

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.

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

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 operates with continuous or repetitive noise, we aim to work with respite breaks to limit the impact on neighbours.

Whenever possible, we will notify local residents of any variation to the above hours or any work that might cause unusual disruption, such as out of hours deliveries.

Drop in Exhibition

Come and meet our team any Wednesday afternoon from 14.00 to 17.00 in our dedicated community hub space at 1 Queen's Terrace, St John's Wood, NW8 6DX

We are hosting special drop-in sessions with details of the proposed minor changes to the scheme including: move of the pool location, improvements to energy and environment performance, and addition fire safety measures –

14.00 to 19.00 Tuesday 27 June
14.00 to 19.00 Wednesday 28 June
09.00 to 11.00 Saturday 1 July
15.00 to 18.00 Saturday 1 July

NEW HOARDING AND VERTICAL GARDENS

Local residents around the St. John's Wood Square site will see changes as the more permanent version of the hoardings around the construction site are installed.

Designer Paul Anthony of Ravenshaw Studios and illustrator Cierra Block have designed a detailed local map of St. John's Wood incorporating local history, sites of interest and famous residents.

The maps will be the centrepiece of panels on both Ordnance Hill and Queen's Terrace.

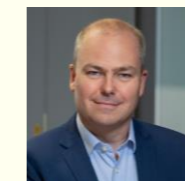
Meanwhile, specialist contractor Daniel Bell is installing vertical gardens along the hoarding line. This is going in to place on Ordnance Hill immediately. Later this year, more green walls will be installed on Queen's Terrace, once the permanent hoarding is in place.

The vertical gardens are created by attaching two layers of capillary matting (similar to felt) made from recycled clothes onto the wooden hoarding.

Pockets are cut into the matting to fit the size of each different plant. Water and nutrients are then dripped onto the felt using a special irrigation system.

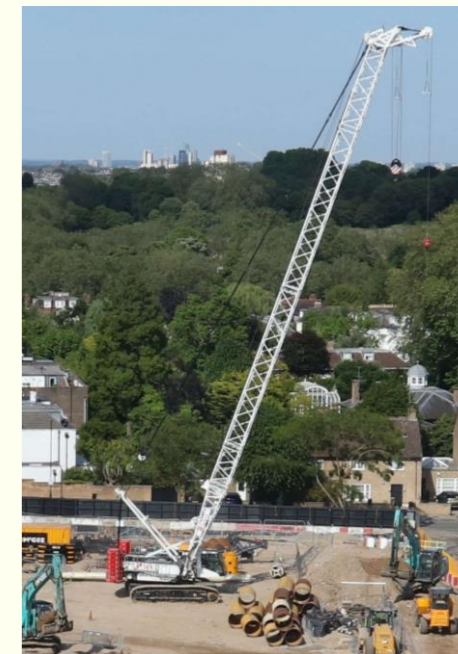
Once the plants' roots grow into the felt and link to each other, it creates a very strong wall of plants.

This environmentally friendly design removes the need for soil and allows the designer to create layered shapes of different plants along the wall.



**Mark Taylor,
Director of
Construction**

"These vertical gardens will make our hoarding much more visually appealing for local people. They will also soak up CO2."
"It's part of our commitment to sustainability and to reducing the impact of our site on our neighbours."



MEET OUR MACHINES: LIEBHERR LR 1110 CRAWLER CRANE

The largest machine on the project for the next few months will be the Liebherr LR1110 crawler crane. With a boom stretching up to 71m high, the crane will be easy to spot for people around the St. John's Wood Square site. Our crane is provided by Select Plant Hire and is painted white. It arrived on site in mid-June.

The LR 1110 can lift up to 100 tons – that is the same as lifting about 12 Routemaster double-decker buses in one go, or a fully-laden Boeing 737 airliner. It has all the capabilities of a small tower crane, with the advantage that it can move around the site under its own power. It has a top speed of 2.8km/h. However, the crane did not drive to site by itself, it was delivered on a very large truck, which needed special permission from the Metropolitan Police and had to travel outside of normal hours.

The machine meets the latest EU standards on noise and emissions. It costs around £1m new and is made at the Leibherr factories in Echingen, Germany and Nenzing, Austria.

We will be using the crane to move materials and for the assembly of the piling rigs and permanent tower cranes.



Vertical gardens being installed on the hoarding at Ordnance Hill

Considerate Constructors



The project is registered with the national Considerate Constructors Scheme as an "Ultra Site", aiming to be among the best run in the country.

We are also committed to comply 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.



SUMMER SCHOOL FOR YOUNG PEOPLE AGED 11-15 MONDAY JULY 31ST TO THURS AUG 2ND

Are you aged 11-15 and interested in architecture, engineering or the environment? Or do you know a young person who is?

St Johns Wood Square is holding a special 4-day summer school during the summer holiday for young people who want to have a taste of careers in the property development world.

Participants will hear from architects, engineers, environmental experts and landscapers working on the St Johns Wood Square project.

The week will involve visits to the construction 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



APPLICATIONS OPEN NOW !

To apply, please send your age, name, home address and contact details to:

simon@sjwsservices.com

**CLOSING DATE FOR APPLICATIONS –
MONDAY JULY 3**

SUMMER SCHOOL APPLICATIONS OPEN – SEE BACK PAGE

WWW.STJOHNSWOODSQUAREPROJECT.COM

WORK STARTS ON RESTORATION OF HISTORIC RIDING SCHOOL

REPAIRING AND REINFORCING THE 1825 BUILDING READY FOR CONSTRUCTION

In 1823, The Cavalry Riding Establishment commissioned a large building to accommodate an indoor riding school at St John's Wood Barracks. The Riding School provided covered space for soldiers to learn to ride and to practice the advanced horsemanship required to manoeuvre large guns at speed. Later they learned the choreography needed for ceremonial events such as the famous "Musical Drive" performed by the King's Troop Royal Horse Artillery.

For the Royal Engineers who built it, it would be a matter of pride and perhaps some amusement that such a functional construction, however beautifully designed, would be seen as a national treasure and Grade II listed building some 200 years later. However, in common with many buildings of the time, it was built with shallow foundations. The priority at the time was to get the construction completed quickly and with minimum fuss.

Over time, the different military occupiers of the barracks have made their own alterations. A mezzanine floor and exterior staircase was added and then removed, while a number of entrances and windows have been both put in and bricked up. When the adjoining building was removed earlier this year, it revealed brickwork problems at the western end of the building. This will need painstaking repair with constant monitoring for any vibration and movement.

This month, specialists from McGee are using the conservation skills they recently displayed at the Grade II listed Claridge's Hotel on the TV show "The Mayfair Hotel Megabuild" to carefully underpin the walls and start to create a lower level for the building.

Tom Disley, Project Executive for St. Johns Wood Square said:

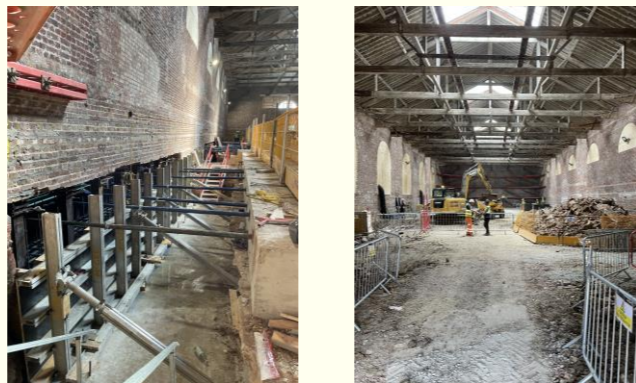
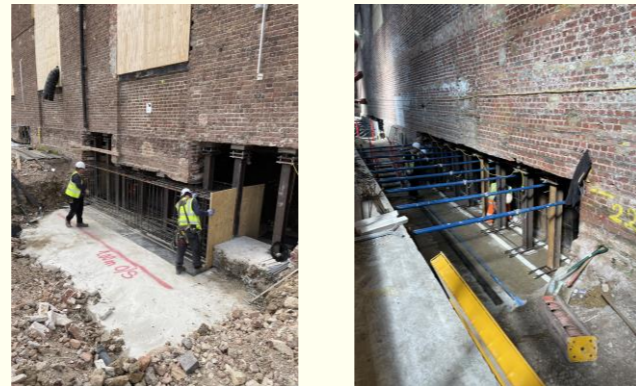
"The Riding School is an impressive building, it has stood well beyond the expectations of its Georgian designers but needs significant work now to preserve it for future generations. The walls will be underpinned with new concrete foundations and the brickwork and fantastic roof structure carefully restored."

Tony Coppola, Contracts Director for McGee said:

"This is a beautiful building, and it is an honour to be working on something with such an important history. Our team is working with extreme care to create new foundations and a new basement which will house facilities for the future residents of St. John's Wood Square."



The Riding School in 1830 as the "Cavalry Riding Establishment" The King's Troop Royal Horse Artillery moved in after WW2



Work is underway inside and outside the building to prepare it for the next 200 years

SWIMMING POOL - PROPOSED MOVE TO BASEMENT LEVEL

Following extensive design work, St John's Wood Square has decided, subject to Westminster City Council approval, to relocate the 20-metre swimming pool for the development into the basement level underneath the Riding School.

Our original plan was to have the pool at ground level in the Riding School, within a very large volume of space. However, the operation of a warm pool creates considerable heat and moisture. Additionally, for the comfort of swimmers, the whole environment would have to be kept at a warm temperature especially during the cold months of the year.

Our heritage experts were concerned that the humidity and high temperatures would cause damage to the 200-year-old timbers in the roof of the Grade II listed building. The environmental impact of heating and ventilating such a large space is also considerable. It would take a lot of energy all year round.

We looked at many different possible technical solutions, but none would allow the pool and wooden roof to work together without compromising either the swimming or the heritage.

By moving the pool to the basement level, the water and pool area can be kept at a perfect temperature all year round without endangering the delicate structure of the building.

The proposed changes to the pool design will be part of a revised planning application to Westminster Council in the next few weeks.

Details of the proposals will be published on our website, and we will also write directly to residents about the plans. We will have an exhibition of the proposals at our consultation hub on Tuesday 27 June, Wednesday 28 June and Saturday 1 July. See the back page for details. Please contact us if you have any questions.

WHAT'S HAPPENING NEXT: JULY - OCTOBER 2023

BASEMENT CONSTRUCTION UNDER WAY

During May and the first weeks in June, we have completed most of the remaining demolition and started piling and excavation work on the basement for the new development.

During demolition work we discovered some very tough underground structures which took more work to remove than expected. Among the last jobs was to take down these beautiful art deco style railings (shown right) from Queen's Terrace. We will be keeping these safe in storage and using them as inspiration for our future railings, gates and other metalwork.



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

Month	Key Events
July 2023	<ul style="list-style-type: none"> Piling and basement extraction Excavation of base for crane Queen's Terrace junction re-opens
Aug 2023	<ul style="list-style-type: none"> Piling and extraction continues First tower crane arrives on site (scheduled for 12-13 August) Temporary 2-week closure of St John's Wood Park junction with Adelaide Road (details in next newsletter)
Sept 2023	<ul style="list-style-type: none"> Piling and extraction continues St. John's Wood Park junction re-opens
Oct 2023	<ul style="list-style-type: none"> Piling and basement extraction continues

QUEEN'S TERRACE TEMPORARY ROAD CLOSURE

There will be roadworks starting from Monday 26th June for 25 days which require the temporary closure to vehicles of the junction between the northern arm of Queen's Terrace and Finchley Road.

The purpose of the roadworks is to widen the junction, for safety reasons, for construction vehicles working on the St John's Wood Square project.

The wider junction will enable large vehicles to safely turn left into Queen's Terrace from Finchley Road. See below a drawing which sets out the temporary change during the roadworks.

During this period, residents' vehicles will still be able to access Queen's Terrace from Queen's Grove and to/from Finchley Road via the southern arm of Queen's Terrace and via Queen's Grove.

Car parks for The Terraces, for Queen's Court and Balmoral Court will all be accessible as normal.

Pedestrians will still be able to access Finchley Road via both arms of Queen's Terrace.

During the roadworks, our large construction vehicles will revert to entering the site at Ordnance Hill, arriving via Avenue Road and Acacia Road. Traffic marshals will be on site at key points to ensure safety for everyone and compliance for our contractors.

We are sorry for the inconvenience, and we will work to reduce the impact and timing of these works to a minimum.

If you have any questions, please call Simon Howarth on 0203 109 0215 or email simon@sjwsservices.com

