



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 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 simon@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

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.



THE YEAR AHEAD

We have now been on site at St John's Wood Square for 17 months. Having made a tremendous amount of progress, we wanted to take the opportunity to share what you can expect on the site for the next 12 months as we complete the demolition phase and move into construction of the buildings above ground.

All site demolition works will be completed by the middle of the year, with 1-7 Queen's Terrace one of the final areas to complete. Alongside this, the basement excavation and earth removal work will be finished.

The second half of the year will see the focus shift to the construction of first new building structures above ground using concrete frame construction as the new development begins to visibly take shape above ground. This will include piling and construction of the new 'Block 9' on the corner of Queen's Terrace and Queen's Grove. This progress to the

construction phase will see a much higher number of people working on site.

By the end of the year we will start to install the external building finishes to the first new buildings, starting with 'Block 5' in the north-east corner of the site, next to Ordnance Hill. This will mean the installation of brickwork, Portland stone and windows, ahead of commencing the internal building works in 2025.

Alongside all of the new construction activity, we will also start the specialist restoration of the Grade II listed Riding School's brickwork and roof structure this year, ensuring this building gets the treatment it needs to become a long-term feature for the area and reminder of the site's heritage.

All major works are currently on track, and it is still the intention to complete the development by early 2028, ready for new residents to move in.

WHAT'S HAPPENING NEXT: FEBRUARY 2023 – APRIL 2023

The table below outlines more detail on the specific activities happening on site for the next three months.

As ever, these dates are provisional and may be subject to change as works progress.

Timetable: three month look ahead

February 2024	<ul style="list-style-type: none"> Concrete column and slab construction within the Riding School Scaffold erection at 1-7 Queen's Terrace along with preparation works for demolition Installation of façade retention system on Queen's Terrace Queen's Terrace (north) road closure (Monday – Friday) Ongoing excavation and piling works across the site Site-wide concrete works (slab construction) and drainage installation Tower Crane Installation
March 2024	<ul style="list-style-type: none"> Ongoing concrete works to Riding School Continued installation of façade retention system Start of demolition phase at 1-7 Queen's Terrace Bricklaying for Sanctuary Garden and Rosetti Mews walls Ongoing excavation, piling, and concrete works across the site
April 2024	<ul style="list-style-type: none"> Continued demolition of 1-7 Queen's Terrace Ongoing excavation, piling, and concrete works across the site



MEET THE TEAM: TARA MAIORANO, MCGEE

What is your job role? What are you responsible for at St John's Wood Square?

I am a Project Engineer at McGee. I am looking after the Riding School, Block 9 (1-7 Queen's Terrace) and Sanctuary Gardens.

What qualifications or experience do you need to do your job?

Ideally you need a degree in Civil Engineering to pursue an engineering career. I have also had to gain experience working on site to understand construction techniques.

What projects have you worked on before?

I have been an engineer for eight years and have had the fortune to work a variety of projects in and around London. Some of the projects I have worked on at McGee include a major development in Canary Wharf, Citicape in Holborn, and now St John's Wood Square. Before this, I worked on other residential and commercial sites, including in the St John's Wood area.

What's the best thing about your job?

Everything! A construction site is the most fascinating place you can be.

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

Most of my spare time is spent with my family. My two girls are my biggest love and passion outside work

SATURDAY WORKING

Under our agreement with Westminster City Council (WCC), we are permitted to work on Saturday mornings between the hours of 8am and 1pm.

There are certain types of activity that WCC feels are acceptable on a Saturday including removal of spoil or waste from the site, deliveries, and quieter construction activities such as operation of the tower crane to move material around the site. We always steer away from activity such as percussive demolition works.

Being able to carry out some quieter activities on Saturdays means we can prepare for the week ahead and helps to keep our construction programme on track so that the development is completed on time.

We will always try to be considerate of our neighbours when working on Saturdays and will aim to notify you of any work that might cause unusual disruption

WHAT'S HAPPENING ON SITE: PROGRESS TO DATE

JANUARY 2024

We have made significant progress on the site over the past 12 months, having completed the demolition of all the structures on site, finished piling works for the main basement and commenced construction of the new basements and ground level structures in preparation for construction of buildings above ground to commence later in the year.

In early January, we moved our Site Control Centre to the southern part of Queen's Terrace to accommodate the 150 people currently working on site. This houses our welfare accommodation and will be in place until the development has been completed.

We are now just over halfway through the excavation works, which are due to conclude in 2024. We are now pouring the concrete slabs that will form the ground floors of the new buildings.

The image opposite and key below explain what has been achieved to date and where we are currently working in the site.

SITE ACTIVITY KEY:

- ① **The main site gate on Queen's Terrace** - this will be moving south on Queen's Terrace later in the year.
- ② **The Riding School** - during 2023, the Riding School building had its foundations underpinned and is currently having a new basement structure constructed.
- ③ **Building 5 Top-down construction** - having completed the ground level structure last year, McGee is working beneath it to safely complete the Building 5 basement.
- ④ **Town house footings** - work is ongoing at the new building 7 lower level. A line of steel props temporarily support the roadway on Ordnance Hill while the new basement structure is built.
- ⑤ **The main basement dig** - in the middle of the site work continues to excavate the basement of the new buildings (3 and 6) with excavation continuing to the south and east.
- ⑥ **Avenue top-down construction** - the 'Avenue' will be an elegant, tree lined vehicle and pedestrian access in the completed scheme. The roadway in the photo will be extended across to Queen's Terrace to creating a bridge for construction traffic while the basement is being built.
- ⑦ **The west cofferdam works** - behind the hoarding on Queen's Terrace the cofferdam construction method, with its two lines of piled walls and enormous yellow temporary propping, is being employed to safeguard the TFL tunnels the run beneath.
- ⑧ **Our Site Control Centre** - this facility has now been installed on the southern part of Queen's Terrace and will remain there for the duration of the construction process.



AERIAL PHOTO OF THE SITE, FEBRUARY 2024



The façade retention system will be installed on the northern and western facades.

FAÇADE RETENTION WORKS ON QUEEN'S TERRACE

January saw the start of the demolition of 1-7 Queen's Terrace, on the corner with Queen's Grove. As part of the development, this building is being rebuilt and extended to provide a new residential building. A key part of this process will be the retention and restoration of the historic building facades on the Queen's Terrace and Queen's Grove frontage.

The buildings were originally built in the 1840s as part of a longer terrace that ran along Queen's Terrace. Part of this terrace was demolished to make way for the Jubilee Buildings, which were part of the

Barracks. The remaining buildings were extensively refurbished in the 1980s and in 2002, leaving minimal original features inside.

One of the most significant external features is the original St John's Tavern sign on front of the building. This is being carefully protected in place and will be incorporated as a detail of the new building.

The deconstruction of the internal structures will be completed as carefully as possible. These works are expected to last until June/July 2024, after which point the new building construction will commence.

While the façade retention work is taking place, the northern part of Queen's Terrace will be closed to vehicles during the week (Mon-Fri), however it will be accessible at weekends. The intention is to fully reopen the road at the end of February 2024.



Historic St John's Tavern sign which will be protected and retained.