

Construction News

Thank you for taking the time to read our latest construction update for the Canada Water development, which includes Surrey Quays Shopping Centre, Surrey Quays Leisure Park, Printworks, the former Rotherhithe Police Station, and a small site off Roberts Close.



Pictured: View of Plots A1 and A2 from Canada Dock

Welcome

This is our fifth 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 works within Surrey Quays Shopping Centre Car Park, and in Zone L of 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.

Upcoming Construction Liaison Forums

Plot K1 and surrounding area

Date: Wednesday 5 October
Time: 7-8pm
Location: Canada Water Library (you'll be directed to the room on arrival)

Plots A1/A2 and surrounding area

Date: Thursday 13 October
Time: 7-8pm
Location: Canada Water Library (you'll be directed to the room on arrival)

Our forums include 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.

Further restoration works to the Grade II listed former Dock Offices are underway, including creating a sales and marketing suite. As part of the restoration works, landscaping works are taking place in the Dock Office courtyard starting this Autumn and due to complete by the end of this year. These works include the retention of four large trees, removal of two smaller ones, changes to levels, and planting a new garden.

Plot A1 will provide a new 35-storey building which will include retail, residential and office space. Expected completion in Autumn 2024.

Preparatory works continue at Canada Dock ahead of improvement works beginning in early 2023.

Plot K1 will include a modern five and six storey residential building providing 79 council homes on Roberts Close. Expected completion in Autumn 2023.

Work on a temporary 'life sciences' building next to TEDI's campus, is starting this September with completion of all the works planned for Spring/Summer 2023.

At the rear of the Printworks site by Quebec Way, work is ongoing to build a basement for a new below-ground electricity substation for UKPN.

Enabling works for what are currently known as Printworks Street and Reel Street, which will include installation of ducting and utilities to facilitate Plots F, H, and L services are due to begin in October this year.



Pictured: Plan showing details of work site locations

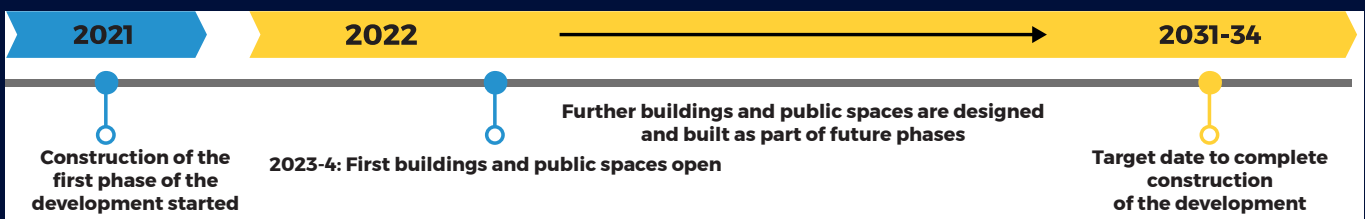
Plot A2 will include a leisure centre for Southwark Council at ground and basement level, town centre retail and food outlets along the new High Street, and workspace at the upper levels. Expected completion in Summer 2024.

Improvement works are currently underway in the Surrey Quays Shopping Centre car park and will finish before the end of 2022. These works include the diversion of a section of Deal Porters Way to create space for Transport for London's construction of a new level access entrance to Surrey Quays Station as well as the construction of a new footpath along Deal Porters Way opposite Plot A2.

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.

Construction timeline



Reducing the impact of construction activity



Pictured: work being undertaken on Plot A1

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:

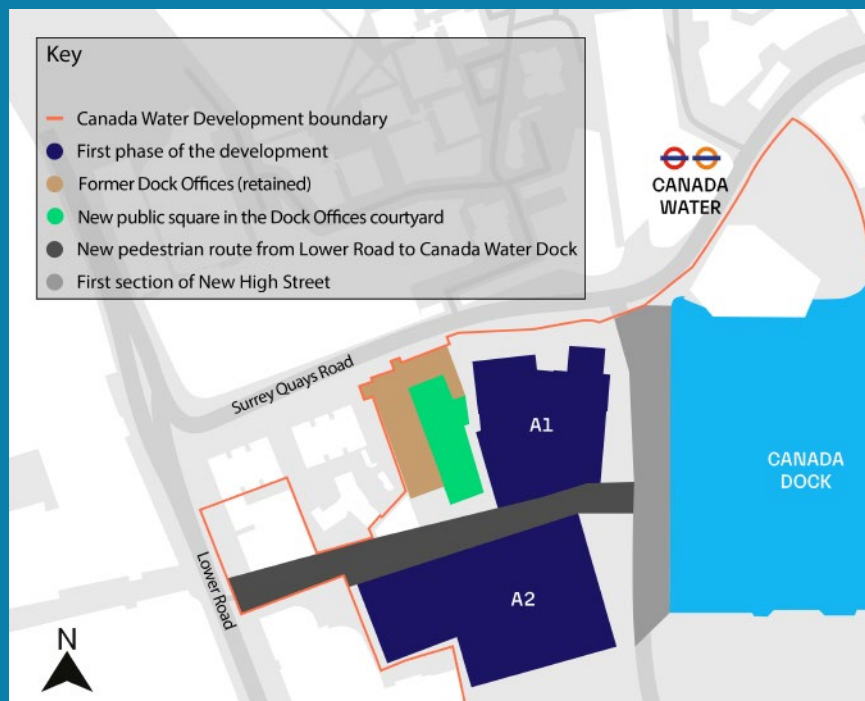
- Monday - Friday, 8am-6pm
- Saturday, 8am-2pm (no noisy works before 9am)

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.

Plots A1 and A2, Surrey Quays Shopping Centre car park and surrounding area



Plots A1 and A2 are located in the previous part of Surrey Quays Shopping Centre car park by Canada Water station and Canada Dock.

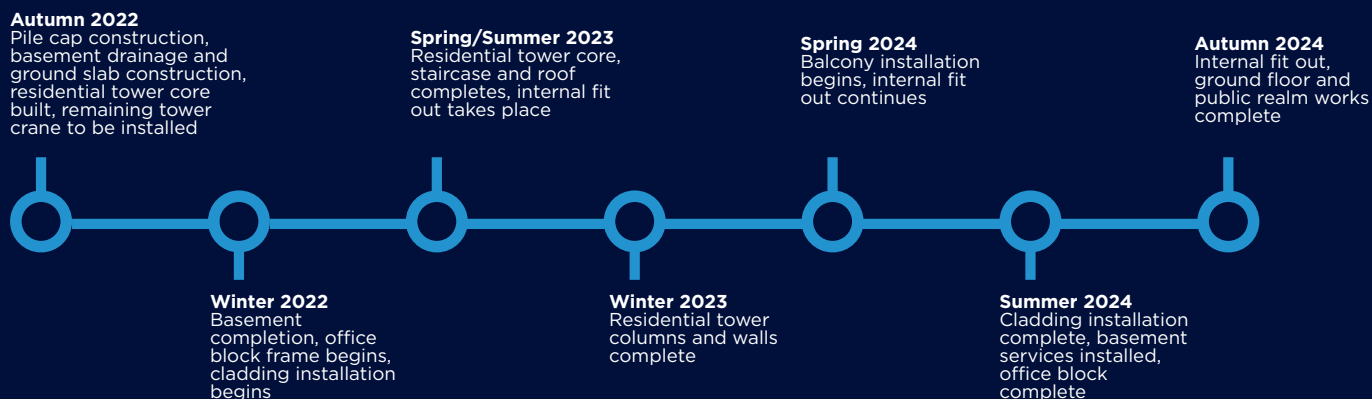
Alongside new public spaces including a public square in the Dock Office courtyard, a pedestrian route, and the first section of a high street, they'll deliver the first part of the new town centre. Plot A1 is a 35-storey building providing 186 new homes (including intermediate affordable homes), as 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 is currently focused on bulk excavation which involves removing large amounts of soil, rock and other materials from the site in preparation for starting to construct the building. As part of the foundations, Wates completed its largest concrete pour to date in July 2022.

We expect the last of the three tower cranes to be installed over the weekend of 24 and 25 September 2022. Southwark Council and Transport for London have approved these works and the road closure of Surrey Quays Road between Lower Road and Deal Porters Way during this time with a signed diversion in place. The road will be reopened as soon as the work is completed on Sunday 25 September. Pedestrian access will be maintained throughout along the pavement closest to the Canada Estate. It has also been agreed by Southwark Council that this work could take place on two alternative weekends (8 and 9 or 15 and 16 October) if weather conditions mean the preferred date above is not feasible. More information, including working hours, is available on our website.

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



How is the build for Plot A2 progressing?

Since the last update, Mace has completed their bulk excavation of the site. Work continues to complete the basement box, including the swimming pools for the leisure centre and laying the ground floor slab. This work uses mobile concrete pumps on site that are visible above the hoarding line. Water testing for the swimming pool will take place in the next two months.

The west and central stair cores of the building are progressing vertically to the roof level of the building, in preparation for commencing structural steel frame works in October. For this element of the work, steel frame components will be transported to site and lifted into place using the tower cranes. The components are assembled and fixed in place by specialised steel fixing trades. During this period, temporary propping will also be removed. 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. This will be communicated in advance to close neighbours as well as on our website.

All three tower cranes are now erected and in operation and will remain on site until early 2024. Cranes will not oversail residential properties at any time during operation.



Pictured: working being undertaken at Plot A2

Autumn/Winter 2022

Basement box complete and steelworks begin

Summer 2023

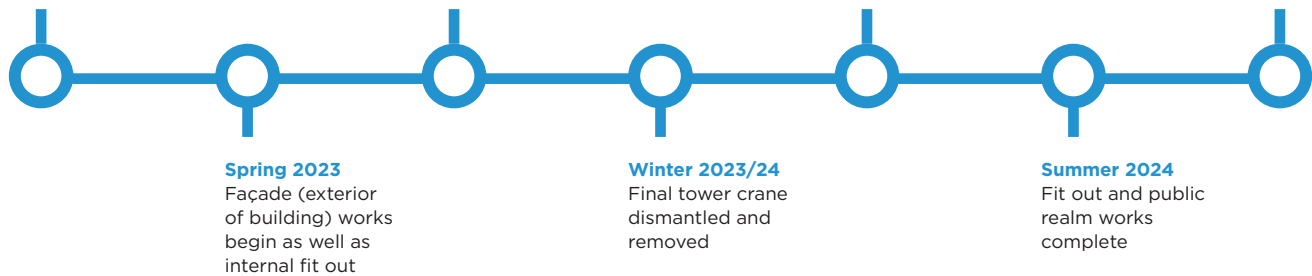
Superstructure frame completes

Spring 2024

Façade completes and public realm works begin

Summer 2024

Expected completion date



Surrey Quays Shopping Centre car park improvement works

Towards the end of August, alterations began on the car park in preparation for the realignment of Deal Porters Way and to allow space for a new site compound for Transport for London. Car park alterations are required to ensure parking amenities are retained whilst creating space for the ongoing development. Tree clearance works will be necessary to form the new realigned road and nearby footpaths. A new section of footpath will be created, adjacent to Deal Porters Way, to provide access from the Dock to the existing footpath leading down to Hothfield Place. Any diversions required will be advertised on our website when details become available. Works are planned to complete by the end of the year.

Surrey Quays Road - footpath enhancements

We expect to shortly begin work to improve the footpath and area surrounding it from Canada Water bus station down to King George's Field. Activities include pavement repairs, installing new planters and replacing the mesh fencing. Work is expected to take around six weeks to complete however more information will be available on our website once available.

Dock Office Courtyard

Starting this Autumn, landscaping works are taking place in the Dock Office courtyard. These works will include retention of the four large trees in the centre of the garden, removal of two smaller trees, changes to levels, and planting a new garden. These works are due to be complete by the end of this year.

Canada Dock

Vegetation clearance and ground investigations have now been completed. Further enabling works in the Dock are planned for later this year, to start to secure the site and create access into the Dock, prior to main construction starting early in 2023. The approved plans comprise three main elements to enhance the dock for all users, including:

- Improvements to wetland habitats, biodiversity, and water quality, including three distinct wetland habitats, seven new wetland islands, and over one kilometre of shallow edges.
- Reed beds, new plants, and trees will be planted, supporting a diverse range of plants, birds, and other animal species.
- New steps down to the water's edge, with waterside seating, a new amphitheatre, pergola, and dipping pond to allow all members of the community to visit, enjoy, and learn about the heritage and ecology of the Dock.

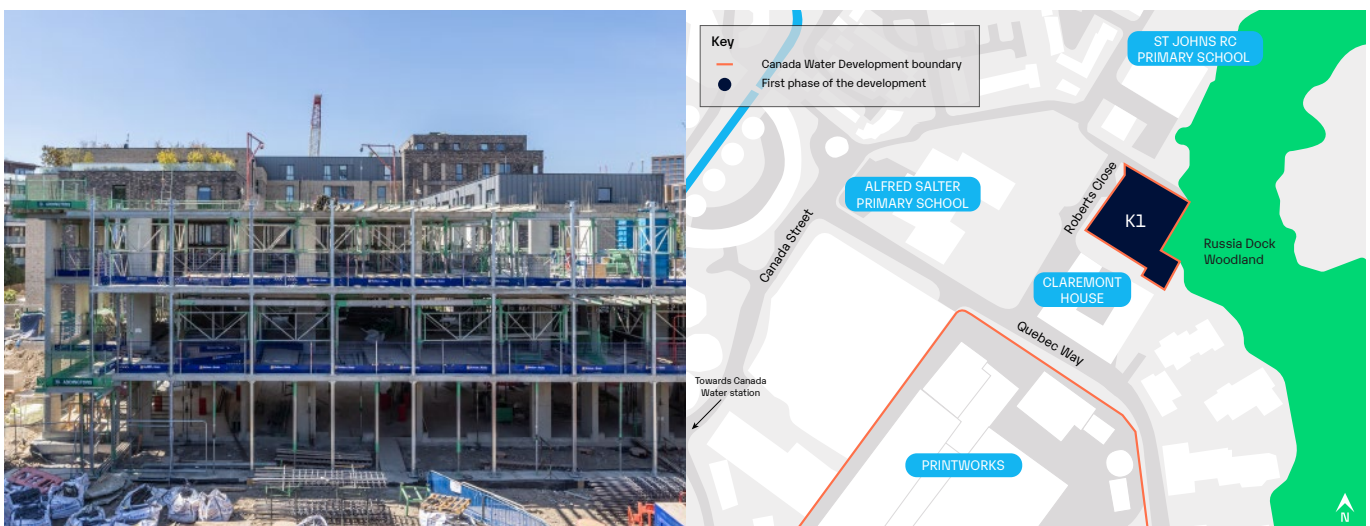
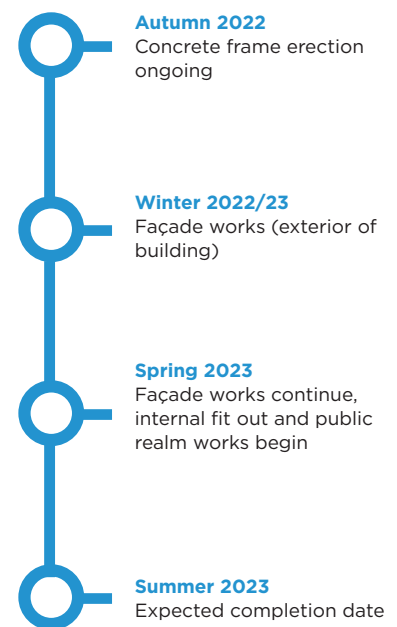
Plot K1 (Roberts Close) and surrounding areas

How is the build for Plot K1 progressing?

Contractor, McAleer and Rushe, began work on Plot K1, a modern residential building providing 79 council homes on Roberts Close, in December 2021. It is expected to take around two years to build and be six storeys at its maximum height, stepping down to five storeys towards Russia Dock Woodland, creating a contextual response to the surrounding natural environment and ensuring that it is not visible from the main grassed space of Russia Dock Woodland.

The concrete frame of the building is now visible from the outer boundaries of the site as it rises well above the hoarding line. Works to the frame will continue into the autumn before a precast façade (exterior of the building) can be installed to the outer facing elevations.

Heavy Goods Vehicles access the site from Quebec Way via Redriff Road and smaller vehicles are permitted to use Canada Street. Traffic is safely coordinated by traffic marshalls with the safety of neighbouring residents and school children paramount. McAleer and Rushe continue to adhere to the weekday restrictions which prohibit construction traffic using Roberts Close during school drop off and pick up times. Roberts Close will stay open as a pedestrian route from Quebec Way to Russia Walk and Russia Dock Woodland throughout construction.

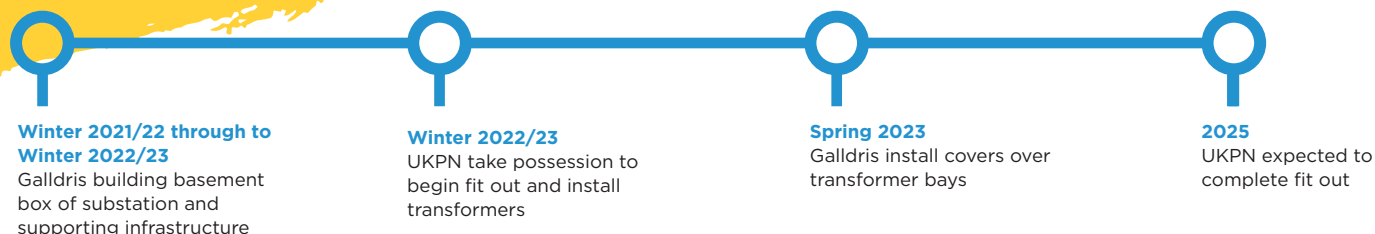


Pictured: The concrete frame of K1

Pictured: Location of Plot K1

Works at rear of Printworks by Quebec Way

Progress continues on the new, below ground substation for UK Power Networks which will supply power to the development as well as the wider community. The basement slab was successfully cast in July, allowing the build to continue up towards mezzanine and ground floor level. Galldris are on target to hand over to UK Power Networks in early 2023.



Enabling works for Printworks Street and Reel Street (as they are currently known)

Construction of new access roads and the installation of new below ground infrastructure to facilitate the ongoing development, is due to begin in October this year in the Printworks area. This will include some temporary traffic management while utility diversions take place and access points are created on Quebec Way and Surrey Quays Road. A new hoarding will also be installed along the Quebec Way footpath, closest to the site. As part of these works, some tree clearance is required on Quebec Way to create space for new access points. This includes access for UK Power Networks into the new below ground substation.

Paper Yard (Buildings B and C)

Work on a temporary 'life sciences' building next to TEDI's campus, is starting this September. The building will be similar in design to TEDI and of modular construction. Temporary traffic management within Quebec Way, will be used to undertake the installation of new electrical and water connections which will supply the new buildings, and the works have been planned to ensure minimal disruption to TEDI and Global Generation, our closest neighbours. Completion of all the works are planned for Spring/Summer 2023.

Nearby residents to these works will receive further information about them closer to the time.

Works being undertaken by UK Power Networks

From October, UK Power Networks who own and maintain the electricity network in the area, will be undertaking cable installation works in the New Cross area. These new cables will supply the electricity for the new substation that is currently under construction at the rear of Printworks close to Quebec Way.

As well as works in the New Cross area, UK Power Networks will also be working on Carriage Drive in Southwark Park; these works have been planned in collaboration with Southwark Council to minimise the impact on the local community.

Lastly, UK Power Networks will be carrying out some survey works within the area between Canada Water Station and Quebec Way to establish ground information. They will provide notice via letter ahead of all their works in your area.

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 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.

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

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 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 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.

