

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

Contact details for the onsite security team: 07734 739 849
This number is open 24hours a day / 7 days a week

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.

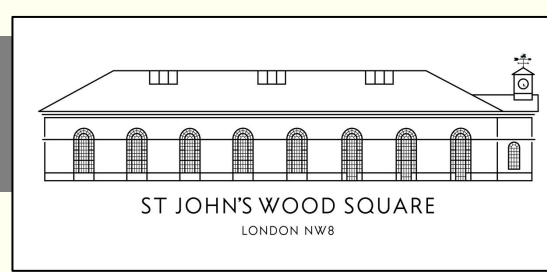
Whenever possible, we will notify local residents of any variation to the above hours or work that might cause unusual disruption, such as out of hours deliveries.

SIMON TAKES ON THE 2024 LONDON MARATHON

On Sunday 21st April, St John's Wood Square's Simon Howarth will be running the 2024 TCS London Marathon on behalf of the British Heart Foundation. This will be Simon's 12th marathon in support of the charity.



If this is a cause that resonates with you, you can find out more about Simon's story using the QR code.



Current activity on site viewed from the south-west corner looking towards the Riding School (March 2024)

PROGRESS AT ST JOHN'S WOOD SQUARE

Welcome to our latest community newsletter on construction progress at St John's Wood Square.

This edition includes information on:

- Recent activities on site
- What will be happening on site over the next three months
- Upcoming Ordnance Hill road closure
- WCC traffic management consultation

Contractor McGee continues to make good progress on site and is currently just over halfway through the site excavation works, which are due to conclude in 2024. Concrete slabs are now being poured which will form the ground floors of the new buildings.

The installation of the Block 9 façade retention system is now complete on Queen's Terrace and deconstruction of the building will commence at the start of April.

Underpinning and basement works are underway inside the Riding School ahead of building restoration works starting in May.

This month has also seen the completion of the new boundary walls between St John's Wood Square and Rossetti Mews and Queens Grove on the northern edge of the site.

All site demolition works will be completed by the middle of the year, when shell and core works for the new buildings starting in the summer.

WESTMINSTER CITY COUNCIL CONSULTATION ON TRAFFIC MANAGEMENT PROPOSALS (PARKING)

Westminster City Council (WCC) is currently undertaking consultation on kerbside changes being proposed by WCC to mitigate the loss of parking around St John's Wood Square while the construction process ongoing, as well as create newly allocated kerbside parking spaces to compensate for this loss.

The consultation is open until **Wednesday 17th April**. As this is a WCC consultation, you will need to return any comments on the proposals to the Council directly.

You can find out more about the proposals and how to comment via the website below:

<http://westminstertransportationservices.co.uk/notices>

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

a



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.



WHAT HAS BEEN HAPPENING ON SITE FEBRUARY – MARCH 2024



RIDING SCHOOL: Shaft excavation, underpinning, and basement works are taking place within the Riding School.



BASEMENT EXCAVATION: The basement raft slabs for future buildings 5, 7 and 3 are progressing in the centre of the site along with continued 'muck away'.



BOUNDARY WALL: The boundary wall at the north of the site between St John's Wood Square, Rossetti Mews and Queen's Grove is now complete.



BLOCK 5: The ground floor slab for Block 5 is complete and basement construction is currently taking place.



1-7 QUEEN'S TERRACE: The installation of the structural façade retention system has now been completed at 1-7 Queen's Terrace (earlier photos of the system being installed).



WHAT IS HAPPENING NEXT: APRIL - JUNE 2024

THREE-MONTH LOOK AHEAD

The next three months are focused on continuing the basement and concrete slab works across the main site, as well as making progress with the Riding School and demolition of 1-7 Queen's Terrace.

April activities include starting to deconstruct the building on the corner of Queen's Terrace and Queen's Grove. This is expected to be a three-to-four-month process to carefully complete.

During April, access Gate 3 (on Ordnance Hill), which is primarily used for vehicles exiting the site, will be relocated approximately six metres south of its current position until a new gate can be installed on Ordnance Hill to provide the primary access for the

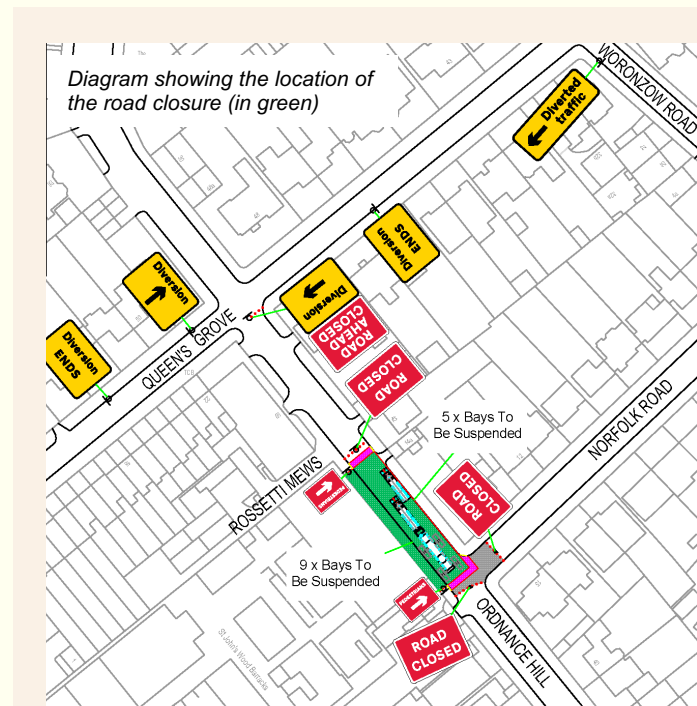
remainder of the construction programme.

In May, we expect to start construction of the first concrete frame for one of the apartment buildings in the development (Block 5 in the north-east corner of the site). This is a significant milestone as it is the first building to start coming out of the ground.

Planned activities in May also include the erection of scaffolding around the Riding School as works start on the restoration of the roof.

As ever, these dates are intended to provide an indication of what to expect on site but may be subject to change as works progress.

Date	Key Activities
April 2024	<ul style="list-style-type: none"> Deconstruction at 1-7 Queen's Terrace continues Gate 3 temporary access rearrangement Erection of Tower Crane 'TC2' with temporary road closure on Ordnance Hill (see below) Ongoing excavation and concrete works across the site
May 2024	<ul style="list-style-type: none"> Continued demolition of 1-7 Queen's Terrace Block 5 concrete frame commences Riding School roofing works commence Ongoing excavation works across the site
June 2024	<ul style="list-style-type: none"> Demolition phase for 1-7 Queen's Terrace will be nearing completion Block 5 concrete frame construction continues Riding School restoration works Ongoing basement excavation



ORDNANCE HILL: TOWER CRANES AND TEMPORARY ROAD CLOSURE

April will see the erection of the first tower cranes which will be used to unload and distribute materials across the site.

The first tower crane will be erected by 'mobile' crane positioned on Ordnance Hill on **Wednesday 17th & Thursday 18th April**. A temporary road closure will be required on Ordnance Hill over the two-day period. Due to the size of the mobile crane, it will be transported to site under a Traffic Management Order (TMO), arriving to site early in the morning before site opening on Wednesday 17th to avoid causing obstructions on the highways.

The closure will cover the area from the junction with Norfolk Road up to Rossetti House as indicated in the diagram opposite.

A second crane will be erected in the middle of the site on 23rd / 24th April, however this will not require the road to be closed.