

Construction News

Thank you for taking the time to read our latest construction update for the Canada Water development. In this issue you can find updates on our current and upcoming construction work across the 53 acre site.



Pictured: View of Plots A1 and A2 from Canada Dock

Welcome

This is our sixth newsletter providing an update on the delivery of British Land's Canada Water development. This edition focuses on providing a detailed update on activity relating to the construction sites known as Plots A1, A2 and K1, ongoing work at Canada Dock and other enabling works across the development.

We know that at times construction activity will impact 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.

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 25% of these will be social rented and a further 10% will be 'intermediate' – which includes shared ownership homes. Importantly, the development will include 16 acres of new public open spaces, including a new park and a town square.

Upcoming Construction Liaison Forum

Plots A1/A2 and the surrounding area

Date: Thursday 2nd February

Time: 7-8pm

Location: Canada Water Library (you'll be directed to the room on arrival)

Our forum includes a presentation on construction activity and an opportunity to ask questions.

Joining instructions

Please register your attendance in advance using the email or freephone number below. We'll then share with you a Terms of Reference document setting out what you can expect from us and what we expect from you to ensure a productive meeting for all. A copy will also be available at the meeting.

Please look out for updates on future construction meetings in our newsletters, on our website and social media, and on posters displayed locally.

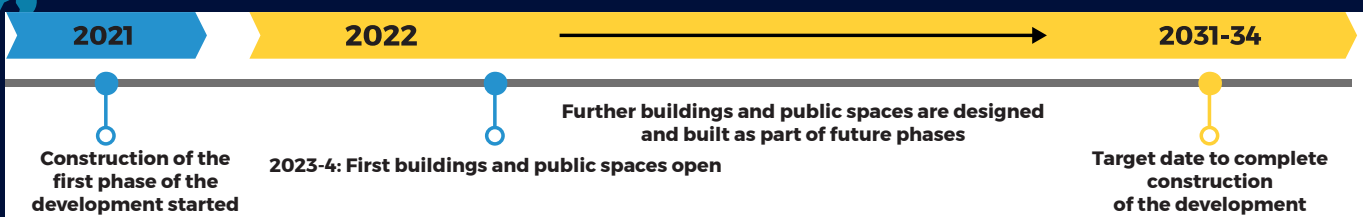
Site wide construction overview



Pictured: Plan showing details of work site locations

- 1 **Former Dock Offices:** Restoration works to create a sales and marketing suite in the Grade II listed former Dock Offices are now complete. The courtyard of the former Dock Offices will provide a new community space that will be opening soon to the public.
- 2 **Plot A1:** Will provide a new 35-storey building which will include retail, residential and office space. Expected completion in winter 2024.
- 3 **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 autumn 2024.
- 4 **Canada Dock:** Work to revitalise Canada Dock continues, including the installation of hoarding around the dock, removal of existing timber structures and piling works. Upcoming works include groundworks and earth moving, followed by piling. Expected completion spring 2024.
- 5 **Printworks Street / Reel Street (proposed names):** Enabling works are underway to facilitate the ongoing development. This includes crossovers and service installation works to facilitate Zones F, H and L and will require a lane closure, closure of the footpath and parking bay suspension along Quebec Way and Surrey Quays Road.
- 6 **Below ground substation:** Construction work continues to build a new below ground electricity substation at the rear of the Printworks by Quebec Way. It will provide electricity for the development as well as the wider local area. Galldris are due to complete the first stage of build in March. UKPN commence the fit out/installation in late March.
- 7 **Plot K1:** Construction work is progressing well to build 79 homes for Southwark Council and is due to complete autumn this year.
- 8 **Paper Yard:** Work on phase two of the temporary modular hub next to TEDI's campus is ongoing, with the completion of works planned for spring/summer this year. The building will be similar in design to TEDI and of modular construction.
- 9 **Utility diversions** are planned in spring this year along the southern section of Surrey Quays Road, through the junction with Redriff Road and up to Brunswick Quay. The works will facilitate the development of Zone F. Traffic management will be in place to minimise disruption.
- 10 **Surrey Quays Shopping Centre:** Works have been completed in the Surrey Quays Shopping Centre car park to provide a temporary site compound. This will facilitate Transport for London building a new station entrance for Surrey Quays Station.

Construction timeline



Reducing the impact of construction activity



Pictured: Work being undertaken at the dock

Noise, dust, and vibration monitoring and reporting

In line with the Construction Management Plans for each construction site, contractors have stringent 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, on our website, and on social media.

Construction vehicles

Construction vehicles access the development in accordance with the routes agreed with Southwark Council. More information is

available on our website. All sites have onsite wheel washing systems and regular road sweeping to ensure vehicles exiting onto the public highway are clean. Our website and site signage are always the most up-to-date sources of information.

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



Pictured: Work being undertaken on Plot A1

Plots A1 and A2 are located in the previous part of 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 is a 35-storey building providing 186 new homes in The Founding (including intermediate affordable homes), as well as office space, 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.

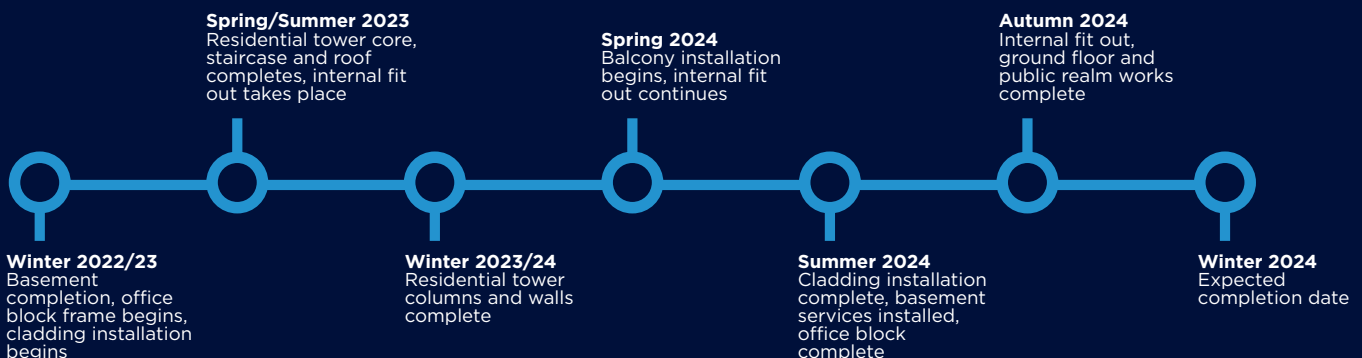
How is the build for Plot A1 progressing?

Contractor Wates has completed its piling, bulk excavation works and ground floor slab. The current phase of works includes the construction of the reinforced concrete structure in the first part of this year followed by cladding.

All three tower cranes have now been installed and extensions to the cranes will take place early this year. A total of three climbs will be required to reach the final height of the building. The cranes need structures to tie into, so are unable to be installed at full height in the first instance, instead increasing incrementally in line with the completion of the building. This will require some weekend works in February and March, between 8:00-18:00. We will write to any affected residents nearer the time.

We will also write to Southwark Council to seek approval for these works, which will take place within the A1 site boundary. No road closures will be needed, however works will be required to be undertaken outside of normal working hours for safety reasons.

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





Pictured: Work being undertaken at Plot A2

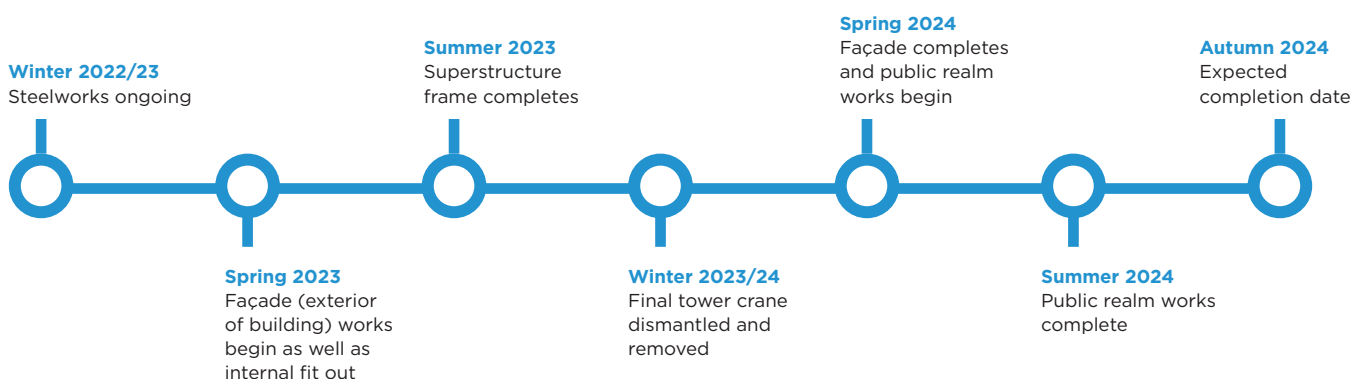
How is the build for Plot A2 progressing?

Since the last update, Mace has completed basement box work, including laying the ground floor slab. The building cores and temporary propping have now been removed.

Installation of the steel frame and precast concrete slabs commenced in October 2022 and is currently scheduled to complete in May this year. For this element of the work, large steel frame components are transported to site and lifted into place using tower and mobile cranes. Precast slabs are then fitted to the steel work to create the floor slab on each level. The transport of the steel frame components and removal of the large temporary props will require some wide load deliveries and out of hours transportation. Mace has communicated this to residents in advance and will continue to do so.

From March, concrete topping of the floor slabs will begin. This will involve concrete poured from mobile pumps that will be visible above the hoarding line.

Finally, scaffolding to the perimeter of the building will be erected this spring. This is required to facilitate safe cladding installation. The scaffolding will be full perimeter scaffolding (excluding the elevation facing Canada Dock) and up to the full height of the building.



Surrey Quays Road pavement works

Works to Surrey Quays Road pavement will shortly begin to improve the footpath and area surrounding it from Canada Water bus station down to Lower Road. Activities include pavement repairs, installing new planters and replacing the mesh fencing. Work is expected to take around eight weeks to complete, however more information will be available on our website once available.

Canada Dock

Enabling works in the dock started in winter 2022 and are ongoing. Work over the coming months will include groundworks, earth moving and piling works. Our contractor Galldris is working closely with environmental specialists to make sure that the works cause minimal disturbance to the current environment and its inhabitants as possible.

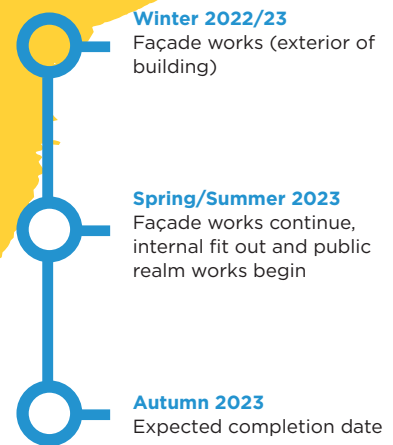
The approved plans will enhance the dock with new wetland habitats and a 170 metre boardwalk, expected for completion in spring 2024.

Plot K1 (Roberts Close) and surrounding areas

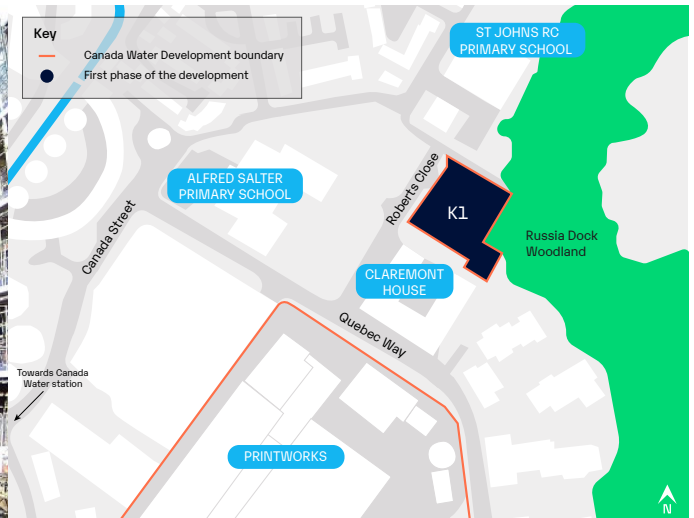
How is the build for Plot K1 progressing?

Contractor McAleer and Rushe is making good progress on Plot K1 on Roberts Close. In November last year, the last section of the structural concrete was put into place, meaning the building is now at full height. This is known as topping out, and is a milestone for the project. Once complete, the modern residential building will provide 79 council homes and be six storeys at its maximum height.

The building will reduce down to five storeys towards Russia Dock Woodland, creating a contextual response to the surrounding natural environment, ensuring that it is not visible from the main grassed space of Russia Dock Woodland. The precast façade (exterior of the building) was installed to the outer facing elevations in November and brickwork commenced following this, which is due to complete in spring this year. Internal furnishings will then be fitted, with completion scheduled for autumn this year.



Pictured: Ongoing brickworks at Plot K1



Pictured: Location of Plot K1

Enabling works for Printworks Street and Reel Street (proposed names)

Construction of new access roads and the installation of new below ground infrastructure to facilitate the ongoing development, commenced last year in the Printworks area. The work includes some temporary traffic management and parking suspension while utility diversions and new drainage installations take place and access points are created on Quebec Way and Surrey Quays Road. New hoarding has been installed along the Quebec Way footpath, closest to the site.

Works including slit trenches and further crossover works (which allow utility companies and contractors access onto site) are taking place along Surrey Quays Road pavements by the Printworks entrance early this year to facilitate the ongoing development. There are footpath width reductions, pedestrian diversions and traffic management in place to accommodate the works.

Phase two of the temporary modular hub (next to TEDI's campus)

Work on phase two of the temporary modular hub (Buildings B and C) next to TEDI's campus began in September 2022 and is due to complete in spring/summer this year. As part of the work to facilitate new electrical and water connections to the buildings, there will also be minor alterations to the paving adjacent to the TEDI building. The works will be planned to ensure minimal disruption to TEDI, Global Generation and our closest neighbours.

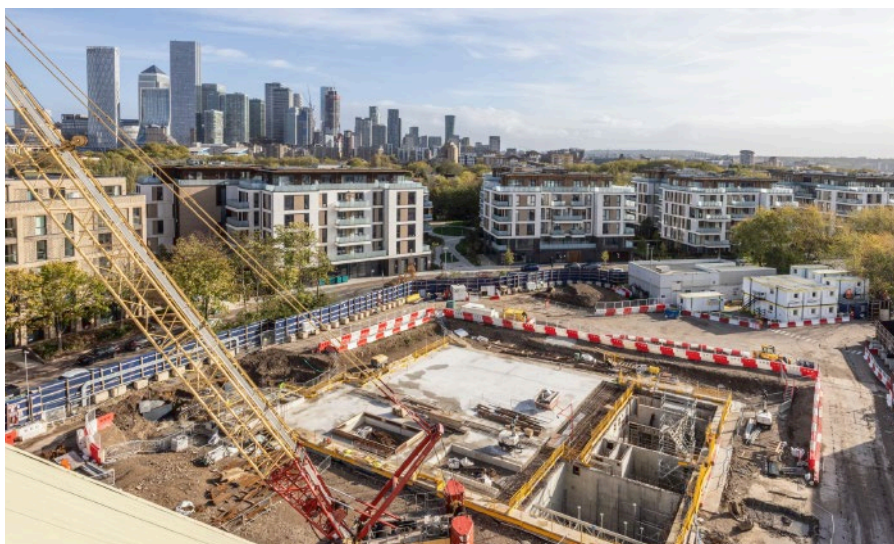
Utility diversions to facilitate Zone F

Utility diversions are planned to take place in spring this year along the southern section of Surrey Quays Road, through the junction with Redriff Road and up to Brunswick Quay. The works will facilitate the development of Zone F, and will include some excavation. We will look to minimise disruption where possible and notify those affected closer to the time.

Below ground substation (Zone L)

Progress continues on the new, below ground substation for UK Power Networks, at the rear of Printworks by Quebec Way, which will supply power to the development as well as the wider community. You will now be able to see the work that Galldris has been doing for the below ground substation, including the supporting infrastructure. Galldris is due to complete the first stage of the build in March this year, when UKPN will begin the fit out/installation section to account for the main works to take place. Galldris will return in spring this year to install covers over the transformer bays before UKPN then continue with the fit out/installation. The site will reach full operation during 2025.

- Winter 2021 through to Winter 2022/23**
Galldris built basement box of substation and supporting infrastructure
- Winter 2023**
UKPN take possession to begin fit out and install transformers
- Spring 2023**
Galldris install covers over transformer bays
- Summer 2025**
UKPN expected to complete fit out



Pictured: The below ground substation

Works being undertaken by UK Power Networks

Last year, UK Power Networks (UKPN), who own and maintain the electricity network in the area, successfully completed its survey works between Canada Water Station and Quebec Way. Additionally, the first stage of cable route construction works on the junction of Lower Road and Surrey Quays Road and within Southwark Park have also now completed.

From mid-February, UKPN will be continuing cable route works around New Cross Substation by installing cable ducts underground. UKPN in partnership with The Clancy Group will also begin to deliver its welfare cabins and site equipment for the new below ground substation that has been under construction at the rear Printworks, close to Quebec Way.

Towards the end of March, UKPN will be undertaking preparatory works inside the new substation ahead of its electrical installation works. Impacts to local electricity supply are not anticipated as part of these works.

Canada Water Connect launches to help local residents access opportunities linked to the development

A new service has launched to help local residents access skills, training and employment opportunities provided by the Canada Water development.

Canada Water Connect, founded through a partnership between British Land and leading business charity ELBA, puts people and expertise on the ground to make connections between local residents, businesses, schools and charities, the construction companies building the development, and companies and businesses that will occupy the future office and retail space. The aim is to make sure the benefits of the investment and growth that the development brings to the area are available for all to access, creating a thriving and inclusive local economy, where local people work in quality careers they love within the development, building contractors use local suppliers, and education in the area is supported for the long term.

The Canada Water Connect Employment and Skills Manager Ian Walker is a south Londoner born and raised. In his role he supports local jobseekers to find roles on the development, and to access training that will help them find employment in the local area. If you would like to speak to Ian, please get in touch using the details below.



Pictured: The Canada Water Connect team

The Canada Water development has already had great success hiring local people with one apprentice recently receiving a 'highly commended' certificate in the Best Apprenticeship category at the London Region Construction Training Group awards evening. The Canada Water Connect team is aiming to bolster this work supporting more local residents to access employment opportunities during construction phases and in the end use.

Strategic Lead Julie Hutchison heads up the team, while others in the team are working closely with the community and local organisations to help them make the most of the opportunities of the development.

Look out for much more to come over the coming months as the service sets up, including a brand-new website to help residents keep track of opportunities and find out how to access them.

The Canada Water Connect team look forward to meeting you soon!

If you're interested in construction roles and training opportunities linked to our development, or would like to sign up to our mailing list please visit <https://www.canadawater.co.uk/jobs-and-training>, email team@canadawater.co.uk or call **0800 470 4593** (freephone).

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.

You can contact the Construction Neighbourhood Liaison Manager via the email address or phone number below.

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

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