



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

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 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 any work that might cause unusual disruption, such as out of hours deliveries.

Drop in any Wednesday !

Come and meet our team any Wednesday afternoon from 14.00 to 17.00 in our dedicated community hub space at 1 Queen's Terrace, St John's Wood, NW8 6DX



**ULTRA
SITE**

CONSIDERATE
CONSTRUCTORS
SCHEME

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.



WORK EXPERIENCE AT ST. JOHN'S WOOD SQUARE

Are you aged 16 or over and would like some 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 build environment.

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

We already have one local young person working with us 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 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

PROJECT TEAM LENDS A HAND TO REVITALISE ADVENTURE PLAY HUB



Staff members from St. John's Wood Square, Quantity Surveyors Gardner and Theobald, and contractor McGees came together at the end of June to spend a day working in The Adventure Hub on St. John's Wood terrace.

The Adventure Hub is one of the oldest adventure playgrounds in London. It provides safe play and after school space for hundreds of children both during term time and over the summer.

The project team sanded down all the play equipment, built and planted a new natural pond, laid new tree bark across the play area, sanded and painted a large exterior wall, rebuilt the access ramp and built and painted a new indoor performance stage.

McGee's team led by Carl Thomas provided new bark for the play area and the materials to build the access ramp and the stage. They brought power tools, generators and trucks from the construction site to make sure the job was done quickly and professionally.

Simon Howarth, St. John's Wood Square Community Engagement Manager, said: "It was both a good team-building day out of the office and a visible demonstration of our commitment to working with the local community."

Ann-Marie Cascarino, the Chair of the Adventure Play Hub, said "I would like to thank St John's Wood Square and McGee for all the hard work and improvements made to the playground during their recent community day on site."

"Adventure Play Hub's after school and summer programs provide children in St John's Wood and beyond a safe, enriching environment where they can learn through play."

"As a charity, we appreciate the work and resources donated by St John's Wood Square and McGee."



For more information about Adventure Play Hub, their summer hours, fees and how you can get involved please contact the team at: hello@adventureplayhub.org



MEET OUR MACHINES: THWAITES MACH 2394

The Thwaites Mach 2394 is described as a "9-tonne front-tip cabbed stage V dumper" – which is to say, it is a lower emission little dump truck.

It is powered by a 3.6 litre Deutz turbo-diesel engine and meets the latest EU Stage V emission regulations. It's a British success story, too. These little trucks are built at Thwaites' factory in Leamington Spa.

There are 6 of these little dumper and tipper trucks currently working on the St. John's Wood Square site, with some even smaller 4 tonne dumper trucks used inside the Riding School.

They are used to move excavated material around the site and chosen because of their low noise and emissions compared to bigger dumper trucks. Drivers require a CPCS (Construction Plant Competence Scheme) qualification to operate the dumper.

Although it's not a very big machine, it is mighty. It can carry up to 9 tonnes of material, the same weight as 10 old Mini cars. Alternatively, the bucket could fill up with 2360 litres of water – about 30 standard bathtubs.

Although it is capable of travelling on a road by itself, most of the vehicles in use at St. John's Wood only travel internally within the site and arrived on the back of a flat-bed truck.

The dumper has a top speed of 15 miles per hour but generally travels much more slowly around the site, at 2.6 mph in first gear or 4.6 mph in second gear.

Some of the dumpers tip directly out to the front and some are equipped with a swivelling bucket to be able to tip out sideways to the left or right, to be able to work in tightly restricted areas.

MEET THE TEAM: CATRIONA LEWIS, TECHNICAL LEAD, MCGEE



SHE'S AN ENGINEER AND PROJECT MANAGER

What's your job title and what do you do?

I'm a Technical Lead at the St John's Wood Square development. I lead a team of 15 site engineers and project engineers and play a crucial role in managing and coordinating the engineering team on-site. I've been involved in the initial planning stages, assisting in defining project objectives, scope, and deliverables for the client team, working closely with the project manager.

I collaborate with the design teams, architects, and other engineering disciplines to ensure that project designs meet specifications, comply with regulations, and are feasible to implement on-site. On-site, I oversee the construction process, making sure that work is progressing according to the plan and design. Inspecting the quality of work, troubleshoot any issues, and ensure that safety standards are adhered to.

What are the qualifications you need to get the job?

I have a Master's Degree in Civil Engineering and started out as a site engineer working my way up. So, a relevant degree, such as engineering or construction management is a must along with a good number of years' experience under your belt.

What skills do you need to do the job?

My role means I need more than just strong technical skills but a good understanding of construction principles, methods, and materials. You can develop these skills by taking additional courses, getting hands-on experience or pursuing professional qualifications, such as those offered by the Institute of Civil Engineers.

How did you get into the industry?

During my second and third years at university I did a three-month summer placement with a contractor. I was lucky enough to be on the same site for both of the placements, so I got to see how the project evolved from one year to the next. I loved being out of site and being part of a site team, so as soon as I graduated, I joined that same team full-time on the next project.

What other projects have you worked on?

I've been lucky enough to work on some incredible projects such as extension to the Tate Modern gallery. This is a 76m high, 11 storey structure resembling an eroded "ziggurat" – essentially, a concrete pyramid! I also worked on The Shard at London Bridge. At 310 metres high, it's the tallest building in the UK and soars more than 70 floors above London.

What do you like best about your job?

I love that no two days are ever the same. We get to work on some fascinating projects, like here at St. John's Wood Square. Often people just see the finished buildings and don't get to see all the work that goes into creating it, for me, seeing the designs come to life is incredibly rewarding.

What do you like to do outside work?

I like getting outdoors and enjoy doing exercise in my free time. I also have a four-year-old son, who keeps me fairly busy when I'm not at work. We enjoy doing lots of fun things together like baking and painting.

What would you say to a young person thinking about getting into construction / engineering?

We have the opportunity to work on projects that have a direct impact on people's lives and the society we live in. Whether it's designing sustainable infrastructure or developing new technologies, engineers play a crucial role in addressing real-world challenges.

Despite the many misconceptions, it's an incredibly rewarding career with so many roles and routes of entry for young people. We've got a great graduate and apprenticeship programme with roles in digital, civil engineering and quantity surveying to name a few, it's definitely worth a look. If you're ever unsure our Learning and Development team is always happy to talk through the opportunities with anyone interested in learning more.

TEAM VISITS KING'S TROOP IN WOOLWICH

Representatives from the St John's Wood Square development visited the King's Troop Royal Horse Artillery in Woolwich recently. The visit was to meet soldiers who served during the time that the KTRHA was at St. John's Wood, and to talk about how the project can work with the King's Troop going forward.

Some of the older officers remember starting their military life on the old Barracks with great fondness. However, they also told us that more recent recruits are having a far more comfortable experience at the new base in Woolwich.

The Woolwich "Lines" (the Artillery's name for a base) are much bigger with provision for each soldier to have their own living quarters and extensive space for the horses to live and train. Their indoor riding space is wider and larger than the old riding school and there are large workshops for making uniforms, saddles and other equipment.

Gareth Stow, pictured here with one of the Troopers and some of the beautiful Irish horses of the King's Troop, said: "There is so much history between the old barracks site and the King's Troop. We look forward to working with them and inviting some of the Troop back to St. John's Wood as we complete the development."



WHAT'S HAPPENING NEXT: AUGUST - OCTOBER 2023

PILING, DIGGING AND TOWER CRANES

We are one-third of the way into the piling programme now with over 400 piles in the ground and less than 800 to go. We are also digging out space where the concrete for the new basement level will be poured. In some locations we have had to use sheet piling to protect the ground from slipping as we install the capping beams for the basement

In August the first fixed Tower Crane will arrive. This will be a landmark for the project as we move from preparation to construction proper. It will also be the tallest structure around.

We are also in the process of selecting a main contractor for the third major package of works. McGee have done a fantastic job on the demolition of the old buildings and are now working on the basement. However, one of the big international construction companies will take on the construction of what is called the "shell and core". This is the biggest job on the project, including the structure, staircases and outside shell including windows and cladding of all the buildings.

Timetable: three month look ahead (all dates provisional and subject to change)

August 2023	<ul style="list-style-type: none"> Piling and extraction continues First tower crane arrives on site (scheduled for 12-13 August) Temporary 2-week closure of St John's Wood Park junction with Adelaide Road Temporary road works on Queen's Terrace for new power cables
September 2023	<ul style="list-style-type: none"> Piling and extraction continues Concrete capping beams installation St. John's Wood Park junction re-opens
October 2023	<ul style="list-style-type: none"> Piling and basement extraction continues Concrete capping beams installation

ST. JOHN'S WOOD PARK - TEMPORARY ROAD CLOSURE

There will be roadworks starting from Monday 14th August for two weeks which require the temporary closure to vehicles of the junction between St. John's Wood Park and Adelaide Road.

The purpose of the roadworks is to widen the junction, for safety reasons, for construction vehicles working on the St John's Wood Square project.

The wider junction will enable large vehicles to turn left from St. John's Wood Park onto Adelaide Road, joining the Swiss Cottage roundabout in a safer way. See the drawing (right) which sets out the temporary change during the roadworks.

During this period, residents' vehicles and cyclists will not be able to access Adelaide Road from St John's Wood Park. Instead residents should use Queen's Grove, Norfolk Road or Acacia Road.

On-street car parking and car parking for the apartment blocks on St. John's Wood Park will all be accessible as normal.

Pedestrians will still be able to access Adelaide Road from St. John's Wood Park.

During the roadworks, our large construction vehicles will leave the site via the Ordnance Hill entrance travelling south and travel via Acacia Road and Avenue Road Traffic marshals will be on site at key points to ensure safety for everyone and compliance for our contractors.

We are sorry for the inconvenience, and we will work to reduce the impact and timing of these works to a minimum.

If you have any questions, please call Simon Howarth on 0203 109 0215 or email simon@sjwsservices.com

