



View of construction progress on site, (basement, foreground) October 2024.

ST JOHN'S WOOD SQUARE LATEST PROGRESS

We have now been on site at St John's Wood Square for two years and have made a vast amount of progress in that time. Since work began, over 125,000 m³ of material has been removed from the site, and nearly 27,000 m³ of concrete has been poured.

Almost the entire basement has now been excavated and the bottom level of concrete is very close to being finished across the site. The road that will run east-west through the development, is approximately 75% complete and by December it will be in use as an access route for site traffic.

The concrete frame for Block 5, near Ordnance Hill, is substantially complete. The next stage for this building will be to cast the stairs, with the façades and windows due to be installed later in 2025.



BLOCK 5: The concrete frame is almost complete for the first residential building.



THE RIDING SCHOOL: Scaffolding is now being erected to enable the restoration of the Riding School.

As of October, restoration work has now commenced on the former Riding School and you may have seen scaffolding being erected around the building. Specialist contractors, Walter Lilly, will be working on restoring the roof and the fabric of the building over the next 12 months including repairing, re-pointing and cleaning all brickwork, repairing the timber trusses within the roof of the building, replacing the slate roof, and restoring the clock tower. Alongside this, McGee are currently working beneath the building to construct a new basement.



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info@sjwsservices.com

WHAT'S HAPPENING NEXT: NOVEMBER 2024 - JANUARY 2025

THREE-MONTH LOOK AHEAD

The primary activities taking place on site over the next three-months will be the continuation of the concrete works to construct the basement levels, the completion of the road through the centre of the site, and works to the Riding School (both restoration works and basement construction).

From January there will be a gradual increase in the number of

people working on the site as preparations are made to start constructing the building structures.

The table below provides an overview of some of the key activities taking place over the coming months and provides an indication of what to expect. However, please note dates may be subject to change as works progress.

Date	Key Activities
November 2024	<ul style="list-style-type: none">• Completion of Block 9 ground floor slab• Block 5 concrete frame construction complete• Scaffolding will be erected around the Riding School and roof restoration works will commence• Riding School basement excavation concluding• Excavation and construction of the basement will be ongoing• Sanctuary Gardens earthwork landscaping
December 2024	<ul style="list-style-type: none">• New cross site road due to open for construction traffic access• Riding School basement sub structure continues• Riding School roof and brick work restoration works will be ongoing• Riding School scaffolding continues• Sanctuary Gardens earthwork landscaping• Excavation and construction of basement will be ongoing
January 2024	<ul style="list-style-type: none">• Welfare accommodation on Queen's Terrace to be expanded• Riding School basement sub structure continues• Riding School roof and brick work restoration works will be ongoing• Sanctuary Gardens earthwork landscaping• Excavation and construction of basement will be ongoing



Simon Howarth is our Community Engagement Manager. Simon is responsible for working with local residents, businesses, schools and other stakeholders in 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. Please see our full contact details below:

Phone: 0203 109 0215
Email: Info@sjwsservices.com

KEEPING IN CONTACT

Contact details for the on site security team

Out of hours, you can contact our site Security on **07734 739 849**. This number is open 24 hours a day, 7 days a week.

OUR SITE 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.



Considerate Constructors

The project is registered with the national Considerate Constructors Scheme as an "Ultra Site", aiming to be among the best run construction sites 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.

