A NEW LONDON LANDMARK

one blackfriars

london

St George
Designed for life
ONE BLACKFRIARS IS A MAGNIFICENT ADDITION TO THE LONDON SKYLINE. ENVISAGED AS AN AWE-INSPIRING SCULPTURE ON THE RIVER THAMES, THE 170 METRE TOWER IS IDEALLY LOCATED TO EMBRACE LONDON’S RICH CULTURAL LIFE ON THE SOUTHBANK.
The One Blackfriars development is regenerating a key site on Blackfriars Road in Southwark, which had been unused and unoccupied for more than a decade, and is creating an exciting new landmark on the London skyline.

Designed by RIBA award-winning architect Ian Simpson, the development comprises three buildings including a 170m sculptural tower, as well as a beautifully landscaped public piazza.

Due for completion in 2018, One Blackfriars will comprise:
- 274 new homes
- 161 bedroom boutique hotel
- 14,000 sq ft of retail space
- 888m² of landscaped space, including a new public piazza
- A viewing lounge on the 32nd floor of the tower for the community, local businesses, residents and hotel guests

St George has contributed £29 million towards affordable homes in Southwark and this major construction project is providing hundreds of jobs and training opportunities for local people.

“The landmark One Blackfriars tower is a fantastic addition to London’s skyline and signposts the gateway to Southwark; signifying the borough’s continued success and on-going regeneration.

One Blackfriars makes an important contribution to our vision for the transformation of Blackfriars Road: delivering new homes, jobs, a boutique hotel and a landscaped public piazza. I am delighted that local residents are benefitting from employment and training opportunities on the development.”

COUNCILLOR PETER JOHN, LEADER OF SOUTHWARK COUNCIL
**DESIGNING ONE BLACKFRIARS**

The concept for the One Blackfriars tower was first envisaged by architect Ian Simpson over fifteen years ago: inspired by the elegance of the Lansetti II glass vase by Finnish artist Timo Sarpaneva, and the site’s unique location close to the Thames and City of London.

The masterplan comprises three distinct buildings linked by a landscaped piazza.

The centrepiece is the 50 storey residential tower with a unique, softly curved sculptural form. Its glass façade graduates in fifteen coloured tones ranging from earth to sky.

The tower will provide panoramic views of London, with a viewing lounge on the 32nd floor for the local community and businesses.

The other two buildings echo the architectural language of the tower, utilising soft sculptural curves and light stone building materials.

To the west of the site, facing Rennie Street, is a 161 bedroom boutique hotel, to be operated by Amerimar.

To the south, fronting Stamford Street, is the retail and leisure building which will include the residents’ facilities and 14,000sq ft of new shops.

The piazza will be at the heart of the development, creating an attractive new public space for residents, the local community and visitors to the area.

“I wanted to express the dynamic sense of movement in this unique place; by the river, at the gateway to Southwark, and with St Paul’s Cathedral in the distance. The building tilts slightly as it rises up from the ground, embracing the city.”

ARCHITECT
IAN SIMPSON
BUILDING ONE BLACKFRIARS

One Blackfriars is one of the most complex and ambitious residential developments being undertaken in London.

Its frame structure supports 50 residential storeys with a triple-level basement. The façade has two skins which maximise the building’s efficiency, made from over 9,100 individual panels of specifically designed glass.

The project will have an on-site construction workforce of 1,400 people at its peak, using materials supplied by skilled craftspeople from across the UK and beyond.

The project is managed by developer St George, with principal subcontractors Multiplex and Laing O’Rourke.

“The One Blackfriars team shares the same attention to detail, drive, passion and integrity – you’ll find these core values running right the way through the supply chain.”

STEPHEN KIRWAN, PROJECT DIRECTOR
Southwark residents are finding employment and training opportunities with the help of St George’s dedicated Workplace Coordinator.

So far the site has supported 28 work experience placements and 30 apprenticeships in a range of trades, including electrical installation, brickwork and steel fixing.

Johanna Tia Dorey, who is a Southwark resident, has been training as a plumber at One Blackfriars since April 2016. She is working on site with Briggs and Forrester four days a week and studying for a diploma at Lewisham and Southwark College for the remaining day.

“I used to be a baker but wanted to change my career. I’ve always loved being ‘hands on’ and doing physical work, and I never get bored of doing DIY at home, so I decided to pursue a job in plumbing. I’m really enjoying the practical experience of learning on the job.”

JOHANNA

In March 2016 St George ran a two week employability programme for seventeen Southwark residents to help them get the skills they need to start a career in construction at One Blackfriars. The candidates were provided with job interview and CSCS training, a BTEC level 1 Health and Safety course and a tour of the construction site.
SUPPORTING THE LOCAL COMMUNITY

Through the planning obligations from One Blackfriars, £29 million is being invested in affordable homes in Southwark. The final payment was made in December 2016. This money is contributing towards Southwark’s council house building programme, including the Willow Walk development in Bermondsey which has delivered 75 affordable homes. Residents moved into Willow Walk in January 2016, two years before One Blackfriars is due to complete.

A further £6.6 million is contributing towards local services, public spaces and infrastructure. £190,000 was invested in October 2016 on improvement works to Nelson Square Gardens which will deliver a new children’s play area, outdoor gym and sports facilities and landscaped gardens.

St George is proud to be a partner of the Young Theatre Makers: an employability programme by Southwark charity London Bubble, which engages and inspires young unemployed people with theatre and helps them gain important employability skills with bespoke training and work experience placements.

One Blackfriars has supported the Young Theatre Makers with a three year partnership. St George has promoted jobs in construction to the participants through site visits and offering work experience placements.

“The support from St George is enabling us to help many more young people. We have seen young lives transformed by theatre: people from challenging backgrounds have developed the self-confidence and resilience to prepare them for the world of work.”

JONATHAN PETHERBRIDGE, CREATIVE DIRECTOR OF LONDON BUBBLE

St George supports community and cultural projects in the area, such as sponsoring Blackfriars Stories: an annual programme of outdoor theatre and community events along Blackfriars Road. Spare timber from the construction site has been donated for an art installation in the Tate Modern gallery.

St George’s Work Place Coordinator is helping Southwark residents find work and training opportunities on the development. A One Blackfriars Job Fair was hosted in June 2016 and attended by 55 local people.

The construction site has hosted educational visits from local schools, colleges and charities, including Notre Dame Girls’ School South Thames College and the Moneypenny Foundation.

St George staff take part in Young Theatre Makers fundraising pancake race, February 2016

Site visit from candidates on the Moneypenny Foundation’s employability programme, October 2016

One Blackfriars Jobs Fair, June 2016

Site visit from Young Theatre Makers, February 2016

Time capsule burial by Notre Dame Girls’ School, May 2014

Young Theatre Makers Gala, December 2015
THE ONE BLACKFRIARS STORY

2000

March 2009
Planning permission is granted for a sculptural tower designed by Ian Simpson

2003
Buildings demolished

2011
St George acquires the site from receivers

2012
December
St George amends the planning permission to: move the hotel into a separate building; replace the hotel floorspace in the tower with homes; create a public piazza at the ground level; and provide a community viewing lounge on the 32nd floor of the tower

2013
October
Construction starts with ground breaking ceremony attended by Council Leader Councillor Peter John, architect Ian Simpson and Michael Bryn-Jones Managing Director of St George

2015
February
Slab base of the tower is poured over one continuous 24 hour sitting

2016
April
One Blackfriars receives a Gold Considerate Constructors award and is the runner up for the UK's Most Considerate Site award

May
Construction starts on the hotel

2017
January
Construction of podium starts

2018

May
The hotel under construction

June
The construction team celebrates reaching half way of the tower

November
The development will complete with homes handed over to residents, and the hotel and shops opening

2001
Two buildings on Blackfriars Road used as the headquarters for Sainsbury’s supermarket are considered beyond their useful life and left empty. Sainsbury’s moves to its headquarters to Holborn Circus

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Planning permission is granted for a sculptural tower designed by Ian Simpson

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DELIVERING ONE BLACKFRIARS

At its peak, about 1,400 people will work on the construction of One Blackfriars: more people than work at Stansted Airport

The tower’s slab base is made from 3,200 m³ of concrete, which was poured in one continuous 24 hour sitting

The development will have 2,500 doors: six times as many as the White House

There will be 888m² of landscaped public space: 1.5 times the size of New Street Square in the City of London

9,135 panes of glass will be installed on the inner and outer façades: 13 times the number used on the Louvre in Paris

On a clear day, you will be able to see more than 28 miles from the top floor of the tower

It will take 8 million working hours to complete One Blackfriars

80 Miles of underfloor heating pipework is being installed: equivalent to the distance from London to Cambridge
One Blackfriars on the London skyline

Computer Generated Image
St George is proud to be a member of the Berkeley Group, London’s leading mixed use developer and a FTSE 250 company. We regenerate brownfield land to create thriving new communities in attractive landscaped environments.

Since 2000, St George has delivered 9,500 homes, 2,700 (30%) of which are affordable, 920,000 sq ft of commercial floorspace and 83,000 sq ft of community space, as well as 36 acres of open space. Each home St George delivers creates or sustains 5.6 jobs.

For more information please contact

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June 2017