

## CANADAWATER

# 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 the active construction sites known as Plots A1, A2, Canada Dock, Printworks building and other enabling works across the development. We appreciate there are times when construction activity impacts the local community so 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: Works ongoing across the first phase 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, alongside nearly 3,000 new homes of which at least 35% will be affordable. Importantly, the development will include 12 acres of new public open spaces, including a park and a town square.

It is being brought forward by British Land as a 50/50 joint venture with Australian pension fund AustralianSuper, in partnership with Southwark Council. British Land is a UK-based property company and we have been active in the local area for many years, principally as owners of Surrey Quays Shopping Centre.

### Construction Liaison Forums

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

**Date:** Thursday 1 February

**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)

Our forums will cover a brief development 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.

#### Printworks and the surrounding area

**Date:** Thursday 8 February

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

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

#### Contact us:

[canadawater.co.uk](https://www.canadawater.co.uk) [team@canadawater.co.uk](mailto:team@canadawater.co.uk) [0800 470 4593](tel:08004704593) (freephone)  
[@CWmasterplan](#) [Canada Water Masterplan](#)

# Site wide construction overview



## Label Description / update

- 1 Former Dock Office courtyard:** Forms part of the public realm for Plots A1 and A2. Construction work will start this year and is expected to complete this summer.
- 2 Plot A1:** Consists of a 35-storey building (The Founding) comprising new homes, and a six-storey building (Three Deal Porters) offering retail and workspace. Expected completion later this year.
- 3 Plot A2:** 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 later this year.
- 4 Canada Dock:** Will provide a new public space and boardwalk across the dock. Work includes laying foundations for the southern steps, boardwalk construction and landscaping. Expected completion later this year.
- 5 Printworks building (Zone H):** Work includes stripping back cladding and dismantling some parts of the current structure and removing the building's adjacent warehouses and press halls. Temporary tarmacking of Printworks Street and Reel Street (working names) is nearing completion.
- 6 Below ground substation (Zone L):** UK Power Networks have installed the first transformers in the new underground substation. Galldris will install covers over the transformer bays early this year. The site will reach full operation by late 2025.
- 7 Transport for London (TfL) works:** TfL continue with improvement works to Surrey Quays station. This includes building two new entrances with the creation of a new step free station entrance adjacent to the Canada Water development.
- 8 Utility works along Redriff and Surrey Quays Road:** Early this year Galldris will undertake a series of trial holes to locate utility services in the area.

# Reducing the impact of construction activity



## 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.

## 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.

If you have any questions about construction activity or would like to speak with the Construction Neighbourhood Liaison Manager please contact [team@canadawater.co.uk](mailto:team@canadawater.co.uk) or call **0800 470 4593** (freephone).

# 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. These plots will deliver the first part of the new town centre alongside new public spaces including a public square in the Dock Office courtyard, a pedestrian route, and the first section of a high street. 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, known as Dock Shed, is up to six storeys in height, 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. Works to Canada Dock will provide added community and ecological value to the dock, with a 170m boardwalk across the dock and steps down to the water's edge with seating, as well as dipping ponds.

## Canada Dock revitalisation works

Galldris is carrying out works in and around the dock, more details of this work are summarised on the right. Galldris are coordinating closely with Southwark Council who are carrying out separate works on Canada Water Library to minimise disruption as far as possible. From late January, Galldris will start pavement works outside the library which will complete in the spring. Pedestrian access to the station entrance and library will be maintained and there will be hoarding in place to maintain safety at all times. Next month, a small number of construction vehicles will start to access the site from Surrey Quays Road.

Due to works along the southern edge of the dock, a **hoarding** is in place, reducing the footpath width to 3m temporarily. Starting next month the footpath from the dock to Surrey Quays Road (next to The Range) will also be narrowed until this summer.

**Landscaping** is underway and there will be 34 trees planted in total. Six bird boxes and eight bat boxes will be installed to attract wildlife. To progress the dock works and to enable the neighbouring Canada Water Dockside site to come forward as per their approved application, four willow trees in the south east corner by The Range are planned to be removed early this year, subject to approval by Southwark Council. Four new trees will be planted as replacements in similar locations to the existing trees.

Works to lay the foundations for the **southern steps** (near The Range) are due to complete early this year. The steps will provide a space for people to enjoy the dock once completed.

**Boardwalk** construction, including installation of the super-structure and timber, will be complete in mid-2024.

The **Deal Porters Sculpture** has now been refurbished by a specialist sub-contractor in Bristol. It is being stored here until later this year where it will be reinstated in the same location.

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



Pictured: Boardwalk construction underway in Canada Dock

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

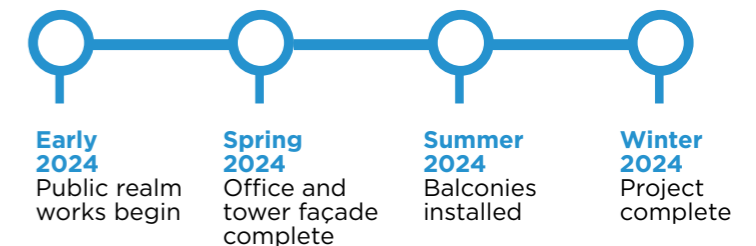
Wates' current phase of works includes the installation of the central atrium steel frame and structural timber frame, both of which use sustainable construction materials. The construction of the reinforced concrete structure is now complete, which has enabled Wates to start removing all safety screens. The concrete frame and core of the residential tower are now complete. The works on the façade are also nearing completion. Internally, the fit out has started in the basement for the plant rooms and the apartment works are progressing well.

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 within the site boundary.

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



Pictured: Façade installation of The Founding continues



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

Mace has now completed the main structure of the building, and above ground level the building's exterior is progressing well. The installation of the exterior window glazing and external cladding is nearing completion and as work progresses, scaffolding is being removed in sections. Railings have been positioned along each of the office floor balconies which face Deal Porters Way and early this year, planters will be positioned on the building's rear terraces using a mobile crane. Vegetation will be planted later in the construction process.

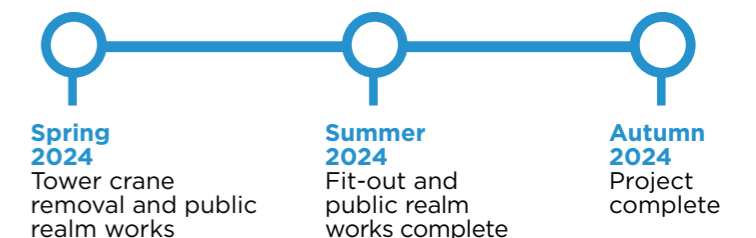
With the outer shell in place and the building weatherproofed, work inside the building is progressing well. Internally, walls are being built and plastered to create rooms inside the building. Once these are complete, internal glazing and specialist features such as architectural metal work can be installed. The machinery required to operate the building's heating and cooling systems has been installed on the roof levels and mechanical, electrical, and plumbing systems are being introduced throughout each floor. The internal fit-out is also ongoing, including toilets and gym changing rooms.

Mace plans to dismantle and remove the final tower crane early this year, once all lifting is complete.

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



Pictured: Works underway at Plot A2



## Plots A1 and A2 public realm works

Early this year, work on the public realm around Plot A1 and A2 will begin, including along the Deal Porters Way footpath that runs alongside the new buildings. Work includes duct installation for services, foundations for street furniture, the installation of benches, digging of tree pits and planting and granite paving. To enable the work, some changes to pedestrian and vehicle access are expected along Deal Porters Way for the first half of the year.

For the most up to date information on traffic and pedestrian access, please visit our construction webpage and keep an eye on our social media.

Any diversions will also be signposted in advance. We will always look to minimise any impact where possible.

Next month, works to the former Dock Office courtyard will begin. The works will include the installation of a small pond, garden area and extended courtyard. Significant level changes will take place to create a smooth transition between the Dock Offices and Plot A1.

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

TfL are undertaking upgrades to Surrey Quays station including the construction of a new station entrance, featuring a spacious ticket hall and gateline expected to welcome 60 per cent of customers using the station.

The upgrades will provide step-free access for the first time to both platforms via two new lifts and longer platforms to reduce current overcrowding at peak times and provide station capacity for expected future demand.

Due to be completed by 2026, these improvements are part of a larger scheme to improve the East London Line.

With programme critical work carried out over the Christmas period to ensure the work site is fully established within the station area, the main civil works for the new entrance can now progress safely this spring, while ensuring the station continues to operate.

## Quebec Way and surrounding areas

### Utility Investigation Works

Early this year, Galldris will be carrying out trial holes along Surrey Quays Road and Redriff Road, close to Surrey Quays Leisure Park. The work is required to confirm the location of several utility services in the area. Traffic management will be in place throughout the works, including three-way traffic lights and pedestrians will have small, signposted diversions. Traffic marshals will be present to minimise disruption.

Two bus stops will be suspended on Redriff Road to enable the works, with users signposted to alternative stops along the road.

To facilitate this work, some trees along Redriff Road will need to be removed. The removal of these trees was consented as part of the Outline Planning Permission for the Masterplan in 2020.

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

UK Power Networks and its Alliance Partners who own and maintain the electricity network in the area, have begun work installing state of the art electrical equipment in the newly built substation. These works will continue until early 2025. In January 2024, UK Power Networks delivered and installed the final transformer for the underground substation. Galldris will return to install covers over the transformer bays later in the year 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 cables will supply the new substation from the nearby New Cross Substation where upgrade works are underway. Notice will be provided by letter to those in close proximity to the site ahead of works conducted by UK Power Networks.



Pictured: Positioning of a transformer into the below ground substation

## Zone H

### The Printworks building

Work on the existing Printworks building started last year and will continue until winter 2024. Under the conditions of British Land's 2022 Reserved Matters Application (RMA), planning permission was granted by Southwark Council to begin these enabling works on the Printworks building. This work will help make way for the new public routes and destinations, including the 3.5-acre park.

In late 2023, the building's existing services were deactivated and cut off and currently Wates are removing cladding, roofing, internal fixtures, internal floor slabs and the building's adjacent warehouses and the northern end of press halls. Part of the building's existing structural frame will be kept for the construction stage. Throughout construction, vehicles will access the site from Surrey Quays Road.

In February, Wates plans to erect two tower cranes on the site. These will be delivered within standard construction hours and we will look to minimise disruption where possible.

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

In the Printworks area, construction of new access roads and the installation of new below ground infrastructure to facilitate the development is ongoing. 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. The roads are expected to be complete in summer 2024 for construction traffic access. The roads will remain within the construction site boundary and will be resurfaced before opening to the public upon completion of the main works to the Printworks building.



Pictured: The inside of the Printworks building

# 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 pre-employment training courses for Southwark residents.

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.

## 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.

### Contact us:

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