



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

Latest progress at St John's Wood Square

Significant progress has been made this month along the western side of the site on Queen's Terrace, where the structural building frames are now clearly taking shape. As the concrete structures for Buildings 1 and 2 near completion, attention will shift to the installation of their precast façades from May. This will be an important step towards seeing the finished appearance of the buildings and character of Queen's Terrace.

Elsewhere, the buildings along Ordnance Hill and in the centre of the site remain the most advanced. Internal fit-out continues within Buildings 5 and 7 (the townhouses on Ordnance Hill), with multiple trades progressing internal finishes and building services. At the same time, façade installation on Buildings 3 and 6 is nearing completion, with roof works and the installation of mansard roof coverings to follow.

Façade installation is also now underway across several other areas of the site, including Buildings 4a and 4b in the south, the Building 8 townhouses on Ordnance Hill, and the new structure for Building 9 at the corner of Queen's Terrace and Queen's Grove.

Alongside construction of the buildings, preparatory works for landscaping continue, including along the main routes through the site and within the Sanctuary Garden.

UKPN WORKS ON ORDNANCE HILL

UKPN will shortly be installing new underground electricity cables in the area, including along Ordnance Hill. While these works are unrelated to the St John's Wood Square development, Multiplex is liaising with UKPN and Westminster Council to ensure continued access to our site during their works.

Building 9 façade retention system removal



Building 9 façade following removal of retaining supports, including the historic St. John's Tavern sign.

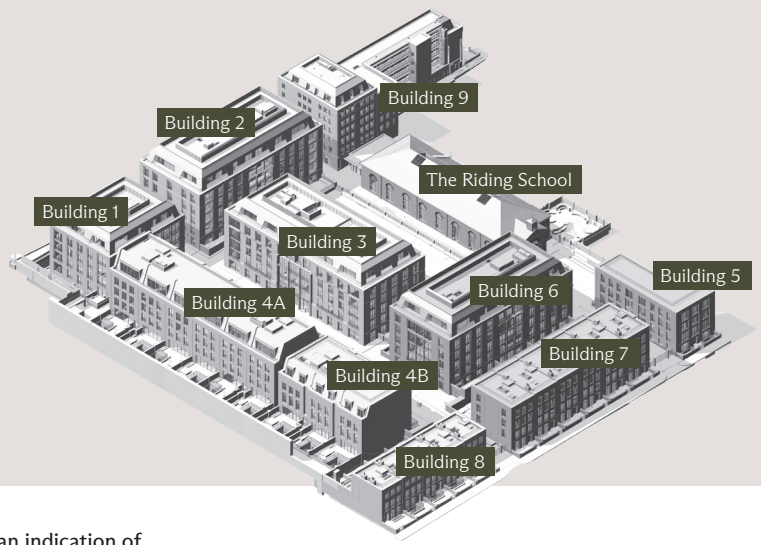
This month marks an important milestone for Building 9 on Queen's Terrace with the removal of the steel façade retention structure, which has been in place since mid-2024. This temporary framework has supported the historic frontages along Queen's Terrace and Queen's Grove while construction progressed behind them.

Over recent months, a new structure has been carefully built and integrated with these retained façades, allowing the support system to now be removed. Work will continue to sensitively restore the exterior, including the installation of new windows, ensuring the character of the original buildings is preserved.

Dating back to the 1840s, these façades are among the site's most historic features. One notable element, the original St John's Tavern sign, is being carefully protected and will be retained as part of the finished development.

What's Happening Next: May – July 2026

A number of new activities are set to begin on site over the next three months, including the start of façade installation along Queen's Terrace for Buildings 1 and 2, as well as roof works starting on Buildings 4a, 8 and 9. Façade and window installation will continue across Buildings 4a, 4b, 8 and 9, while internal fit-out will progress for Buildings 3, 5, 6 and 7, as well as the Riding School. At the end of April, Multiplex removed the first tower crane from site, beginning with the crane on the north-eastern side near 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.

MAY 2026

- Buildings 1 & 2: Expected superstructure completion and commencement of precast façade installation.
- Buildings 4a, 4b, 8 & 9: Façade panels continue installation.
- Buildings 3, 5, 6, 7 & The Riding School: Internal fit-out continues.
- Building 4a, 8 & 9: Roof work commences.
- Building 9: Removal of the concrete elements of the façade retention system completes.
- Prefabricated bathroom pods continue to arrive on site. Some of these will be out-of-hour deliveries.
- Landscaping works will continue across site.
- 20th & 26th May – Tower Crane maintenance activities (single operative working out-of-hours).

JUNE 2026

- Buildings 1, 2, 4a, 4b & 9: Precast façade installation continues.
- Building 8: Precast façade installation will be complete.
- Building 4a, 8 & 9: Roof work continues.
- Buildings 3, 5, 6, 7 & The Riding School: Internal fitout continues.
- Landscaping works will continue across site.
- Prefabricated bathroom pods continue to arrive to site.
- 4th, 23rd & 25th June: Tower Crane maintenance activities (single operative working out-of-hours).

JULY 2026

- Buildings 1, 2, 4a, 4b & 9: Precast façade installation continues.
- Building 9: Precast façade installation will be complete.
- Building 4a, 8 & 9: Roof work continues.
- Buildings 2 & 4b: Roof work commences.
- Buildings 3, 5, 6, 7 & The Riding School: Internal fitout continues.
- Building 8: Internal blockwork commences.
- Landscaping works will continue across site.
- Prefabricated bathroom pods continue to arrive to site.
- 15th, 21st & 30th July: 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 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.



PREFER AN EMAIL? Update your preferences using the adjacent QR code, or by emailing us at info@stjohnswoodsquare.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

MULTIPLYX

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.