

# 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](mailto: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 any Wednesday !

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



# MULTIPLIX CHOSEN FOR CONSTRUCTION PHASE



International construction company Multiplex has signed a "Pre-Construction Services Agreement", with the intention that they will deliver the main construction phase of the buildings on the St John's Wood Square site.

Multiplex came out ahead after a strong competition from some of the biggest names in the industry. They stood out thanks to a well-designed construction plan, their commitment to high environmental standards and low impact on the local neighbourhood during the next phase.

Multiplex will be on site and available to meet local residents over the coming months, as they pull together detailed plans for the next stages of the work.

McGee was responsible for the demolition phase and for the piling and basement works. Multiplex will now take on the "shell and core" works. This includes construction of the buildings including staircases, walls and floors, up to the point at which the buildings are "fitted out" with services, kitchens, bathrooms, plastering and electrics.

McGee's team will start handing over competed sections of basement from the end of this year, with Multiplex taking full control of the site in mid 2024. The construction phase will last all the way through to the very end of the project in 2028, and will overlap with the fit out of completed buildings.

Most recently in Westminster Borough, Multiplex has been working on the former US Embassy in Grosvenor Square, and the former Met Police Headquarters in Victoria.

Callum Tuckett, Managing Director at Multiplex for the UK, said:

"St John's Wood Square is one of London's most exciting residential developments and we are extremely proud to join the project team and play our part in creating a new community in St John's Wood."

"Based on our team's vast experience and technical capabilities, Multiplex has established a strong track record in delivering ambitious, prime residential developments such as this, and we look forward to getting started on site."

Gareth Stow of St. John's Wood Square said: "We are delighted that St. John's Wood Square Development Limited have chosen Multiplex after a six-month competitive process involving the UK's leading construction companies."

"They bring an exceptional capability, a great team and relevant experience to this complex project."

"We will deliver an excellent project to the highest quality, and Multiplex will be a central part of that ambition. We look forward to working with them."



## MEET OUR MACHINES: CATERPILLAR CS66B

The Caterpillar CS66B is a "Vibratory Soil Compactor". Its job is to flatten and compact loose ground, working for our contractor McGee. 100 years ago, this job would have been done by a steamroller. 30 years ago it would have been a large diesel-powered roller. The Cs66B does the same job with a much smaller and more efficient vehicle.

The roller on the front of the vehicle is heavy (it weighs 7 tonnes), and the vehicle in total weighs 12.8 tonnes. The machine is fitted with a vibrator which has a maximum centrifugal force of 301 kilonewtons, delivering the same crushing power as a 30-tonne roller – nearly three times the size of this machine.

However in order to reduce vibrations for local residents, at sensitive times and in sensitive locations, the vibrator is turned off, and McGee use the weight of the roller itself to compact the ground, going over the same route several times.

Gulzar Singh is one of the drivers. He says:

"I've been driving heavy plant with McGee for a few years now. Even smaller rollers like the CS66B are still quite large machines, and as an operator, you're seated pretty high up. This gives you a good vantage point to see the area you're working on, but also means you need to be attentive to the surroundings."

"It can be physically demanding as you need to maintain focus and attention for extended periods, as well as deal with vibrations and the motions of the machine."

"It's definitely satisfying to see the results of a solid trail behind you. I love it."

## ULTRA SITE



## 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.



## WORK EXPERIENCE AT ST. JOHN'S WOOD SQUARE

Are you aged 16 or over and would like some work experience in our office or on our construction site?

We have a commitment to provide work experience placements for local young people and anyone thinking of a career in the build environment.

If you, or someone you know, could benefit from this opportunity, then please let us know.

We already have local young people working with us during the summer and we'd like to ensure that everyone who could benefit has the chance to do so.

Work experience placements are generally for two weeks, 09.30 to 17.30 Monday to Friday, with London Living Wage paid.



### APPLICATIONS OPEN NOW !

To apply, please send your CV or name and contact details, marking email "Work Experience" to:  
**[simon@sjwsservices.com](mailto:simon@sjwsservices.com)**



# MEET THE TEAM: KISANET MIEBALE, APPRENTICE CIVIL ENGINEER



## KISANET IS LEARNING WHILE SHE WORKS

### What is your job title, and what do you do?

I work as an Apprentice Civil Engineer, where my responsibilities include using engineering equipment, conducting surveys, and contributing to the construction of the permanent structures at St. John's Wood Square.

### How did you get the job?

My journey into this field began with a work experience opportunity at McGee. That experience motivated me to apply for an apprenticeship with them. Following an interview, I was fortunate enough to be accepted.

### What qualifications do you have, and from where?

I completed my A levels at Harris Academy Bermondsey. As part of my apprenticeship at McGee, I am currently pursuing a Level 3 Civil Engineering Technician program at Westminster College.

### What is the best thing about the job?

The best part of this job is its diversity. Every day presents new challenges and opportunities to develop skills while connecting with people from different backgrounds.

### What would you say to a young person thinking about a career in this sector?

I encourage any young person considering a career in the construction industry to embrace the variety of opportunities it offers. From architecture, engineering, and project management to skilled trades, there is something for everyone.

It's important to recognise that construction goes beyond building structures. It also involves utilising cutting-edge technology to develop innovative and smart solutions that stand the test of time.

### When you are not at work, what do you like to do in your spare time?

Outside of work, I enjoy outdoor activities, particularly playing football. It's a great way to unwind and stay active.

# WHAT'S HAPPENING NEXT: SEPTEMBER – DECEMBER 2023

## PILING, DIGGING, CONCRETE AND TOWER CRANES

McGee will continue to carry out the piling and basement construction works as our new main contractor Multiplex prepare for the start of the construction phase early next year.

We are more than half-way through the piling programme with over 820 piles in the ground and less than 700 to go (we have increased the number of piles from our original estimate, to support more work around the Riding School). Most of the large piles are now in place.

We are also digging out space where the concrete for the new basement level will be poured. In some locations we have had to use sheet piling to protect the ground from slipping as we install the capping beams for the basement.

Within the next month or so, the first "top down" concrete slabs for the basement levels will be poured. These reinforced slabs will form the ground floor level of each building, and then we will tunnel underneath each slab to create the basement.

We expected the first fixed Tower Crane to arrive in August, but this will now happen in October. This will be a landmark for the project as we move from preparation to construction proper. It will also be the tallest structure around the area.

As we get towards the end of the year we will be putting a protective cage around the historic façade of the remaining buildings at numbers 1 to 7 Queen's Terrace and the corner of Queen's Grove. This will keep the front wall intact as we demolish the rest of the buildings behind.

Finally, we plan to close the site and stop all work for the days over Christmas, to ensure a quiet holiday period for residents.

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

<b>September 2023</b>	<ul style="list-style-type: none"> <li>St. John's Wood Park and Adelaide Road junction re-opens</li> <li>Piling and extraction continues</li> <li>Concrete capping beams installation</li> </ul>
<b>October 2023</b>	<ul style="list-style-type: none"> <li>Piling and basement extraction continues</li> <li>Concrete capping beams installation</li> <li>Top-down slabs installed on Eastern (Ordnance Hill) side of the site</li> <li>Preparation for slab floor within Riding School</li> <li>Tower crane arrives</li> </ul>
<b>November 2023</b>	<ul style="list-style-type: none"> <li>Foundation for new boundary wall near Rosetti House</li> <li>Preparatory work for Sanctuary Garden wall</li> <li>Preparations for installing façade retention around Queen's Terrace buildings</li> <li>Preparations for move of Site Control Centre onto Queen's Terrace</li> </ul>
<b>December 2023</b>	<ul style="list-style-type: none"> <li>Work starts on new northern boundary wall</li> <li>Installation of façade retention around Queen's Terrace buildings and preparation for demolition</li> <li>Work stops over Christmas break</li> <li>Move Site Control Centre onto Queen's Terrace</li> </ul>

## SUMMER SCHOOL INSPIRES ARCHITECTS OF TOMORROW

A dozen local young people aged between 12 and 15 took part in a special course over the summer holiday learning about architecture and construction with the St. John's Wood Square team.

The young people from the St. John's Wood area had a four day "Summer School" based at the consultation hub on site, hearing from four of the big companies involved in the project.

Architects from Wilkinson Eyre, Square and Partners, EPR and architect Larry Ng formerly of Pelli Clarke Pelli introduced the young people to the principles and practice of architecture, while a team from McGee took them on-site to learn about construction. At the end of the course, each student presented their own design concept model for the interior of the Riding School

Howard Dawber from St. John's Wood Square said: "It was a packed week for the young people who came up with some brilliant ideas. I am sure that one or two of the students will go on to careers in design or architecture."

We intend to run similar Schools in future holiday periods to give more young people the opportunity to take part.



## IT'S OFFICIAL – "ST. JOHN'S WOOD SQUARE NW8"

Westminster City Council has formally approved the use of the name "St John's Wood Square" for the new development.

This is bringing a historical name back into use. There was a "St. John's Wood Square" nearly 200 years ago which was located at the junction of the High Street and Circus Road and appears in the famous Greenwood Map of London in 1827. The name was only used for a few years and the houses on the square became part of St. John's Wood Terrace and Charles Lane.

The name "Square" also evokes memories of the parade square at the heart of the old Barracks.



In the future, we will propose additional names for the individual roads and walkway within the new development, to reflect local history, royal and military connections as well as the high quality of the new development. We look forward to sharing our ideas with local people.

## BUSINESS WHIZZ-KID NOAH HELPS THIRSTY WORKERS – AND RAISES MONEY FOR CHARITY

Noah George may only be 7 years old but he's already thinking up clever ways to make money and help charity.

The young entrepreneur who lives close to the Barracks site needed some extra money to buy Pokemon cards so he asked his neighbours if he could clean their windows for £5 each. He made enough for the cards he wanted, plus enough extra to invest in his second venture. He needed to buy lemons and sugar!

Noah's mum Shanice approached St. John's Wood Square and asked if Noah could come and sell home-made lemonade in the site canteen. Noah's cold juicy drinks went down a treat with thirsty construction workers on one of the hottest days in August. He made a profit of £76.84 and generously decided to donate half of it to London charity The Winchester Project.

"The Winch" helps struggling families in Camden and Westminster with essentials, as well as organising activities and trips out. So St. John's Wood Square was happy to match Noah's total and give the Winch £100 towards their funds. We are now talking to them about other ways we can help support their excellent work.

As for Noah, we can't wait to see what his next business idea is, he is already well on the way to being a business tycoon by the time he leaves Primary School!

