

**CANADA WATER**

**Canada Water development**

**Construction Liaison Forum**

**Printworks and the surrounding  
area**

**Thursday 8<sup>th</sup> February 2024**



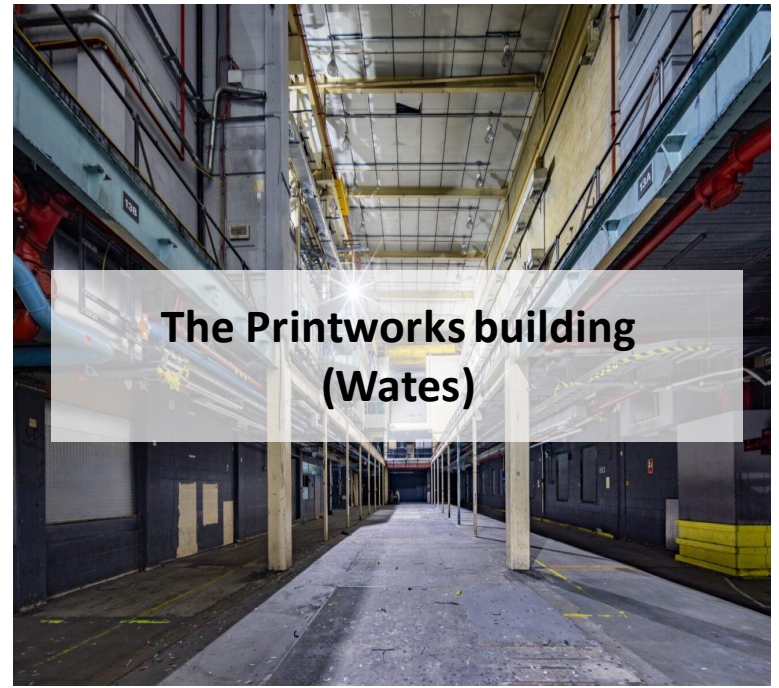




**Canada Water development**



**Construction management**



**The Printworks building (Wates)**



**Work completed by UK Power Networks**



**Enabling works (Galldris)**



**Q&A**



# Our team



**SARAH WARD**  
Construction Neighbourhood  
Liaison Manager



**KEIR FREESTONE**  
British Land



**DAVID HARRISON**  
Contractor, Galldris (Enabling Works)

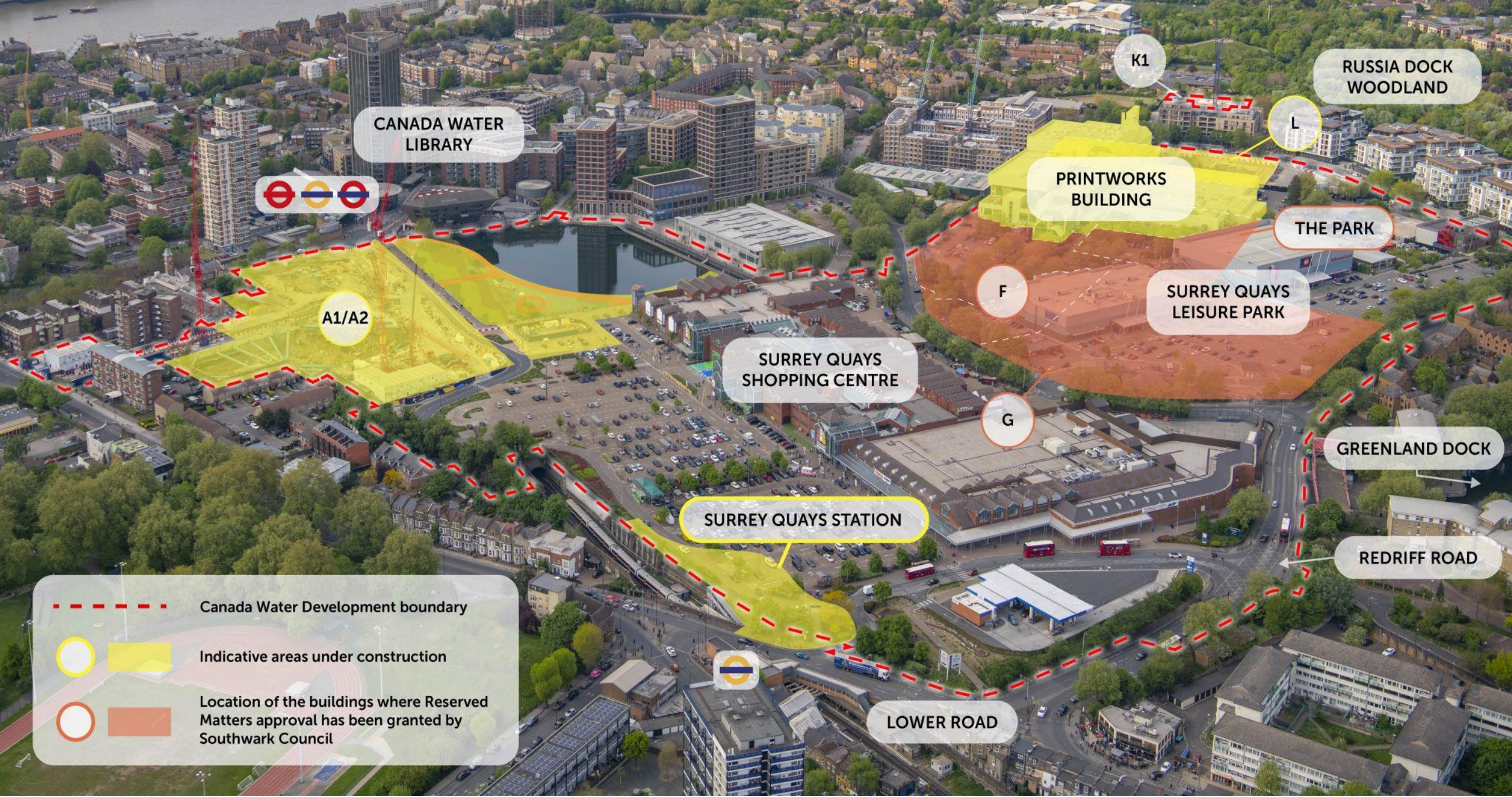


**BILL JAMES**  
Contractor, Wates (Printworks  
construction)



**DOMINIC PART**  
UK Power Networks (Substation  
works)





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



Aerial view of the below ground substation (December 2023)

- **Zone L - Below ground substation:** Deliveries of electricity equipment are ongoing, accessing the site via Quebec Way.
- **The Printworks building:** Vehicles access the 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 Printworks construction

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)

**How is construction progressing at the  
Printworks building?**



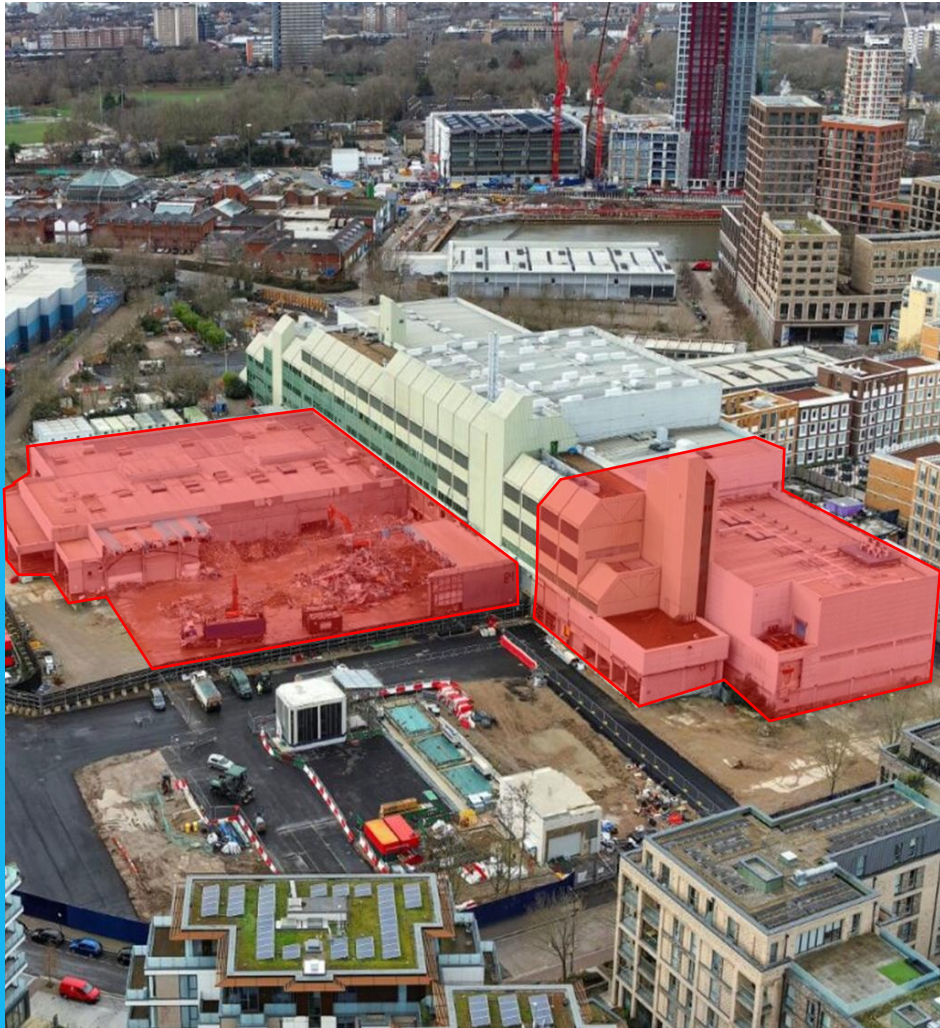
# Current work



The inside of the Printworks building (December 2023)

- **Removal** of cladding, roofing, internal fixtures and internal floor slabs.
- Demolition of the building's adjacent **warehouses** and the northern end of **press halls**.
- Removal of internal finishes and services.

# Upcoming work



View of the Printworks building from Quebec Way  
(December 2023)

- **Two tower cranes** are due to be erected on site in February.
- Continuing demolition of northern press hall and cladding removal to all areas.



**What is happening in the below ground substation (Zone L)?**

# The below ground substation



Aerial view of the below ground substation from Quebec Way (December 2023)

- The new below ground substation will **supply power** to the Canada Water development and wider community.
- The site is expected to reach full operation in 2026.
- Scaffolding gantry to be deconstructed in the first quarter of this year and reconstructed in the second quarter. All other works will be below ground within the substation.



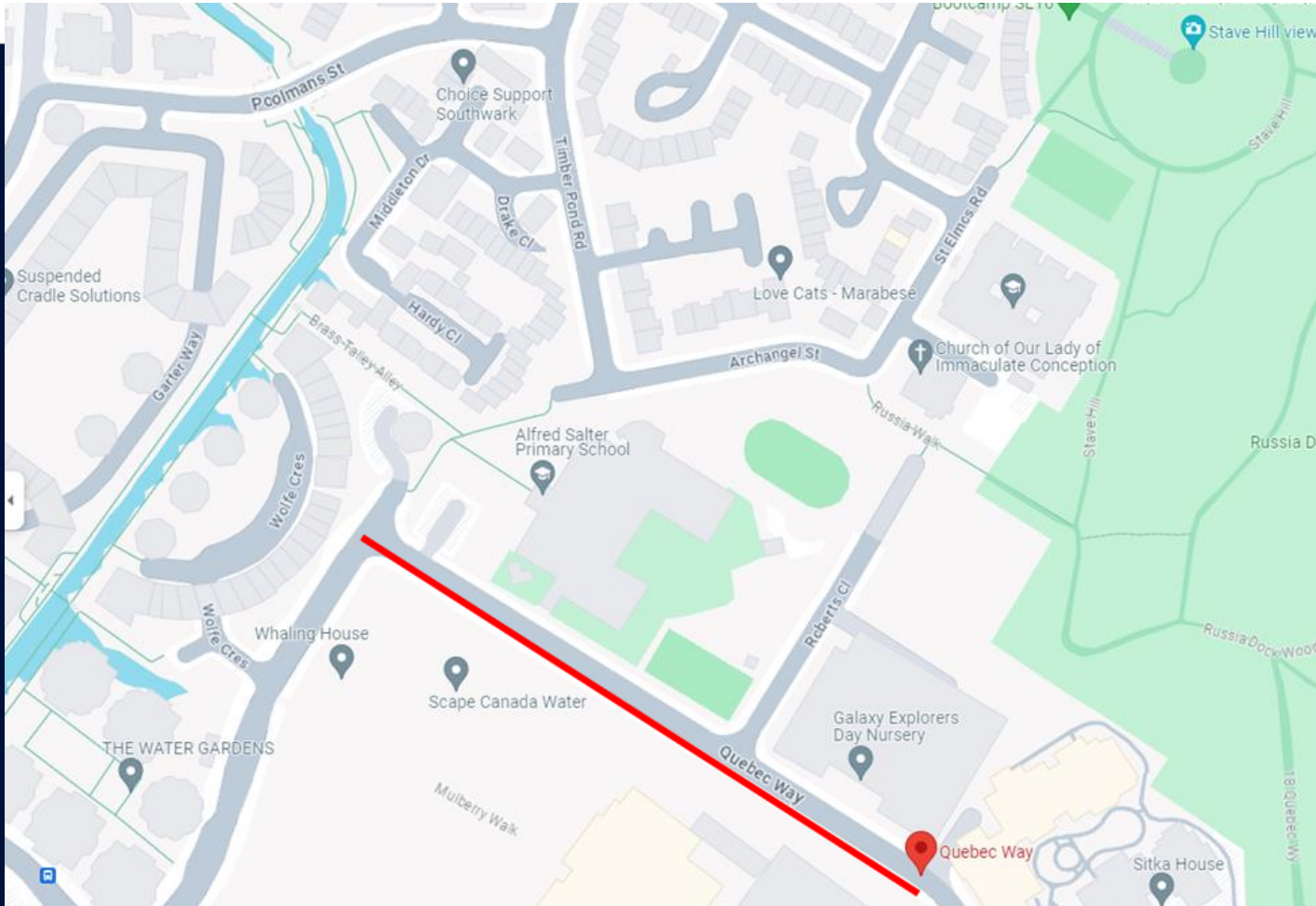
# Current progress

- UK Power Networks and its Alliance Partners are currently undertaking the substation **fit out** works below ground.
- All three **transformers** have been installed in the substation.
- UK Power Networks have begun **cable installation** works in Southwark. These cables will supply electricity from the nearby New Cross Substation.
- Galldris are to install covers over transformer bays in the first quarter of this year.



All three transformers now installed in the below ground (January 2024)

# Quebec Way cable route works



- 66kV cable route
- Quebec Way cable route is ongoing, currently forecasted to be completed in the first quarter of this year

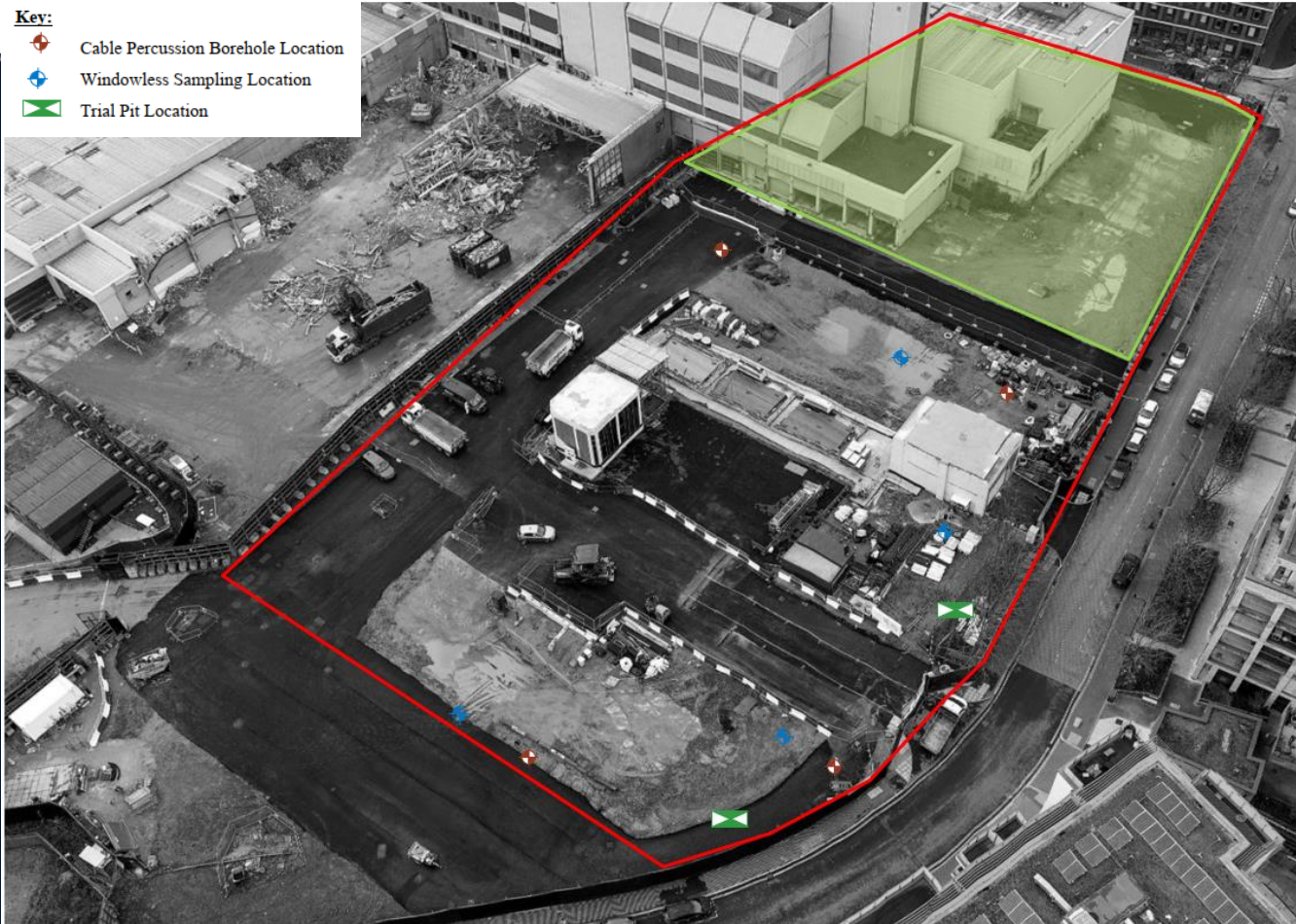
Area of works for cable route



# Zone L investigation works

# Borehole investigation works

**Key:**  
◆ Cable Percussion Borehole Location  
◆ Windowless Sampling Location  
✕ Trial Pit Location



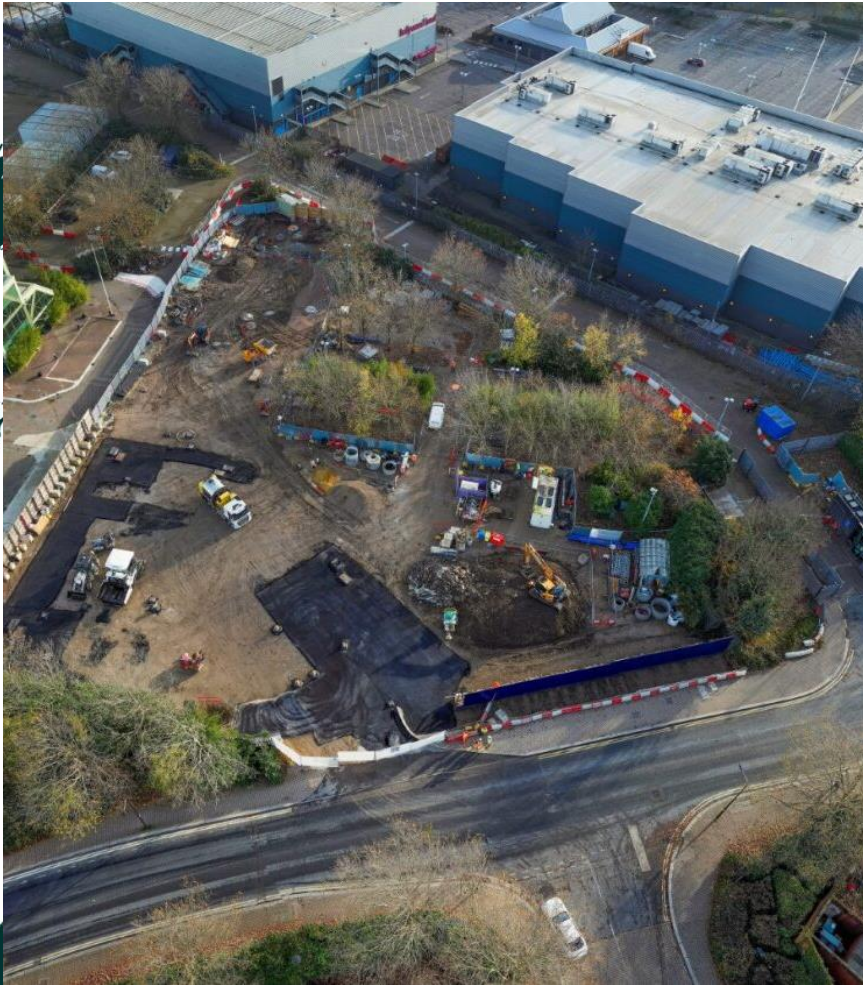
Location of boreholes

- McAleer & Rushe are due to conduct **borehole investigation works** at the end of February in Zone L.
- The works will identify existing utility services in the areas.
- Works are expected to **complete** at the **end of March**.
- All works will take place within the construction site boundary.



**How are the enabling works for Printworks Street and Reel Street (working names) progressing?**

# Current work



Construction of the new access roads underway  
(November 2023)

- Construction of the new access roads is ongoing.
- **Completion** of the roads is expected in **summer** this year for construction traffic access.



**What is happening along Surrey Quays Road and Redriff Road?**

# Utility investigation works



Works ongoing along Surrey Quays Road and Redriff Road

- **Trial hole** works are ongoing along Redriff Road.
- **Traffic management** is in place.
- Small, **signposted diversions** are in place for pedestrians.
- Two **bus stops** are suspended.



CANADAWATER

Do you have any questions?

**Contact us**

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