



SUSTAINABILITY GUIDE



one blackfriars
london



SUSTAINABLE DESIGN

ONE BLACKFRIARS, ON THE SOUTH SIDE OF BLACKFRIARS BRIDGE, WILL BE A LANDMARK DEVELOPMENT DESIGNED BY IAN SIMPSON ARCHITECTS, DELIVERING A NEW MIXED USE DESTINATION FOR SOUTHWARK.

The development includes 274 exceptionally designed residential apartments, a 162 bedroom boutique hotel, retail, café & restaurant space and a new landscaped piazza for enjoyment of the public.

We have carefully considered a variety of features to reduce the environmental impact of both the construction phase and the completed development to make it easier for you to live a healthy, sustainable lifestyle.

The high quality landscaping will provide planting, water features and seating areas. The trees will moderate the climate, improve air quality, conserve water and harbour wildlife. An intensive green roof has been incorporated into the design of the Retail and Leisure building with plant areas and biodiverse wild flower planting which will attract a variety of species.



A Sustainable Location

ONE BLACKFRIARS IS LOCATED IMMEDIATELY TO THE SOUTH OF BLACKFRIARS BRIDGE, AND BENEFITS FROM EXCELLENT TRANSPORT CONNECTIONS WHICH PROVIDE QUICK AND EASY ACCESS TO THE WEST END, THE CITY OF LONDON AND CANARY WHARF.



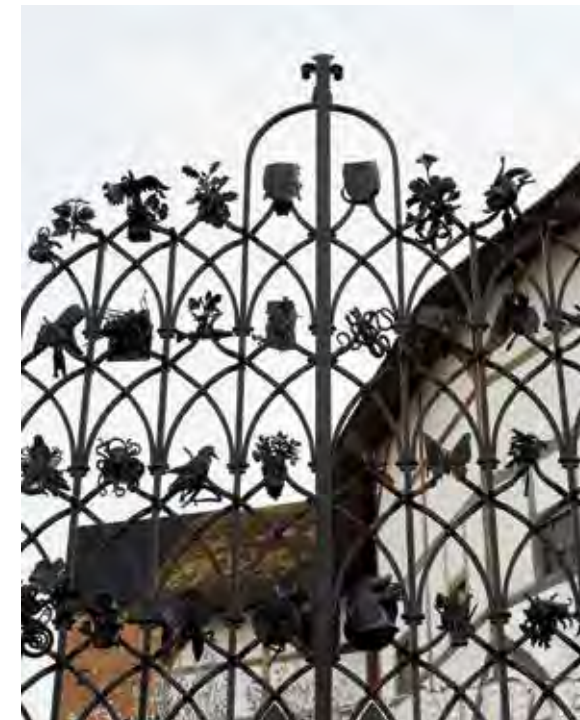
COMPUTER ENHANCED IMAGE OF ONE BLACKFRIARS IS INDICATIVE ONLY

Culture and Amenities

OVERLOOKING THE RIVER THAMES, ONE BLACKFRIARS IS WITHIN CLOSE PROXIMITY TO WORLD-CLASS VENUES, A FLOURISHING ARTS SCENE WITH THEATRE, ART, BALLET, MUSEUMS & CLASSICAL AND CONTEMPORARY MUSIC.

The Royal Festival Hall, the Hayward Gallery, the British Film Institute, the National Theatre, Tate Modern, the Old & Young Vic Theatres and Shakespeare's Globe attract visitors from all over the world.

One Blackfriars is located on the capital's most vibrant riverside destination. Renowned for its exciting, cosmopolitan restaurants and bars, with artisan and specialist producers at historic Borough Market, the area attracts a collection of London's best restaurants, such as fish and seafood specialists Wright Brothers and British seasonal produce at Roast, in the heart of Borough Market.



Above: GLOBE THEATRE
Top right: ONE NEW CHANGE
Right: TATE MODERN
BLAVATNIK BUILDING



Exemplary Design

ONE BLACKFRIARS HAS BEEN DESIGNED BY AWARD-WINNING ARCHITECT IAN SIMPSON, DIRECTOR OF ONE OF THE UK'S MOST VISIONARY AND SUCCESSFUL ARCHITECTURAL PRACTICES.

Every aspect of the Tower embodies the values of exemplary design; inspired by the Lansetti II Vase, the curved geometry and transparent glass surface of the Tower effortlessly combines both beauty and sustainability.



COMPUTER GENERATED IMAGE OF ONE BLACKFRIARS IS INDICATIVE ONLY



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Environment and Sustainability:

ONE BLACKFRIARS' RESIDENTIAL ASPECT OF THE DEVELOPMENT IS METICULOUSLY DESIGNED WITH EFFICIENCY AND SUSTAINABILITY AT ITS CORE. THE HOTEL HAS BEEN DESIGNED TO ATTAIN AN IMPRESSIVE BREEAM EXCELLENT COMPLIANCE RATING AND THE RETAIL SPACE - BREEAM VERY GOOD RATING. THIS WILL ACHIEVE AN OVERALL 25% IMPROVEMENT OVER THE STANDARD BUILDING REGULATIONS.

This will be achieved using the following methods:

- A double skin façade will improve the thermal performance of the homes by limiting heat losses, louvres within the outer façade will help naturally cool the apartments.
- Solar panels will also be included on the roof of the hotel building.
- Vertical solar shading fins will reduce heat gains in the hotel and minimise the risk of overheating.
- The opaque elements of the façade will be insulated to minimise heat losses. The glazing will also include a special coating to limit heat losses through the windows.
- Efficient heating, cooling and ventilation systems fitted throughout, with air source heat pumps in the residential aspect.
- Planted roof systems have been developed for the hotel and retail buildings to help nurture ecology in an urban environment. These increase the amount of CO₂ absorbing plantlife on the development.
- Rainwater reduction tanks will be installed to reduce the risk of flash flooding.
- The residential apartments will be fitted with mechanical ventilation with heat recovery which continuously extracts air from the kitchen & wet zones, and supplies fresh air to living rooms and bedrooms. The hotel will be mechanically ventilated from central air handling units.
- A combined heat and power plant will deliver 100% of the hot water demand for the development, including the swimming pool.
- The use of motion and daylight sensing controls for lighting minimise energy usage.
- Both the residential and commercial portions will be supplied with energy efficient LED lighting.
- All white goods provided for the residential apartments will benefit from a minimum efficiency rating of A.
- Smart meters will be provided for recording energy consumption data, allowing occupants to target high consumption figures and reduce them where possible.



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One Blackfriars

Energy Efficiency

ELECTRICITY AND WATER

At St George we continually work to reduce the need for resources and use of energy, by good design and the use of appropriate technology.

The water consuming fixtures and fittings in the homes are selected to make sure that they use less water than the average household in the UK. This includes water efficient taps, showers and toilets with dual-flush mechanisms.

LOW CARBON AND RENEWABLE ENERGY

Heating and hot water is supplied to all apartments via a communal heating system, which allows all residents to benefit from the combined heat and power (CHP) generation unit. A CHP unit generates heating and power very close to the point of use, which reduces transmission losses.

Reducing Waste

In a commitment to meet high standards for sustainability, and in turn recycle waste, the refuse facilities on site allow separation of recycling from general waste, meaning significantly less waste goes into unsustainable means of disposal.

The average UK household produces over a tonne of rubbish each year, most of which is fully recyclable. Recycling also conserves energy as well as raw materials, and at St George we see managing waste and encouraging recycling as part of our green responsibilities. We have found that with good design that makes recycling easier, we can encourage residents to contribute to recycling.

All residents and commercial operators at One Blackfriars have access to recycling facilities which are sensitively sited to be both convenient and unobtrusive. Waste can be segregated, making recycling easier and more effective, and as experience has shown, maximising the recycling volumes achieved.



PHOTOGRAPH OF THE HEPWORTH SHOW APARTMENT BEDROOM 1 EN-SUITE

Residents' Facilities

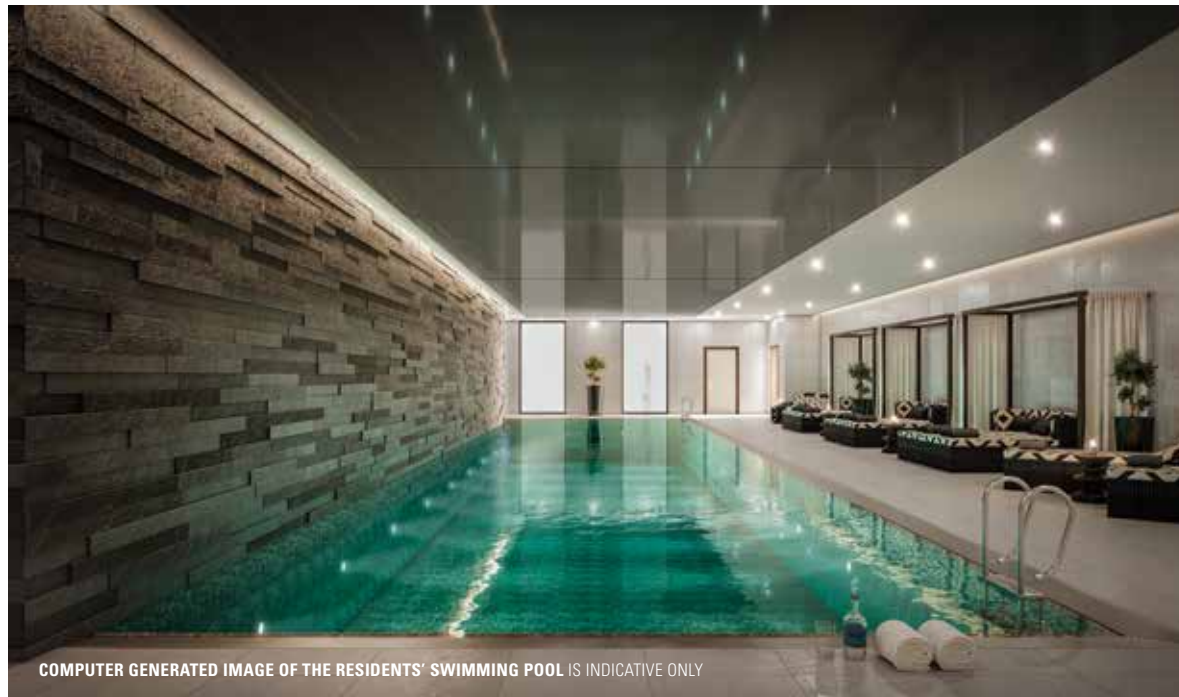
WITH ITS STUNNING POOL WITH HYDROTHERAPY AND LOUNGERS, THE ELEGANT RESIDENTS' SPA PROVIDES A CALM OASIS AWAY FROM THE DEMANDS OF LONDON LIFE.

The thermal suite offers an invigorating range of facilities. Enjoy a water massage in the Vichy shower, experience the arctic chill of the snow cabin and ice fountain, and relax in the heat of the suite's sauna and steam room. A separate female-only sauna will also be available within the spa, along with a private room for the latest treatments to enhance health and well-being.

There are numerous other leisure facilities on offer at One Blackfriars; residents can relax in the fitness suite, whose state-of-the-art gym overlooks a private garden space, enjoy a cold beverage at the juice bar, or entertain themselves with the golf simulator and cinema screening room.



COMPUTER GENERATED IMAGE OF THE RESIDENTS' THERMAL SUITE IS INDICATIVE ONLY



COMPUTER GENERATED IMAGE OF THE RESIDENTS' SWIMMING POOL IS INDICATIVE ONLY

An Asset for the Community

The 32nd floor executive lounge will benefit from spectacular views of Westminster and St Paul's Cathedral. The space will be available to book for receptions, meetings or events by local businesses within the borough of Southwark.

Residents can also take advantage of One Blackfriars' wine cellar facility, where private space is available for hire, allowing storage of fine wines under controlled temperature and humidity settings.



COMPUTER GENERATED IMAGE OF THE RESIDENTS' SCREENING ROOM IS INDICATIVE ONLY



COMPUTER GENERATED IMAGE OF THE 32ND FLOOR EXECUTIVE LOUNGE IS INDICATIVE ONLY AND SUBJECT TO REVIEW



Sustainable Transport

Underground – Blackfriars station is 200 metres to the north and provides access to the District and Circle underground lines. Southwark station is 350 metres to the south and provides access to the Jubilee underground line. Waterloo station is 750 metres to the west and provides access to the Northern, Jubilee and Waterloo and City underground lines.

Overground – Waterloo mainline station is the busiest railway station in the UK, with over 91 million passengers in 2010/11. It is 750 metres to the west and provides services to Guildford, Southampton, Portsmouth, and the South West London suburbs. Blackfriars station gives access to the Thameslink mainline services. Cannon Street station is around 1 mile to the north and gives access to mainline services to Ashford, Canterbury and Hastings.

Car Club – For any residents looking for sustainable alternatives there will also be an on-site Car Club, which will be subsidised by St George for the first 3 years, as well as electric vehicle charging points for electric cars.

Walking – The ability to walk away from traffic, along the River Thames from Westminster Bridge in the west to Tower Bridge in the east, is a key to the success of Blackfriars as a truly sustainable destination.

Cycling – Santander Cycle Hire
The development is providing over 300 cycle parking spaces in the basement as well as several cycle parking stands at ground level for visitors and members of the public. In addition to this, Santander Cycle Hire bicycles will be available on Stamford Street, directly next to One Blackfriars.

Cycle Superhighway – As part of the Mayor’s planned ‘Cycle Superhighway’ scheme, a new cycle path passing directly outside of the One Blackfriars site was constructed in 2016. Running along Blackfriars Road, the path will link Elephant & Castle to the City, and unlike other cycle paths across London, it will be completely segregated from the traffic flow. Such segregation will help to ensure optimal safety for bicycle users, helping to promote sustainable travel throughout the capital.

Riverboats – There are regular riverboat services from the London Eye Pier and private water taxis for hire from Festival Pier. In addition to this, the Thames Clipper – London’s leading riverbus service – provides commuters and sightseers with a unique mode of transport.

International – London City airport is located 8 miles to the east of One Blackfriars and can be reached in a journey time of approximately 20 minutes from Southwark station via the Jubilee Line and the Docklands Light Railway (DLR). London Heathrow is served via high speed rail link from Paddington station, which is accessed via the District Line from Blackfriars station. Eurostar services from King’s Cross St Pancras station can be accessed via the City Thameslink from Blackfriars station with a journey time of around 15 minutes.



Marketing Suite

Open Monday to Saturday: 10:00am – 6:00pm | Thursdays: 10:00am – 8:00pm | Sunday: 10:00am – 5:00pm

1–16 Blackfriars Road, London, SE1 9PB

+44 (0) 20 7871 7188 | oneblackfriars@stgeorgeplc.com | oneblackfriars.co.uk



VIEW FROM THE 36TH FLOOR OF ONE BLACKFRIARS IS INDICATIVE ONLY

Our Vision

BERKELEY GROUP BUILDS AWARD WINNING HOMES OF OUTSTANDING QUALITY, WHICH EXCEED EXPECTATIONS ON ALL LEVELS. WE ALSO MAKE A VITAL CONTRIBUTION TO THE LANDSCAPE, TO THE COMMUNITIES WE HELP CREATE, AND TO THE ENVIRONMENT, THROUGH OUR COMMITMENT TO EXCELLENCE IN DESIGN, SUSTAINABILITY, AND ADDRESSING THE NEEDS OF OUR CUSTOMERS AND OUR NEIGHBOURS. IN ESSENCE WE CREATE EXCEPTIONAL PLACES TO LIVE.

Our Vision commitments:

AN EXCEPTIONAL CUSTOMER EXPERIENCE

Every customer benefits from our Berkeley Customer Satisfaction Commitment, with dedicated sales teams to provide exceptional service throughout the buying process, and Customer Service teams look after your needs after you have moved in.

GREENER, MORE ECONOMICAL HOMES

Our new homes are designed to use 26% less water and their CO₂ emissions are 76% lower than an average home*, saving you significant amounts on your utility bills. We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles.

CREATING SUSTAINABLE COMMUNITIES

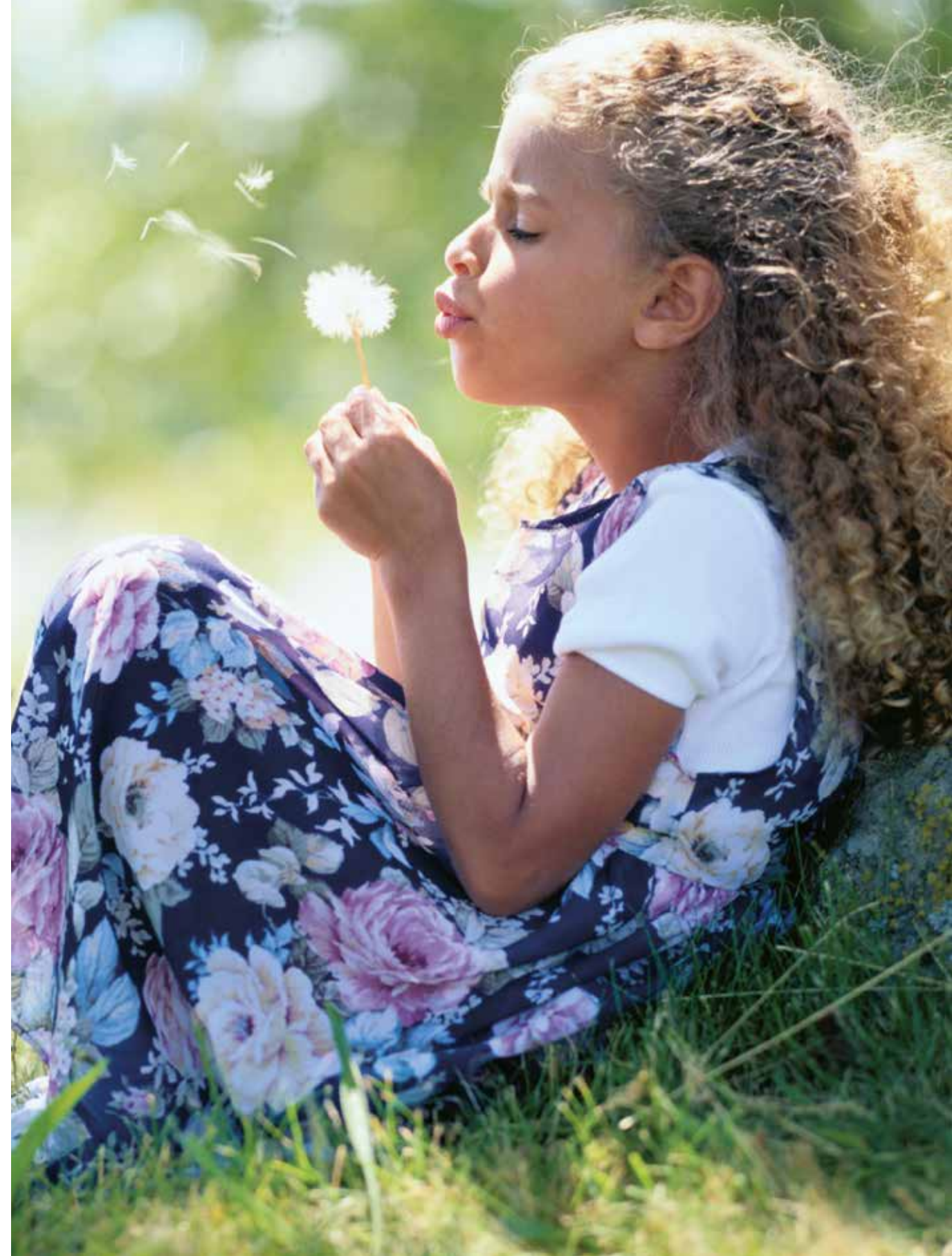
We make sure the homes and places we create are safe and secure. Our homes are also adaptable to meet the changing needs of individuals and families. We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme.

A COMMITMENT TO THE FUTURE

We set targets to reduce water use and CO₂ emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

* Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk

Some features are only applicable to specific developments. Please ask Sales Consultant for further information.



Designed For Life

OUR CUSTOMERS ARE AT THE HEART OF ALL OUR DECISIONS. WE AIM TO UNDERSTAND THEIR NEEDS AND CONSISTENTLY MEET OR EXCEED THEIR EXPECTATIONS. THE SERVICE WE PROVIDE IS PROFESSIONAL, EFFICIENT AND HELPFUL TO MAKE THE HOME BUYING PROCESS AS STRAIGHTFORWARD AND ENJOYABLE AS POSSIBLE. OUR LEVELS OF CUSTOMER SERVICE AIM TO BE COMPARABLE TO OTHER TOP BRANDS.

CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from St George they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, St George operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St George's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

ST GEORGE CREDENTIALS



St George PLC creates residential and mixed-use developments across the capital. The St George portfolio includes Kew Bridge, London Dock, Fulham Reach, Chelsea Creek and The Tower, One St George Wharf on the banks of the River Thames.

St George PLC has built an impressive reputation and won awards for regenerating disused parts of the capital and transforming them into vibrant communities in attractive landscaped grounds, offering on-site facilities such as fitness suites, business centres, concierge service, shops, cafés and restaurants.

St George PLC specialises in quality mixed-use regeneration schemes participating in the government's 'Constructing Excellence' agenda, and was the first residential developer to be granted 'The Queen's Award for Enterprise: Sustainable Development'.



Proud to be a member of the Berkeley Group of companies

oneblackfriars.co.uk

