



CANADA WATER

Canada Water Development

Construction Liaison Forum

Plots A1 & A2 (and surrounding area)

October 2021



Overview of today's presentation

- Introductions
- Overview of recent and current works
- Progress update on works in Surrey Quays Shopping Centre car park
- Updates from our contractors
 - Construction of Plot A2 (Mace)
 - Construction of Plot A1 (Wates)
- Update on job and training opportunities

Our presenters



SARAH WARD
Construction Neighbour Liaison
Manager

Canada Water Masterplan



OLLY MACK
Contractor, Wates

*Construction of
Plot A1*



EMMALEEN MAYELL
Contractor, Mace

*Construction of
Plot A2*

Plots A1 & A2

Plot A1 will provide a new 35-storey building which will include retail, residential and office space. Ground preparation and site setup is under way.

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. Ground preparation and site setup is under way.



Wider Canada Water Development works

Demolition of former Rotherhithe Police Station was completed in July 2021.

Interim petrol station opened in June 2021.



Plot K1 - Site setup is expected to begin in October / November 2021, which will deliver 79 affordable homes.

Rear of Printworks site - works are underway to build a basement for a below-ground electricity substation for UKPN.

TEDI London temporary higher education campus opened in September 2021.

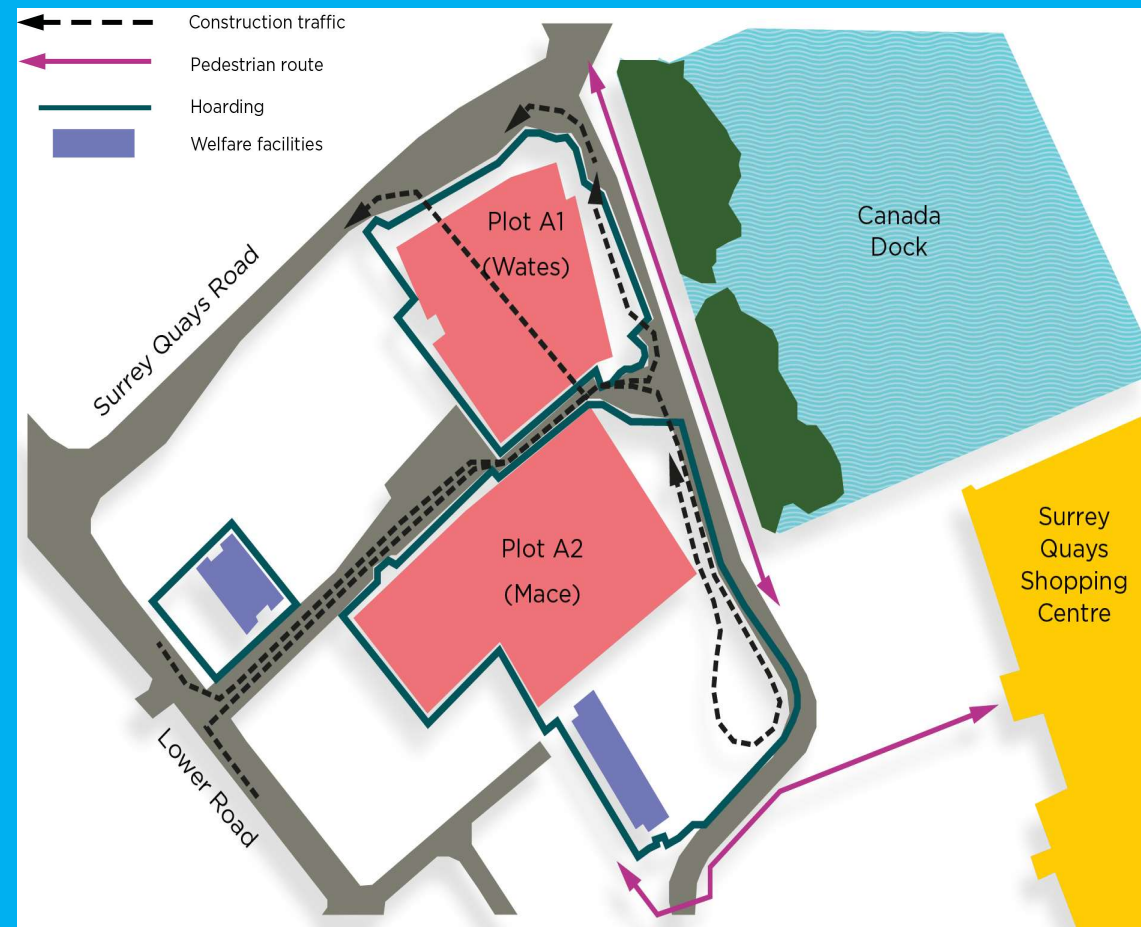
Works in Surrey Quays Shopping Centre car park

- Mace and Wates are installing hoarding to prepare for the construction of Plots A1 and A2.
- The entry/exit point at the Surrey Quays Road/Deal Porters Way junction will be closed overnight on 14th and 15th October to remove the barriers.
- Entry and exit will be restored from w/c 18th October.
- Pedestrians have now started to use the reopened footpath along Canada Dock. Some barriers will still be in place directing people along the footpath while final surfacing works take place. We will share details on when the seating will be installed as soon as possible.
- Footpath resurfacing works are taking place on the footpath alongside the hoarding close to Hothfield Place. Access to Hothfield Place is maintained.



Site layout and vehicle access

- The haul road, by the former Rotherhithe Police Station, is shared between Plots A1 and A2 and controlled by Alandale Group.
- The entrance to the haul road is on Lower Road. Traffic marshals are located on Lower Road to ensure there is no traffic build up and to ensure safety for all.
- Construction vehicles access the site via the haul road and leave site via Deal Porters Way onto Surrey Quays Road.
- Site personnel enter Plot A1 via Lower Road.
- Site personnel enter Plot A2 via Deal Porters Way.



Plot A2



Plot A2 – Overview

Expected timeframes:

Mace took over the site in early October from the enabling works contractors and work is expected to be complete by the end of August 2024.

- Plot A2 includes 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.
- It is located adjacent to Plot A1 and Canada Water Dock.
- Ground preparation and site setup is already underway.
- Mace will be setting up their site offices and welfare facilities from November 2021 – January 2022.

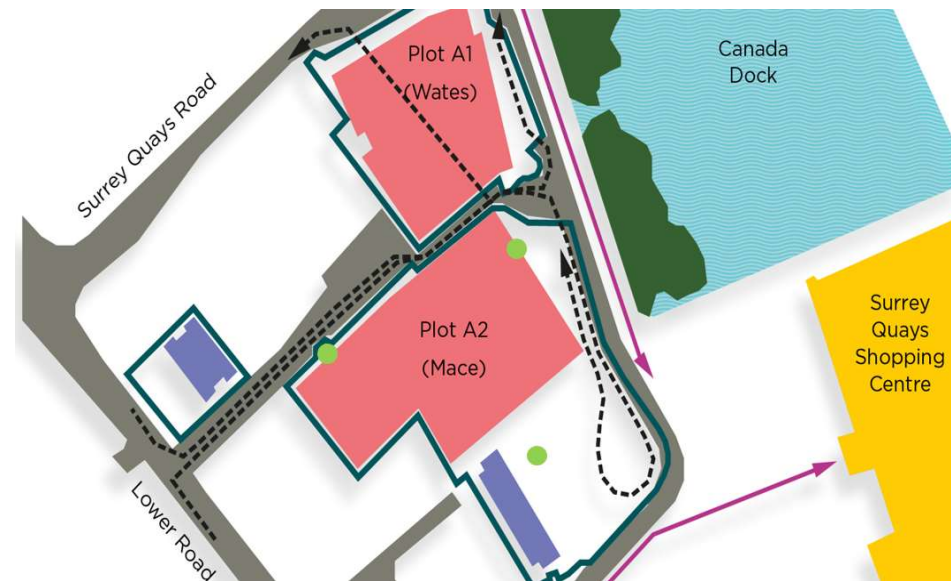
Plot A2 – Current site activity

- Mace started piling works in early October 2021.
- These works will generate some noise and vibration as it involves drilling into the earth to help create a stable structure to strengthen a building's foundations.
- All works are carried out in accordance with the levels set by Southwark Council as standard across the borough.



Plot A2 lookahead

- Piling works will continue within the footprint of the building in January 2022.
- Bulk excavation will start in January 2022 - excavators will be situated around the perimeter of the site (within the site boundary).
- Tower crane erection will begin in February 2022.
- Community engagement activities have been scheduled, including a site visit from students from Bacon's College - part of our commitment to giving back to the communities in which we work.



Tower crane location at Plot A2, starting in February 2022

Plot A1



Plot A1 – Overview

Expected timeframes:

Work began at the end of September 2021 and is expected to be complete by October 2024.

- 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.

Plot A1 – Upcoming site activity

- Wates are preparing the foundations for site offices which are expected to complete in late October / early November 2021.
- Piling works will begin from w/c 25th October 2021.
- Piling will generate some noise and vibration as it involves drilling into the earth to help create a stable structure to strengthen a building's foundations.
- All works are carried out in accordance with the levels set by Southwark Council as standard across the borough.
- Two tower cranes will be in operation during the construction process. A third crane will also be used during the early stages of the construction to facilitate the concrete frame and steelwork installation.

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.



Common working practices

Standard construction working hours:

- **Monday – Friday:** 8am - 6pm
- **Saturday:** 8am - 2pm (no noisy works before 9am)
- Any works outside of specified hours will be agreed in advance with Southwark Council and updated on our website:
www.canadawatermasterplan.com/construction-activity

Environmental monitoring:

- In line with industry standards and the Construction Management Plans for each development site, environmental management is a critical part of how construction works are managed.
- Noise, vibration and dust monitoring equipment are installed across the site to continuously monitor levels and ensure that they are within the levels agreed with Southwark Council's environment team.
- 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.



Jobs and training opportunities

- British Land is committed to getting local people into meaningful, sustained employment starting with the opportunities generated by construction.
- Mace is delivering training opportunities and jobs for local people, starting this month.
- All new vacancies which will be advertised on the jobs and training page of the project website once the opportunities go live. They will include:
 - **Enabling works** - groundworks, carpentry and formwork
 - **A logistics package** - opportunities for banksmen and traffic marshalls.
- 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

Meet the contractors

- Wates and Mace will be making themselves available at a set time and location each month to speak with those who want more information and have questions. These will be advertised via site signage, our e-newsletter and on our website.

Printed newsletter:

- You should have received our second newsletter in September with site-wide construction updates.

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

