



Construction Progress (view from Queen's Terrace), March 2026

## Latest progress at St John's Wood Square

Construction at St John's Wood Square continues to move forward, with significant progress both internally and externally over the past month.

Internal fit-out works are advancing in Buildings 5 and 7 on Ordnance Hill where the installation of stairs, room partitions and internal services is well underway.

Three of the ten buildings under construction now have their façades complete. Installation of façade panels on Building 3 in the centre of the site is well advanced, and façade installation will shortly commence in the southern portion of the development for Buildings 4a, 4b and 8.

On Queen's Terrace, activity is currently focused on construction of the concrete superstructures for Buildings 1, 2, and 9. Both Buildings 1 and 9 are now approaching the final stages of their frame construction and the yellow façade retention structure for Building 9 is now starting to be removed. Building 2 is expected to be the last structure to complete, anticipated in early summer.

Alongside the construction of the buildings, enabling works for landscaping and public realm areas are progressing around the Sanctuary Garden and The Riding School, laying the groundwork for the future squares and gardens that will form an integral part of St John's Wood Square.

## BUILDING 5 & 7: INTERNAL FIT-OUT WORKS

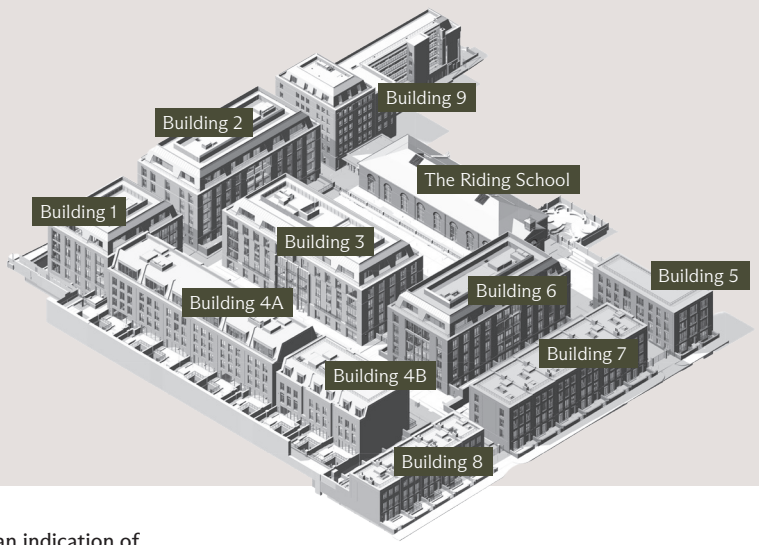


Building 5, March 2026

Works on Buildings 5 and 7 are now progressing through the internal fit-out stage. This phase of construction focuses on completing the interior of the building now that the main structural elements are largely in place. Over the coming months, teams will be installing internal walls and partitions, ceilings, doors and flooring throughout the buildings. These works will gradually transform the structural shells of Building 5 and 7 into fully functional homes.

# What's Happening Next: April – June 2026

Over the next three months, all concrete frames for the new buildings are expected to be completed, with Building 2 on Queen's Terrace anticipated to be the final structure to finish in June. As the remaining structures reach completion, activity across the site will increasingly focus on the installation of precast façades, waterproofing, and windows for each building. By June, internal fit-out works are expected to be underway in four buildings. During this period, we also plan to remove one of the tower cranes located on the north-eastern side of the site, which is currently serving Building 5.



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.

## APRIL 2026

- Buildings 1 & 2: Concrete superstructure works progress.
- Buildings 4a & 9: Expected superstructure completion.
- Building 3: Precast façade installation expected completion.
- Buildings 4a, 4b, 8 & 9: Precast façade installation commences.
- Buildings 5, 7 & The Riding School: Internal fit-out continues.
- Building 9: Façade retention system removal expected completion early April.
- Prefabricated bathroom pods continue to arrive on site. Some of these will be out-of-hour deliveries.
- Enabling works continue for landscaping on the northwest corner of site and Sanctuary Garden area.
- 9th, 28th, 30th April: Tower Crane maintenance activities (single operative working out-of-hours).

## MAY 2026

- Building 2: Concrete superstructure works progress.
- Building 1: Expected superstructure completion and commencement of precast façade installation.
- Buildings 4a, 4b, 8 & 9: Façade panels continue installation.
- Buildings 5, 7 & The Riding School: Internal fit-out continues.
- Tower Crane 1, adjacent to Building 5 expected to be removed.
- Prefabricated bathroom pods continue to arrive on site. Some of these will be out-of-hour deliveries.
- Enabling works continue for landscaping on the northwest corner of site and Sanctuary Garden area.
- 20th & 26th May: Tower Crane maintenance activities (single operative working out-of-hours).

## JUNE 2026

- Building 2 superstructure complete (all superstructures across site complete).
- Building 2 precast façade installation commences.
- Buildings 1, 4a, 4b & 9: Precast façade installation continues.
- Building 8: Precast façade installation will be complete.
- Internal fitout continues on Buildings 3, 5, 6, 7, as well as The Riding School.
- Landscaping works will continue across site.
- Prefabricated bathroom pods continue to arrive to site.
- 4th, 22nd & 23rd June: 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 [simon.howarth@stjohnswoodsquare.com](mailto:simon.howarth@stjohnswoodsquare.com) or call 020 3109 0215.

Out-of-hours, you can contact our on site security team 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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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.