



CIRCUS SE 1

DESTINATION GUIDE

WELCOME TO
LONDON'S HUB



Backstage in the capital

Location in London is all about the Thames. Approaching Westminster, the river loops through the centre of the capital right up to Tower Bridge. As every cabbie knows, this makes Southwark the most connected part of London. Pick the right bridge, and you're in Westminster, the West End or The City.

Of course, there's no reason why you'd want to cross the river at all. In the last few years, Southwark has established itself as the most dynamic area in zone 1, combining business expansion with its historic backstage vibe: the place where directors, architects and chefs experiment with new forms.

Blackfriars Circus is at the centre of all of this. If you're after history, wander west to the Houses of Parliament; for culture, Tate Modern and the National Theatre are to the north; if you're hungry, head east to Borough Market or Maltby Street. In every direction, you'll discover Southwark's charming backstreets, alive with artists, actors and foodies.

That's what excites us about the area: it's not just the headline acts – Southwark's a real community right in the middle of London. But before going backstage, let's zoom in on Blackfriars Circus...



London by foot or superhighway

Blackfriars Circus will consist of 336 new homes – 1 bedroom suites, 1, 2 and 3 bedroom apartments and penthouses – as well as proposed shops, cafés and small businesses. It will create two new public spaces as well as roof gardens for residents that offer views across London.

Alongside this, Blackfriars Road is being regenerated to make it more amenable to pedestrians. The pavements will be widened, trees planted and a new cycle superhighway will take cyclists from Elephant & Castle to King's Cross safer and speedier than ever before.

1 mile
to the City

1 mile
to London Bridge

1 mile
to the Houses of Parliament

10 minutes or less
to 3 different Tube stations, by foot

15 minutes
to the West End by Tube

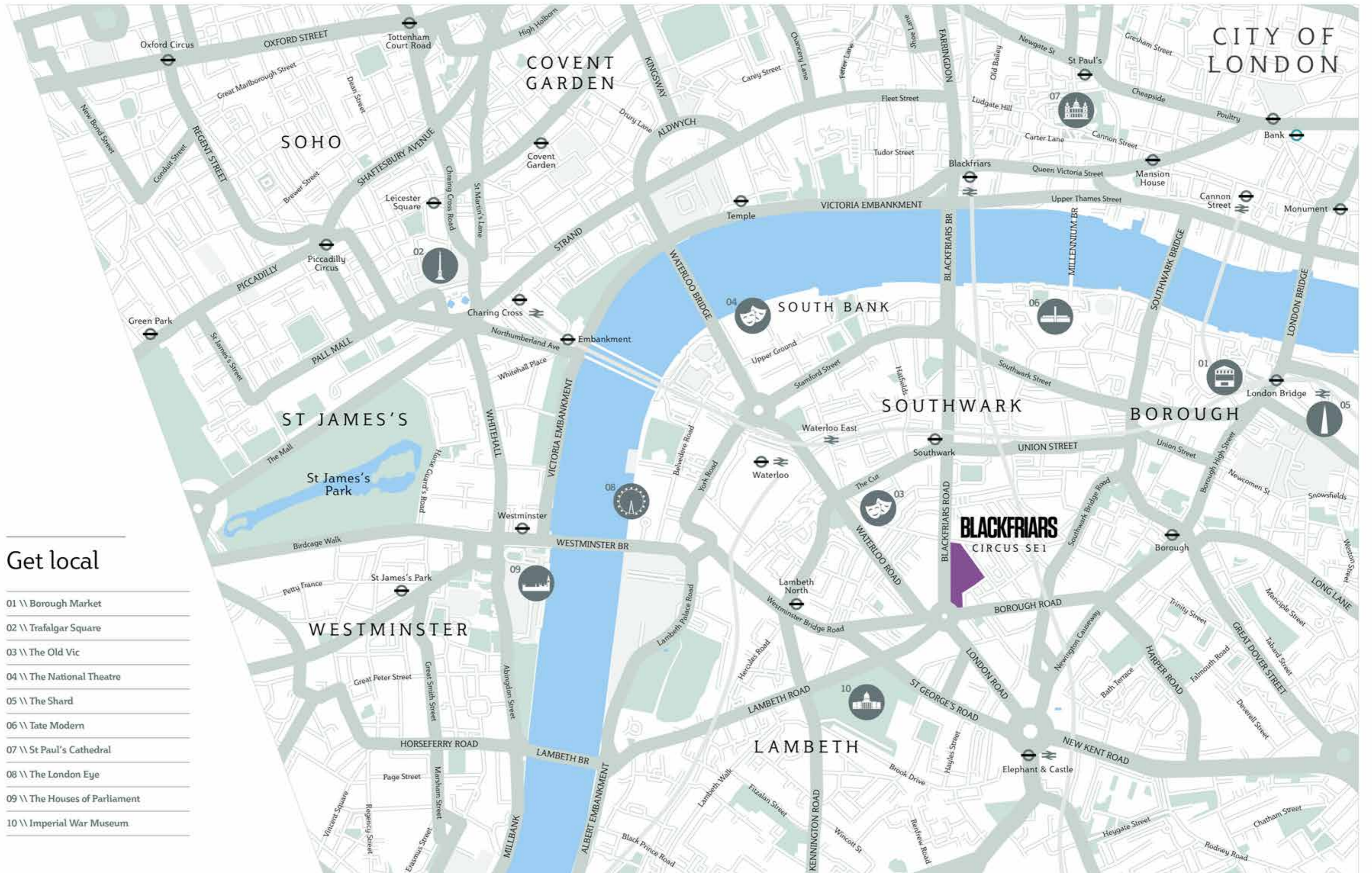
15 minutes
to St Pancras International by Tube





From home to the hotspots

With five roads radiating out like spokes, Blackfriars Circus is perfectly placed for you to get where you want to go and enjoy all London has to offer.



Get local

- 01 \ \ Borough Market
- 02 \ \ Trafalgar Square
- 03 \ \ The Old Vic
- 04 \ \ The National Theatre
- 05 \ \ The Shard
- 06 \ \ Tate Modern
- 07 \ \ St Paul's Cathedral
- 08 \ \ The London Eye
- 09 \ \ The Houses of Parliament
- 10 \ \ Imperial War Museum



LET'S TAKE A WALK

#01

Meet the
locals

Craig & Natalie \\
Founders and owners
Scooter Caffé

Peter \\
Peter

The coffee that drove the scooters away

"When I set up on Lower Marsh 15 years ago, it was just about selling and repairing the vintage Vespas and Lambrettas that I was bringing over from Italy. But I had also acquired an espresso machine and over the years the coffee drinkers multiplied. One by one, tables replaced the scooters."

Since we've been here, the area's changed a lot. There's so much more going on – everyone seems to be starting up their own thing. I've got several businesses now: a bakery, a coffee roaster, two cafés and a scooter workshop, all pretty local. There's no big plan. I just like creating places I'd want to come to, and re-building machines I'd like to take for a spin."

Scooter Caffé \\
132 Lower Marsh



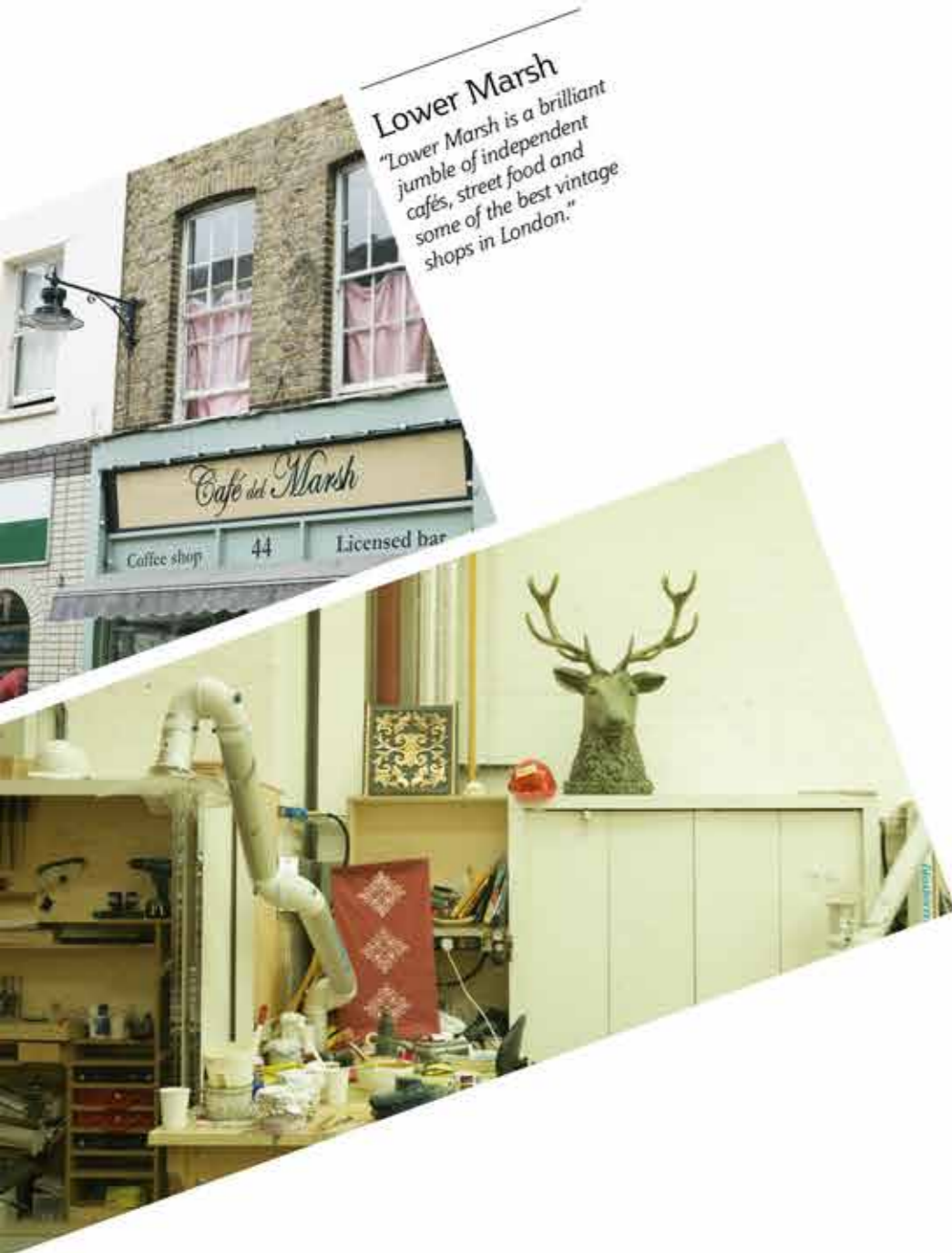
El Vergel \\
132 Webber Street
"This is a great place. All the waiters and waitresses are Mexican – it's the most authentic South American food I've found in London."

#02

Meet the locals

Lower Marsh

"Lower Marsh is a brilliant jumble of independent cafés, street food and some of the best vintage shops in London."



Jess \\\nStage engineer
The National Theatre

Creating it from scratch

"When the National Theatre was created, the vision was to have a place where everyone could work together: actors, directors, set designers and prop makers. We have to learn new skills with every production because we make most things from scratch. It's easier to make a new chair than trying to make an existing one lighter or stronger or more fire-retardant."

I know Southwark inside out – for a while, I lived on Lower Marsh. I love it. There are all sorts of interesting independent shops. We actually get a lot of the more unusual materials we need here at the National locally."

The National Theatre \\\nUpper Ground \\\nSouth Bank





#03

Meet the
locals



George & Harry \\
Salvage pioneers and
Maltby Street Market
co-founders

Keeping it fresh

"Lassco started with our great-grandfather – he was a cabinet-maker. The salvage bit came a lot later, with our dad, in 1979. The secret is keeping everything as fresh as possible – so people are always stimulated. We sometimes host the Disappearing Dining Club at Lassco and we have regular exhibitions. That's how Maltby Street Market began: it was us and our neighbours encouraging people to come down and discover something different."

For a lot of the stallholders, Maltby Street's about experimenting. In the last four years, it's become a proving ground for start-ups trying new approaches to food or drink. There are an insane number of success stories that started right here."

Lassco Ropewalk \\ 41 Maltby Street

Maltby Street Market \\ Ropewalk

"It's impossible to pick out one stall, there are so many awesome ones. Just make sure you are hungry."



#04

Meet the locals

The Boot & Flogger 11
10-20 Redcross Way
"This has been the printing
trade's watering hole for
as long as I can remember.
It's a beautifully appointed
wine bar, unlike anywhere
else in the city."

Clifford 11
Co-owner
RK Burt & Company

Papers past and present

"Fifteen years ago, this part of town was very different. There was a lot of light industry, hardly anywhere to eat, and it was empty in the evening. These days there are new dining places opening all the time but it's almost impossible to bring our delivery trucks in!"

We've been supplying paper in London for 120 years. We import paper from all over the world: Japan, Nepal, Egypt, Italy, France and the Scandinavian countries.

We also have a gallery space here – we encourage students to organise exhibitions and sell their work. You see, art schools are good at teaching students to apply paint to surfaces but they're not so good at showing them how to make a living."

RK Burt paper suppliers 11
57-61 Union Street

It's all going on \\
Nowhere is as vibrant
as the Southbank.



#05

Meet the
locals

Eric \\
Cobbler and owner
Cobbler's Nest



Cut, glue, stitch

"I learnt to make shoes back in Jamaica. I was a shop boy and the boss saw I had an interest. He taught me to cut, glue and stitch the leather. Nowadays, I'm one of the last solo cobblers in London. I have customers from all over. Last year, the Royal College of Fashion asked me if I can teach their students the traditional skills."

I moved to Borough because at a party I fell for a girl, and that girl lived in Borough! When I came here, I saw lots of business types walking around and I thought 'they'll need new shoes some day - this would be a good place for a cobbler'."

Cobblers Nest \\ 76 Redcross Way



The Lord Clyde \\
27 Clennam Street
*"A great old pub, lovely
beer - and it happens to be
just round the corner from
my shop."*

#06

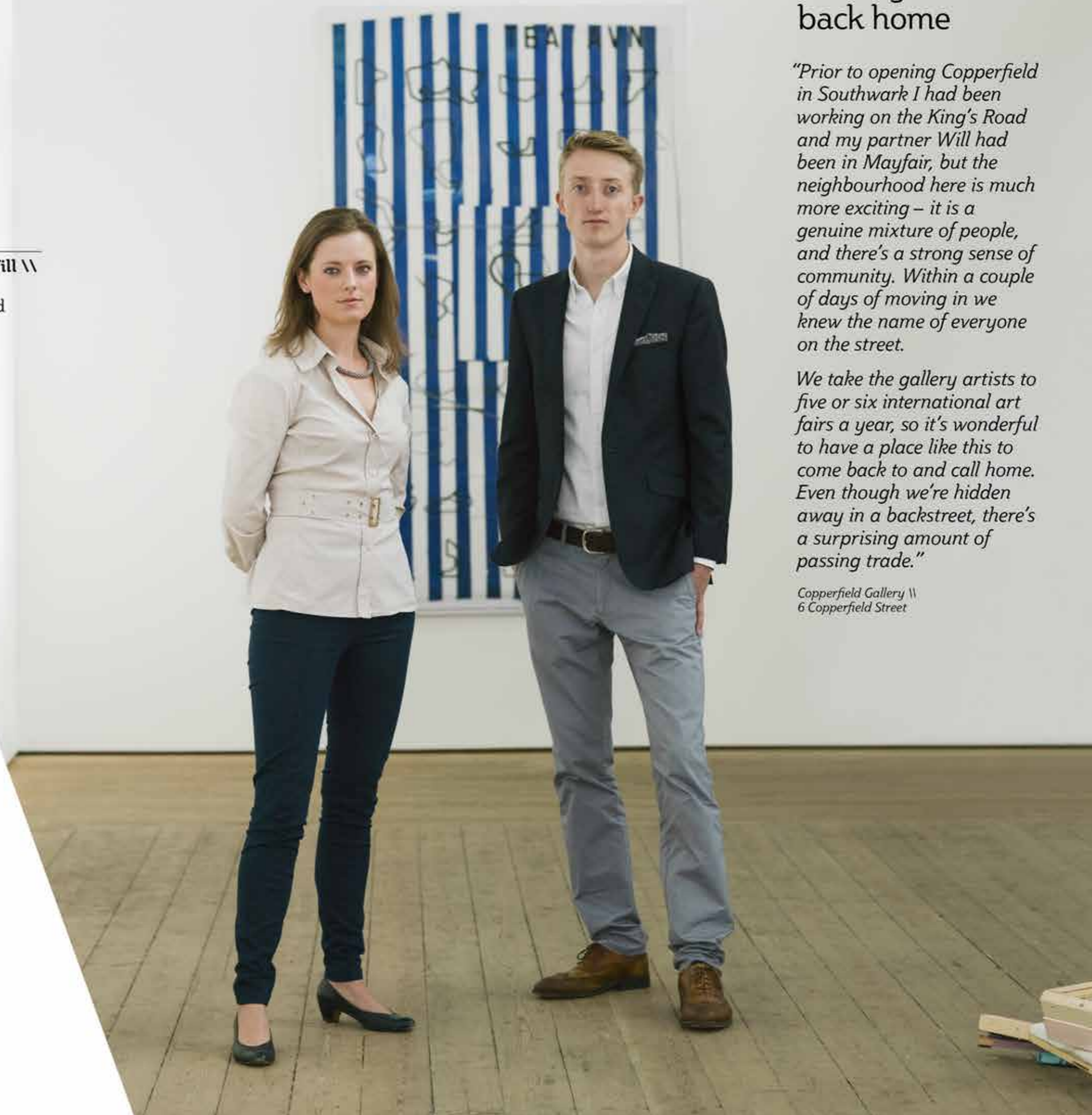
Meet the locals



The Cut Bar at the Young Vic \ 66 The Cut
"Don't worry if you missed the play: the bar is teeming with dramatic characters."



Anna & Will \\
Founders
Copperfield
Gallery



Coming back home

"Prior to opening Copperfield in Southwark I had been working on the King's Road and my partner Will had been in Mayfair, but the neighbourhood here is much more exciting – it is a genuine mixture of people, and there's a strong sense of community. Within a couple of days of moving in we knew the name of everyone on the street."

"We take the gallery artists to five or six international art fairs a year, so it's wonderful to have a place like this to come back to and call home. Even though we're hidden away in a backstreet, there's a surprising amount of passing trade."

*Copperfield Gallery \\
6 Copperfield Street*



OLIVIER'S BAKERY
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www.olivierbakery.com

BOROUGH

OLIVIER'S BAKERY
London

OLIVIER'S BAKERY

L'Esprit du f

Spirit of Baking

L'Esprit du f

BRITISH CHARCUTERIE

BOROUGH MARKET

Borough Market \\\n See where the British food revolution kicked off.

#07

Meet the locals

Matt \\
Co-founder
Bread Ahead bakery
and cookery school



Nuts about dough

"I live two minutes from Borough Market; I've been coming here for over 15 years, but I still get a kick out of it. I never cook at home; I eat out. Good food is my life."

The bakery's a 24-hour business: we bake bread from the afternoon through to 6am, then pack it, load the vans and clean up. At 9am our first class comes in.

Classes are booked up six months in advance. Occasionally people arrive looking like they don't know why they're here, but as soon as they have dough in their hands they get it. Once you've created a loaf of your own you'll never be the same: it's alchemy."

*Bread Ahead bakery and cookery school \\
3 Cathedral Street*

Lobos Meat and Tapas \\ 14 Borough High Street

"They've done a cracking job here. It's proper tapas. Once you're inside you feel like you're at a family restaurant in Barcelona."



#08

Meet the locals

Greensmiths 11
27 Lower Marsh

"This is a co-operative of great suppliers: a bakery, a specialist greengrocer, a wine merchant and the Ginger Pig butchers. How supermarkets should be."

GREENSMITHS



Tom \\
Restaurateur and Chef
Story



Telling a story

"I first started cooking when I was 15. I was hooked. I came to London a year later, cooked under Tom Aikens, then went off to learn from the best chefs in the world, at Per Se in New York, and Noma in Copenhagen. Story is the culmination of all of this so far: using food to tell a story."

Coming back to London, I noticed a change of pace. Food is more fashionable than ever. It's so accessible now too – foodies of every sort come to this part of town to discover new things. That energy and curiosity drives Story. For example, we've created the drinks list as a map, so people can explore the local area by taste."

Story \\
199 Tooley Street

Twilight hour \\\nThe Cut Bar at the
Young Vic.



Local stages, global destinations

Blackfriars Circus is just a short wander from some of the most famous theatres in the world: Shakespeare's Globe, the National Theatre, the Old Vic and the Young Vic.

You're similarly well positioned for London's transport connections, with three Tube stations and Waterloo terminus less than 10 minutes' walk away.

If you prefer pedals, there's a new Cycle Superhighway just outside that runs from Elephant & Castle across Blackfriars Bridge all the way to King's Cross.

And for more expansive travel, Heathrow, Gatwick and City airports can all be reached within 45 minutes.



The 240 year-old obelisk at the centre of the circus proudly proclaims you are exactly one mile from three centres of London: the Houses of Parliament, Fleet Street and London Bridge.

7 minute walk
to Southwark Tube

10 minute walk
to Elephant & Castle
or Waterloo Stations

20 minutes by Tube
to the City, Canary Wharf
or the West End

45 minutes or less by rail
to Heathrow, City
or Gatwick airports



A scholarly situation

Britain is world-renowned for its schools and universities. The highest concentration of prestigious institutions for science, the arts and business are to be found in London. Being central and so close to the river, Blackfriars Circus is ideally situated to make the best use of the academic resources of the city.

The London School of Economics

Imperial College London

University College London

King's College London

Queen Mary & Westfield College

University of the Arts London
(Camberwell, Central St Martins, Chelsea, ICC)

Royal Academy of Music

Royal College of Art

London South Bank University

University of Westminster



YOU'VE ARRIVED

Meet the architects

Dominic Milner \\
Associate Director,
MacCreanor Lavington
Architects

Celebrating the Circus

"A key design principle has been to embrace the curvature of the Circus and reinforce its historical significance."

"We were keen to restore the area as a busy, proud part of the city's fabric, bringing life with an array of shops, cafés and businesses, and opening up the site with green spaces behind the street façades. The Circus will be a new destination for high-quality local shopping, eating and leisure."

Meet the architects

Colin Wharry \\
Architect, MacCreanor
Lavington

Bringing it to life

"Adding to central London's architecture is a responsibility to the past, present and future of the city. We understand these buildings are part of that continuing, layered history and that Blackfriars Circus is going to play a role in how London grows and changes."

The character of many of the blocks references historic London warehouses. This language ensures generosity of space and scale of window. White glazed brickwork is an essential element in the detailing of the window openings and parapets and a key tool in distinguishing the character of the four blocks along Blackfriars Road.

A palette of high-quality, durable materials is important: the chosen bricks will allow the building to mature and weather beautifully, becoming part of the fabric of London."





A new space for the city

Set within Blackfriars Circus, there will be several new public spaces. These will create a green and tranquil point of relief from the urban qualities of Blackfriars Road, whilst creating pedestrian links to adjoining streets and the existing community.

In addition, Blackfriars Road is also undergoing a number of changes, designed to make it into more of a boulevard, with wider pavements, more trees and slower traffic. This will complement the ongoing regeneration of Elephant & Castle to the south, a consolidated effort to spread the vibe of the Southbank across the whole of Southwark.



Great reasons to stay in

Blackfriars Circus is the quintessence of urban living, offering convenience alongside the thrill of being caught up in the energy of one of the world's greatest cities.

Gated parking in the basement (at an additional cost and only for selected plots) takes care of your car, cycle space takes care of your bike; a 24-hour concierge will take

care of deliveries; and if you fancy a workout before work, there's no need to head out: there will be a gym on-site.

When it comes to making the most of the central location, two rooftop gardens will offer stunning views of the nearby Shard, the London Eye and across the river to St Paul's and the skyscrapers of the City.

A new thoroughfare for London \\
Bringing life to Blackfriars Circus.





Contemporary attitude, timeless detail

Matching the craft of the exterior brickwork, the interiors at Blackfriars Circus will have a stylish but understated modern look.

In the kitchen, sleek appliances integrated into designer units give a sophisticated flair.

The subtle design and colour of the bathrooms and en-suites ensure they are calm, luxurious spaces.

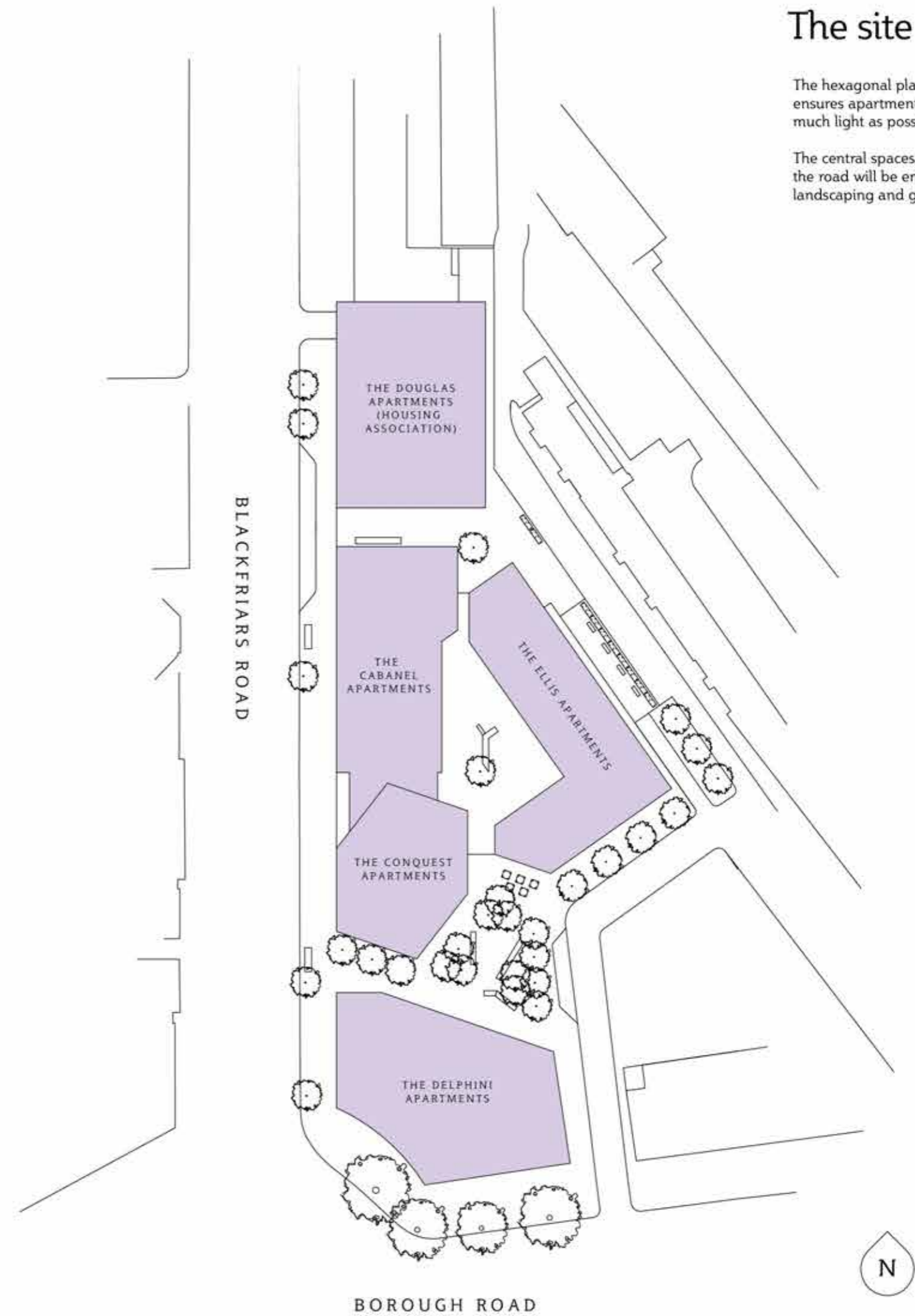
Underfloor heating throughout adds a homely touch at the same time as reducing visual clutter.



The site plan

The hexagonal plan of the tower ensures apartments will enjoy as much light as possible.

The central spaces, away from the road will be enhanced by landscaping and greenery.





WHY BARRATT LONDON?

Meet our team

Victoria Sherston \\
Customer Experience Director
Barratt London

Enjoying it

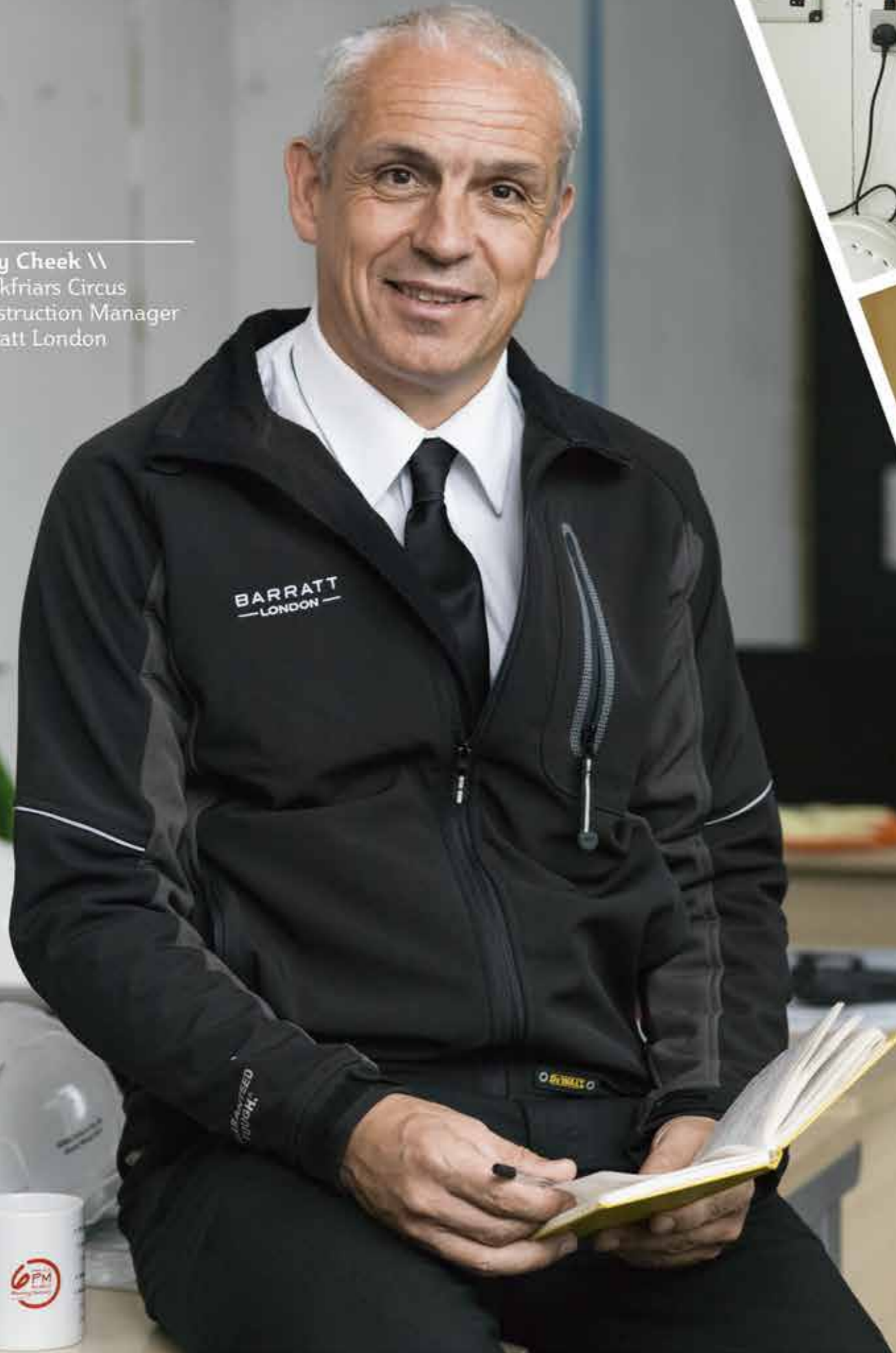
"I've been working at Barratt London on the customer experience side for two years now. During that time, my team and I have probably helped over 2000 people settle into their new home.

I really enjoy my job, because our only goal is to ensure owners are happy. So from the moment you first make contact, through to the first time you use the oven, one of us will be checking everything is alright. If you ever need us, we'll be on the other end of the phone!"



Meet our team

Gary Cheek \\
Blackfriars Circus
Construction Manager
Barratt London



Getting it right, first time

"There's a lot of loyalty at Barratt London. I've been here since 2000 and one of my team's been with us for over 28 years. Experience like that really makes a difference to what we can deliver at developments like Blackfriars Circus. It's one of the reasons why we can offer our unique five year warranty.

We have a saying: 'get it right first time'. It comes down to using high-quality materials and the best people. It sounds simple, but it isn't!

I take a lot of pride in our work. If I pass a Barratt London development with the kids, I tell them 'I built that'. They groan and say 'you told us that last time'."

Meet our team



Mike Dowland \\
Head of Operations,
Barratt London's on-site
property management
company



For the long term

"Once the construction work is finished, I step in. My job is to ensure that all the communal areas are well maintained – from the fitness suite to the gardens.

We're the only major homebuilder to offer an in-house property management company. It's crucial to us that you feel looked after for the long term.

My team are fantastic at keeping standards high: we employ the best in the industry. It makes my day when I get an email from a customer saying how pleased they are with our efforts – it makes it all that much more rewarding."

Even better with Barratt

Our mission at Barratt London is to make the capital an even better place to live in. We are the leading residential developer in London with over 30 years' experience, giving us unrivalled expertise in planning, designing and building.

We're proud of the role we play in helping to shape one of the world's most dynamic, diverse and exciting cities. London is a tapestry of micro-cultures; our responsibility is to add to that richness.

We are part of Barratt Developments PLC, Britain's largest housebuilder. We are the only developer to have been awarded the 'Five-star Housebuilder Award' six years in a row by the Homebuilders Federation.



