

CANADA WATER

Canada Water Development

Construction Liaison Forum

Plots A1 & A2 (and surrounding area)

2nd February 2023



Overview of tonight's presentation

- **Introductions and meeting terms of reference**
- **Canada Water development**
- **Construction management**
- **Updates from contractors**
 - **Construction of Plot A1 (Wates)**
 - **Construction of Plot A2 (Mace)**
 - **Canada Dock (Galldris)**
 - **Former Dock Offices**
- **Q&A**

Our presenters



SARAH WARD
Construction Neighbour
Liaison Manager

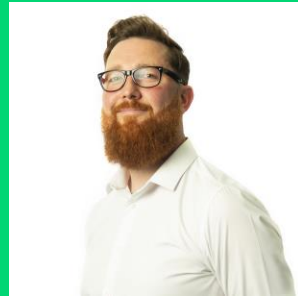


JAMES TURLEY
British Land



DOVILE CATTERICK
Contractor, Wates

*Construction of
Plot A1*



DARREN MADIGAN
Contractor, Wates

*Construction of
Plot A1*



DANIEL BOULTON
Contractor, Mace

*Construction of
Plot A2*



DAVID WAKE
Contractor, Galldris

Canada Dock

Plots A1 & A2



- Plot A1 is a 35-storey building providing 186 new homes in The Founding (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.

Wider Canada Water development works



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. From 21st January to 3rd February, the haul road will be closed for repair works. During this time, most construction vehicles will access and leave the site via Deal Porters Way onto Surrey Quays Road to alleviate traffic build up at certain times. There will also be times where vehicles will need to reverse into the haul road for to safety reasons.

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

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, along with environmental monitoring notes produced by our contractors, is available on our website: www.canadawater.co.uk/construction-activity



Plot A1

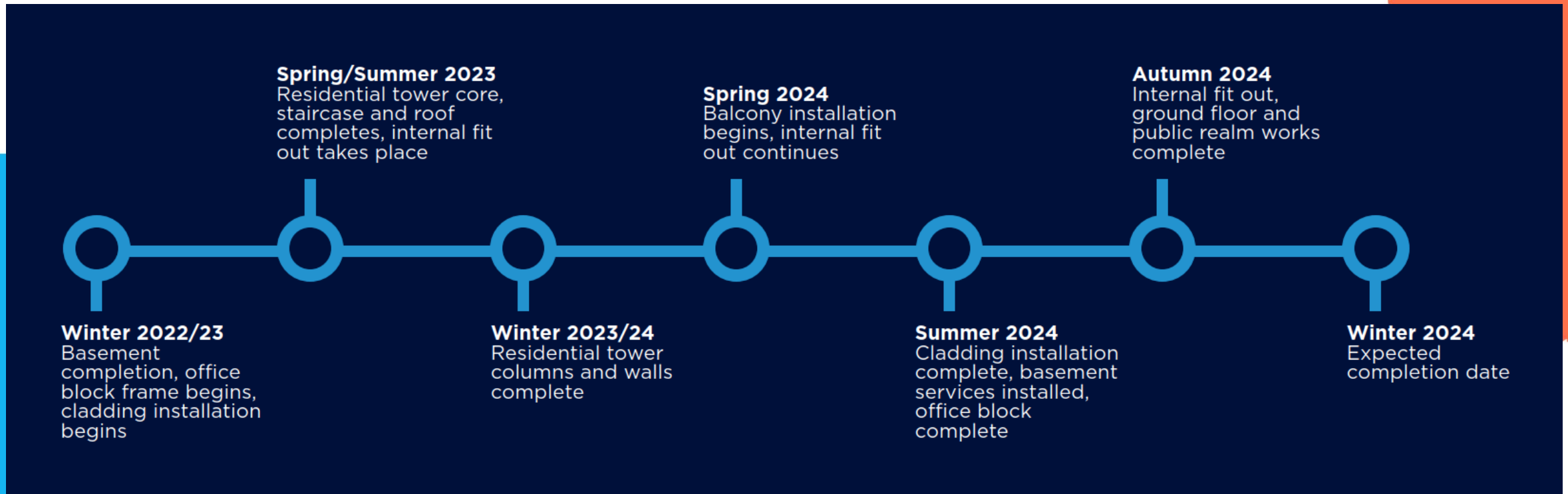


Plot A1 – Current site activity

- **Completed work:**
 - Piling
 - Bulk excavation
 - Ground floor slab
- **Current work:**
 - Construction of reinforced concrete structure
 - Cladding
 - Mechanical and electrical plant rooms
- **Upcoming Events:**
- Tower crane extensions
 - 18th/19th February (8am-6pm, 9am-6pm)
 - 18th/19th March (8am-6pm, 9am-6pm)



Plot A1 – Indicative timeline



Plot A2

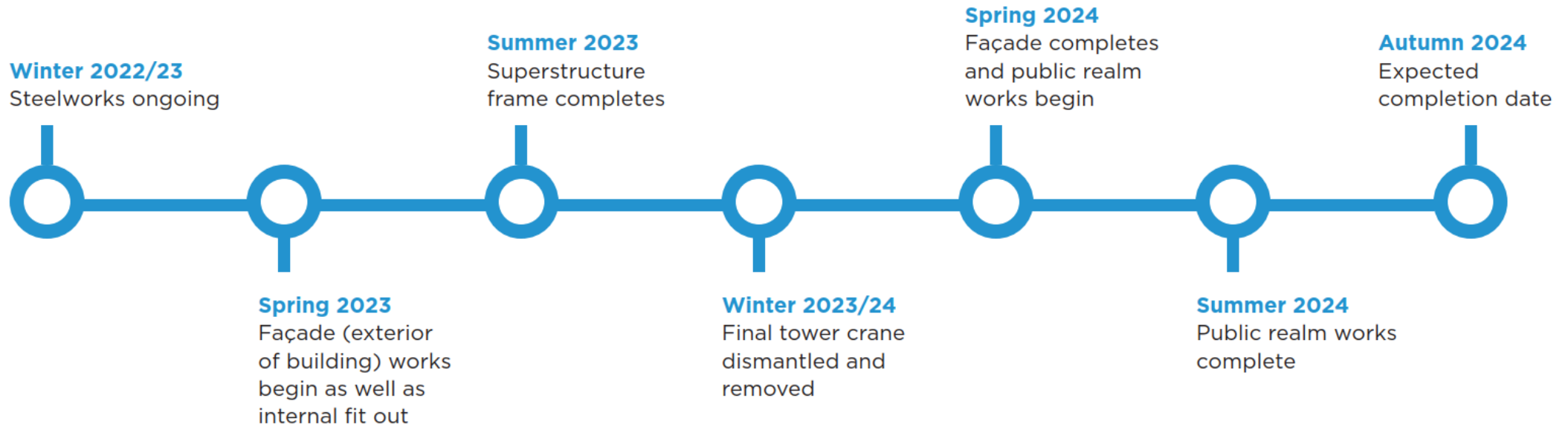


Plot A2 – Current site activity

- **Completed work:** Basement box, and ground floor slab for swimming pools in the leisure centre
- Building cores completed and temporary propping has now been removed
- **Current work:** Installation of the steel frame and precast slab continues. Scheduled for completion in May. Internal fit out with block work.
- **March:** concrete topping of the floor slabs begins.
- **Spring:** scaffolding erected for cladding installation.



Plot A2 – Indicative timeline



Canada Dock

GALLDRIS
GROUP



Canada Dock – site activity

- **Enabling works beginning next month:**
 - Ground works, earth moving and piling works
 - Reducing water level to enable full access
- **Spring 2023:**
 - Works on southern dockside take place
 - Access between The Range and the dock will be temporarily reduced
- **Summer 2023:**
 - Landscaping begins to provide a basis for varied habitats
 - Construction begins on 170m boardwalk
- **Autumn 2023:**
 - Planting begins to create new wetland
 - Water levels begin to increase
- **Spring 2024:** Scheduled for completion



CANADAWATER

Q&A

Contact us

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Website: www.canadawater.co.uk

