



Construction Progress – January 2026

## Latest Progress at St John's Wood Square

Since demolition commenced at St John's Wood Square in October 2022, construction has progressed steadily and the project is now more than three years into delivery. With all buildings now visible on site and at varying stages of construction, and a significant amount of progress through 2025, we wanted to take the opportunity to share what you can expect on the site for the next 12 months.

Over 2026, the project will reach several key milestones as the majority of major construction works complete and there is a shift in the type of activity taking place on site. This year, progress will be marked by:

- Completion of key buildings and structures, with the anticipated completion of all building structures and façades by the end of the year. This will include all buildings fronting onto Ordnance Hill and Queen's Terrace. Alongside this, Building 5 on Ordnance Hill will also have its internal fit out complete.
- Transition to internal works across the many of the new buildings, supported by the completion of basement fit-out works and the move into later-stage construction and finishing activities. This includes starting internal structural works for the Riding School.
- The start of landscaping across the site, beginning with the landscaped area outside of the Riding School and in Sanctuary Garden, to the north of the Riding School, both of which should be completed during 2026.

Together, these milestones represent a significant step forward in the delivery of St John's Wood Square, as the development moves from major construction towards completion and final finishes across the site. All major works are currently on track, and it is still the intention to complete the first phase of the development in spring 2028, ready for new residents to begin moving in.

## RIDING SCHOOL RESTORATION COMPLETE



New doors and windows installed on the south facade of the Riding School.

The specialist restoration of the Grade II Listed Riding School has now been completed by heritage contractor Walter Lilly. The works comprised full restoration of the roof timbers, repairs to the timber trusses, installation of new gutters to match the original design, and replacement of windows to both the northern elevation and southern façade.

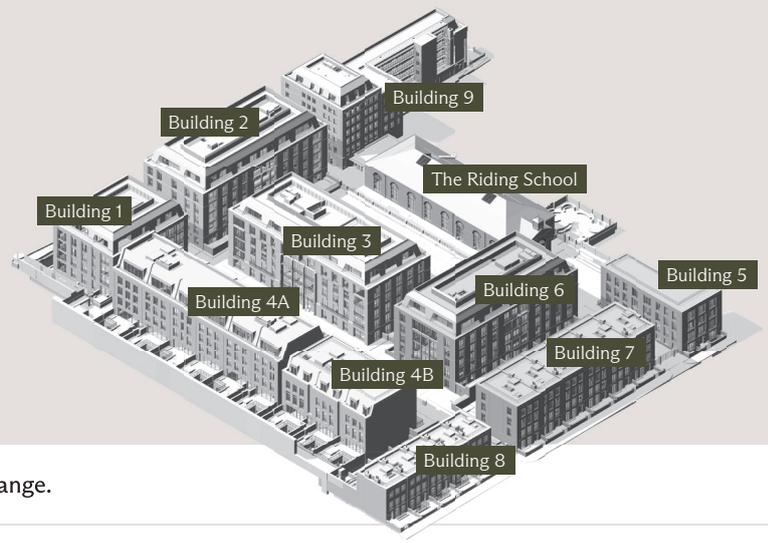
Alongside this, new rooflights have been installed, the clocktower has been refurbished with new clock faces, and the original weathervane has been restored and reinstated. The building is now ready for Multiplex to commence the next phase of structural works to transform the interior of the Riding School.



Restored Riding School clock tower.

# What's happening next: February – April 2026

From February to April 2026, superstructure construction will continue across the site, with façade installation and internal works also progressing on multiple buildings. New activities starting during this period include the start of internal works within the Riding School, the removal of the façade retention system to Building 9 on Queen's Terrace, and the commencement of landscaping works to the Sanctuary Garden and areas surrounding the Riding School.



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

## FEBRUARY 2026

- Buildings 1, 2, 4a, 4b, 8 & 9: concrete superstructure construction continues.
- Building 3 and 6: precast façade installation continues.
- Buildings 5 and 7: internal works continue.
- Building 9: Façade retention system removal will commence on Saturdays during standard operational hours.
- Landscaping of the northwest corner of site, between Building 9 and Building 2 continues.
- Additional pit lanes created on Queen's Terrace and Ordnance Hill for material deliveries.
- Prefabricated bathroom pods continue to arrive on site. Some of these will be out of hour deliveries.
- 6th, 10th, 12th February – Tower Crane safety maintenance activities (single operative working out of hours).

## MARCH 2026

- Buildings 1, 2, 4a, 4b, 8 & 9: concrete superstructure construction continues.
- Building 6: precast façade expected completion.
- Building 3: precast façade installation continues.
- Buildings 5 and 7: internal works continue.
- Building 9: Façade retention system removal continues throughout the working week.
- Riding School: Multiplex will commence internal works.
- Landscaping works commence for the Sanctuary Garden north of the Riding School, as well as the northwest corner of site.
- Prefabricated bathroom pods continue to arrive on site. Some of these will be out of hour deliveries.
- New pit lanes on Queen's Terrace and Ordnance Hill commence operations.
- 3rd, 19th, 25th March – Tower Crane safety maintenance activities (single operative working out of hours).

## APRIL 2026

- Buildings 1 and 2: concrete superstructure construction continues.
- Buildings 4a, 4b, 8, and 9: superstructure works expected completion.
- Building 3: façade panel installation continues.
- Building 4a: façade panel installation commences.
- Riding School: works by Multiplex will continue inside the building.
- Landscaping works continue for the Sanctuary Garden, south of Block 9 and the area outside of the Riding School.
- Prefabricated bathroom pods continue to arrive on site. Some of these will be out of hour deliveries.
- 3rd, 7th, 9th, 28th April – Tower Crane safety 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 [simon.howarth@stjohnswoodsquare.com](mailto:simon.howarth@stjohnswoodsquare.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.



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## 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.

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# MULTIPLY

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.