

## FIRST YEAR OF WORKS COMPLETED ON TARGET



Latest image from our site camera



Photograph by Elijah Summer

### MEET OUR MACHINES: BOBCAT T770

The Bobcat T770 is technically called a “compact track loader” or “skid steer loader” and looks like a baby bulldozer.

It is used in demolition projects to clear and flatten ground, making paths for larger vehicles. On top of this, it can be used in excavation and for transporting materials, such as bricks, metal, logs and spoil.

The Bobcat specialises in ploughing through debris using a bulldozer blade, although with the right arm attachments it can perform many different tasks, from removing trees and shrubs or clearing snow, to digging trenches or mixing concrete, to mowing grass or operating as a fork-lift.

Weighing just 4.8 tonnes, this four-cylinder, diesel-powered loader can reach a maximum speed of 10.7 miles per hour (17.2km/h). Its engine can carry up to 135 litres of fuel – more than double that of the average car.

Bobcat driver Mihai from McGee says:

“This is a great little machine It does everything you ask it to do. I have been driving one for more than 9 years and I love it.”



Photograph by Elijah Summer

## 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)**



### 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 – this month's newsletter has been put together with the help of local sixth former Elijah Summer.

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)**

### Drop in to see us any Wednesday before Christmas !

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 at the corner of Queen's Terrace and Queen's Grove



### 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.

We are now one year into a planned five-year programme to create the new St Johns Wood Square development.

In the first 12 months of demolition and construction work, a huge amount has been achieved and we wanted to share some statistics with local residents.

Our demolition and basement contractor McGee has painstakingly demolished over 30 separate structures including thick reinforced walls and deep concrete basements, the former Forge and Stables blocks, and the large Jubilee Buildings along Queen's Terrace.

Along the way, we have inducted a total of 537 different site visitors, staff and contractors, with an average of 120 people now working on site each day.

Approximately 37,850 m<sup>3</sup> of material has been removed from the site – enough to fill 15 Olympic-sized swimming pools.

We have pollarded (trimmed) mature trees in order to preserve them and relocated protected animal species such as the bats from the old officers' mess.

Nearly all our support piles have been installed, with over 1,300 currently in the ground. This puts us on track to

have all 1,430 piles in place by the end of November. This completes all the piling apart for Block 9 on the corner of Queen's Terrace and Queen's Grove which will be done in Summer 2024.

To start the next phase, the concrete basements of the new buildings are under construction. We have already poured more than 2,500 m<sup>3</sup> of concrete for the basements – more than double the volume of concrete planned to be installed by this date. Over the course of the next year, we will pour a total of 35,000 m<sup>3</sup> of concrete – enough to make 312 solid Routemaster buses.

We are using steel reinforcement bars to support the new buildings. 478 tonnes of steel bar have been installed so far, in line with our target. At this rate, we are on target to have installed a total of 7,000 tonnes of reinforcement by mid-November next year. That's about the same weight of metal as went into the structure of the Eiffel Tower.

The Riding School is a major project in its own right. The Grade II listed building had no modern foundations, so dozens of “Pynford Stools” and beams have been installed along with a new concrete structure under the whole building. This will safely let us build the new basement levels underneath.



# MEET THE TEAM: HANNAH CONWAY

## ASSISTANT PROJECT MANAGER, SJWS

### What's your job title and what do you do?

My job title is "Assistant Project Manager" at St John's Wood Square. I manage the diaries of my colleagues, as well as arranging travel, buying equipment and managing suppliers. I handle contracts for suppliers and support our legal team.

I also organise my colleagues' training, both for skills relating to their jobs, but also wider life skills such as First Aid and defibrillator training. On top of this, I work on health and safety and human resources issues for the office, for example securing healthcare and gym membership for colleagues, as well as sorting out things like flu jabs.

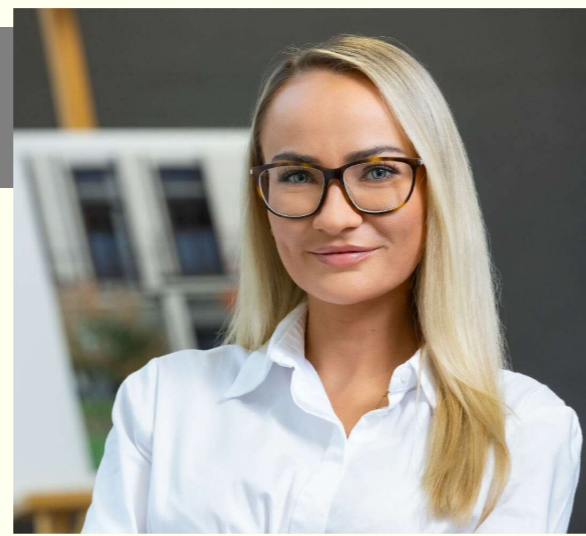
### How did you get to this position?

I completed a course in legal secretaryship at Havering Sixth-Form College, after which I spent seven years in the role of Construction Legal Secretary at Canary Wharf Group. I have also worked for law firms in the UK and in Australia.

It has always been in my blood to have a career in construction. My dad is the Managing Director of London Drywall Limited which is a well-known contractor, and my grandad worked for Laing O'Rourke building the Barbican Centre. So, it's no surprise I have a strong interest in the construction sector and ended up where I am now.

### What would your advice be to people who are interested in the construction industry but aren't sure they want a hands-on job?

The construction industry is such a broad and varied sector that people who are interested needn't worry about ending up in a job they don't enjoy. Whether your skills lie in being practical, creative, or organisational, there is a place in this industry for you to excel.



However, I would note that you have to love the whole world of construction, or else it won't be interesting.

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

For me, the best thing is the personal connections I make with people around the office. I love how I can learn about people's personal lives and know how they are doing on a day-to-day basis. I enjoy having this closer, more human relationship with colleagues, and being able to know them better. This is really important in this job because I get to interact with so many people, from all different levels in the company as well as all sorts of trades people and I have to be able to establish relationships with all of them.

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

My passion is travelling. I love going to new places, and every country offers its own take on the world. It's amazing to see the beauty of new places, but also the different cultures and lifestyle that we can sometimes be shielded from if we never leave home. Places I've been to and loved include India, the Philippines and New Zealand. My travels have been a valuable experience for me.

# WHAT'S HAPPENING NEXT: NOVEMBER- DECEMBER 2023

## NEW BRICK WALLS AND CONCRETE POURS

The first tower crane, which has not been needed until now, is finally expected to arrive on site and be installed during November. When this comes it will be the tallest structure we plan to have on site through the whole of the project.

We are planning to move the Site Control Centre and Welfare block onto the southern corner of Queen's Terrace over December – this is likely to require some later working on Saturdays, but any Saturday work will be quiet and contained within the building.

Sadly, we'll also be saying goodbye to our drop-in space and consultation hub at 1 Queen's Terrace, which many residents will have visited. It will close before Christmas to enable the building behind the façade to be demolished. We'll be using different spaces for meetings, more information coming soon.

Towards the end of the year, one of the big things which local residents will see is the start of work to install a protective frame for the historic façade of numbers 1-7 Queen's Terrace. Full details will be in the next newsletter. During November and December we'll be preparing for this work by testing and assessing the stonework and brickwork of the old façade.

Unfortunately, there will probably need to be times in the new year when this part of Queen's Terrace is closed to traffic to allow a crane to work – more specific information will be provided nearer the time.

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

Ongoing	• Concrete pour for top-down slabs continues
November 2023	<ul style="list-style-type: none"><li>• Completion of main site piling with final piles on south east and south west sides of site (NB: piling work for building 9 on Queen's Terrace will commence in June 2024 after the current buildings are demolished)</li><li>• Preparation work for future demolition of Queen's Terrace Buildings</li><li>• Preparations for move of Site Control Centre portacabins onto Queen's Terrace</li><li>• Tower Crane arrives and starts work</li></ul>
December 2023	<ul style="list-style-type: none"><li>• Move Site Control Centre onto Queen's Terrace (including some Saturday work )</li><li>• Preparations for installing façade retention around Queen's Terrace buildings</li><li>• Consultation Hub space closes</li><li>• Most site work stops over Christmas break</li></ul>
January 2024	<ul style="list-style-type: none"><li>• Work starts on new northern boundary wall at Rosetti Mews</li><li>• Preparation for construction of Sanctuary Garden wall</li><li>• Installation of façade retention frame to Queen's Terrace buildings</li></ul>

## FIRST PERMANENT CONCRETE POUR ON SITE COMPLETED

A project milestone was reached at the end of October when the first concrete slab was poured.

The slab will form the ground floor of "Block 5", which when complete will be a four-storey apartment block consisting of 4 apartments and one duplex. Block 5 is at the north-east corner of our site, adjacent to Rosetti House, Rosetti Mews and Ordnance Hill.

400 m<sup>3</sup> of concrete, equating to 50 concrete wagons, was used in the first of three pours, along with steel reinforcement, as can be seen from the photo.

This large piece of concrete also forms the roof for the basement of Block 5, which will now be dug out from underneath the slab.

Concrete "cures" (sets hard) through a chemical reaction between cement and water, and as long as too much rain doesn't get into the mix, we can carry on working through rainy and colder weather.

This concrete pour marks the proper start of the much-anticipated construction phase.



## CALL FOR MEMORIES OF THE KING'S TROOP

As part of our project, we want to ensure that future generations remember the St John's Wood Barracks site as the former home of the King's Troop Royal Horse Artillery.

We are working on how we might incorporate references to this illustrious history within the new development including re-using some of the heritage materials salvaged from the demolition of the Barracks.

We also want to produce some historical material to share with the new residents of the development, as well as the existing local community, to tell the story of the Barracks over the last 200 years.

To help put together this material we are putting out a call to local residents, asking you to share your memories and photos with us – see box to the right.

We are working alongside a small group of interested local residents and historians as well as the King's Troop and their former members to put together stories, photos and other memorabilia. We are planning to produce a book, short film and exhibition to coincide with the opening of the St Johns Wood Square development in 2027 / 2028.

For more information, please get in touch with us.

### Do you remember the ST JOHNS WOOD BARRACKS and the KING'S TROOP?

St. John's Wood Square would like to hear from local residents who have special stories or memories from the days of the King's Troop Royal Horse Artillery being based in the old St. John's Wood Barracks, before 2012.

If you have memories or photographs you would like to share with us, please contact us at [howard@sjwsservices.com](mailto:howard@sjwsservices.com) or at Heritage, SJWS, Sentinel House, 16 Harcourt Street, London W1H 4AD.

We can return any photos if you include your name and contact details. However, please do not send us any unsolicited bulky items.

We are particularly looking for residents who would be happy to be interviewed on tape and on camera.