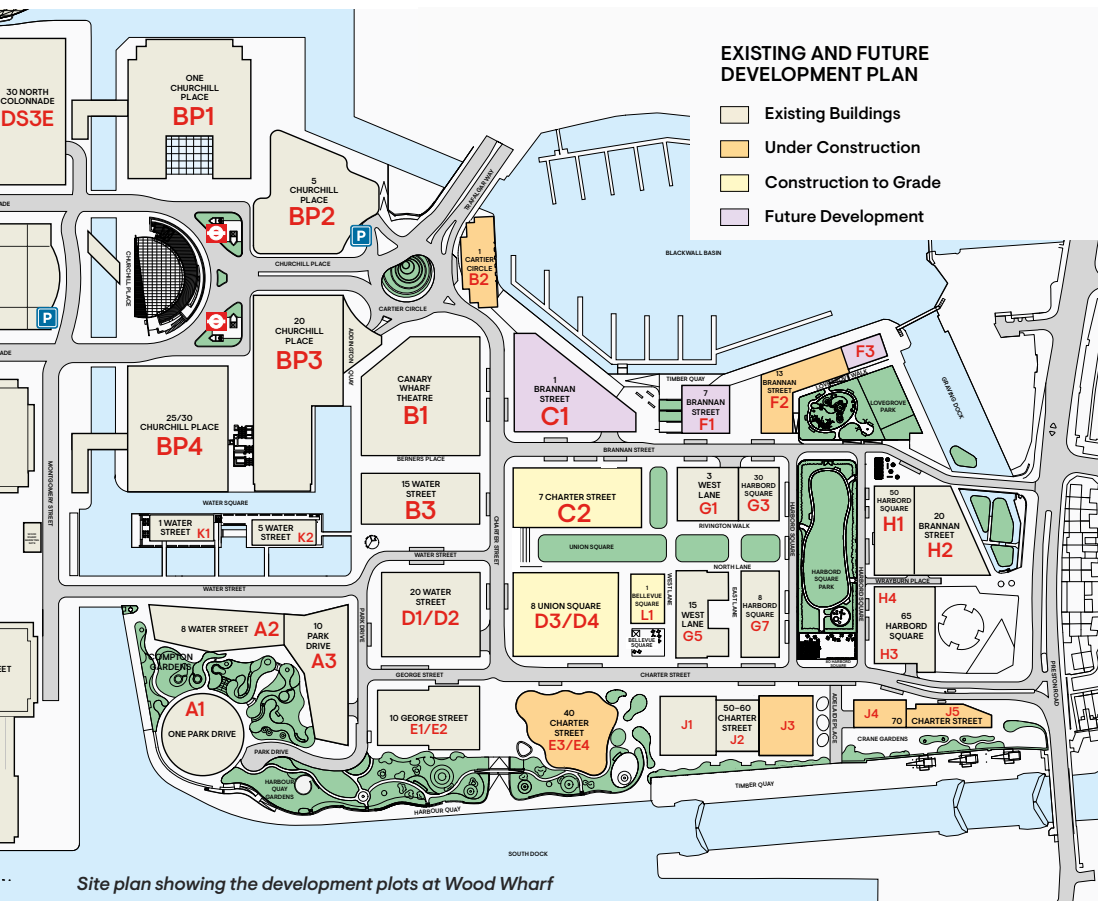


OCT 2025

CANARY WHARF DEVELOPMENT UPDATE



WOOD WHARF CONSTRUCTION UPDATE



Site plan showing the development plots at Wood Wharf

70 CHARTER STREET

J4/J5 – AFFORDABLE RESIDENTIAL

The concrete framework is now complete, and it is anticipated that the façade will top out by mid-October. Fit out works to the 222 units progressing on programme and target for the Q4 2026 building handover.

3 & 15 WEST LANE

G1/G5 – SERVICED APARTMENTS

These were handed over in January and are now home to Vertus Edit, an aparthotel combining the services of a hotel with the comforts of home and Signorelli (G1), a family run bakery and Café Nora (G5), a middle eastern restaurant opening in November.

13 BRANNAN STREET

F2 – AFFORDABLE RESIDENTIAL

The brickwork façade is now complete, and the scaffolding is removed. The balcony installation is due to commence in October and the fit out is progressing well. When completed, this will deliver social housing and the ground floor will be home to a new community centre. Working with the East End Community Foundation the process to find a community operator for the space has begun.

40 CHARTER STREET

E3/E4 – RESIDENTIAL

The façade has now topped out and the hoist removal will commence in October. The fit out is progressing on programme with kitchens and floor finishes now installed to the top floor, when completed this will deliver 552 rental units run by Vertus with amenity spaces and terrace. Completion in early 2027.

50-60 CHARTER STREET

J1/J3 – RESIDENTIAL

J1 successfully handed over some three months ahead of programme at the end of August and the first residents were welcomed in September. J3 is on target to handover in Q3 2026. 50 and 60 Charter Street bring a total of 756 build-to-rent apartments and state-of-the-art amenities. They include spaces built with co-working in mind, elegant private dining spaces, lounge spaces, state-of-the-art gym and studio space, large terraces and even a karaoke room.

ONE CHARTER STREET

B2 – SERVICED APARTMENTS

The façade is nearing completion with only the hoist infill works left to install. The fit out progressing well to all levels and it is hoped that this new hotel will open in Q2 2026.



Apartments to rent, 50 Charter Street interiors

PUBLIC REALM

Works are progressing at pace with the completion of Phase 2 coinciding with the opening of Union Square, a temporary landscaped public space at the heart of Wood Wharf, providing a rich ecosystem for local wildlife combined with spaces for play, events and to pause and unwind amongst the beautiful flower beds.

In August the timber boardwalk along the southern edge was extended to link up with the newly opened 50 Charter Street, this also includes the first public realm installation for Phase 3 which has seen an additional nine street trees planted as well as additional planting beds, footpaths and road surfacing completed. With the remaining Phase 3 buildings progressing well, further public spaces will be opened in stages over the coming 18 months as we look to conclude Phase 3 of the Wood Wharf Masterplan.



Seating, decking and greening at Union Square



Union Square planting and greening

RETAIL AND LEISURE

TROUBADOUR CANARY WHARF THEATRE

Wood Wharf will raise the curtain on a new era of entertainment with the arrival of the Troubadour Canary Wharf Theatre. The 1,200-capacity venue is scheduled to open in October 2025 behind the Tribe Hotel, launching with the first-ever live stage adaption of Suzanne Collins' internationally acclaimed book *The Hunger Games* and Lionsgate's blockbuster film.

Complementing the theatre will be two stylish bars, a 100-cover restaurant, and an inviting external terrace overlooking the water, adding to the dynamic mix of leisure brands in the area.



CGI of Troubadour Canary Wharf Theatre

SUSTAINABILITY

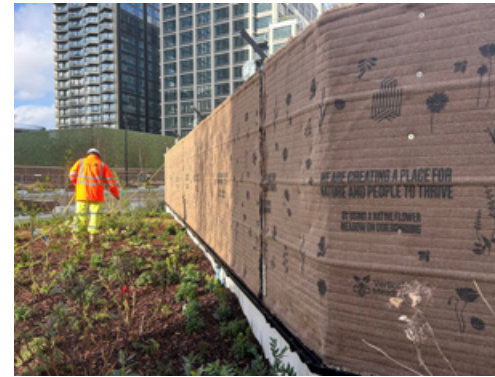
FROM SITE TO STUDIO

Recycle Week was celebrated at the end of September, and the Wood Wharf project highlighted the story of London based artist Niamh Hannaford and some unlikely construction waste. Using donated waste from our Wood Wharf construction site, Niamh turned something that would once have been at the end of its life cycle, into something beautiful. This innovative approach perfectly embodies the project vision of creating a circular community - where materials find new purpose rather than reaching landfill.

Niamh's practice centres on giving discarded materials new life, creating large sculptural works that challenge perceptions about waste and value. Her recent degree show at Goldsmiths University featured the materials donated from Wood Wharf, partnerships like these illustrate the true power of circular thinking - where one project's waste becomes another's inspiration, creating value that extends far beyond our neighbourhood.



Recycle Week – Artist Niamh Hannaford creates art from discarded Wood Wharf waste



Vertical Meadow installation at Wood Wharf

VERTICAL MEADOW AT UNION SQUARE

The Wood Wharf team have worked with Vertical Meadow to install a green meadow wall at Union Square. A selected range of Wildflowers and grasses are grown from seed in-place on a construction friendly mat system. Wildflower seeds are selected specifically depending on the orientation of the hoarding, this is a great example of new ways to bring nature into urban spaces.

'Creating a place for nature and people to thrive.'



The Vertical Meadow at Wood Wharf is now in bloom

GLAMIS ADVENTURE PLAYGROUND

As part of the Wood Wharf project's commitment to support the local community in creating better spaces to enhance lifestyles, volunteers donated their time to refurbish the Glamis Adventure Playground which is run by the Shadwell Community Project.

After creating a working fire pit area last year, members of the Wood Wharf CWCL team and Trade Contractors spent a week at the playground dismantling the unsafe structures and levelling the area to create a flat levelled playing space for the children to play on.



Glamis Adventure Playground

NORTH QUAY

CONSTRUCTION UPDATE

Works are progressing well at One North Quay, with the structure really taking shape.

Following the successful construction of the bearing piles, marine piles and marine deck, works to the main structure commenced. The core, which provides the stability of the building, was split in two due to the size and was constructed with a slipform rig. Both the north and south cores have now successfully topped out. The impressive double height columns to the south are complete and the transfer beams at level 2 are currently being constructed. The floor slabs on the north side of the building are currently at level 5.



CGI of One North Quay



Double height marine deck columns and transfer beams



South core at full height

Both of the tower cranes have reached full height and will serve the rest of the works. Protection screens have been installed on the west elevation where the building line is within close proximity to the DLR tracks, once the floor slabs reach level 6, screens will be installed around the full perimeter. The screens span across 3 floors and encapsulate the concrete works. The screens are hydraulic and will climb with the building.

The civil engineering and utilities work to the west of the site are ongoing and are due to be complete early 2026, alongside the cladding panel installation which will begin on the north elevation.

At One North Quay ambitious sustainability targets have been set. Greenhouse gas emissions from site activities are 55% lower than our target for this point in the programmed works, 99% of construction waste from landfill has been diverted

and the project has replaced over 60% of traditional cement within the installed concrete with low embodied carbon alternatives.

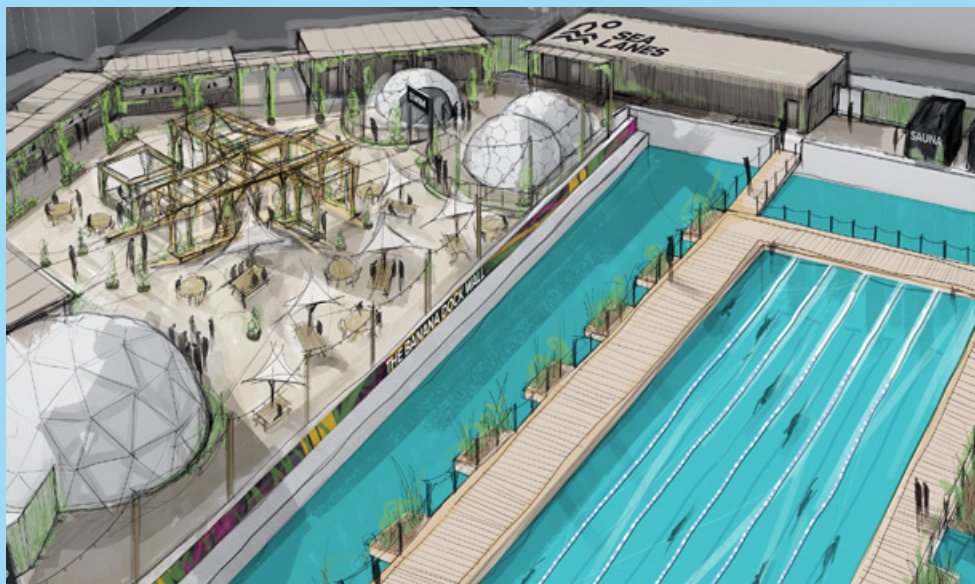
The One North Quay team have held multiple open days for local schools, university students and stakeholders, which have been very positive and rewarding for both visitors and the One North Quay team. If you are interested in learning more about One North Quay and the construction industry, feel free to reach out.



Floor slabs at level 5 on the north elevation



UPCOMING DEVELOPMENTS



Sketch of Sea Lanes Canary Wharf

SEA LANES CANARY WHARF

A planning application was submitted at the end of September for a new open water swimming, health and wellbeing destination as a temporary use at Eden Dock.

The proposals comprise the following elements:

- A 50 metre by 12 metre, six-lane floating, natural water pool with 1.3m depth set within the dock with year-round lifeguarded access
- Back of house facilities including changing rooms, sauna with glazed views, toilets, kitchen and storage in modular structures
- Front of house services including central plaza with timber structures, covered walkways, and 10 metre diameter multi-functional clubhouse dome for community events
- Visitor amenities including food and beverage with covered dome seating and pop-up units, plus viewing deck
- Restaurant and café area for approximately 150 covers
- Sustainable features including 54 cycle spaces, floating plant beds, solar panels, and no single-use plastic policy

BUILDING REFURBISHMENTS

Proposals are being prepared to adapt 10 Cabot Square and 33 Canada Square to deliver more sustainable, market-leading office buildings.

10 CABOT SQUARE

This will include the refurbishment of the existing building to provide an upgraded office building with supporting commercial uses on the ground floor.

Key changes to the building include:

- Floorplates cut back to reduce depth and improve internal daylight levels
- A new façade
- Removal of all existing roof plants to add two 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
- A ground floor and access strategy that responds to the existing and emerging context, aligning entrances with desired lines to key transport hubs, and providing active frontages to primary public routes



CGI of 10 Cabot Square



CGI of 33 Canada Square

33 CANADA SQUARE

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

Key changes to the building include:

- 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

These proposals form part of a broader, estate-wide vision that sets out to improve inclusivity, connection and green spaces, as well as improving growth in the area though job and industry opportunities.

For more information about these projects please visit the website at: <https://group.canarywharf.com/portfolio-and-places/future-projects/>

SOCIAL VALUE

COMMUNITY GRANT PROGRAMME 2025

Through the Canary Wharf Group (CWG) Community Grant Programme, 40 grants have been awarded so far this year totalling £216,106 across three key themes: Education, Skills & Employment, and Wellbeing.

The projects funded support Tower Hamlets residents, with initiatives ranging from; gardening, ecology sessions; employment and skills building workshops; homework clubs and walking groups combating social isolation to name but a few.

Work with groups funded through this programme continues with CWG staff volunteering their time to add further support.



Beyond the Bias

COMMUNITY GRANT PROGRAMME HIGHLIGHTS 2025

COMMUNITY
GRANT
PROGRAMME



40 GRANTS AWARDED IN TOWER HAMLETS

Across 3 key themes: Education, Skills & Employment and Wellbeing



12 AWARDS

Education projects



20 AWARDS

Wellbeing projects



8 AWARDS

Skills and Employment projects

£216,106 TOTAL DONATED SO FAR

To good causes & community projects supporting
our three themes



AIS Classroom



Engage Here



Mindful Photo Lab



MPL nature & Art photography workshop

If you have any questions about any
of our projects please contact us on:

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CANARY WHARF
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