

# Construction News



Pictured: View of Plots A1 and A2 from Canada Dock

This is our seventh 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 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 35% of which will be affordable including - 25% social rented and a further 10% 'intermediate' – which includes shared ownership homes. Importantly, the development will include 13 acres of new public open spaces, including a new park and a town square.

## Construction Liaison Forums and drop-ins

### Plots A1/A2 and the surrounding area Construction Liaison Forum

Date: Tuesday 16th May

Time: 6:30-7:30pm

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

### Construction drop-in for Quebec Way and surrounding areas

Date: Tuesday 23rd May

Time: 5:30-6:30pm

Location: Vixen Coffee, Unit 1, 24 Quebec Way, SE16 7LF

Our drop-in session provides you an opportunity to speak to our contractors about ongoing construction activity near Quebec Way, Roberts Close and surrounding areas.

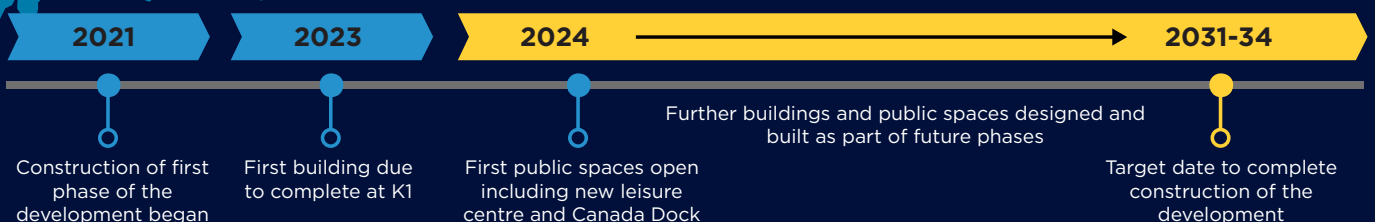
# Site wide construction overview



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

- 1 **Former Dock Office courtyard:** 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 provide residential homes, alongside retail and office space. Expected completion in winter 2024.
- 3 **Plot A2:** Will include a leisure centre for Southwark Council at ground and basement level, 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 as piling has now commenced. The main works in the dock are due to complete in spring 2024, with landscaping scheduled to finish in late summer 2024.
- 5 **Printworks Street / Reel Street (working names):** Enabling works are underway to facilitate the ongoing development. This includes crossovers and service installation works to facilitate Zones F, H and L. These works require temporary lane and footpath closures and some parking bay suspension along Quebec Way and Surrey Quays Road.
- 6 **Below ground substation (Zone L):** 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 will complete the first stage of the build in early May and UKPN will commence fit out/installation works towards the end of the month.
- 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 June this year. The building will be similar in design to TEDI and of modular construction.
- 9 **Utility diversions** are planned in summer this year along along 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 **Transport for London (TfL) works:** TfL have begun initial survey work in their temporary site compound located next to Surrey Quays Shopping Centre car park, to facilitate building a new entrance for Surrey Quays station. These works include the creation of a new step free station entrance within the Canada Water Development and improvements to station capacity and accessibility.

## Construction timeline



# Reducing the impact of construction activity



Pictured: Work being undertaken on Plot A2

## 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, on our website, and on social media.

From early May there will be some minor adjustments to working hours on Plot A1, see the next page for more detail.

## 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

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.

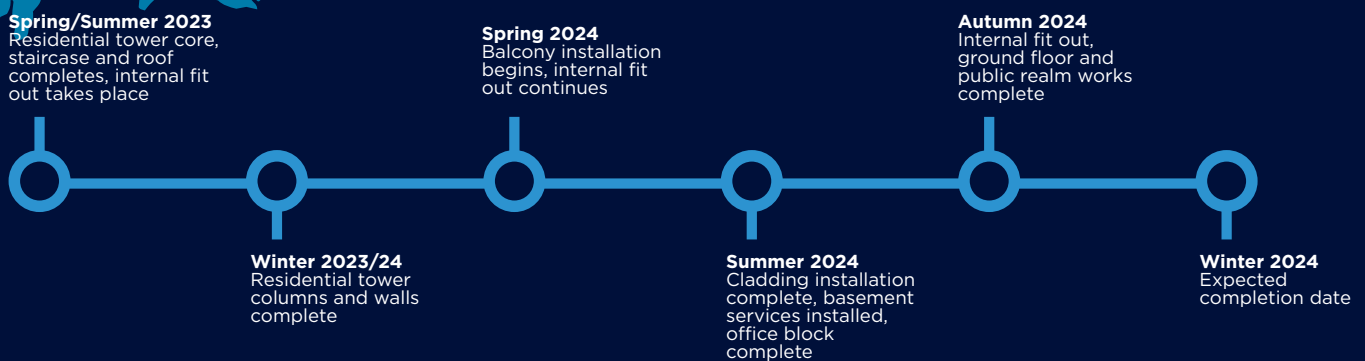
## How is the build for Plot A1 progressing?

The 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 now the core is nearly finished. 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. Due to the height of the tower, Wates will be using passenger hoists to transport materials and site staff to the floor plates. One hoist is located along the Deal Porters Way side and another along the Surrey Quays Road side, both are within the site boundary. From early May, Wates has adjusted their working hours to an additional hour on either side of standard working hours to enable the use of these hoists.



Pictured: Works being undertaken on Plot A1

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

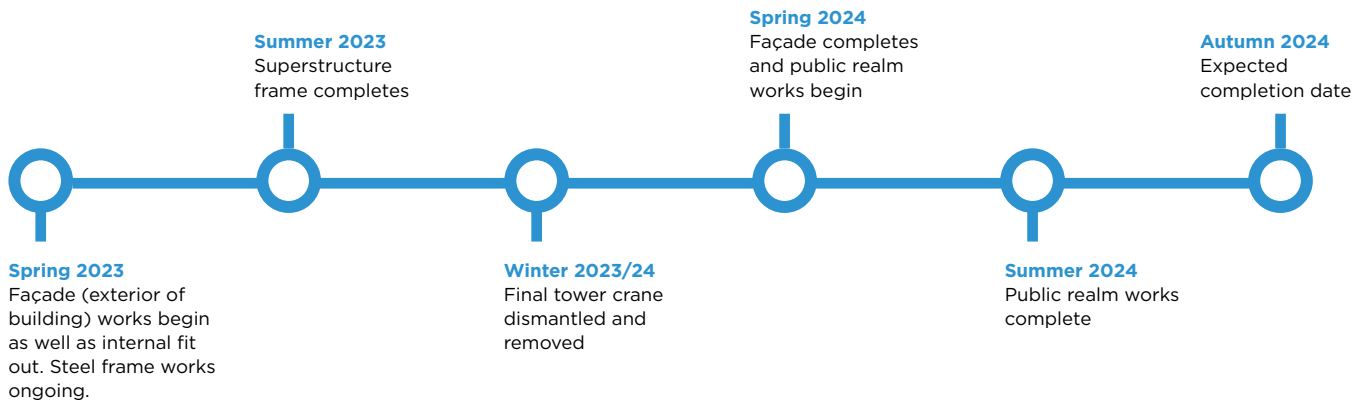


## How is the build for Plot A2 progressing?

Since the last update, Mace continues to install the steel frame and precast concrete slabs. For this element of the work, large steel frame components are transported to site and lifted into place using both tower and mobile cranes. Precast slabs are then fitted to the steel work to create the floor slab on each level. This is completed with the concrete topping of the floor slabs which requires concrete to be poured from mobile pumps that are visible above the hoarding line.

Mace has started to erect scaffolding to the perimeter of the building in preparation for the cladding to be installed. The scaffolding will be full perimeter scaffolding (excluding the elevation facing Canada Dock) and up to the full height of the building and fully encased in branded monarflex (a scaffold sheeting). Cladding has recently commenced and is programmed to complete in early 2024. The cladding is installed internally, within the encased scaffold.

Internally, the blockwork wall construction is progressing well and the first mechanical, electrical and plumbing elements are being introduced to the basement areas.



## Surrey Quays Road pavement works

Works to Surrey Quays Road pavement have commenced to improve the footpath and area surrounding it from Canada Water bus station down to Lower Road, opposite the Dock Office. These works were planned for late last year but were postponed. Activities include pavement repairs, installing new planters and replacing the mesh fencing. Pedestrians will experience small, signposted diversions due to the temporary restricted access and barriers and traffic marshals are in place to minimise disruption. Works are scheduled to complete in early June.

## Canada Dock

Works are ongoing in Canada Dock, including sheet piling along the western edge. To facilitate the works, the Deal Porters Sculpture has been safely removed and is being repaired by a specialist subcontractor, this will be reinstated once the works in the dock are complete.

New double height site cabins are being delivered and installed in early May and sheet piling along the southern edge of the dock is planned to commence this summer. Hoarding will be erected and sheet piling may have an impact on pedestrian access along the footpath adjacent to The Range. Any impacts on pedestrian routes will be managed accordingly closer to the time to minimise disruption. Following sheet piling, utilities trenching is also planned to take place along the footpath adjacent to The Range in the summer.

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. Protective measures will be in place to reduce the impact of construction on the dock's water habitat, including bubble and silt curtains. Bird mitigation is also in place, including feeding platforms and refurbished floating islands. The approved plans will enhance the dock with new wetland habitats and a 170 metre boardwalk. Main works in the dock are due to complete in spring 2024, with landscaping scheduled to finish in late summer 2024.



Pictured: Works underway in the dock

# Quebec Way and surrounding areas

## How is the build for Plot K1 progressing?

Contractor McAleer and Rushe has progressed works at Plot K1 to the final stages of construction. The building is now watertight with façade and roofing works complete. The internal fit-out is under way with ground and first floor kitchens delivered and ready for installation. This will be followed by the fitting of mechanical and electrical items later this month, as well as finishing works such as painting and flooring. In mid-June, the fit-out of the upper floor levels will commence.

External works will commence this month, consisting of the excavation and preparation of areas for paving. This will then be followed by landscaping which will include the planting of trees, shrubs and wildflowers to promote biodiversity and provide sufficient resources for pollinators in time for summer. Later in summer, the project will start to complete each floor, followed by the demobilisation of site amenities. Completion of Plot K1 is scheduled for autumn 2023.



Pictured: External building of Plot K1

## 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 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.

Crossover works (which allow utilities companies and contractors access onto site) are being carried out on the pavements of Quebec Way and Surrey Quays Road to enable the construction of new access roads and the installation of new below ground infrastructure. These will be ongoing until mid-summer. There will be footpath reductions, pedestrian diversions, lane closures and traffic management in place to accommodate the works along both Surrey Quays Road and Quebec Way.

## Paper Yard - 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 June this year. The building will be similar in design to TEDI and of modular construction. Further temporary traffic management will be required along Quebec Way to facilitate a water connection to the building.

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 extent of footpath on Quebec Way, in front of the TEDI Building.



Pictured: Illustrative view of the Paper Yard

## Utility diversions to facilitate Zone F

Utility diversions are planned to take place over the summer 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. Traffic management will be required and 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 (UKPN), at the rear of Printworks by Quebec Way, which will supply power to the development as well as the wider community.

The substation structure is now complete, including internal finishes. Galldris will be handing over to UKPN at the end of May, who will commence the fit out and installation works for the substation. Galldris will return in summer this year to install shutters and covers over the transformer bays before UKPN continue with the fit out/ installation. The site will reach full operation during 2025.

We will continue to carefully monitor impacts to ensure we are operating safely and within the set environmental limits.

- Spring 2023**  
Galldris complete the basement box of substation and supporting infrastructure and UKPN take possession to begin fit out and install transformers
- Summer 2023**  
Galldris install shutters and covers over transformer bays
- Summer 2025**  
UKPN expected to complete full fit out



Pictured: Work being undertaken at the below ground substation

# Works being undertaken by UK Power Networks

Towards the end of May, UKPN, who own and maintain the electricity network in the area and its Alliance Partners, will begin to deliver site equipment for the new below ground substation being constructed at the rear of Printworks. UKPN will be conducting electrical equipment fit out works for the substation to increase the capacity of the network within the Canada Water area.

UKPN commenced cable installation works within Southwark last year. These new cables will supply the electricity for the new substation. In June, UKPN will commence cable route works around New Cross Substation by installing cable ducts underground. Notice will be provided by letter ahead of the works conducted by UKPN.

## 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 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.

