



THE YEAR AHEAD AT ST JOHN'S WOOD SQUARE

We are now more than two years into construction at St John's Wood Square and, over the course of 2025, you can expect to see significant changes on site as we move into a new phase of construction.

McGee will complete the major ground excavations and basement construction works by early summer, concluding this phase of the project.

From April, Multiplex, our delivery partner for the main construction phase of the project, will start work on erecting the pre-fabricated concrete frames for the new buildings. There are nine buildings to be constructed and this structural work will be the focus for the majority of the year, starting with Block 7 on Ordnance Hill.

In spring, Multiplex will also be installing the external cladding on Block 5, in the north-east corner of the site, which will give the first real indication of what the future buildings will look like at St John's Wood Square.

KEY TO SITE ACTIVITY

- ① **The main basement dig:** excavations of the deep basement levels is now complete and the concrete basement structures will be completed by the middle of the year.
- ② **The former Riding School:** brick and timber truss restoration work is now underway.
- ③ **Building 5:** the concrete frame is now complete ready for the external cladding to be installed later this year.
- ④ **Construction of the new east-west access:** the lower level now spans all the way from Ordnance to Queen's Terrace, with the construction of the final two sections of what will be the street level route remaining before it can be used for site access.
- ⑤ **The southern boundary:** the basement retaining wall is now fully supported by the permanent basement structure at the southern boundary.
- ⑥ **The west cofferdam works:** the excavation of the west cofferdam is complete. Concrete slabs are now being cast at the bottom of the excavated area to form the basement.



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info@sjwsservices.com

WHAT'S HAPPENING NEXT: FEBRUARY - APRIL 2025

THREE-MONTH LOOK AHEAD

There are four primary focus areas for the on-site construction teams over the next three months:

- Completion of the east-west access through the site
- Continuation of the restoration works within the Riding School
- Final stages of basement excavation and construction
- Progression of Block 5 and commencement of the external cladding

Alongside this, the Multiplex team will be starting to prepare the welfare and site accommodation needed to commence the next phase of construction.

The table below outlines key activities scheduled for the coming months, offering an indication of what to expect. Please note, that dates may be subject to change as the work progresses.

Date	Key Activities
February 2025	<ul style="list-style-type: none">• Excavation and construction of basement ongoing• Riding School roof and brick work restoration ongoing• Riding School clock tower works commence• Stairs installed in Block 5• Multiplex staff move to Site Control Centre on Queen's Terrace
March 2025	<ul style="list-style-type: none">• Riding School roof and brick work restoration ongoing• Façade commencement on Block 5• Expected completion of McGee excavation• Basement construction continues• The opening of the east-west route for through site traffic expected
April 2025	<ul style="list-style-type: none">• Riding School roof and brick work restoration ongoing• Structure commencement on Block 7 (Ordnance Hill)• Block 6 concrete works begin• Basement construction continues



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.

KEEPING IN CONTACT

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.

Email: Info@sjwsservices.com
Phone: 020 3109 0215

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.

Being considerate of our neighbours

The project is registered with the national Considerate Constructors Scheme. 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.

In partnership with

MULTIPLY