

CANADA WATER

Canada Water Development

Construction Liaison Forum

Plots A1 & A2 (and surrounding area)

13 October 2022



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/British Land)
 - Surrey Quays Shopping Centre car park works (Galldris)
 - Surrey Quays Road pavement works (Galldris)
 - Former Dock Offices
- Q&A

Our presenters



SARAH WARD
Construction Neighbour
Liaison Manager



MICHAEL DELFS
British Land



KATIE CARDWELL
Contractor, Wates

*Construction of
Plot A1*



DANIEL BOULTON
Contractor, Mace

*Construction of
Plot A2*



STUART MCLEISH
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. As part of the restoration works, landscaping works are taking place in the Dock Office courtyard starting this Autumn and due to complete by the end of this year. These works include the retention of four large trees, removal of two smaller ones, changes to levels, and planting a new garden.

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

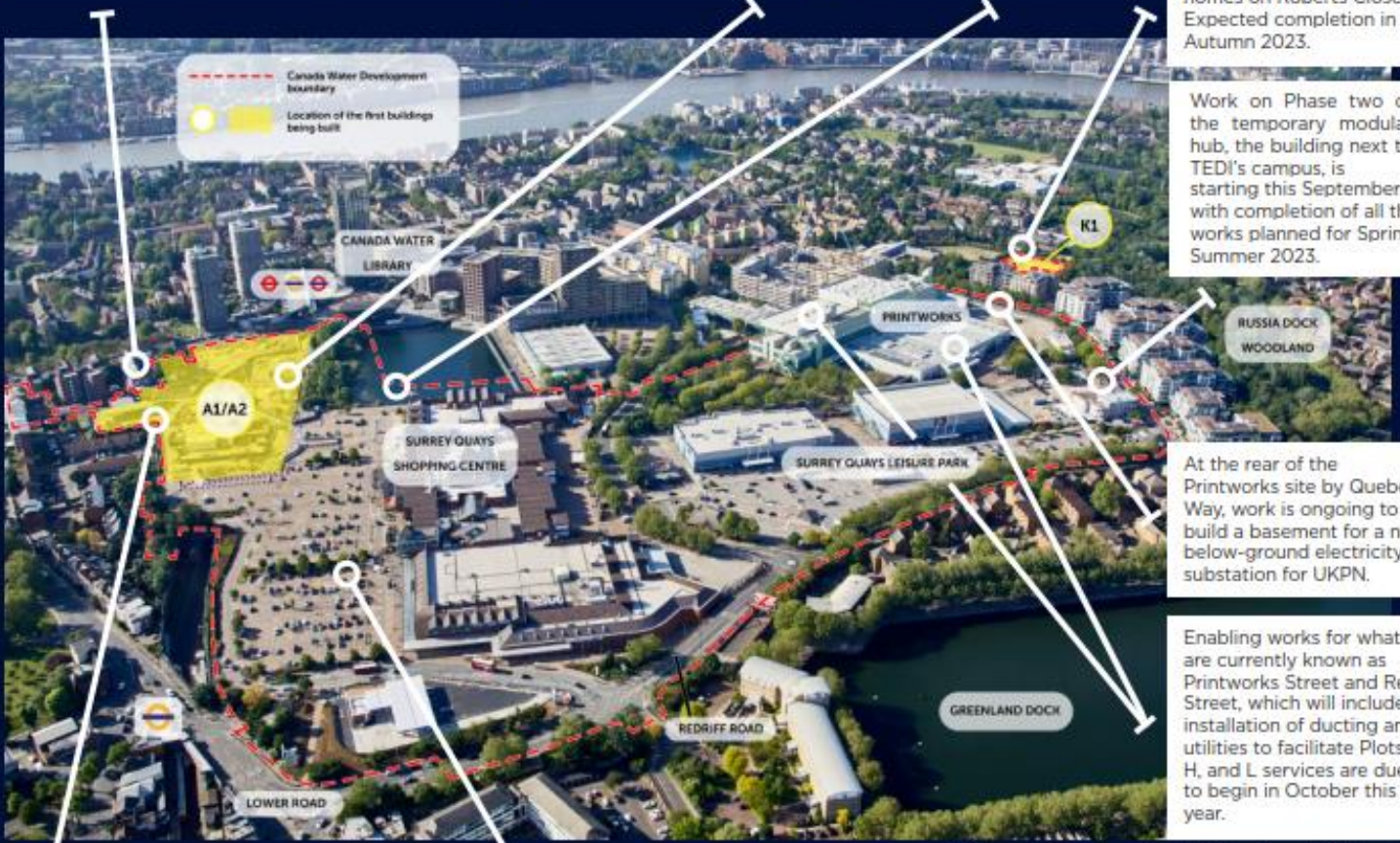
Preparatory works continue at Canada Dock ahead of improvement works beginning in early 2023.

Plot K1 will include a modern five and six storey residential building providing 79 council homes on Roberts Close. Expected completion in Autumn 2023.

Work on Phase two of the temporary modular hub, the building next to TED's campus, is starting this September with completion of all the works planned for Spring/Summer 2023.

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.

Enabling works for what are currently known as Printworks Street and Reel Street, which will include installation of ducting and utilities to facilitate Plots F, H, and L services are due to begin in October this year.

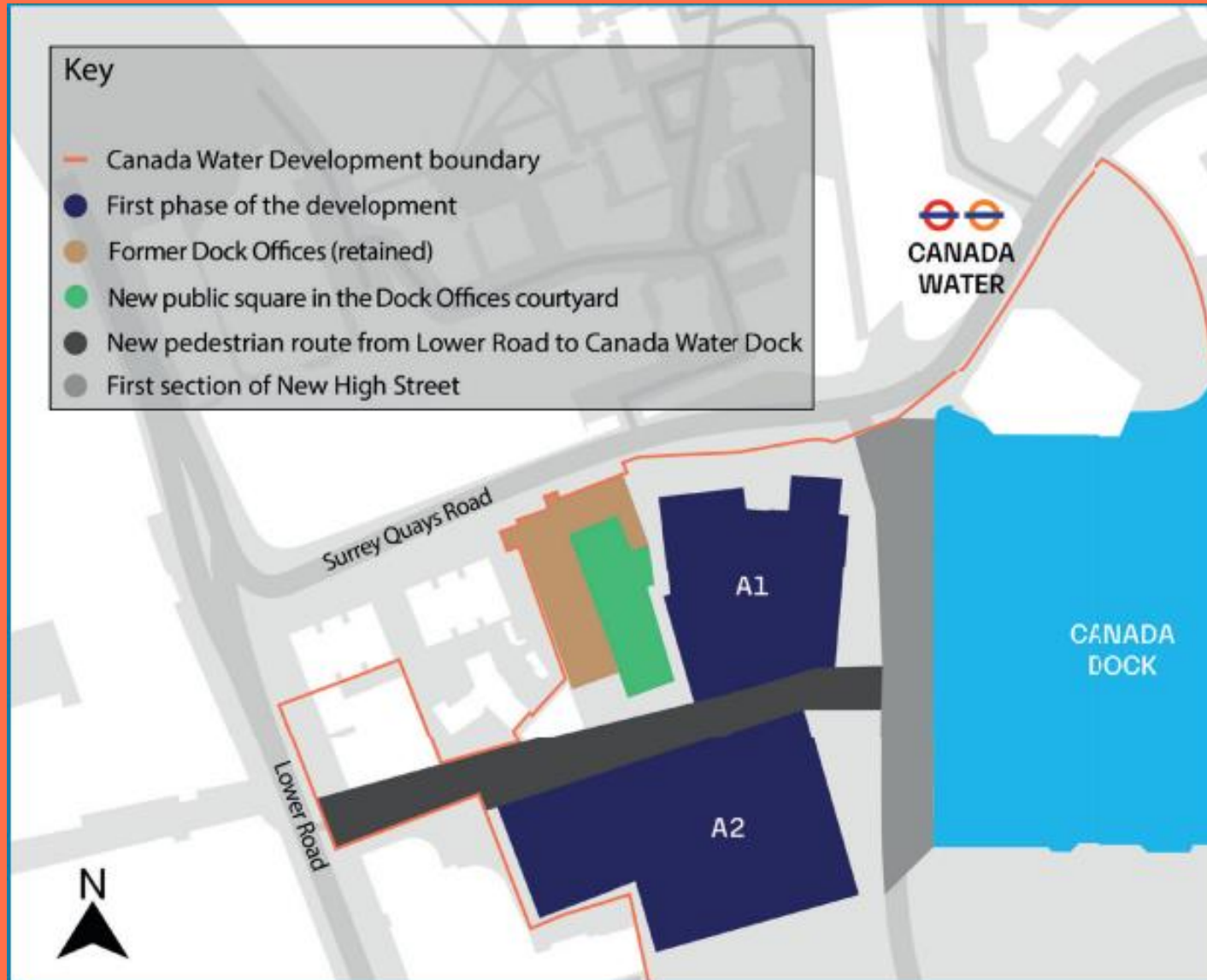


Plot A2 will include a leisure centre for Southwark Council at ground and basement level, town centre retail and food outlets along the new High Street, and workspace at the upper levels. Expected completion in Summer 2024.

Improvement works are currently underway in the Surrey Quays Shopping Centre car park and will finish before the end of 2022. These works include the diversion of a section of Deal Porters Way to create space for Transport for London's construction of a new level access entrance to Surrey Quays Station as well as the construction of a new footpath along Deal Porters Way opposite Plot A2.

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 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 or access Plot A2 from Deal Porters Way rather than using the haul road to suit the construction operations.
- From mid-October to late November due to works being undertaken by UK Power Networks along Lower Road, 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.

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

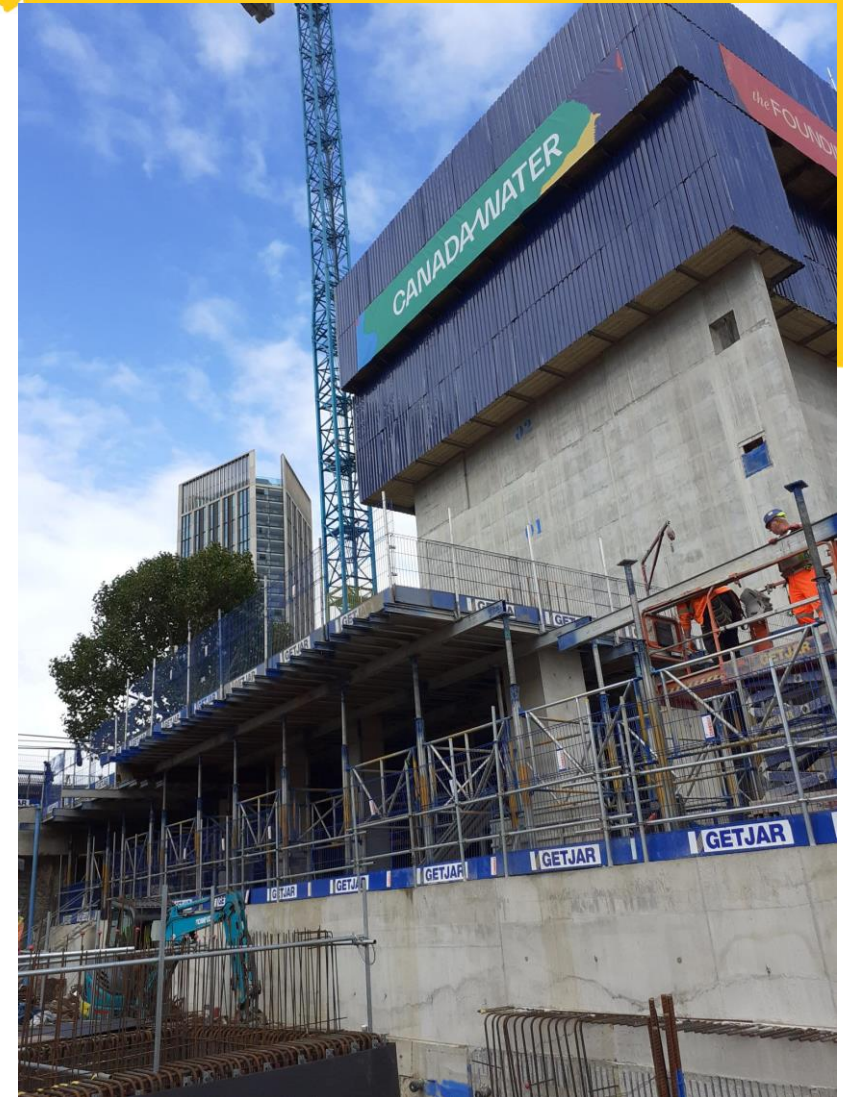


Plot A1



Plot A1 – Current site activity

- Bulk dig nearing completion.
- Concrete tower construction is currently at level 6 out of 33.
- Concrete office block has started works in the basement.
- Basement slab is 70% complete.
- Ground floor slab works commenced.
- The last of the three tower cranes has now been successfully installed.



Plot A1 – Indicative timeline



Plot A2



Plot A2 – Current site activity

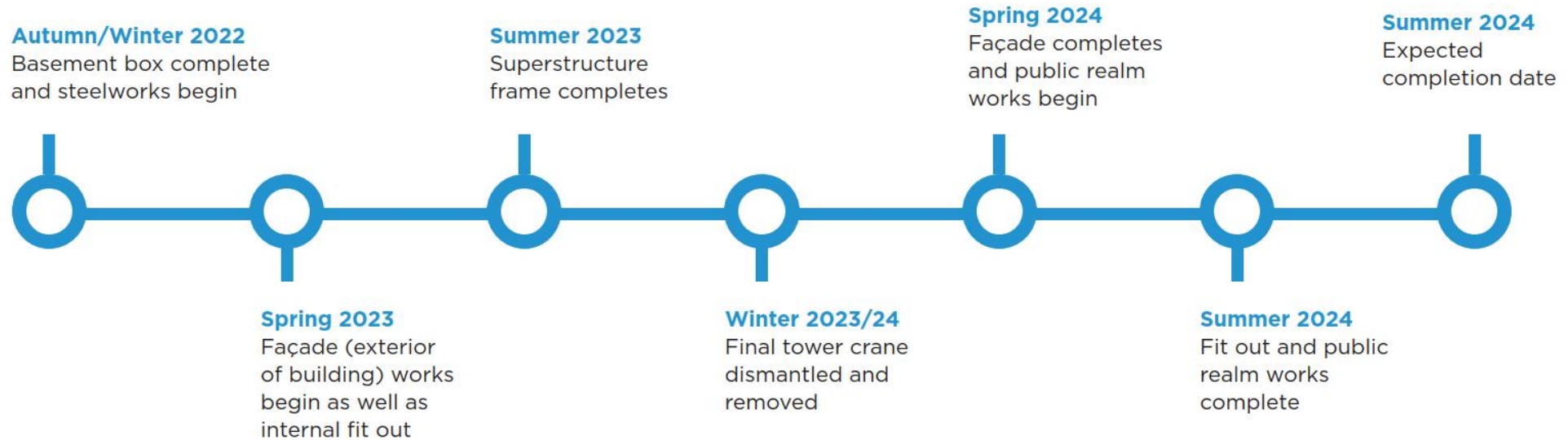
- Bulk excavation works now complete.
- Work continues to complete the basement box, including the swimming pools for the leisure centre and laying the ground floor slab.
- The west and central stair cores of the building are progressing vertically to the roof level of the building, in preparation for commencing structural steel frame works in October.
- All three tower cranes are now erected and in operation and will remain onsite until early 2024.



Plot A2- Steel Phase works

- Steel frame works to begin late October, scheduled to complete Q2 2023.
- Works include:
 - Tower cranes will lift large steel components
 - Steel components will be fixed with bolt guns
 - Operatives will work from MEWPs
 - Includes laying precast concrete floor plank
- Limited out of hours deliveries
- Continuing with comprehensive noise monitoring
- Safe lifting plans in place, overseen by Appointed Person
- Designed to industry standards with frequent inspections

Plot A2 – Indicative timeline



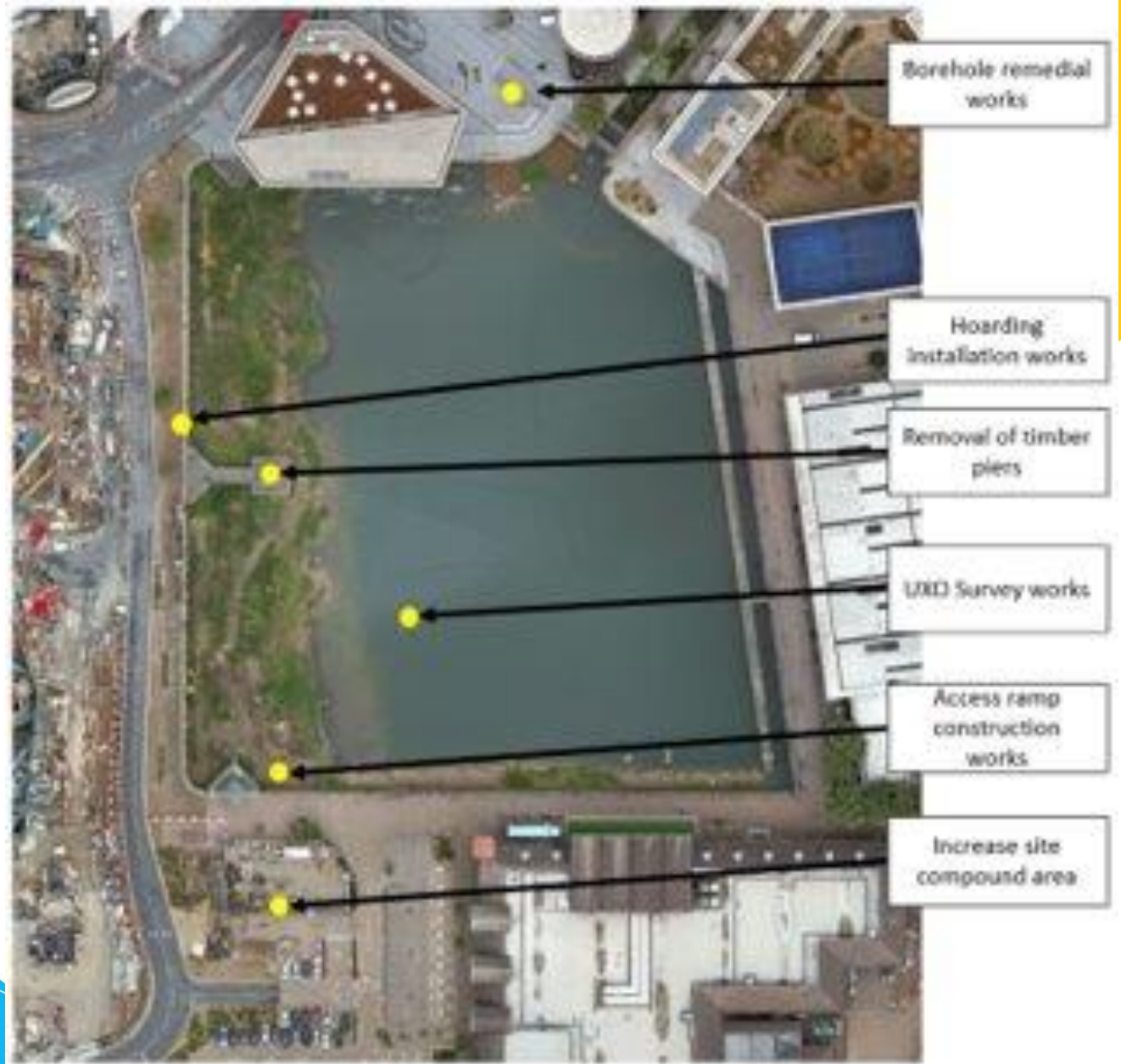
Canada Dock

GALLDRIS
GROUP



Canada Dock – site activity

- Further **enabling works** in the Dock, due to begin 24th October, include:
 - Installation of hoarding
 - Removal of existing timber structures to start to secure the site and create access into the Dock
 - Installation of ramp into the Dock from site compound
 - UXO Surveys
 - Borehole remedial works
- **Main construction works:** Early 2023- Spring 2024



Surrey Quays Shopping Centre car park works



Ongoing alterations to the car park continue to creating a new site compound to facilitate the upgrade of Surrey Quays Station (Transport for London).

- Works include:
 - Reconfiguration of existing car park area
 - Realignment of Deal Porters Way
 - Construction of footpath from Lower Road to petrol station
 - Construction of footpath adjacent to Deal Porters Way
- Works due for completion early December 2022.

Surrey Quays Road – enhancement works

- Works to improve footpath and area surrounding it from Canada Water bus station down to King George's field begin at the end of October.
- Activities include:
 - Pavement cleaning and repairs
 - Install new planter
 - Replacing mesh fencing
 - Painting lamp columns
 - Alterations to rails
- Work is expected to take around six weeks to complete.



Former Dock Offices – refurbishment

- Internal and external refurbishment work is taking place at the former Dock Offices.
- As part of these works, landscaping is being undertaken in the Dock Office courtyard.
- Works are due to be complete by the end of 2022.



CANADAWATER

Q&A

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