

CANADA WATER

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

25 May 2022



Overview of tonight's presentation

- Introductions and meeting code of conduct
- Canada Water development
- Construction management
- Updates from contractors
 - Construction of Plot A2 (Mace)
 - Construction of Plot A1 (Wates)
 - Canada Dock (Galldris/British Land)
- Q&A

Our presenters



SARAH WARD
Construction
Neighbour Liaison
Manager



MICHAEL DELFS
British Land lead for
Canada Dock



DARREN MADIGAN
Contractor, Wates

*Construction of
Plot A1*



CAT HOLLAND
Contractor, Wates

*Construction of
Plot A1*



DANIEL BOULTON
Contractor, Mace

*Construction of
Plot A2*



EMMALEEN MAYELL
Contractor, Mace

*Construction of
Plot A2*



DAVID WAKE
Contractor, Galldris

Canada Dock

Wider Canada Water development works

Further restoration works to the Grade II listed former Dock Offices are underway, including creating a sales and marketing suite.

Preparatory works and ground investigations are underway at Canada Dock ahead of improvement works beginning later this year.

Plot K1 will include a modern five and six storey residential building providing 79 council homes on Roberts Close.

At the rear of the Printworks site by Quebec Way, work is ongoing to build a basement for a new below-ground electricity substation for UKPN.



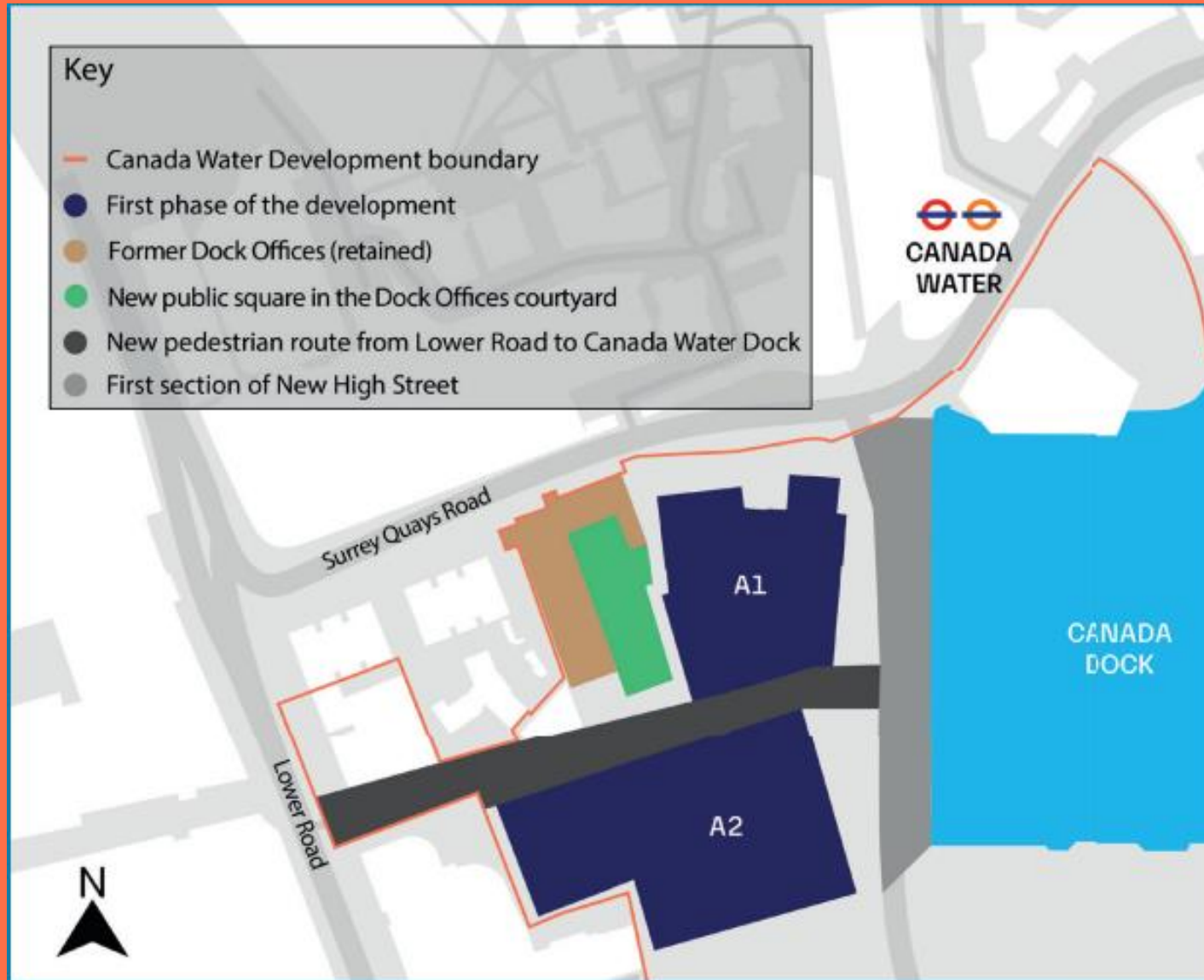
Plot A2 will include a leisure centre for Southwark Council at ground and basement level, town centre retail and food outlets along the new High Street, and workspace at the upper levels. Expected completion in Summer 2024.

Plot A1 will provide a new 35-storey building which will include retail, residential and office space. Expected completion in Autumn 2024.

A temporary higher educational campus for TEDI-London opened in September 2021.

Pictured: Plan showing details of work site locations

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 traffic for Plots A1 and A2 currently enters and exits these sites via the haul road, as well as exiting via Deal Porters Way and Surrey Quays Road. After the middle of June, the haul road will return to entry only.

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 A2



Plot A2 – Current site activity

- Piling works and first phase of bulk excavation for swimming pool area completed.
- Works have begun to form swimming pool base and basement which includes waterproofing and reinforcement for the pool base as well as drainage to basement area.
- The second phase of bulk excavation is nearing completion.
- All three tower cranes are now erected and in operation and will remain onsite until early 2024. Cranes will not oversail residential properties at any time during operation.
- Work to erect a permanent wall along the Courthope House/Plot A2 boundary will commence Monday 30 May. There will be an exclusion zone in the Courthope House carpark for an 11-week period while these works

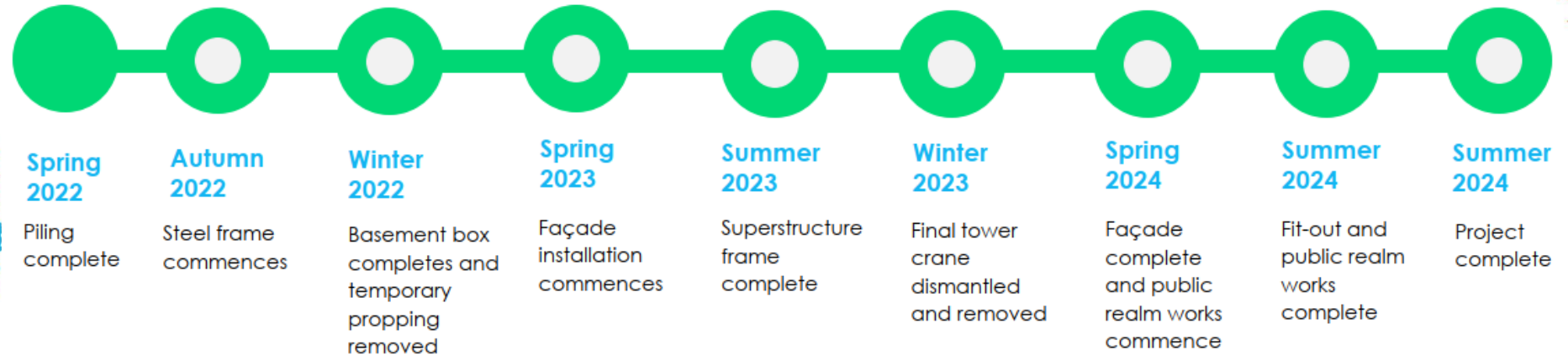


Pictured: Visualisation of completed Plot A2 from Hothfield Place



Pictured: Aerial view of Plots A1 and A2

Plot A2 – Indicative timeline



Plot A1



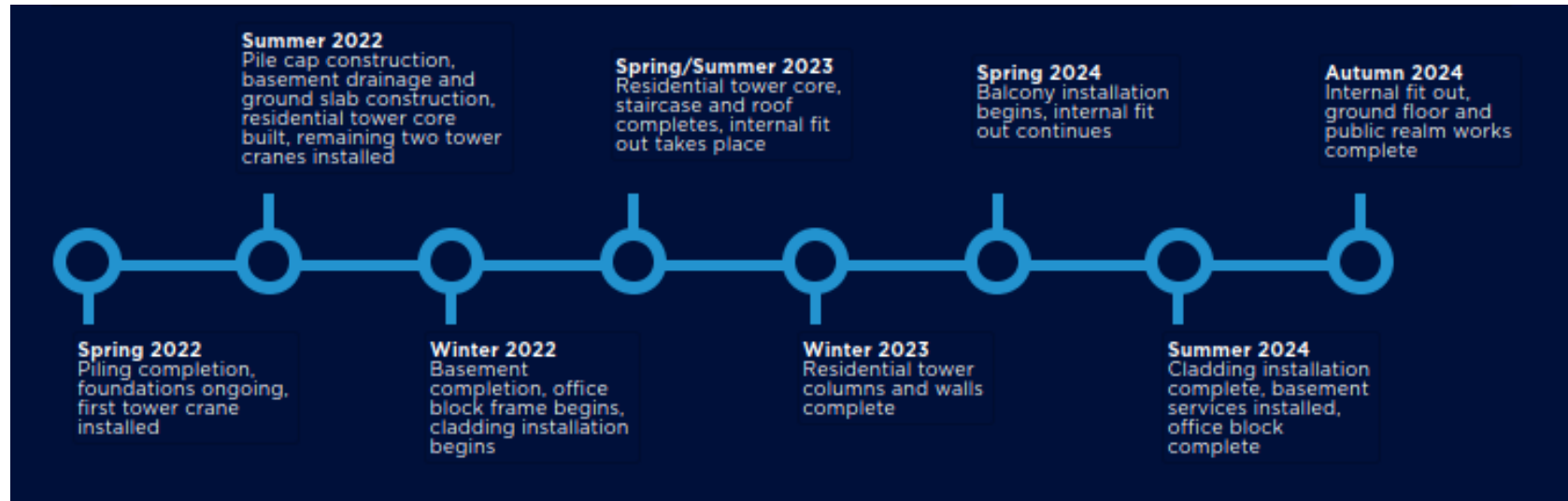
Plot A1 – Current site activity

- Piling works now completed.
- Current phase of works includes capping beam formation and bulk excavation which involves removing large amounts of soil, rock and other materials from the site in preparation for starting to construct the building.
- First of three tower cranes has been installed with the remaining two this summer.



Pictured: View of Plots A1 and A2 from Canada Dock

Plot A1 – Indicative timeline



Canada Dock

GALLDRIS
GROUP



Canada Dock – Site activity

- Ground condition surveys and water level monitoring within the dock are ongoing and are due to complete by mid-June.
- An additional rig was delivered to site and lifted into place via crane on 24 May. Cranes will return to site to remove rigs and floating pontoon once works are complete.
- Under the guidance of the Ecological Clerk of Works, plan to complete the tree/vegetation clearance in the exclusion zones (which we set up where nesting swans and birds were found to be present when work began) on 30 and 31 May 2022.
- Work is planned to start on extended footpath along the eastern edge of Deal Porters Way in Summer 2022.

Ecological mitigation

- We are working within ecological constraints and as advised by our Ecological Clerk of Works.
- We continue to upgrade existing and install new temporary bird nesting areas to compensate for the loss of existing habitat. We have harvested existing reeds for reuse within these areas to match the existing environment.
- We have also supplied tree stumps, wood chippings and reeds cleared from the dock to local charities and schools to ensure every element from the clearance work has been reused where possible.



Pictured: Moorhen and nest on the pontoon in the Dock

Canada Dock – Key dates

Completion of ground condition surveys and water level monitoring:

June 2022

Main construction works:

November 2022 – April 2024

Completion of construction works: April 2024



CANADAWATER

Q&A

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