

Canada Water, London

Client: British Land

Commencement: 2018

Completion: Ongoing



"I have worked with Gattica Associates on a number of large regeneration projects. Through their detailed understanding of utility infrastructure and the intricacies of delivery of these types of projects, they have worked with all the designers and stakeholders to ensure successful project delivery."

"They are a great team to work with, open-minded, honest and very knowledgeable." (Symon Bacon, Project Director)

The Project History:

The area once included working docks and is also the site of the first tunnel under the Thames river, which was later used by the railways. In 1696 the first dock in the area, the Great Howland Wet Dock, which is now known as Greenland Dock was the largest dock of its kind in London when completed. The Tunnel was built by Isambard Kingdom Brunel in 1843 and intended to be used for horse drawn carriages. When the tunnel was converted to a rail line, the tunnel had only been used by pedestrians up until that point.

The Project Description:

British Land and London Borough of Southwark, as landowners, submitted planning for a major redevelopment which will create a new urban centre at Canada Water. Public consultation on the proposals started in spring 2014, with discussions regarding the SE16 Printworks Site being included. Due to site acquisitions, the project has been expanded over time to include the Surrey Quays Shopping Centre and Surrey Quays Leisure Park Sites. The project will include:

-  At least 4,500 new homes (min. 1,000 affordable homes).
-  At least 12,000 metres-squared employment floor space.
-  Re-provision of the cinema.
-  Health, education and community facilities.
-  Public transport, parking and highways improvements.
-  Revitalisation of the dock area.

Gattica Associates Responsibilities:

Gattica Associates were engaged after the initial master planning stage to take a holistic view at the utility infrastructure requirements for the development. As the project has progressed our role within the Canada Water team has grown to look at detailed design within the first phase.

Gattica's responsibilities include:

-  Site wide utility design and an advisory role on how utilities affect the masterplan as it evolves.
-  Coordination of the diversion, protection and abandonments of the existing utility networks including various substations located within the masterplan area.
-  Calculating high level plot loads to monitor asset requirements and the impact increasing loads have on the surrounding network.
-  Detailed design of the phase 1 infrastructure to facilitate plot connections.
-  Liaising with the various incumbent and independent utility companies to agree master planning and delivery of the new infrastructure.