

CANADA WATER

Canada Water Masterplan

Construction Liaison Forum
Plots A1 & A2 (and surrounding
area)

July 2021



Overview of today's presentation

- Introductions
- Overview of the Canada Water Masterplan
 - Site and masterplan summary
 - About British Land
- Updates from our contractors
 - Demolition of the former Rotherhithe Police Station and works in Surrey Quays Shopping Centre car park (Galldris)
 - Demolition of the former Tesco Petrol Station (Keltbray)
 - Construction of Plot A1 (Wates)
 - Construction of Plot A2 (Mace)

Our presenters



JAMES TURLEY

Project Director,
British Land



SARAH WARD

Construction Neighbour
Liaison Manager,
Canada Water Masterplan



STUART McLEISH
Contractor, Galldris

*Demolition of the former
Rotherhithe Police Station
and works in Surrey Quays
Shopping Centre car park*



JEREMY O'CALLAGHAN
Contractor, Keltbray

*Demolition of the former Tesco
Petrol Station*



PAUL COLLEN
Contractor, Wates

*Construction of
Plot A1*



DANIEL BOULTON
Contractor, Mace

*Construction of
Plot A2*

Plots A1 & A2 and the demolition of the former Rotherhithe Police Station and Tesco Petrol Station

Plot A1 will provide a new landmark **35-storey** building which will include retail, residential and office space.

Former Rotherhithe Police Station - demolition works are underway and expected to finish by the end of July 2021.

Former Tesco petrol station and Plot A2 - Keltbray are currently demolishing the petrol station to prepare the area for the construction of Plot A2.

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.



Common working practices

Site working hours:

- Monday – Friday: 8am - 6pm
- Saturday: 8am - 2pm (no noisy works before 9am)
- Any works outside of specified hours to be agreed in advance with Southwark Council, and communicated locally

Environmental monitoring

- Environmental monitoring equipment is used to continuously monitor noise, dust and vibration levels and ensure site activity is in accordance with the levels agreed with Southwark Council's environment team.
- Noise, dust and vibration monitors are installed across the site which take measurements in real time.
- The monitors have 'trigger points' which alert the site team if noise, dust or vibration comes close to exceeding the approved maximum levels.
- If a trigger point is reached, relevant works stop as soon as safely practicable. The construction team investigate the source and consider mitigations to reduce the levels and impact on receptors.



Canada Water Masterplan - Overview



Canada Water Masterplan

- Redevelopment of Surrey Quays Shopping Centre, Printworks, Leisure Park and former Police Station to create a new town centre for Canada Water and London
- Partnership with Southwark Council
- Community engagement since 2014, over 5,000 individuals helped shaped the plans
- Hybrid planning application granted in May 2020
- Enabling works underway and construction of the first plots from Summer 2021
- Construction programme expected to be c.10 years



What the Masterplan will deliver

- **Approximately 3,000 new homes**, with a minimum of 25% being social rented and a further 10% 'intermediate' – including shared ownership.
- A new high street and a mix of new **shops, restaurants, leisure, entertainment and community space**.
- **12 acres of new open spaces**; including a new town square and a new 3.5 acre park (35% of the masterplan).
- **Ecological enhancements** to improve biodiversity at Canada Water Dock.
- Over **1,200 new trees**, provided on site and off site.
- **Improvements to Surrey Quays and Canada Water stations** as well as new bus and cycle routes.
- **16 new streets**.
- A **new leisure centre**.
- Space for a **health centre, police hub and sixth form**, plus funding to expand a local primary school.
- Around 20,000 people working here, with **employment, training and upskilling programmes** across construction and operational use.



Illustrative view of the new Town Square looking east



Illustrative view of the new Dock Office courtyard community square, looking towards the new leisure centre

About British Land

- UK based FTSE100 property company – we develop, own and manage places around the UK.
- Great experience in delivering long-term large scale regeneration projects, including across London. E.g. our 13 acre Regent's Place campus, home to over 20,000 workers and residents.
- We have been involved in Canada Water for many years – both as owners of Surrey Quays Shopping Centre as well as bringing forward the Masterplan.
- We play an active role so that our work and presence benefits the existing and future community, from local employment opportunities to supporting local business, education, and more.



Regent's Place, Camden



Demolition of the former Rotherhithe Police Station and works in Surrey Quays Shopping Centre car park



Demolition of the former Rotherhithe Police Station – overview

- Demolition of the former Police Station is underway and is expected to finish by the end of July 2021.
- Once demolished, and in the short term, this area will provide site welfare facilities for the construction of Plots A1 and A2.

Demolition of the former Rotherhithe Police Station – site photos



Works in Surrey Quays Shopping Centre car park – overview

Programme

- **Work started:** Mid-November 2020
 - **Expected completion:** Mid-November 2021
- Galldris will be carrying out signal reconfiguration works at the junction of Deal Porters Way and Surrey Quays Road in September 2021 to facilitate works that will take place as part of Plots A1 and A2.
 - Works to form a new loading bay for Plot A1 will also be undertaken within Surrey Quays Road in late August/early September 2021.
 - Installation of new drainage, ducting and services within the Surrey Quays Shopping Centre car park are nearly finished which will allow for the construction of the new realigned Deal Porters Way and public realm areas.

Works in Surrey Quays Shopping Centre car park and surrounding area – site photos



Demolition of the former Tesco Petrol Station



Demolition of the former Tesco Petrol Station – overview

- The demolition of the petrol station allows for the construction of Plot A2.
- The demolition works are expected to complete by late-July/early-August with site preparation works continuing into late August.
- The site preparation works consist of removing the existing soil under the petrol station and forecourt by 3.5m deep and the remaining area that makes up Plot A2 will be reduced by 500mm.
- Keltbray will erect solid timber hoarding around Plot A2 to secure the site and ensure a safe working area.



Plot A1



Plot A1 – Overview

Plot A1 will provide a new landmark 35-storey building which will include retail, residential and office space.

Expected timeframes:

- **Start:** End of September 2021
- **Complete:** October 2024



Plot A1 – overview

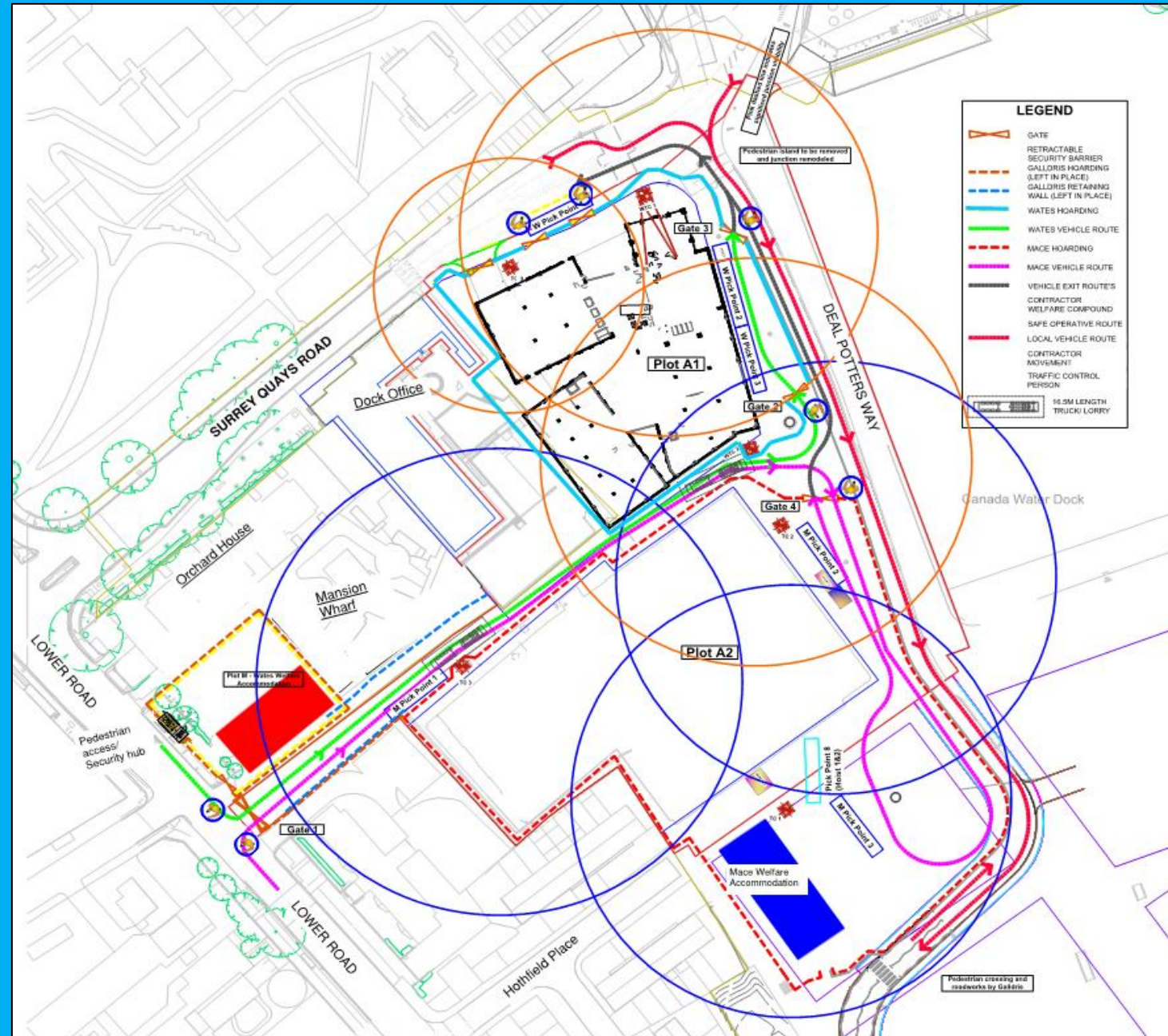
- Plot A1 includes 186 residential apartments over a 35 storey tower which includes 178 homes for private sale and 8 homes as shared ownership.
- There will be 6 floors of self contained commercial office space.
- There is a shared single floor depth basement which sits under the residential, retail and commercial parts of the building.
- In addition 4 retail spaces will be provided to complement the scheme.



35 storey residential tower and 6 storey commercial building to the left

Plot A1 – site layout and vehicle access

- Construction traffic will access both Plots A1 and A2 from the new haul road. They will enter by the former Police Station and will leave the site via Deal Porters Way onto Surrey Quays Road.
- The haul road will be shared between Plots A1 & A2 and will be controlled by a separate logistics company.
- Traffic marshals will be located on Lower Road to ensure there is no traffic build up and to ensure safety for all.
- At Plot A1 two tower cranes will be in place for the duration of construction. A mobile tower crane will also be used during the concrete frame construction.



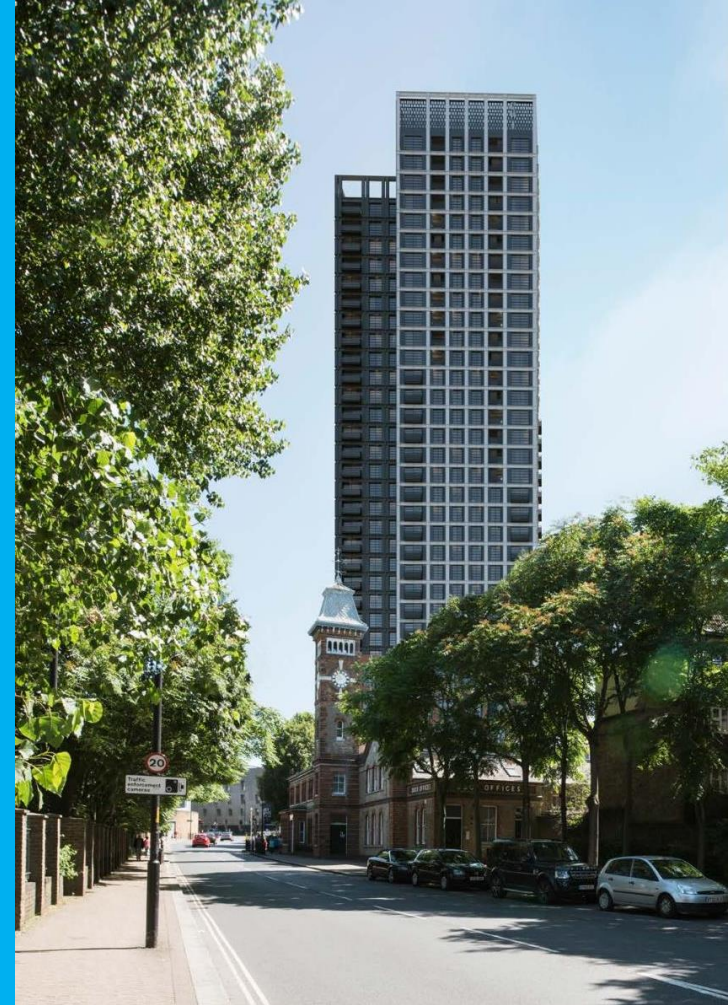
Plot A1 – site welfare

- Wates site accommodation will be located on the former Rotherhithe Police Station site which is adjacent to the entrance of the haul road used by construction traffic for Plots A1 and A2.
- Wates personnel will enter the A1 site accommodation via a security office located on Lower Road.
- There is no parking allowed on the A1 site - all personnel will travel using public transport.



Plot A1 – illustrative images

Plot A1 in background and Plot A2 in foreground



*View from Surrey Quays Road with
residential tower in background*



View from Canada Water underground station

Plot A2



Plot A2 – Overview

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 timeframes:

- **Start:** Mid-September 2021
- **Complete:** End of August 2024



Illustrative view of Plot A2 from Dock Office looking toward Leisure Centre

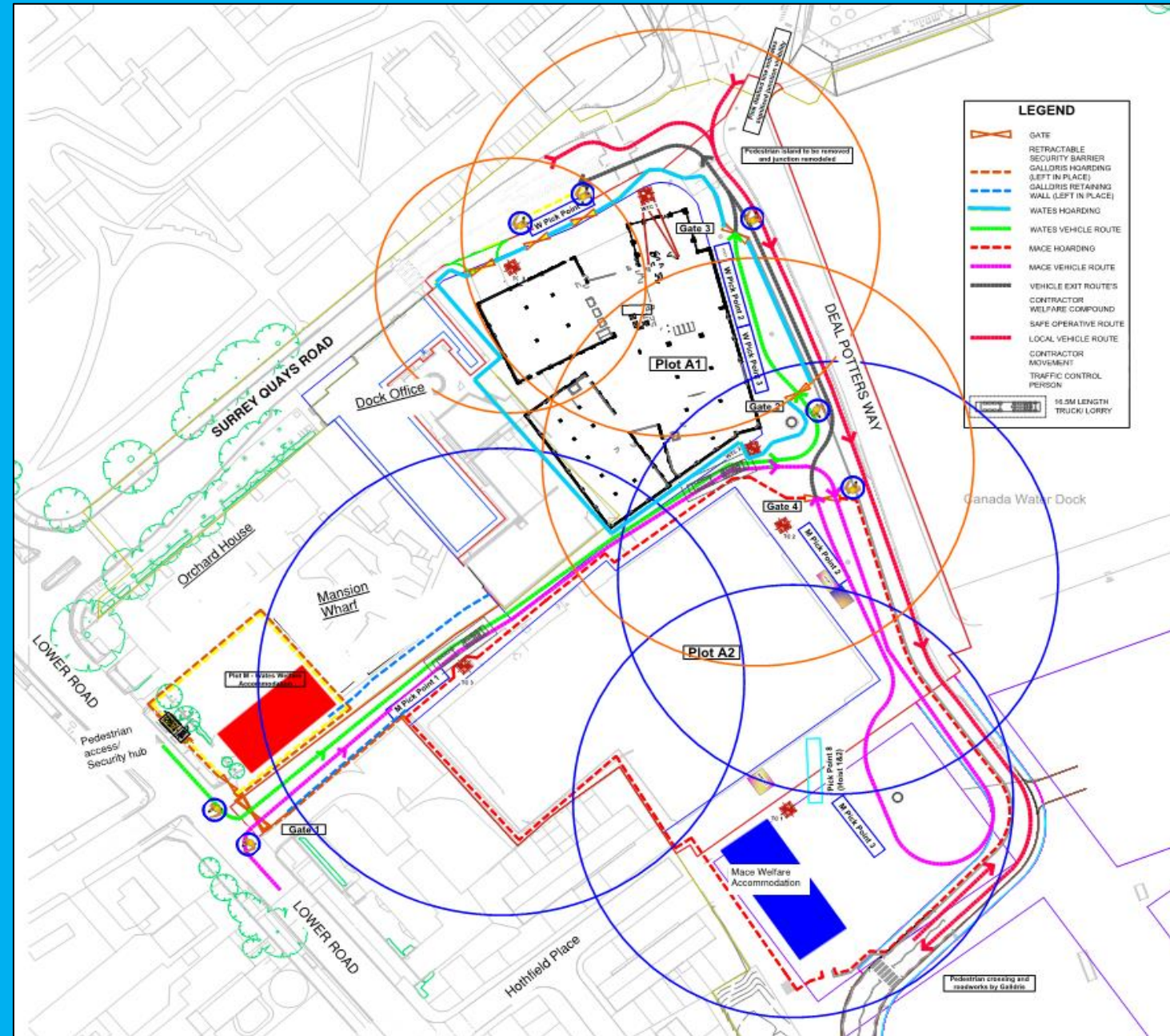
Plot A2 – location

- Adjacent to both Plot A1 and Canada Water Dock.
- Bounded by Deal Porters Way and Lower Road transit routes.
- Access maintained for traffic (two-way) on Deal Porters Way.
- Pedestrian access maintained on the footpath for access to Surrey Quays Shopping Centre.



Plot A2 – site layout and vehicle access

- Construction vehicles will enter site from Lower Road, using the same haul road as Plot A1. Vehicles will leave site via Deal Porters Way onto Surrey Quays Road.
- All vehicles will be members of the Fleet Operator Recognition Scheme and Construction Logistic and Community Standard – Industry best practice.
- Site personnel, pedestrian access and welfare.
- Three tower cranes will be in place from early 2022, including one on the haul route.



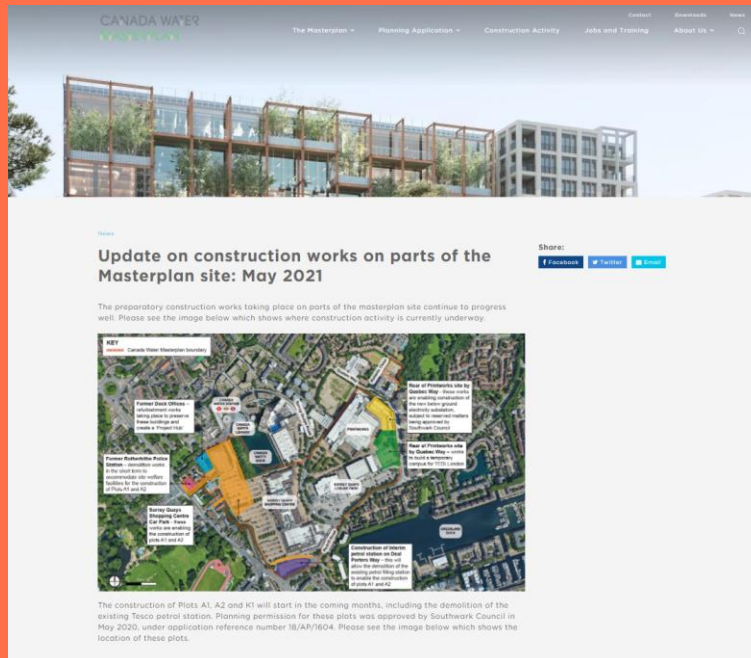
Jobs and training opportunities

- British Land is committed to getting local people into meaningful sustained employment starting with the opportunities generated by construction.
- We expect that over 1,000 construction jobs will be generated by the masterplan during the construction period, this includes apprenticeships.
- So far, three Southwark residents have taken on apprenticeships and seven local people are working on site, five have already been employed for more than 26 weeks.
- You can register for updates by signing up to the project mailing list (email team@canadawatermasterplan.com) and note your interest in construction employment opportunities.



Keeping you informed

- **Printed newsletter:** as of June 2021, you should have received a newsletter with site-wide construction updates. We are aiming to send these every two months as well as hosting the Construction Liaison Forum every two-three months.
- **E-newsletter and web updates:** we will continue to issue our project e-newsletter to those who have signed up, and keep the website updated.



Contact us

You can contact the Canada Water Masterplan team at:

Tel: 0800 470 4593 (freephone)

Email: team@canadawatermasterplan.com

Website: www.canadawatermasterplan.com

