



Latest Progress at St John's Wood Square

Progress continues across St John's Wood Square, with the concrete frames for all buildings now under construction. Buildings 5 and 7 on Ordnance Hill and Buildings 3 and 6 in the centre of the site are most advanced, with façade installation complete or underway, and internal works taking place within Building 5. Buildings 1 and 2 on Queen's Terrace and Building 8 on Ordnance Hill have commenced this month.

Activity is increasing in the south of the development where the superstructures for Buildings 4A and 4B have progressed to first floor level. Along with Building 9 on Queen's Terrace, which has now reached level 3, these structures are expected to be completed in early 2026, after which façade installation will begin.

Below ground, the basement fit-out continues, providing parking areas as well as space for services and plant rooms that will support the wider development.

The scaffolding around the Riding School is currently being removed following completion of the roof restoration works, with internal works scheduled to begin in the New Year.



Basement fit-out progress



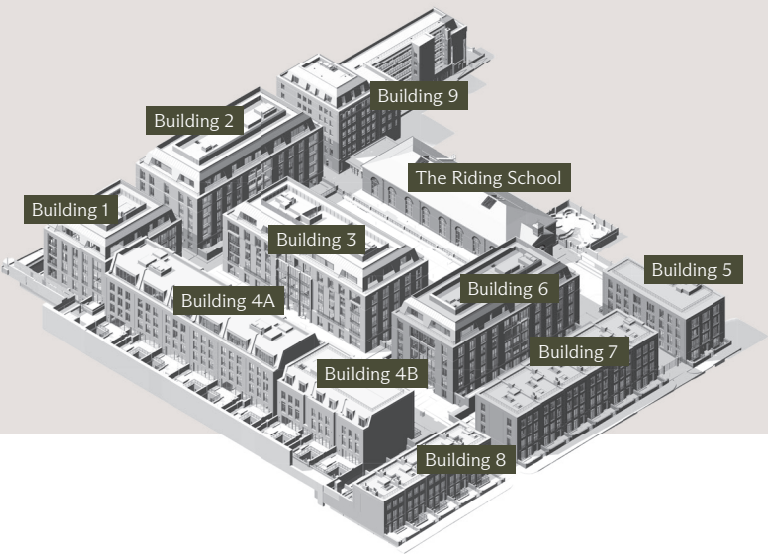
Basement areas under construction

What’s happening next:

December 2025

— February 2026

Over the next three months, key works include continued concrete superstructure progress on Buildings 2, 4a, 4b, 8 and 9, completion of Building 3’s superstructure, and installation of pre-cast façades to Buildings 3 and 6. New activities include the start of landscaping works for the Sanctuary Garden (near the Riding School), as well as internal works for the Riding School, which are scheduled to begin in January.



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.

DECEMBER 2025

- Concrete superstructure works progress across Buildings 2, 4a, 4b, 8, 9.
- Building 3 superstructure expected completion.
- Building 3 and 6 pre-cast façade installation continues.
- Internal fit-out continues in Building 5.
- Additional site welfare expected to be operational.
- Prefabricated bathroom pods continue to arrive on site. Some of these will be out of hours deliveries.
- 3rd, 12th, 16th, 18th December – Tower Crane maintenance activities (single operative working out of hours).

JANUARY 2026

- Concrete superstructure works on buildings 2, 4a, 4b, 8 & 9 progress.
- Building 6 pre-cast façade expected completion.
- Building 3 pre-cast façade installation continues.
- Internal fit-out continues in building 5.
- Prefabricated bathroom pods continue to arrive on site. Some of these will be out of hour deliveries.
- Landscaping works commence for the Sanctuary Garden, the area south of Block 9 and the Riding School.
- Riding school works by Multiplex will commence inside the building.
- 19th, 28th January – Tower Crane maintenance activities (single operative working out of hours).

FEBRUARY 2026

- Concrete superstructure works on buildings 2, 4a, 4b, 8 & 9 progress.
- Building 3 façade panels continues installation.
- Prefabricated bathroom pods continue to arrive on site. Some of these will be out of hour deliveries.
- Landscaping works continue for Sanctuary Garden, the area south of Block 9 and the Riding School.
- Riding School works will continue inside the building.
- 6th, 10th, 12th February – Tower Crane maintenance activities (single operative working out of hours).

CONTACT INFORMATION



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. Email Simon at info@sjwsservices.com or call 020 3109 0215.

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



PREFER AN EMAIL? Update your preferences using the adjacent QR code, or by emailing us at info@sjwsservices.com with your preference and your home address.

SITE INFORMATION

Our working hours for the construction phase, as agreed with Westminster City Council, are as follows:

| | |
|------------------|---------------|
| Monday to Friday | 08:00 – 18:00 |
| Saturdays | 08:00 – 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 a 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.

IN PARTNERSHIP WITH

MULTIPLEX

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.