

CANADA WATER

Canada Water Masterplan

Construction Liaison Forum
Plot K1 (and surrounding area)

Tuesday 6th July 2021



Overview of today's session

- Introductions
- Meeting participation
- Overview of the Canada Water Masterplan
 - Site and masterplan summary
 - About British Land
- Updates from our contractors
 - Plot K1 (McAleer & Rushe)
 - Rear of printworks (Galldris)
 - TEDI-London campus (Galldris)
- Q&A

Plot K1, Zone L and TEDI-London campus



Plot K1 includes a modern five and six storey residential building delivering affordable homes and an internal courtyard facing towards Russia Dock Woodland

Zone L (rear of Printworks site by Quebec Way) will include demolition works to enable the construction of a new below ground electricity substation

TEDI-London includes works to build a temporary higher education campus

Our presenters



SYMON BACON

Development
Director, British
Land



SARAH WARD

Construction Neighbour
Liaison Manager,
Canada Water Masterplan



JAMIE CASSIDY

Contractor, McAleer
& Rushe



ROSS THOMPSON

Contractor, Galldris

Participation

- By joining this meeting, you are consenting to be recorded
- Role of the Chair
- How to:
 - Indicate you have a question (online and via telephone)
 - Change screen view
 - Turn on camera
- Taking questions

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



Plot K1



Plot K1 - overview

Southwark Council acquired Plot K1 to deliver affordable housing as part of its New Homes programme.

Delivery:

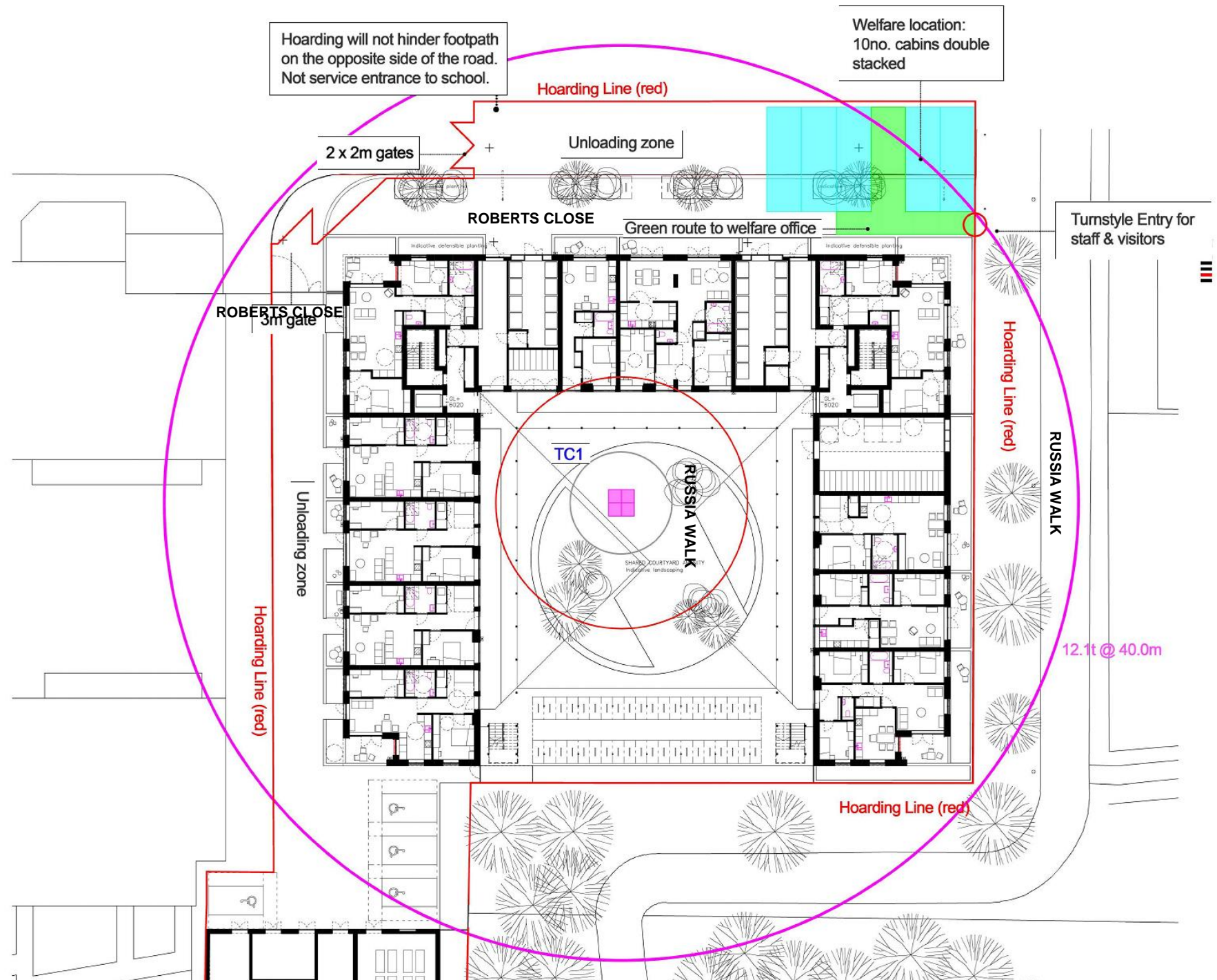
- 79 affordable homes on Roberts Close:
 - 60 socially rented homes
 - 19 'intermediate' homes – including shared ownership

Expected Timeframes:

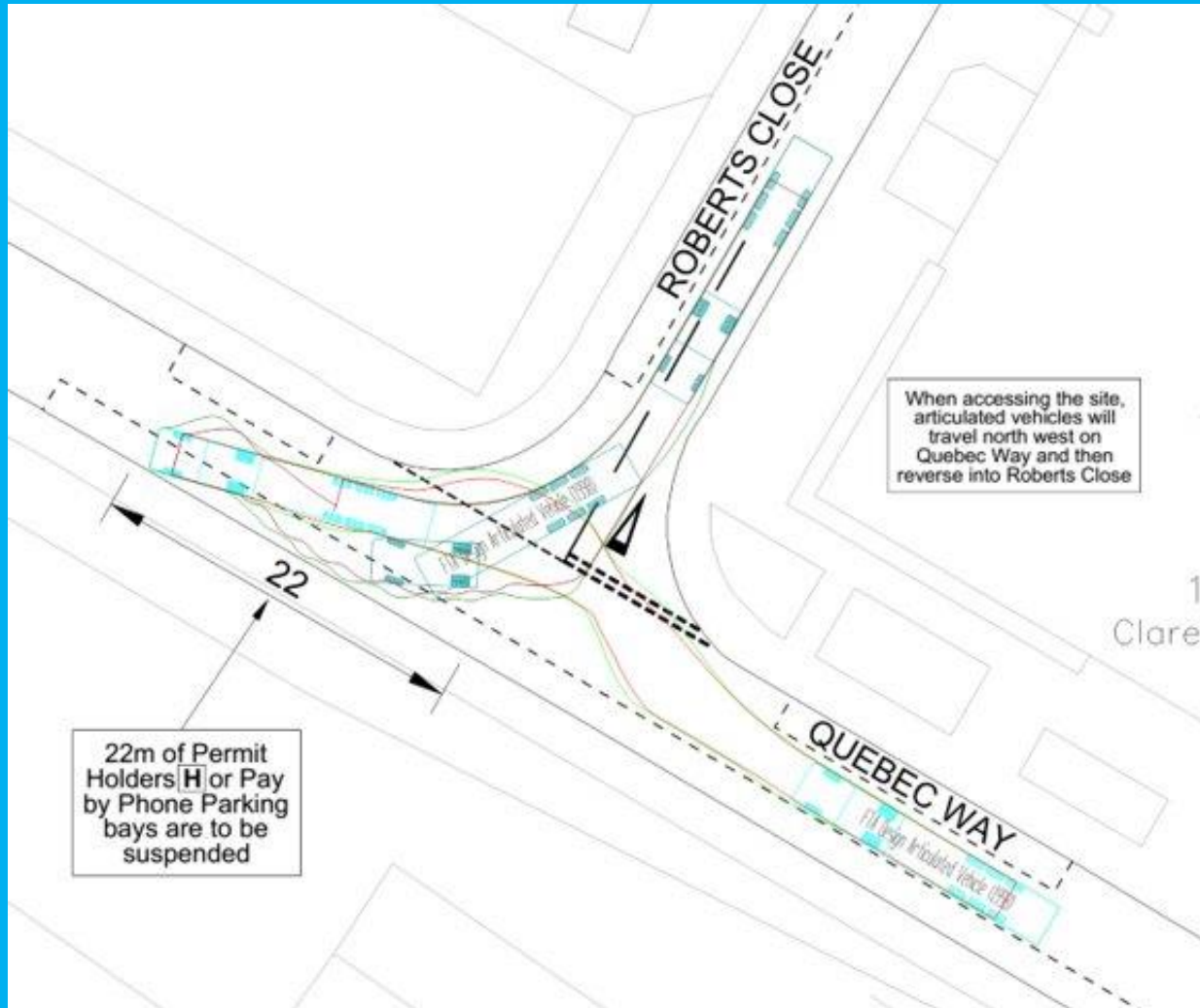
- Start: Summer 2021
- Complete: Summer 2023



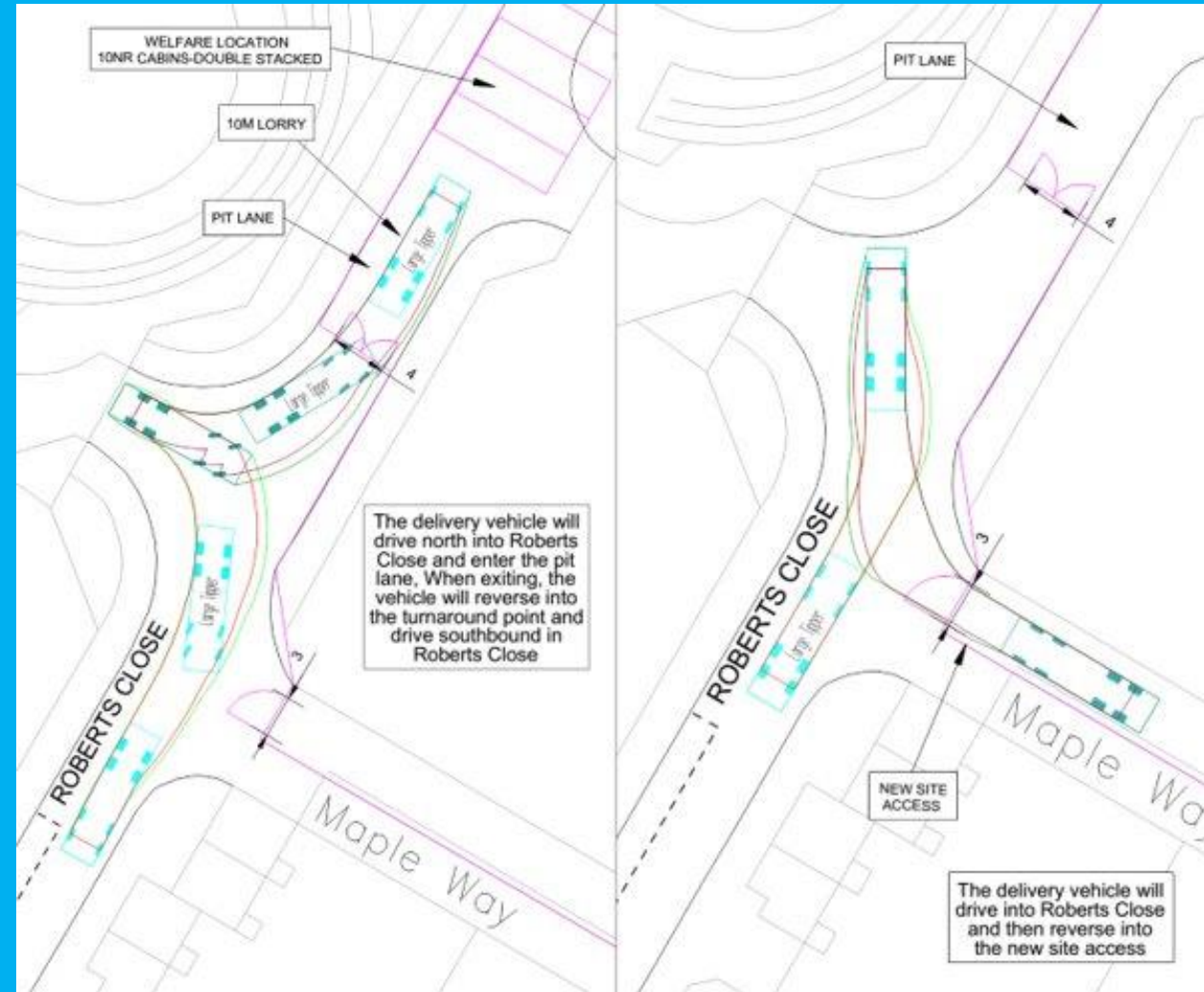
Plot K1 – site layout



Plot K1 – vehicle movements



Long wheel movements



Short wheel movements

Environmental management

- McAleer & Rushe have an ISO 14001 accredited Environmental Management System.
- A project specific Environmental Management Plan and risk assessments will be implemented on the K1 project.
- Our dedicated Environmental Manager will carry out regular Environmental audits on the site.
- All key construction materials will be responsibly sourced.
- At least 95% of construction waste will be recycled.
- The residential units will be certified under the Home Quality Mark.

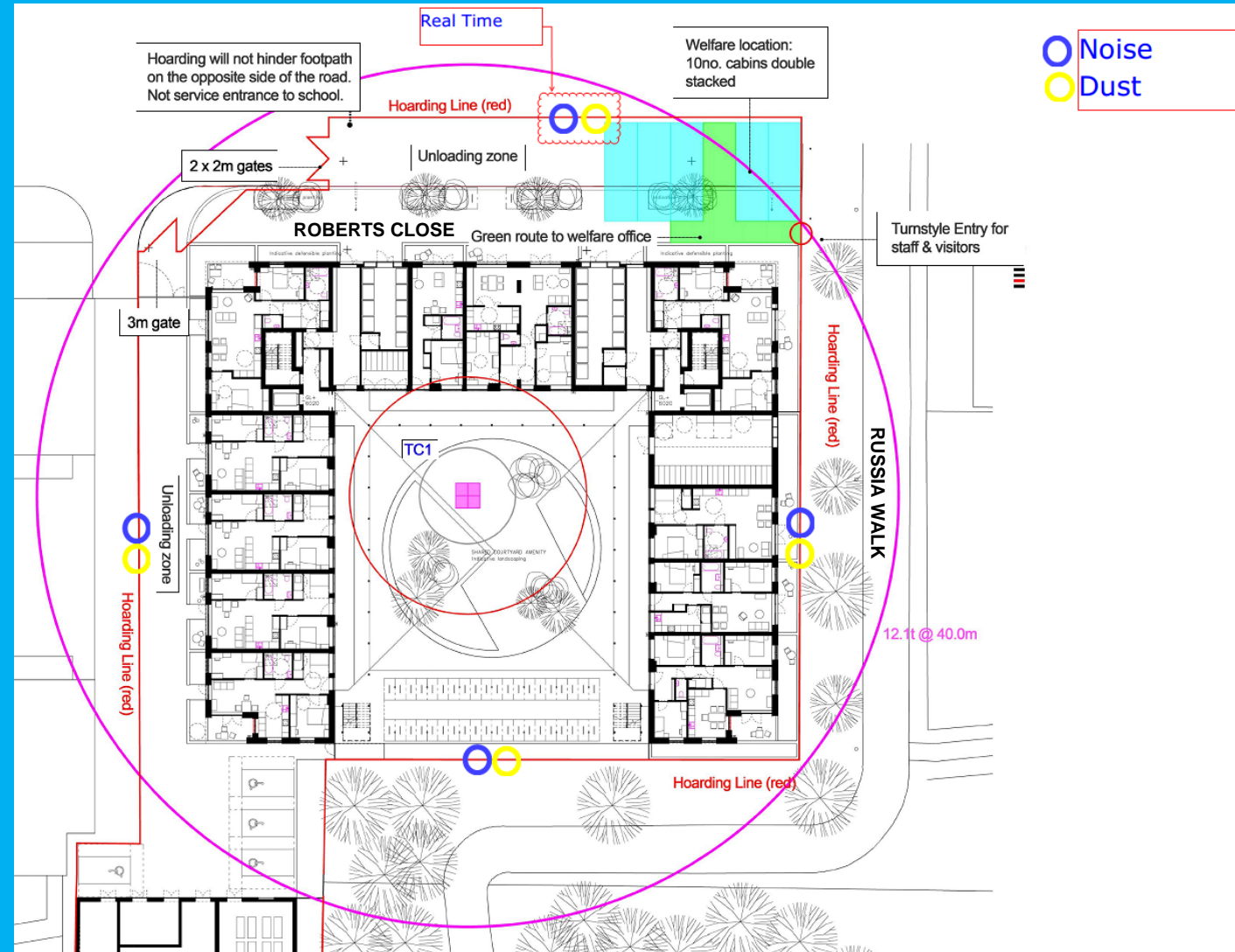
Environmental monitoring

Real time noise and dust monitors will be installed on the hoardings on Roberts Close.

The other perimeters of the site will be recorded using handheld monitors on a scheduled basis.

Monitors have trigger levels set at various thresholds. If triggered, the following process will then be implemented:

- **Step 1** - Trigger received from noise/vibration/dust monitor
- **Step 2** - Site Manager alerted and local alarm sounds from the device
- **Step 3** - Site Manager investigates to identify the source of the trigger
- **Step 4** - Works in the area stopped until further mitigation methods can be put in place or alternative methods used before works recommence



Environmental impact mitigation

- Using less intrusive demolition techniques and innovative technology to reduce noise, dust and vibration
- Applying dust suppression techniques during works
- Minimising impact on local traffic through effective traffic management
- Securely covering lorries and skips to and from site
- Ensuring plant and machinery is well maintained
- Work to be carried out within hours specified by Southwark Council, with consideration given to neighbours.



Illustrative view of Plot K1

Any works outside of specified hours to be agreed in advance with Southwark Council:

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

Zone L (rear of Printworks site by Quebec Way)



Zone L - programme

Demolition works are underway to enable the construction of the new below-ground UKPN electricity substation

Current works:

- Demolition of the sprinkler tank slab is due to finish in mid-July.
- Demolition of the manual reel store is due to finish at the end of August.

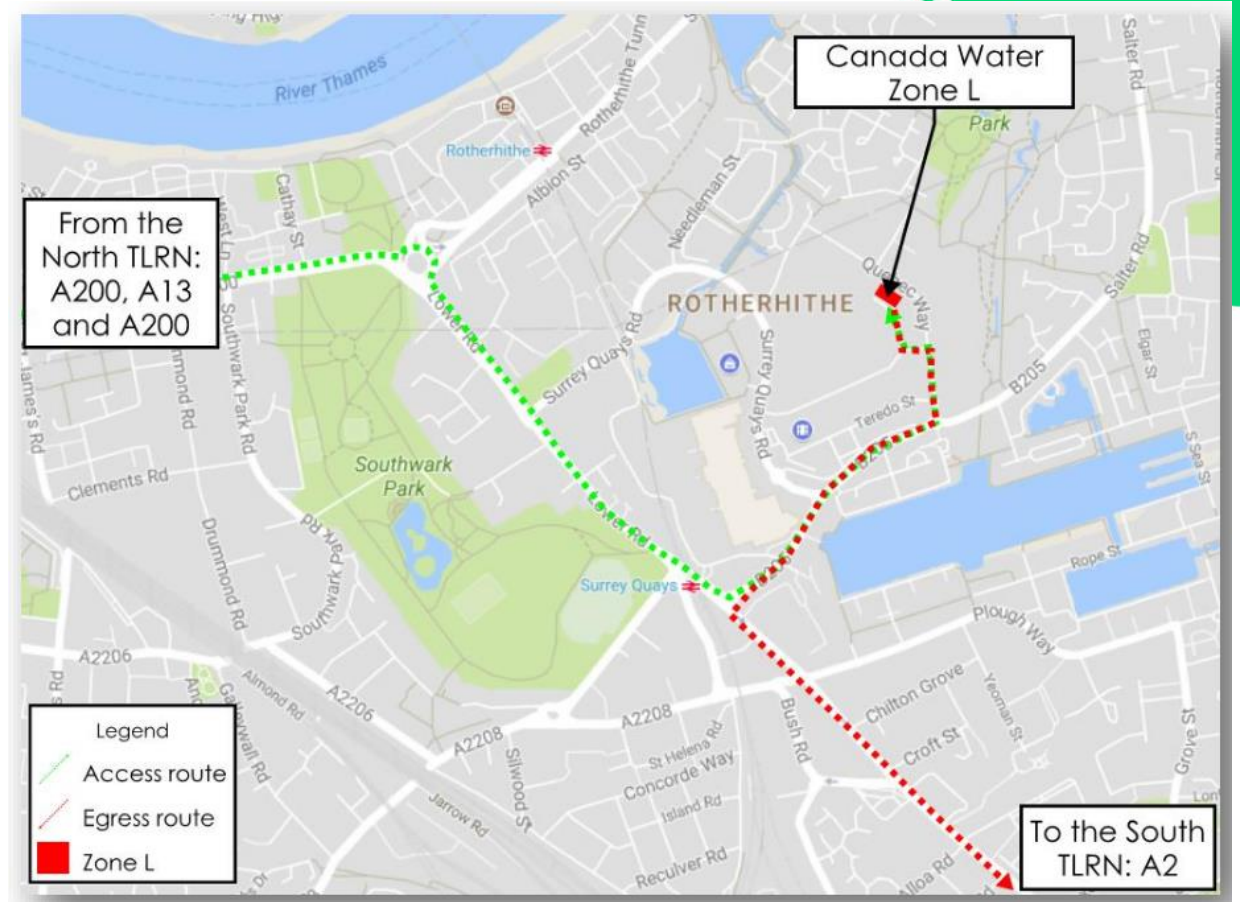


Upcoming works:

- Construction of a 10m deep basement will be built for UKPN which is expected to begin in July 2021.
- Demolition of the conveyor link building will start in early August and is expected to finish by the end of August 2021.
- Piling works for construction will start in late August 2021.
- Bulk excavation works will start in early December 2021.
- Construction of the electricity substation will be carried out from March 2022 to August 2022.
- UKPN will then carry out fit out works at the substation.




Zone L - vehicle movements

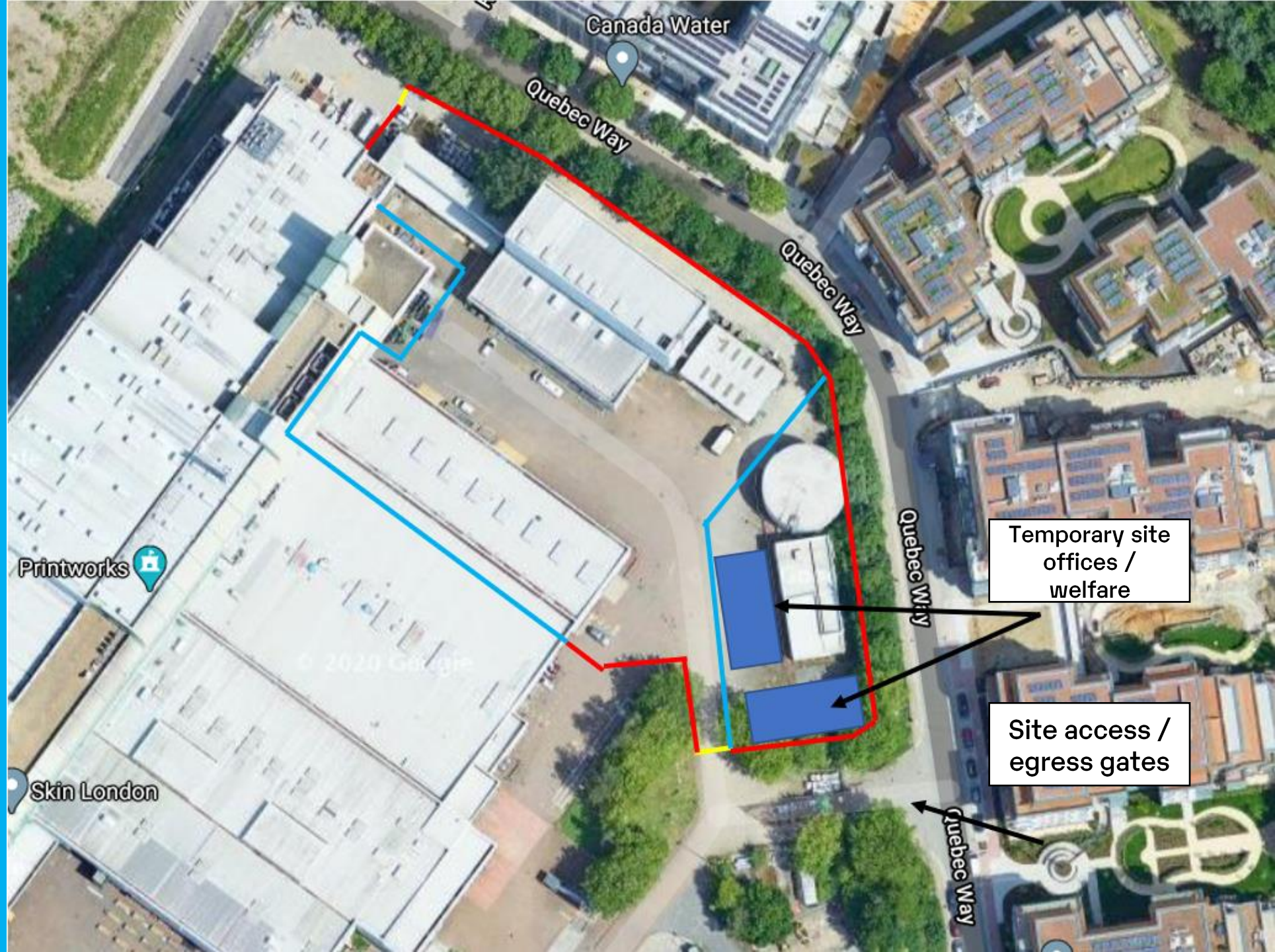
- All heavy vehicles will access the site from Quebec Way (east) to avoid impacting Alfred Salter Primary School. This is also due to the existing road restrictions.
- Smaller vehicles can access the site from Quebec Way (west), but we are working to minimise this due to the interface with the Scape site.
- All vehicle movements are in accordance with our Construction Management Plan.



Zone L - site layout

Key

-  Timber hoarding (3.0 height)
-  Solid Heras fencing
-  Entrance gate (3.0 height)



Environmental monitoring

- 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.
- Handheld monitors used also.

Working hours:

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



TEDI-London



TEDI LONDON



TEDI-London - programme

- The Canada Water Masterplan will deliver a new modular campus for TEDI-London, a new engineering higher education enterprise. A key element of the TEDI-London Strategic Plan is ensuring it serves and supports a thriving local community.
- The scholarships portfolio includes provision specifically for applicants with an SE postcode and supports Southwark schools to raise participation in higher education and engineering.
- In the future, our students will work on practical real-world solutions that improve how the people in Canada Water live, work and play.

Expected timeframes:

- External works are ongoing and are due to be finished by Wednesday 25th August.
- TEDI-London will open from September 2021.



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.



Q&A



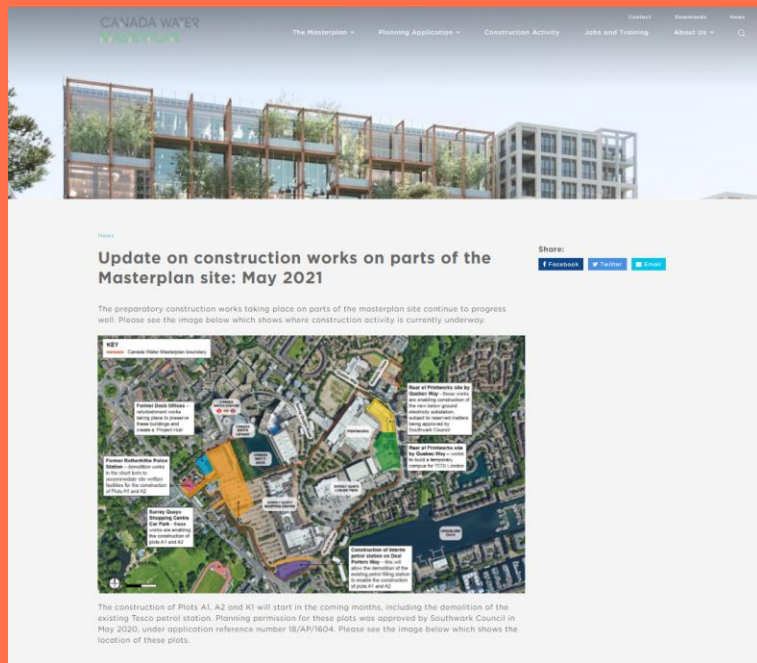
A polite reminder

- All participants will be automatically muted on entry to the meeting. To indicate you wish to speak to ask a question, you will need to 'raise your hand' using the icon shown in the task bar.
- If you have joined by telephone, you can 'raise your hand' by pressing *9.
- Please be patient and courteous to fellow participants of the meeting.
- We will chair the meeting in a way that allows us to address as many questions as possible.
- If we receive a large volume of questions and run out of time to address them all, we will respond to you directly via email or phone, depending on which method is most appropriate.

Thank you

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