

Keeping you in touch: Our commitments and contact details



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

During April and May, Simon has been working with our contractors to put together an Employment Plan for local residents of Westminster Borough, and a Business Engagement plan to help local SMEs win contracts on the project.

Simon says: "I look forward to meeting residents at one of our drop-in sessions or special briefings in the next few weeks."

Our working hours

Our working hours for the construction phase, as agreed with Westminster City Council, are as follows:

Monday to Friday 08.00 to 18.00
Saturdays 08.00 to 13.00

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

Where a machine or process involves continuous noise, we aim to run with respite breaks to reduce the impact on neighbouring properties.

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

Community Hub Drop In Days

Come and meet our team in our dedicated community hub space at: **1 Queen's Terrace, St John's Wood, NW8 6DX.**

We will be offering drop in sessions during May and June **Every Wednesday afternoon from 14.00 to 17.00**



Considerate Constructors

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.



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

Are you aged between 11-18?

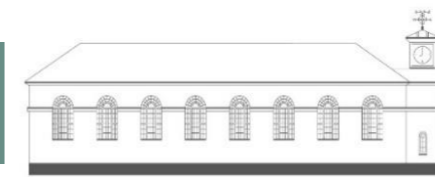
Are you interested in architecture, engineering and the environment?

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



ST. JOHN'S WOOD SQUARE

NEWSLETTER

May / June 2023

Michael Squire 1946-2023

All of us at the St Johns Wood Square project were deeply saddened to hear of the death of Michael Squire, our masterplan architect, who passed away after a short illness at the start of May.

Michael was a hugely important figure in British architecture and his many buildings throughout London stand testament to his genius.

Michael's trademark had become the use of traditional materials and design cues to anchor new buildings within old neighbourhoods, creating a sense of continuity while at the same time embracing the very latest modern designs and environmental performance.

Despite his increasing international stature, Michael remained down to earth and a hands-on member of our project. It was only a few weeks ago that we met together to go through some of the final design details.

During our consultation with the local community over the last few years, Michael led the conversation.

Many of our neighbours will remember the evening meetings in the Riding School building in 2019 and previously, when Michael would talk through the options and principles of the project.

(See picture below)



It is rare for someone to be a world class designer of great buildings and also to take the time to explain the principles enthusiastically to the public, Michael believed in a genuine dialogue, incorporating suggestions from residents into the masterplan.

We now have the honour and the responsibility of delivering Michael's beautiful and timeless architectural vision for St John's Wood Square as one of his final projects.

We are proud that our scheme will form part of his legacy for London.



Meet our machines: Bauer BG-33 Piling Rig

This is the Bauer BG-33 Piling Rig. It is a state-of-the-art machine designed to drill deep holes for piles. It can actually drill down to 100m although on this project we will only be going 17m into the ground. Piles are the concrete cylinders which act as part of the foundations for the new buildings.

We have chosen this machine and method of drilling because it is quiet, efficient and produces low levels of vibration. The Bauer BG-33 is a brand new piece of equipment for McGee and is being delivered directly to the site from the manufacturer.

The Bauer stands 30 m tall, so people will be able to see the rigs on site over the hoardings. It can drill holes of up to 2.5m diameter although we will only need 75-90 cm on our project. The first piling rig will arrive at St John's Wood at the end of May.

For more information on piling, see inside.

Inside this newsletter:

Why do we need to do piling? - What's happening next? - How to get in touch with us

Shane Explains: Why do we need to do piling?



Shane Baker is Head of Piling for McGee

As the demolition comes to an end, the next phase of the project is where my team gets involved. It is time to drill and install the piles which will form a vital part of the foundations for the new buildings. It's also the first time we'll be putting to work the latest addition to our fleet: a state-of-the-art brand new Bauer BG33 piling rig. See page 1 for more details of this machine.

The new rig, like all our plant and fleet exceeds industry standards, such as the Euro V standard, meaning they're not only high-performing but they're greener. With state-of-the-art technology the new rigs are quieter and safer, meaning less disruption to you, our neighbours.

There will be several piling rigs working on the project, all of which will be easy to spot as they will be the tallest machines on site until the first tower cranes later this year. So, what will they be doing exactly? They will mainly be piling around the entire perimeter of the site, creating an interlocking retaining wall which will form the structure of the new basement.

We will be mainly using a "continuous flight auger" (CFA) technique which involves drilling a hole into the ground using a single length rotating auger, which is like a large corkscrew, and then pumping a low-carbon concrete through the hollow centre stem of the screw as the auger is pulled out.

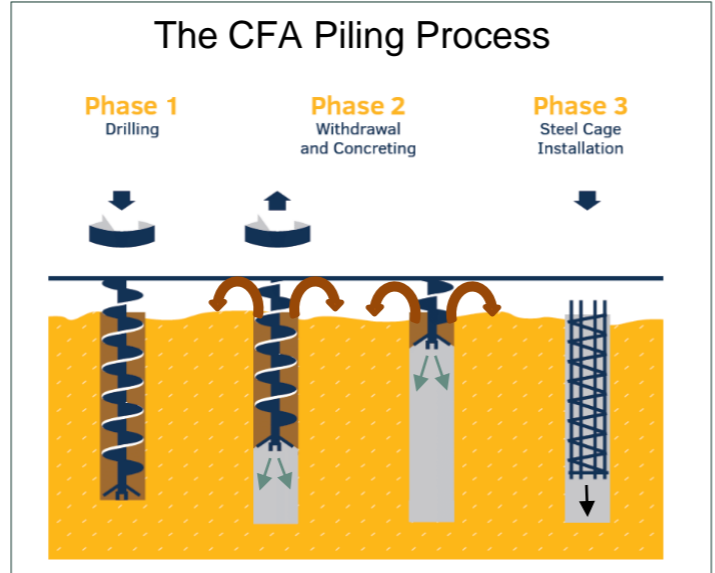
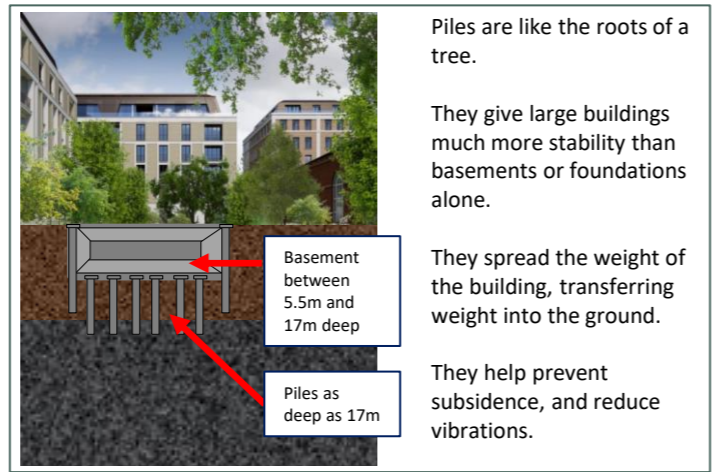
As this happens the soil is removed leaving a continuous column of concrete behind in the ground. Afterwards, a steel reinforcement cage may be added.

The advantage of CFA piling is that it is fast and quiet, making it the least disruptive and most efficient method of forming a piled basement wall. There is no stand-alone excavation of soil and the continuous column of concrete provides a strong and stable support to the basement as well as the superstructure above while also protecting the any adjacent structures from any ground movement.

Later in the process we'll be introducing smaller piling rigs (similar to those we used on our sensitive Claridge's Hotel project, which was filmed for TV), also known as "mini rigs" for work on the historic Riding School. There will be more information on that to come later this year.

One of our specialists who is arriving on site is **Russell Lawrence**, our Piling Supervisor. Russell brings with him over 35 years' experience in driving piling rigs and managing prestigious piling projects across central London.

We look forward to starting the piling on site in the next few weeks.



Computer generated image showing site with piling rigs in operation



What's happening next: May – August 2023

Starting basement construction

During the first weeks of May, we have completed all of the remaining demolition and started preparing the site for construction work.

A new site control centre and welfare unit made up of temporary cabins has been built on the southern side of the site. This will provide space for workers to change into protective equipment, and also to take breaks.

Residents will see an increase in the number of vehicles as spoil is removed from the site. All the trucks being used, like the one pictured below, meet the latest Euro 6 emissions rules together with recommended cycle and pedestrian safety guidelines. Unlike previous generations of tipper truck, they have low riding cabs to help drivers see vulnerable road users.



The new site entrance opens in the week of 22 May on Queen's Terrace. From now on vehicles will arrive on that side of the site from Finchley Road, and leave via Ordnance Hill and St John's Wood Park. See map to the right. Please note that the exact location of entry and exit gates will change several times in the next year as work is carried out inside the hoarding at the edge of the site.

These routes are designed to provide a safe and reliable route to and from the site, using as little local road space as possible, and avoiding two-way construction traffic. The routes have been designed in consultation with the local authority, Transport for London and local residents. On very rare occasions, (and subject to approval by Westminster CC) some very large vehicles may need to use another route to access the site – we will let local residents know in advance if this is likely to cause any disruption.

During this phase piling rigs (see page 1) will arrive on site during late May and early June. These are special loads and may need to arrive out of hours due to Metropolitan Police advice. We will work hard to minimise any noise or inconvenience and let residents know in advance if there will be any out of hours work.

The piling rigs are 30m tall, so residents will be able to see them over the top of the hoarding. Piling will start from the north east corner close to Rosetti House and will be spread throughout the site during the coming months.

Now that the basic hoarding line is complete and painted, and once the new gates are established, we will be refreshing the hoardings on Ordnance Hill and Queen's Terrace.

We are working with exciting designers and landscapers – watch this space for more news.

Timetable: three month look ahead (all dates provisional and subject to change)

Second half of May 2023	<ul style="list-style-type: none"> Start of basement construction w/c 22 May Site entrance opens on Queen's Terrace Preparing ground for piling Piling rigs arrive on site late May
June 2023	<ul style="list-style-type: none"> Piling starts (2 June scheduled date) Work starts on Riding School
July 2023	<ul style="list-style-type: none"> Piling and basement extraction continues Excavation of base for crane New hoarding installation
Aug 2023	<ul style="list-style-type: none"> Piling and basement extraction continues First tower crane arrives on site (scheduled for 12-13 August)

Reminder – new vehicle routes in and out of the site from May 2023

