

CANADA WATER

Canada Water Development

Construction Liaison Forum  
Plots A1 & A2 (and surrounding  
area)

9 February 2022



# Overview of tonight's presentation

- Introductions
- Jobs and training opportunities
- Keeping you informed
- Canada Water development
- Construction management
- Canada Dock
- Updates from contractors
  - Construction of Plot A2 (Mace)
  - Construction of Plot A1 (Wates)
- Q&A

# Our presenters



SARAH WARD  
Construction  
Neighbour Liaison  
Manager



MICHAEL DELFS  
British Land lead for  
Canada Dock



OLLY MACK  
Contractor, Wates

*Construction of  
Plot A1*



DANIEL BOULTON  
Contractor, Mace

*Construction of  
Plot A2*



EMMALEEN MAYELL  
Contractor, Mace

*Construction of  
Plot A2*

# Jobs and training opportunities

- Over 100 jobs expected to be created over the next four years
- Working with local partners to help local people of all ages access these opportunities, with a focus on those who are unemployed/school leavers
- Southwark Construction Skills Centre open and acting as a hub for information, training and advice for local residents interested in construction/training
- Contractors are currently recruiting for a range of construction roles including apprenticeships
- All new vacancies are advertised on our website and via noticeboards and those who have signed up to receive updates are notified direct
- You can register for jobs and training updates by emailing [team@canadawater.co.uk](mailto:team@canadawater.co.uk) or calling 0800 470 4593



# Keeping you informed

## Construction Liaison Forums and Construction drop-ins

- Construction drop-ins at Canada Water Library on 16<sup>th</sup> March and 20<sup>th</sup> April in the evening, more detail will be shared closer to the time
- Next Construction Liaison Forum will be in May 2022

## Printed newsletters:

- Our third construction update newsletter was delivered in January to those living around the development
- Close neighbours also receive letters/newsletters from contractors

## E-newsletter and web updates:

- We will continue to issue our project e-newsletter to those who have signed up, and keep the website updated

### Contact us

You can contact the Canada Water Masterplan team at:

**Tel:** 0800 470 4593 (freephone)

**Email:** [team@canadawater.co.uk](mailto:team@canadawater.co.uk)

**Website:** [www.canadawater.co.uk](http://www.canadawater.co.uk)



# Wider Canada Water Development Works

Plot A1 will provide a new 35-storey building which will include retail, residential and office space. Piling works are ongoing.

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. Piling works are ongoing.

Plot K1 will include a modern five and six storey residential building providing 79 affordable homes in total with 60 social-rented and 19 'intermediate', including shared ownership. Groundworks are now underway and piling is soon to begin.

Former Rotherhithe Police Station

The demolition of the police station completed in July 2021. Contractor Wates 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.

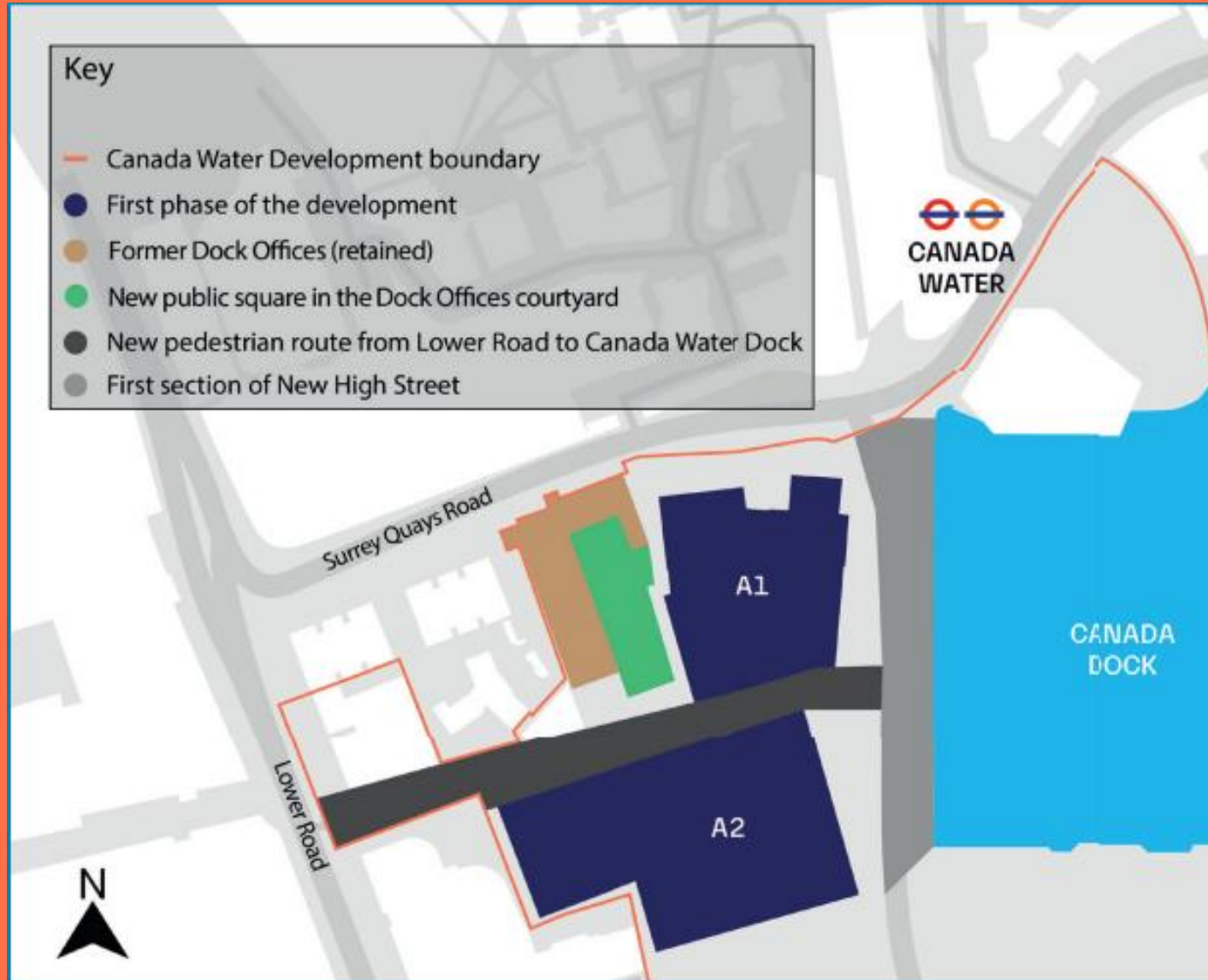
TEDI-London

This temporary higher education campus opened in September 2021.

New petrol station

Interim petrol station opened in June 2021.

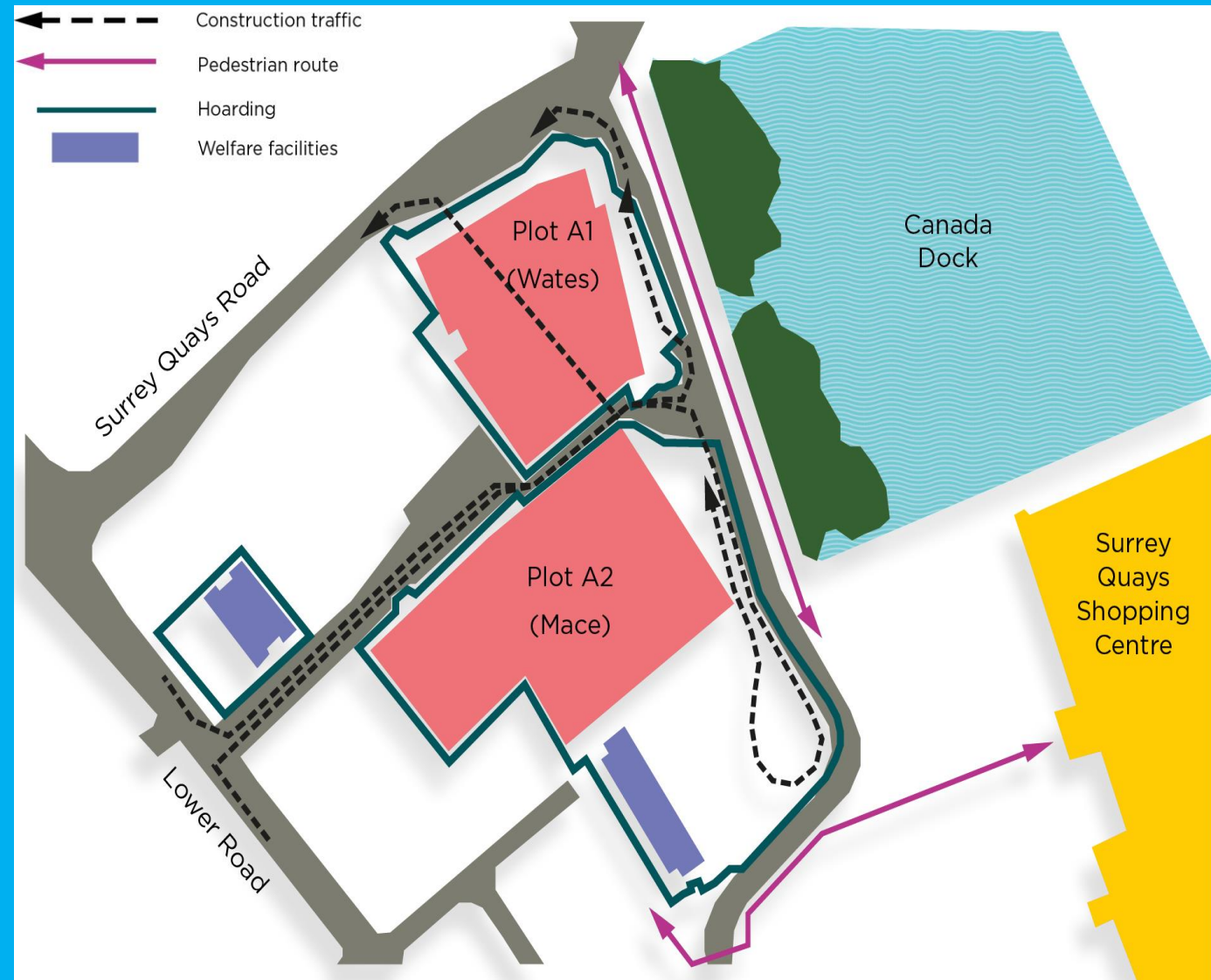
# Plots A1 & A2



- Plot A1 is a 35-storey building providing 186 new homes (including intermediate affordable homes), as well as office space and shops and restaurants at ground floor level.
- Plot A2 is up to six storeys in height, providing new office space, as well as shops and places for eating and drinking. It will also provide a new Southwark Council Leisure Centre, with an eight lane swimming pool, a learner pool, gym, exercise studios, sports courts, soft play area and a café.

# Site layout and vehicle access

- The haul road, by the former Rotherhithe Police Station, is shared between Plots A1 and A2 and controlled by Alandale Group
- The entrance to the haul road is on Lower Road. Traffic marshals are located on Lower Road to ensure there is no traffic build up and to ensure safety for all
- Construction vehicles access the site via the haul road and leave site via Deal Porters Way onto Surrey Quays Road
- On occasion, construction traffic will be required to exit onto Lower Road via the haul road. During these times, construction traffic will access Plot A2 from Deal Porters Way rather than using the haul road





# Common working practices

## Standard construction working hours:

- **Monday – Friday:** 8am - 6pm
- **Saturday:** 8am - 2pm (no noisy works before 9am)
- When work outside of standard hours is needed, this will be agreed with Southwark Council and communicated in advance via our website:  
[www.canadawater.co.uk/construction-activity](http://www.canadawater.co.uk/construction-activity)

## Noise, dust and vibration monitoring and reporting

- In line with industry standards and the Construction Management Plans for each development site, environmental management is a critical part of how construction works are managed.
- Noise, vibration and dust monitoring equipment are installed across the site to continuously monitor levels and ensure that they are within the levels agreed with Southwark Council's environment team.
- The monitors have 'trigger points' which alert the site team if noise, dust or vibration comes close to exceeding the approved maximum levels.
- If a trigger point is reached, relevant works stop as soon as safely practicable. The construction team investigate the source and consider mitigations to reduce the levels and impact on receptors.
- More information is available on our website:  
[www.canadawater.co.uk/construction-activity](http://www.canadawater.co.uk/construction-activity)



# Canada Dock

The image features a stylized map of Canada. The map is filled with a color gradient that transitions from a light blue at the top (representing the Arctic region) to a bright yellow at the bottom (representing the southern regions). The outline of the Canadian landmass is clearly defined in white against the background. The text "Canada Dock" is centered on the map in a bold, black, sans-serif font.











# Canada Dock – Key Dates

Reserved Matters Planning Approval	18 Jan 2022
Waterfowl & Reed Bed Protection Measures	11 Feb 2022
Vegetation Clearance	14 Feb 2022
Site Investigations & Enabling Works	7 Mar 2022
Main Works	1 Jul 2022
Completion	Aug 2023



# Plot A2



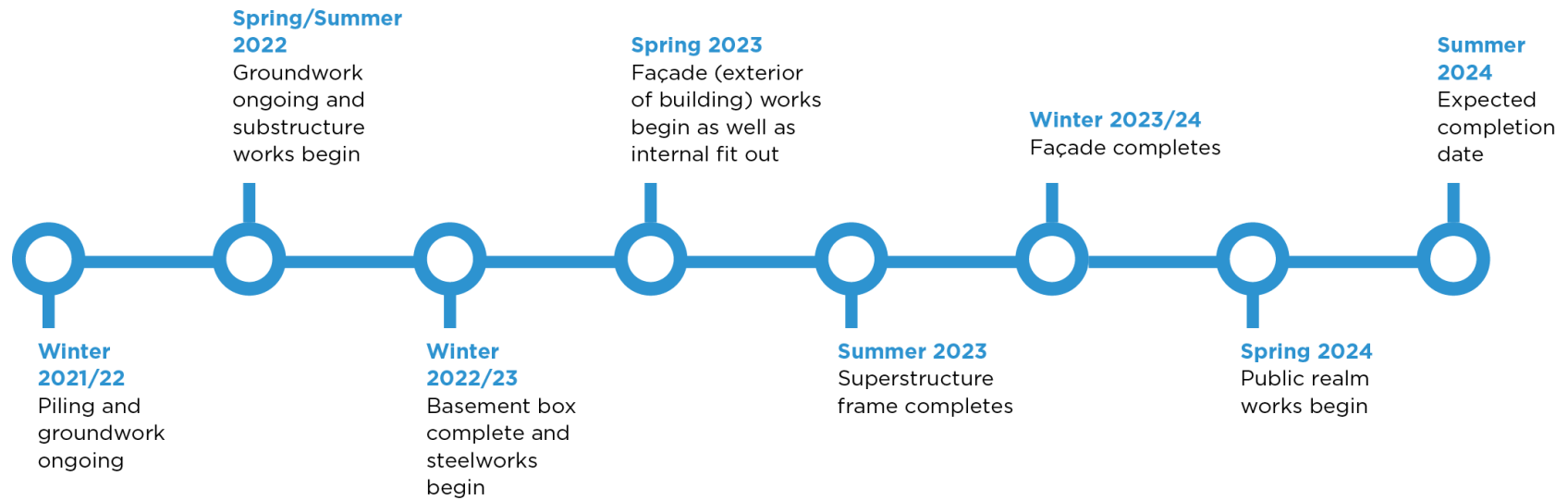
# Plot A2 – Current site activity

- Piling works are underway, expected to finish in March 2022
- First phase of bulk excavation for the basement of the new building has begun and temporary propping to support the building structure is underway
- First of three tower cranes will be installed towards the end of March, with the remaining two in April 2022
- Site accommodation installed and operational



Pictured: Plot A2 looking towards Surrey Quays Road

# Plot A2 – Indicative Timeline



# Plot A1

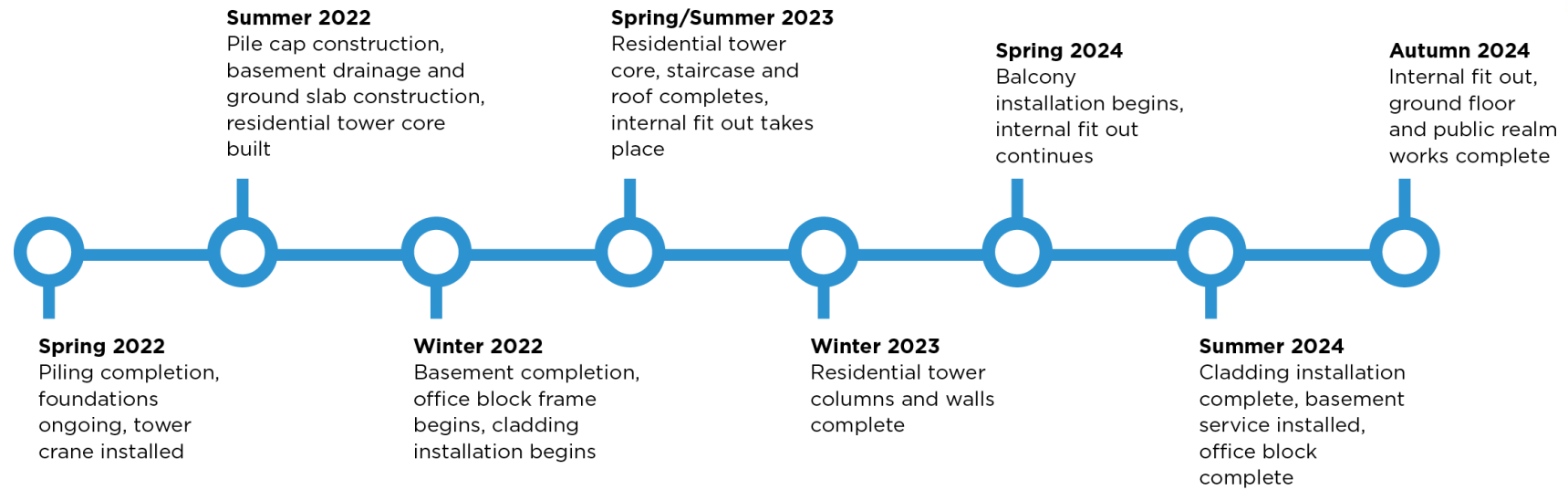


# Plot A1 – Current site activity

- Piling works are underway, expected to finish in March/April 2022
- Bulk excavation due to begin from late March 2022
- First of three tower cranes will be installed in May, with the remaining two in summer 2022
- Site accommodation installed and operational



# Plot A1 – Indicative Timeline



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## Q&A

### Contact us

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