



8 Canada Square

8 Canada Square

Introduction

8 Canada Square was originally built as the headquarters for HSBC, which is set to vacate the building in 2027.

This moment provides an opportunity to reimagine the future of the building to ensure it continues to contribute positively to Canary Wharf.

Canary Wharf has evolved significantly over the last several years and is now a vibrant mixed-use district where people come to work, live, visit and spend time. Shops, restaurants, leisure destinations and public spaces play an essential role in defining the area.

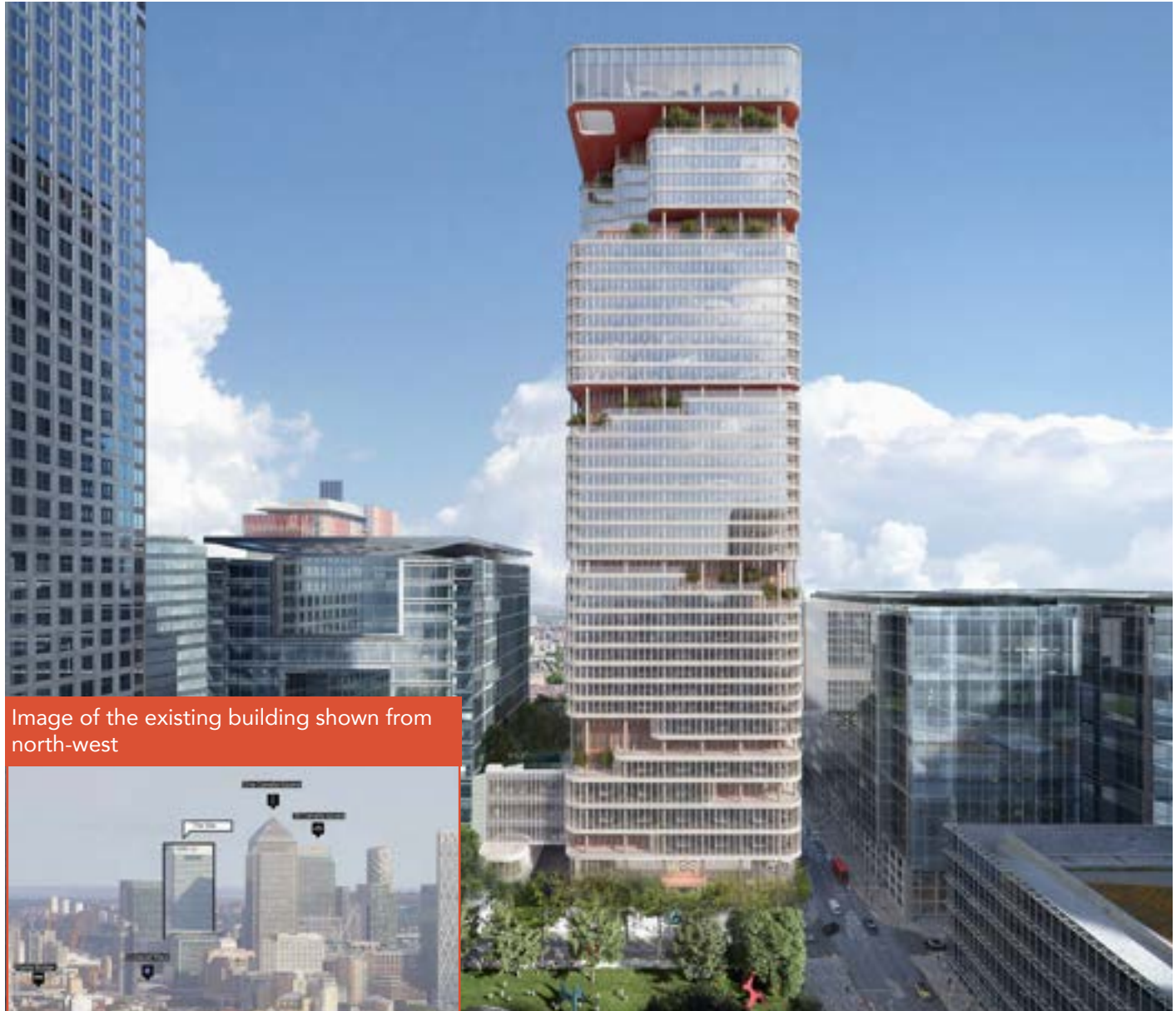


Image of the existing building shown from north-west



Visualisation of the proposal viewed from the south

8 Canada Square

The Existing Building

8 Canada Square is a 45 storey building located at the heart of Canary Wharf and originally designed to accommodate a single occupier. The reimagining of the building will ensure that it meets the evolving needs of modern occupiers, from an environmental and sustainability perspective, flexible workspace provision and amenity offering as well as enhancing the interaction and activation with the public realm at street level.

These factors present an opportunity to rethink how the building functions, both internally and in how it connects to the wider Canary Wharf neighbourhood. Through thoughtful adaptation, the building can be future-proofed to remain resilient, sustainable and relevant for decades to come, while opening up spaces for wider public use and activity.



Aerial view of the site



Image of existing building

Inactive North Frontage



Lacks active public route which engages with the Crossrail Place frontage.

Fragmented Connection



Indirect access to Crossrail Place providing access to the Elizabeth Line making it an underused pedestrian crossing.

Park Entrance



Lack of active engagement at street level and a cohesive interface with the adjacent Canada Square Park.

Disconnected Public Route



Lack of adequate public circulation route along Bank Street.

Environmental Performance



Outdated envelope lacks operable fresh air access and has low environmental performance.

8 Canada Square

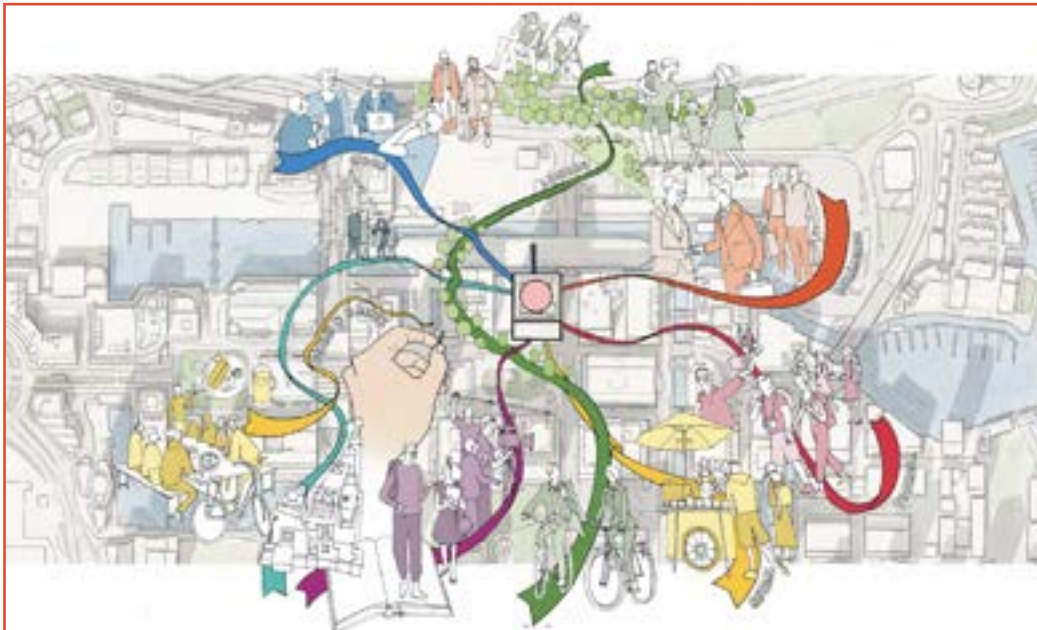
Reimagining 8 Canada Square for the Future

Canary Wharf continues to evolve. It is a place where people come to work, live, visit, socialise and relax. Today, 75 million visitors come to Canary Wharf each year demonstrating its growing appeal as a 24/7 destination.

As this transformation continues, the district must continue to adapt to support a broader mix of uses and a more dynamic pattern of activity throughout the day and evening.

The transformation of 8 Canada Square is part of this wider vision. Looking towards 2040 and beyond, our ambition is to create a more sustainable, resilient and inclusive district, underpinned by a diverse mix of uses and an engaging public realm.

Our approach focuses on adapting and upgrading the existing structure. This significantly reduces environmental impact while unlocking new opportunities for activity and use.



An evolving and diverse mix of uses across Canary Wharf



Introducing variety vertically through 8 Canada Square

8 Canada Square

Our Proposals: Single tenant to thriving community

The future of 8 Canada Square will move beyond a single-tenant model to support a dynamic and diverse community of users.

The proposals explore introducing a mix of complementary uses within the building, including:

- **Reconfiguration of existing floor space:** Reconfiguration of the building to create spaces that suit a wider range of uses and flexible floorspace.
- **A mix of new and complementary uses:** Workspace, hotel, leisure, retail and public spaces co-located to create a new destination and contribute to the wider Canary Wharf place offer.
- **Activation at ground floor:** Approximately 3,500 sqm of retail, amenities and shared spaces at street and podium level.
- **Integration with the public realm:** New publicly accessible routes through the building improving links to streets, the Elizabeth Line, Canada Square and a new northern promenade.
- **New hotel:** Introduction of a new c.180 room hotel at upper levels to support Canary Wharf's growing hospitality offer.
- **Destination leisure:** A new experience at the top of the building combining food, drink and leisure.



1

Leisure



2

The Hotel



3

The Workspace



4

The Podium



8 Canada Square

The new “street” will connect North Colonnade with Crossrail Place, enhancing the pedestrian experience.



8 Canada Square

Our Proposals: A new identity and design

The proposals introduce a refreshed architectural approach that transforms both the appearance of the building and the experience of those who use it. The existing structure and massing will be cut back and modified to create a number of occupiable external terraces. Seeking to re-use existing facade where practical/viable, where materials cannot be re-used these will be recycled for other uses.

Key elements of our approach includes:

- A renewed façade creating a distinctive identity and improved energy performance
- Selective cut-backs to the existing structure to form occupiable terraces
- Re-use of existing façade materials where practical, with remaining materials re purposed or recycled
- Increased planting and greening to support biodiversity and soften the building's character
- Improved daylight, ventilation and openness within internal spaces
- New external amenity spaces designed to support occupier wellbeing

Together, these interventions transform the building while retaining its core structure, providing greater access to natural light, fresh air and outdoor space.

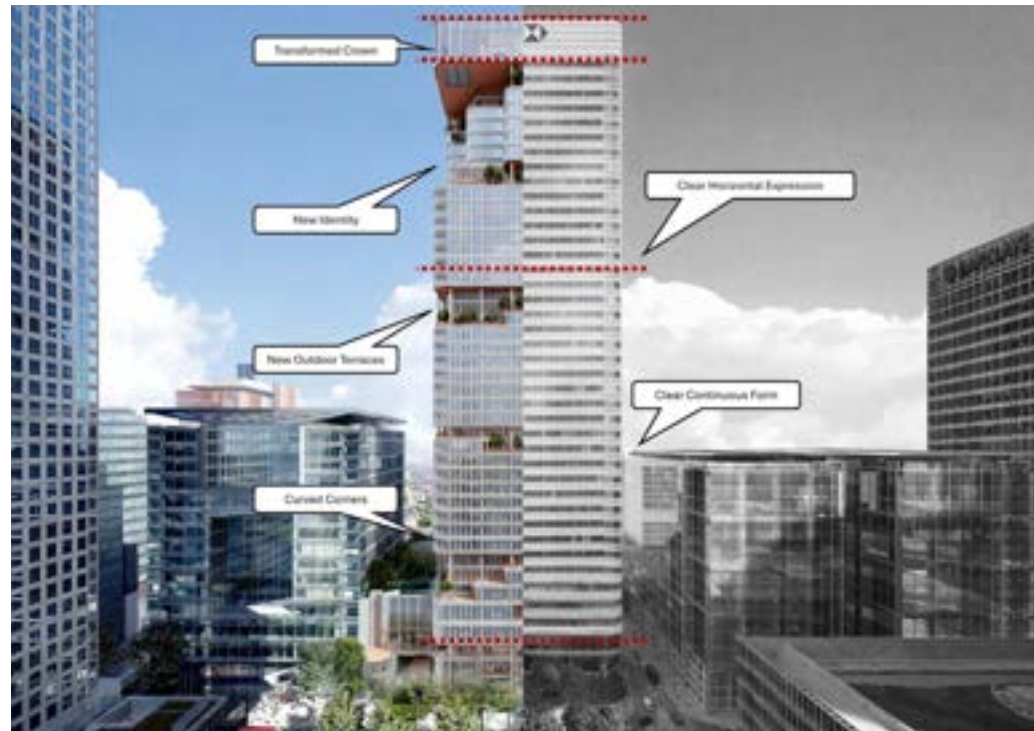


Image showing the building before (right) and proposed (left)



Diagram showing the key interventions of the proposed design

The design approach balances transformation with retention, creating a more open, adaptable and sustainable building that is better suited to the needs of future users and the evolving character of Canary Wharf.

8 Canada Square

Our Proposals: Transformation from the ground up

The proposals are designed to activate the building vertically, creating a series of engaging spaces from ground to roof that invite people in. By introducing new destinations throughout the building, 8 Canada Square will become a more dynamic and publicly accessible place, contributing to the wider energy and experience of Canary Wharf.

The transformation introduces new, activated spaces at both podium and roof levels, establishing a distinctive new destination within Canary Wharf.



UPPER FLOORS

At top floor level, a distinctive “cloud” concept will create a new leisure destination.

This elevated space will offer opportunities to relax, socialise and enjoy panoramic views across London, adding a unique experience to the building and the wider district.



TERRACE CUT OUTS

Carefully designed cut outs within the existing building form a series of external terraces, creating new opportunities for outdoor space at height. These terraces provide access to fresh air, planting and views across Canary Wharf, enhancing both the wellbeing and overall experience, as well as the sustainability performance of the building.



PODIUM

At ground and podium level, new public routes and amenities will connect the building to Canada Square Park and the surrounding area, contributing to a more vibrant and inviting public realm.

8 Canada Square

Our Proposals: Approach to Re-use

Sustainability is at the heart of the proposals and Canary Wharf's overall vision for the future of the district.

The project prioritises retaining as much of the existing structure as possible, significantly reducing embodied carbon and construction waste. This is complemented by the use of low-carbon materials and more efficient building systems.

The design also explores:

- Re-use of existing façade elements
- Incorporation of materials from donor buildings
- Circular economy principles to minimise waste

Alongside environmental performance, the proposals place strong emphasis on wellbeing, creating spaces that support healthier lifestyles through access to daylight, greenery, fresh air and high-quality environments.

Together, these measures will ensure the building is not only more sustainable, but also adaptable and resilient for future use.



Re-use in situ or within the proposed development



Re-use locally from donor buildings within the Canary Wharf Estate



Re-use materials from the wider circular economy and material banks



Specific low-carbon and high recycled content materials

Principles of our Re-use strategy

8 Canada Square

Our Proposals: Before and after



View of existing building from the north side of Crossrail Place



Illustrative view of the proposed building from the north side of Crossrail Place

8 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.

APRIL 2026

PUBLIC CONSULTATION
Consultation with the community on the draft proposals.

SUMMER 2026

PLANNING APPLICATION
Submission of a planning application for the consideration by the London Borough of Tower Hamlets.

2027

CONSTRUCTION COMMENCES
Above ground construction starts subject to receiving planning permission.

2033

INDICATIVE DATE FOR COMPLETION
Earliest date that the building would be ready for occupation.

LET US KNOW YOUR THOUGHTS

Our consultation period on the proposals for 8 Canada Square is open until the **30th April 2026**

Click the arrow to go straight to our online feedback survey.

