

ST. JOHN'S WOOD SQUARE

NEWSLETTER

November 2022



Local children visit the St Johns Wood Square site.

We were delighted to welcome nearly 200 children from local primary schools to the site just before demolition started. The pupils met some of the people who will be working on the project. They had a tour of the old Riding School building to hear about the history of the site.

Then they saw the long reach demolition excavator with the hydraulic concrete crusher and one of the trucks which will be serving the site.

Marc Byrne, Head of Corporate Social Responsibility for McGee, and

vehicle logistics expert Andy Weston from McGee, talked to the pupils about site and road safety. Marc said:

“Safety is the number one priority for McGee, so it was great to be able to meet the children who walk past the site every day and talk to them about site safety and road safety around construction vehicles.”

“The kids were really interested in the project, too, and asked really good questions. Hopefully we have inspired one or two future engineers, architects and construction workers.”

Robinsfield and George Eliot Primary Headteacher, Naomi Lever, said:

“It was such a great opportunity for our children to visit the old barracks

site before demolition commenced and learn about road and site safety. The children were very impressed with the demolition equipment. They all felt very well looked after, thank you”.

Inside this newsletter:

- Demolition progress update
- How we keep down any dust
- Opening times for our Community Hub on Queen's Terrace

What's Happening Next?

November – January

Demolition is now underway on site and will continue until around March 2023.

The primary machine being used is a brand-new Komatsu PC490 excavator with a long reach arm, equipped with an Arden CU022 hydraulic rotating muncher.

Our specialist contractor, McGee, is working around the five-acre former barracks site, taking down each structure one at a time.

The first buildings on the southern part of the site have already come down. Next, residents will see a scaffolding coming up around the “Jubilee Buildings”

which face onto Queen’s Terrace, and new hoardings erected on Queen’s Terrace and Ordnance Hill.

Meanwhile the old stable blocks will come down and then a “300mm scrape” will take place, removing the top 300mm of old building materials, including old bricks, cobbles and concrete across the centre of the site, leaving the area ready for construction.

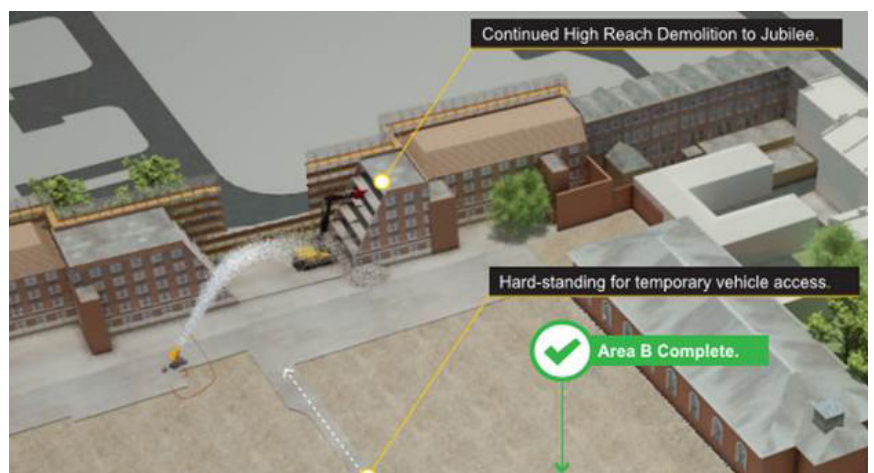
By December, work will start on the demolition of the old Jubilee Buildings. The long-reach demolition excavator will approach from inside the site, and make a hole in the centre of the building. It will then munch away from the inside, first going north and then south.



| Demolition progress on site

Most of the building rubble from the Jubilee Buildings and other structures on site will not be leaving the site during the demolition phase.

Arisings from demolition will be crunched up into smaller pieces on the site. They will then be kept, providing hard standing for the construction phase, for example for piling.



| Demolition of the Jubilee Buildings will start shortly

Keeping down the dust



| Street cleaning

On any demolition site, dust is a challenge. Crumbling bricks, concrete, stone and mortar will release dust, and trucks will pick up dirt as they move around the site servicing the project. Our primary aim is to make sure dust is kept within the site as far as possible.

As part of our commitment to be a Considerate Constructor, and to meet our agreements with Westminster City Council, we have put in place multiple control measures which our specialist contractor McGee will utilise to keep dust to a minimum.

First of all, we are doing the demolition over the winter months, when rain and moisture will help keep down dust.

We have multiple high pressure water spraying machines called “Motofogs” on site which spray each area before demolition takes place, and during the concrete crushing itself. The water jets create a mist which captures a lot of the dust at source.

When rubble “arising” are formed into piles, we have a special polymer-based gel called DST-4 which is sprayed onto the top, which partly seals the pile, makes it sticky, and keeps the dust in the pile.



| Wheel washing equipment

Truck wheels are washed clean before they leave the site and join the neighbouring streets, to ensure that minimal dust is carried onto the road. McGee are currently doing this with a high pressure spray but later in the project we will have an Ecowash Extra machine installed which will wash wheels automatically as vehicles leave the site, while using less water and recycling water for re-use.

As a final measure, just in case any dust or dirt does get onto the roads, we will be using McGee’s own road sweeper vehicle, a DAF LF230 FA 4x2 (see picture) , which is Euro 6 compliant for low emissions, to make sure local roads are clean. Our team has already cleaned leaves from some of the nearby pavements to keep routes safe for everyone.

Finally, we have monitoring stations around the site which constantly check dust levels. If agreed levels are breached, an alert is sent both to the site manager and directly to the Construction Director of the St John’s Wood Square developer team, so that if necessary, operations can be stopped immediately to find out what is causing the higher dust level.



We do not want any dust to get out of our site into the local neighbourhood, so we have a lot of measures and equipment in place to ensure this doesn’t happen. This is all part of our joint commitment between McGee and St Johns Wood Square to deliver best practice in site management.

Marc Byrne
Head of Corporate Social Responsibility, McGee



Keeping you informed



It has been great to get to know so many of our neighbours at recent meetings and events. We are very grateful for the patience, and suggestions from neighbours. We can't build this project without having some impact, but we are determined to keep it to a minimum and to make sure local people know what is happening. Please do drop us a line at info@sjwsservices.com if you have any questions or concerns at all.

Howard Dawber
Communications Director, St John's Wood Square

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.

Considerate Constructors

The project is registered with the national Considerate Constructors Scheme and 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.



Registered site
www.ccscheme.org.uk

Community Consultation Hub



Come and see our model of the development and meet the team at one of our drop-in sessions in our special community consultation hub.

The hub is at the corner of Queen's Terrace and Queen's Grove in Number 1 Queen's Terrace. St John's Wood NW8 6DX.

The opening dates for the rest of this year are:

Saturday 3 December morning
10.00 to 14.00

Wednesday 14 December evening
16.00 to 20.00

Saturday 17 December morning
10.00 to 14.00

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