

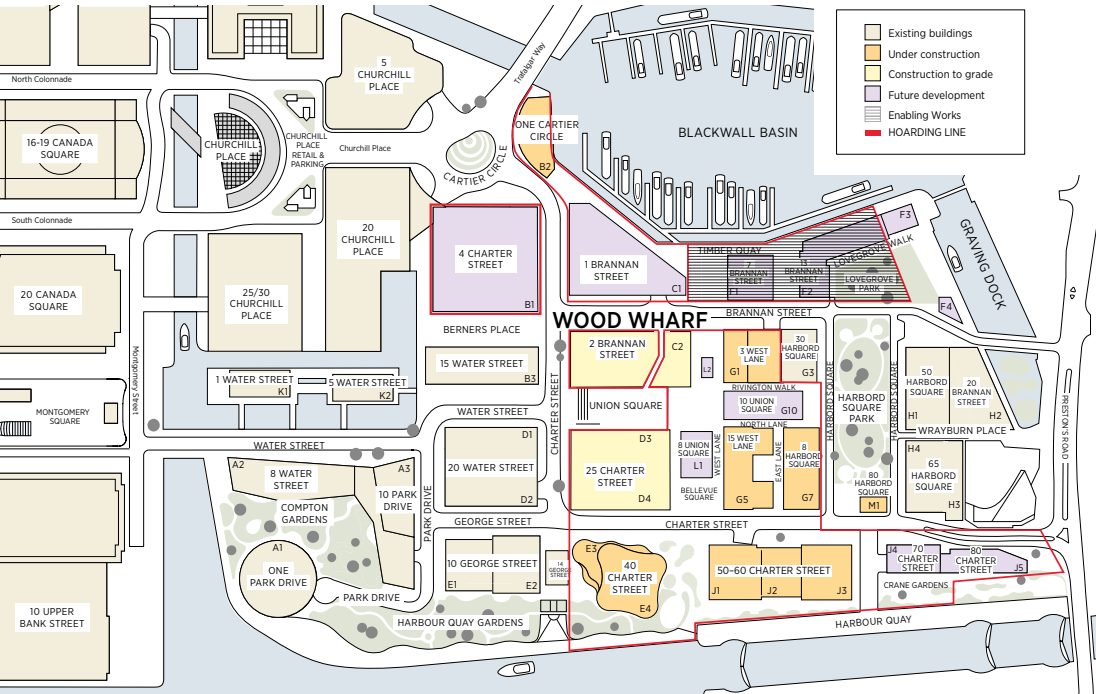
DEC 2023

CANARY WHARF DEVELOPMENT UPDATE


CANARY WHARF
GROUP



WOOD WHARF



Site plan showing the development plots at Wood Wharf

40 & 50-60 CHARTER STREET

E3E4 & J1J3 – RESIDENTIAL

Topping out for J1 was completed ahead of planned schedule in October 2023. Structural works for J3 and E3E4 are also progressing well ahead of planned completion with current forecast top out January 2024 and March 2024 respectively. Façade cladding works are following on along with internal fit out works.

13 BRANNAN STREET

F2 – AFFORDABLE RESIDENTIAL

The enabling works for the F2 building are largely complete with the new dock edge works progressing utilising specialist construction techniques. Piling has commenced on the F2 building which is expecting to complete in March 2024 ahead of the concrete frame starting. By July 2024 you should expect to see the frame progressing above ground level and will top out on the 9th floor (roof level) by Christmas 2024.

8 HARBORD SQUARE

G7 – RESIDENTIAL

With internal finishing, building systems testing works and finishing touches to the externals now complete, the building has been handed over to Canary Wharf Residential Management. The team will be responsible for the ongoing management of the building, which will be known as 8 Harbord Square.

70 CHARTER ST

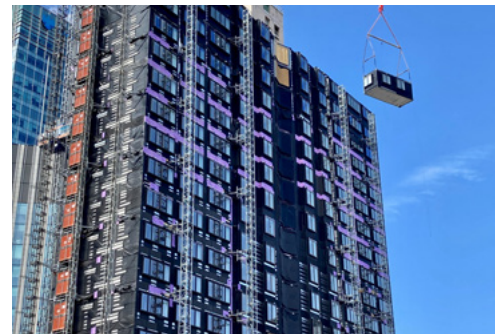
J4J5 – AFFORDABLE RESIDENTIAL

Piling has just started and is expected to complete in February 2024 with the concrete frame works to commence shortly after.

ONE CARTIER CIRCLE

B2 – SERVICED APARTMENTS

We have successfully installed all 320 modular units. Topping out of the structure is now complete, with the final two levels of steel finished mid-December which serves an open plan restaurant and roof plant. Cladding and internal fit out elements will commence in the new year.



One Cartier Circle



AWARDS

The penthouse at One Park Drive has been named Best Apartment at the Evening Standard New Homes Awards 2023.

The awards set the standard for excellence in London house building. The Best Apartment category, which assesses the full spectrum of apartments the city offers, is a mark of excellence for new homes in the capital.



The penthouse then also went on to win at this year's WhatHouse? Awards winning gold in the coveted Best Interior Design category, whilst Wood Wharf, won a silver award in the Best Mixed-use Development category. The WhatHouse? Awards is a stand-out event in the UK property industry calendar, showcasing and celebrating the best developments, developers, and partners in the housing sector.



REDUCING OUR CARBON IMPACT DURING CONSTRUCTION

CWG have a defined Net Zero Pathway, which highlights our values, pathway and delivery. To help achieve this, Wood Wharf with our supply chain, has been working to identify and grasp opportunities to use more efficient and lower carbon construction methods, materials and techniques. Some of the innovations and initiatives introduced to date at Wood Wharf:

100% ELECTRIC CONCRETE DELIVERY

We are delighted that Wood Wharf is using some of London's first fully electric concrete mixers to make deliveries of concrete to site. For each 770m³ of concrete delivered there will be one tonne of carbon saved. In addition to lower carbon, there are no emissions from these vehicles (other than water vapour), therefore contributing to better air quality.

ECOSHEET PILES PLUS

We have been working closely with our piling contractor, Bachy Soletanche, to procure low carbon sheet piles. Compared to conventional sheet piles, EcoSheet offers a 71.5% reduction in embodied carbon.

The facts:

- 536 tonnes of EcoSheetPile used on F2
- Made from 100 % recycled material
- Manufactured using 100% renewable electricity.
- A reduction in CO₂e of 498 tonnes compared to cold formed steel sheet piles. Only 198.3 TCO₂e used which equates to a 71.5% reduction in CO₂.

HVO FUEL

HVO+ is a fuel synthesised from 100% renewable raw materials such as vegetable oils, animal oils and fats and it is sourced from 100% renewable and sustainable waste derived raw materials. HVO+ is a direct replacement for mineral diesel with no adaptations required to the engine or infrastructure. Not only does this create a significant reduction in carbon, typically 90% less CO₂, there are reduced harmful particulates and NO_x, and it is biodegradable.

AWARDS

Wood Wharf won three 'Leading Lights' Awards as part of the Considerate Constructors Scheme, these were for Initiatives for Biodiversity Enhancements; Initiatives for 'Breaking the Plastic Habit' and an overall Ultra Site award for environment / natural environment. The awards celebrate those sites that have gone above and beyond in making a significant contribution to the construction industry and demonstrates the teams' continued commitment to the project, community, and environment.



Fully electric concrete mixer at Wood Wharf

NORTH QUAY

PLANNING APPROVED

Planning has now been approved for the One North Quay building, development zones NQ.A, NQ.E, NQ.F, NQ.G and NQ.J, this is focused on the western side of the site. Canary Wharf Group and Kadans Science Partner secured planning approval from Tower Hamlets Council for the development of the state-of-the-art commercial health and life sciences building in July.

The 23-storey 823,000 sq ft tower will set a new benchmark in the development of life sciences laboratories and workspace.

CONSTRUCTION UPDATE

Over the last six months there has been a lot of activity, secant wall piles running the perimeter of the future building were completed in April and capping beam works followed, forming the first phase of the building's common basement.

During the summer a bulk dig within the secant pile wall, down to a level approximately 5m below the current ground level, took place. This excavation enables us to install a pile mat at the lower level for the construction of the building piles.

Alongside the preparation for the basement the false quay on the south side of the site on the North Dock needed to be removed. The removal of the deck allows for new marine piles in the dock. The false quay will not be gone for long, a new marine deck will be constructed on top of the new marine piles and will support a portion of the building and serve as a new promenade.

A test pile for the building was successfully installed at the end of September and was load tested using a specialist test frame. This required a 250-tonne crane which has now been removed from site.



Test pile construction at North Quay



North Quay site, April 2023

REDUCING OUR CARBON IMPACT DURING CONSTRUCTION

We have been looking at ways to reduce our carbon impact across our sites in line with our Net Zero Pathway. During the removal of the false quay we recovered 2200 tonnes of the concrete demolition waste. This has been processed by Aggregate Industries to create recycled aggregate for new concrete at North Quay and already on E3E4 and J1J3 at Wood Wharf.



Concrete from North Quay identified, processed and re-used on site and at Wood Wharf

MIDDLE DOCK

The Middle Dock Project is a public realm development aimed to re-imagine the public spaces and waterways. The new public realm on Middle Dock will be the headline feature of the Estate Greening initiative, providing a key attraction point at the heart of Canary Wharf. Designed with input from the Eden Project, the Middle Dock aims to create a place for people and nature and create a blueprint for sustainable global cities to act on biodiversity loss.

The design by Howell's architects will create additional green public realm, waterside access, performance spaces, bridges, boardwalks, and floating pontoons. It will animate the dock with new spaces for arts and culture, and water sports such as open water swimming and paddle-boarding.

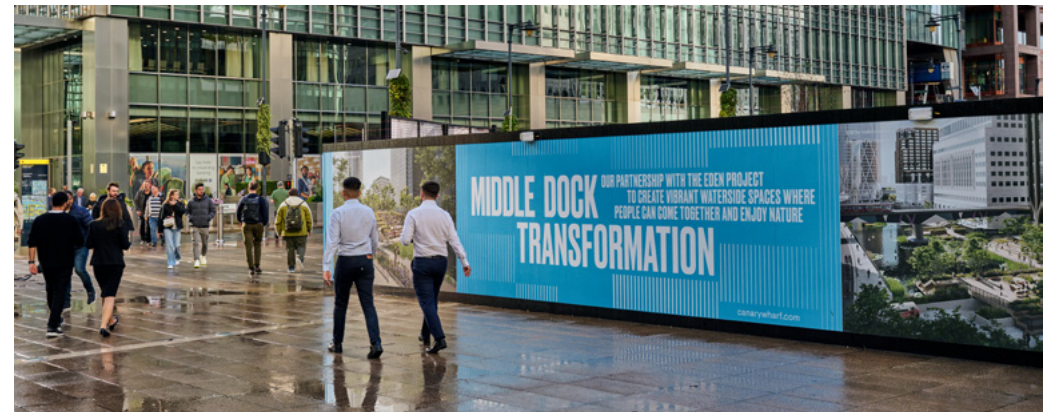
CONSTRUCTION UPDATE

Hoarding around the Middle Dock was installed on the Jubilee Plaza and Mackenzie Walk in September allowing construction works to commence. Installation of the cantilever fixed decks, which will provide access from Mackenzie Walk to the floating platforms, have been completed.

The next phase of the project will be the erection of the steel framed raised terrace structure which will sit on the Jubilee Plaza providing access to the new floating platforms in the dock.



CGI of completed Middle Dock project



Middle Dock hoarding in place

COMMUNITY

GLAMIS ADVENTURE PLAYGROUND

In autumn, the Wood Wharf team and contractors collaborated with The Build Up Foundation to assist in the creation of a new outdoor education and cooking space within the Glamis Adventure Playground which will help to expand their 'Grow – Cook – Eat' initiative. This also included the removal of an existing climbing frame structure that had been deemed to be unsafe.

Fifteen young people from the local area who use the playground had the opportunity to be involved in the design and construction of the new space and our team also visited during half term to give the young people some information on careers in the industry and assist them with building and painting the benches which have been incorporated in the design.

The new space will provide an opportunity to many young people to try new activities and engage with practical outdoor learning in an inner-city urban environment. A big thank you to the Wood Wharf team involved and to the Trade Contractors who supported the project.

EMPLOYMENT AND TRAINING

The Wood Wharf team were pleased to welcome students from New City College to site in April to give them an introduction to the project and highlight the variety of careers available on the project and the routes into them.

Our North Quay site has had three Concrete Cutting Apprentices on site working for Kilnbridge. Concrete cutting is not a well-known skill but vital for large scale projects and apprenticeships allow for valuable onsite training.

For more training and employment opportunities on our projects Tower Hamlets residents can contact Workpath, providing support for people at all levels of work, skill or experience.

For more information on the WorkPath service please visit: towerhamlets.gov.uk

or email

workpath@towerhamlets.gov.uk



The Glamis Adventure Playground project



If you have any questions about any
of our projects please contact us on:

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