

**CANADA WATER**

**Canada Water development**

**Construction Liaison Forum**

**Plots A1/A2 and the surrounding  
area**

**Thursday 1st February 2024**







**Canada Water  
development**



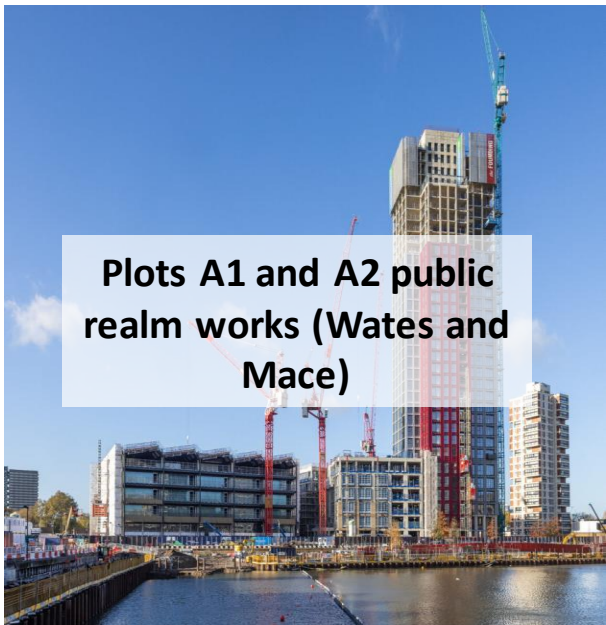
**Construction  
management**



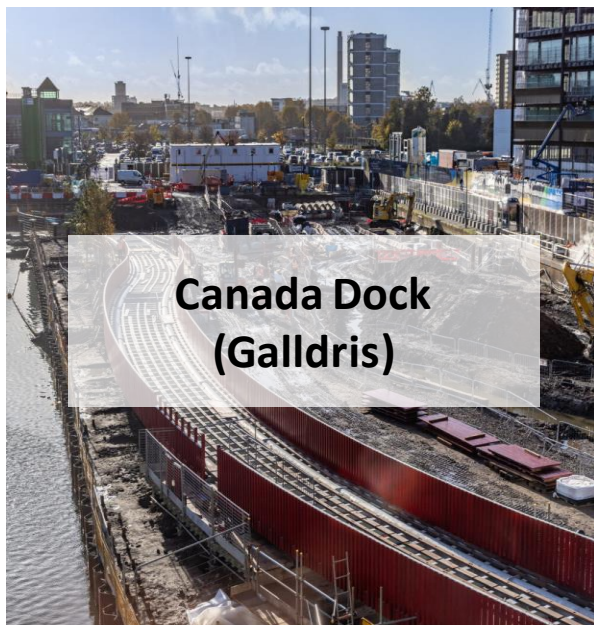
**Plot A1  
(Wates)**



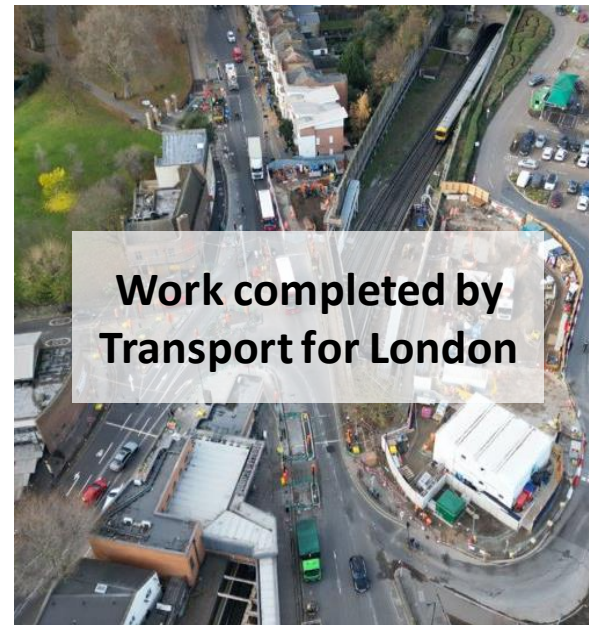
**Plot A2  
(Mace)**



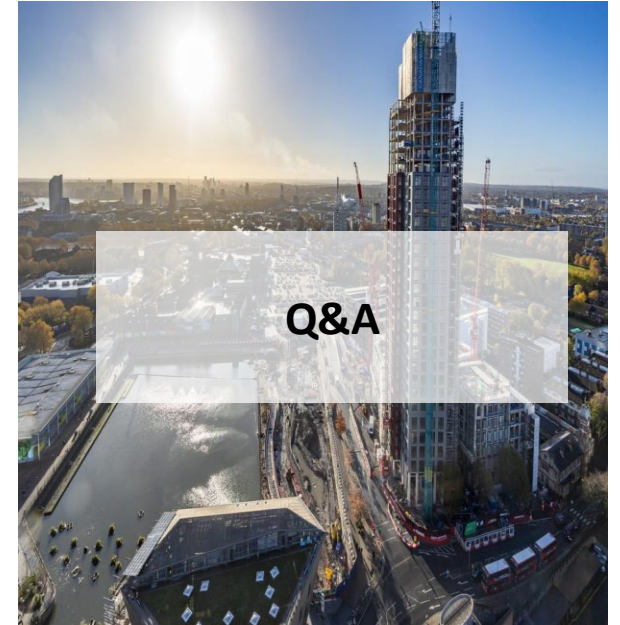
**Plots A1 and A2 public  
realm works (Wates and  
Mace)**



**Canada Dock  
(Galldris)**



**Work completed by  
Transport for London**



**Q&A**



# Our team



**SARAH WARD**  
Construction Neighbourhood  
Liaison Manager



**RORY CLEARY**  
Morgan Sindall (Surrey Quays  
Station works)



**DARREN MADIGAN**  
Contractor, Wates (Plot A1)

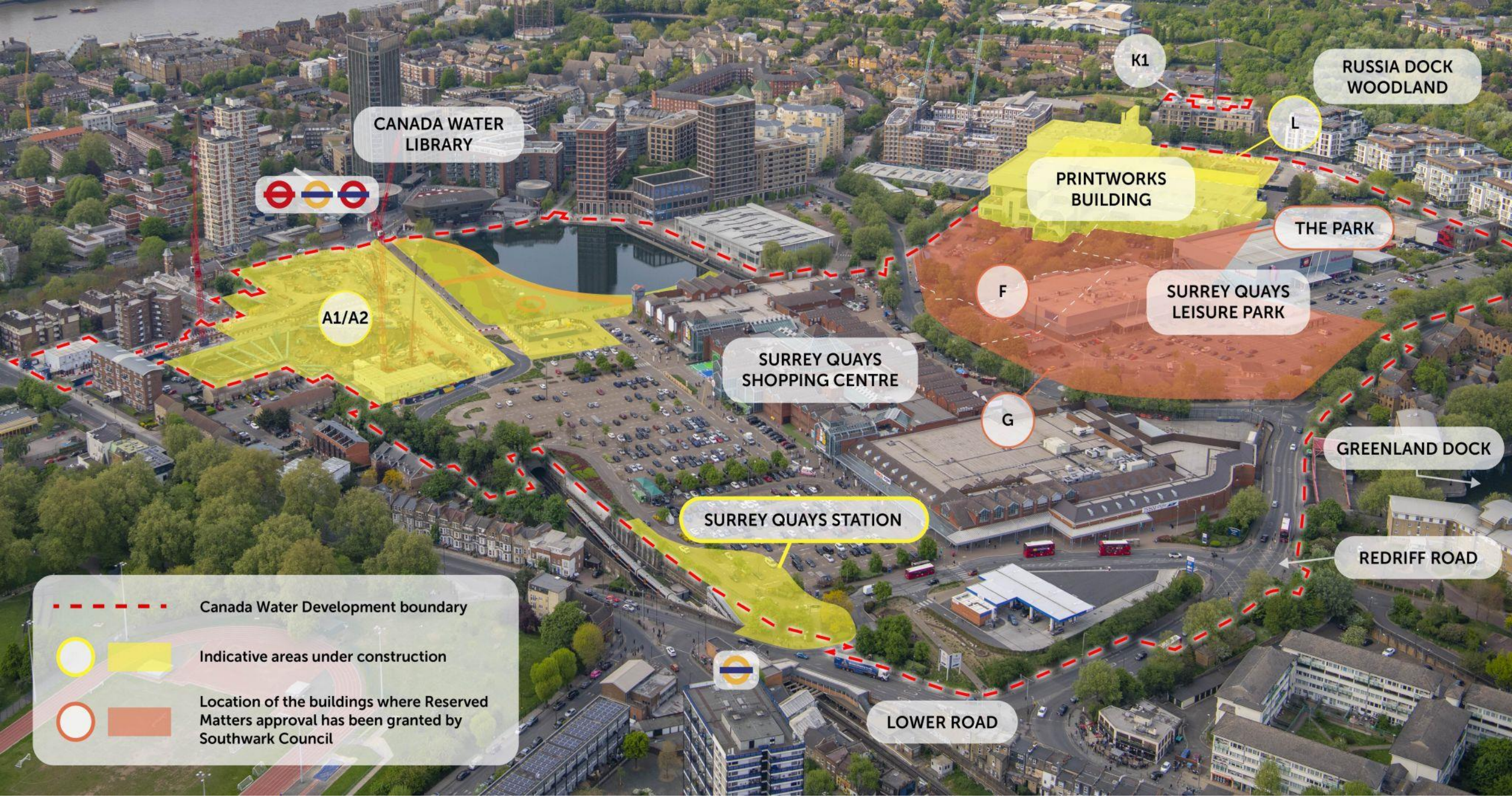


**JACK LAWRENCE**  
Contractor, Mace (Plot A2)



**DAVID WAKE**  
Contractor, Galldris (Canada Dock)





Pictured: The red line on the image above reflects the Canada Water development boundary. Please note that the locations of the labels are indicative.



# Vehicle access



View of Phase 1 of the Canada Water development (December 2023)

- The entrance to the haul road is on Lower Road.
- The haul road is closed until 5<sup>th</sup> February to accommodate utility works and mobile crane operation for Plot A1.
- A small number of construction vehicles will start to access the dock site from Surrey Quays Road.

The background features a large, irregular yellow shape that resembles a torn piece of paper. This yellow shape is set against a dark blue background. At the top center, there is a red shape that also looks like a torn piece of paper, overlapping the yellow one. At the bottom center, there is a blue shape that also appears to be a torn piece of paper, overlapping the yellow one. The overall effect is a vibrant, abstract composition with a torn-paper aesthetic.

**How are we reducing the impact of construction activity?**

# Common working practices



Aerial view of boardwalk construction in Canada Dock (December 2023)

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)
- Wates has adjusted their working hours to an additional hour on either side of standard working hours to enable the use of passenger hoists.



# Plots A1 and A2



View of Plots A1 and A2 from Canada Dock

## Plot A1

- **The Founding** comprises a new 35-storey building providing 186 new homes (including intermediate affordable homes).
- **Three Deal Porters** comprises workspace and retail.

## Plot A2

- **Dock Shed** will be up to six storeys in height, providing new workspace, as well as shops and places for eating and drinking.
- **Canada Water Leisure Centre** will include an eight-lane swimming pool, a learner pool, gym, exercise studios, sports courts, soft play area and a café.



**How is the build for The Founding  
and Three Deal Porters  
progressing?**

# The Founding



Construction of the façade of The Founding continues (December 2023)

- Works on the **façade**.
- The **internal fit-out**.
- Removal of **protection screens** and **topping out**.
- **Completion** in November 2024.



# Three Deal Porters



Computer-generated imagery to show completed Plot A1

- Works on the **façade**.
- **Ground floor retail completion** in October 2024.
- **Office completion** in November 2024.

# Dock Office courtyard work

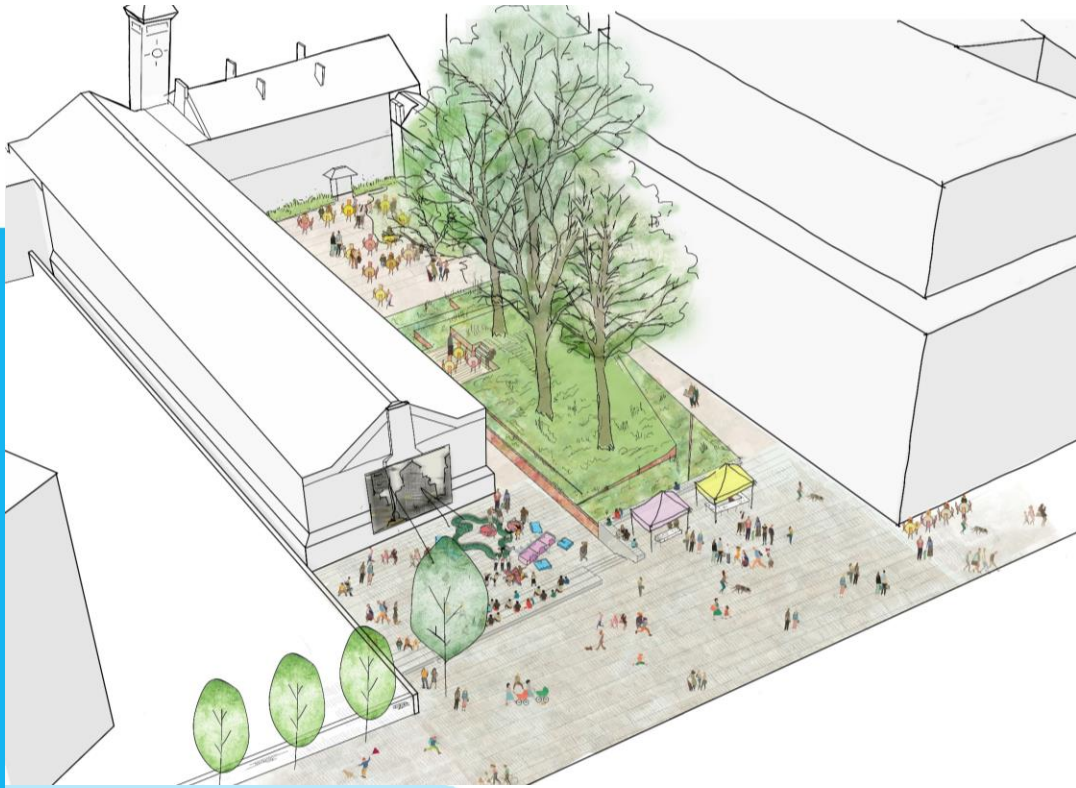


Illustration of plans for the Dock Office courtyard

- Work to the former Dock Office courtyard is due to begin in **late February**.
- Work will include the installation of a small pond, garden area, and extended courtyard.



**How is the build for Dock Shed and  
Canada Water Leisure Centre  
progressing?**

# Current work



View of Plot A2 from Deal Porters Way (December 2023)

- Exterior window **glazing** and external **cladding**.
- Internal wall construction.
- The internal **fit-out**.
- **Mechanical, electrical, and plumbing systems** are being introduced throughout each floor.



# Upcoming work



Computer-generated imagery to show completed Plot A2

- The **fit-out** of the leisure centre reception area and the swimming pools.
- **Floor polishing** in the office reception area.
- Removal of the final **tower crane**.
- **Planters** will be positioned on the building's rear terraces.
- **Steelwork** for the building's canopy.
- Internal **glazing**.

**What is happening in the public realm  
for Plots A1 and A2?**





# Plot A2 public realm works



Model of plans for the public realm along Deal Porters Way

- Work to the public realm around Plots A1 and A2 has begun.
- Changes to **pedestrian** and **vehicle access** are expected for approximately 4 months.
- **Lane closure** for southbound traffic to allow for pedestrian use.

**How is work progressing in Canada  
Dock?**



# Current work



Boardwalk construction underway in Canada Dock  
(December 2023)

- **Boardwalk** construction.
- **Earthworks** and **deep soil mixing**.
- **Pedestrian access** to the dock from Surrey Quays Road is restricted.

# Access to the dock



Aerial image of access in southeast corner of the dock when traffic accesses the site



# Upcoming work



View of Canada Dock from Deal Porters Way (December 2023)

- The **Deal Porters Sculpture** will be reinstated in the dock.
- **Timber piling** for the dipping pond.
- **Work to the pavement** outside of Canada Water Library.
- Further **planting**.
- **Trial hole** works along Maritime Street.

# What is happening at Surrey Quays station?





**New Surrey Quays Station Ticket Hall**

- Transport for London are undertaking upgrades to Surrey Quays station including the construction of a new **station entrance**, featuring a spacious ticket hall and gateline.
- The upgrades will provide step-free access to both platforms via two new lifts.
- **Longer platforms** will reduce overcrowding at peak times.
- Works are due to complete by **2026**.

# Current work



Boxing Day 2023

- Key milestones reached over Christmas.
- Establishment of **safe line side worksite**.
- Demolition and removal of existing line side infrastructure.
- Installation of new temporary means of escape for the station.
- Installation of **tower crane**.



# Upcoming work



Surrey Quays Station Upgrade (January 2024)

- Construction of **pedestrian walkway** along site boundary, Deal Porter Way.
- Unexploded ordnance probing
- Phase 1 of **platform extensions**.
- Installation of strip foundations Platform 1 and piling Platform 2

CANADAWATER

Do you have any questions?

**Contact us**

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