

## Appendix 4

### Photographs



Consented scheme Architects visuals Aerial View



Consented scheme Architects visuals. View from north east.



Consented scheme, Architects visuals. Looking east from the Thames



Excavated site as existing, looking south west





Excavated site as existing, looking north east. Note advertising hordings.



Excavated site as existing, view looking north west



View of site from Stamford Street. Note advertising hordings



View of site looking north towards Blackfriars Bridge

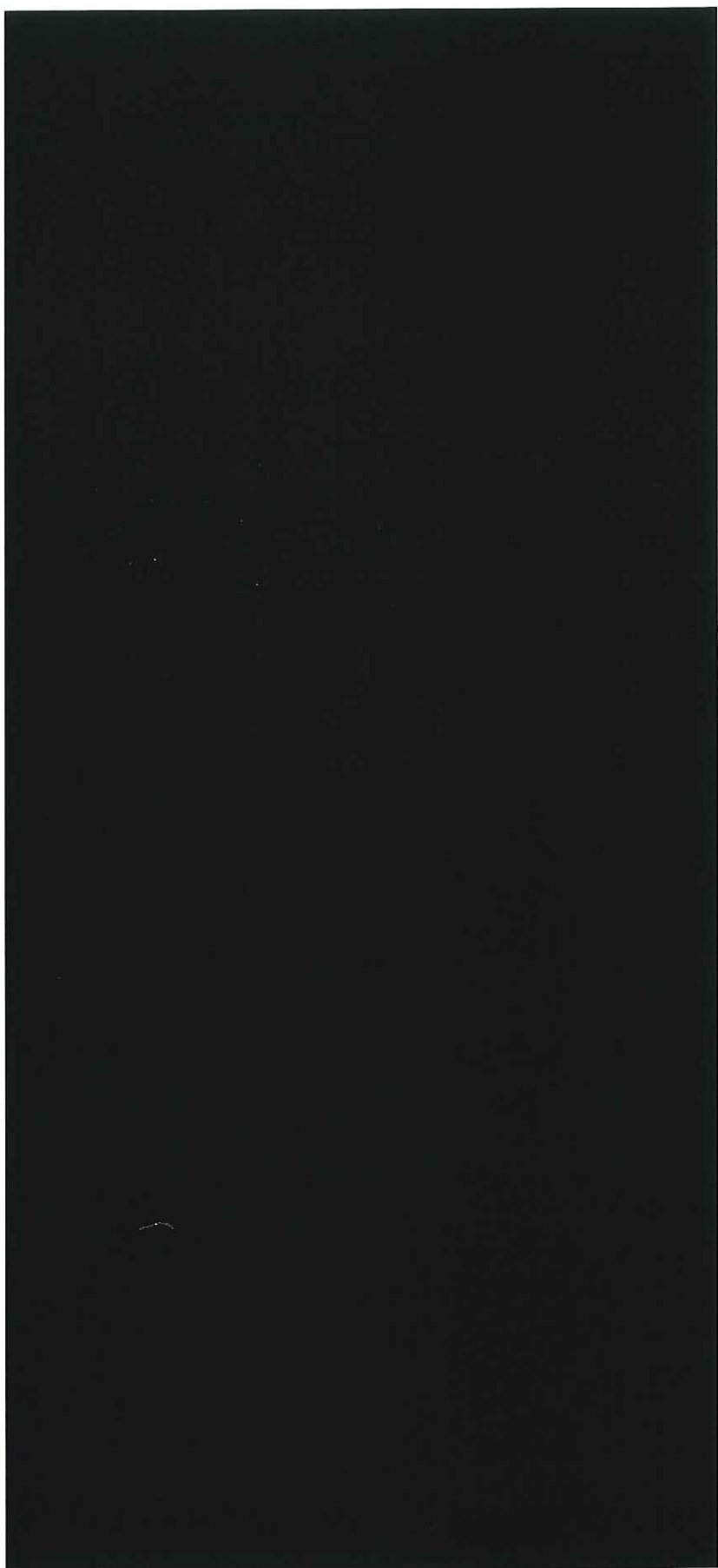




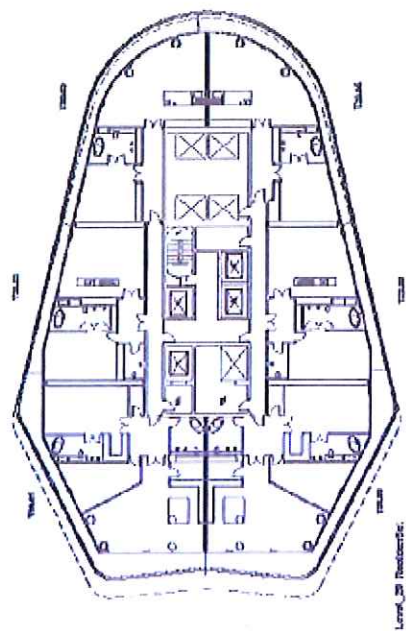
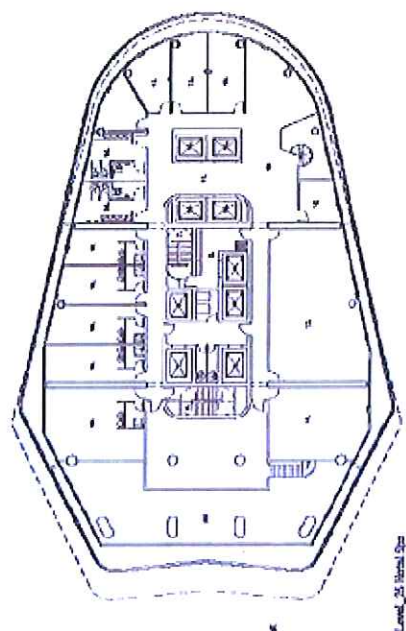
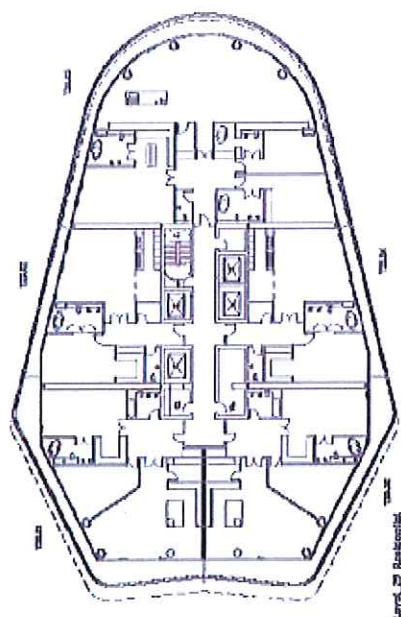
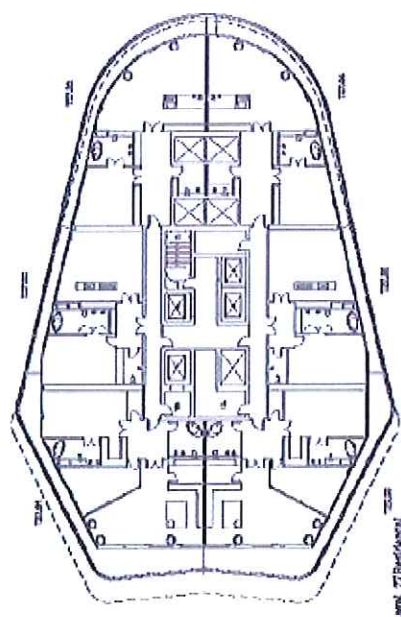
View of Site Looking South

## Appendix 5

### Residential Floor Plans



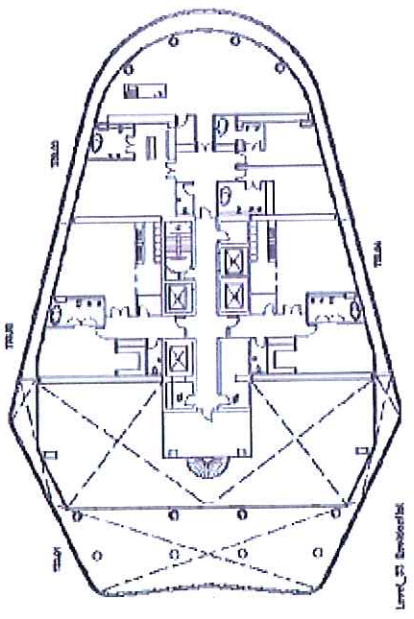
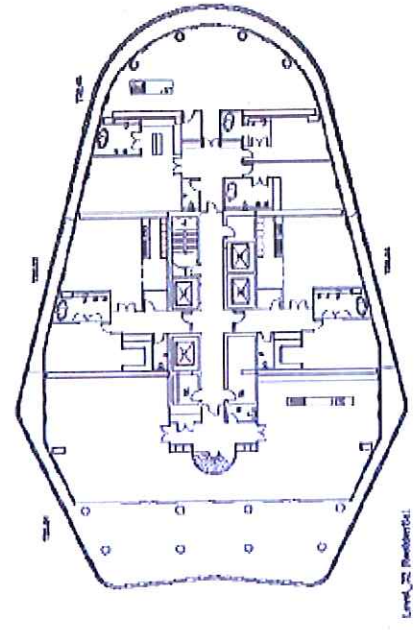
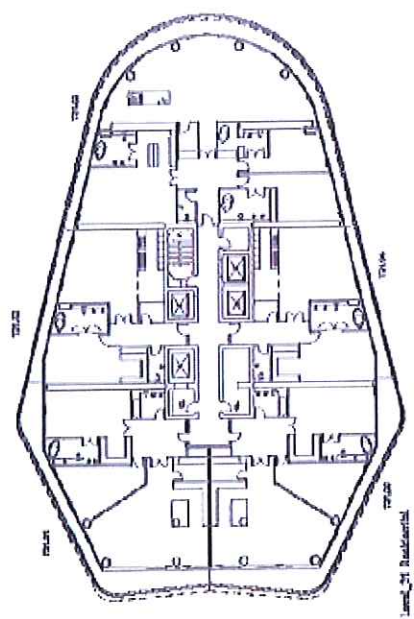
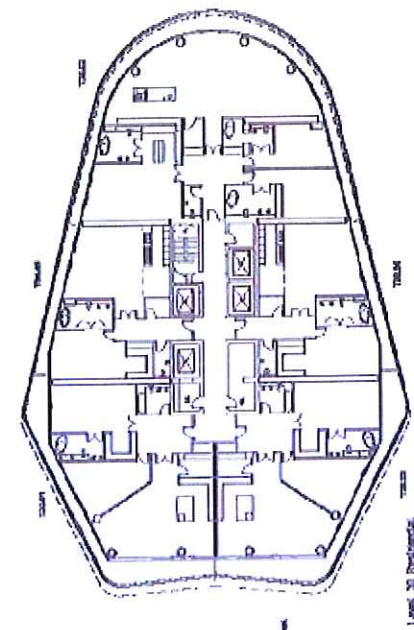




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  - 96. Ninety-sixth Floor
  - 97. Ninety-seventh Floor
  - 98. Ninety-eighth Floor
  - 99. Ninety-ninth Floor
  - 100. One Hundred Floor



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 TEL: (415) 778-1000  
 FAX: (415) 778-1001  
 WWW.JANSIMPSONARCHITECTS.COM

**ONE BLACKFRIARS ROAD**

Project: **ONE BLACKFRIARS ROAD**

Location: **ONE BLACKFRIARS ROAD**

Client: **ONE BLACKFRIARS ROAD**

Architect: **JAN SIMPSON ARCHITECTS**

Engineer: **JAN SIMPSON ARCHITECTS**

Interior Designer: **JAN SIMPSON ARCHITECTS**

Structural Engineer: **JAN SIMPSON ARCHITECTS**

MEP Engineer: **JAN SIMPSON ARCHITECTS**

Cost Estimator: **JAN SIMPSON ARCHITECTS**

Construction Manager: **JAN SIMPSON ARCHITECTS**

Phase: **PHASE 1**

Start Date: **10/01/2007**

End Date: **10/01/2007**

Project Manager: **JAN SIMPSON ARCHITECTS**

Project Engineer: **JAN SIMPSON ARCHITECTS**

Project Architect: **JAN SIMPSON ARCHITECTS**

Project Interior Designer: **JAN SIMPSON ARCHITECTS**

Project Structural Engineer: **JAN SIMPSON ARCHITECTS**

Project MEP Engineer: **JAN SIMPSON ARCHITECTS**

Project Cost Estimator: **JAN SIMPSON ARCHITECTS**

Project Construction Manager: **JAN SIMPSON ARCHITECTS**

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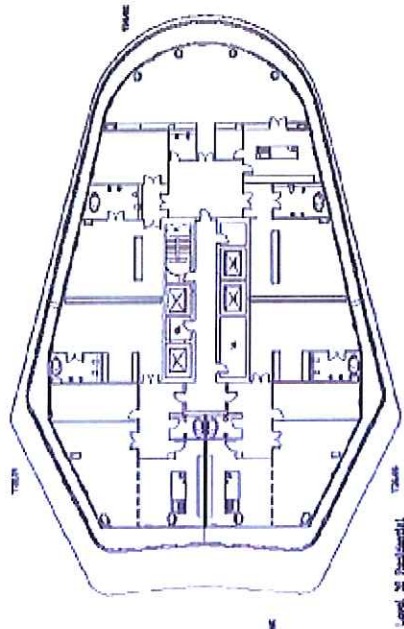
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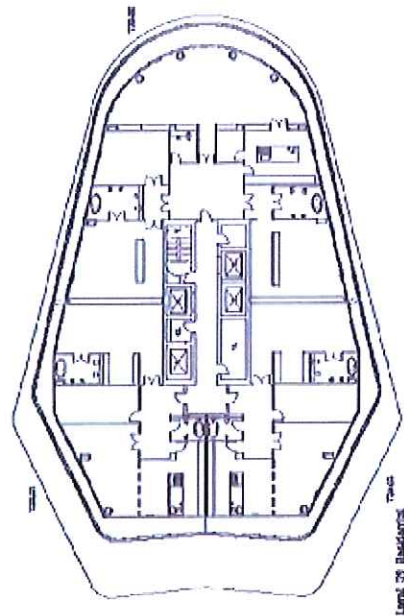




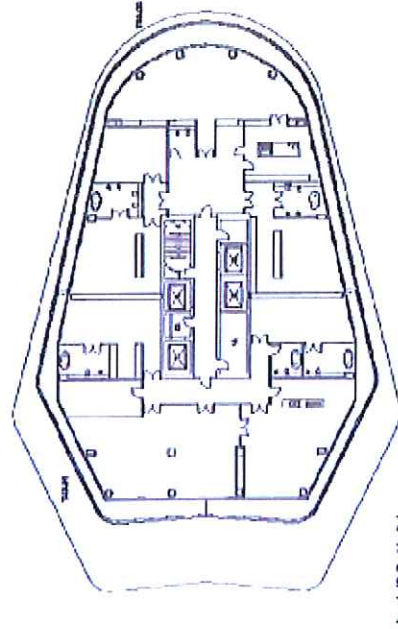
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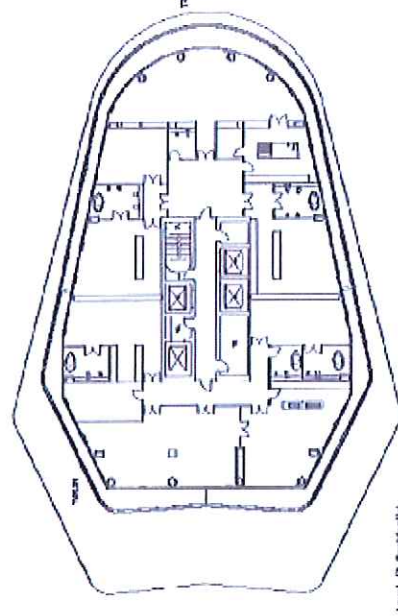
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Level\_20 Residential

		<b>IAN SIMPSON ARCHITECTS</b> 10/100 R.A.T. Road, Blackfriars Road, London SE1 1AF Tel: 020 7403 1234, Fax: 020 7403 1235, Email: info@iansimpsonarchitects.co.uk Website: www.iansimpsonarchitects.co.uk	
<b>ONE BLACKFRIARS ROAD</b> Tower Levels 20/21/22/23		Planning 10/100 R.A.T. Road, Blackfriars Road, London SE1 1AF Date: 10/10/2007 Drawn: J.S. Scale: 1:500 Sheet: 10 of 10	
Revision No. 1 Description Date Drawn Scale Sheet		Revision No. 1 Description Date Drawn Scale Sheet	







## Appendix 6

### Order of Cost Estimate (Davis Langdon)



**ONE BLACKFRIARS**

**for**

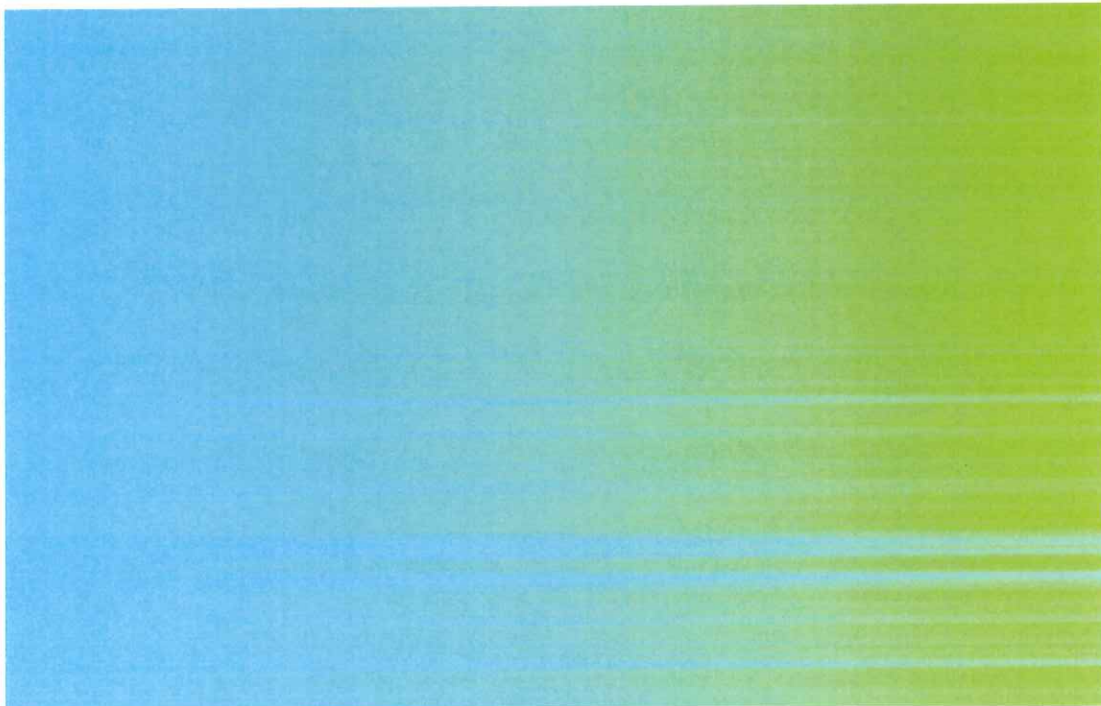
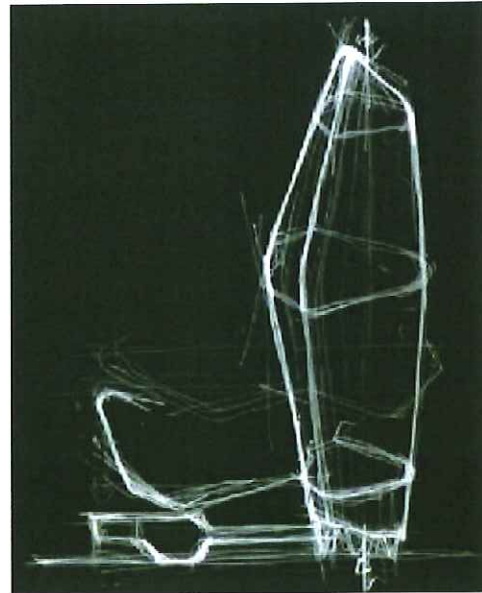
**St. GEORGE (SOUTH LONDON) LTD.**

**ORDER OF COST ESTIMATE (Rev G)**  
( Planning Application - Incorporating 2008 amendments)

**Mixed Use Scheme**

**Issue Date:** 24 May 2012

**PRICE DATE:** April 2012 (DL Ref Jan/12 - TPI: 446)



Executive Summary

Area Schedule

Accommodation Schedule

Main Summary

Elemental All Blocks

Tower	Summary
	Elemental Breakdown

Podium Standalone	Summary
	Elemental Breakdown

Rennie St Block	Summary
	Elemental Breakdown

List of Information used, Assumptions and Exclusions



**ST GEORGE SOUTH LONDON LTD**

**ONE BLACKFRIARS ROAD**

**CONSENTED SCHEME (Planning Application Incorporating 2008 Amendments)**

**Davis Langdon**   
An AECOM Company

## **EXECUTIVE SUMMARY**

This report has been produced to provide indicative building and infrastructure costs, based upon information supplied by SGSL Land Department.

It should be noted that this estimate has been prepared in advance of detailed Architectural, MEP, Structural design information. The estimate should be considered an order of cost only and should be subjected to review as and when the design progresses

Areas have been measured from the Planning Application drawings (dated August 2008) in accordance with RICS guidelines. Whilst every effort has been taken to ensure accuracy of the areas contained herein, they should not be relied upon for any other purpose than the Estimate itself.

For the purpose of this report, SGSL definition of Net Saleable Area (NSA) has also been used to determine the area of Hotel Rooms. NSA excludes FOH / BOH Hotel Areas.

