**January 7th 2025**

**PRESS RELEASE**

**Art-Invest Real Estate submit plans for Dockside Canada Water’s Plot B**

Art-Invest Real Estate (Art-Invest) announces that it has submitted a Planning Application to Southwark Borough Council which includes detailed proposals to bring forward Dockside Canada Water’s, Plot B.

A 4.5 acre site Dockside Canada Water is one of London’s largest and most innovative development’s. The gateway to Canada Water, Dockside is set to bring to central London an exciting and unique proposition; a new urban quarter, with new places to work, eat, drink, live and relax fronting the water’s edge. Strategically located in Zone 2 on the Rotherhithe Peninsula, it is exceptionally well located next to Canada Water station and British Land’s 53-acre town centre scheme, with over 130 acres of green and blue space on its doorstep.

Art-Invest’s planning application encompasses detailed proposals for the entire Dockside Canada Water masterplan, which includes Plot A and Plot B. Outline planning permission for the masterplan was secured in March 2022. The key element of this planning application is Art-Invest’s proposals for Plot B only with the delivery of Purpose-Built Student Accommodation (PBSA), alongside new affordable housing. Designed by global architecture and interior design practice, tp bennett two buildings will provide 742 student rooms and 75 new affordable homes, as well as a community hub.

Tp bennett’s design for a vibrant, residential-led community emphasises sustainability, with passive measures to reduce heating and cooling energy demand, and integration with the surrounding context. In addition to landscaping enhancements to Surrey Quays Road, Canada Street and Green Street, as well as extending links to Canada Water via Maritime Street, the scheme creates a new landscaped courtyard and meandering pedestrian route through the development leading to a large public square, Printworks Place.

Art-Invest’s progressed, detailed plans for Plot B to deliver residential use from the commercially-led outline masterplan represent a natural evolution of the scheme and respond to a clear need for additional places for students to live in Southwark.

The proposals for Plot A remain unchanged from the detailed planning application submitted and approved by Southwark Borough Council in September 2023. Plot A comprises, One Dockside and Two Dockside designed by internationally renowned architects, BIG - Bjarke Ingels Group (BIG) and HWKN Architecture (HWKN) respectively. These two buildings are set to become a new workplace hub for London, delivering over 700,000 sq ft NIA of Grade A, sustainability-led buildings office space.

Art-Invest’s vision for Dockside is to enable improved health and wellbeing for local people and the future workforce. It is championing access to local sport, health and wellbeing facilities and delivering significant new public realm which includes the rejuvenation of the eastern dock edge.

Luka Vukotic, Development Director, Art-Invest Real Estate UK, commented: “*It was always our intention to progress our vision for Dockside in phases, with detailed proposals for Plot B following Plot A. Since securing outline planning for Dockside in 2022, we’ve given significant consideration as to the best use of Plot B so that it effectively serves the local community, borough and the emerging new neighbourhood. We are pleased to now be able to put forward plans that offer a mix of uses to Dockside and helps alleviate pressure on the private rental market in Southwark by freeing up much-needed family homes currently occupied by students.”*

Nenad Manasijevic, Principal Director at tp bennett added: *"We are thrilled to contribute to the Dockside Canada Water development, a project that exemplifies tp bennett’s commitment to fostering connected, thriving urban spaces through the design of high-quality residential and student blended living. This scheme will provide essential housing and enhance the local area with improved public landscaped spaces and access routes. The integration of passive sustainability measures ensures the buildings longevity, creating vibrant, inclusive environments that benefit both residents and the wider community.”*

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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 tp bennett**

tp bennett is a dynamic architecture and design practice devoted to finding creative solutions. Founded in 1921, we are built on the belief that we are not just designers, but creative problem solvers, offering design ideas that transform how you experience and interact with the built environment.

Located in London, Manchester and Leeds with a global affiliate network, our partnership is supported by specialists in sustainability, strategy, town planning and research, combining design insight with cross-sector collaboration to reframe today’s challenges with solutions that last a lifetime.

Further information can be found at [www.tpbennett.com](http://www.tpbennett.com) | [@tpbennettllp](https://twitter.com/tpbennettllp)

**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

**About HWKN**

HWKN is a global architectural design firm led by Matthias Hollwich. Founded in 2008 and based in New York City, we have projects across the US, Europe, and the Middle East. We work on buildings, art galleries, neighborhoods, cities, and new forms of architecture, we participate in the art world.