

# Keeping you informed



**Simon Howarth** joined us in January as our new Community Liaison Manager. Simon will be working alongside Howard Dawber and Jamie Buchan. Simon previously worked at Canary Wharf Group and also served in the Army,

Simon says:  
"I am very excited to be joining the St John's Wood Square project team as we move into the construction phase. I look forward to getting out and meeting local residents and businesses. It will be my job to ensure we are easy to get hold of and responsive to local people, fulfilling our commitment to be a good neighbour."

## 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

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.



## 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 February 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.



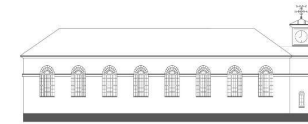
## Contact details

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**

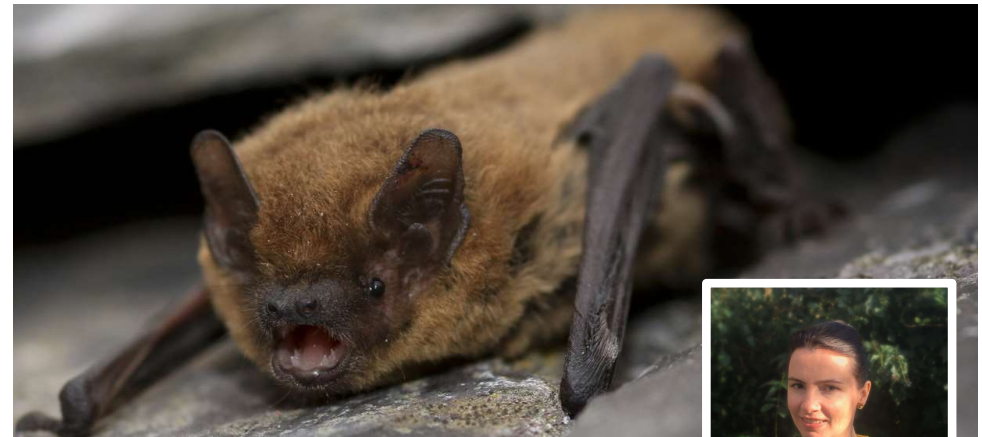
**Email: [Info@sjwsservices.com](mailto:Info@sjwsservices.com)**

**Website: [www.stjohnswoodsquareproject.com](http://www.stjohnswoodsquareproject.com)**



ST. JOHN'S WOOD SQUARE

## NEWSLETTER February 2023



**Common Pipistrelle Bat – just 3.5-4.5cm long and weighing 3-8 grams**  
Laura Sanderson of Ramboll Consulting is our bat expert



## Moving the last and smallest residents of the old barracks

Welcome to our latest St John's Wood Square project newsletter.

Demolition continued on site over December and January with good progress being made. However before we can demolish the former Officers' Mess building, there are some small residents in the roof we have to rehome.

The St John's Wood Square development aims to be a nature-positive project, enhancing local biodiversity. Ecologists from Ramboll Group have been involved in surveying for wildlife from the start of the scheme. As part of the survey, experts carried out bat studies and identified a roost of common and soprano pipistrelle bats in the roof of the old Officer's Mess building. These tiny bats have a wingspan of

20-23 cm, and only weigh between 3 and 8 grams, about the same as a small pencil. Both species are widespread in the UK but like all bats, have special legal protection.

**Laura Sanderson**, Managing Consultant of Ecology and Biodiversity of Ramboll Group is our bat expert. Laura says:

"As the Officers' Mess building cannot be retained, and because bats are protected by law, a licence has been obtained from Natural England to allow the bats to be safely moved prior to demolition."

"Alternative accommodation in the form of bat boxes has been positioned on trees within the development, which bats can move into."

"Ramboll bat ecologists will be present when the building is taken down, with roof tiles removed by hand to check for roosting bats. The work is being carried out in the winter when

bats are not likely to be present, but if any bats are found on site, they will be checked over by an ecologist, looked after if needed, and then released into their new homes."

"To ensure the site continues to provide a suitable habitat for the bats, further bat boxes will be installed within the new buildings, and planting suitable for use by insect prey will be included, to give the bats plenty to eat."

"Bats are a really important part of the ecosystem, and are a valued part of the wildlife of the site."

## Inside this newsletter:

- Progress on site Dec-Jan
- What is happening next
- How to get in touch with us

# What's been done so far: December and January

## Demolition continues, rubble crushed and spread

Since our last newsletter we and our contractors McGee have been busily working on site making progress on the demolition of the former Barracks buildings. We took a break from 23 December through until 9 January ensure minimal disruption for residents over the festive period, as well as to give the team a break.

As we took down the old buildings, we preserved some of the remaining heritage material, including original stable doors, feeding troughs – and even a fascinating set of boards, containing the names of horses and their specific food requirements.

These have all been carefully removed and are now being securely stored prior to being considered for use within the final development.

The rubble "arisings" created by our demolition work within the main area of the site have built up over time. This material including bricks and concrete has now been crushed using a special Sandvik crushing machine, and is being spread out across the site to provide an even mat of material for the start of construction.



Sandvik crusher (red machine) breaking down material

Keeping the rubble on site has another benefit, too. Having expected to need around 30 vehicles per day during this phase we have actually averaged 7 per day, with a peak of 11. It is inevitable that these numbers will go up significantly in later phases of the project, but we will continue to try to ensure that there are no unnecessary journeys.

In order to ensure minimum impact to local streets, not only have we been washing wheels of vehicles but also McGee's street cleaning machine has been out around the site cleaning the roads.

The wet weather and our extensive control measures have ensured minimal dust and dirt leaving the site.

The below image shows the buildings that have already been demolished in red, and we are pleased to report that this has largely gone to plan.



Site plan: demolished buildings in red and Jubilee Buildings in yellow

One of our primary tasks at the moment is the demolition work to the roof of the Jubilee Buildings. This is the former residential block adjacent to Queen's Terrace, shown in yellow on the plan above.

After investigation, we found that our original plan to break a hole in the middle of the building and then demolish using our largest machines from inside going north and then south would not be practical. Instead we will have to run a three stage process.

First we are working at roof level, painstakingly taking down the timber and slate roof by hand.

Second, we will prop the building and lift a 3-ton excavator inside, which will break through the concrete floors. The 3-ton is one of the smallest of the excavator machines on site.

Finally once the top two floors are removed, our 20-ton excavators will munch away on the lower floors.

To keep people up to date, we have held two Community Liaison Meetings, one before Christmas and one at the end of January, with local community representatives, local residents, Councillors and stakeholders.

During December we also held four drop-in sessions for local residents at our consultation hub.

In January, we held an inaugural "Heritage Group" meeting for local people interested in commemorating the military and royal heritage of the site. This new group will meet occasionally and prepare plans for activity which we will share.

# What's happening next: February- March

In addition to the demolition of the Jubilee Buildings, the Officers' Mess and the perimeter buildings, we need to start preparing the site for the start of construction work.

Local residents on Queen's Terrace will see the hoarding moving and changing around the Jubilee buildings as the work progresses.

In the coming weeks, Ordnance Hill residents will see the start of the demolition of the eastern boundary wall. Initially "Heras" style secure metal fencing will be erected on the existing footpath ensuring sufficient segregation for safety. This will allow us to use our twenty-ton excavator to demolish the wall by pulling it into the site.

We will then begin work on the hoarding; we have chosen a net zero carbon hoarding as our base. Once we have a stretch of hoarding which will be staying in one place for a reasonable time, we will install green planting in line with Westminster Council's requirements.

The basic hoarding will be 2.4m tall, similar to the current hoarding on Queen's Terrace. Following Council guidance, we will still maintain a clear walkway for pedestrians around the site and around trees.

This week we started demolition works to the structure adjacent to the riding school. This is a sensitive job and we will use a top down methodology. The structure is already propped and scaffold protection works are underway. A 100 ton crawler crane will be on site to facilitate the works, lifting plant, waste etc.

We are now down to our final two bidders for the contract providing the basement works on site. This is, of course a key decision for us and we are hoping to confirm the outcome of this by the end of February 2023.

The two final bidders have slightly different plans for how the work will be carried out, so once they are appointed we will be able to share a detailed plan of works.

Once a contractor has been chosen, we will then begin the piling works on site, and we expect this to start in late April or during May 2023.



Jubilee buildings covered with scaffolding and screen

## Timetable: look ahead

Feb 2023	Demolition continues, first hoardings set up, mat of crushed material spread across site, appointment of basement contractor
March 2023	Completion of demolition of Jubilee Buildings, Officer's Mess and final perimeter buildings
April 2023	End of demolition phase, site prepared for construction
May 2023	Start of basement construction, new site entrance opens on Queen's Terrace



McGee is pleased with the progress so far on the site. We are now into the complex phase of taking down structures adjacent to neighbours or attached to buildings we want to retain. As we continue this intricate part of the project, we will work hard to ensure minimal impact on residents.

Please do let the team know if you have any issues or questions.

**Will Sutton**  
Project Manager, McGee

