

CANADA WATER

Canada Water Development

Construction Liaison Forum

**Plot K1 (Roberts Close) and the
surrounding area**

5 October 2022



Overview of tonight's presentation

- Introductions and meeting code of conduct
- Canada Water development
- Construction management
- Updates from contractors
 - Construction of Plot K1 (McAleer & Rushe)
 - Construction works in the surrounding area (Galldris)
 - Q&A

Our presenters



SARAH WARD
Construction Neighbour
Liaison Manager



TIAGO MARQUES
Contractor, McAleer & Rushe

*Construction of
Plot K1*



DAVID WAKE
Community liaison, Galldris

*Construction of substation at rear of
Printworks and works in the surrounding
area*

Wider Canada Water development works

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.

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.

Pictured: Plan showing details of work site locations

Common working practices

Standard construction working hours:

- **Monday – Friday:** 8am - 6pm
- **Saturday:** 8am - 2pm (no noisy works before 9am)
- When work outside of standard hours is needed, this will be agreed with Southwark Council and communicated in advance via our website: www.canadawater.co.uk/construction-activity

Noise, dust and vibration monitoring and reporting

- 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.
- More information, along with environmental monitoring notes produced by our contractors, is available on our website: www.canadawater.co.uk/construction-activity



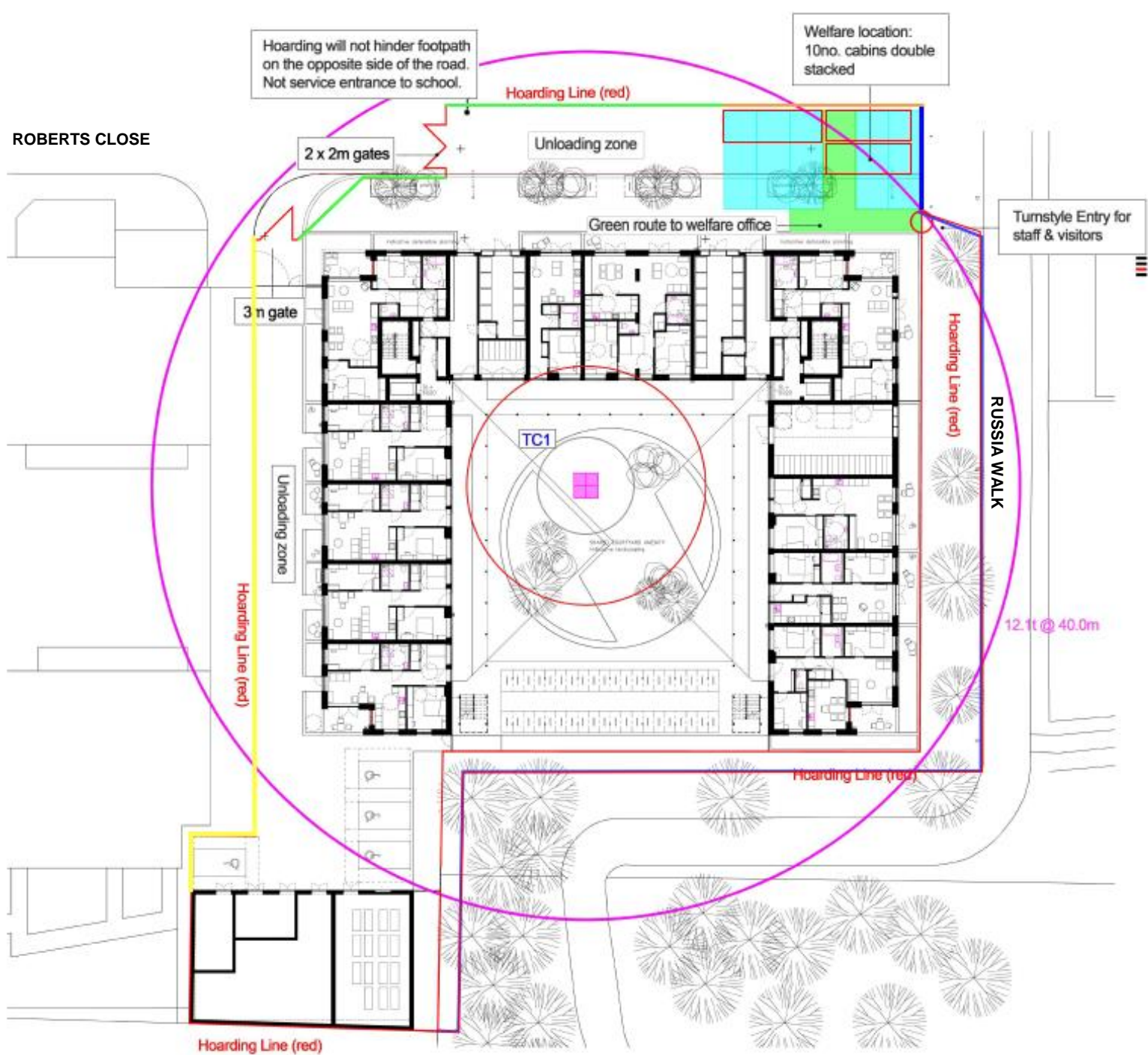
Plot K1



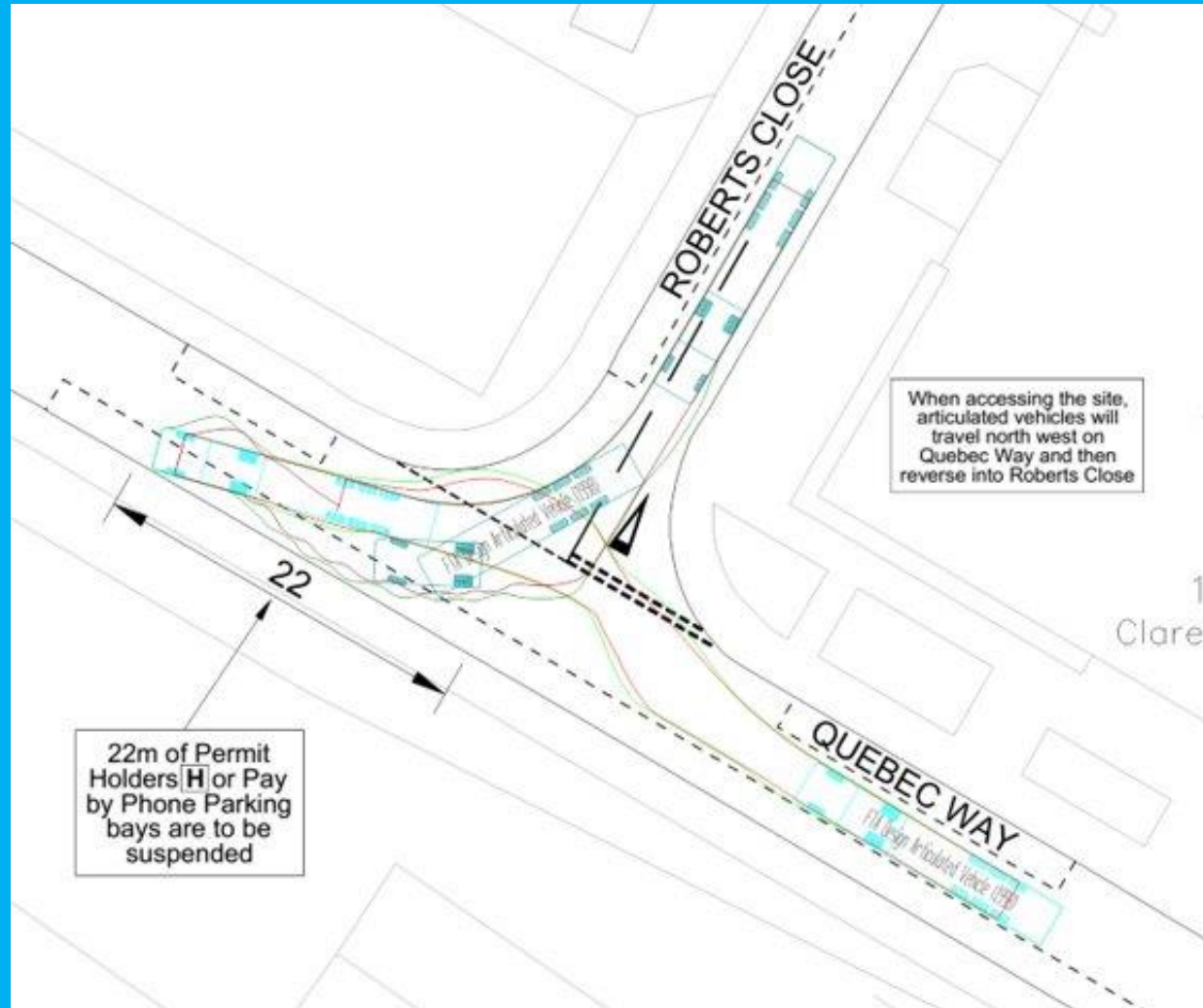
Plot K1 – site location



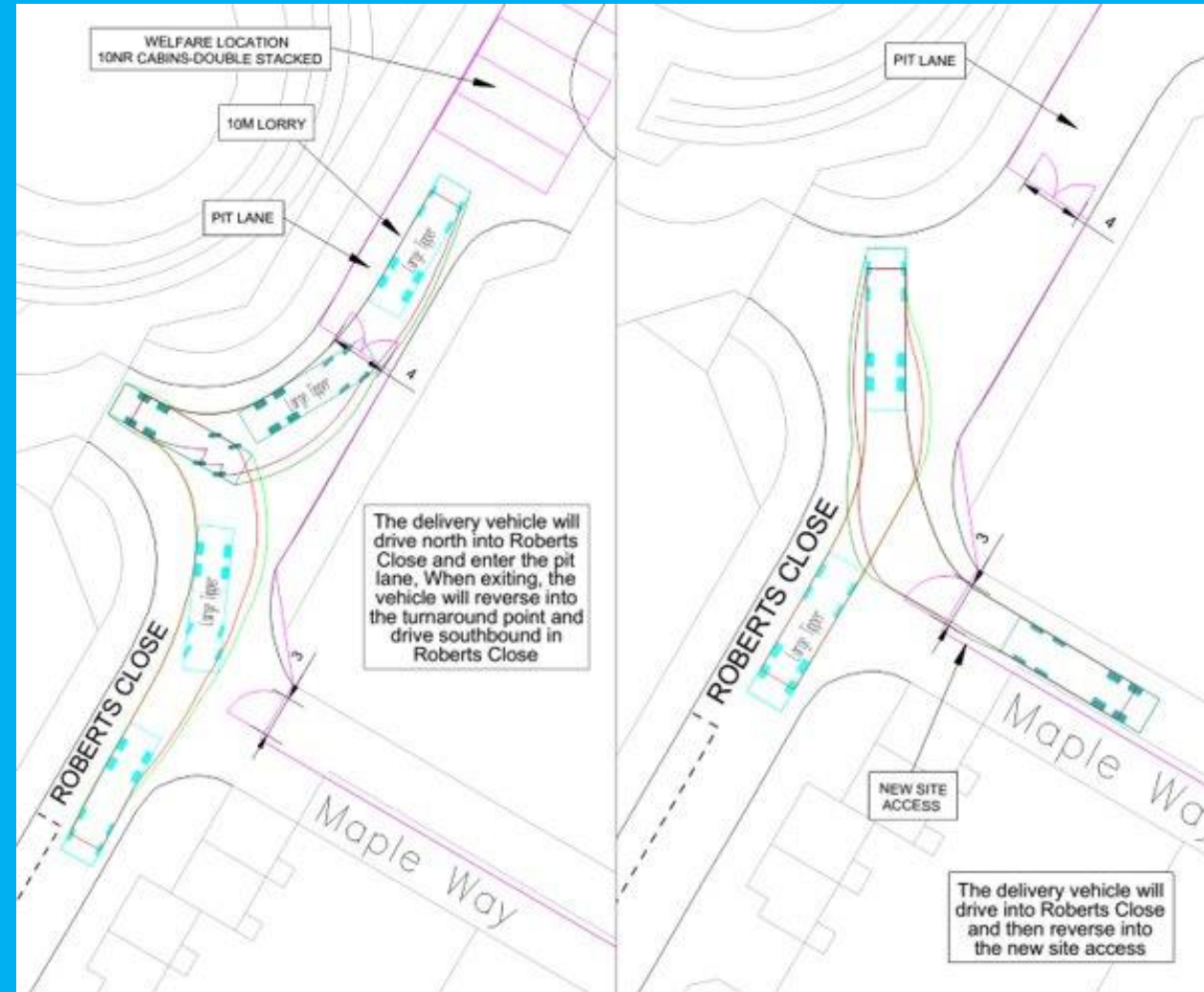
Plot K1 – site layout



Plot K1 – vehicle movements



Long wheel movements



Short wheel movements

Plot K1 – Site updates

- The concrete frame of the building is now visible from the outer boundaries of the site as it rises above the hoarding line
- Works to the frame will continue into the Autumn before precast façade (exterior of the building) can be installed to the outer facing elevations in mid-November

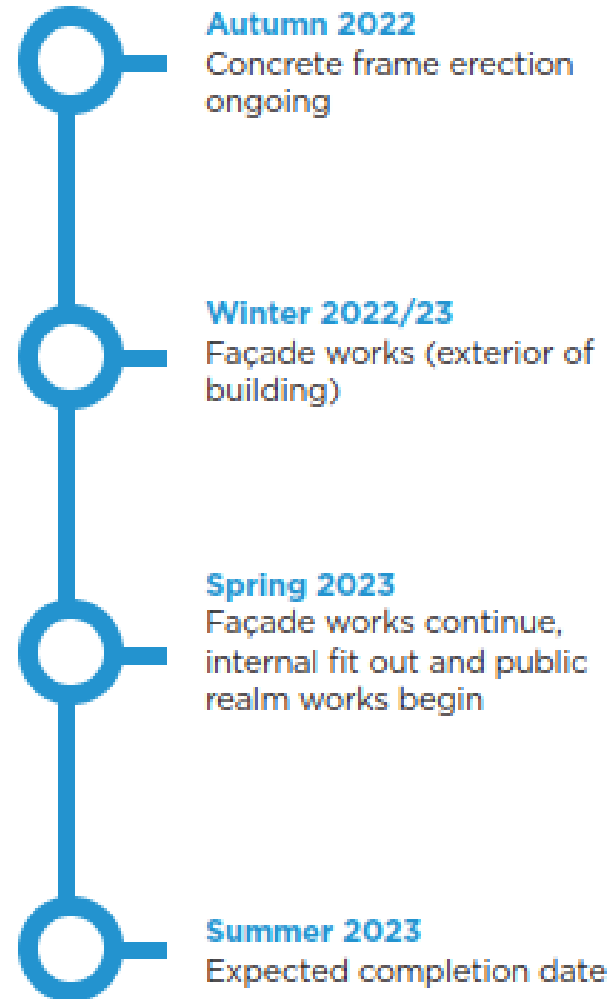


Plot K1 – Site photos



Camera Name: Canada Water K1 | Downloaded On: Mon 26 Sep 2022 12:31 | By: jamie cassidy

Plot K1 – Indicative timeline



Zone L – site location



Zone L - works at rear of Printworks by Quebec Way

- Progress continues the new, below ground substation for UK Power Networks which supply power to the development as well as the local community
- Basement slab works were completed in July, allowing the build to continue up towards mezzanine and ground floor level



Winter 2021/22 through to Winter 2022/23

Galldris building basement box of substation and supporting infrastructure



Winter 2022/23

UKPN take possession to begin fit out and install transformers



Spring 2023

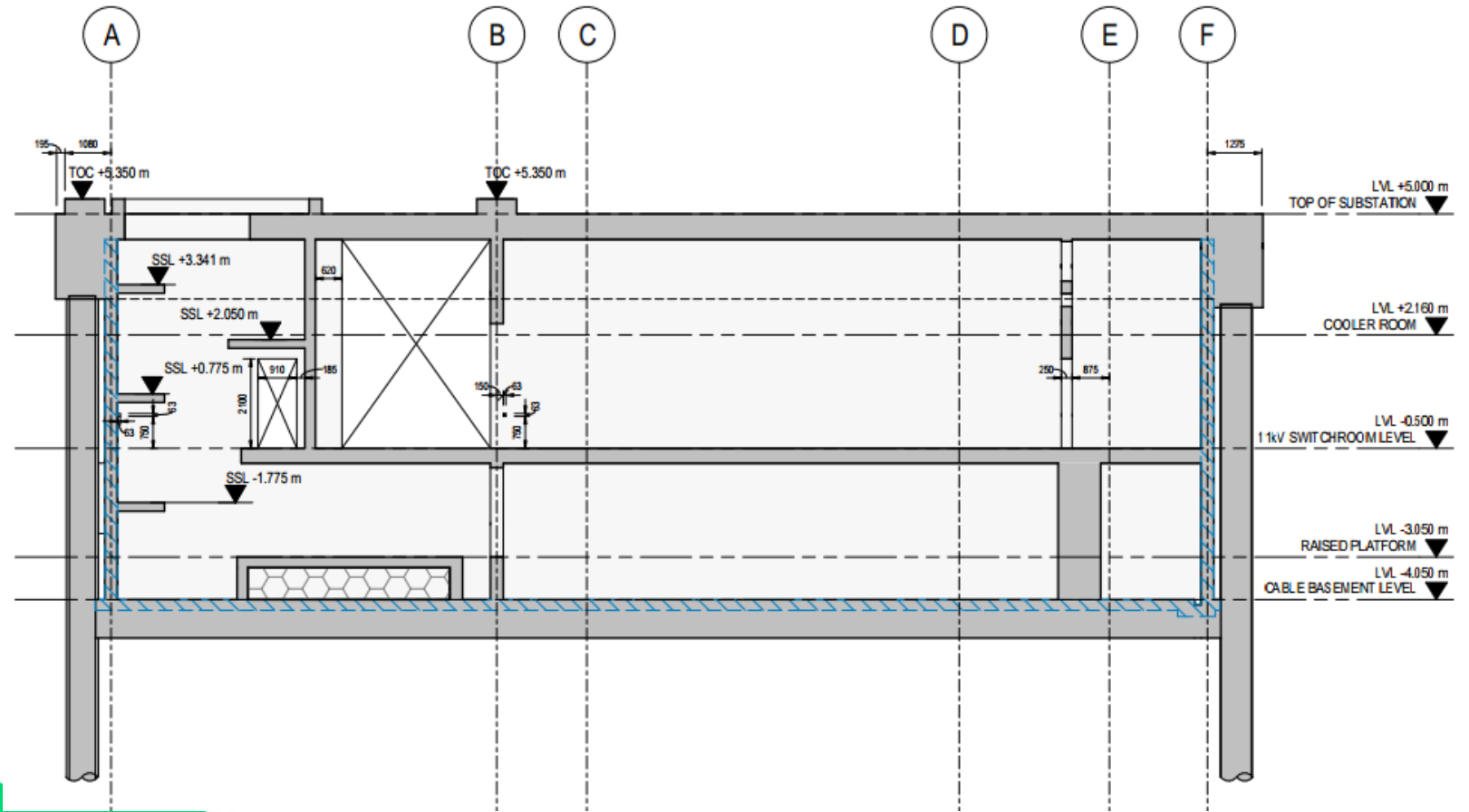
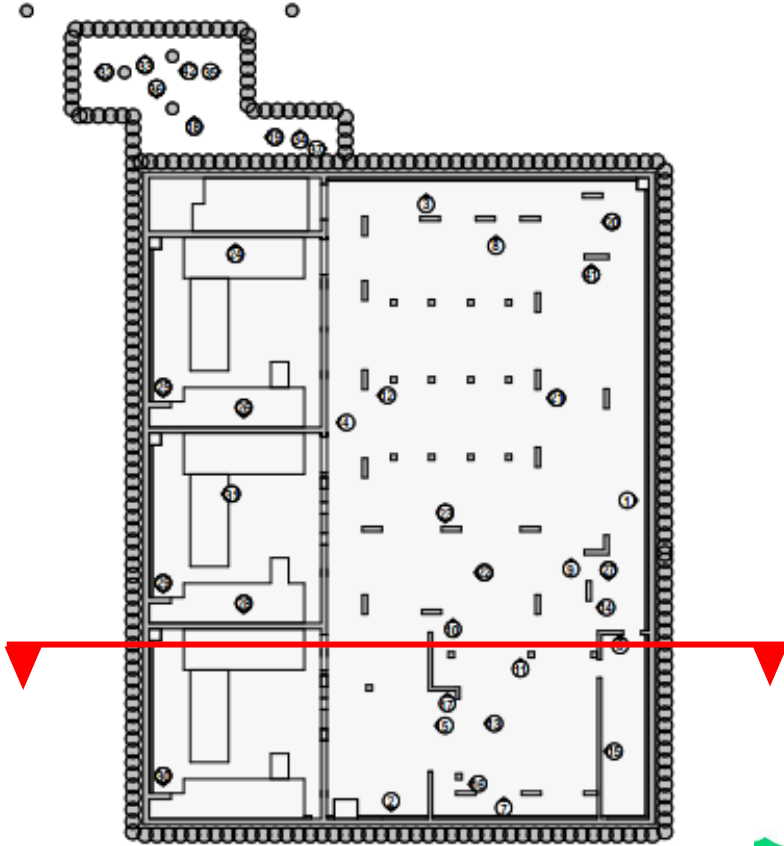
Galldris install covers over transformer bays



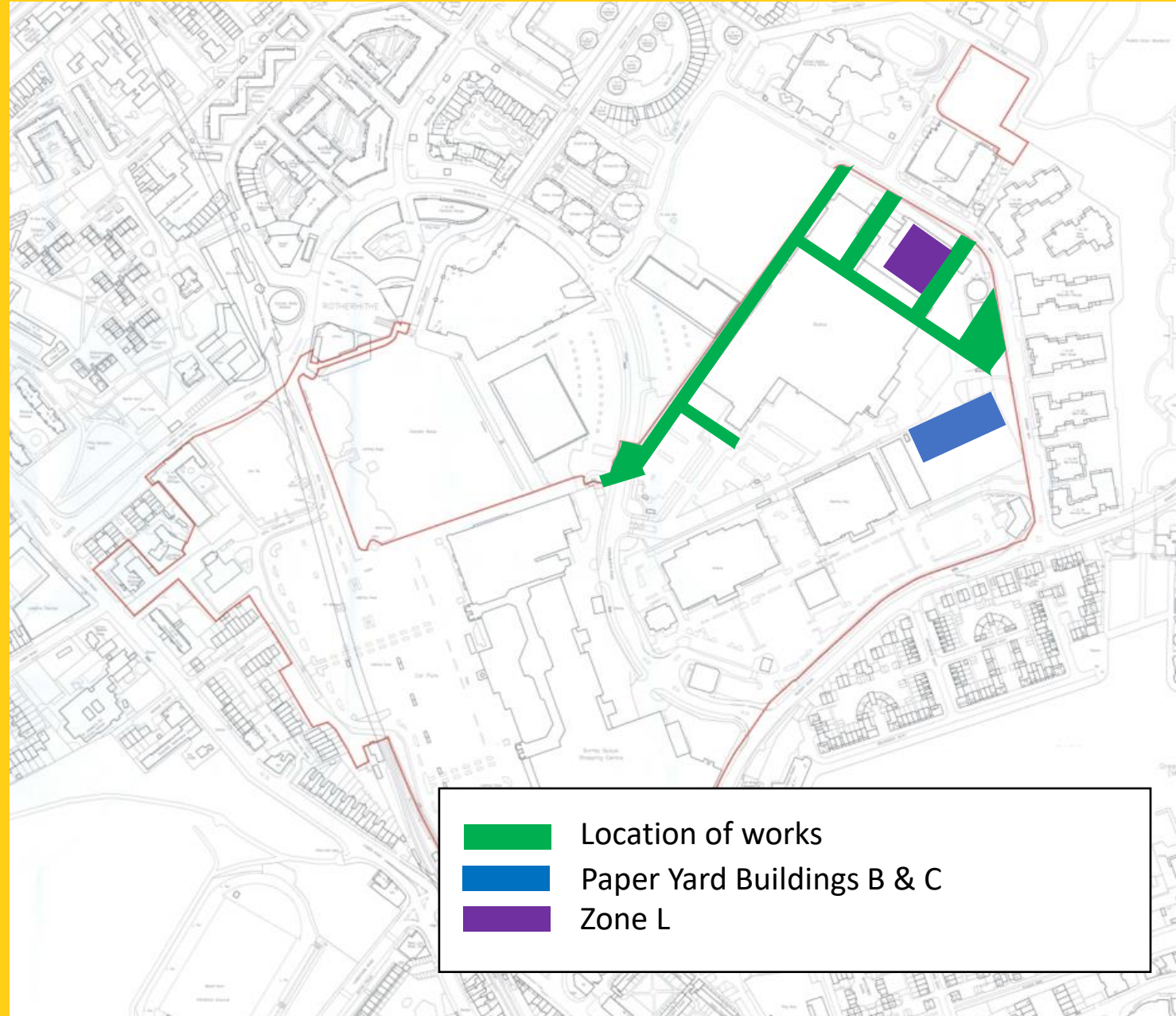
2025

UKPN expected to complete fit out

Site Layout



Enabling works for Printworks Street and Reel Street – site location



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

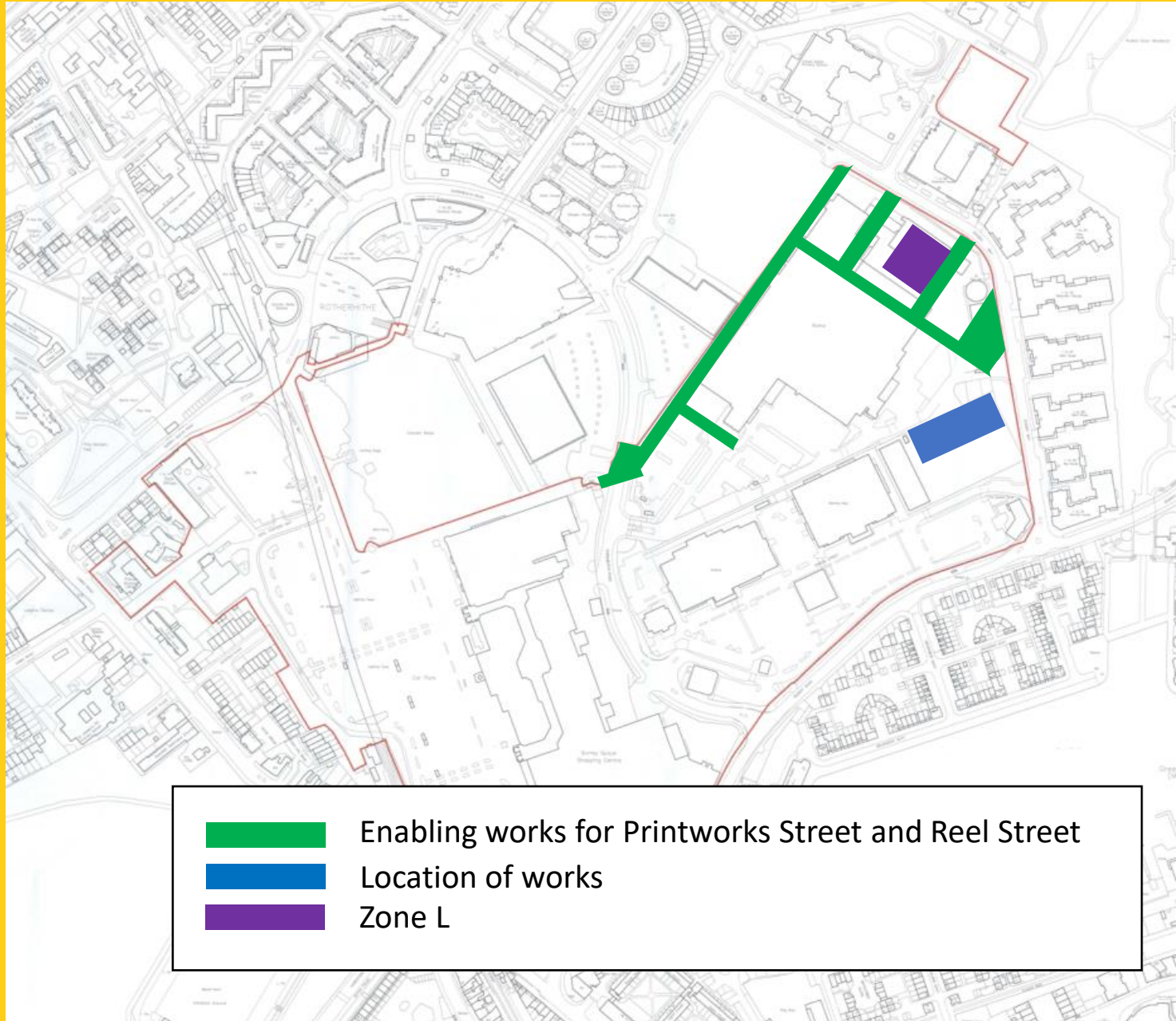
Work will begin this month on the construction of new access roads and the installation of new below ground infrastructure.

This includes electricity, gas, water, telecoms, district heating (space proofing), surface water, foul water and irrigation.

Works include:

- Breaking out slab
- New hoarding installed along Quebec way footpath
- Removal of invasive species
- Tree clearance on Quebec Way
- Utility diversion from late October through to February along Quebec Way and Surrey Quays Road

Paper Yard (Buildings B and C) – site location



Paper Yard (Buildings B and C)

Work on Phase 2 of the temporary modular hub next to TEDI's campus began in September.

Completion of these works are planned for Spring/Summer 2023.

Works include:

- Slab construction in October and pouring of slabs in November
- Modular units delivered and installed in November and December this year 2022
- Thames Water/ UK Power Networks connections expected to begin this month
- Temporary traffic management will be required within Quebec Way

You can contact Galldris for more information on any of their works at:

Canadawater@galldris.co.uk

UK Power Networks

- UK Power Networks will be undertaking cable installation works in the New Cross area. New cables will supply the electricity for the new substation. Works will also take place on Carriage Drive in Southwark Park.
- Some survey works will be carried out within the area between Canada Water Station and Quebec Way to establish ground information. They will provide notice to close residents via letter ahead of all works.



CANADAWATER

Q&A

Contact us

You can contact the Canada Water Masterplan team at:

Tel: 0800 470 4593 (freephone)

Email: team@canadawater.co.uk

Website: www.canadawater.co.uk

