

Construction Progress – December 2025



Latest Progress at St John's Wood Square

As the year draws to a close, we are pleased to reflect on the progress we have made at St John's Wood Square over the last 12 months.

At the end of last year, demolition across the site had just been completed and the basement excavation was nearing its final stages. At that time, Building 5 near Ordnance Hill was the only building under construction.

Today, the entire basement structure is completely enclosed, new road structures are complete and all ten new buildings are under various stages of construction. Two buildings have now reached the point where their external envelopes are complete, allowing us to commence the internal fit-out processes for these buildings.

The Riding School has been another major focus throughout the year. The sensitive restoration of the roof and external fabric is now finished, and new rooflights and windows have been installed. In the year ahead, work will move inside as the building begins its internal transformation.

By the end of 2026, the development will look very different once again with all building structures anticipated to be complete.

Thank you for your continued understanding and support. We wish you a Merry Christmas and a happy New Year.



Construction progress as of January 2025

2025 HIGHLIGHTS

- Completion of the enclosed basement structure and start of basement servicing and fit-out works.
- Completion of the external envelope (façade and windows) for Buildings 5 and 7 on Ordnance Hill.
- Completion of the east-west route through the development.
- Completion of the Riding School heritage restoration and installation of new windows and rooflights.
- Commencement of internal works in Buildings 5 and 7.
- Commencement of the concrete superstructures for all other buildings (1, 2, 3, 4a, 4b, 6, 8 and 9).
- Completion of façade restoration works for Building 9 on the corner of Queen's Terrace, as well as construction of the new building core

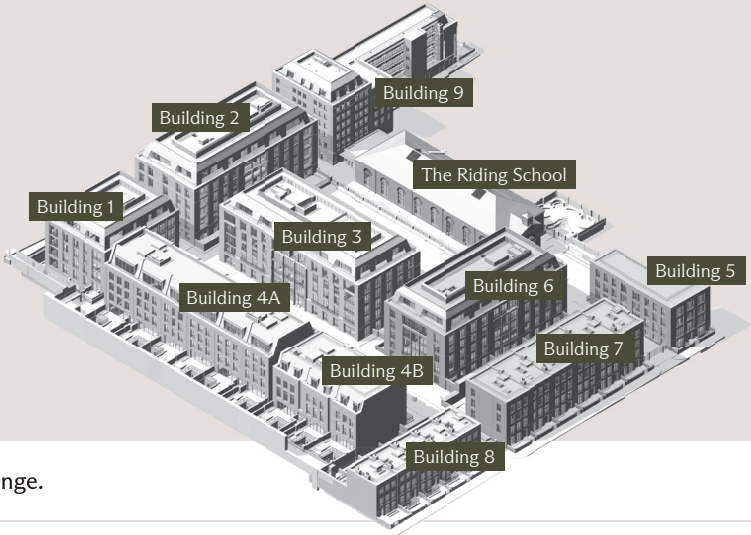
HOLIDAY CLOSURE DATES

Wednesday, 24 December at 12pm to Thursday, 1 January.
Work will resume at 8am on Friday, 2 January 2026.

What's happening next:

January 2026 – March 2026

The first three months of 2026 will see progress across the site. Façade works will be underway on Buildings 3 and 6, internal works will be progressing in Buildings 5 and 7 and construction of the concrete superstructures will continue on all other buildings. Alongside this, Multiplex will start hard landscaping for the Sanctuary Garden as well as areas around the Riding School and to the south of Building 9 (Queen's Terrace).



Key activities scheduled are detailed below. Dates may be subject to change.

JANUARY 2026

- Concrete superstructure works on Buildings 1, 2, 4a, 4b, 8 & 9 progress.
- Building 3 superstructure will complete and pre-cast façade installation commences.
- Building 5 internal works continue.
- Building 6 pre-cast façade installation continues and window installation commences.
- Building 7 internal works and window installation continues.
- Prefabricated bathroom pods continue to arrive on site for Building 3.
- Landscaping works commence for the Sanctuary Garden, and areas around Block 9 and the Riding School.
- Internal works for the Riding School will commence.
- 6th, 22nd, 28th January – Tower Crane maintenance activities (single operative working out of hours).

FEBRUARY 2026

- Concrete superstructure works on Buildings 1, 2, 4a, 4b, 8 & 9 progress.
- Building 3 façade panels continues installation.
- Building 5 internal works continue.
- Building 6 pre-cast façade and window installation continues.
- Building 7 internal works continue and window installation expected to be completed.
- Prefabricated bathroom pods continue to arrive on site.
- Landscaping works for Sanctuary Garden and other areas continue.
- Riding School works will continue inside the building.
- 6th, 10th, 12th February – Tower Crane maintenance activities (single operative working out of hours).

MARCH 2026

- Concrete superstructure works on Buildings 1, 2, 4a, 4b, 8 & 9 progress.
- Building 3 pre-cast façade and window installation commences.
- Building 5 and 7 internal works continue.
- Building 6 pre-cast façade and window installation continues.
- Prefabricated bathroom pods continue to arrive on site.
- Landscaping works for Sanctuary Garden and other areas continue.
- Riding School works will continue inside the building.
- 3rd, 19th, 25th March – 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.