

# 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**

**EXCEPT:**

**16, 23,30 December – Saturday working until 16.00**

No work is normally 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 work that might cause unusual disruption, such as out of hours deliveries.

## 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.

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

Are you aged 16 or over and interested in architecture, interior design, construction, engineering or the environment? Would you be interested in 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 built environment.

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

We already hosted local young people 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 one or 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)**

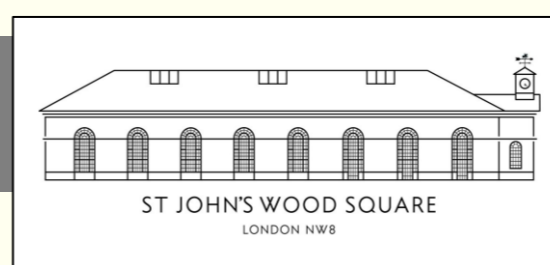


## Considerate Constructors

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.



# COMMUNITY NEWSLETTER DECEMBER 2023

## RESPONDING TO LOCAL RESIDENTS ON PARKING

### SUMMARY:

- Site Control Centre moving onto Queen's Terrace, 16 resident parking bays have been suspended
- 14 parking bays have been converted from "pay-by-phone" bays to resident bays to make up for bays suspended during works
- Westminster to consult soon on new locations for up to 18 new residents' parking bays around the site
- Local residents, local Councillors, developers and Westminster Council working together to minimise impact of parking changes

At the end of November, we started the work to move the site control centre onto Queen's Terrace.

This sadly involves the long-term suspension of 16 residents' parking bays on the south side of Queen's Terrace, which has now happened.

Over the next few months several other spaces around our construction site will also have to be suspended, to ensure safety around the operation of site entrance and exit gates.

Following representations from local residents concerned about the impact of these parking changes, our local Councillor Robert Rigby brought together the St. John's Wood Square team, residents and Westminster City Council to discuss how to mitigate the impact of suspending these bays.

We were very pleased that Westminster Cabinet member Cllr Paul Dimoldenberg and the Head of Parking at the Council personally took time to come and hear from Cllr Rigby and local residents.

Our traffic consultants have been working closely with the Council to suggest positive changes that can be made to mitigate the temporary loss of bays during construction.

As a result of this work, we are pleased to report Westminster have agreed that an additional 14 bays around Queen's Terrace which are currently "pay-by-phone" bays have been converted to residents' bays from the end of November.

We have also agreed with Westminster Council that they will consult locally on the creation of up to 18 new parking bays in the surrounding streets for residents.

Soon, residents will have their chance to have their say in a consultation on the location and use of new bays, watch out for details from the Council. If supported, these 18 new bays could hopefully be introduced by the spring 2024.

St. John's Wood Square has already enabled around 30 new spaces to be created along Ordnance Hill since 2014. It was not possible to park in these locations for security reasons while the Barracks were in operation.

When the construction is complete, our hope is that these new parking spaces around the development including the new ones from next year will be retained permanently. This will mean that there will be more parking spaces in the local area after the project is finished than before the start of construction works.

As a reminder, when our project is complete, none of the new residents within the development will be able to apply for on-street parking, with all the parking for the new St. John's Wood Square houses and apartments contained within the site.

So, all the new spaces will be for the use of existing residents and visitors.

In the meantime, we will be keeping a close eye on how the parking works in practice and reporting back to the Council.

We'd like to thank local residents especially on Queen's Grove for their valuable input and ideas, our local Councillors especially Robert Rigby for his strong representation on the issue, and Westminster Council for accommodating these changes.



## MEET OUR MACHINES: SCANIA L-SERIES TIPPER

Most of the trucks coming and going from the site are McGee's Scania L-Series Loadmaster Lite tipper trucks. The chassis is made by Scania in Sweden with a cab designed by Porsche Engineering. The "Loadmaster" tipper bodies are built in the UK by British company Thompsons in their factories at Croydon, Blackburn, and Dover.



**Steven Rowlands** has been a truck driver for McGee for over 15 years.

He says: "I drive one of the new Scania L-Series tippers. They're designed for urban environments with heavy traffic where many different road users

have to share space, which means they're also safer, with advanced features for cyclists. Our L-series cab puts you on the same level as the other vehicles travelling the city streets so you can definitely see more than you used to."

"I love driving a McGee lorry, they're always clean and pristine and regularly serviced. It's also a lot more comfortable than they used to be as the cab suspension has been designed to reduce noise and vibrations to maximise the comfort. They're also Euro 6 compliant meaning they're the cleanest and among the quietest on the road, so I'm proud to drive it."

"When I stop and think about it, it's great how far tippers have come over the past 15 years. Advancements in technology, safety, and design have significantly improved the performance, efficiency, and safety. They now come with telematics and GPS systems enabling our transport manager to monitor and optimise truck performance, track location, and manage maintenance schedules more effectively."



# MEET THE TEAM: KUSH HIRANI, GARDINER + THEOBALD



## MANAGING COSTS IN CONSTRUCTION

### What is your job – what is a “Quantity Surveyor” exactly?

I am a Quantity Surveyor (also referred to as a QS or Cost Manager) employed at Gardiner & Theobald. My role involves the financial management of construction projects both before and after contracts are signed. Pre-contract, a QS is typically engaged to provide construction project cost advice by preparing cost estimates and budgets considering the likely risks involved. When contracts have been signed, the QS plays a pivotal role in ensuring the successful delivery of construction projects through effective cost management and resolution of contractual complexities, so the project can be finished on-budget.

### What qualifications or experience do you need for it?

There are several entry pathways for a career in Quantity Surveying: as an apprentice, you can join an organisation straight from school, with the opportunity to gain technical on-the-job training whilst gaining an academic qualification simultaneously.

Alternatively, you could do a Quantity Surveying degree or a post-graduate conversion course. This is where you've studied a relevant surveying or construction degree at university and join the industry as a graduate, often on a graduate scheme. There are also organisations where you're able to convert the transferable skills you've learnt through a non-construction related degree into a relevant qualification to take your professional chartered status. Often employers will sponsor employees through these routes. The industry recognises the Royal Institution of Chartered Surveyors (RICS) Assessment of Professional Competence (often referred to as the APC) as a key professional qualification.

Gardiner & Theobald offers both Apprenticeship and Graduate roles together with work experience placements and insight days. If anyone is interested, I would highly recommend getting in touch with our People and Development team - [earlyexperience@Gardiner.com](mailto:earlyexperience@Gardiner.com), who will be able to advise on the best entry route for you.

### What projects have you worked on before?

In my 3 years of experience, I have been incredibly lucky to have had the opportunity to work on an innovative net zero sustainable office development in Southwark; a private rented sector affordable residential scheme in Crawley; and the sensitive refurbishment and restoration of an iconic office building in Covent Garden.

### What's the best thing about your job?

The most fulfilling aspect of my career lies in the diversity of projects that I get to be a part of and the opportunity to see them through to a successful completion.

### What do you do in your spare time outside of work?

Outside of work, I like to travel and explore different cultures and landscapes. In addition, I enjoy watching cricket, so it is ideal to be working on a project like this in such close proximity to Lord's Cricket Ground!

# WHAT'S HAPPENING NEXT: DECEMBER 2023 – FEBRUARY 2024

## MOST WORK TO STOP OVER CHRISTMAS AND NEW YEAR

Most of the piling on site is now completed, with only the piles for Building 9 (corner of Queen's Terrace and Queen's Grove) to go, later in 2024. As reported on page 1, we have started the job of moving the Site Control Centre onto Queen's Terrace.

Work will stop on site for the Christmas and New Year break between 20 December and 1 January (inclusive), apart from the job of stripping out and moving our Site Control Centre portacabins. We have also been granted special permission by Westminster council to work until 16.00 on Saturday 16<sup>th</sup>, 23<sup>rd</sup>, and 30<sup>th</sup> December. This work is mainly inside the cabins so should not be too disruptive to local residents during the holiday period.

By early January, the new Site Control Centre will be in place on the Southern end of Queen's Terrace where the parking spaces used to be. Road Traffic will still be able to use the southern arm of the road.

Early next year preparations will start for the demolition of the buildings on Queen's Terrace – the historic façade will be retained and protected by a frame during the works – we are still working on the detailed plans and talking to the immediate neighbours so we will share more information soon.

Work will also start early in the new year on the new walls alongside Rosetti House and Rosetti Mews, as well as around the new Sanctuary Garden which backs onto the gardens of Queen's Grove.

Meanwhile, we are continuing to pour the concrete slabs which will form the ground floors of the new buildings and digging out the basements.

### Timetable: three month look ahead All dates are provisional and may change

<b>December 2023</b>	<ul style="list-style-type: none"> <li>19<sup>th</sup> – final day of full work on site</li> <li>20<sup>th</sup> -23<sup>rd</sup> stripping out Site Control Centre portacabins and restacking</li> <li>24<sup>th</sup>, 25<sup>th</sup>, 26<sup>th</sup> – all work stops for Christmas</li> <li>27<sup>th</sup> -30<sup>th</sup> portacabins moved on to Queen's Terrace location by crane</li> <li>31<sup>st</sup> – break for New Year's Eve</li> </ul>
<b>January 2024</b>	<ul style="list-style-type: none"> <li>1<sup>st</sup> – break for New Year's Day</li> <li>2<sup>nd</sup> – work restarts</li> <li>Ongoing concrete pours</li> <li>Ongoing basement digging</li> <li>Installing final capping beams on piles</li> <li>Preparation for Queen's Terrace buildings demolition</li> <li>Work starts on Sanctuary Garden wall</li> <li>Work starts on Rosetti Mews wall</li> </ul>
<b>February 2024</b>	<ul style="list-style-type: none"> <li>Queen's Terrace demolition starts</li> <li>First Tower crane (finally) due to be installed</li> </ul>

## McGEE AND SJWS HOST ASL - AMERICAN SCHOOL IN LONDON

More than 80 fifth grade children and their teachers from the American School in London visited the site in November as part of an ongoing class project looking at buildings and sustainability.

The children heard about the history and plans for the former Barracks from the St Johns Wood Square team. Then they all put on reflective jackets, protective boots and helmets for a special visit to the construction site hosted by McGee's construction engineers.

Carl Thomas from McGee and his team took the children around the site, explaining the different types of construction vehicles and engineering as we dig out basements and pour concrete.

The pupils were able to watch a 50-ton digger moving 3 tons of mud into one of our muck away trucks. They all had time to meet with the project management staff on site, explaining how all the plans come to life.

McGee also took their innovative Virtual Reality engineering equipment to the school for children to see how 3D plans are used to work out construction programmes. McGee will be following up, attending more lessons during December.

Elaine Robertson from ASL said: “The trip integrated science and social studies units on Cities for the Future, in which students discover what makes a city, how cities are designed, and how they can be improved to meet the needs of all citizens.”

“The students (and adults) were amazed by the amount of effort and planning that goes into a construction project.”



## PLANNING UPDATE – FIRE SAFETY IMPROVEMENTS

At the end of the year, St Johns Wood Square will make a planning application to Westminster City Council for some minor changes to the “Block 9” building. Block 9 will provide the affordable housing for the project, situated on the corner of Queen's Grove and Queen's Terrace.

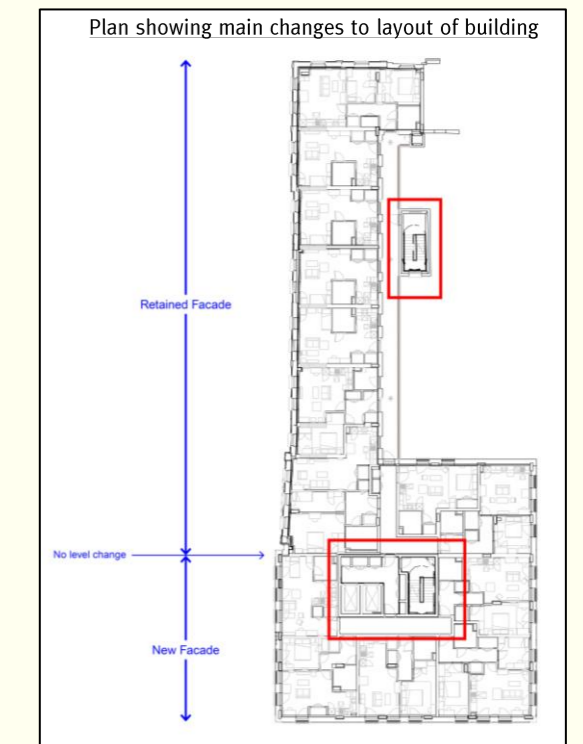
In theory, we could go ahead and build using the plans already approved, but over the last few years there have been significant changes to building standards in relation to fire safety, and we want to make sure our building meets the latest standards well into the future. This is all at a considerable additional cost for us, but it is the right thing to do.

The main changes are:

- addition of a second staircase as a fire escape staircase to the rear (eastern side) of the block
- changing levels internally to ensure step-free access from all apartments into the fire escapes
- addition of an evacuation lift, combined with a firefighting lift
- reconfiguring the core of the building
- slight height increase of the top of the roof – between 76cm and 101 cm to accommodate the level changes
- internal changes to slightly change the mix of homes, reducing the number of 2-bed apartments, and creating two 3-bed apartments while retaining the overall same number of apartments. and the same total number of bedrooms.

It will present a more pleasing façade with windows aligned between the retained historic part of the building and the new part of the building.

With the new three-bedroom apartments it will also provide some accommodation for larger families.



The Council will formally write to residents once the application has been lodged, and we will also put the detailed planning documents on our website at [www.stjohnswoodsquareproject.com](http://www.stjohnswoodsquareproject.com) so everyone can see the specific changes.

In the meantime, if you would like to go through any of the details with us, or have further information, please contact us.