

# Construction News

Welcome to our latest newsletter providing an update on the delivery of British Land's 53-acre Canada Water development. This edition focuses on activity relating to the active construction sites known as Plots A1, A2, K1, Canada Dock, Printworks site and other enabling works across the development. We know that at times construction activity impacts the local community and we thank you for your ongoing patience – we are committed to keeping you updated and managing construction so that disruption to the local area is minimised as far as possible.



Pictured: View of Phase 1 of the Canada Water development

## What is the Canada Water development?

The development will deliver a new town centre for Southwark, with shops, restaurants, bars, offices, and community and leisure facilities. There will also be c.3,000 new homes, at least 35% of which will be affordable - 25% social rented and a further 10% 'intermediate' - which includes shared ownership homes. Importantly, the development will include 12 acres of new public open spaces, including a new park and a town square.

## Construction Liaison Forums

### Plots A1/A2 and the surrounding area

**Date:** Tuesday 12th September

**Time:** 6:30pm - 7:30pm

**Location:** Canada Water Library, 21 Surrey Quays Road, London, SE16 7AR

(you'll be directed to the room on arrival)

### Printworks and the surrounding area

**Date:** Tuesday 19th September

**Time:** 6:30pm - 7:30pm

**Location:** TEDI-London, 11 Quebec Way, London, SE16 7LG

Our forums will cover a brief site wide construction update and then focus on each specific areas' construction activity as well as providing an opportunity to ask questions to contractors working on site. Please register your attendance in advance using the email or freephone number below.

# Site wide construction overview



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

Label	Description / Update
1	<b>Former Dock Office courtyard:</b> The courtyard of the former Dock Offices is part of the public realm for Plots A1 and A2. Construction work here will commence later in 2023.
2	<b>Plot A1:</b> Will provide a new 35-storey building (The Founding) comprising new homes, surrounded by a six storey building (Three Deal Porters) that offers retail and workspace. Expected completion in late 2024.
3	<b>Plot A2:</b> Will provide the new Canada Water Leisure Centre at ground and basement level, retail and food outlets along the new High Street, and workspace at the upper levels (Dock Shed). Expected completion in late 2024.
4	<b>Canada Dock:</b> Work to revitalise Canada Dock continues and main works are due to complete late spring 2024, with landscaping scheduled to finish in late summer 2024.
5	<b>Printworks building (Zone H):</b> Enabling works are nearing completion, including the creation of crossovers and service installation works in the area as well as the construction of Printworks Street and Reel Street (working names). In early autumn, enabling work on the existing Printworks building will begin.
6	<b>Below ground substation (Zone L):</b> UK Power Networks have commenced their fit out and installation works this summer. Galldris will then return to site to install covers over the transformer bays. The site will reach full operation by late 2025.
7	<b>Plot K1:</b> Construction work is progressing well to build 79 homes for Southwark Council and is due to complete this October.
8	<b>Transport for London (TfL) works:</b> TfL are remobilising this September to continue with their improvement works to Surrey Quays station. The works will facilitate building a new entrance for Surrey Quays station and include the creation of a new step free station entrance within the Canada Water development and improvements to station capacity and accessibility.



# Reducing the impact of construction activity



Pictured: Works underway in Canada Dock

## Noise, dust, and vibration monitoring and reporting

In line with the Construction Management Plans for each construction site, contractors have strict mitigation measures in place linked to working practices. They also carefully monitor noise, dust, and vibration to ensure they're operating safely and within the limits set by Southwark Council. Each contractor has produced a helpful note which provides more detail on how they monitor and record site impact and the limits they work within on the respective sites across the Canada Water development.

For more information please visit: <https://www.canadawater.co.uk/construction-activity>

## Working hours

Contractors are working standard construction working hours as permitted by Southwark Council:

- Monday - Friday, 8am-6pm
- Saturday, 8am-2pm (no noisy works before 9am)

When substantial work outside of standard hours is needed, for example to accommodate a crane delivery, this will be agreed with Southwark Council and communicated in advance to close neighbours via letter, email, on our website, and on social media.

For more information on Plot A1 working hours see the next page for more detail.

## Construction Neighbourhood Liaison Manager

Different contractors work on different construction sites across the development. British Land has appointed a dedicated Construction Neighbourhood Liaison Manager who works closely with contractors to ensure that people living close to the site and the wider community are kept regularly updated throughout the construction period and that any issues or questions receive a swift reply.

# Plots A1 and A2, Canada Dock and surrounding area

Plots A1 and A2 are in the previous part of the Surrey Quays Shopping Centre car park by Canada Water station and Canada Dock. Alongside new public spaces including a public square in the Dock Office courtyard, a pedestrian route, and the first section of a high street, they'll deliver the first part of the new town centre. Plot A1 comprises a 35-storey building providing 186 new homes in The Founding (including intermediate affordable homes), as well as workspace and retail within Three Deal Porters. Plot A2 is up to six storeys in height known as Dock Shed, providing new workspace, as well as shops and places for eating and drinking. Canada Water Leisure Centre will also be located here, with an eight-lane swimming pool, a learner pool, gym, exercise studios, sports courts, soft play area, and a café.

## Canada Dock revitalisation works

Works being carried out by contractor Galldris in and around the dock are outlined below. Work is also being carried out by Southwark Council on Canada Water Library and while this is separate to the development, Galldris is coordinating closely with them to minimise disruption.



Pictured: View of Canada Dock, including sheet pile installation and use of a silt curtain

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**Hoarding** around the dock will be in place until autumn 2024. Due to works along the southern edge of the dock, a hoarding has been installed, reducing the footpath width to 1.5m temporarily. We expect this restriction to be in place until autumn 2023 and the hoarding will be moved to increase the width of the footpath as the works progress. Impacts of the works on pedestrian routes is being managed to minimise disruption.

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The **Deal Porters Sculpture** has been safely removed and stored in a specialist sub-contractor warehouse in Bristol. The sculpture will be refurbished and will be returned to the same location once works have progressed.

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**Sheet piling** to facilitate the boardwalk construction within the dock will complete in mid-September. Works to lay the foundations for the southern steps have also commenced and are due to complete in early 2024.

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**Boardwalk** construction has now begun and will be ongoing until early 2024.

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**Street furniture** such as picnic benches and seating will start to be installed in winter, with railings in the western area of the dock due to be erected in early 2024.

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**Protective measures** are in place to reduce the impact of construction on the water habitat, including bubble and silt curtains.

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**Bird mitigation**, including refurbished floating islands for nesting birds, provision of feeding platforms, and provision of supplementary feed during the nesting season is in place.

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**Landscaping** has begun and the first trees have already been planted. Further trees will be planted this year.

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## How is the build for The Founding and Three Deal Porters (Plot A1) progressing?

Wates' current phase of works includes the construction of the reinforced concrete structure. The office block of the building is now structurally complete, and the residential tower is taking shape with the core complete. The façade of the building has commenced with both cladding panels and brickwork. Internally the fit out has commenced in the basement for the plant rooms and the early apartment works.

The working hours at Plot A1 allow an additional hour either side of standard working hours to enable the use of the two passenger hoists on the main tower. One hoist is located along the Deal Porters Way side and another along the Surrey Quays Road side, both are within the site boundary. Wates plan to dismantle and remove one of their tower cranes later this autumn, this is likely to require a road closure and we will ensure all those impacted are given advance notice.

Please see the project timeline below for more information on the stages of work through to completion.



Pictured: Installation of façade of The Founding continues



## How is the build for Dock Shed and Canada Water Leisure Centre (Plot A2) progressing?

Mace has completed the main structure of the building, which means that the project has reached its full height. The main roofs, which are currently open metal frames, will have metal decking installed soon. The installation of external cladding and window glazing is well underway. Glazing is fully installed on the ground floor, along the Deal Porters Way elevation, and making good progress on the stepped terraces at the rear of the building. To facilitate this the building has been encased in scaffolding with branded monarflex (a scaffold sheeting). This gives the teams access to the outside of each floor to undertake works.

Within the building, the blockwork is finished in the basement, and the support props have been removed from within the sports hall. With the floor plates and structures reaching completion, the beginning of mechanical, electrical, and plumbing systems will start, initially in the basement of the building and then at the ground level. In addition to this, plant and other equipment will begin to be delivered, which will start on level four and then continue to the other commercial spaces.



Pictured: Work underway in the new Canada Water Leisure Centre sports hall

The progress in the construction processes has meant that one of the three tower cranes servicing the works was no longer needed and was removed from site in June. This autumn, Mace plan to dismantle and remove their second tower crane as it will no longer be required. It is anticipated that the final crane will leave site closer to the end of the year.

Please see the project timeline below for more information on the stages of work through to completion.



## Surrey Quays Station improvements – carried out by Transport for London (TfL)

TfL’s contractors are continuing work on Surrey Quays station to create a new step free station entrance within the Canada Water development and improve station capacity and accessibility. Enabling work being carried out includes Thames Water diversions on Lower Road, erecting hoarding within their site compound and establishing a construction site in the rail corridor areas where they will be working. Notice will be given by letter in advance of work starting to those in close proximity of the site.

# Quebec Way and surrounding areas

## Paper Yard labs

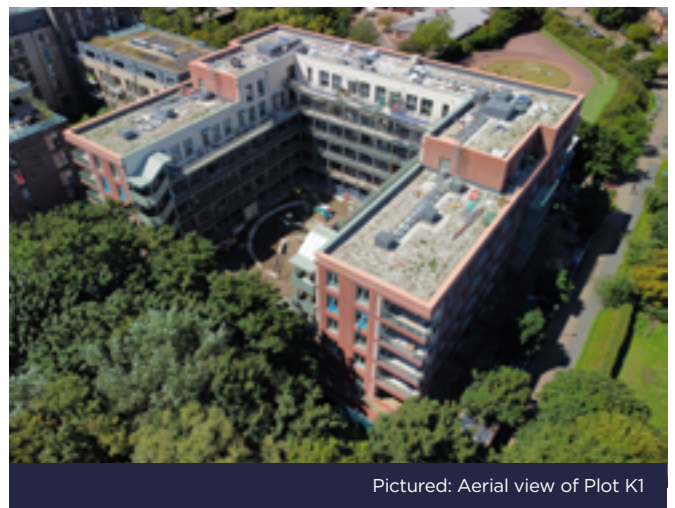
The Paper Yard Lab temporary modular buildings are now complete. As part of the works later this year, a temporary footpath closure and suspension of on street parking bays will be required to facilitate the widening of a small part of the footpath on Quebec Way, in front of the TEDI Building.

Works to complete a mural inspired by the local community and history is currently underway at Paper Yard. You’ll find regular photo updates on our Canada Water Masterplan Instagram channel, with the official unveiling in early September.

## How is the build for Plot K1 progressing?

McAleer and Rushe has progressed works at Plot K1 to the final stages of construction. The internal fit-out is nearing completion and external works are ongoing, including preparing the ground for paving and landscaping, the planting of trees, shrubs and wildflowers.

The site will be handed over to Southwark Council this October and site cabins and welfare will be demobilised in advance of this. Keep an eye out on our social media channels for updates on the site’s completion.



Pictured: Aerial view of Plot K1

## Below ground substation (Zone L) and work being undertaken by UK Power Networks

The below ground substation structure located at the rear of the Printworks building, on Quebec Way, is now complete. UK Power Networks, who own and maintain the electricity network in the area, and its Alliance Partners have begun work and will be installing state of the art electricity equipment in the newly built substation in stages until late summer 2024.

This autumn, Galldris will return to install shutters and covers over the transformer bays before UK Power Networks complete the final fit out works. The site will reach full operation in late 2025 and will supply power to the development as well as the wider community.

UK Power Networks began cable installation works within Southwark last year. These new cables will supply the electricity for the new substation. Notice will be provided by letter to those in close proximity to the site ahead of works conducted by UK Power Networks



Pictured: View of the completed substation structure along Quebec Way in the left corner



### Spring - early summer 2023

Galldris completed substation structure and handed over to UK Power Networks to begin fit out works

### Summer 2023

UK Power Networks commenced fit out works and install transformers

### Autumn 2023

Galldris return to install shutters and covers over transformer bays

### Winter 2025

Substation site reaches full operation

## Zone H

### Enabling works for Printworks Street and Reel Street (working names)

Construction of new access roads and the installation of new below ground infrastructure to facilitate the development is ongoing in the Printworks area. All works in this area are now taking place within the site boundary and include drainage and service installation works and tarmacking of the new roads. Construction of the new roads is anticipated to complete in summer 2024.



Pictured: View of Zone H and Zone L from Quebec Way.

### The Printworks building

Works on the existing Printworks building will commence this autumn and will involve the removal of cladding, roofing and internal floor slabs. The steel frame structure of the building will be kept for the construction stage. Nearby residents will be written to in advance of the works beginning. Vehicles will access the site from Surrey Quays Road. This work will help make way for the new public routes and destinations, including the 3.5-acre Park.

Under the conditions of our 2022 Reserved Matters Application (RMA) planning permission was granted by Southwark Council to begin these enabling works on the Printworks building. Earlier this year we reconsulted on new proposals for the Printworks building based on the feedback received. Subject to the determination of the revised Reserved Matters Application, which is soon to be submitted to Southwark Council, main construction is expected to commence in summer 2024, with building completion anticipated for 2026/2027.



## Providing you with construction updates

There are various ways we are providing construction information including this quarterly newsletter, the project e-newsletter, web updates, social media, signage on site and direct notifications to site neighbours. We want to be accessible to all - please do call us on **0800 470 4593 (freephone)** if you would like speak with someone or receive this information in a different

format. We would also appreciate feedback on the level of detail we provide and whether this is enough or too little, to allow us to tailor our approach. To opt-in to receive our project e-newsletter please contact us using the details at the end of this newsletter. Our website and site signage are always the most up-to-date sources of information.

## Construction jobs and training opportunities

We want to get local people into meaningful, sustained employment as part of the Canada Water development, and we expect around a hundred construction jobs and apprenticeships to be generated over the next four years. We are working with the Southwark Construction Skills Centre to help local people of all ages access these opportunities, and they're running FREE preemployment training courses for Southwark residents. Please visit [southwarkconstructionskillscentre.com](http://southwarkconstructionskillscentre.com) for more information.

If you're interested in construction roles and training opportunities linked to our development, you can also sign up to our mailing list by emailing [team@canadawater.co.uk](mailto:team@canadawater.co.uk) or calling **0800 470 4593 (freephone)**.

Over the next few months we'll have more jobs becoming available across the site so keep an eye on our website and noticeboards to find out more information when it becomes available.

Contact us:  [canadawater.co.uk](http://canadawater.co.uk)  [team@canadawater.co.uk](mailto:team@canadawater.co.uk)  **0800 470 4593 (freephone)**

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