

 **BLAKE
TOWER**

 **REDROW**
LONDON



THE RESTORATION OF TWO FANN STREET: DISCERNING BARBICAN LIVING.

BLAKE TOWER

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**ROBUST, ICONIC,
ALWAYS AHEAD
OF ITS TIME.**



Computer enhanced image

A NEW CHAPTER.

Designed by Barbican architects Chamberlin, Powell and Bon, Blake Tower shares in the sculptural lines and raw concrete finishing that have made the Barbican an icon of mid-century architecture.

Redrow London and Conran and Partners are breathing new life into this iconic estate. Grade II listed Blake Tower will house some of the first new homes to be built here for over 50 years - a collection of 74 sleek, contemporary studio, one, two and three bedroom apartments and penthouses that celebrate the Barbican's ethos of design-led living.

With Blake Tower's apartments will come a new residential population for the Square Mile's most unique development, and a new chapter for a neighbourhood as old as London itself.

*YOUR OWN LONDON,
STORIED,
SOPHISTICATED
AND SUBLIME.*

The view from the 16th floor
of Blake Tower

THE BLAKE TOWER LIFESTYLE.

The Barbican has long been home to artists, architects and the discerning City worker, thanks to its central location, transport links, and the fine schools, design houses and financial institutions that surround the estate.

Perhaps even more important is the spirit of the Barbican - a sense of history and of innovation, of being deeply rooted in London but forever at its cutting edge. Blake Tower's apartments are the perfect embodiment of this spirit - mid-century style refined for the modern homeowner, crisp, design-led homes set amidst Grade II listed architecture.

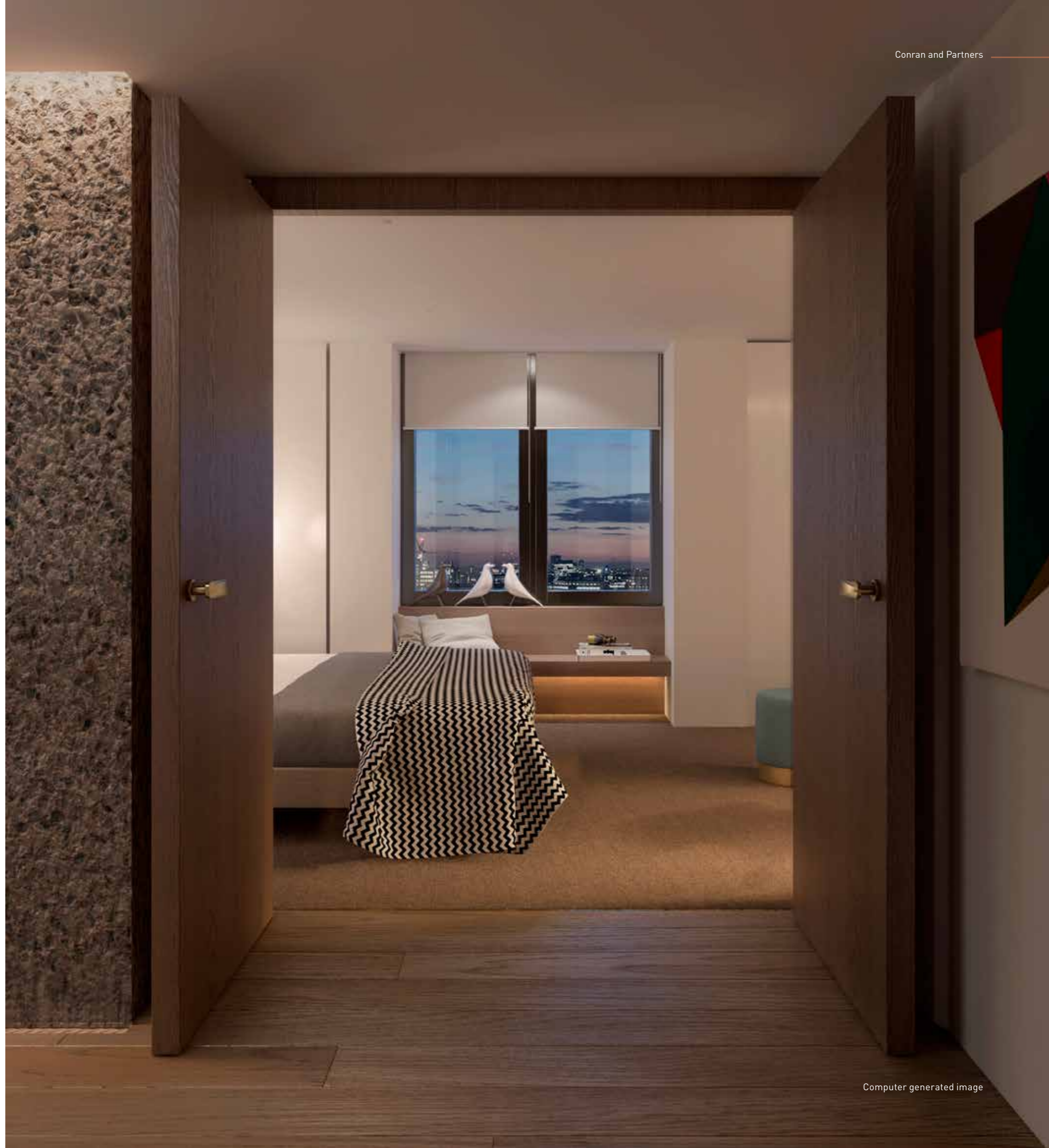
As a resident of Blake Tower you will enjoy all that the Barbican has to offer, from its world-class amenities and the wealth of art and culture held in its halls, to its unrivalled location in the very heart of London.



A MATCH MADE IN BRITAIN.

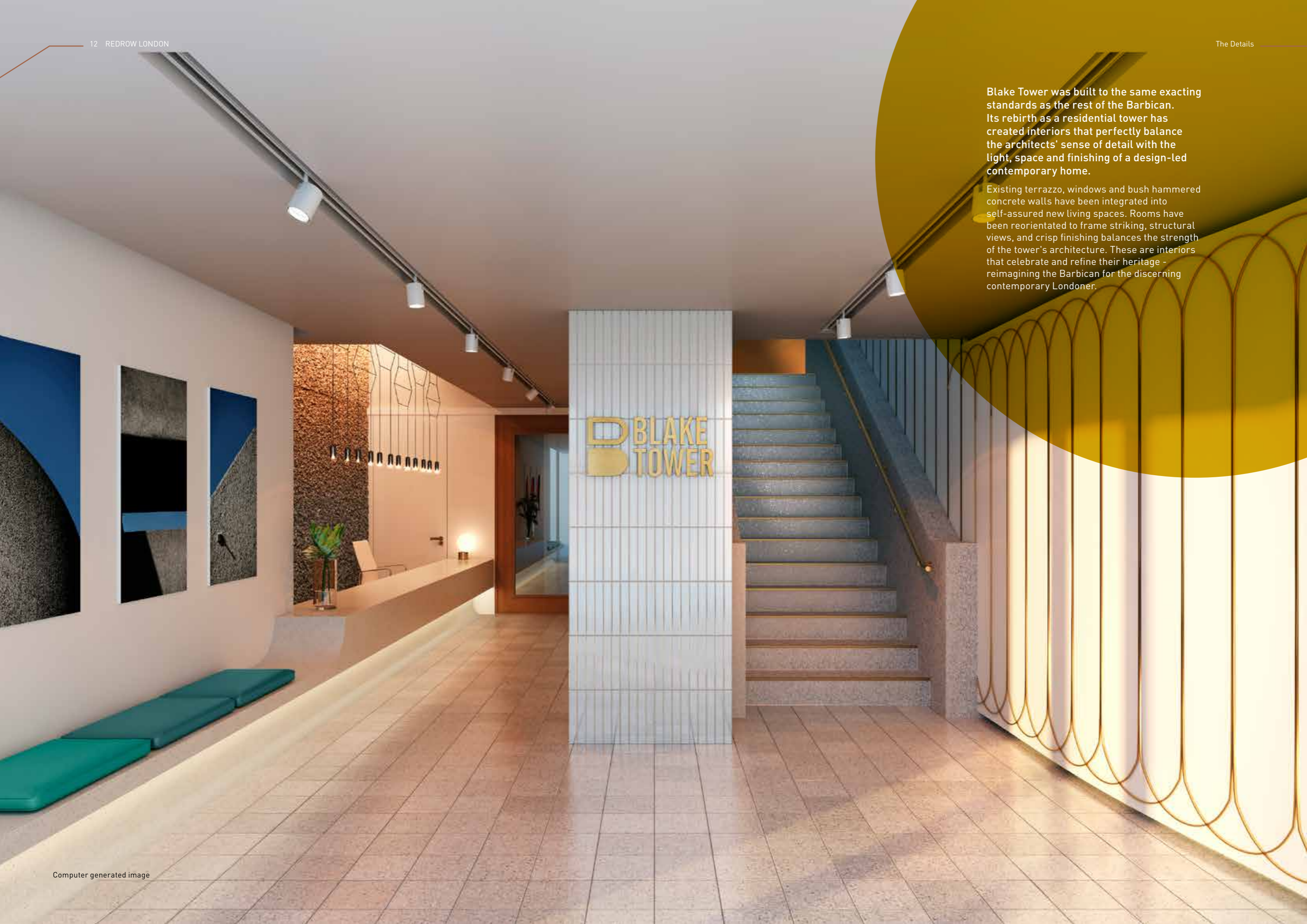
Boasting some of the City's most recognisable architecture, Blake Tower needed interiors that could live up to their iconic setting. That's why Redrow London chose to work with Conran and Partners.

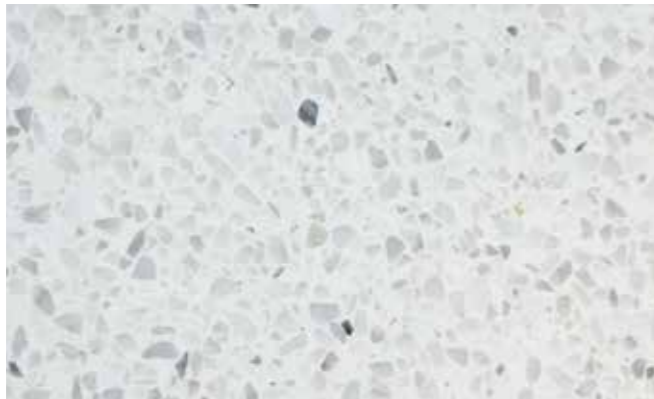
A benchmark for excellence in British architecture and interiors for over 30 years, Conran and Partners have a proven track record for reinventing prestigious London spaces. Their wealth of experience includes the fashionable Boundary Hotel in Shoreditch, the highly anticipated regeneration of Centre Point and the former tyre HQ Michelin House, which is now home to The Conran Shop's flagship store. They're raising the bar again with their work on the Barbican's first new homes in decades.



Blake Tower was built to the same exacting standards as the rest of the Barbican. Its rebirth as a residential tower has created interiors that perfectly balance the architects' sense of detail with the light, space and finishing of a design-led contemporary home.

Existing terrazzo, windows and bush hammered concrete walls have been integrated into self-assured new living spaces. Rooms have been reorientated to frame striking, structural views, and crisp finishing balances the strength of the tower's architecture. These are interiors that celebrate and refine their heritage - reimagining the Barbican for the discerning contemporary Londoner.

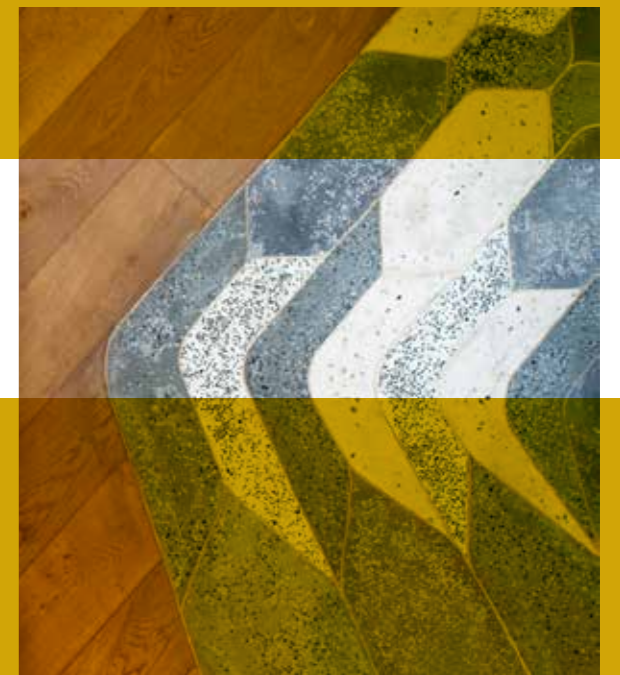




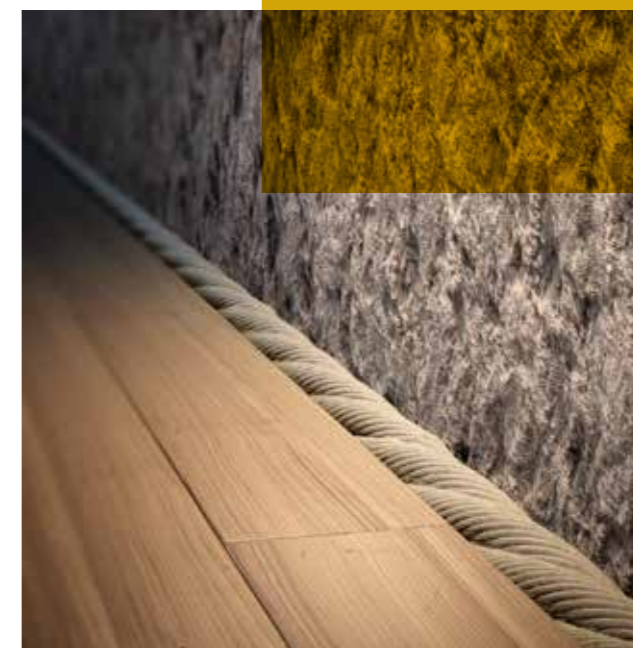
Using terrazzo sourced from Italy, the hand-carved vanity basins feature a hand-finished curve derived from forms found within the Barbican.



Discover custom-designed brass door levers and integrated brass joinery handles throughout.



Many apartments benefit from exposed original concrete walls, with a rope junction between the concrete and the timber flooring.



*EVERY DETAIL
PAINSTAKINGLY
CRAFTED TO BARBICAN
STANDARDS.*

INTERIORS TO UPHOLD HISTORY.

Blake Tower's collection of apartments is designed to speak the Barbican's language. These are beautiful, functional apartments with a keen awareness of their historical importance and a luxurious, modern specification.

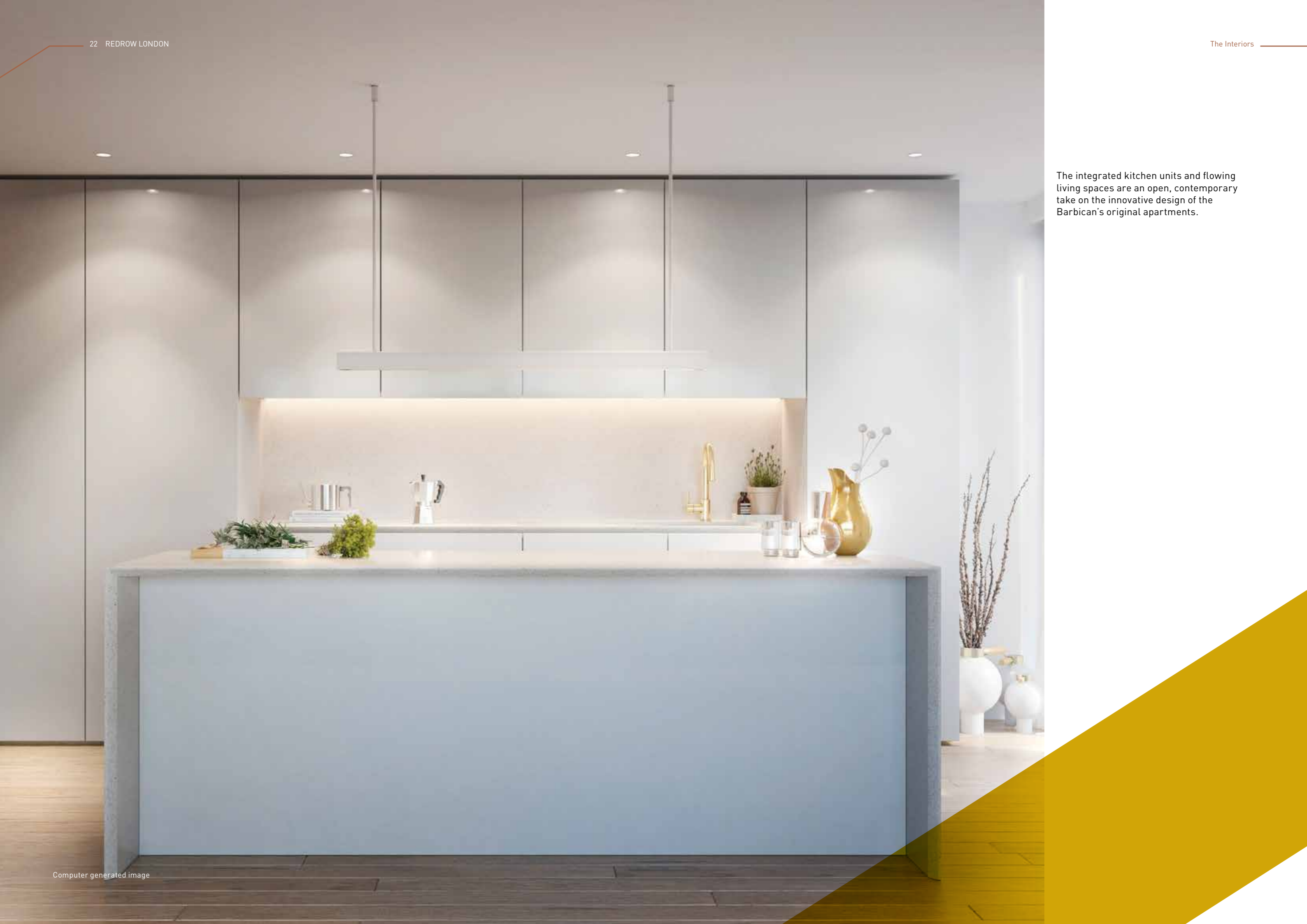
These landmark new Barbican residences share the same eye for detail as the estate's mid-century apartments – it's there in the concrete reveals and brass panelling of the landings, and in the clean interior lines of polished plaster and timber. This is matched by a cutting-edge specification, with innovative, integrated lighting, custom tiling and impeccable finishes giving the apartments a crisp and modern aesthetic that is all their own.





*CONTEMPORARY
BRUTALISM – RAW
AND GEOMETRIC,
YET DELICATE
AND REFINED.*





The integrated kitchen units and flowing living spaces are an open, contemporary take on the innovative design of the Barbican's original apartments.



Computer generated image

Bespoke media unit available to purchase as an upgrade



Computer generated images



Utilising the original listed fenestration, bedrooms are orientated to maximise natural light and best highlight the strong geometries intended by Chamberlin, Powell and Bon.



Bathroom detailing references the original bespoke fittings of the Barbican, including a sleek, modern alternative to the iconic washbasin designed for the development.

SPECIFICATION.

GENERAL

- Stained oak finish apartment entrance and internal doors
- Satin brass door furniture
- Matt paint finish to the walls
- Exposed concrete feature wall to the hallway (where indicated)
- New aluminium frame double glazed windows, in keeping with the style of the original windows
- Coat closet fitted with hanging rail, shelf and drawers (where indicated)
- Fitted soft close wardrobe with shelf, hanging rail and drawers to the master bedroom
- Window seat to the master bedroom (only where indicated)
- Built in feature recess above the bed (only where indicated)
- A rated appliances throughout
- All apartments are covered by a 10 year building warranty

KITCHEN

- Fully fitted contemporary kitchen units with soft close mechanism to doors and drawers
- LED under pelmet lighting to the wall units
- Terazzo worktop and splash backs
- Terazzo sink with brass mixer tap
- Instant hot water tap
- Built-in Siemens appliances including a double oven (2 & 3 beds only), fridge/freezer, dishwasher & microwave
- Gorenje induction hob
- Built in extractor unit
- Freestanding Siemens washer/dryer to the hall cupboard or utility space (as shown on the plans)

BATHROOM & ENSUITES

- White sanitaryware with a shower screen to the bath
- Electric heated towel rail to the bathroom and ensuite
- Brass Crosswater brassware
- Shower enclosure with Terazzo tiled floor & glass door, to the bathroom and ensuite (only where indicated)
- Full height ceramic wall tiling to the bathroom and ensuite
- Terazzo basin and splashback
- Shaver socket to bathroom and ensuite
- Mirrored cabinet above the basin in the bathroom and ensuite

ELECTRICAL

- Wired to receive HD television and Sky Plus to the living room and all bedrooms
- All apartments will be wired to receive Fibre Optic broadband
- Telephone and data points to living area and all bedrooms
- Mains operated smoke and heat detectors with battery backup
- White downlighters throughout, with dimmer switches to the living room
- Feature pendant lighting point either side of the bed in the master bedroom

SECURITY

- Door entry system with colour audio visual display screen
- Proximity access system to enter the building
- CCTV covering all entrances & exits to the buildings, including bin and cycle store areas, linked back to the concierge/management suite

HEATING

- Wet underfloor heating throughout with individual room thermostats
- Individually controlled heating systems to each apartment
- Electric heated towel rail to the bathroom and ensuite

FLOORING

- 200mm wide engineered oak, UV oil treated, flooring to all areas (except bedrooms & wet areas)
- Carpet to the bedrooms
- Terrazzo tiling to the bathroom and ensuite
- Terazzo feature tiling in the kitchen (subject to kitchen layout)

BARBICAN AMENITIES

- Underground parking available to rent on short or long-term basis
- Limited number of onsite storage spaces available
- Access to the Barbican Residents' Association
- Barbican Playgroup/ Parents and Toddlers onsite
- Bicycle storage
- Use of communal gardens incorporating 2 children's playgrounds (residents only)
- On-site organic food shop
- Hairdresser
- Residents' Tennis club
- Lakeside restaurants and café
- Arts centre
- Library
- Art gallery
- 3 cinema screens
- Zipcar



**THE BARBICAN
IS HEWN FROM
THE ROLLS-ROYCE
OF CONCRETE.**

THE BEAUTY OF THE BARBICAN.

Built to breathe new life into the City after the Second World War, the Barbican is one of the Square Mile's most recognisable landmarks. This 'city within a city' was conceived by three idealistic and remarkably talented architects as a vision of a better Central London – imposing but intimate, functional but beautiful.

Long the haunt of the City's creatives and non-conformists, much has changed in this neighbourhood since the days when Milton and Shakespeare wandered its ancient cobbles. The spirit of innovation and creativity remains though, inherited and nurtured by the modern estate.

The Barbican has been compared to many things, from a rising phoenix to a landlocked ocean liner. The Queen called these 45 acres of sweeping, sculpted concrete simply "a wonder of the modern world". As a Blake Tower resident, you will be able to call them something even more impressive: Home.

The Barbican's unique finish was achieved by hand, with pick and bush hammers, intended to part-reveal the Pen Lee granite aggregate in the concrete.

Construction was completed in 1976, almost two decades after the project was approved – testament to the scale and ambition of the architects' vision.



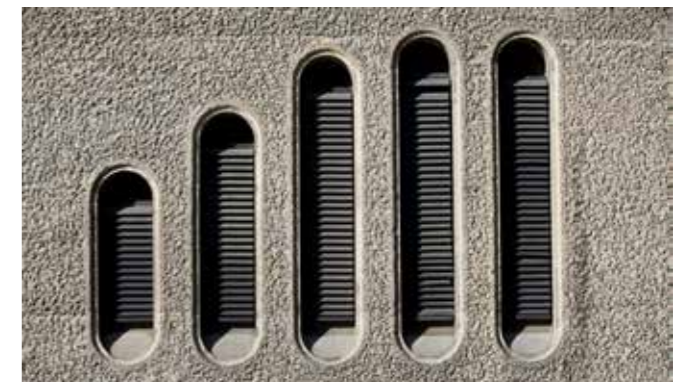
*NO DETAIL
ESCAPED THE
ARCHITECTS'
OBSESSIVE EYES.*



The Barbican anticipated the increased importance of consumer goods, and spaces for appliances and cars were worked into the fabric of the estate.



The Barbican's seemingly revolutionary architecture is in large part a stylised reimagining of the capital's garden squares, historic mews houses and viewing terraces.



*SCULPTURAL,
COMMANDING;
DEEPLY ROOTED
IN THE CITY OF
LONDON.*

PUTTING THE RESIDENTS FIRST.

Residents' only Sunken Gardens,
The Barbican Estate

A place unlike any other in London, the Barbican is home to an equally unique community. Welcoming, active and informed, the Barbican's residents are understandably passionate about their home.

In 1969 they formed the Barbican Association - the influential group that now comprises over 60% of this iconic estate's residents. The Association represents residents in questions or queries about the Barbican, while a second group ensures that their voices are being heard in meetings with the estate's managers, and the City of London.

Not merely a city within a city then, but a community within a community - welcoming, supportive, and rare.



The Barbican Estate houses amenities including classical and contemporary music venues, art galleries, cinemas, restaurants, the Museum of London, two schools, a nursery, a public library and the second largest conservatory in London.

*ONCE YOU ARE INSIDE,
IT SHOWS
ITSELF TO BE A
COMPLETE
WORLD.*










Minor cosmetic alterations can be carried out at will across the Barbican, but its Grade II listed status protects it from structural alterations, particularly external ones.



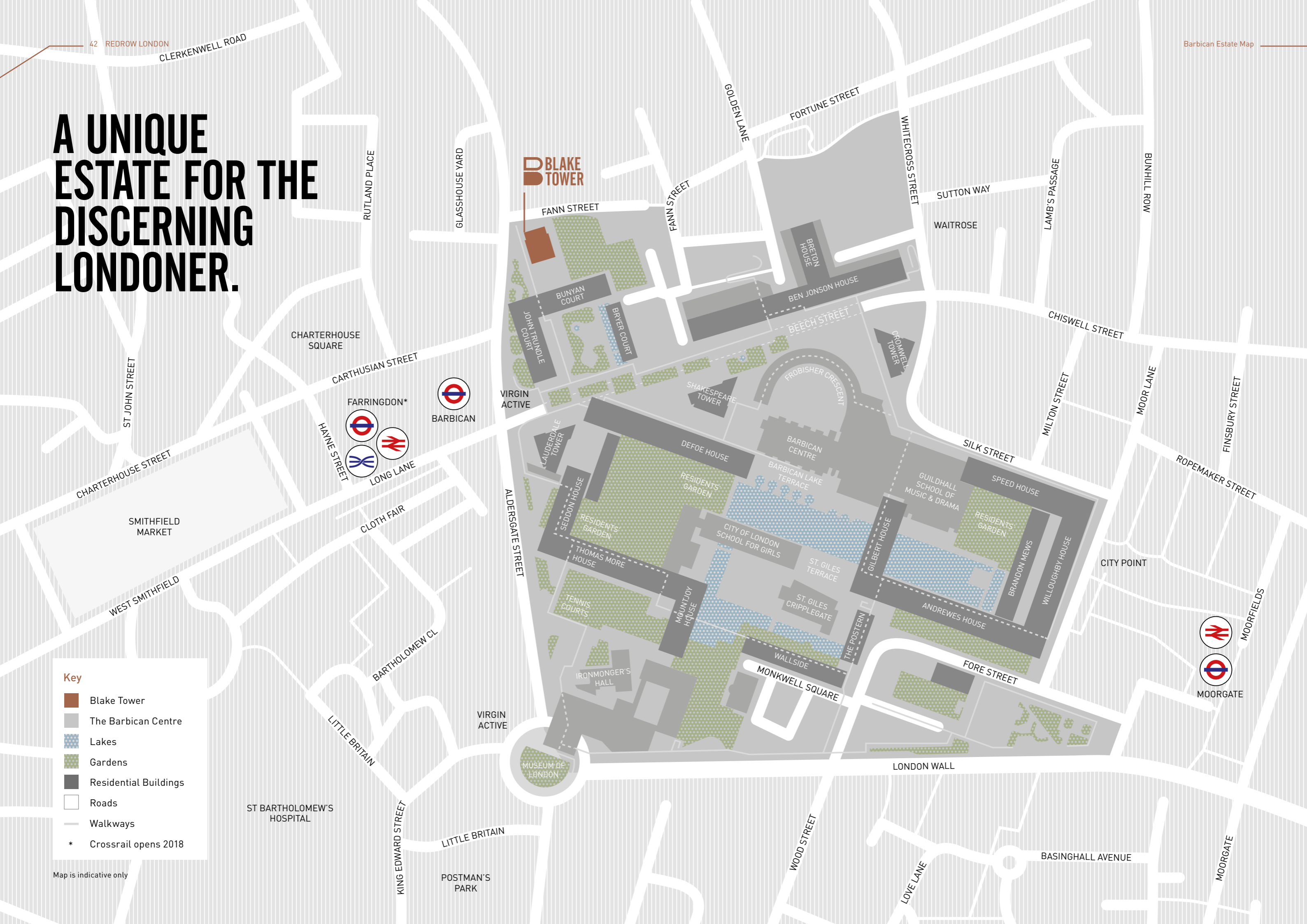
The architects' attention to detail has outlived them – even replacement concrete window boxes must be replicas of the originals.

A UNIQUE ESTATE FOR THE DISCERNING LONDONER.

Key

-  Blake Tower
-  The Barbican Centre
-  Lakes
-  Gardens
-  Residential Buildings
-  Roads
-  Walkways
- * Crossrail opens 2018

Map is indicative only



**BLAKE
TOWER**

*THE CITY SPILLS
OUT IN EVERY
DIRECTION...
ALL ROADS LEAD
BACK TO THE
BARBICAN.*

GLASS AND CHROME OVER ANCIENT COBBLES.



THINGS TO SEE & DO.

Blake Tower's unique position in the City places the capital at your feet. From enveloping art installations and performances at the Barbican Centre, to the historic majesty of St Paul's and the slow swell of the river, London is waiting for you to explore.

Set in the heart of a thriving, varied cultural scene, with some of the City's best bars, restaurants, and shopping just minutes away on foot, Blake Tower is perfectly placed for all that life in Central London has to offer.

YOUR LOCAL GUIDE

SHOPPING

ROYAL EXCHANGE

Built in the 16th century as a centre of commerce, it now houses the likes of Tiffany & Co, Hermes and Bvlgari.

- 19 minute walk

WAITROSE

Situated on nearby Whitecross Street, Waitrose paves the way for convenient high-end grocery shopping.

- 4 minute walk



One New Change

ONE NEW CHANGE

This striking glass structure houses high-end & high street favourites, including Banana Republic, Reiss, Hobbs and Calvin Klein.

- 14 minute walk

REDCHURCH STREET

Its shabby past a distant memory, Redchurch Street is now home to luxury labels including Sunspel, Aesop and Club Monaco.

- 19 minute walk



Aesop

EATING & DRINKING



Whitecross Street

WHITECROSS STREET

One of London's oldest street markets, best visited on Thursday or Friday lunchtime when the hot food stalls vie for your attention.

- 4 minute walk

ST JOHN

Michelin-starred cooking for those who prefer it low key. St John is credited with driving the resurgence in offal.

- 7 minute walk

WORKSHOP COFFEE

Coffee, but not as you know it – sweeter, cleaner and fresher. Workshop strive to serve perfect coffee – and they're not far off.

- 7 minute walk

GRANGER & CO

Delightfully light pizzas and village surrounds are the key ingredients of Australian celebrity chef Bill Granger's latest haunt.

- 10 minute walk

GIN JOINT

Gin Joint by Searcys at the Barbican Centre has one of the finest gin menus in town – visit en route to the theatre.

- 5 minute walk

CULTURE

BARBICAN CENTRE

Set in the heart of the Barbican Estate, the Barbican Centre is the largest performing arts centre of its kind in Europe.

The centre boasts theatres, cinemas, galleries, and one of the largest public libraries in London. It is also home to the London Symphony Orchestra.

- 5 minute walk

CRAFT CENTRAL

A not-for-profit organisation set up to support London craft. Visit exhibitions and workshops, or commission a one-off piece.

- 8 minute walk



Museum of London

MUSEUM OF LONDON

A unique museum, even in a city of museums, telling the story of London from its prehistory to the present day.

- 9 minute walk

POSTMAN'S PARK

This beautiful spot houses the Watts Gallery, a touching tribute to acts of bravery amongst men and women, each recorded on a hand-lettered ceramic tile.

- 6 minute walk

FOCUS ON...

ASK FOR JANICE

Clerkenwell's best new addition, fast gaining a reputation for its locally sourced food and relaxed, sociable atmosphere.



Light-flooded, subway-tiled, and fitted out with raw wood tables and reclaimed industrial chairs, Ask For Janice is welcoming, bustling and comfortable. Behind the scenes the kitchen churns out beautiful, seasonal dishes with an emphasis on fine British produce – all guided by the philosophy that good food should be shared with good friends.

Topped off with small batch coffees from Coleman Coffee Roasters and a hand-picked selection of craft beers and fine wines, Ask For Janice offers up a perfect storm of creative, contemporary refreshments in easy, welcoming surroundings. One to watch.

- You can find Ask For Janice at 50-52 Long Lane, EC1A 9EJ

- 6 minute walk



Club Monaco,
Redchurch Street, Shoreditch



A NEW KIND OF COUNTER CULTURE.

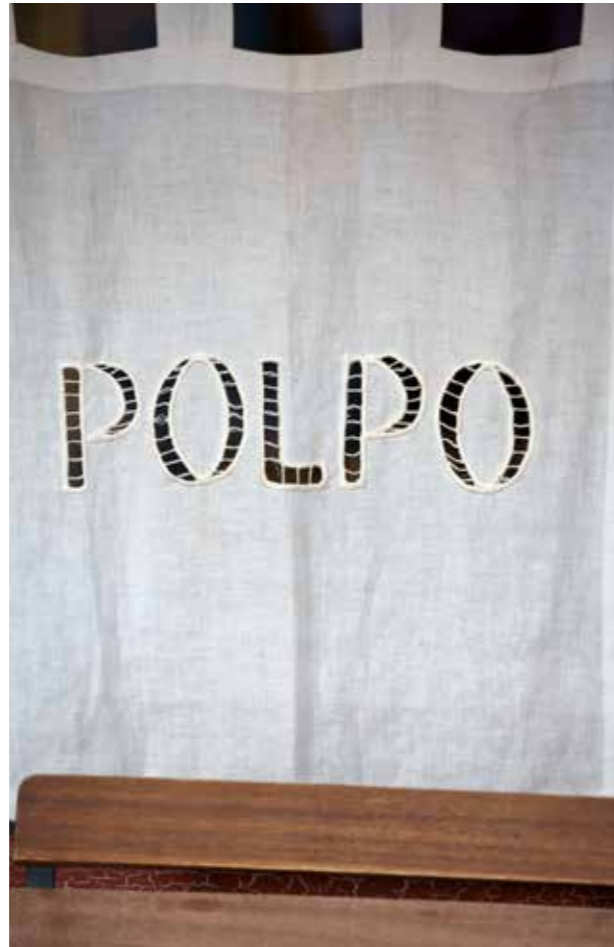


Blake Tower's position in the City of London places it at the heart of the capital's retail scene. The glass and chrome façade of Jean Nouvel's One New Change at St Paul's is minutes away, boasting premium high street names and a breathtaking roof terrace overlooking the cathedral.

Pull yourself away from the panoramas, and the characterful cobbles of Smithfield, Clerkenwell and Spitalfields reveal street markets, boutiques and artisan shops selling everything from antiques and crafts, to contemporary furniture and designer clothing.



Polpo is a b acaro – a Venetian word for a humble restaurant serving simple food and a selection of fine, young wines.



Foxlow is the brainchild of the duo behind the hugely successful Hawksmoor mini-chain of steak houses – and it serves similarly exemplary cuts.



A CULINARY HISTORY SPANNING CENTURIES.

The streets surrounding the Barbican are the epicentre of London’s foodie culture – from the City’s bright lights and cutting-edge destination restaurants, to the ancient culinary traditions, food markets and intimate eateries of Smithfield and Clerkenwell.

The bar scene around the Barbican is every bit as varied and vibrant – from some of London’s most exclusive cocktail bars to hidden-away, historic pubs built by Sir Christopher Wren from ship’s timbers following the Great Fire of 1666.



The area around the Barbican has been the epicentre of London’s culinary scene since the Smithfield meat market first opened its doors over 800 years ago.



A MOST SUCCESSFUL CULTURE CLASH.

The Square Mile has one of the greatest concentrations of cultural attractions in the whole of Europe. The City's primary arts hub - the Barbican Centre - is on Blake Tower's doorstep, boasting cinemas, theatres and galleries, while St Paul's, the Tower of London and the Old Bailey are minutes away on foot.

Dig a little deeper than the City's cultural flagships, however, and you are rewarded with a rich tapestry of winding side streets lined with cutting-edge bars, pop-up galleries and buzzing music venues. London is just outside your door, waiting to be explored.



A BENCHMARK FOR EDUCATION.



Central Saint Martins,
Granary Square, King's Cross

YOUR EDUCATION GUIDE

NURSERIES & SCHOOLS

BARBICAN PLAYGROUP PARENTS & TODDLERS

Playgroup ages 2-5

- Situated on Barbican estate

CHARTERHOUSE SQUARE SCHOOL

Pupils 3-11; mixed

- 3 minute walk

GOLDEN LANE CAMPUS

Richard Cloudesley School,
Prior Weston Primary School,
Fortune Park Nursery, and
Surestart Early Years Centre

- 4 minute walk



CITY OF LONDON SCHOOL FOR GIRLS

Pupils 10-16; girls only

- Situated on Barbican estate

ST PAUL'S CATHEDRAL SCHOOL

Pupils 4-13; mixed

- 10 minute walk

UNIVERSITIES

UNIVERSITY OF THE ARTS

- 4 minute walk



CASS BUSINESS SCHOOL

- 7 minute walk

KING'S COLLEGE LONDON

- 11 minute cycle

LONDON SCHOOL OF ECONOMICS

- 12 minute cycle

CENTRAL SAINT MARTINS

- 14 minute cycle

UNIVERSITY COLLEGE LONDON

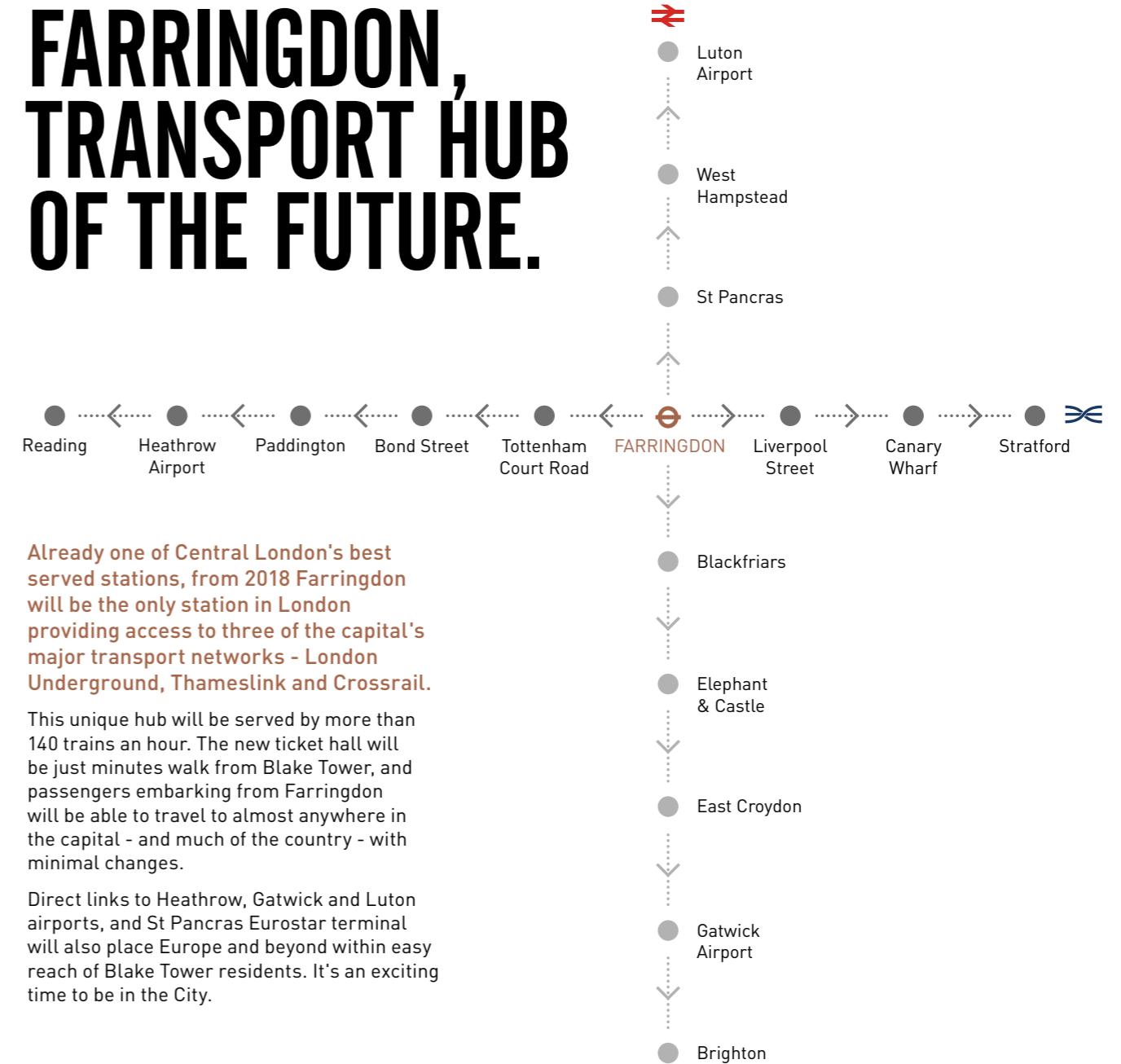
- 15 minute cycle

London has a long and proud tradition as a city of learning, and in recent years has emerged as an unrivalled centre of education. It has more universities in the world top 20 than any other city, including UCL, King's College and LSE - all of which are a short walk or bike ride from Blake Tower.

Not only home to world-leading universities, London boasts some of England's finest private and state schools. Blake Tower is ideally placed for many of them - from The City of London School for Girls located within the Barbican, to St Paul's Cathedral School and the Italia Conti Academy of Theatre Arts just minutes away.



FARRINGDON, TRANSPORT HUB OF THE FUTURE.



Already one of Central London's best served stations, from 2018 Farringdon will be the only station in London providing access to three of the capital's major transport networks - London Underground, Thameslink and Crossrail.

This unique hub will be served by more than 140 trains an hour. The new ticket hall will be just minutes walk from Blake Tower, and passengers embarking from Farringdon will be able to travel to almost anywhere in the capital - and much of the country - with minimal changes.

Direct links to Heathrow, Gatwick and Luton airports, and St Pancras Eurostar terminal will also place Europe and beyond within easy reach of Blake Tower residents. It's an exciting time to be in the City.

Walking time sourced from maps.google.co.uk, March 2015. Computer generated image of Farringdon Crossrail station.

ALL WITHIN MINUTES.

The Barbican was built into and over the City of London, and the architects integrated existing transport facilities into the fabric of the estate. The podium-level pedestrian walkways were deliberately raised, allowing traffic to pass through the Barbican unseen and unheard.

Blake Tower's position in the Barbican places the whole capital - and far beyond - at residents' feet. You'll be within a few minutes' walk of London Underground stations served by five lines, as well as three stations on the Thameslink network. Liverpool Street, the main transport hub for East London and the City, is a short walk away, and Farringdon's Crossrail station, opening in 2018, will be just yards from Blake Tower.

40 MINUTES

30 MINUTES

20 MINUTES

10 MINUTES

5 MINUTES



WALK

- BANK
- LIVERPOOL ST
- OLD STREET
- ST PAUL'S

- MUSEUM OF LONDON
- FARRINGDON
- SMITHFIELD

- BARBICAN
- WHITECROSS MARKET



CYCLE

- VICTORIA PARK
- BETHNAL GREEN
- TATE MODERN

- SHOREDITCH HIGH STREET
- BANK
- EXMOUTH MARKET

- FARRINGDON
- ST PAUL'S CATHEDRAL
- OLD STREET



TUBE

- SOUTH KENSINGTON
- CANARY WHARF

- WATERLOO
- BOND STREET
- PADDINGTON
- EUSTON
- STRATFORD

- LONDON BRIDGE
- ANGEL
- BANK

- KING'S CROSS
- ST PANCRAS
- LIVERPOOL ST
- FARRINGDON



THAMESLINK

- STREATHAM
- PECKHAM RYE

- WEST HAMPSTEAD
- ELEPHANT & CASTLE

- KENTISH TOWN

- ST PANCRAS INTERNATIONAL
- BLACKFRIARS



CROSSRAIL

- BRENTWOOD
- HEATHROW AIRPORT

- HAYES & HARLINGTON
- ABBEY WOOD

- EALING BROADWAY
- WOOLWICH
- FOREST GATE

- STRATFORD
- CANARY WHARF
- PADDINGTON

- BOND STREET
- TOTTENHAM COURT ROAD
- LIVERPOOL ST

Walking & cycling times from Blake Tower, sourced from maps.google.co.uk. Tube times from Barbican Station; sourced from tfl.gov.uk. Thameslink times from Farringdon Station, sourced from tfl.gov.uk. Crossrail times from Farringdon Station, sourced from crossrail.co.uk. All times sourced March 2015.



Clockwise from opp. page:
 One Commercial Street, 205 Holland Park Avenue,
 Kingston Riverside, 5 & 6 Connaught Place,
 Amberley Waterfront

A TRACK RECORD IN LUXURY LIVING.

Established 40 years ago, Redrow is a FTSE 250 company and one of the UK's leading residential property developers. We are a committed and enthusiastic team taking pride in the homes we build and developments we create. As a premium developer we believe in beautiful and innovative contemporary design, unrivalled craftsmanship and the highest standards of customer care.

Formed in 2010, Redrow London is at the heart of our nationwide development business. London is a strong market capital where there is considerable demand for luxury homes from both UK and international buyers, and investors.

Redrow London's achievements have been recognised with several schemes and developments already delivering prestigious awards.

OUR AWARDS

2013 EVENING STANDARD AWARDS
 Highly Commended - Best Small Development
 The Walpole Collection

2013 UK PROPERTY AWARDS
 Best High-rise Development
 One Commercial Street

2014 UK PROPERTY AWARDS
 Best Residential Renovation
 5 & 6 Connaught Place

2014 HOUSEBUILDER AWARDS
 Highly Commended Exterior Design (4 Storeys or more)
 Kingston Riverside

2014 WHAT HOUSE? AWARDS
 Silver Best Exterior Design
 Kingston Riverside

2014 WHAT HOUSE? AWARDS
 Gold, Best Large Housebuilder

2014 HOME BUILDERS FEDERATION
 5-Star Customer Satisfaction Award

2014 BUILDING AWARDS
 Housebuilder of the Year



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OUR PARTNERS

CONRAN+
PARTNERS **me&dave**

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