



## PRESS RELEASE

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### **Art-Invest Real Estate progresses Canada Water Dockside with submission of detailed RMAs**

Art-Invest Real Estate (Art-Invest) has submitted a series of detailed Reserved Matters Applications (RMAs) for Canada Water Dockside, its 1.5 million sq ft c.(140,000 sqm) office-led scheme that will become a new waterside commercial quarter for London.

Canada Water Dockside is a 4.5-acre site that sits at the heart of the wider Canada Water regeneration area, next to Canada Water Station, the Dock's waterfront and alongside British Land's 53-acre scheme. Designed by architects, BIG - Bjarke Ingels Group and HWKN Architecture (HWKN), Canada Water Dockside comprises a collection of three exceptional headquarter buildings providing future focused and sustainability-led workspace for up to 10,000 people, new community amenities and public realm, as well as new places to eat, drink and relax.

In March 2022, Southwark Borough Council resolved to grant outline planning consent for Canada Water Dockside. The latest submissions now include detailed plans for two of the three office-led buildings and new landscaping and public realm being delivered by Townshend Landscape Architects.

Central to Art-Invest's vision for Canada Water Dockside is to create some of London's healthiest workplace buildings. A departure from typical office buildings, they combine flexible places to work with access to hospitality-like amenities and a ground floor that is permeable and public, blurring the boundary between stepping indoors and outdoors, while prioritising active travel. Canada Water Dockside is expected to deliver up to 10,000 long term job opportunities, bringing the vibrancy of creative thinking and business into the heart of Canada Water.

Canada Water Dockside benefits from over 130 acres of green and blue space on its doorstep. Inspired by these unique surroundings, the scheme will support improved health and wellbeing for local people and new office workers by providing access to new public realm and establishing connections and supporting sport, play and wellbeing facilities in the area. Proposals for the public realm will more than double the amount of green space, creating more than 2000 sqm of public green space.

Alongside the RMAs, Art-Invest will shortly be submitting proposals to transform Canada Water's eastern dock edge. Designed by internationally renowned landscape and garden designer and Chelsea gold medallist, Andy Sturgeon, the dock edge will become an important new public focal point for the scheme, significantly improving the interaction with the water's edge and supporting the local biodiversity and ecology.

Luka Vukotic, Partner, Art-Invest Real Estate UK, added: "Since securing the resolution to grant outline planning last year we've made a considerable amount of progress in developing the designs of Canada Water Dockside to reach this milestone. The local community has again been fundamental in helping to shape our final proposals and I am excited about the quality of architecture, amenities and public realm we are putting forward. Canada Water Dockside is a first for London; a new commercial hub surrounded by 130 acres of open green space and expanses of water. We've remained focussed on creating the most sustainable collection of buildings to deliver true benefits to occupiers, visitors and the local community. With waterfront access, new public realm, exceptional connectivity, open and flexible workspace with a permeable and exciting ground floor, the scheme goes beyond providing new experiences for all, it will enable transformation."



Andy Young, BIG Partner, commented: “We believe that our designs deliver a step-change in terms of the modern workplace environment through the provision of high-quality facilities, natural ventilation, outdoor space and a variety of amenities, all driven by the original masterplan requirements.”

Matthias Hollwich, Founder, HWKN, added: “We’ve designed a building that, unlike a standard office, will be a radically new place where one experiences a career full of great purpose, social connection, and true joy. It will be an aspirational place, where people do the best work of their career by being connected to the collective energy of their colleagues, by having access to state-of-the-art equipment to maximize productivity, all in an alluring and inspiring environment. The building is sculpted into an exotic form that is unforgettable, filled with light, air, and nature and with maximum activation on the ground floor for tenants, neighbors, and visitors. It is the future.”

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#### **About Art-Invest Real Estate**

Art-Invest Real Estate (AIRE) is an experienced investor, developer and asset manager operating across key gateway cities in Germany, Austria and the United Kingdom.

Established in 2010 and headquartered in Cologne the business operates as a private partnership with the Zech Group and the managing partners as shareholders. The group invests and manages on behalf of its proprietary capital, regulated institutional funds and select separate accounts and actively pursues a "manage to core" investment strategy across the risk spectrum.

Sector focus is principally the office, retail, hotel, residential and data centres. Since 2012, the company has been licensed to operate as a regulated fund manager in accordance with German investment law (KAGB). During this period Art-Invest Real Estate Funds has successfully launched more than fifteen regulated funds for a variety of institutional investors. The group has more than EUR 7 bn AuM with more than EUR 2bn invested equity for a range of institutional investors as long-term partners.

#### **About BIG – Bjarke Ingels Group**

BIG-Bjarke Ingels Group is a Copenhagen, New York, London, Barcelona, and Shenzhen-based group of architects, designers, urbanists, landscape professionals, interior and product designers, researchers and inventors. Led by Bjarke Ingels, the studio is currently involved in projects throughout Europe, the Americas, Asia, and the Middle East. BIG’s architecture emerges out of a careful analysis of how contemporary life constantly evolves and changes. BIG believes that by hitting the fertile overlap between pragmatic and utopia, architects can find the freedom to change the surface of our planet, to better fit contemporary life forms. [Instagram](#), [Facebook](#), [Twitter](#), [LinkedIn](#), [WeChat](#), [www.big.dk](http://www.big.dk)

#### **About HWKN Architecture DPC (HWKN)**

HWKN is an award-winning, New York-based global architectural innovation firm led by Matthias Hollwich, alongside partners Jessica Knobloch, Dorin Baul, Robert May, and Olga Snowden. Founded in 2008, HWKN partners with cities, developers, and clients to maximize the impact and value of their



development assets. The firm's diverse portfolio includes buildings and neighborhoods alike, from retail spaces and popup-installations to residential and commercial schemes in the United States, Middle East, and Europe, with collaborating offices in Munich, Miami, Berlin, Riyadh, and London. HWKN creates unforgettable architecture by designing from the outside in, shaping spaces that turn buildings into social activators, identity markers, and happiness enhancers. The creative strategy is extended into the inside of the building, introducing new operational typologies. Here the future of real estate is taking shape, creating buildings for generations to come. Honored in Fast Company's ranking of the world's top 10 most innovative architects, the design team shapes the future for people, communities and investors. For more information, visit: [www.hwkn.com](http://www.hwkn.com).