

Keeping you informed



Simon Howarth is our Community Engagement Manager, responsible for working with local residents, businesses, schools and other stakeholders around St John's Wood.

During February, Simon has been dealing with neighbours during the most recent phase of demolition, when demolition has been taking place adjacent to, or in some cases even attached to neighbouring properties.

Simon says: "We are determined to be a good neighbour while delivering a large and complex development. Please do drop me a line if I can help in any way."

Our commitments

- Monthly newsletter with information about progress and future activities
- Website kept up to date with news and contact details
- Hoardings on site with information about the work, and contact details of site contractors
- Regular drop-in sessions at our dedicated community hub
- Regular Construction Liaison Meetings with your local councillors, St John's Wood Society and a representative group of local residents

Our working hours

During the demolition phase, we will be carrying out the noisiest work such as the main demolition in two-hour periods, with two hours of less noisy work either side, to minimise disturbance to neighbours. Our working hours, agreed with Westminster City Council, will be as follows:

Monday to Friday 08.00 to 18.00
(with the noisiest works limited to 08.00 to 10.00, 12.00 to 14.00 and 16.00 to 18.00)

Saturdays from 08.00 to 13.00
(none of the noisiest activity)

No work allowed after 18.00, Monday to Friday, on Saturday afternoons or on Sundays and public holidays.

We will notify local residents of any variation to the above hours or any work that might cause disruption.

Considerate Constructors



Code of Construction Practice

The project is registered with the national Considerate Constructors Scheme and also complies with Westminster City Council's Code of Construction Practice.

Both these schemes commit contractors to be considerate and neighbourly as well as clean, respectful, safe, environmentally conscious, responsible and accountable.

Community Hub Drop In Days

Come and meet our team in our dedicated community hub space at:

**1 Queen's Terrace,
St Johns Wood, NW8 6DX**

We will be offering drop in sessions during March on:

**Every Wednesday afternoon
from 14.00 to 17.00**

Drop in to see our model, hear more about the project, and ask any questions you may have.



Contact details

If you would like to be kept up to date about what is happening at St John's Wood Square, please sign-up to our email mailing list for information on the construction process. You can do this by contacting us on the details below:

Phone: 0203 109 0215

Email: Info@sjwsservices.com

Website: www.stjohnswoodsquareproject.com



NEWSLETTER

March 2023



Marc Byrne and Steve Rowlands from McGee with teachers and pupils

Giant Truck Tyres will be Monster Fun for Local Schools

As part of our commitment to working with local schools and community groups, we recently asked Robinsfield Primary and George Eliot Primary schools what we could do to help improve their schools.

To our surprise, top of the list was to get some giant truck tyres for children to use in outdoor play.

With the help of McGee our demolition contractor, we were able to source four large tipper truck tyres and to donate two to each school. The tyres were delivered to delighted children on 24th February.

Marc Byrne of McGee said: "We follow strict rules on the age and tread of tyres for our trucks so when the tyres have finished their working life,

they have to be recycled. However it's even better if they can be re-used in this way as a fun resource for the children."

The tyres will be used to help encourage the children to get outdoors. They can be sat on, climbed on, rolled, sat inside, and form part of the school's play construction materials.

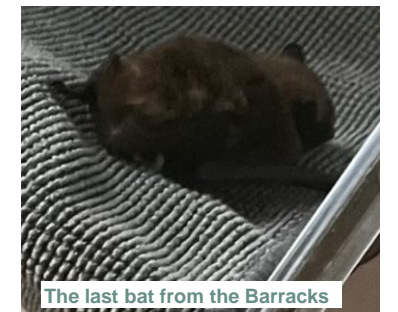
Simon Howarth, Community Liaison Manager, SJWS, said: "We are pleased to have helped make this happen and given local children a fun resource."

"it's a small part of what we hope to do with local schools as we work to be a good neighbour to our local communities"

Bat Update: last resident moves out, with a little help

In the last newsletter we talked about the pipistrelle bats which had to be moved from the old Officer's Mess where they have been roosting.

One determined little bat could not be encouraged to move by itself. It has now been carefully transported by our specialists Ramboll to a new roosting box in a tree at the edge of the site.



The last bat from the Barracks

Inside this newsletter:

Progress on site during Feb ○ What is happening next ○ Architecture for kids ○ How to get in touch with us

Progress on site: February - March 2023

Perimeter buildings demolished, works have started on the Officers' Mess

Since our last newsletter, work has progressed well to demolish the buildings around the perimeter of the site.

The below image shows the buildings that have already been demolished in red and the "Jubilee Buildings in yellow.



The roof of the Jubilee Buildings has been removed, and we have loaded a 3-ton Kubota KX037-4 mini-excavator into the upper section to break the concrete floors. The little Kubota is one of the smallest demolition machines on site, and specially designed to fit into confined spaces as narrow as 1.55m. The Jubilee Buildings, the former accommodation block for the Barracks, is being painstakingly taken down piece by piece using machines and hand tools.



Kubota inside the Jubilee Buildings (PETER MATTHEWS)

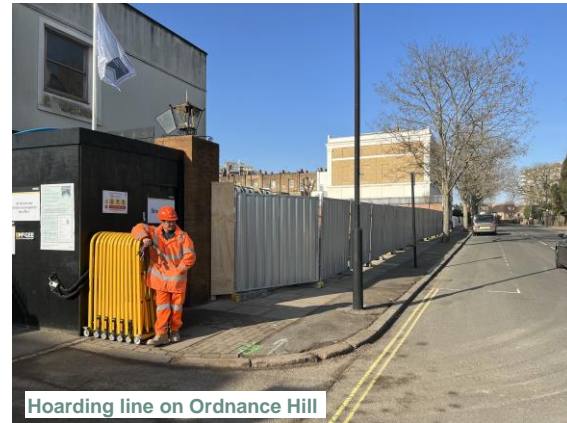
Site scores exceptional high mark in Considerate Constructors visit

Both the St Johns Wood Square team and McGee were delighted to score an exceptional 44/45 for the project in our first Considerate Constructors Scheme review. This visit, the first assessment of how the scheme is doing, praised the transparency and communications around the site, the newsletter, drop in sessions and community engagement.

We don't expect to rest on our laurels, and we have put forward the site for the "Ultra" programme, which commits us to the highest possible levels of best practice working with our local neighbours and with the workforce.

On Ordnance Hill, we have demolished most of the wall along the perimeter of the site and installed steel fencing to maintain site safety. Behind this fence, the wooden hoarding is being erected and residents will soon be able to see this all the way along the road.

We have maintained a 1.5m walkway all the way alongside the fence to ensure that pedestrians, wheelchair users and people with pushchairs and prams can continue to safely use the pavement.



Hoarding line on Ordnance Hill

Monitoring and minimising vibration

On any major demolition or construction site, there will be vibration and noise. Often in major cities, this vibration is lost in general background noise and impact of tube lines, heavy goods vehicles and other activity. On our St John's Wood Square site, however, there is very little background activity, so we have a special responsibility to keep vibration to a minimum.



Vibration Monitor

Around the perimeter of our site are vibration monitors, designed to pick up shaking in the ground. Following global industry best practice, we have set tight limits. If vibration gets to a level likely to cause disturbance to our neighbours, an "Amber" alarm alerts key people including our Construction director and the site manager.

The limits are set to ensure we do not go over 1mm of vibration per second, which is a lot lower than any vibration that would cause cracks or damage to neighbouring structures. People have reported vibration in their homes, and we are monitoring this closely to ensure we are keeping within the agreed limits. If you have been affected by noise or vibration, let us know via the email or phone number on the back page.

What's happening next: March - April

Demolition continues at Jubilee Buildings and the Officers' Mess

During March and April we will be completing all of the remaining demolition. Right now the key buildings being demolished are the Jubilee Buildings on Queen's Terrace and the Officers' Mess in the centre of the site.

Along with the buildings, residents will see the demolition of the perimeter walls along Ordnance Hill and adjacent to Rosetti Mews, which will be replaced initially by steel fencing and then the wooden hoarding. Next month we will share pictures of how we will make this hoarding as visually appealing as possible during the life of the project.

We are about to appoint the contractor for what we call "Work Package 2", the excavation and construction of the basement for the project. In future this will be followed by Package 3, the "shell and core" of the scheme, and then Package 4, the fit out of the new homes and apartments.

The basement covers the entire site and will incorporate machinery for heating and cooling, car parking, residential amenity space, access for utilities and other important facilities.

As soon as the contractor for the basement work is appointed, we will be able to share details of their plans for site entrances, traffic routes and other logistics. There will be further details in the next newsletter,

Timetable: three month look ahead	
March 2023	Demolition of Officer's Mess and final perimeter buildings. Walls around Ordnance Hill demolished. Completion of hoardings along Queen's Terrace and Ordnance Hill. Work continues on Jubilee Buildings
April 2023	Completion of Jubilee Buildings demolition. End of demolition phase, site prepared for construction
May 2023	Start of basement construction, new site entrance opens on Queen's Terrace
June 2023	Preparation for start of piling work



Frank Donohue has taken over from Will Sutton as the site's Project Manager for McGee until the end of the demolition phase. Frank has previously worked on prestigious projects like BBC TV Centre and Scotland Yard.

"I'm proud to be taking over running this prestigious site for McGee. We have a few weeks of demolition to get the site ready for construction and we have a great team here. Please get in touch via the site email and phone number if you have any questions or concerns."

Frank Donohue
Project Manager, McGee



ATTENTION KIDS AGED 11-18! Are you interested in architecture, engineering and the environment?



We are putting together a summer school for local young people of secondary school age with an interest in architecture and the built environment.

This is likely to take place at our hub in Queen's Terrace on weekdays in July during the summer holiday. It will be free of charge.

At this stage, we would like to know how many local young people might be interested so we can develop the programme.

The week is likely to involve: visits to the site, meetings and masterclasses with our architects and engineers and a chance to work up a project based on our real work in and around St John's Wood Square.

If this is something that sounds like it could be interesting to you, your children, or grandchildren, please drop us a line with your age, name and interests to:

simon@sjwsservices.com