

Construction News

Thank you for taking the time to read our second site-wide construction update on the Canada Water development, which includes Surrey Quays Shopping Centre, Surrey Quays Leisure Park, Printworks, the former Rotherhithe Police Station and a small site off Roberts Close.



The new TEDI-London campus opened in September 2021

About the Canada Water Development

The development will create a new town centre for Southwark, with shops, restaurants, bars, offices and community and leisure facilities. There will also be around 3,000 new homes - at least 25% of these will be social rented and a further 10% will be 'intermediate' (which includes shared ownership homes). It will also include 12 acres of new public open spaces, a new park and a town square.

Welcome

This is our second site-wide construction newsletter which provides an update on construction works. We know that at times construction activity will impact the local community and want to thank you for your patience. We're committed to keeping you regularly updated and managing construction activity as far as possible so that disruption is minimised. We would also like to apologise for the inconvenience caused in Surrey Quays Shopping Centre car park while site set-up takes place as well as the works along the footpath that runs along the Dock edge. Updates on this are provided later in this newsletter.

Construction Neighbourhood Liaison Manager

Different contractors work on different construction sites across the development. British Land has appointed a dedicated Construction Neighbourhood Liaison Manager who works closely with contractors to ensure that people living close to the site and the wider community are kept regularly updated throughout the construction period and that any issues or questions receive a swift reply.

You can contact the Construction Neighbourhood Liaison Manager via the email address or phone number at the end of this newsletter.

Progress update and look ahead

What's happened so far?

Preparatory works across the site have been underway for some time, enabling the construction of the first buildings and spaces. This includes:

- Utility diversions, site preparation and logistic works in Surrey Quays Shopping Centre car park and the surrounding area which have nearly finished. The former Rotherhithe Police Station and the Tesco Petrol Station have been demolished, a new interim Tesco Petrol Station opened in June, a new route between Lower Road and the shopping centre's car park allowing construction traffic to safely access the site is now operational and utility diversions and landscaping in the area between Canada Dock and Deal Porters Way is nearly complete;
- The closure of the footpath between the Deal Porters Way/ Surrey Quays Road junction and the former Dock Offices closed

to allow the construction of Plot A1. This means pedestrians are diverted to using the crossings on Surrey Quays Road to access the Shopping Centre via Deal Porters Way;

- The demolition of some unused buildings at Printworks to allow for a new electricity substation for UKPN to be built;
- The restoration and refurbishment of the former Dock Offices which includes a new 'project hub'. Access for tenants and visitors has been restored from Surrey Quays Road;
- The new modular campus for higher education institute TEDI-London off Quebec Way opened in September 2021;
- 48 new trees planted in Rotherhithe, Surrey Docks and North Bermondsey wards and four mature trees along the Dock edge.

What's happening next?

- We expect the footpath between Canada Dock and Deal Porters Way to reopen in early October, with some barriers diverting people along the footpath still in place while final surfacing works are completed and seating is installed.
- Hoarding will be installed along the edge of Deal Porters Way for Plots A1 and A2 by contractors Mace and Wates. Further detail is provided later in this newsletter.
- The construction of Plots A1 and A2 in the Surrey Quays Shopping Centre car park is getting underway, starting with excavation and then piling works, as well as contractor welfare facilities being installed.
- At Printworks, contractor Galldris are building a 10m deep basement for a new below ground electricity substation for UKPN which will supply the development and wider local area.



Finishing touches to the new Tesco Petrol Station, which was completed in June 2021-

Plot A1 will provide a new 35-storey building which will include retail, residential and office space. Ground preparation and site setup is under way.

Plot A2 will include a leisure centre for Southwark Council at ground and basement level, town centre retail and food outlets along the new High Street, and workspace at the upper levels. Ground preparation and site setup is under way.

Plot K1 will include a modern five and six storey residential building providing affordable homes 79 affordable homes in total with 60 social-rented and 19 'intermediate', including shared ownership. Site setup is expected to begin in October/November 2021.

Former Rotherhithe Police Station
The demolition of the police station completed in July 2021. Contractor Wates will have their welfare facilities here while Plot A1 is built.



Rear of Printworks site by Quebec Way
Work is underway to build a basement for a new below-ground electricity substation for UKPN.

TEDI-London
This temporary higher education campus opened in September 2021.

New petrol station
Interim petrol station opened in June 2021.

Plan showing details of work site locations

- We expect to undertake some ground investigations behind Pizza Hut at Surrey Quays Leisure Park before the end of 2021. This will help us understand more about the type of foundations needed ahead of future construction work in this area. Whilst timings are still to be confirmed, we expect this activity to begin before the end of the year and continue for a 3-4-month period. More information will be shared as it becomes available.
- We expect hoarding and site welfare facilities to be put in place for Plot K1 (Roberts Close) in October/November, subject to approval from Southwark Council.
- Before the end of the year, we expect to appoint a contractor to access the Dock to carry out repair works to the borehole by cleaning it and installing a new pump (likely to be in October/November). In addition, we expect to appoint a contractor who will take a piling rig into the Dock to test the ground by taking soil samples and monitoring groundwater

movement to inform future construction activity, subject to planning consent being granted. These works are likely to take place in December 2021/January 2022. More information will be shared as it becomes available.

- Later in the year we plan to carry out phased excavations of narrow trenches in several locations along Surrey Quays Road, Redriff Road and within Brunswick Quay. This is to determine the position of existing underground services such as drainage, water mains and gas pipelines which will help us with our future plans for the central part of the Canada Water development (known as Plots F and G). Whilst timings are still to be confirmed, we expect this activity to begin before the end of the year and be complete by March 2022. Temporary traffic management measures will be required for the safety of the travelling public and workforce whilst the work takes place. It is expected that three slit trenches will be required in Brunswick Quay to inform the Greenland

Dock outfall (which will provide drainage for the Canada Water development). We will write to affected residents with more information as it becomes available and will update the website nearer the time.

Construction of Plots A1 and A2: Surrey Quays Shopping Centre Car Park

Meet the contractors

Wates, who are building Plot A1 and Mace, who are building Plot A2, will be making themselves available at a set time and location each month to speak with those who want further detail and have questions. Please watch out for this being advertised via site signage, our e-newsletter and on our website.



Illustrative image of Plot A2

Plot A1 will provide a new 35-storey building including shops and restaurants, workspace and 186 homes, including some intermediate affordable homes.

Plot A2 will provide a five and six storey building which includes a Leisure Centre for Southwark Council, town centre shops, food outlets and offices.

Construction for both plots is starting. The image overleaf shows the locations of these construction sites, the contractor's welfare facilities and construction vehicle routing.

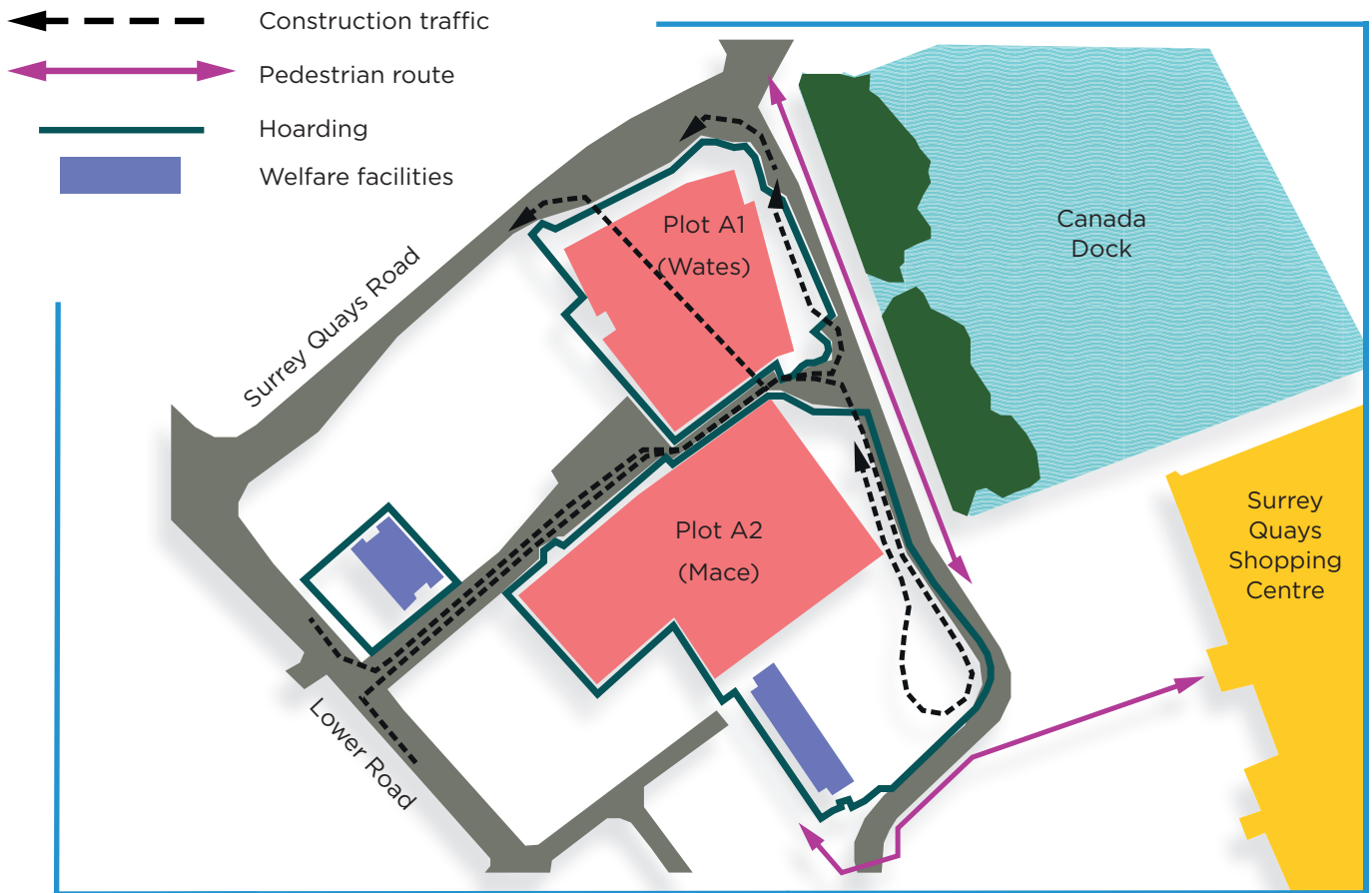
Key site updates

In the week of 11th October, hoarding will be installed along the edge of Deal Porters Way for these buildings by contractors Mace and Wates. Pedestrians will use the footpath alongside Canada Dock and the Surrey Quays Road/Deal Porters Way end of the Shopping Centre car park will be exit only during this week. This entry/exit point will be closed over two nights towards the end of this week to remove the barriers. Signage will be displayed on site to direct drivers. Over the same period, footpath surfacing works will take place on the shopping centre footpath alongside the hoarding close to Hothfield Place. Access to Hothfield Place from the shopping centre will be maintained throughout these works.

From the week of the 18th October, entry and exit will be restored for vehicles at the Surrey Quays Road/Deal Porters Way end of

the Shopping Centre car park and pedestrians will continue to use the footpath alongside Canada Dock.

Mace, who are building Plot A2, will begin piling works from the week of 4th October. Wates, who are building Plot A1, will begin piling works from the week of 25th October. Piling involves drilling into the earth to help create a stable structure to strengthen a building's foundations. It does generate some noise and vibration and will be carried out in accordance with the levels set by Southwark Council as standard across the borough. Mace will set up their site offices and welfare facilities from November 2021 - January 2022. Wates are preparing the foundations for their site offices and expect these to be complete at the end of October/early November 2021. The image overleaf shows the locations.



Construction of Plot K1: Roberts Close

Plot K1 is a modern residential building providing 79 affordable homes on Roberts Close, next to Russia Dock Woodland.

Construction is expected to begin in November, carried out by contractor McAleer & Rushe. Subject to permission being granted by Southwark Council, we expect the erection of the permanent hoarding and the contractor's site offices and welfare to be put in place at the end of Roberts Close in October/ November 2021. Pedestrian access from Roberts Close to Russia Walk will be maintained. The building should take around two years to build, with HGVs accessing the site from Quebec Way via Redriff Road and light vehicles using Canada Street. Once McAleer & Rushe are on site, we'll be in touch with direct neighbours about how to join the second Construction Liaison Forum.



Works at rear of Printworks by Quebec Way

Contractor Galldris is progressing well with work to build a basement for a new below-ground electricity substation for UKPN which will supply the development as well as the wider local area. Earthwork, ground clearance and pile mat construction works are underway. Piling works will begin in early October and take place for 10-12 weeks.

The piling rig is due to arrive on site in early October, either late at night or in the early hours of the morning to minimise impact on the travelling public. The details of this will be available on our website once confirmed.

Piling involves drilling into the earth to help create a stable structure to strengthen a building's foundations, which will generate some noise

and vibration to the surrounding areas and will be carried out in accordance with the levels set by Southwark Council as standard across the borough.

Traffic marshals will be in place to direct the flow of construction vehicles to reduce any impact on the travelling public. All heavy vehicles will access the site from Quebec Way (east) to minimise disruption for Alfred Salter Primary School.



Jobs and training opportunities

Plot A2 developer Mace has training opportunities and jobs for local people to apply for, starting next month.

While it is still early on in the construction programme, the upcoming mobilisation of contractors Mace and Wates will generate some new vacancies which will be advertised on the jobs and training page of our website (details at the bottom of this newsletter) once the opportunities go live.

They include:

- enabling works which will provide job and training opportunities for groundworks, carpentry and formwork
- a logistics package which will provide opportunities for banksmen and traffic marshalls.

Our aim is to get local people – those living nearest to the masterplan area and in wider Southwark – into meaningful, sustained employment as part of the Masterplan development activity. To support this, we are offering some pre-employment training in the run up to these roles – please keep an eye on the website for more information as it becomes available.

Alternatively, you can sign up to the distribution list by emailing:

team@canadawatermasterplan.com

We will send you more information about the courses and jobs mentioned above as soon as they go live.



Training opportunities in formwork will be available

A new, improved home for Global Generation's Paper Garden

Global Generation, who have been working with local schools and families in Canada Water from the Paper Garden at the Printworks since 2017, are moving to a new, improved location behind TEDI-London. This involves converting a disused warehouse into a community hub with a classroom and other facilities. 90% of the materials which will be used are reclaimed, and it is a real team effort, supported by British Land and its contractors and consultants. For those interested in finding out more, we'll share more information on the construction techniques and general progress on our website.

Global Generation is an environmental education charity that supports young people to make a social and environmental difference by involving them in the co-creation of public spaces. At Canada Water, they're working in partnership with British Land to engage local young people in their environment and enable them to shape elements of the development's public realm.

There are plenty of opportunities to get involved or volunteer. More information here:

www.globalgeneration.org.uk/paper-garden/

or contact **generate@globalgeneration.org.uk**

Working hours and environmental monitoring

As permitted by Southwark Council, contractors will be working standard construction hours:

- Monday - Friday, 8am-6pm
- Saturday, 8am-2pm (no noisy works before 9am)

When work outside of standard hours is needed, for example to accommodate a crane delivery, this will be agreed with Southwark Council and communicated in advance.

In line with the Construction Management Plans for each development site, contractors will be taking steps to reduce the impact on people living nearby and will use noise, vibration and dust monitoring equipment to continuously monitor levels. This will ensure that they are within the levels agreed with Southwark Council's environment team.

Providing you with construction updates

There are various ways we will provide construction information including this newsletter, a project e-newsletter, web updates and signage on site.

We want to be accessible to all - please do call us using the contact details below if you would like to speak. We would also appreciate feedback on the level of detail we provide and whether this is enough or too little, to allow us to tailor our approach.

To opt-in to receive our project e-newsletter please contact us using the details below.

Our website and site signage are always the most up-to-date sources of information.

