



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

During March, 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 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

Our working hours, during the current demolition phase, as agreed with Westminster City Council, our noisiest work is restricted to two-hour periods, with 2-hour periods of less noisy work on either side, 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 stopped work over the Easter holiday.

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 **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.

We will shortly be inviting residents to special briefing sessions as we prepare for the start of basement works – watch out for an invitation through the post.



REGISTERED SITE

CONSIDERATE CONSTRUCTORS SCHEME



Code of Construction Practice

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

McGee appointed as contractor to deliver basement works

McGee has been appointed as the primary contractor for the next stage of the St John's Wood Square project. This phase will see the construction of the 5-acre basement over a two year period starting in May.

McGee will be well known to local residents already as they have been the demolition contractor for the first stage of work on the site. People may also have seen the recent TV show "The Mayfair Hotel Megabuild" which documented how McGee's created new basement space within the listed Claridge's hotel building, with minimal disruption to the hotel's operation.

Once the basement works are complete in 2025, future stages of work at St John's Wood Square include the shell and core construction of the buildings on site, and then the fit out of the apartments and houses.

Work on the Grade II listed Riding School is being carried out as a separate specific project.

Gareth Stow, Chief Operating Officer for St John's Wood Services Limited, said:

"McGee have been selected after a competitive process because of their great experience, attention to detail and excellent reputation."

"We are confident that McGee will execute the basement works smoothly."

Seb Fossey, Managing Director of McGee, said:

"I'm extremely excited that McGee will play its part in continuing the next phase of this high profile scheme in St John's Wood. We're no stranger to delivering major projects of this scale, having worked on some of London's most iconic developments, such as Claridge's Hotel, Admiralty Arch and The Londoner in Leicester Square.

Throughout the demolition and enabling works, we've shown our passion and ability to deliver on our commitments. In doing so, we hope we've built your trust and confidence, we certainly look forward to continuing this collaborative approach throughout the build of this prestigious development."



Tony Coppola will be the primary Project Director for McGee for the basement construction phase.

Tony said:

"I'm honoured McGee has been selected to continue the work we started on site. I'm also incredibly proud to lead a very capable team, who are eager to bring their expertise, passion, and dedication to every step of the project."

"Our focus is clear – we aim to work sensitively and respectfully with all stakeholders in the community whilst delivering the project."



Meet our machines: PC-490 Long Reach Muncher

This is "Yellowsaurus", named by the pupils of local Robinsfield Primary School. It is a Komatsu PC 490 long arm excavator specially designed for demolition work. It's one of the tallest and most powerful machines working on the site.

This particular machine is brand new to contractor McGee, ordered and delivered specifically from Japan for the St John's Wood Square project.

Gabriel Forde is the person in charge of operating Yellowsaurus, supervised by David Cummings. Gabriel (below, left) recently won the prestigious National Plant Operator of the Year award from the National Foundation of Demolition Contractors, so Yellowsaurus is in safe hands.



The rotating muncher on the end of the arm is built by Arden in France and has the biting power of over 1,000 adult lions. It can bite through concrete, steel girders, reinforced concrete, brick walls, cables and stone.

The muncher does the job that used to be carried out using explosives or a wrecking ball. It munches walls and breaks structures to demolish buildings with minimal noise, dust and vibration.

Inside this newsletter:

Progress on site for March and April ○ What's happening next ○ New entrances to site ○ How to get in touch with us

Progress on site: March – April 2023

Officers' Mess and Jubilee Buildings demolished



Nearly all of the buildings on the site have now been demolished including the Officers' Mess and the Jubilee Buildings along Queen's Terrace. Most recently the former Medical block and perimeter buildings, and the old guardhouse have also been taken down.

The wall along the north side of the site adjacent to Rosetti Mews and Rosetti House has been removed, and has been replaced with a low-carbon hoarding incorporating safety and security measures. The new hoarding will be in place throughout the coming construction period.

Once the final walls and structures have been demolished, the site will be ready for the start of the construction phase which begins in mid-May.

The Grade II listed Riding School requires some repair and temporary strengthening work and this started in the last few days. The windows have been boarded up for protection and work is being carried out particularly to the western end of the building.

The "arisings", rubble formed from the demolition of the buildings and the digging out of concrete foundations, has been crushed using a Sandvik crusher which turns the material into gravel sized pieces.

The smaller pieces have been distributed around the site providing a good base for the start of construction, as well as weight to prevent movement in underground tunnels, such as the Jubilee Line.

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

What's happening next: May - June 2023

Getting ready for the start of construction

During the first weeks of May, we will complete all of the remaining demolition and start preparing the site for construction work.

As part of this we have to open a new site entrance off Queen's Terrace. We carried out extensive consultation with local people, City of Westminster and Transport for London during 2014-2017 to identify the easiest and safest routes for vehicles to and from the site.

We also heard from local residents about the importance of maintaining safe two-way traffic and access to residents' car parks, and these views have shaped our plans.

NB: These details are subject to a final sign off by City of Westminster Council.

□ New site entrance on Queen's Terrace

From May, vehicles will enter the site via the northern section of Queen's Terrace, and will leave from the opposite side of the estate on Ordnance Hill.

□ Trees saved!

We have planning permission to remove the three mature trees on the eastern side of Queen's Terrace and to replace them at the end of construction. Local residents had made representations throughout the planning process that they would have liked these trees retained, but there did not seem to be a way to ensure site access while the three trees remained in place.

Despite having permission to cut down the trees, we remembered the views of local people. We are very pleased to say that working with McGee and our specialist traffic experts Pell Frischmann we have been able to develop a plan allowing us to keep the two larger trees. The smaller of the three trees will be removed and replaced with a new tree when the project is finished.

□ Banksman for safety

Health and Safety remains our top priority, so we will put in place a banksman during site hours of operation. They will be stationed at the corner of Queen's Terrace to assist vehicles turning into Queen's Terrace from Finchley Road, keeping the road safe for vehicles and pedestrians. The banksman at the end of the road will be assisted by dedicated gate staff who will manage traffic into and out of the new site entrance.

□ Wider turning circle

In order to make it safer for large vehicles to use the Queen's Terrace turning, the junction will be widened slightly, with the pavement reduced on the southern side of the road. This will give vehicles including the very longest trucks more room to safely manoeuvre into the road.

□ 4 Car parking bays suspended

To make all these changes work, we will need to ask Westminster City Council to suspend some car parking around the Queen's Terrace area. For the first six months, we will ask to close the first and last car park bays on the northern arm of Queen's Terrace and four bays on the eastern side of the road where the new entrance will be.

Timetable: three month look ahead

First half of May 2023	Final demolition of perimeter buildings apart from 1-7 Queen's Terrace, crushing of remaining material, removing some material and end of demolition phase
Second half of May 2023	Start of basement construction w/c 16 May, new site entrance opens on Queen's Terrace, preparing ground for piling
June 2023	(Anticipated date) Piling work starts

