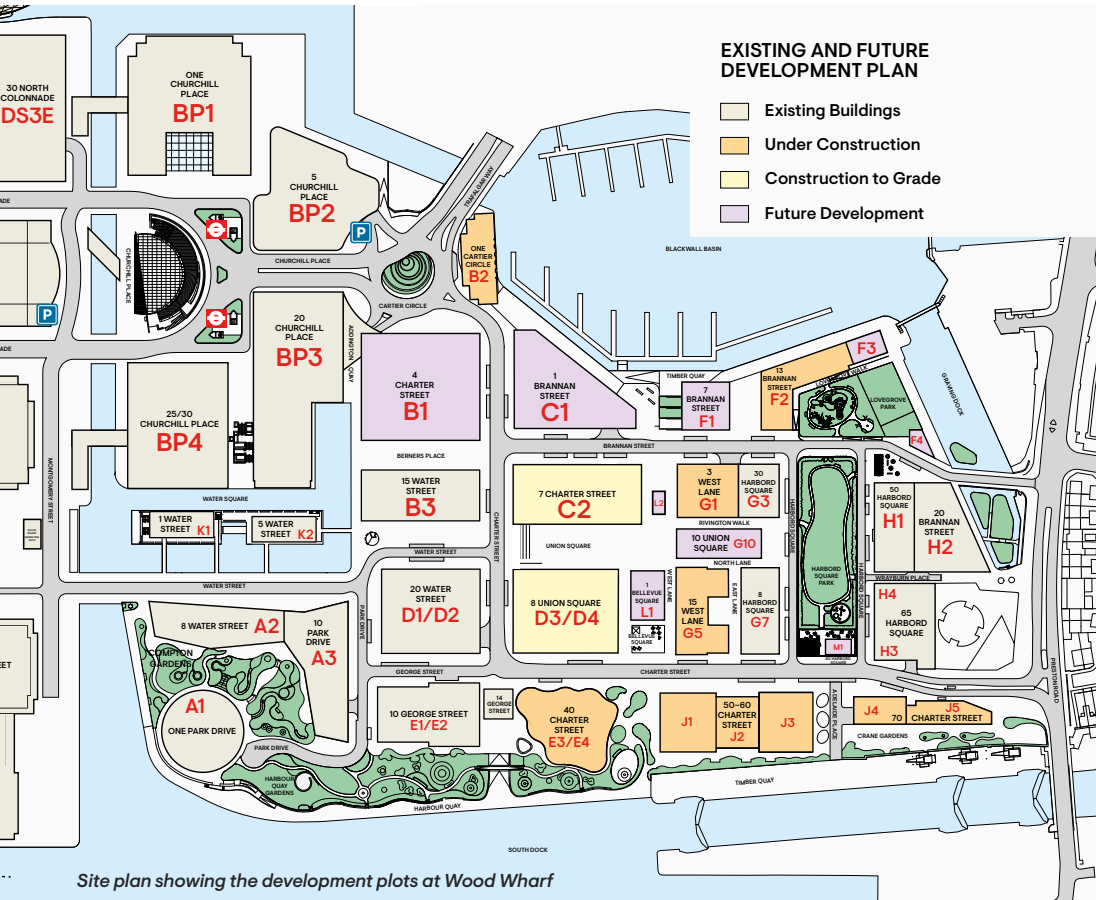


**MAR 2024**

# **CANARY WHARF DEVELOPMENT UPDATE**



# WOOD WHARF



Site plan showing the development plots at Wood Wharf

## 70 CHARTER STREET

### J4J5 – AFFORDABLE RESIDENTIAL

The piling works are now complete, and the concrete frameworks have commenced. The concrete frame is anticipated to be topped out at level 29 in October 2024.

## 3 & 15 WEST LANE

### G1G5 – SERVICED APARTMENTS

3 & 15 West Lane is on target to complete by the end of 2024. External scaffold strike progressing well, and the building façade is anticipated to be fully exposed in April.

## 13 BRANNAN STREET

### F2 – AFFORDABLE RESIDENTIAL

With piling now complete at 13 Brannan St, focus is now on completing the last section of the new dock edge capping beam before the concrete works commence. The concrete works will focus on the substructure until the summer with the tower crane being erected in this period. Following this the superstructure will commence with the building rising out of the ground by July 2024. By the end of the year the structure will be finished and wrapped with scaffolding ready for the façade works to commence.

## 40 & 50-60 CHARTER STREET

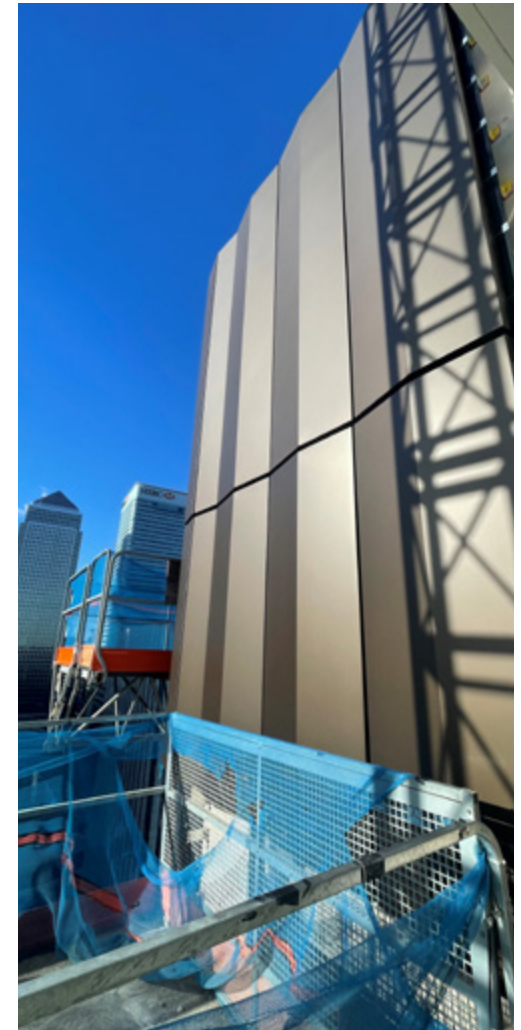
### E3E4 & J1J3 – RESIDENTIAL

Building J1/J3 structure were topped out ahead of programme in October and December 2023. The E3/E4 structure is progressing ahead of programme and is anticipated to top out in April. The J1 façade is now complete, we anticipate J3 will also complete in April followed by E3/E4. Internal fit out works are progressing on programme throughout the buildings.

## ONE CHARTER STREET

### B2 – SERVICED APARTMENTS

Now that the steel structure at roof level has completed, the cladding around the outside of the building has commenced. The works to deliver the plant lifts to the roof have started which will enable the crane to be removed from the top of the building by mid-April 2024. The fit out of all internal spaces is progressing.



B2 Cladding works at Roof Level

# CIRCULAR ECONOMY – ELIMINATE WASTE AND POLLUTION, CIRCULATE PRODUCTS AND MATERIALS

The Canary Wharf Group Circular Economy Action Plan (CEAP) has set a pathway for CWG to become a circular neighbourhood. A circular economy offers numerous benefits across environmental, economic, and social dimensions. Firstly, it minimises resource extraction and waste generation by prioritising the reuse, refurbishment, and recycling of materials, thereby reducing pressure on natural ecosystems and conserving valuable resources.

## RE-MANUFACTURE OF PLASTIC PROTECTIVE SHEETING

Historically, a linear system has been the norm, where waste is disposed of by recycling into lesser value materials or incineration for energy generation. Although an improvement over landfilling, this method fails to address the root issue of waste generation and has minimal impact on reducing the demand for raw materials.

All protective plastic sheeting at Wood Wharf undergoes collection and baling on-site before being transported back to the manufacturer's facility. Here, they undergo reprocessing to create new plastic sheets, resulting in a product with lower carbon emissions and a high recycled content.

### Since January 2021:

- 5,387 kg (28.55 m<sup>3</sup>) of protective sheeting collected using the close loop system
- 100% of plastic returned recycled into new protective sheeting
- Circa 18.85 tonnes of CO<sub>2</sub>e saved (compared to reprocessing)

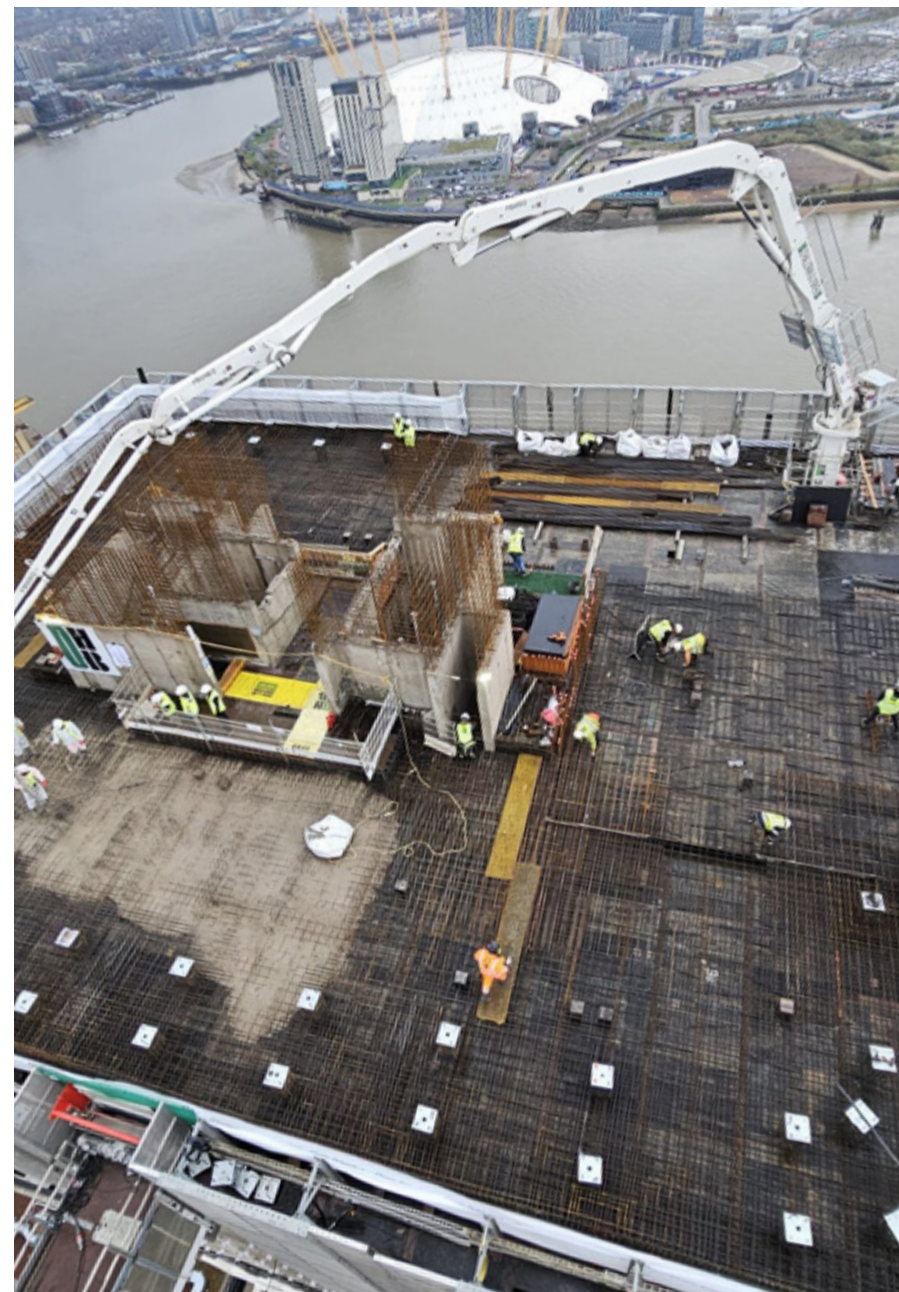
## ECOPACT RECYCLED CONCRETE AGGREGATE USE ON WOOD WHARF

Approximately 2,500 tonnes of demolition concrete material from the North Quay project underwent crushing and stockpiling before being transported to London Concrete for final processing and storage. This material, referred to as recycled concrete aggregate (RCA), was utilised in the production of a low-carbon concrete mix called ECOPact.

The first ECOPact concrete with RCA from North Quay was used on the J3 building roof slab. In total 225 m<sup>3</sup> of concrete was poured, which equates to 38.5 tonnes of recycled aggregate. This marks the first instance of using this concrete mix on a CWG project, showcasing innovation and exemplifying our commitment to circularity goals.

### To date:

- 38.5 tonnes of crushed concrete material from North Quay has been used directly into a concrete mix for Wood Wharf
- 4.66 tonnes (211 CO<sub>2</sub>e/m<sup>3</sup>) of CO<sub>2</sub> saved compared to standard mix for the slab (231.7 CO<sub>2</sub>e/m<sup>3</sup>)
- 800T of concrete has been processed for future use
- CWG were one of the first adopters of the new updated British Standard (BS 8500) that was released in November 2023, where Limestone filler was introduced to the concrete mix to reduce the content of GGBS whilst still maintaining a relatively low carbon mix.



ECOPact concrete pour for J3 roof slab

# MIDDLE DOCK

The Middle Dock project is a public realm development aimed to re-imagine the Canary Wharf public spaces and waterways. 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, 9,465m<sup>2</sup> of new public realm will be provided, creating a place for both people and nature to thrive and becoming a blueprint for sustainable global cities to act on biodiversity loss.

## CONSTRUCTION UPDATE

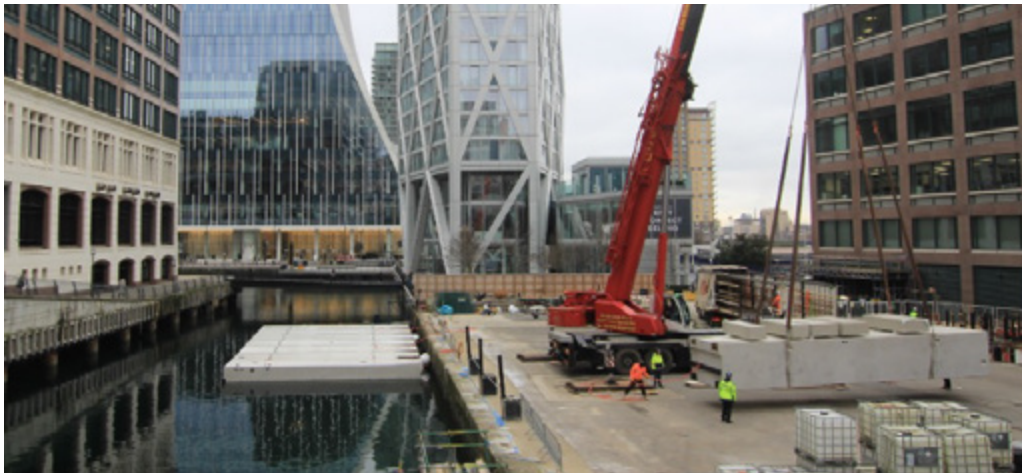
Construction progress for the Middle Dock project is well underway. The raised terrace steel frame installation is now complete on Jubilee Plaza. Once the concrete slab is poured on the terrace, the frame will be ready for the timber decking, benches and planting to be installed.

The concrete pontoons have arrived on site and assembly of the first pontoon units has started by bolting them together to create the large floating platforms. For perspective, each unit weighs approximately 24 tonnes, which is roughly equivalent to the weight of four elephants!

Middle Dock has a Section 61 agreement (consent to create managed noise) in place. This permits works to take place Monday – Friday 0800-1800 and Saturday 0800-1300. Throughout the duration of the works dispensations (permissions from the council to work out of the consented hours) will be requested, this is because of the close proximity to TfL's Jubilee Line and the need to maintain full access to fire escapes. Where any out of hours works are required, those who will be impacted will be notified.



The raised terrace being installed at Middle Dock

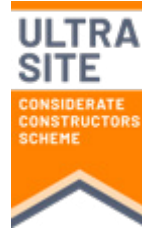


First pontoon being assembled at Park Lane



CGI of completed Middle Dock project

# NORTH QUAY



## CONSTRUCTION UPDATE

Activity on site has slowed in recent months and has focused on completing the test pile and carrying our remediation work to the sheet piles installations.

These activities are in preparation for the commencement of the main building works, which are now planned to start in summer 2024.



CGI of One North Quay

## FUTURE PLANNING

We have recently submitted two planning applications to Tower Hamlets Council for Wood Wharf. The first seeks to substantially improve the quality and greening of the public realm at Union Square and along Timber Quay. Subject to approval, we expect works to commence in the summer and finish in stages from December 2024 onwards, to coincide with the opening of the new retail areas at 3 and 15 West Lane.

The second is for a 912 bed landmark student accommodation building on building Plot F1 designed by Howells architects. Subject to planning consent being granted main construction works are expected to start later in 2025.



CGI of Union Square Pavillion - Facing East

We are also working up plans to substantially enhance the quality of public realm in Montgomery Square. A public consultation will be held in April to provide more detail on the proposed improvements.

# COMMUNITY

## CIRCULAR ECONOMY AND SOCIAL VALUE

On 6-8 February 2024, CWG partnered up with Tech-Takeback, a not-for-profit organisation specialising in sustainable solutions for unwanted electronics. Providing a safe and secure way to dispose of unwanted electronic items.

At the end of the three day pop up, 400kg of unwanted tech was donated including mobile phones, tablets, laptops, desktops and monitors. As well as items being donated and sorted, a team of CWG volunteers disassembled 42 old laptops to extract the rare earth metals (gold, lead, copper, steel and others). Through this initiative CWG have been able to divert all these unwanted items from becoming waste.

The pop up also benefited the Tower Hamlets community, where 2-5% of residents are digitally excluded. The items were donated to local charities and community groups who support those affected by digital exclusion.



CWG staff volunteering for Tech-Takeback

## ECOLOGY

Often visitors don't realise the extent of the ecology in the docks which surround the Canary Wharf buildings. Over the last few months CWG's ecologists Greengage have been surveying the docks. During this survey they have found various species of fish and eels. Next time you walk by the docks take a look to see what you find.

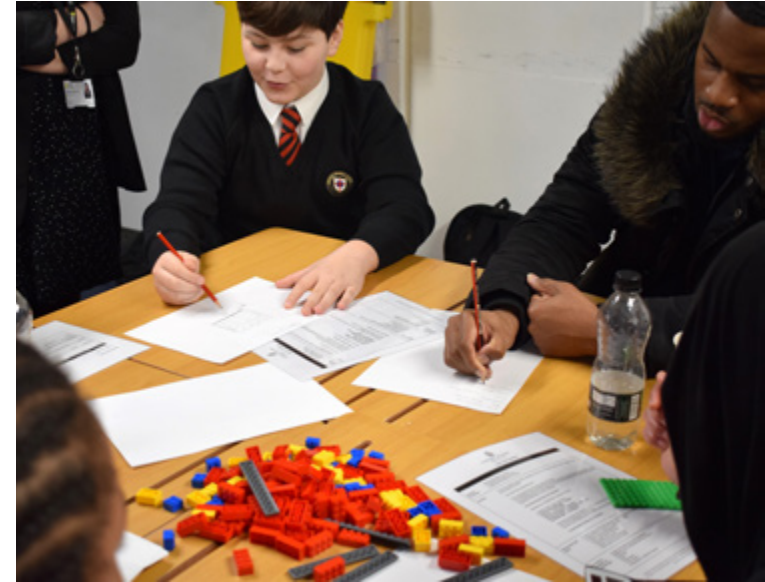
## EMPLOYMENT AND TRAINING

The Wood Wharf team were pleased to host two insight days with ThinkForward and Yr 9 students from local schools in January. Giving them an introduction to the project and highlighting the variety of careers available within the built environment.

ThinkForward is a charity that works to empower young people in the UK through long-term coaching. They equip young people with the skills and experience they need to move into work or further education after they finish school.

As part of National Apprenticeship Week, CWG were excited to launch this year's CWG Apprenticeship Programme, which received over 500 applications. CWG recruited for apprentices in Business Administration, Corporate Responsibility and Sustainability, Electrical Engineering and IT Digital Support. To support candidates with their application, CWG hosted pre-application webinars to provide guidance on the process as well as useful hints and tips!

CWG's Internship Programme will open soon and is an excellent opportunity for candidates to gain 6-weeks of hands-on experience in the working environment and learn more about the culture and business of CWG. The programme will involve working within one of CWG's teams, alongside training and collaboration projects with their peers. It is open to first year university students through to masters' students.



To apply, please visit the CWG website:  
Early Careers Opportunities | Canary Wharf Group

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](https://towerhamlets.gov.uk)

or email  
[workpath@towerhamlets.gov.uk](mailto:workpath@towerhamlets.gov.uk)

TOWER HAMLETS  
**WORKPATH** →  
CONNECTING PEOPLE TO POTENTIAL

 **Think Forward** | Coaching  
Connecting  
Inspiring  
Young People

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

[consultation@canarywharf.com](mailto:consultation@canarywharf.com)  
020 7418 2448

[canarywharf.com](http://canarywharf.com)



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