



20 Churchill Place

20 Churchill Place

Introduction

CWG is developing proposals to revitalise 20 Churchill Place, ensuring the building is ready to meet the changing needs of future occupiers while contributing to the continued evolution of Canary Wharf.

The proposals will transform the existing building through upgraded, high-quality office space, improved sustainability, enhanced workplace amenities and new active uses at ground level, including retail and food and beverage opportunities. Together, these changes will create a more welcoming and engaging destination for workers, visitors and the wider community.

The project forms part of Canary Wharf's wider 2040 Vision, which aims to create a more inclusive, connected, greener and thriving neighbourhood, supporting new jobs, investment and opportunities across the estate.

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.



Proposed view of the new entrance to 20 Churchill Place

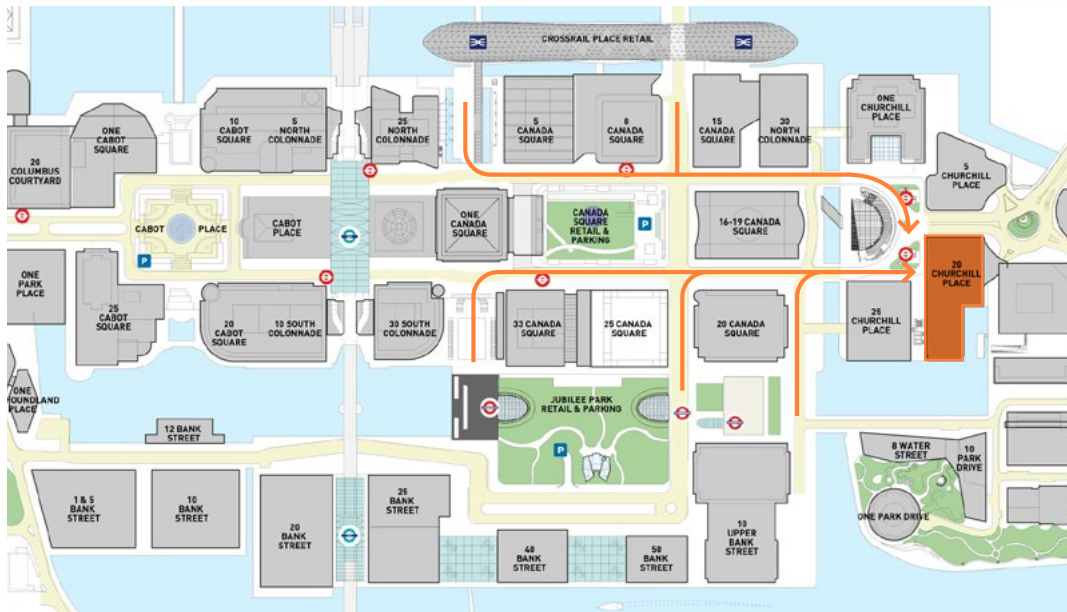
20 Churchill Place

Existing Building

20 Churchill Place is in the eastern part of Canary Wharf, originally developed as the European headquarters for State Street Bank.

The existing building comprises 14-storeys rising with a six-storey podium and is currently used entirely as office accommodation, supported by conference facilities, a staff restaurant and a small external terrace.

The building has largely been unaltered since its completion and no longer reflects the expectations of modern occupiers. It has limited public-facing activity, restricted access arrangements and would benefit from improvements to sustainability and energy performance as well as user experience.



→ Principal pedestrian movement

Canary Wharf map with 20 Churchill Place shown in orange

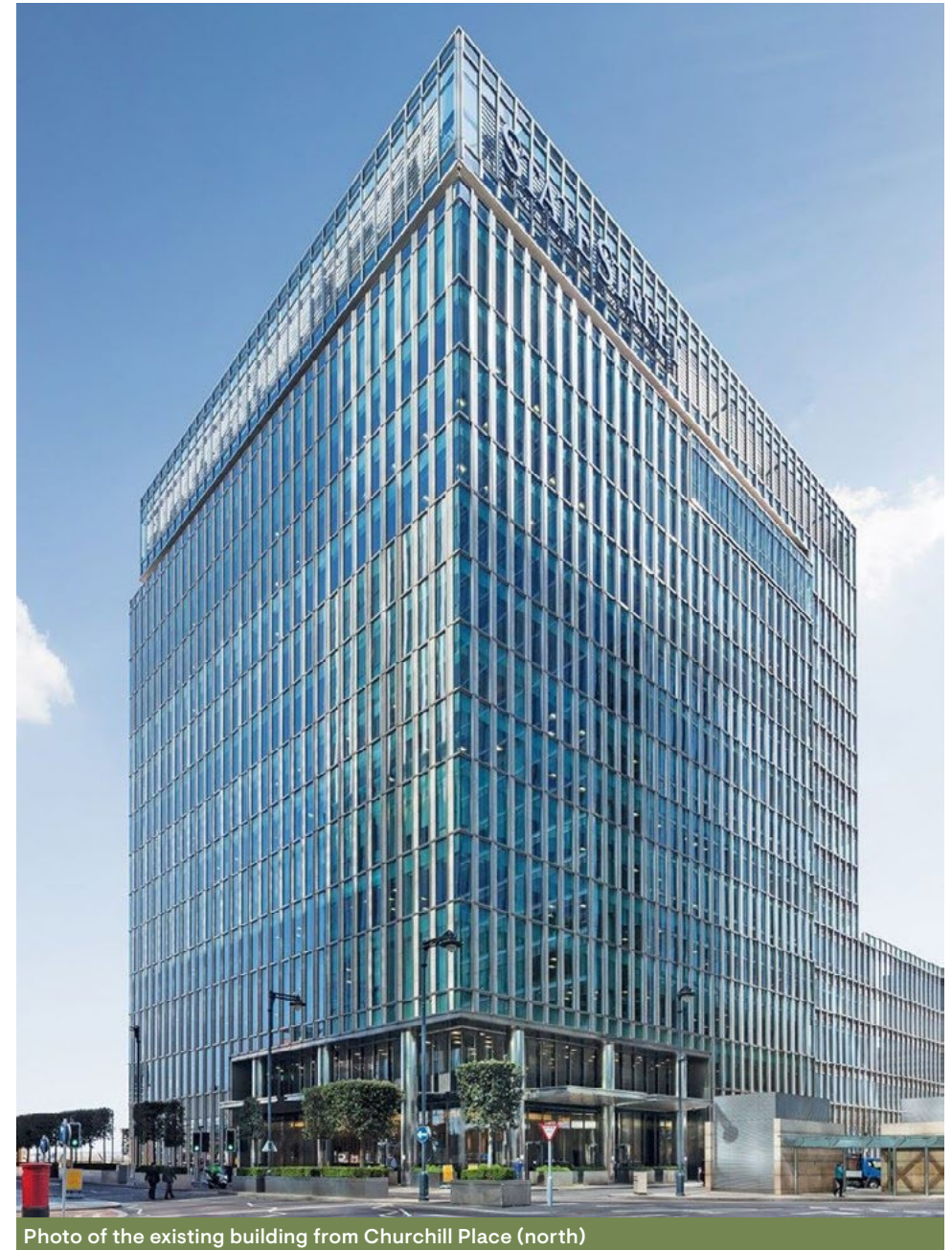


Photo of the existing building from Churchill Place (north)

20 Churchill Place

Our Ambition

Canary Wharf is evolving into a vibrant mixed-use neighbourhood where people can live, work and spend time throughout the day and evening. The Canary Wharf 2040 Vision places greater emphasis on creating welcoming public spaces, improving connectivity, increasing biodiversity and supporting healthier, more sustainable communities.

20 Churchill Place has an important role to play in delivering this vision. By opening up the building, improving accessibility and creating attractive public spaces around it, the proposals will better connect the building with its surroundings.

Introducing active ground-floor uses and enhanced public realm will help create a lively destination that contributes to the continued transformation of Canary Wharf into a place enjoyed by workers, residents and visitors alike.



Reposition the building within a competitive market

Strategic upgrades to refresh, rebrand, and establish a best-in-class workplace environment



All-electric strategy

Replace aging plant equipment with all-electric systems to pivot away from fossil-fuel use



Enhance connectivity & activation

Open up the link with The Troubadour to improve permeability and unlock retail opportunities that animate the public realm



Enhance tenant experience

Create flexible, distinctive office floorplates and amenities to foster tenant engagement



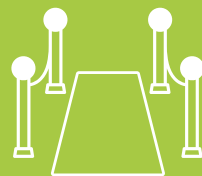
Energy efficiency

Implement operational upgrades to improve the building's energy use performance



Embed sustainable design

Integrate wellness and environmental excellence



Improve public realm

Overhaul public realm and building entrances to transform the arrival experience to be safe, pleasant and uplifting



Low carbon choices

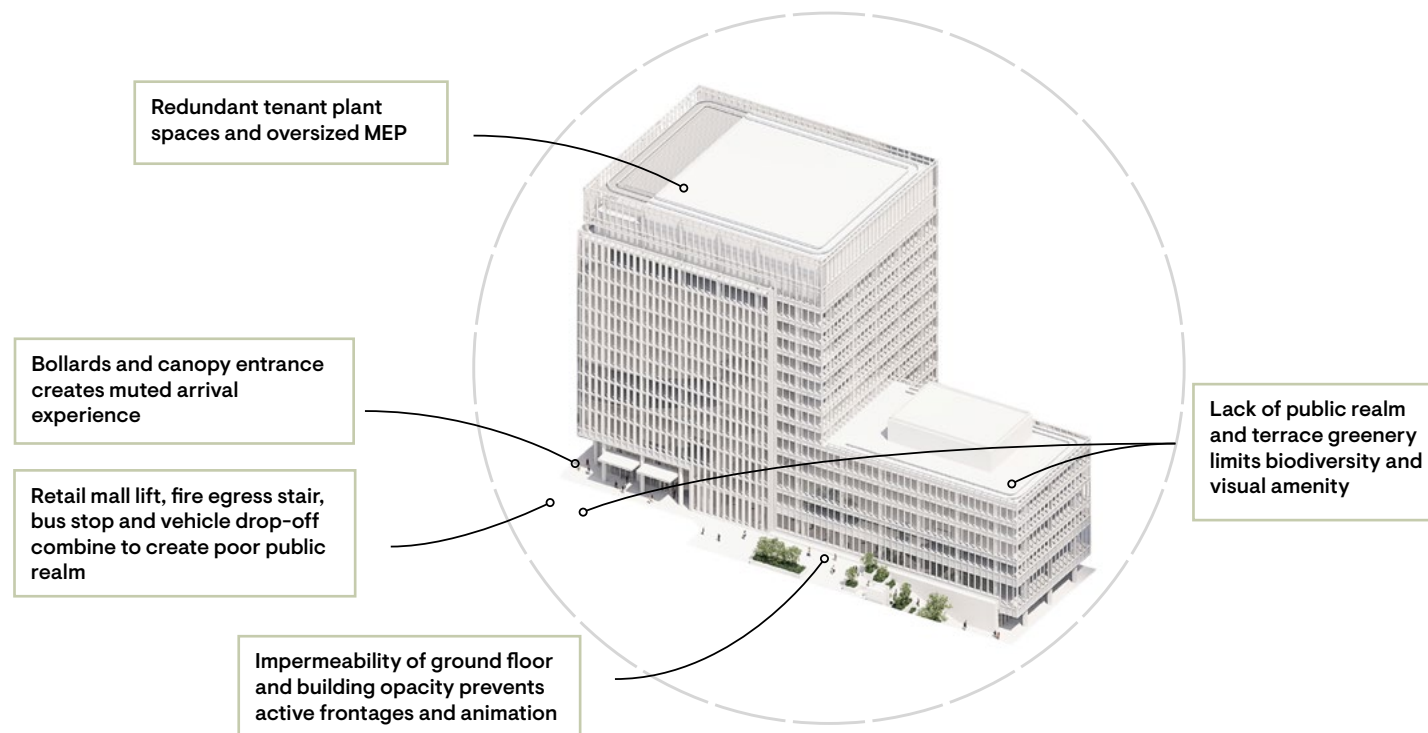
Prioritise mindful design decisions to reduce both embodied and operational carbon throughout the building

20 Churchill Place

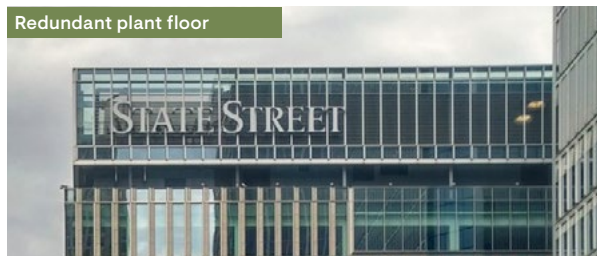
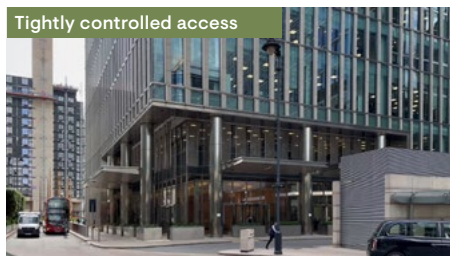
Opportunities for Improvement

Our proposals seek to reposition the building as a more open and integrated part of Canary Wharf, addressing its current limitations as a largely inward-looking office building with a limited presence at street level. At present, the building makes little contribution to the surrounding public realm, with underutilised ground floor and external areas that do not actively engage with adjacent streets and spaces.

Opportunities for improvement focus on the ground floor, arrival and public realm experience as well as revitalising plant and terrace areas. Together, these changes will help transform the building into a more accessible, sustainable and welcoming part of Canary Wharf.



Existing building - areas for improvement



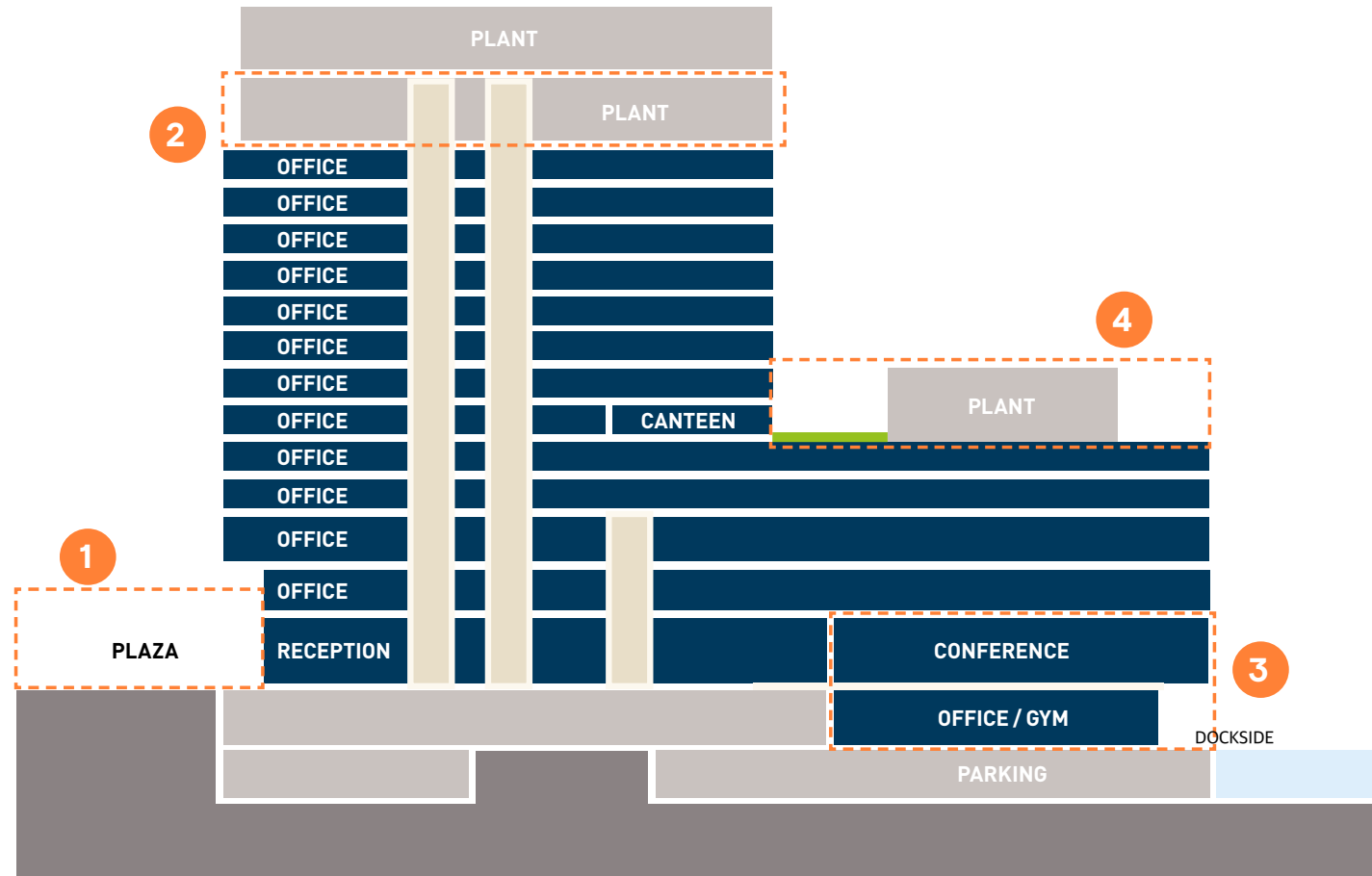
Images of the existing building

20 Churchill Place

Our Proposals

The proposals focus on five key interventions that will modernise the building while enhancing the surrounding public realm:

- 1. New entrance and plaza:** Creation of a welcoming arrival space in front of the building, improving the pedestrian experience and overall public realm environment.
- 2. Level 13 conversion:** Transformation of redundant plant space into high-quality office accommodation, making more efficient use of the existing building structure.
- 3. Ground floor reconfiguration:** Change of use from office to retail and food and beverage, introducing active frontages and increasing day-to-evening activity.
- 4. Level 5 landscaped terrace:** Delivery of a new high-quality outdoor amenity space for occupiers, enhancing wellbeing and usability.
- 5. Bus stop relocation:** Relocation of the bus stop outside of 20 Churchill Place further west along South Colonnade.



Section diagram of existing building showing locations of interventions

20 Churchill Place

Entrance Plaza

Today, the arrival space outside 20 Churchill Place is dominated by vehicle movements and provides a relatively poor pedestrian experience. The proposals will transform this area into a high-quality public space that is easier to navigate, more attractive and better connected to the surrounding streets.

Removing the existing pavilion structures will open up views and create a more generous entrance space. New paving, seating, planting and carefully selected materials will provide a welcoming environment that reflects the wider character of Canary Wharf. Additional greenery and street furniture will encourage people to spend time in the space, creating an attractive setting for both building users and the wider public.



Repositioned cycle parking with convenient access from the road.

Lift enclosure is significantly reduced in size.

A new canopy to 20 Churchill Place opens up the entrance and plaza setting.

Surface materials are extended to create an improved pedestrianised area.

Vehicle drop off and servicing are moved to the main route to allow for pedestrianisation of the plaza area.

Stair enclosure reduced to a landscape element providing planting and seating, upgrading quality and functional use of the space.



The existing entrance, showing current obstructions including the mall lift, staircase, bollards and vehicle drop off in front of the building.

Illustration showing proposals for changes to the entrance plaza in front of 20 Churchill Place

20 Churchill Place

Access & Servicing

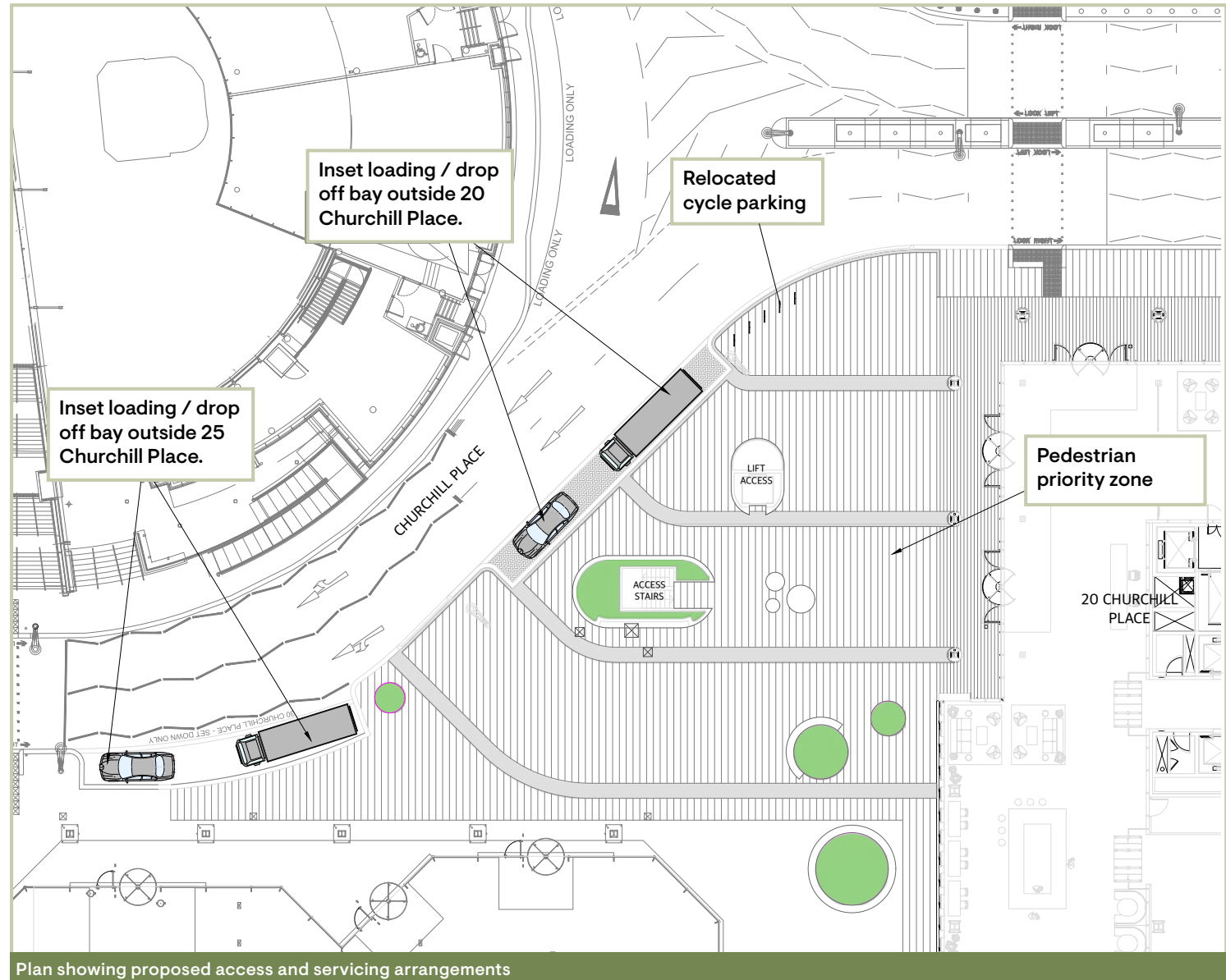
The proposals have been carefully designed to prioritise pedestrians while maintaining essential access for servicing and emergency vehicles.

The existing vehicle route through the entrance plaza will be removed, creating a safer and more welcoming public space. Servicing and drop-off facilities for 20 and 25 Churchill Place, together with below-ground retail units, will instead be accommodated within new inset bays created as part of highway changes.

The layout has also been designed to maintain access for fire access between the two buildings, ensuring operational requirements continue to be fully met while delivering significant public realm improvements.

During Construction

Maintaining servicing access has been a key consideration in the design process. During construction, we will ensure an alternative lift access arrangement that will continue to support servicing requirements for the Churchill Place Mall while enabling improvements to the surrounding public realm.



20 Churchill Place

Building alterations

The proposals focus on a series of targeted adaptations to 20 Churchill Place to modernise the building, improve its environmental performance and better meet the needs of future occupiers.

These interventions involve reconfiguring key parts of the building at ground and upper levels, enhancing external spaces and upgrading the quality of office accommodation.

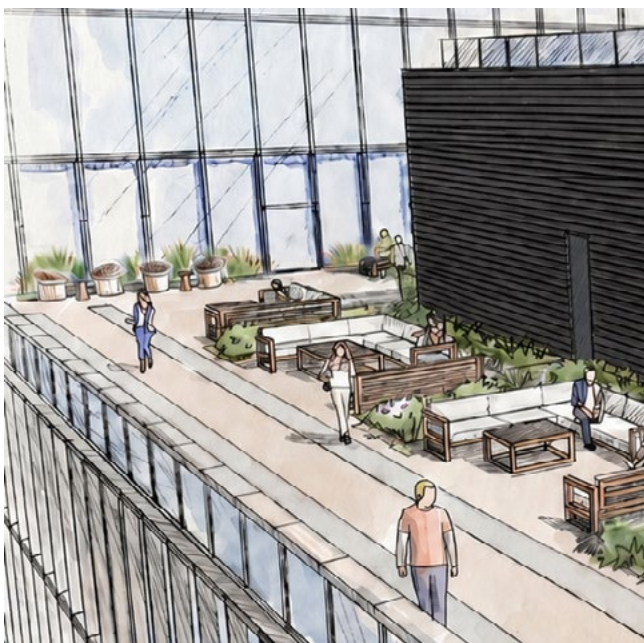


Illustration of the Level 5 terrace

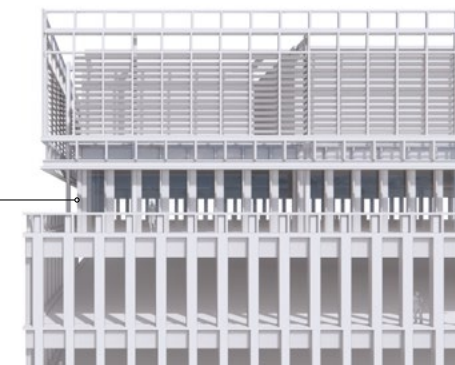
Level 13

Level 13 presents an opportunity to deliver high-quality office accommodation with enhanced daylight and views across Canary Wharf.

Existing solid elements are replaced with high-performance glazing, improving outlook and workspace quality, with opportunities to introduce greenery to support a more sustainable environment.

13 LEVEL

New glazing introduced to turn the plant level into new high quality office space



Level 5

Level 5 is proposed as a new landscaped terrace, providing high-quality external amenity space for occupiers with access to greenery, fresh air and views.

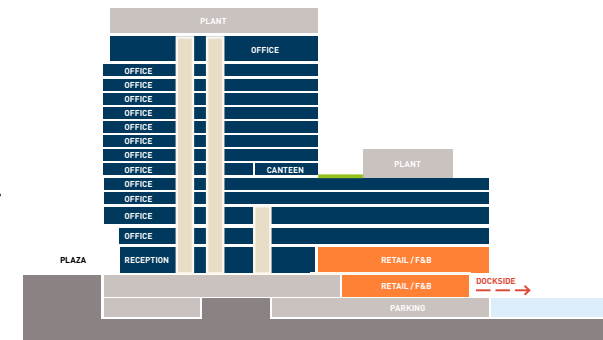
The design also seeks to reduce the size of the central Building Maintenance Unit currently located in this area and improve visual amenity for neighbouring buildings overlooking the space.



Ground Level

The ground floor is currently occupied by office and conference uses, with limited activation and weak engagement with the surrounding dock and public realm.

The proposals introduce retail and food and beverage uses to replace underutilised space, creating a more active and welcoming frontage that responds to increased footfall in the area.



20 Churchill Place


Bus Stop Relocation


Bus services remain an important part of Canary Wharf's transport network. However, the existing bus stop outside 20 Churchill Place is lightly used, serving less than 2.5% of bus passengers across the estate.

To support the creation of a pedestrian-focused public space, CWG has undertaken a wider review of bus stop locations alongside its transport consultants and in discussion with Transport for London (TfL).

As part of the public realm improvements for 20 Churchill Place, a new fully accessible bus stop is proposed on South Colonnade, providing a more central location that better serves key destinations across the estate. The replacement stop would be operational before construction begins, ensuring bus services continue without disruption while supporting wider improvements to the public realm.



 Location of existing bus stop outside 20 Churchill Place.

 Proposed location of relocated bus stop on South Colonnade.

20 Churchill Place

Views from Churchill Place



Existing view of 20 Churchill Place from Churchill Place (south)



Proposed view of 20 Churchill Place from Churchill Place (south)

20 Churchill Place

Consultation and 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.

JULY 2026

PLANNING APPLICATION

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

Q1 2029

CONSTRUCTION STARTS

Subject to planning permission, construction works would start in early 2029.

Q2 2030

EARLIEST COMPLETION DATE

Earliest date that the works to the building and public realm will be complete.

Let us know your thoughts

Our consultation period on the proposals for 20 Churchill Place is open until **16th July 2026**.

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

GO TO SURVEY 



Illustration showing proposals for changes to the entrance plaza in front of 20 Churchill Place after dark