

ONE

PARK DRIVE



CANARY WHARF
RESIDENTIAL



One Park Drive Loft and Cluster apartments

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National Stadium, Beijing

Herzog & de Meuron has helped define contemporary architecture all around the world — *Deyan Sudjic talks to Jacques Herzog about the studio's approach to building its first residential tower in London*

Beijing's National Stadium, big enough to seat 90,000 people, is China's most recognisable modern landmark. It might appear to have little in common with the intimacy of the Parrish Art Museum folded discreetly into a green meadow in the Hamptons, but both were designed by the studio that Jacques Herzog and Pierre de Meuron set up in Basel almost 40 years ago. Building the stadium was a demonstration that the new China had moved beyond the obvious symbols of power and prestige to a subtler kind of messaging about itself. It was not replicating something that had been done already, it was a piece of architecture like no other. Beijing's stadium is an agile steel and concrete landmark; the Parrish has a simple timber-frame structure that gives it the feel of a sun-filled country barn, in which the architecture allows the art to speak for itself.

Herzog & de Meuron's architecture has been enormously influential and yet is uncategorisable. Miuccia Prada's flagship store in Omotesandō in Tokyo, a signal box dropped into the tangle of railway tracks weaving into Basel's central station, a winery in Napa Valley and the firm's first residential tower in London at Canary Wharf are all examples of its work. Each one is different, and yet they all reflect Herzog & de Meuron's creative curiosity.

For Herzog & de Meuron, if the architect is to make a fresh contribution, he needs to empty his mind of preconceptions and understand the essence of the project. There is no such thing as an architect without an ego, but Herzog & de Meuron makes a point of sublimating the urge to make its own mark when it builds by expressing it through exploring the essences of how a building will be used, the material from which it will be made, and the context of which it will form part. The results are sometimes startling in the willingness of the architect to push an idea to its limits, and sometimes disarming in their deceptively simple directness.

"I never tried to use the client to follow my own ambition" says Herzog. "Architecture only works if you can achieve the client's needs. This is where the architect is different from the artist. The artist is alone literally with a blank canvas. But the architect is not alone. The art of architecture is exactly not to work against the client."

Herzog & de Meuron's Signal Box in Basel is wrapped entirely in copper. The main element of the Dominus winery is a gabion wall, made of the caged rock normally used for constructing dams and retaining walls, which stretches across the Napa Valley like a Roman aqueduct. Prada's store is an extruded glass crystal, braced by a steel mesh that gives it the appearance of a beehive or a honeycomb. It uses four types of glass: some pieces bubble outward, some are sucked in as if the building is breathing. When Jacques Herzog and Pierre de Meuron came to design the extension to Tate Modern, their first idea was a pyramid, faced in glass fragments. But they changed their minds. In a London dominated by a wave of glass office buildings, the Tate should declare itself distinctively different, and so they opted for brick. Social preoccupations are as important to them as material qualities. Beijing's National Stadium is designed as a place for people to gather and share an experience. As Herzog puts it:

"We wanted to get away from the usual technocratic stadiums, with their architecture dominated by structural spans and digital screens, to make the crowd part of the architecture, and to be aware of itself."

It is this curiosity and rigour that has made Herzog & de Meuron's practice one of the world's leading architectural voices. It has grown to 400 people without losing its sense of experimentation. And while the firm now has a presence in London, Hamburg, Hong Kong and New York, it is still based in Basel; small in size, but culturally a world city that has had an important impact on contemporary art, and now on architecture. Herzog & de Meuron has projects throughout Europe, Asia and the Americas. Each of them, cultural or commercial, large or small, is treated with the same weight and significance.

"Every current project has its own agenda" says Herzog. "The team that works on a project on a daily basis have their own rhythm, a steady flow, whereas for Pierre and I, we are on something more like a fever curve, with different phases, needs and timescales. Sometimes the team needs to be inspired, or chased, and the project shaken, or shaped. Some projects are more or less hot, more or less urgent. As an architect, you want them all to achieve the maximum of what you believe their potential can be. From that point of view even very small projects can have a very large potential, and sometimes very large projects have smaller potential."



Tate Modern Extension, London



Prada Epicenter store, Tokyo



56 Leonard Street, New York



VitraHaus, Weil am Rhein

Jacques Herzog and Pierre de Meuron are clear that architecture is not art, but they have worked closely over the years with many artists, notably with Ai Weiwei on Beijing's National Stadium. They created a temporary pavilion for the Serpentine Gallery together. And it was Ai Weiwei who brought one of Herzog & de Meuron's key unbuilt projects to the studio, a commission to design a film school in Qingdao. The design was based on the idea of stacking varied functional elements – studio, lecture theatre, screening room, workshop – to create a building in which the components remained visible, like a pile of books of varying size, rather than trying to hide them all in a single anonymous box. It was an architectural idea strong enough to soften the studio's usual reluctance to repeat itself. It offered Herzog & de Meuron some clues for the commission to design a residential tower at One Park Drive.

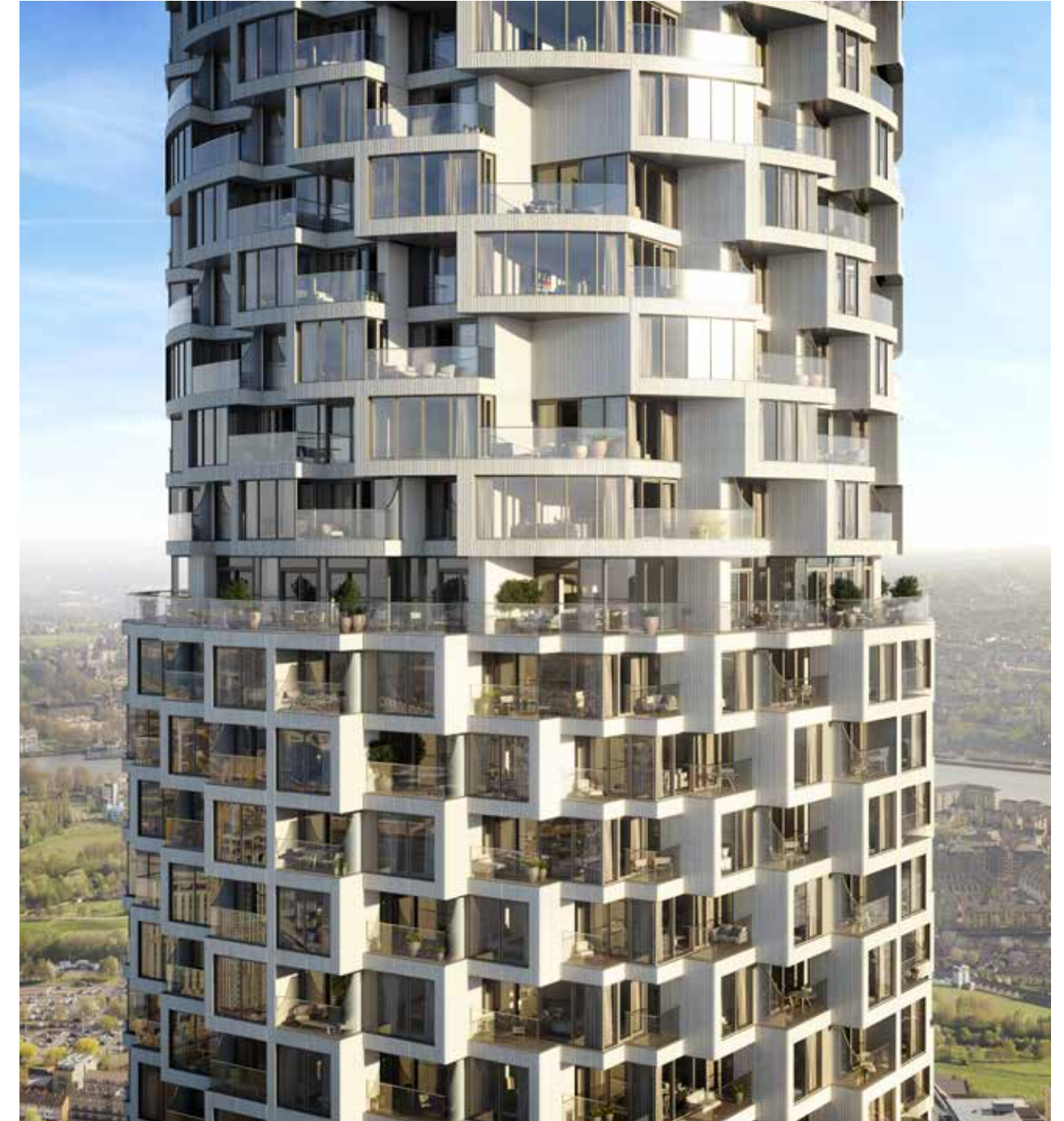
“Everybody is somehow bound to a pattern. There is always a potential danger of a trap, of being literally trapped by things that are relatively fresh. You want to exploit it, and bring it on board.”

“When you look back at what you have done, it's true that even for us, who are known for always changing styles, we don't give a preference to a particular material or to a form. Nevertheless, there are groups of projects, like families that can be seen together, like the Qingdao Film Academy. That was when we developed the idea of stacking, breaking down the programme into prismatic boxes then stacking them in unlikely and unexpected ways to produce a pile of forms, in a way that had never been seen before. That produced a number of projects: VitraHaus (the showroom for the furniture company in Weil am Rhein) and even 56 Leonard Street, our residential tower in New York.”

The idea of allowing stacks of individual apartments to become clearly visible on the outside of a building – Herzog calls it “to be imprinted” – is one of the key architectural features of the One Park Drive tower. At the level of the city, it will help to shape the identity of one of the largest remaining vacant sites in London’s Docklands. As an individual building, it brings fresh thinking to the organisation of tall buildings.

“Residential high-rises are conventionally characterised by the negative qualities of sameness and too much repetition. One Park Drive has three distinct zones offering different types of accommodation, that are clearly expressed, offering a sense of individuality in a larger development.”

Canary Wharf, with a working population of 120,000 and global clout as a financial centre, is as big as many towns but is only 30 years old. It was developed as a modern alternative to London’s oldest financial centre around the Bank of England. As the site has filled up with a cluster of office towers and public spaces, the character of the area has gradually transformed. Once regarded as a self-contained business district, it has become increasingly porous, becoming an active part of the city. Guided by a leadership team that has been with the project since the first development, Canary Wharf has grown in scale and variety. The public spaces, the shops, the bars and restaurants, and the public art and performance programmes bring life to the area.



One Park Drive, Canary Wharf, London



And now the development has started to grow eastward, where it will eventually see the building of 3,300 new homes, a school, a doctors' surgery, parks and a newly created landscaped waterside walk. To design this new area, Canary Wharf Group is working with a range of architects who are new to the project, including Herzog & de Meuron. The key to the design is first in providing a good place to live for a variety of different people. Herzog & de Meuron devised a range of apartment types of different sizes and character. The architectural identity of the tower comes from reflecting what is going on inside the building, the different apartment types, and the individual units. This architectural expression gives the building a symbolic role. It marks the transition between the original office towers to the west and the new residential area on the north-east side of the development. Herzog says:

"It is clearly made for people to stay and use, it has a lot of terraces, the facade is very porous. It is not glass in the foreground. It's like an inhabited rock. It is also different in material quality from the glass and steel that the majority of buildings in Canary Wharf use, it uses a kind of terracotta, that has a white finish, it feels good to touch. We use a lot of wood that feels nice. It has a circular plan, different from every other tower in the area, which are all orthogonal. What makes it interesting sculpturally is that it has a mix of different apartment sizes. We used that mix as an opportunity to express it in the facade. Small apartments produce a different imprint on the facade than larger or medium sizes. It gives the building the light, the scale and the grain and the profile. We wanted the building to be looking all around, not part of a fixed pattern. It does not really participate in any given vista, it potentially has interesting views all around."

One Park Drive has been designed to work both in the existing context, and also that of the future. At first it will be a freestanding landmark. Eventually it will form part of a pattern of streets and parks, as the urban qualities of the area mature. It will also create a richly varied interior world, offering high-ceilinged loft spaces in which to sit and watch the ripples on the surface of the water of the dock from which it rises, and at higher levels to stand on a terrace and see as far as the horizon – looking east as far as the Essex marshes, and west to the City of London's skyline.

It's a model for what life in the city can be.

One tower, three typologies

- 03 — Bay
- 02 — Cluster
- 01 — Loft

One Park Drive is a single building made up of three distinct typologies. Each typology evolved from a re-examination of city living, has its own distinct characteristics while also working together as a harmonious whole.

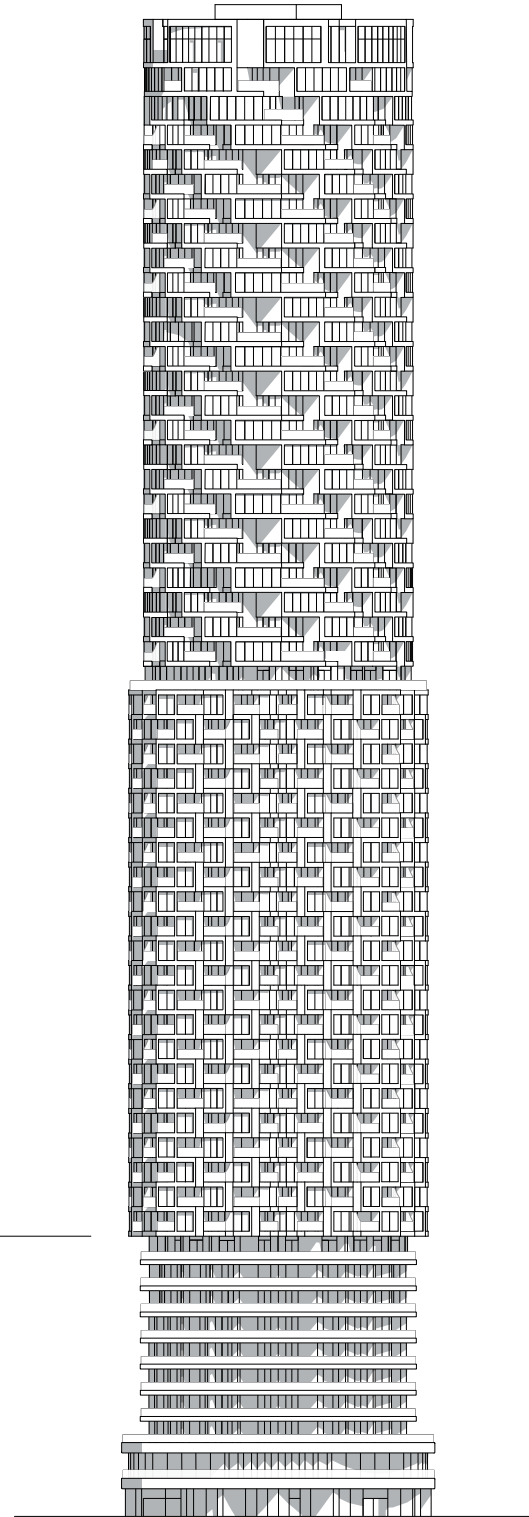


One Park Drive, Canary Wharf, London

03 — Bay
Levels 33 - 57

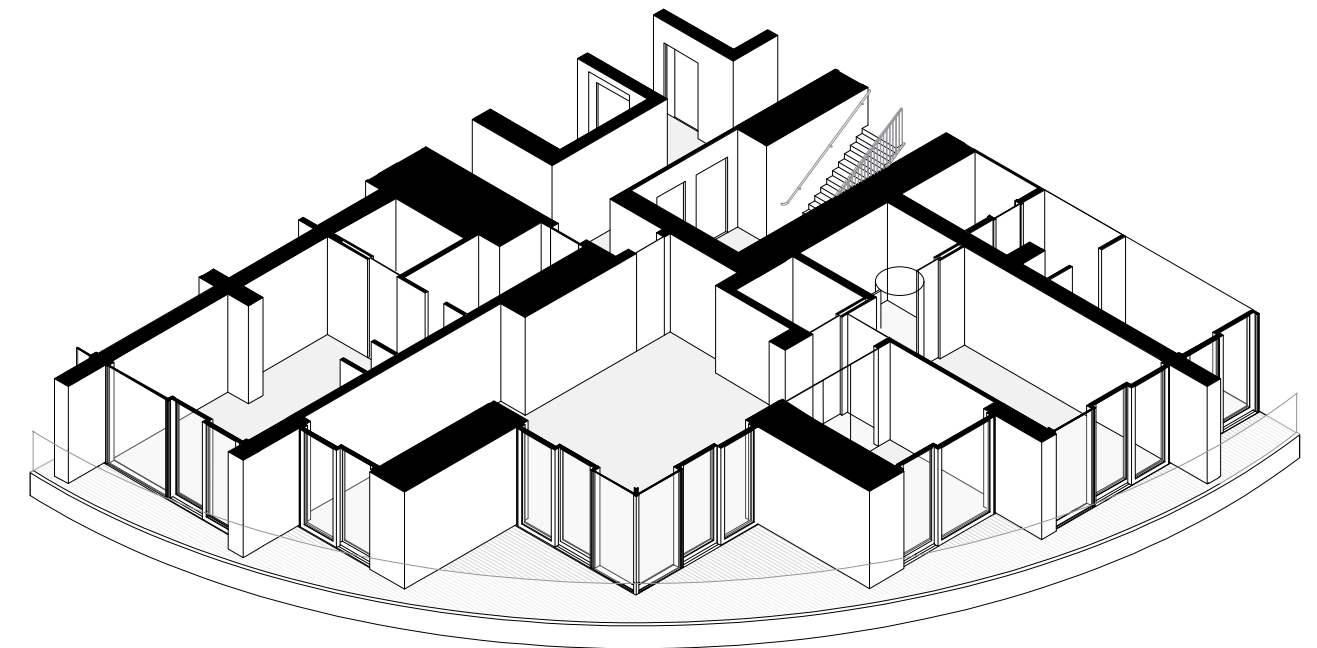
02 — Cluster
Levels 10 - 32

01 — Loft
Levels 02 - 09



01 — Loft

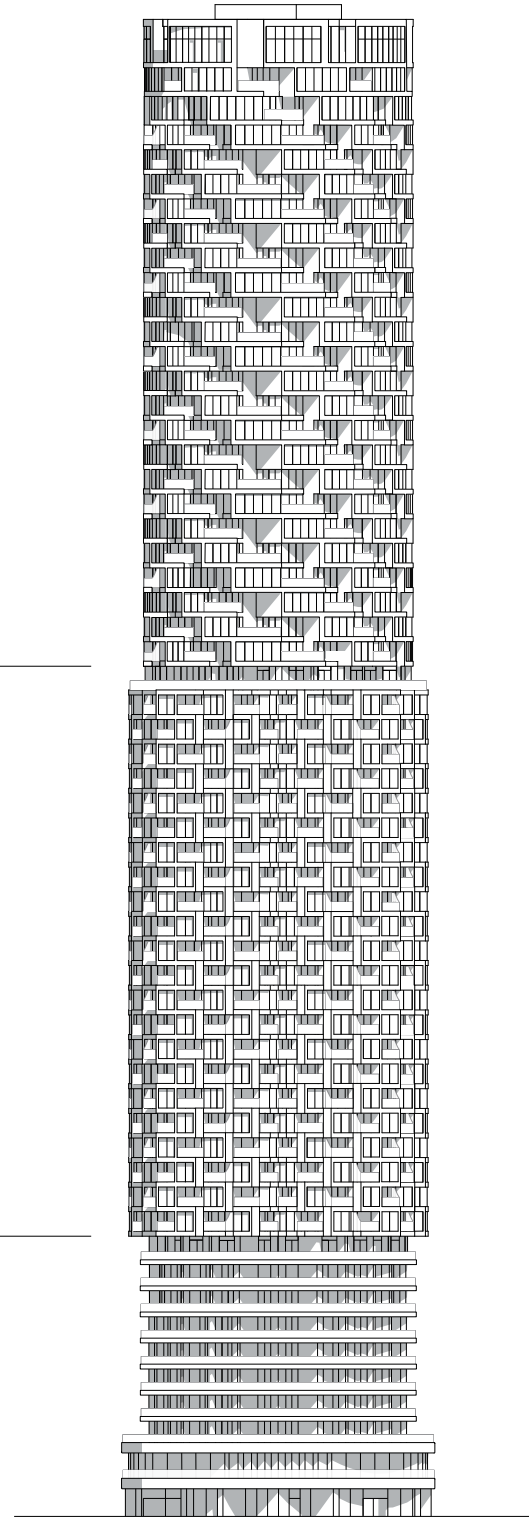
The lower floors of One Park Drive feature the Loft apartments – some of the largest apartments with high ceilings and wrap-around terraces. This location exploits their immediate connection to the surrounding green spaces and the waterfront.



03 — Bay
Levels 33 - 57

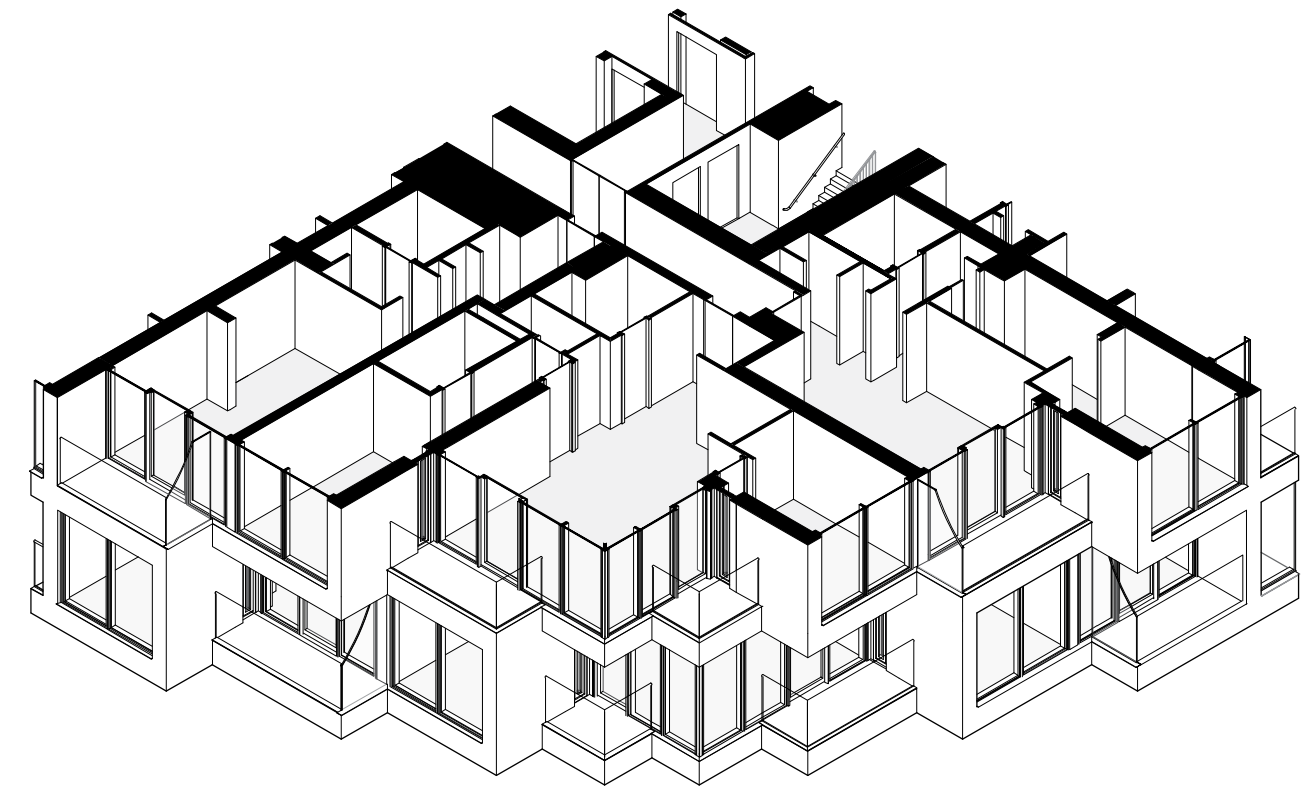
02 — Cluster
Levels 10 - 32

01 — Loft
Levels 02 - 09



02 — Cluster

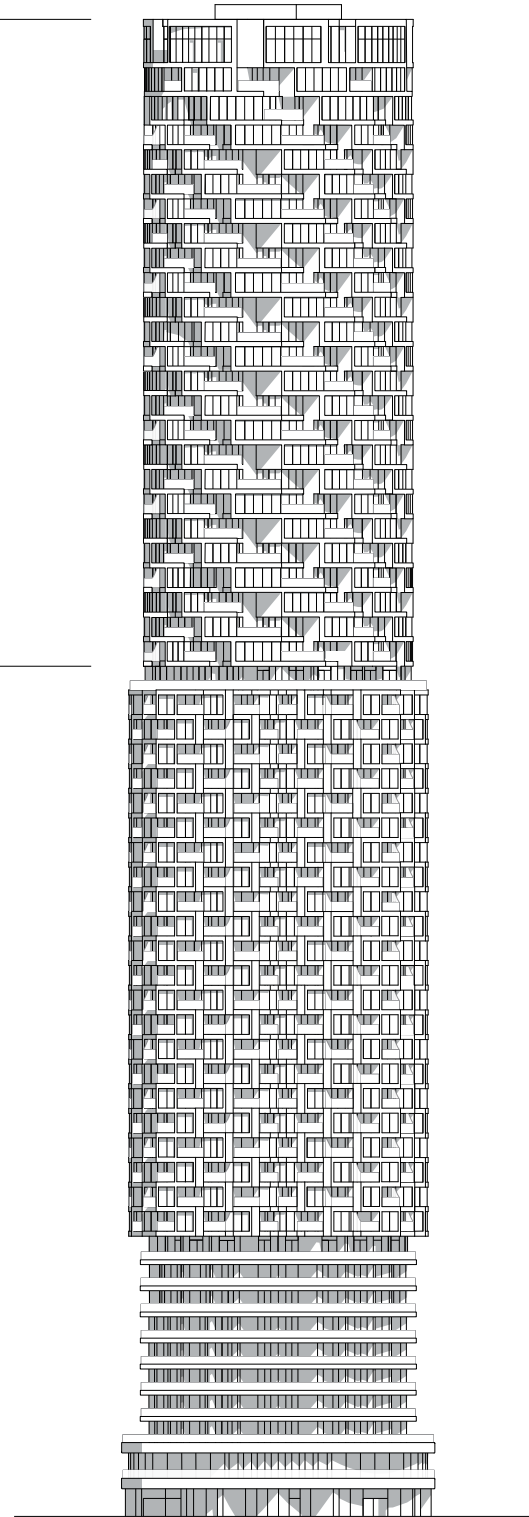
The Cluster apartments form the heart of the building. Here the floorplates are mirrored and rotated to create a rhythmic visual complexity, while still maintaining the clarity of the internal spaces. The lower levels are connected with the parks and the water; the higher floors are connected with the sky.



03 — Bay
Levels 33 - 57

02 — Cluster
Levels 10 - 32

01 — Loft
Levels 02 - 09



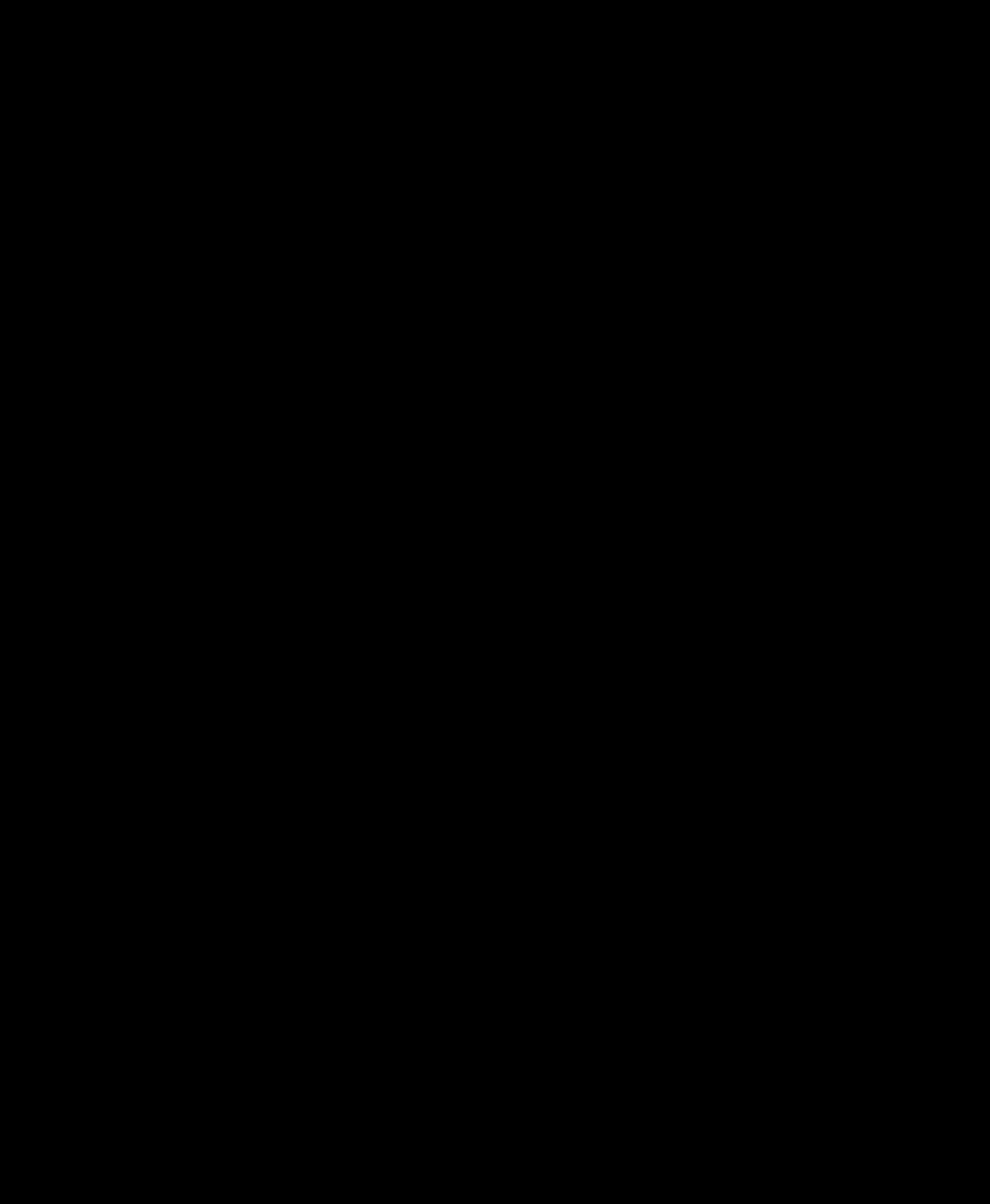
03 — Bay

The spiralling top of the building contains the Bay apartments. The orthogonal geometry of the apartments intersects the implicit curve of the building, creating the opportunity for double-height terraces which are recessed into the building. The design of the Bay apartments is focused on maximising light and the views across London.



01 — Loft





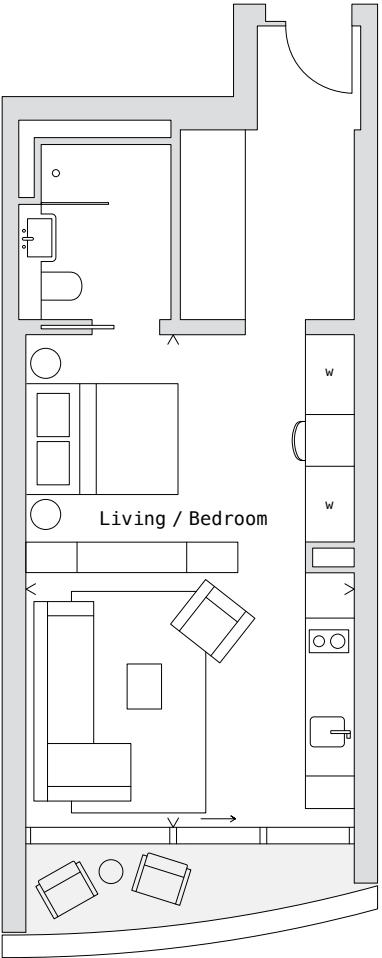
LOFT
TYPE 1
STUDIO

LOCATION
Floorplate C
Page 37

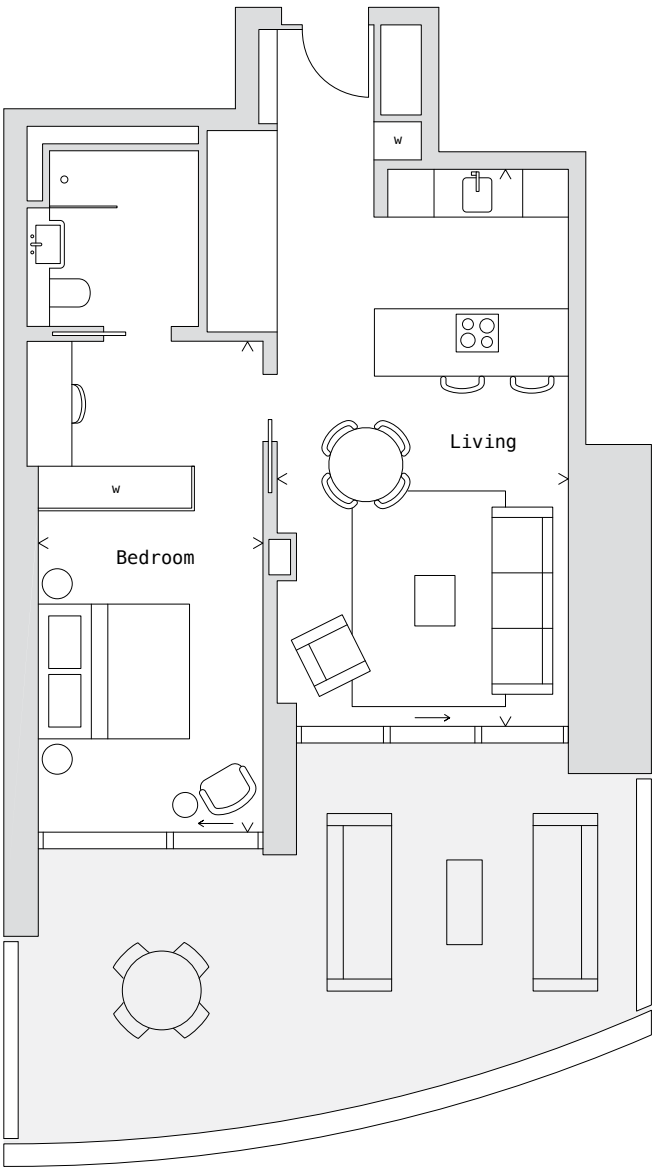
DATA
Apartment
Terrace
Living / Bedroom

IMPERIAL
466 sq ft
54 sq ft
21' 07" x 14' 04"

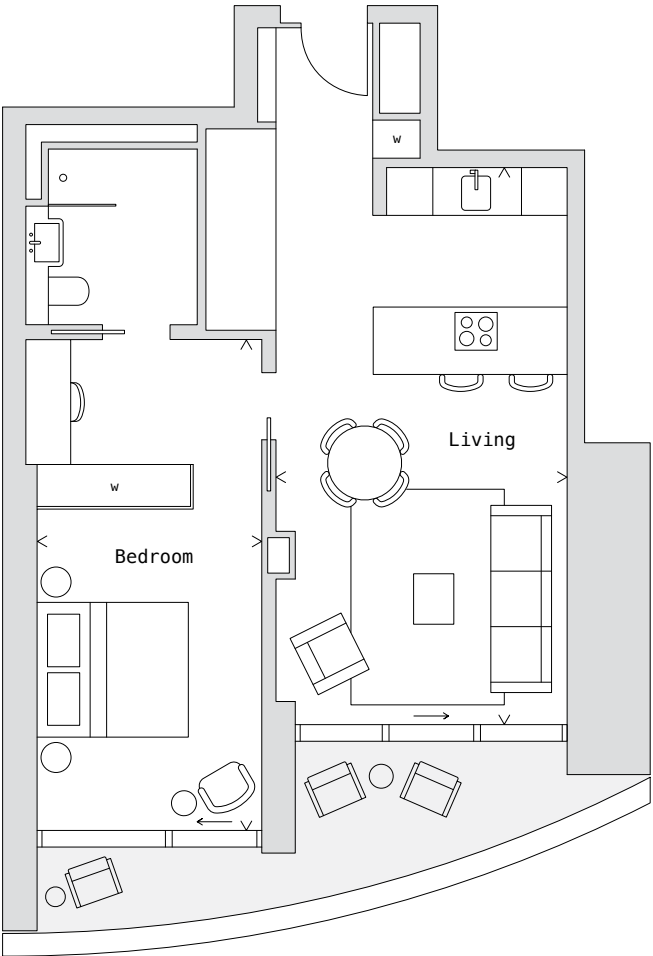
METRIC
43.3 sq m
5.0 sq m
6.59 x 4.37 m



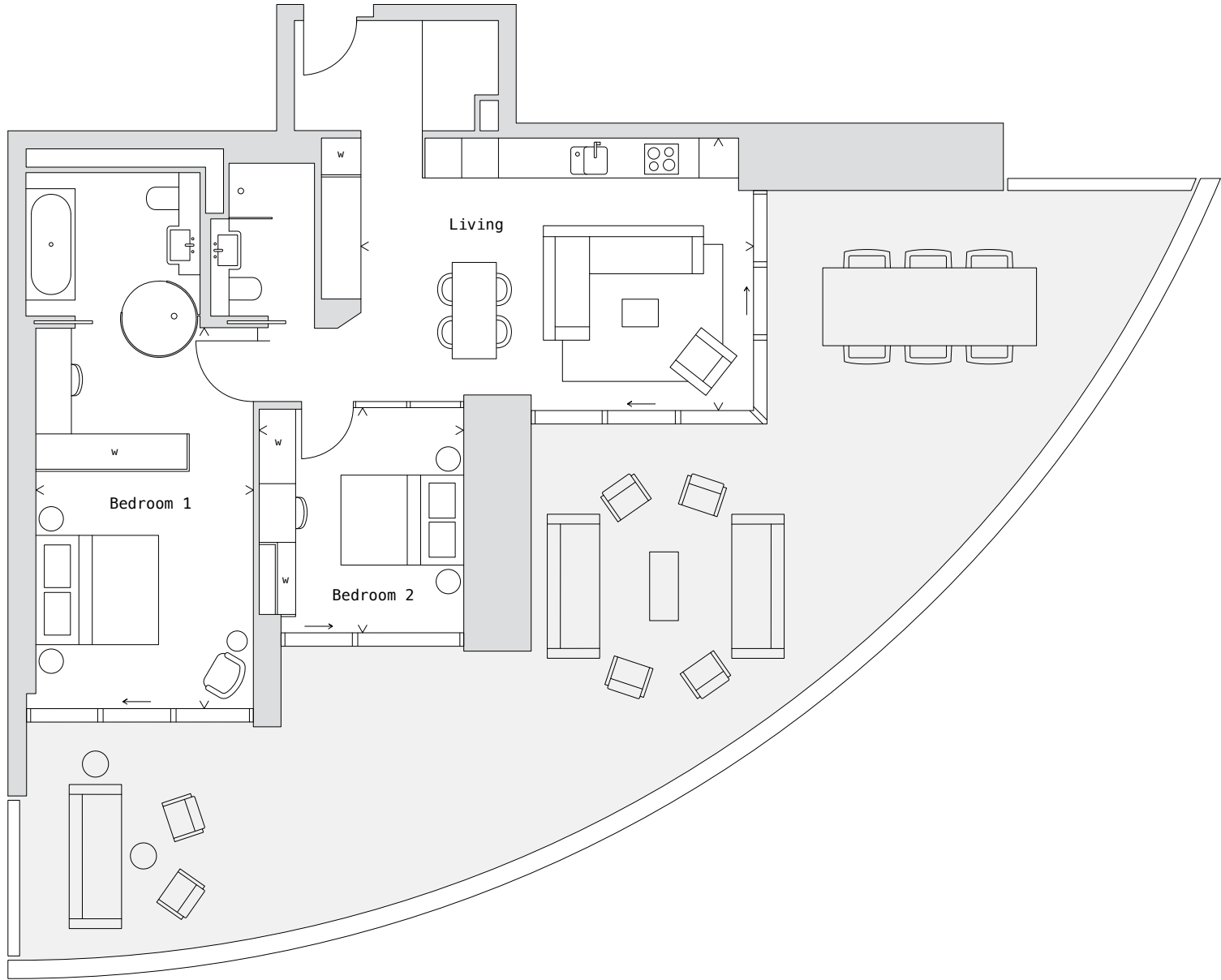
LOFT	LOCATION	DATA	IMPERIAL	METRIC	26
TYPE 2A	Floorplate A	Apartment	679 sq ft	63.1 sq m	
1 BED	Page 33	Terrace	327 sq ft	30.4 sq m	
		Living	24' 03" x 12' 08"	7.40 x 3.86 m	
LARGE TERRACE		Bedroom	20' 11" x 9' 09"	6.37 x 2.97 m	



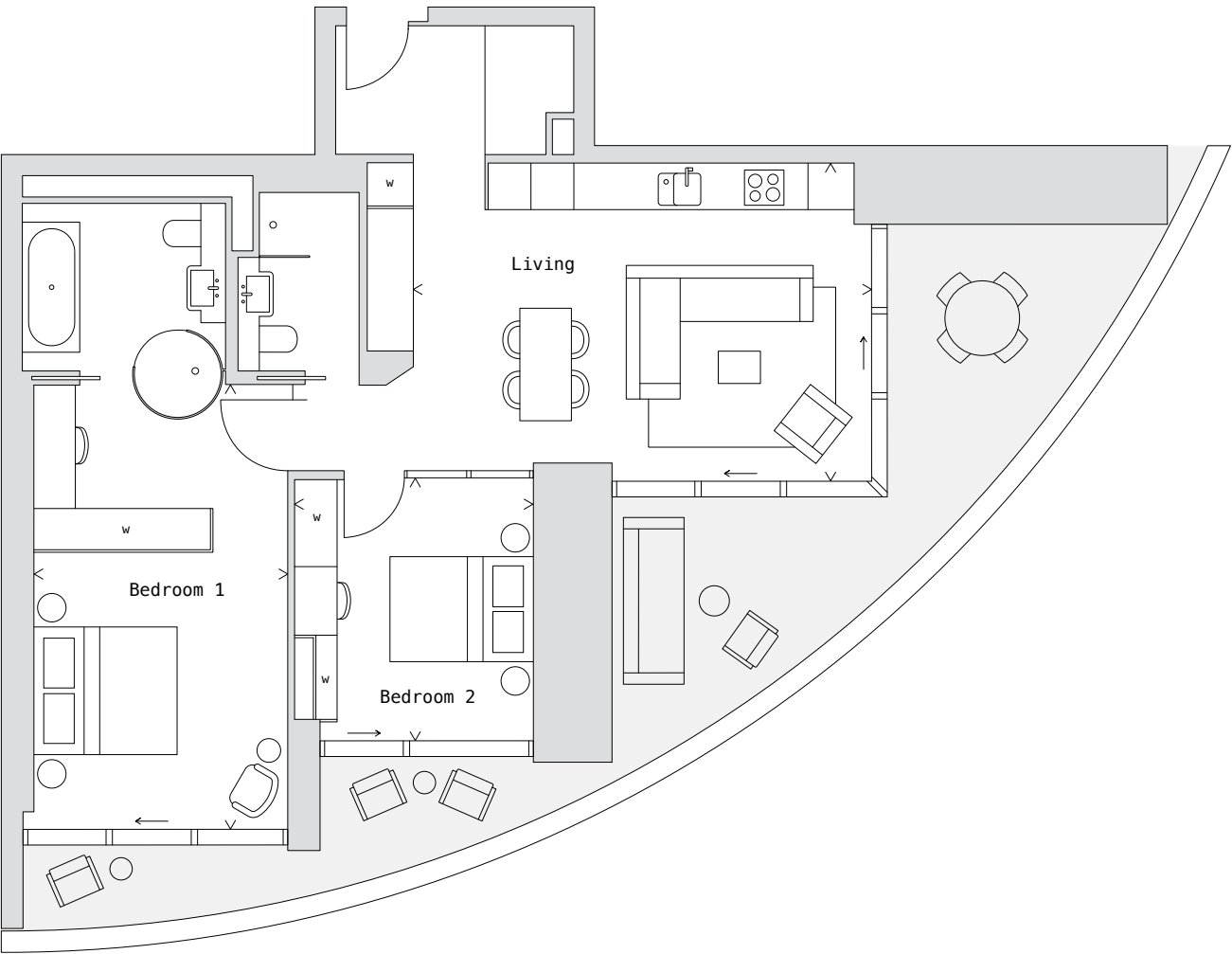
LOFT	LOCATION	DATA	IMPERIAL	METRIC	27
TYPE 2	Floorplate B	Apartment	682 sq ft	63.4 sq m	
1 BED	Page 35	Terrace	116 sq ft	10.8 sq m	
		Living	24' 03" x 12' 08"	7.40 x 3.86 m	
		Bedroom	20' 11" x 10' 02"	6.37 x 3.10 m	



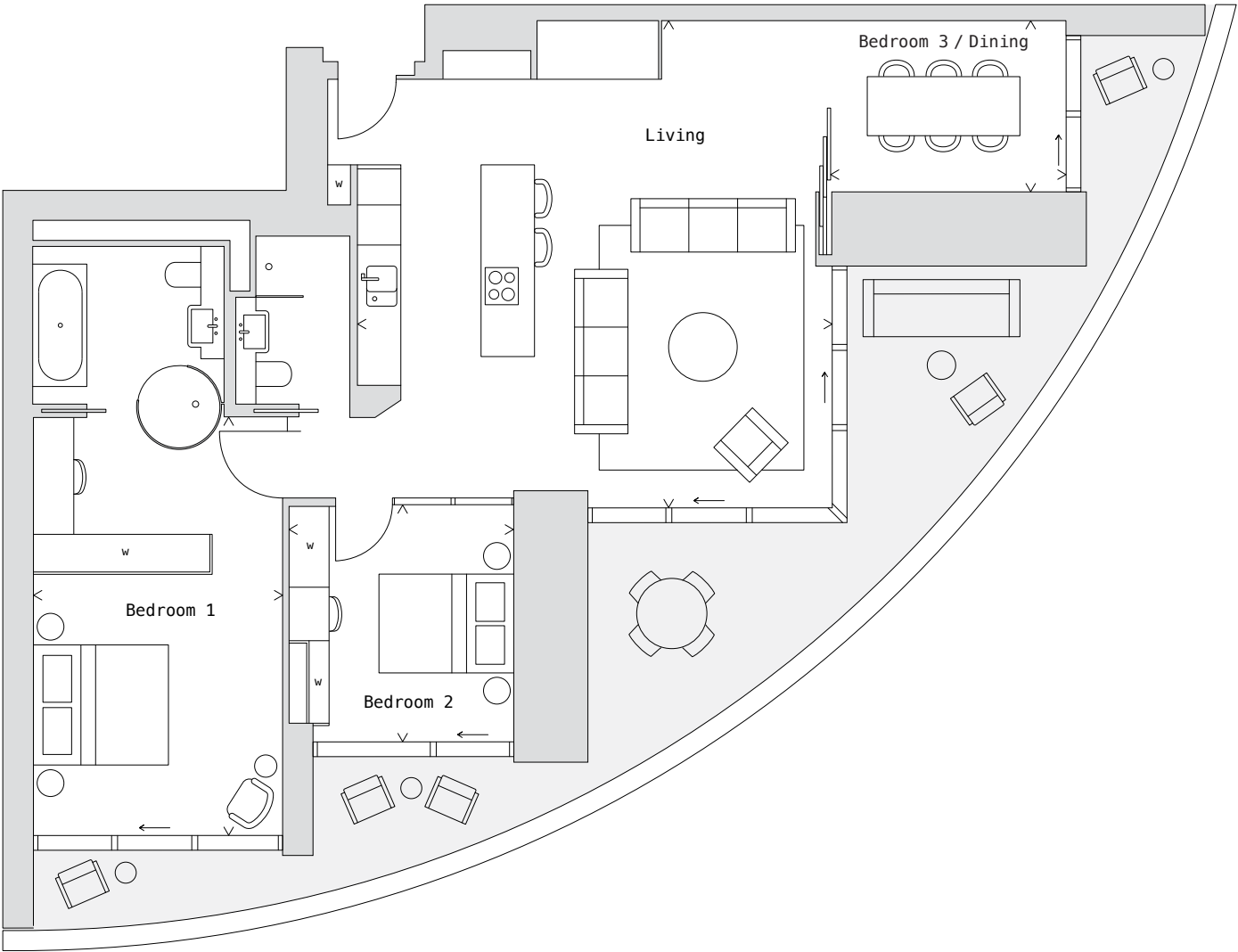
LOFT	LOCATION	DATA	IMPERIAL	METRIC	28
TYPE 3A	Floorplate A	Apartment	960 sq ft	89.2 sq m	
2 BED	Page 33	Terrace	991 sq ft	92.1 sq m	
		Living	20' 11" x 14' 07"	6.37 x 4.44 m	
		Bedroom 1	20' 08" x 11' 08"	6.27 x 3.57 m	
		Bedroom 2	12' 03" x 11' 00"	3.75 x 3.37 m	



LOFT	LOCATION	DATA	IMPERIAL	METRIC	29
TYPE 3	Floorplate B	Apartment	965 sq ft	89.7 sq m	
2 BED	Page 35	Terrace	385 sq ft	35.8 sq m	
		Living	20' 11" x 14' 07"	6.37 x 4.44 m	
		Bedroom 1	20' 08" x 12' 02"	6.27 x 3.73 m	
		Bedroom 2	12' 03" x 11' 00"	3.75 x 3.37 m	

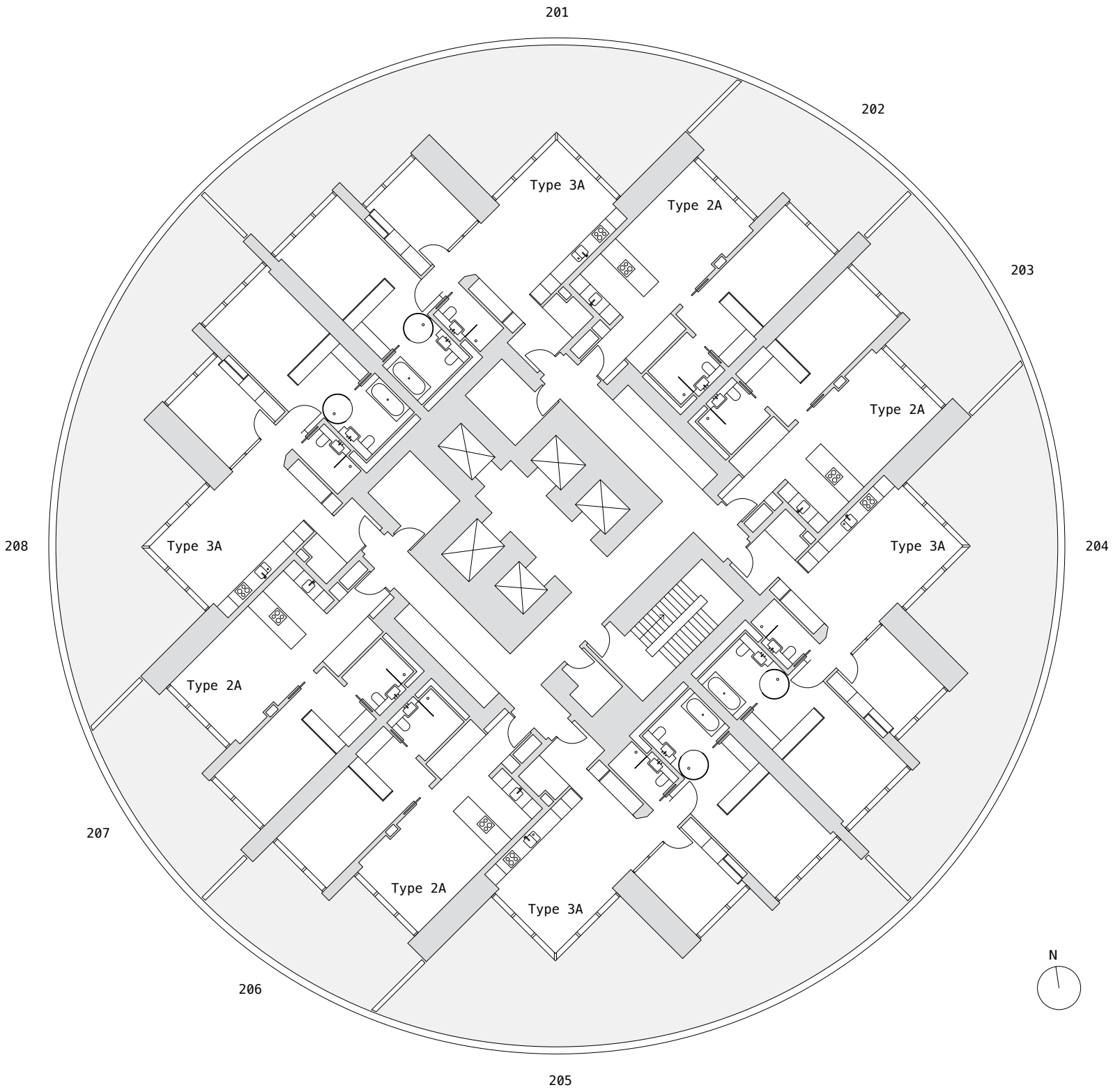
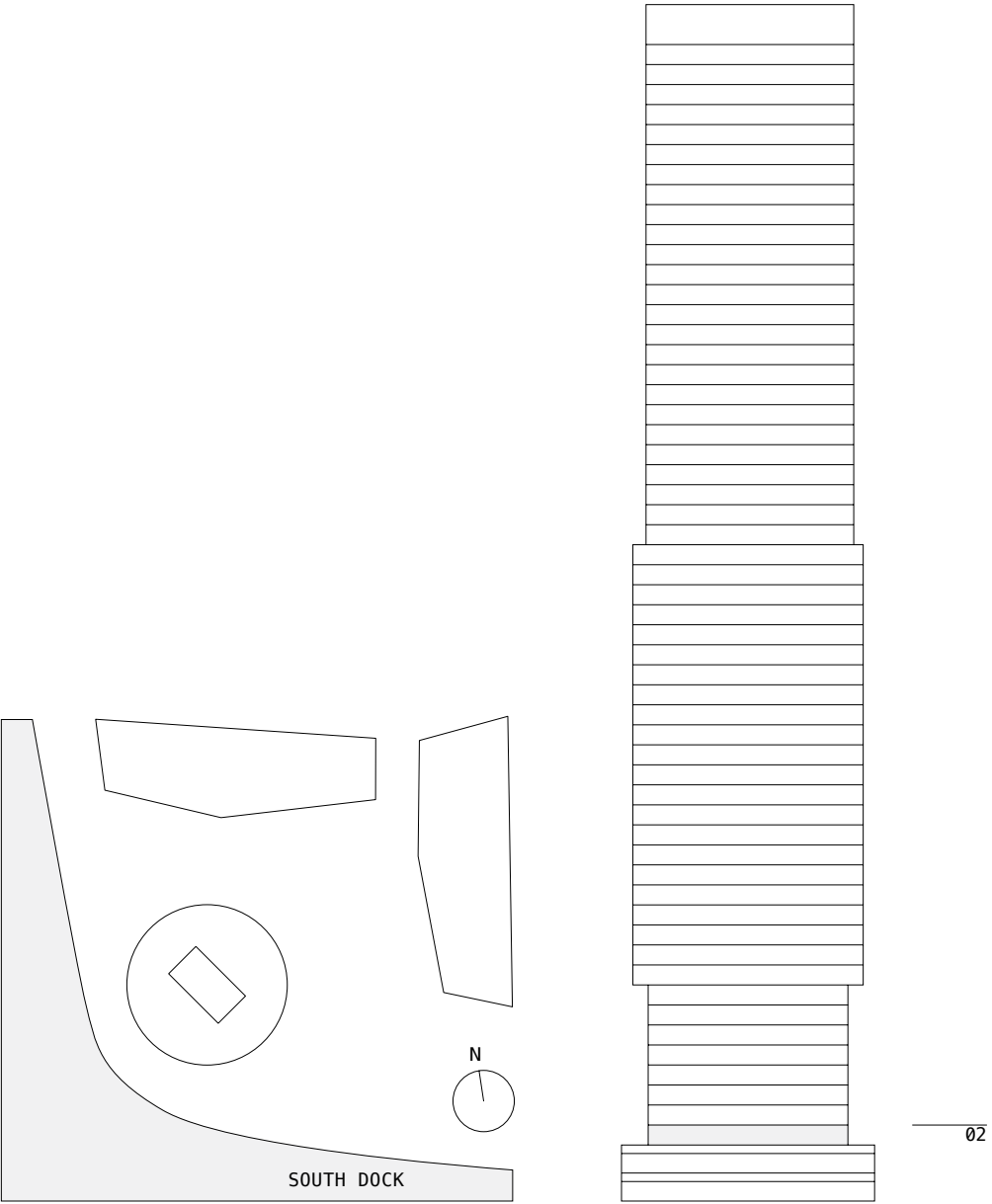


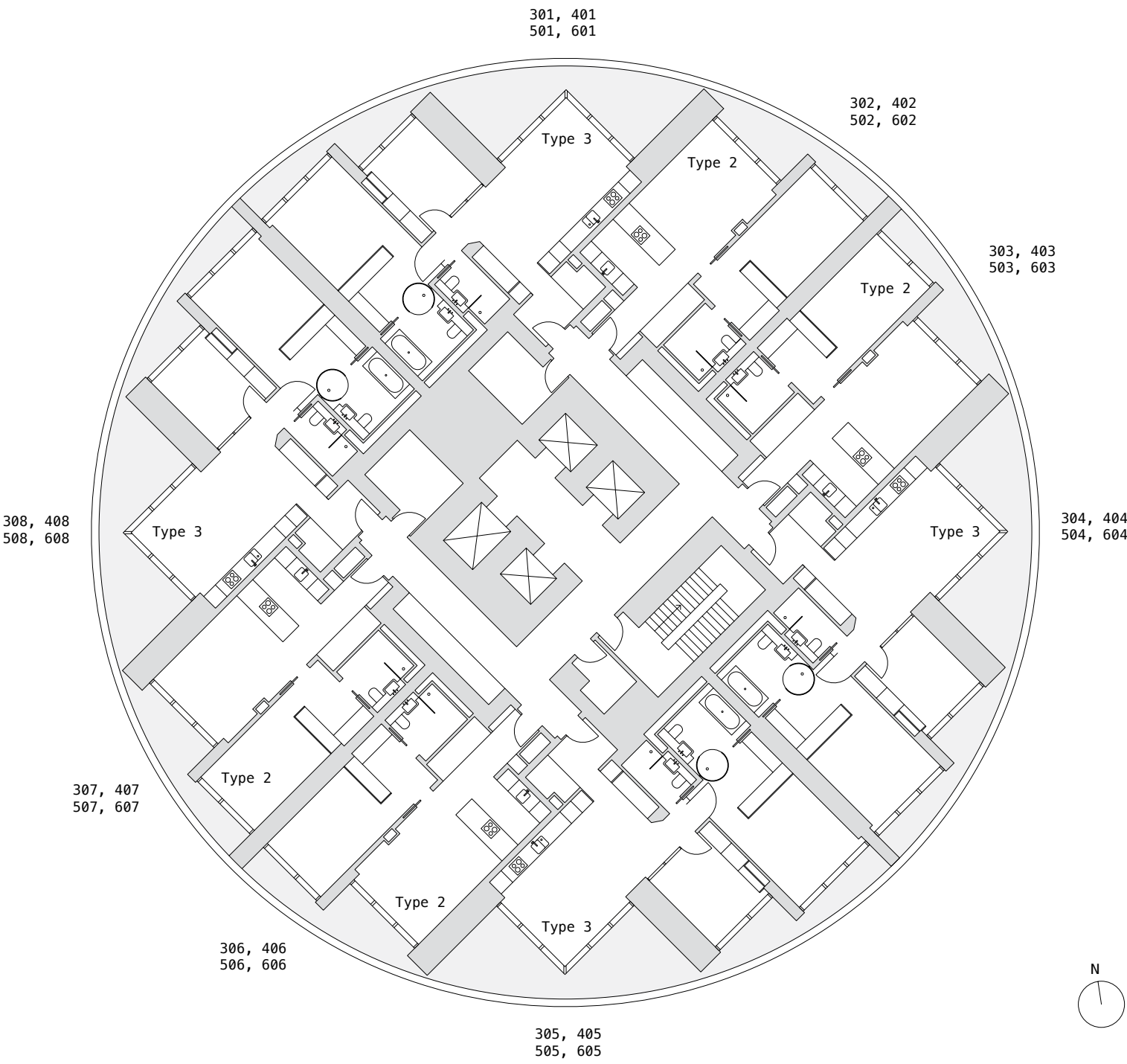
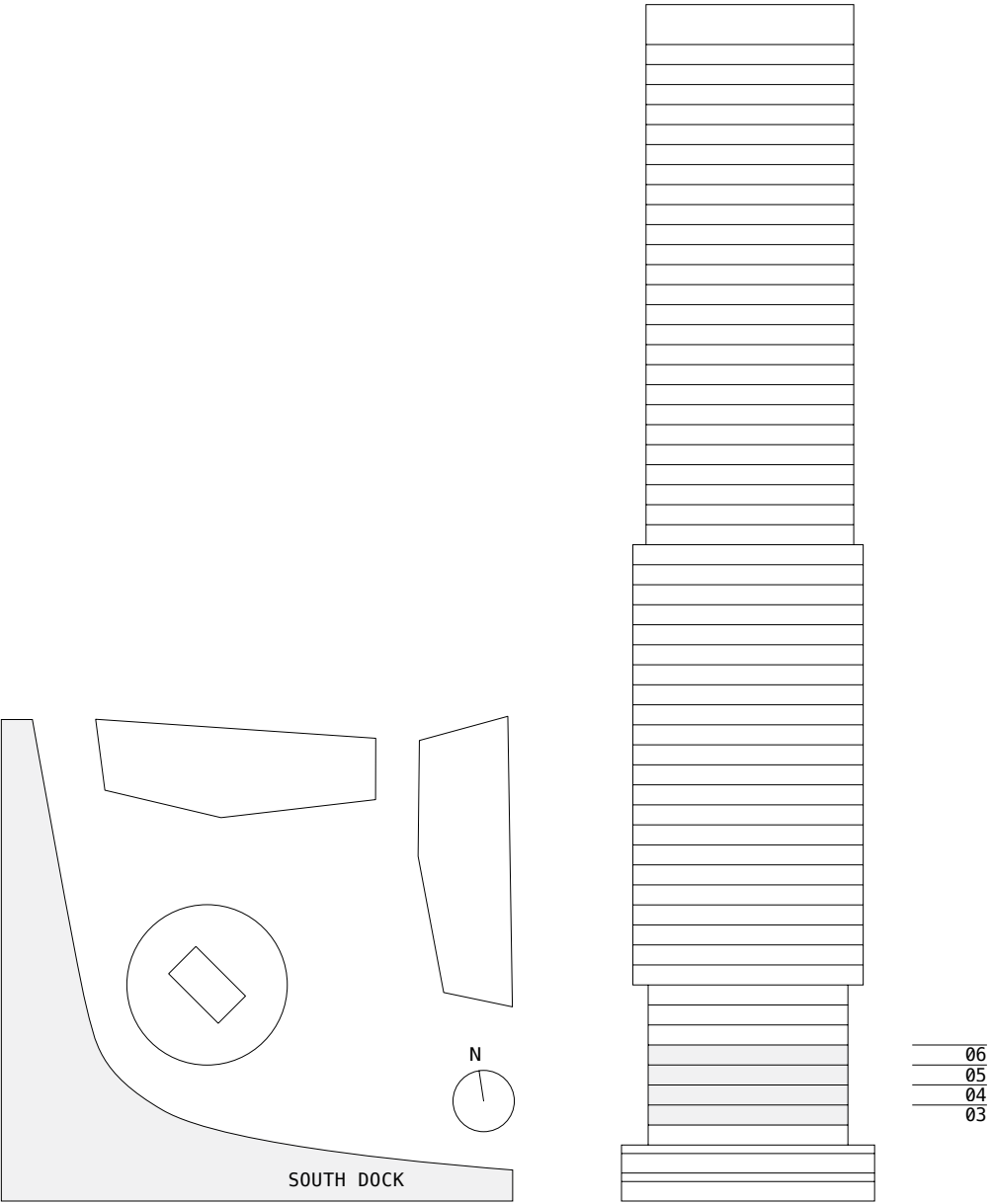
LOFT	LOCATION	DATA	IMPERIAL	METRIC	30
TYPE 4	Floorplate C	Apartment	1196 sq ft	111.1 sq m	
3 BED	Page 37	Terrace	421 sq ft	39.1 sq m	
		Living	23' 11" x 23' 04"	7.29 x 7.11 m	
		Bedroom 1	20' 07" x 12' 02"	6.29 x 3.73 m	
		Bedroom 2	11' 09" x 11' 00"	3.58 x 3.37 m	
		Bedroom 3 / Dining	11' 07" x 8' 05"	3.52 x 2.57 m	

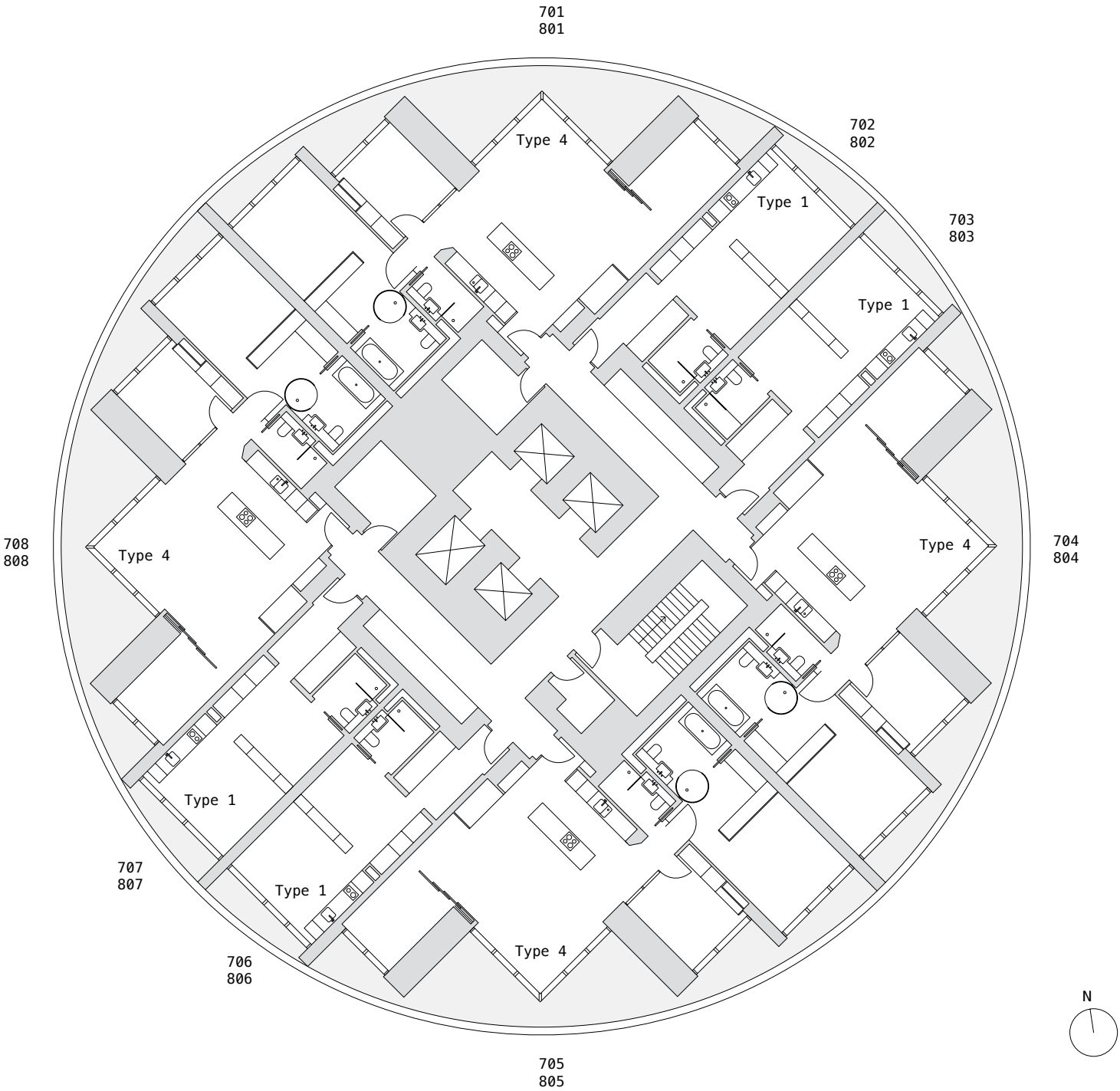
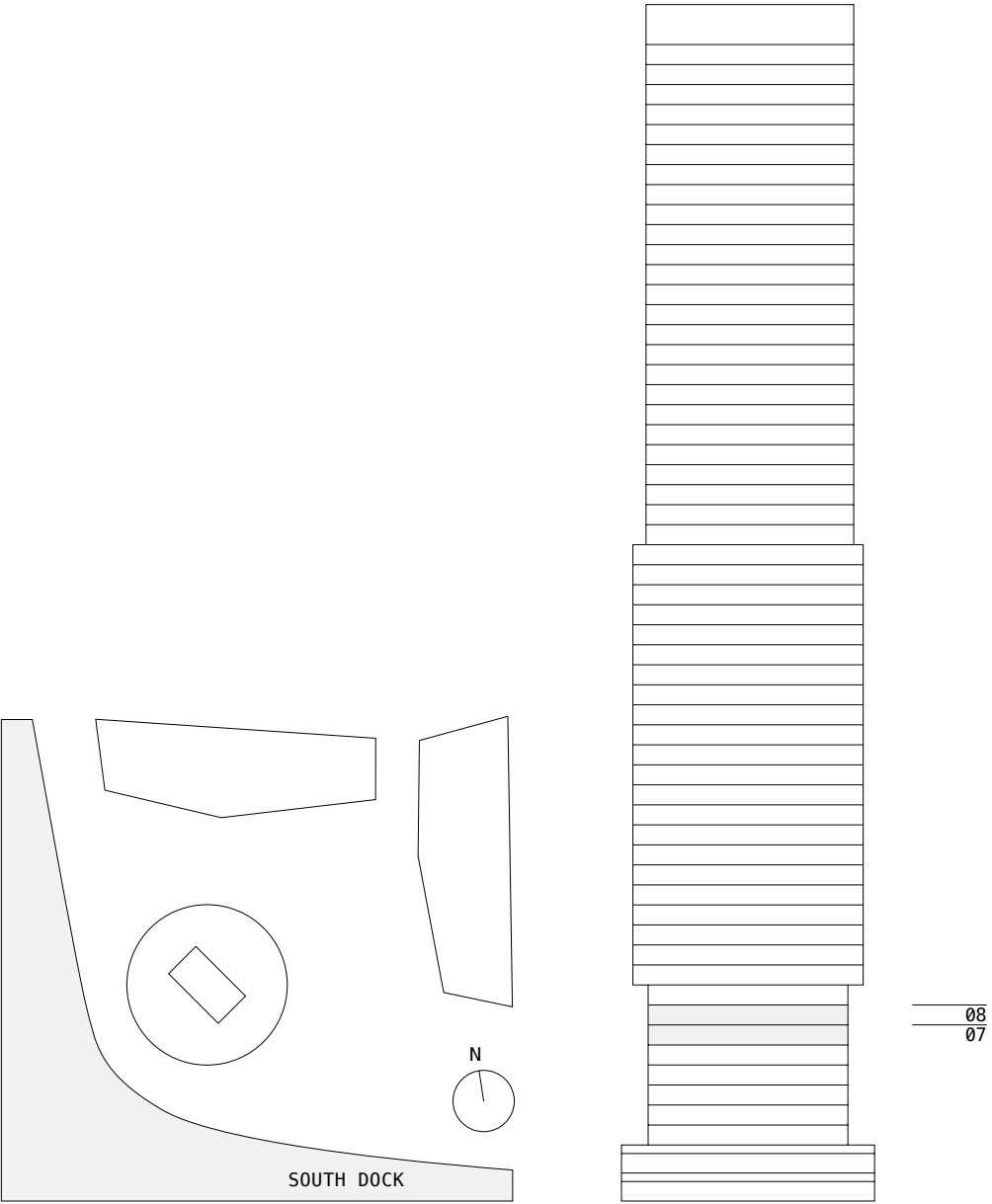


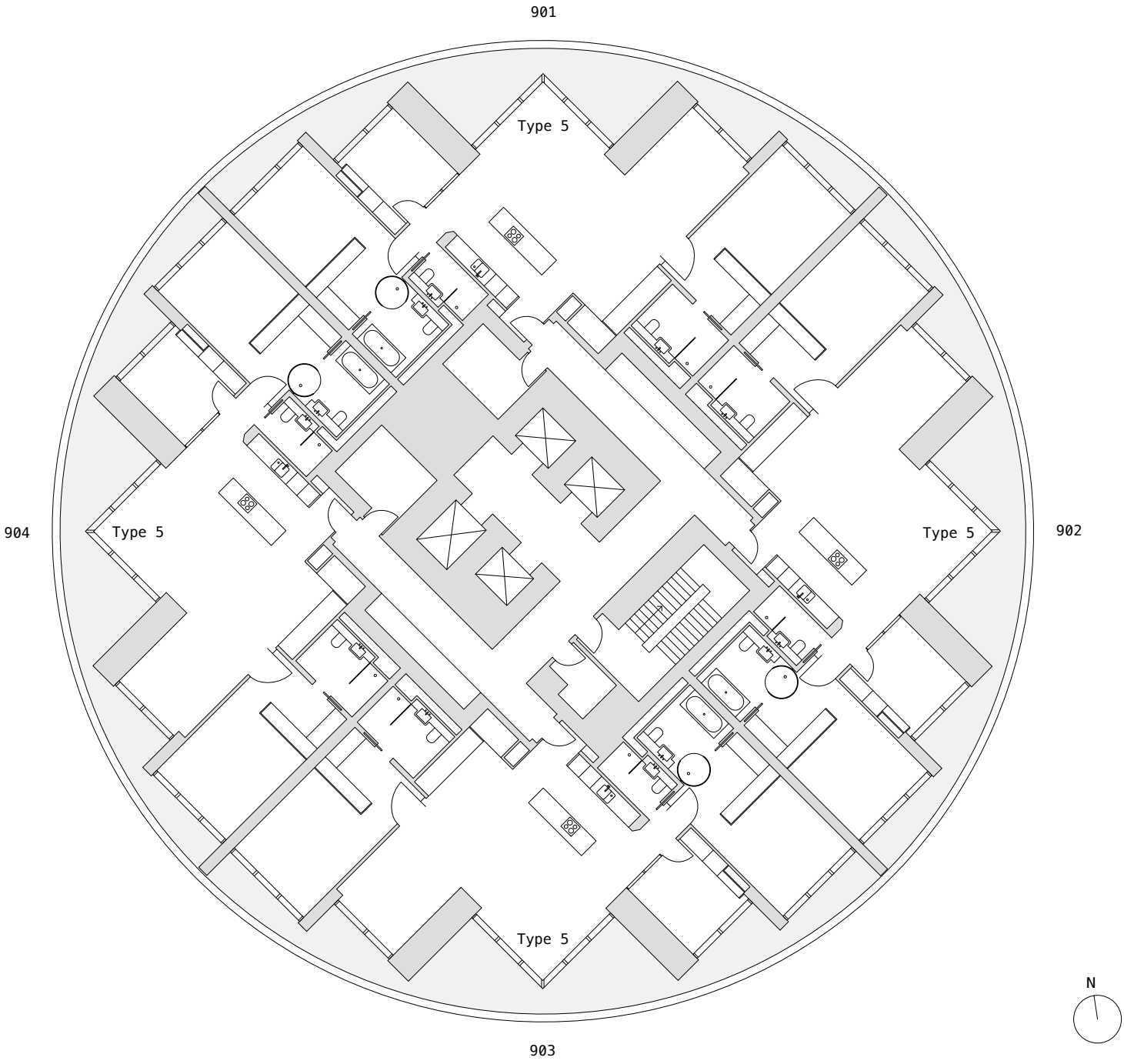
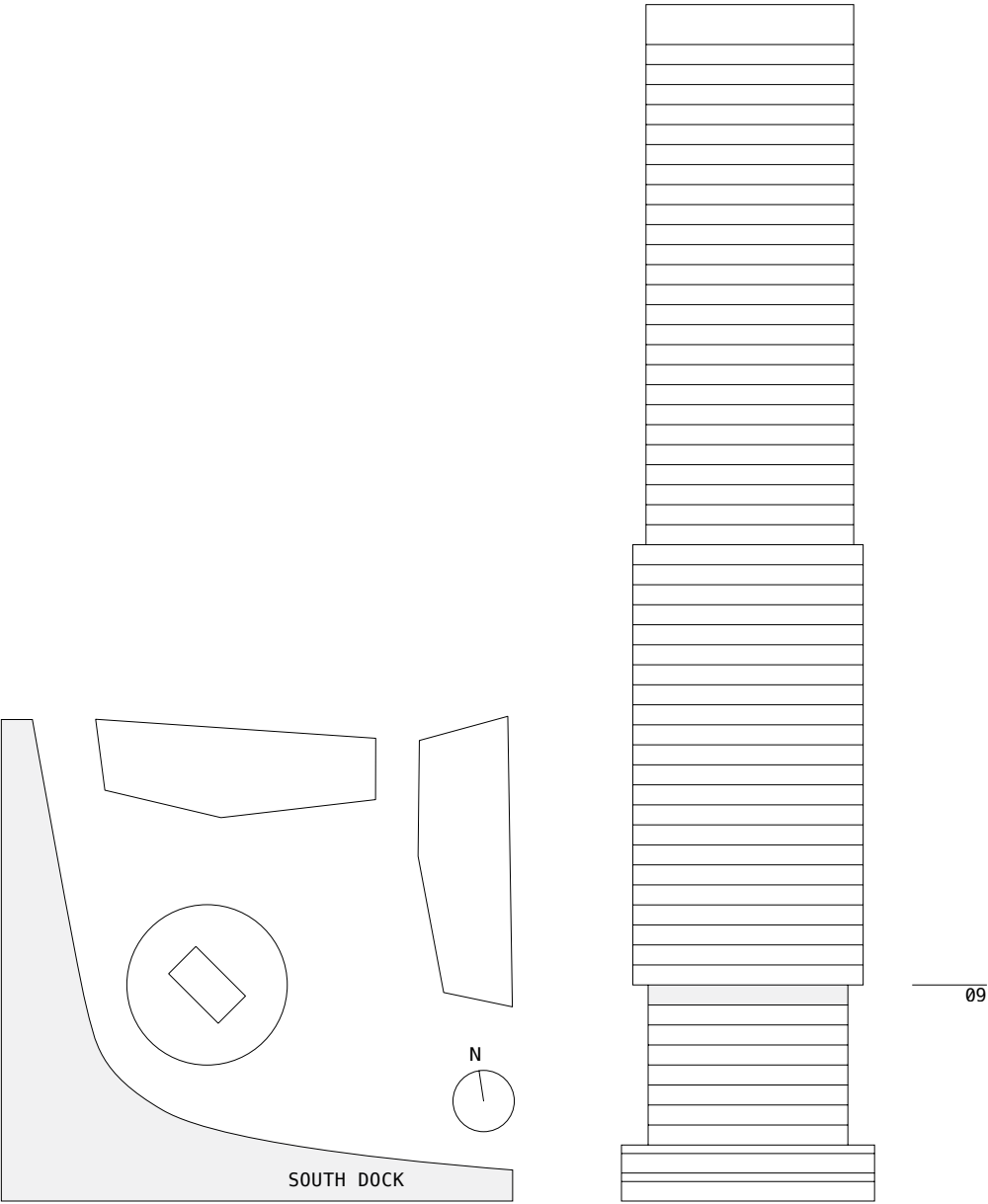
LOFT	LOCATION	DATA	IMPERIAL	METRIC	31
TYPE 5	Floorplate D	Apartment	1665 sq ft	154.7 sq m	
3 BED	Page 39	Terrace	531 sq ft	49.3 sq m	
		Living	26' 05" x 23' 04"	8.07 x 7.11 m	
		Dining	11' 00" x 10' 11"	3.35 x 3.34 m	
		Bedroom 1	20' 05" x 12' 02"	6.23 x 3.73 m	
		Bedroom 2	21' 06" x 12' 03"	6.55 x 3.75 m	
		Bedroom 3	11' 07" x 11' 00"	3.52 x 3.37 m	











01 — Loft

The lower eight residential floors of One Park Drive feature the Loft apartments, benefiting from open plan living with exceptional ceiling heights normally only seen in penthouses.

Working from the structure and external walls, the found space has been shaped with the minimal interventions necessary for modern life.

The free flowing space – divided with sliding walls and pivoted screens – anchors itself to the form of the building with seamless resin floors, sculptured bathrooms and curved ceiling profiles.

LOFT – KEY DESIGN FEATURES

- High ceilings
- Open spatial planning
- Seamless resin floors
- Terraces
- Sculptural timber ceiling profiles
- Feature bathrooms

KITCHEN

- Bespoke designed fully integrated kitchen in a walnut finish
- Granite worktops and island unit where specified with an under mounted sink, tap over and flush hob
- Mirror splash back with a band of glass fronted cabinets above
- Feature suspended extractor hood with integrated lighting to hob
- Integrated Siemens kitchen equipment including:
 - Induction hob
 - Combination oven/microwave to studio apartments
 - Combination oven/microwave and separate fan oven to larger apartments
 - Warming drawer (not in the studios)
 - Dishwasher
 - Full height fridge/freezer
- Wine cooler (sizes vary between apartments)
- Combined washer/dryer located in utility cupboard

MASTER BATHROOM (2 AND 3 BEDROOM APARTMENTS ONLY)

- Free standing circular glass shower enclosure with floor mounted free standing Vola shower and controls
- Bath with three-sided stone surround and top
- Stone vanity unit with integrated sink and wall mounted WC
- Bathroom cabinet with mirrored front and chrome frame surround and shaver outlet
- Full height mirror with chrome frame surround
- Wall mounted towel rails
- Walls finished with white “mother of pearl” mosaic tiles
- Floor finished with large format white stone tiles
- Feature lighting included to circular shower and ceiling edge channel above bath
- Underfloor heating

Note: Second master bathroom to 3 bedroom apartment includes walk-in shower in lieu of free standing circular shower

SECOND/THIRD BATHROOM (2 AND 3 BEDROOM APARTMENTS)

- Walk-in shower with hinged glass screen
- Stone vanity unit with integrated sink and wall mounted WC
- Bathroom cabinet with mirrored front and dark coated frame surround and shaver outlet
- Wall mounted towel rails
- Floor finished with large format dark stone tiles
- Walls finished with dark “mother of pearl” mosaic tiles
- Underfloor heating

MASTER SHOWER ROOM (STUDIO AND 1 BEDROOM APARTMENTS)

- Walk-in shower with fixed glass screen
- Free standing stone vanity unit with integrated sink and wall mounted WC
- Bathroom cabinet with mirrored fronts and chrome frame surround and shaver outlet
- Walls finished with white “mother of pearl” mosaic tiles
- Floor finished with large format white stone tiles
- Wall mounted towel rails
- Underfloor heating

FLOORS

- Seamless resin floors throughout with exception of bathrooms and cupboards

CEILINGS

- Combination of white plasterboard ceilings and wrap around bulkheads in a walnut finish

DOORS

- Full height entrance door and fixed side panel in a walnut finish
- Internal doors include triple sliding screens, pivot doors, sliding doors and hinged solid panel doors. The design of individual doors is determined by their location and adjacent finishes (please refer to your Sales Consultant for arrangement in a particular apartment type)

WARDROBES

- Wardrobe doors to be walnut finish to master bedrooms (and second en-suite bedrooms) and matt lacquer finish to second/third bedrooms
- Wardrobes with internal lighting and fitted with hanging rails and shelves. Drawer set included to master bedrooms (and second en-suite bedrooms)
- Vanity unit with mirror above included to master bedroom (and second en-suite bedrooms)

BUILDING SERVICES

- Metered hot and chilled water supply
- Zoned underfloor heating to all principal rooms
- Comfort cooling to all principal rooms with touch screen display for temperature control

ELECTRICAL SERVICES

- Lighting switch plates in a bronze effect finish
- Power outlets with USB ports in a bronze effect finish
- Floor boxes with power and data where appropriate in addition to wall mounted power and data outlets

LIGHTING

- Ceiling mounted track lighting provided to living rooms
- 5 AMP lighting circuits to living rooms and bedrooms
- Provision for pendant light in dining area
- Mood lighting control system provided to principal rooms

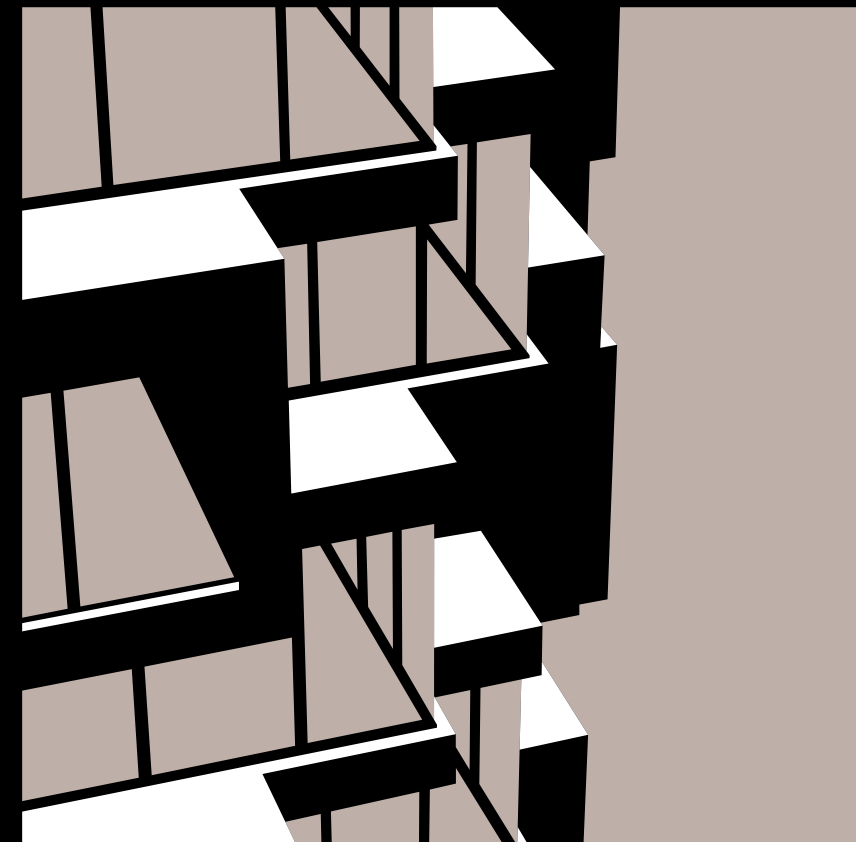
AV TELEPHONE AND DATA SYSTEM

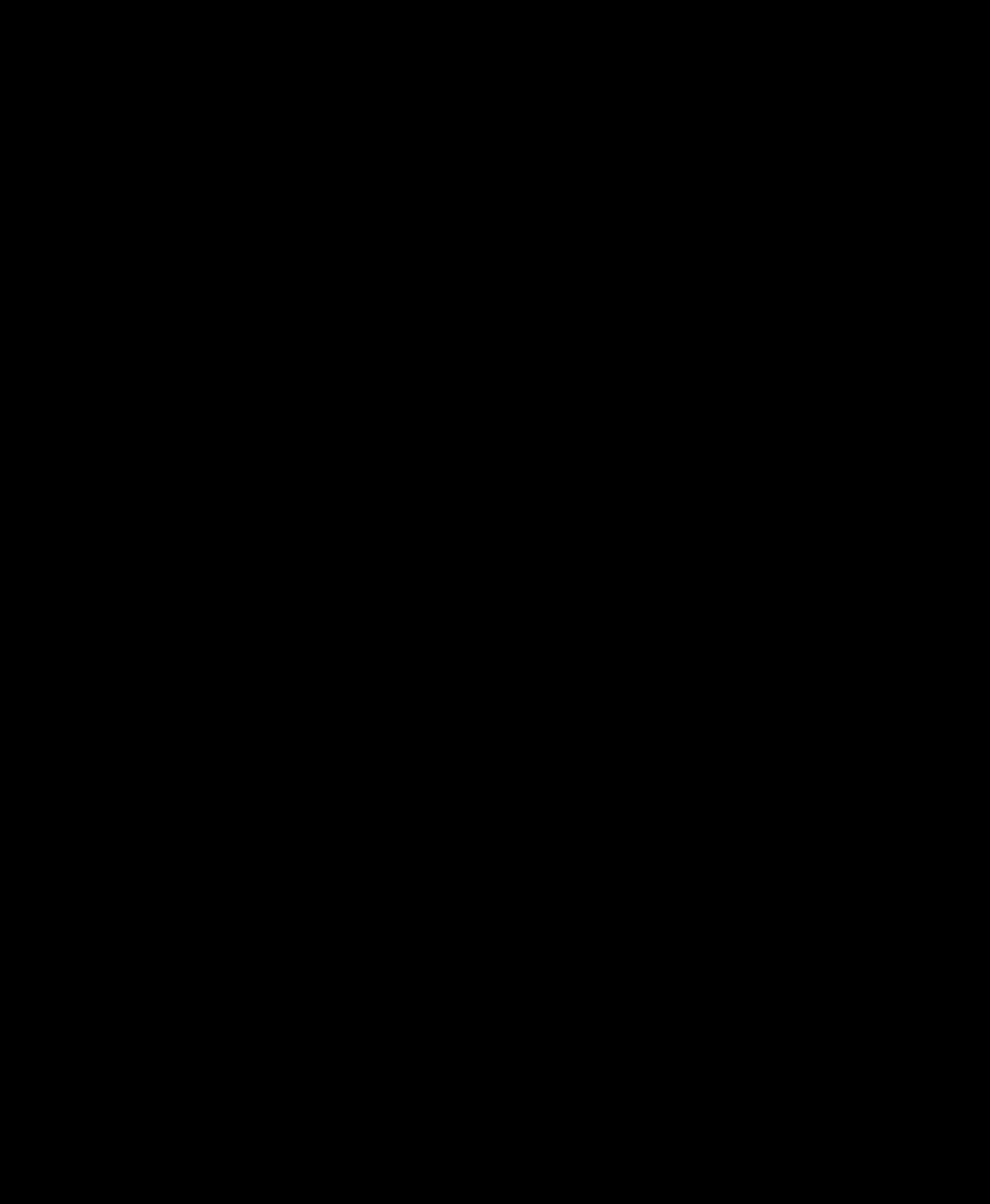
- Data outlets provided for dedicated internet connection and telephone
- Television (terrestrial and satellite) points to living rooms and bedrooms
- Windows in living spaces and bedrooms pre-wired with power and control cabling to allow for future installation of motorised blinds and curtains

TERRACES

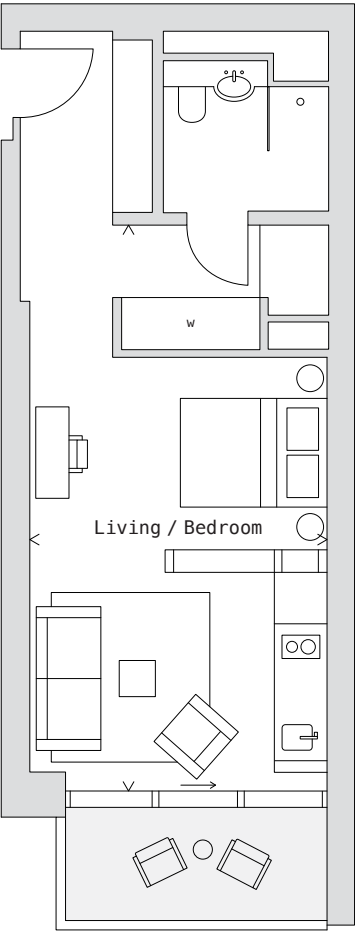
- All terraces accessed via sliding glazed doors
- Terrace floors finished with decking

02 — Cluster

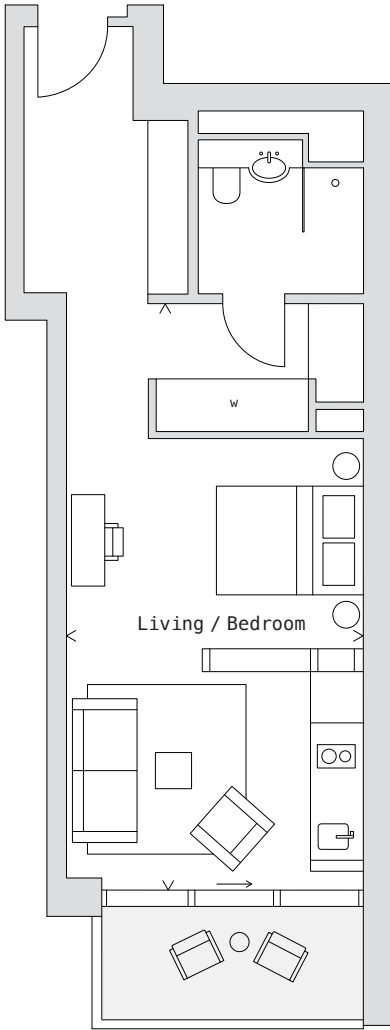




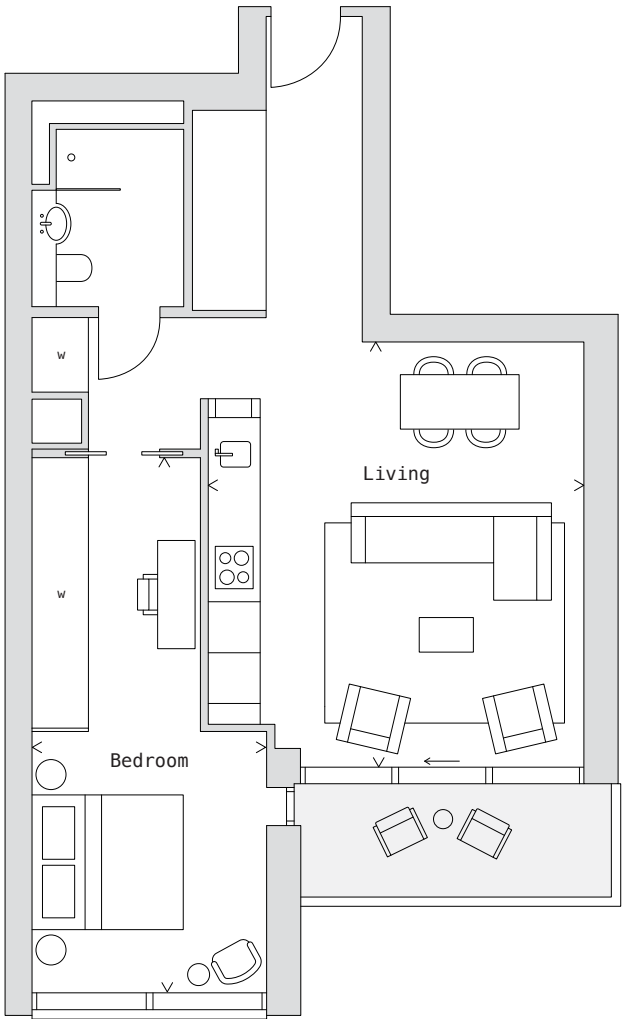
CLUSTER	LOCATION	DATA	IMPERIAL	METRIC	
TYPE 6	Floorplates E, F	Apartment	435 sq ft	40.4 sq m	45
STUDIO	Pages 55, 57	Terrace	54 sq ft	5.0 sq m	
		Living / Bedroom	24' 09" x 12' 11"	7.55 x 3.95 m	



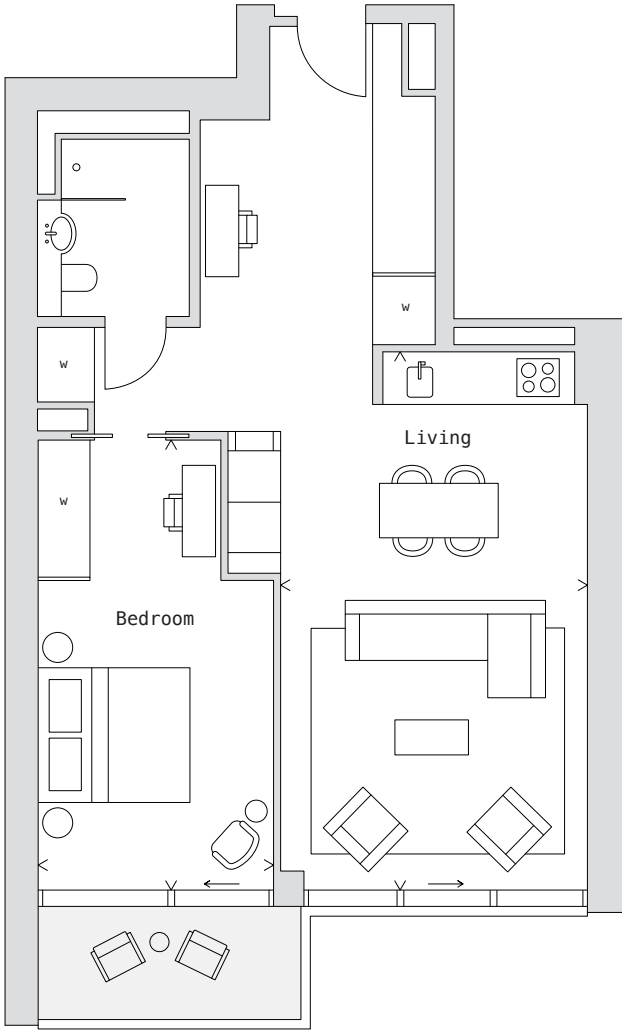
CLUSTER	LOCATION	DATA	IMPERIAL	METRIC	46
TYPE 7	Floorplates E, F	Apartment	475 sq ft	44.1 sq m	
STUDIO	Pages 55, 57	Terrace	54 sq ft	5.0 sq m	
		Living / Bedroom	25' 07" x 12' 11"	7.80 x 3.95 m	



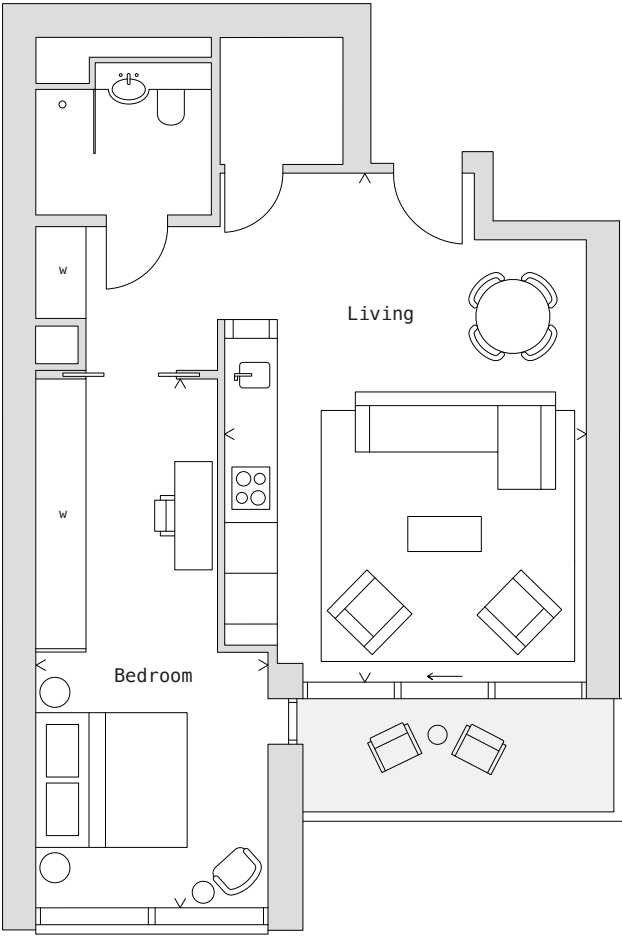
CLUSTER	LOCATION	DATA	IMPERIAL	METRIC	47
TYPE 8	Floorplates E, F	Apartment	715 sq ft	66.4 sq m	
1 BED	Pages 55, 57	Terrace	64 sq ft	6.0 sq m	
		Living	18' 06" x 16' 05"	5.65 x 5.00 m	
		Bedroom	24' 02" x 10' 02"	7.38 x 3.10 m	



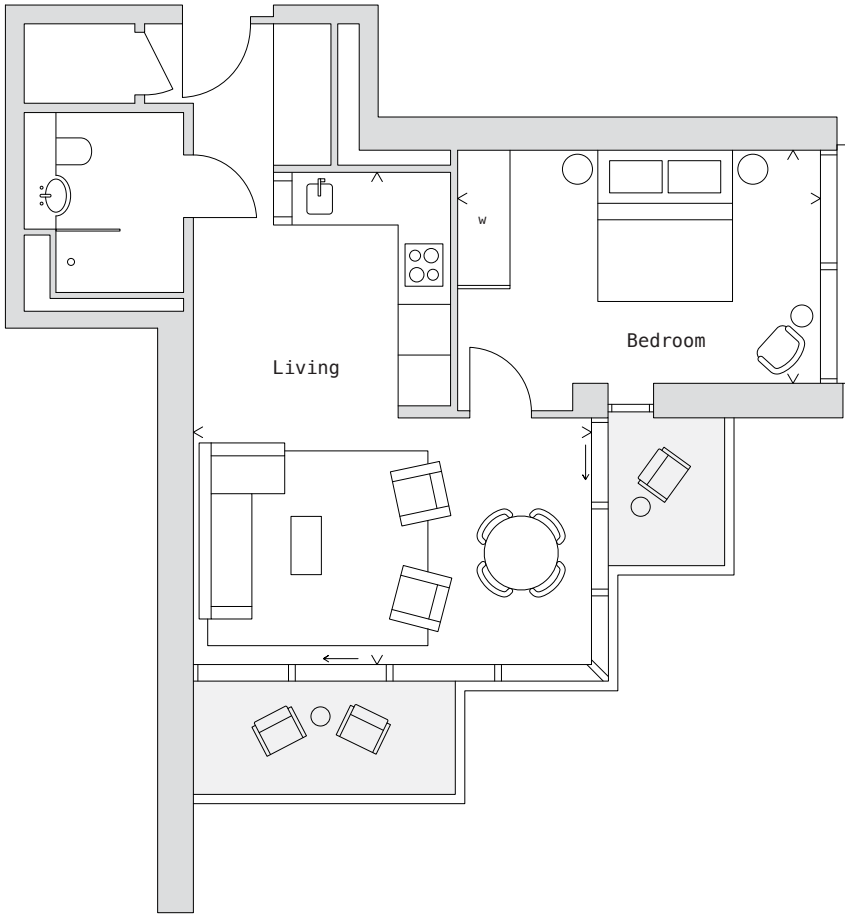
CLUSTER	LOCATION	DATA	IMPERIAL	METRIC	
TYPE 9	Floorplates E, F	Apartment	772 sq ft	71.7 sq m	48
1 BED	Pages 55, 57	Terrace	54 sq ft	5.0 sq m	
		Living	23' 05" x 13' 05"	7.16 x 4.08 m	
		Bedroom	19' 03" x 10' 02"	5.08 x 3.10 m	



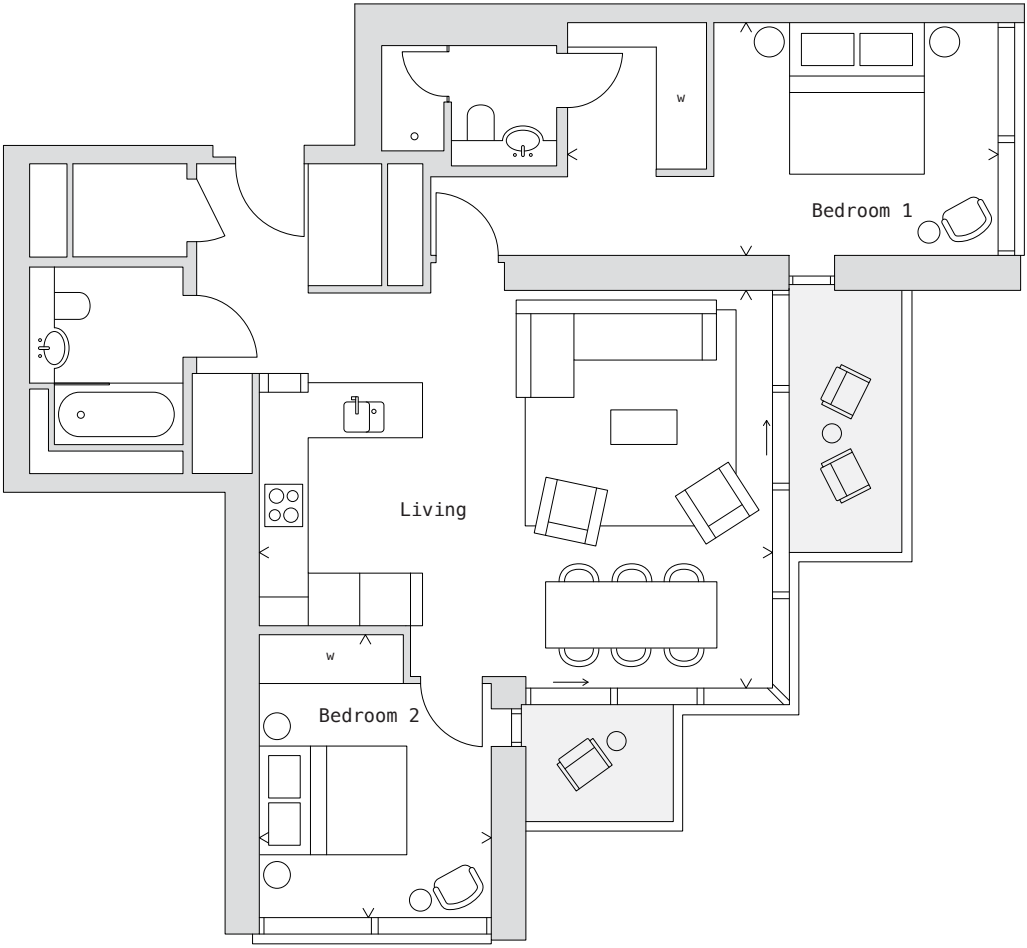
CLUSTER	LOCATION	DATA	IMPERIAL	METRIC	
TYPE 10	Floorplates E, F	Apartment	701 sq ft	65.1 sq m	49
1 BED	Pages 55, 57	Terrace	64 sq ft	6.0 sq m	
		Living	22' 02" x 15' 09"	6.75 x 4.81 m	
		Bedroom	23' 08" x 10' 02"	7.22 x 3.10 m	



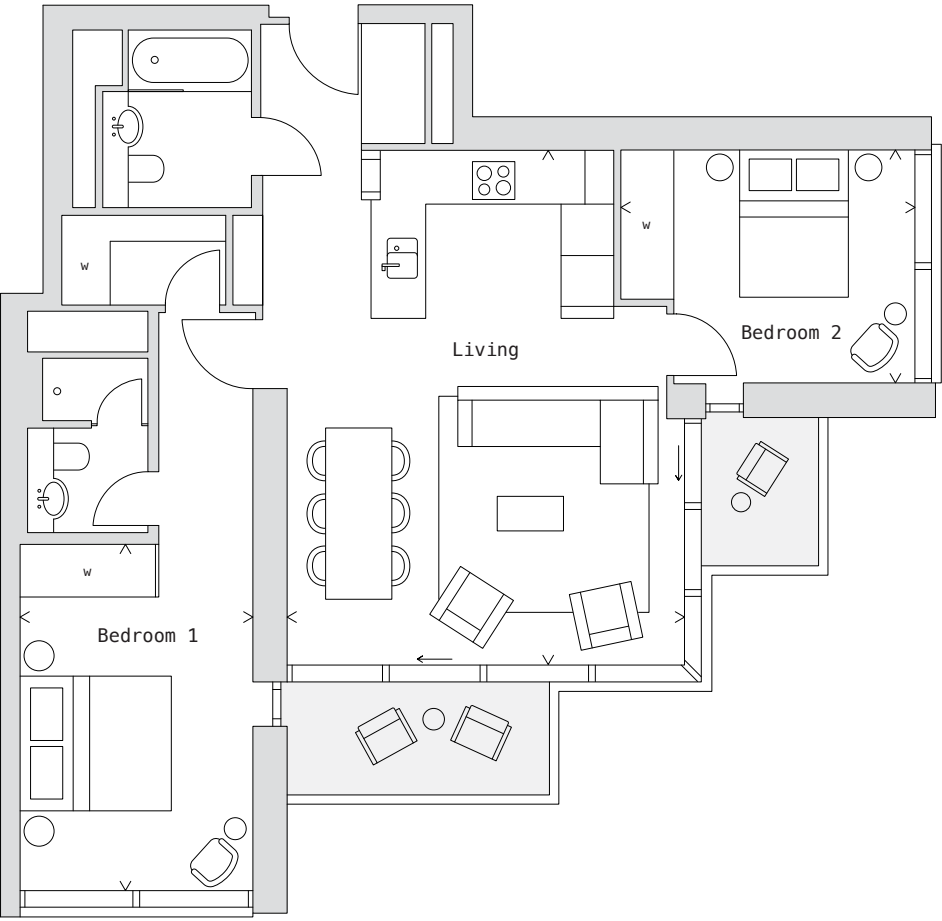
CLUSTER	LOCATION	DATA	IMPERIAL	METRIC	50
TYPE 11	Floorplates E, F	Apartment	632 sq ft	58.7 sq m	
1 BED	Pages 55, 57	Terrace	84 sq ft	7.8 sq m	
		Living	21' 04" x 17' 04"	6.54 x 5.28 m	
		Bedroom	15' 11" x 10' 02"	4.82 x 3.10 m	



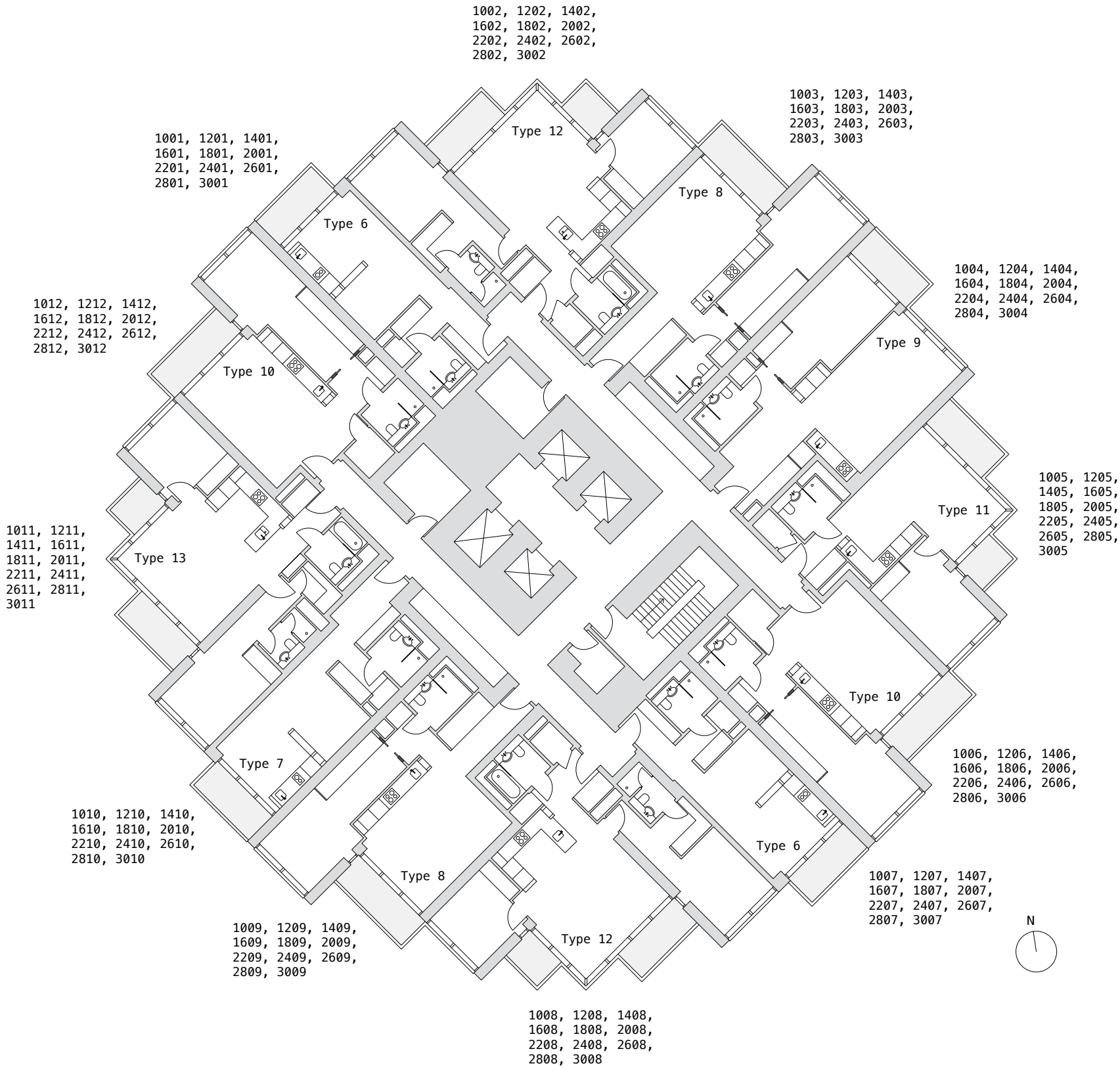
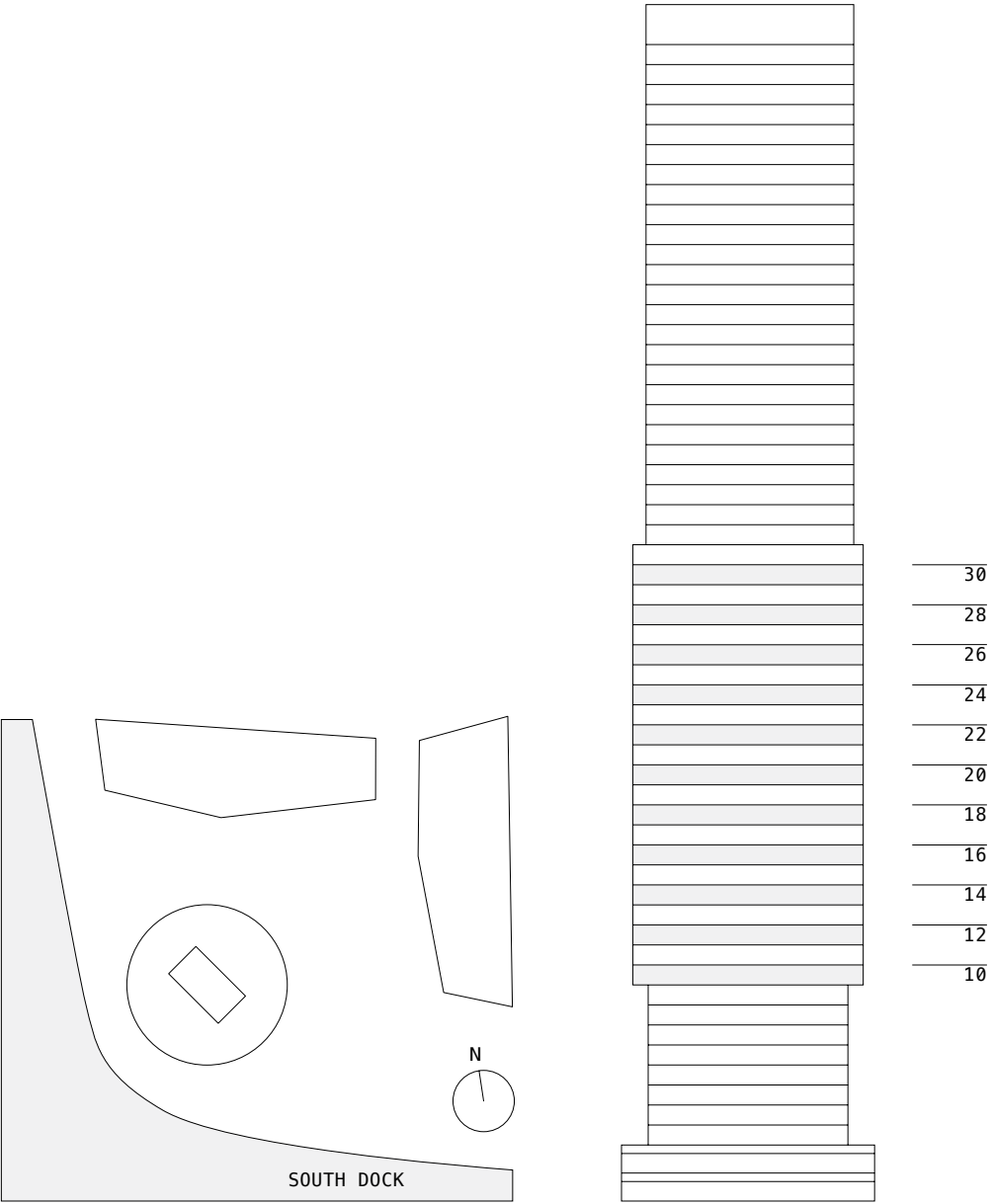
CLUSTER	LOCATION	DATA	IMPERIAL	METRIC	51
TYPE 12	Floorplates E, F	Apartment	948 sq ft	88.1 sq m	
2 BED	Pages 55, 57	Terrace	84 sq ft	7.8 sq m	
		Living	22' 02" x 17' 04"	6.75 x 5.28 m	
		Bedroom 1	18' 10" x 10' 02"	5.75 x 3.10 m	
		Bedroom 2	12' 00" x 10' 02"	3.65 x 3.10 m	

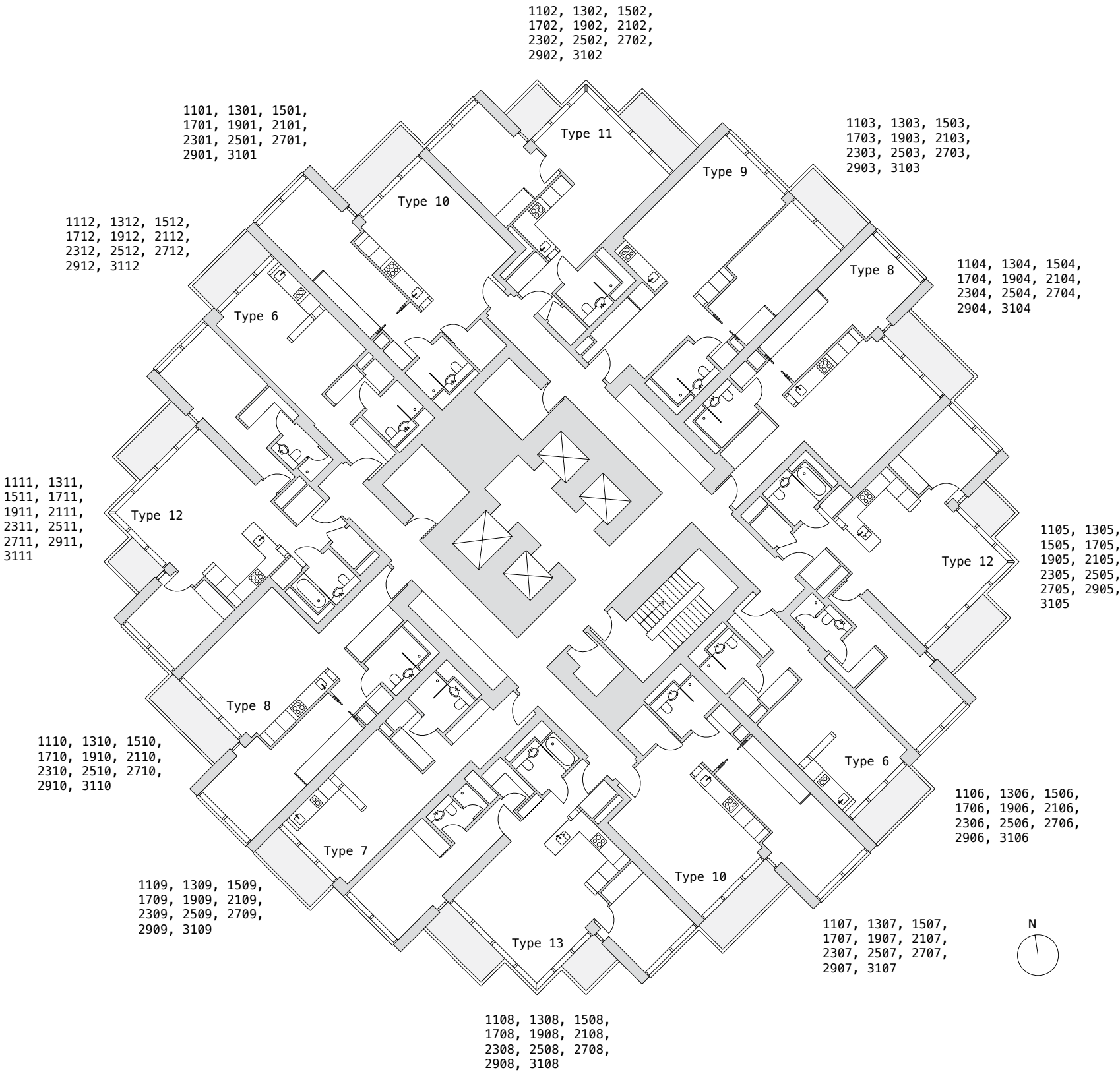
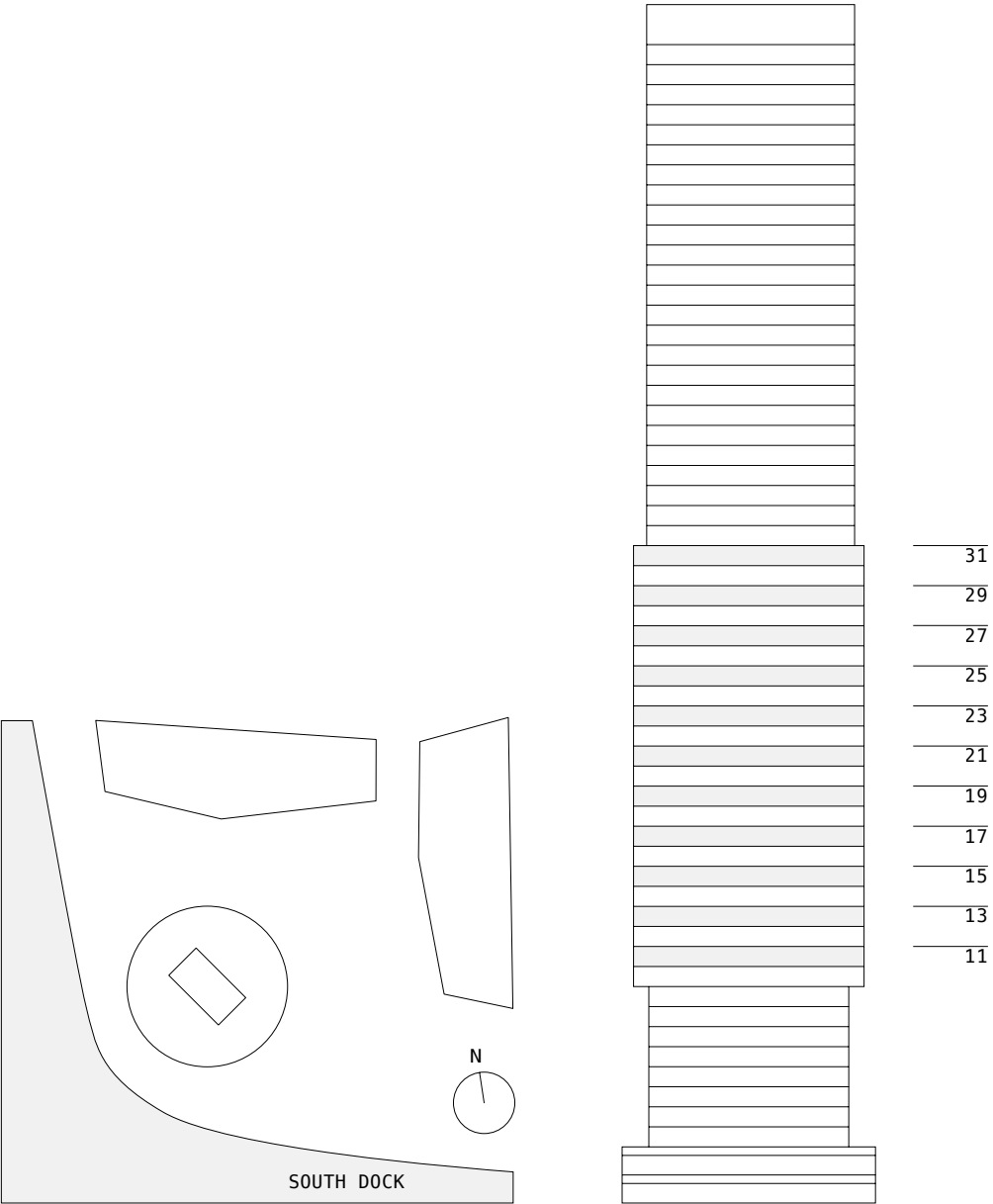


CLUSTER TYPE 13 2 BED	LOCATION Floorplates E, F Pages 55, 57	DATA	IMPERIAL	METRIC	53
		Apartment	925 sq ft	85.9 sq m	
		Terrace	84 sq ft	7.8 sq m	
		Living	22' 02" x 17' 04"	6.75 x 5.28 m	
		Bedroom 1	15' 02" x 10' 02"	4.63 x 3.10 m	
		Bedroom 2	12' 09" x 10' 02"	3.90 x 3.10 m	



10 12 14 16 18 20
22 24 26 28 30





02 — Cluster

The central section of the building features the interlocked Cluster apartments. The rhythmic alternating floorplates formed by the mirroring and rotation of apartment plans establishes visual complexity whilst maintaining clarity of internal space.

The Cluster apartments integrate all elements from space planning to the material palette in a seamless way, harmonising with the approach to the exterior facade.

The natural material selection works with texture and light to capture a calm interior sense and character linked to the external expression of the building.

CLUSTER – KEY DESIGN FEATURES

- Integrated spatial planning
- Profiled timber panelling
- Terraces
- Bespoke framed kitchen
- Stone feature bathrooms

KITCHEN

- Bespoke designed fully integrated kitchen with a lacquer finish, feature frame and shelving unit
- Technical stone worktop with under mounted sink, tap over and flush hob
- Mirror splash back with lacquer finish cabinets above
- Integrated extractor hood with lighting to hob
- Integrated Siemens kitchen equipment including:
 - Induction hob
 - Combination oven/microwave to studio apartments
 - Integrated microwave and separate fan oven to 1 bedroom and 2 bedroom apartments
 - Dishwasher (sizes may vary, please speak to your Sales Consultant for further information)
 - Full height fridge/freezer
- Wine cooler (sizes vary between apartments)
- Combined washer/dryer located in utility cupboard

MASTER SHOWER ROOM

- Walk-in shower with ceiling mounted shower head and handheld shower with a fixed or hinged glass screen
- Vanity unit with feature lighting, stone vanity top with inset sink, halo lit mirror concealed and open storage with shaver outlet and wall mounted WC
- Wall mounted towel rails
- Floor finished with hexagonal white stone mosaic tiles
- Walls finished with a combination of polished and feature ribbed white stone tiles
- Feature edge lighting to ceiling
- Underfloor heating

SECOND BATHROOM

- Double ended bath with stone front panel and hinged glass screen with shower over
- Vanity unit with feature lighting, stone vanity top with inset sink, halo lit mirror, concealed and open storage with shaver outlet and wall mounted WC
- Floor finished with hexagonal mid-tone stone mosaic tiles
- Walls finished with a mixture of polished and feature ribbed mid-tone stone tiles
- Wall mounted towel rails
- Underfloor heating

FLOORS

- Timber floor throughout with the exception of the bathrooms and cupboards

DOORS

- Full height timber veneered entrance door and fixed side panel set within a timber frame
- Full height hinged and sliding internal doors as located on the individual floorplans. Finishes to match adjacent areas

TIMBER PANELLING

- Flat and profiled timber panelling including selected utility and bathroom doors provided where appropriate

WARDROBES

- Wardrobe doors to be timber veneer with feature handles and vertical grooves
- Wardrobes with internal lighting and fitted with hanging rails and shelves. Drawer set included to master bedrooms only

BUILDING SERVICES

- Metered hot and chilled water supply
- Zoned underfloor heating to all principal rooms
- Comfort cooling to all principal rooms with touch screen display for temperature control

ELECTRICAL SERVICES

- Lighting switch plates in a satin chrome effect finish
- Power outlets with USB ports in a satin chrome effect finish
- Floor boxes with power and data where appropriate in addition to wall mounted power and data outlets

LIGHTING

- Ceiling mounted recessed track lighting provided to living rooms
- Downlighters providing background lighting to bedrooms and circulation areas
- 5 AMP lighting circuits to living rooms and bedrooms
- Provision for pendant light in dining area
- Ceiling edge lighting above glazing to living rooms only
- Ceiling edge channel lighting provided above feature timber panels
- Mood lighting control system provided to principal rooms

AV TELEPHONE AND DATA SYSTEM

- Data outlets provided for dedicated internet connection and telephone
- Television (terrestrial and satellite) points to living rooms and bedrooms
- Windows in living spaces and bedrooms pre-wired with power and control cabling to allow for future installation of motorised blinds and curtains

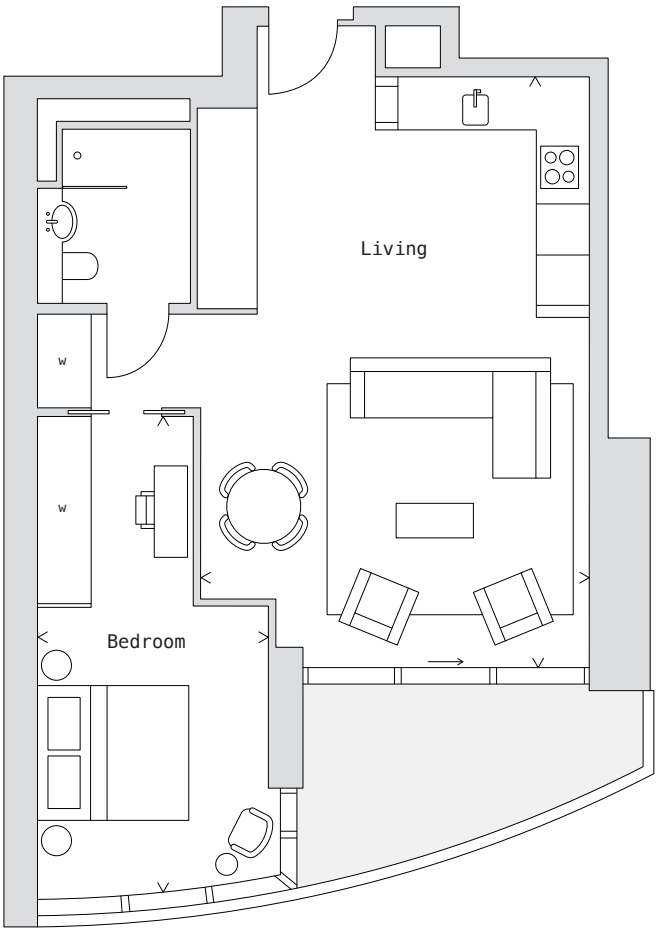
TERRACES

- All terraces accessed via sliding glazed doors
- Terrace floors finished with decking

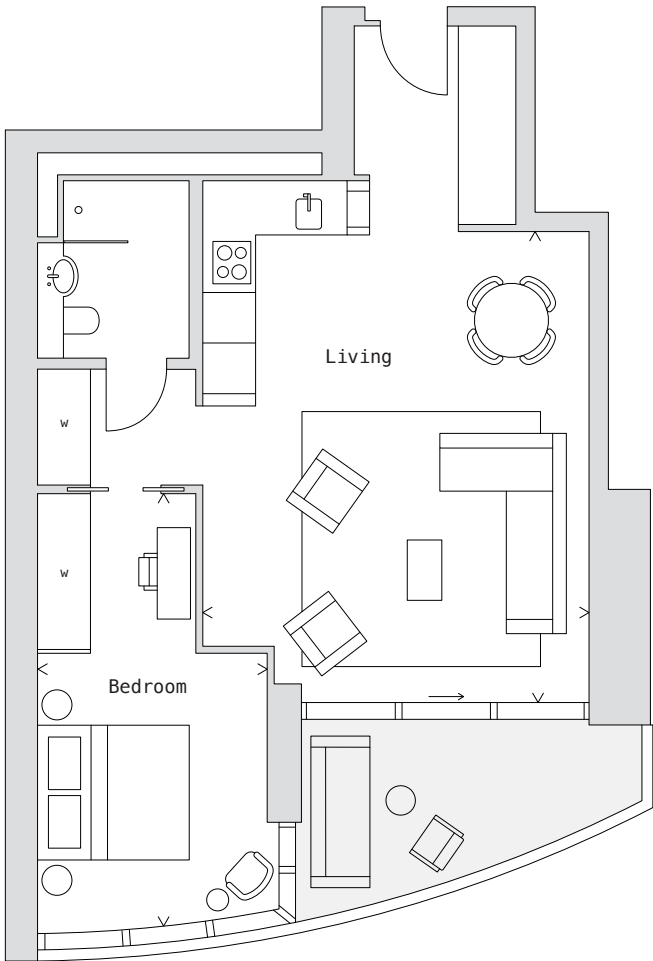
03 — Bay



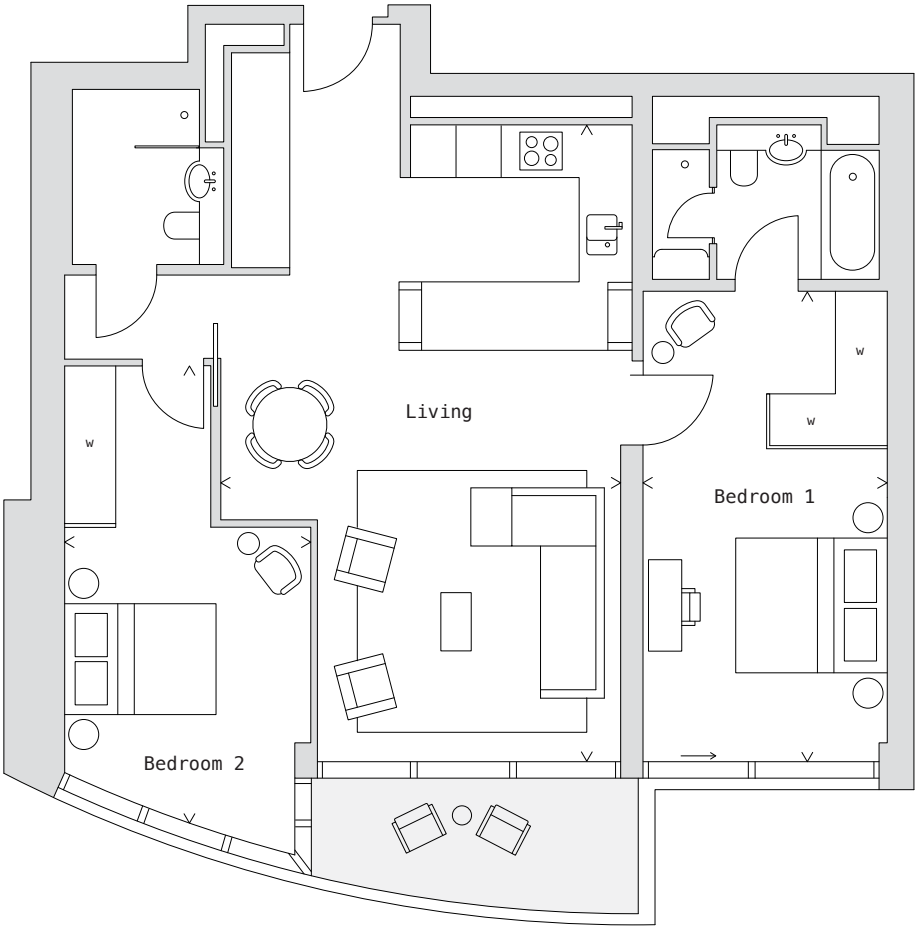
BAY	LOCATION	DATA	IMPERIAL	METRIC	63
TYPE 17	Floorplate K	Apartment	731 sq ft	67.9 sq m	
1 BED	Page 79	Terrace	99 sq ft	9.2 sq m	
		Living	25' 09" x 17' 00"	7.85 x 5.19 m	
		Bedroom	21' 03" x 9' 10"	6.49 x 3.00 m	



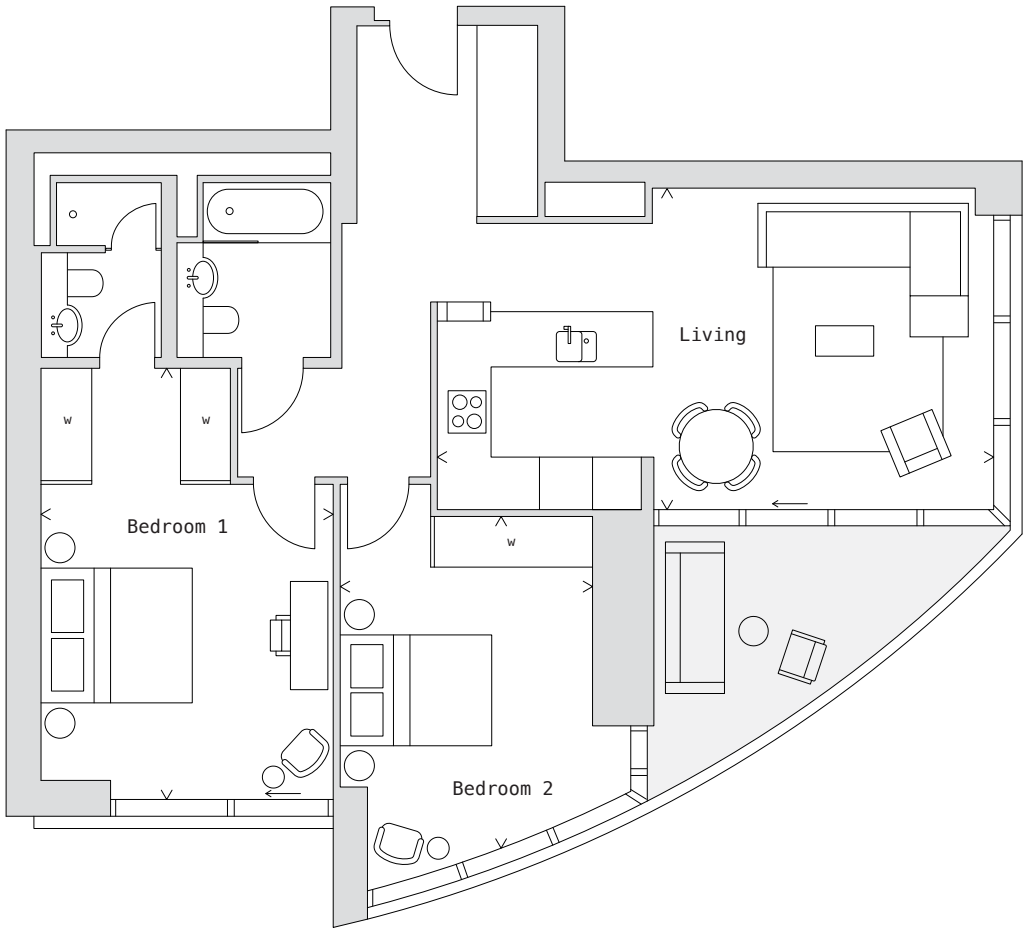
BAY	LOCATION	DATA	IMPERIAL	METRIC	64
TYPE 18	Floorplate K	Apartment	706 sq ft	65.6 sq m	
1 BED	Page 79	Terrace	99 sq ft	9.2 sq m	
		Living	20' 06" x 17' 00"	6.25 x 5.19 m	
		Bedroom	19' 01" x 9' 10"	5.82 x 3.00 m	



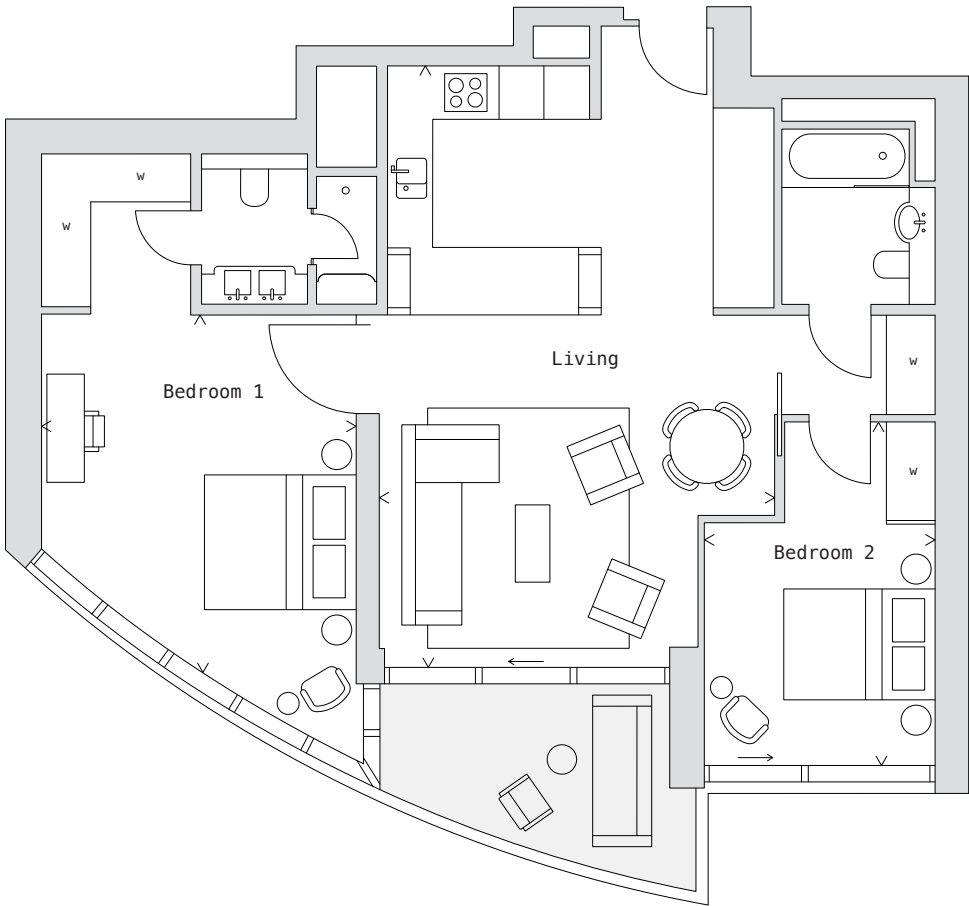
BAY	LOCATION	DATA	IMPERIAL	METRIC	65
TYPE 19	Floorplate J	Apartment	1081 sq ft	100.4 sq m	
2 BED	Page 77	Terrace	76 sq ft	7.1 sq m	
		Living	27' 10" x 17' 06"	8.49 x 5.33 m	
		Bedroom 1	20' 09" x 10' 08"	6.33 x 3.25 m	
		Bedroom 2	19' 02" x 10' 09"	5.81 x 3.28 m	



BAY	LOCATION	DATA	IMPERIAL	METRIC	66
TYPE 20	Floorplate J	Apartment	1002 sq ft	93.1 sq m	
2 BED	Page 77	Terrace	103 sq ft	9.6 sq m	
		Living	24' 03" x 14' 00"	7.40 x 4.28 m	
		Bedroom 1	18' 11" x 12' 09"	5.77 x 3.88 m	
		Bedroom 2	15' 01" x 11' 00"	4.61 x 3.36 m	



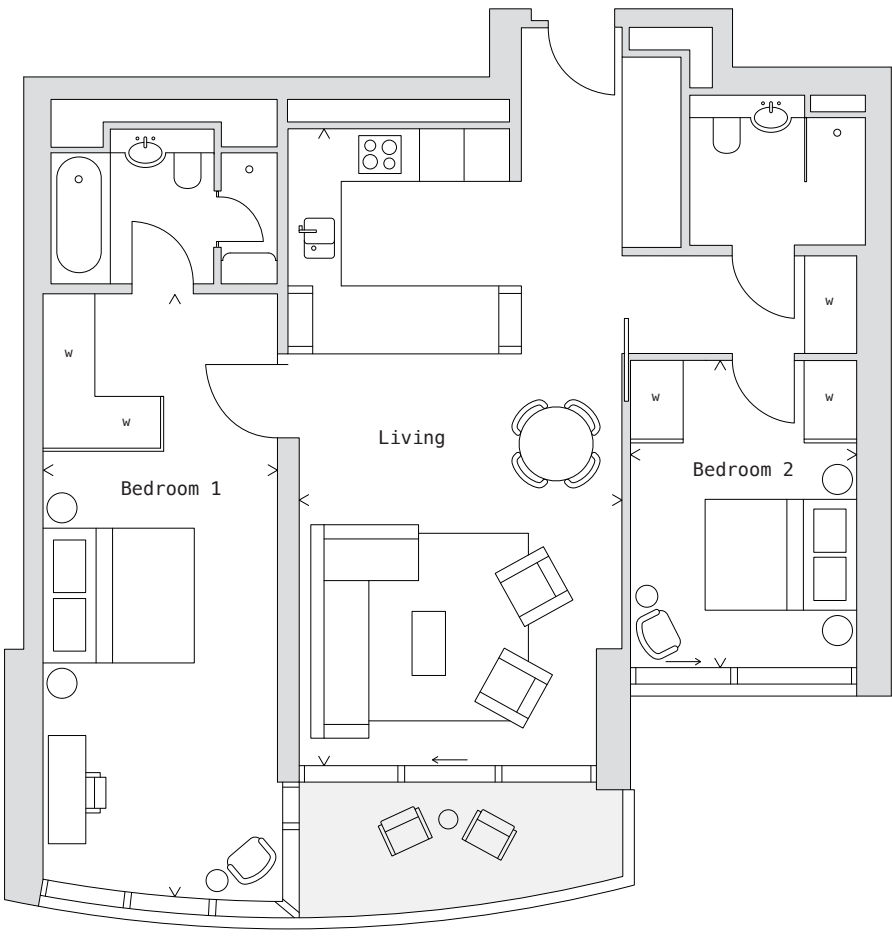
BAY	LOCATION	DATA	IMPERIAL	METRIC	67
TYPE 21	Floorplate K	Apartment	1017 sq ft	94.5 sq m	
2 BED	Page 79	Terrace	94 sq ft	8.7 sq m	
		Living	26' 03" x 17' 03"	7.99 x 5.26 m	
		Bedroom 1	15' 07" x 13' 09"	4.79 x 4.19 m	
		Bedroom 2	15' 10" x 10' 02"	4.83 x 3.10 m	



BAY	LOCATION	DATA	IMPERIAL	METRIC	68
TYPE 22	Floorplate K	Apartment	992 sq ft	92.2 sq m	
2 BED	Page 79	Terrace	94 sq ft	8.7 sq m	
		Living Area	23' 07" x 21' 02"	7.19 x 6.45 m	
		Bedroom 1	15' 05" x 13' 09"	4.74 x 4.19 m	
		Bedroom 2	13' 05" x 10' 02"	4.10 x 3.10 m	



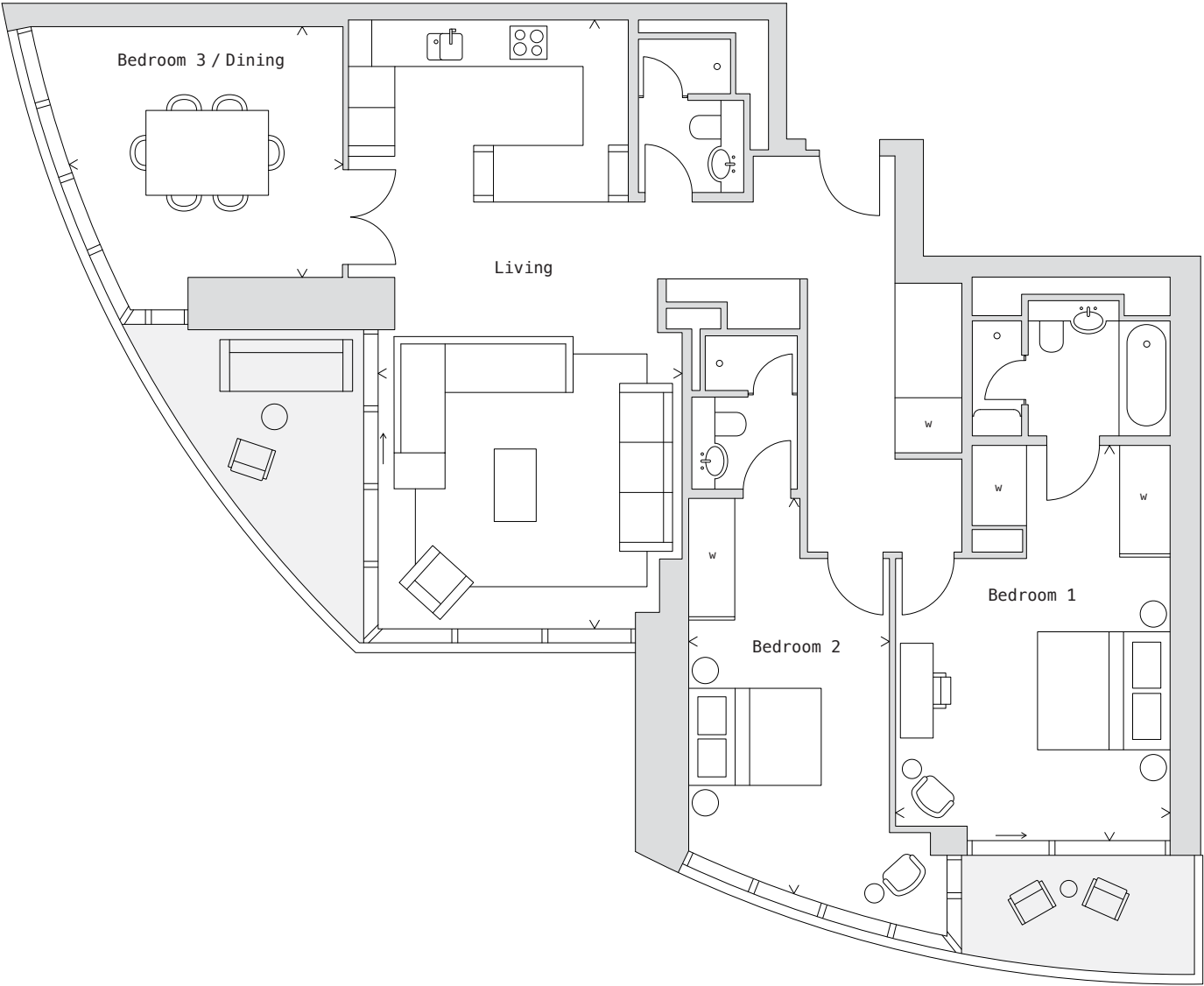
BAY	LOCATION	DATA	IMPERIAL	METRIC	69
TYPE 23	Floorplate H	Apartment	1066 sq ft	99.0 sq m	
2 BED	Page 75	Terrace	72 sq ft	6.7 sq m	
		Living	27' 10" x 14' 01"	8.48 x 4.29 m	
		Bedroom 1	26' 06" x 10' 02"	8.08 x 3.10 m	
		Bedroom 2	13' 07" x 9' 10"	4.15 x 3.00 m	



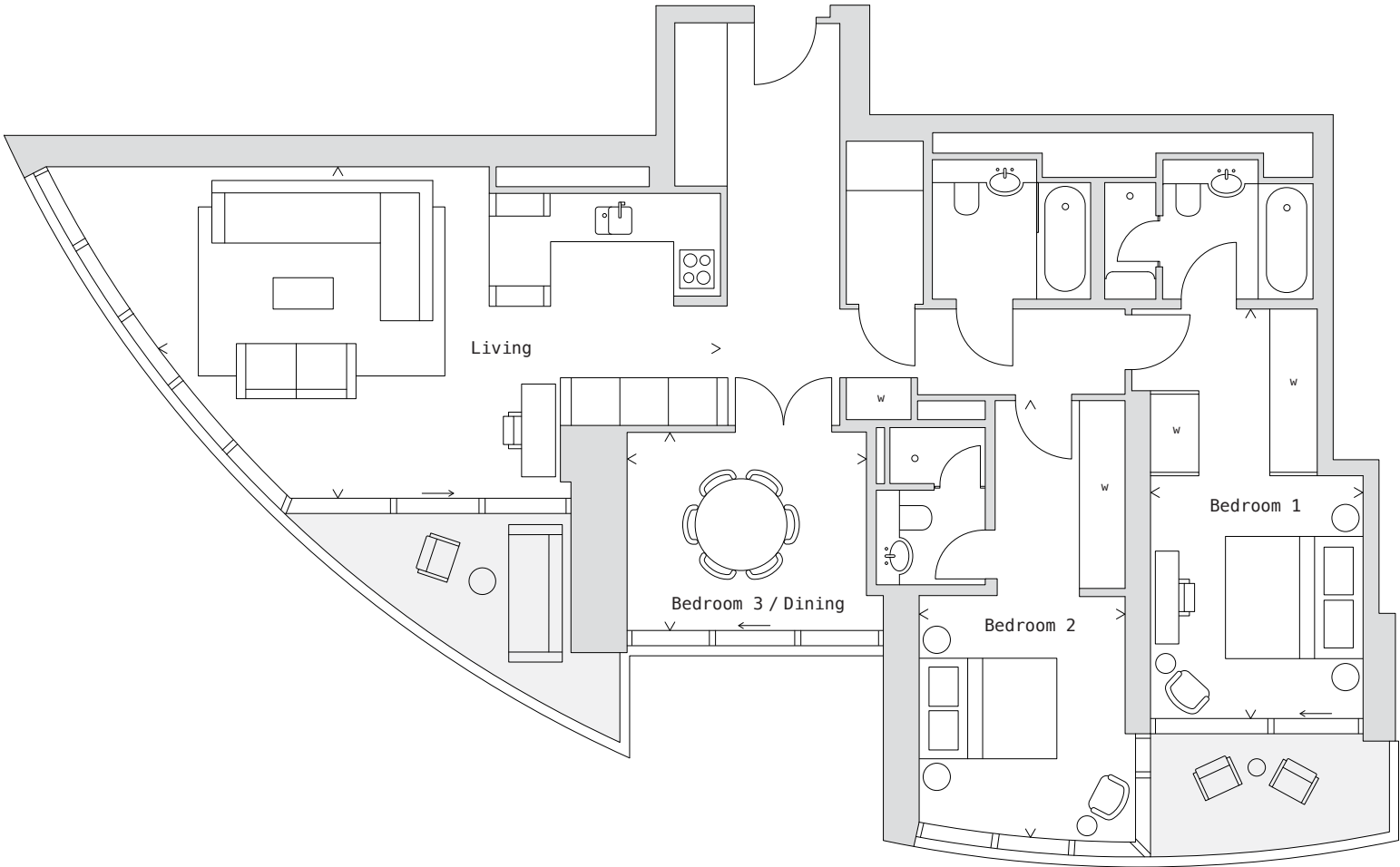
BAY	LOCATION	DATA	IMPERIAL	METRIC	70
TYPE 24	Floorplate H	Apartment	1141 sq ft	106.0 sq m	
2 BED	Page 75	Terrace	80 sq ft	7.4 sq m	
		Living	24' 08" x 23' 11"	7.53 x 7.30 m	
		Bedroom 1	17' 10" x 13' 03"	5.45 x 4.03 m	
		Bedroom 2	15' 08" x 13' 03"	4.78 x 4.03 m	

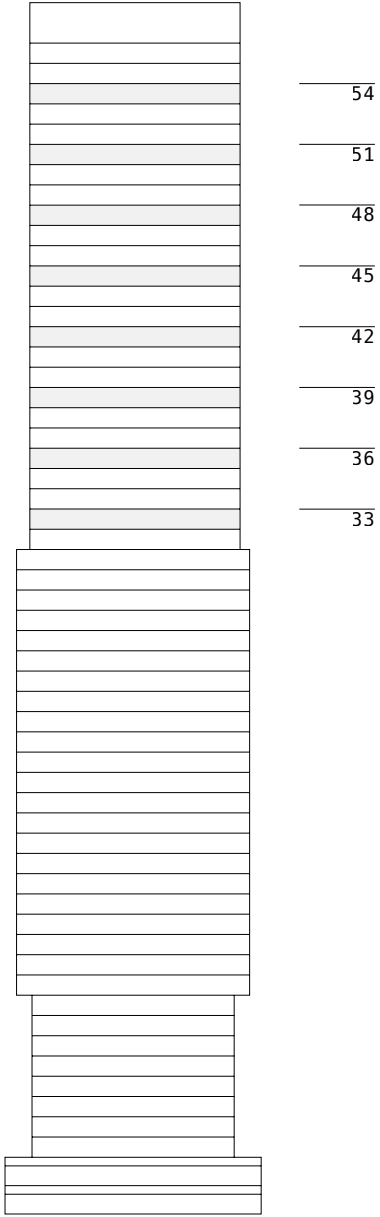
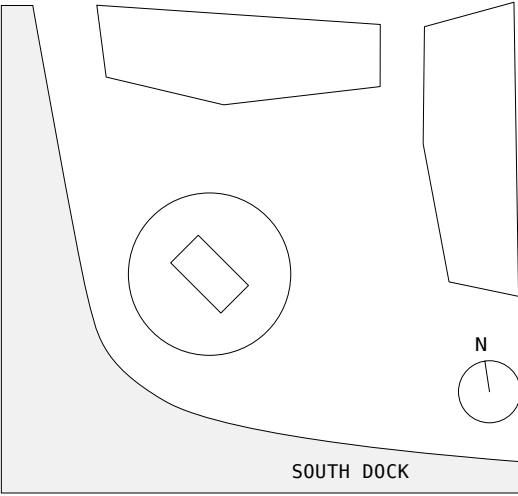


BAY	LOCATION	DATA	IMPERIAL	METRIC	71
TYPE 25	Floorplate J	Apartment	1472 sq ft	136.8 sq m	
3 BED	Page 77	Terrace	166 sq ft	15.4 sq m	
		Living	30' 04" x 15' 02"	9.25 x 4.62 m	
		Bedroom 1	20' 00" x 13' 09"	6.09 x 4.19 m	
		Bedroom 2	19' 10" x 10' 00"	6.05 x 3.05 m	
		Bedroom 3 / Dining	14' 02" x 12' 06"	4.32 x 3.81 m	

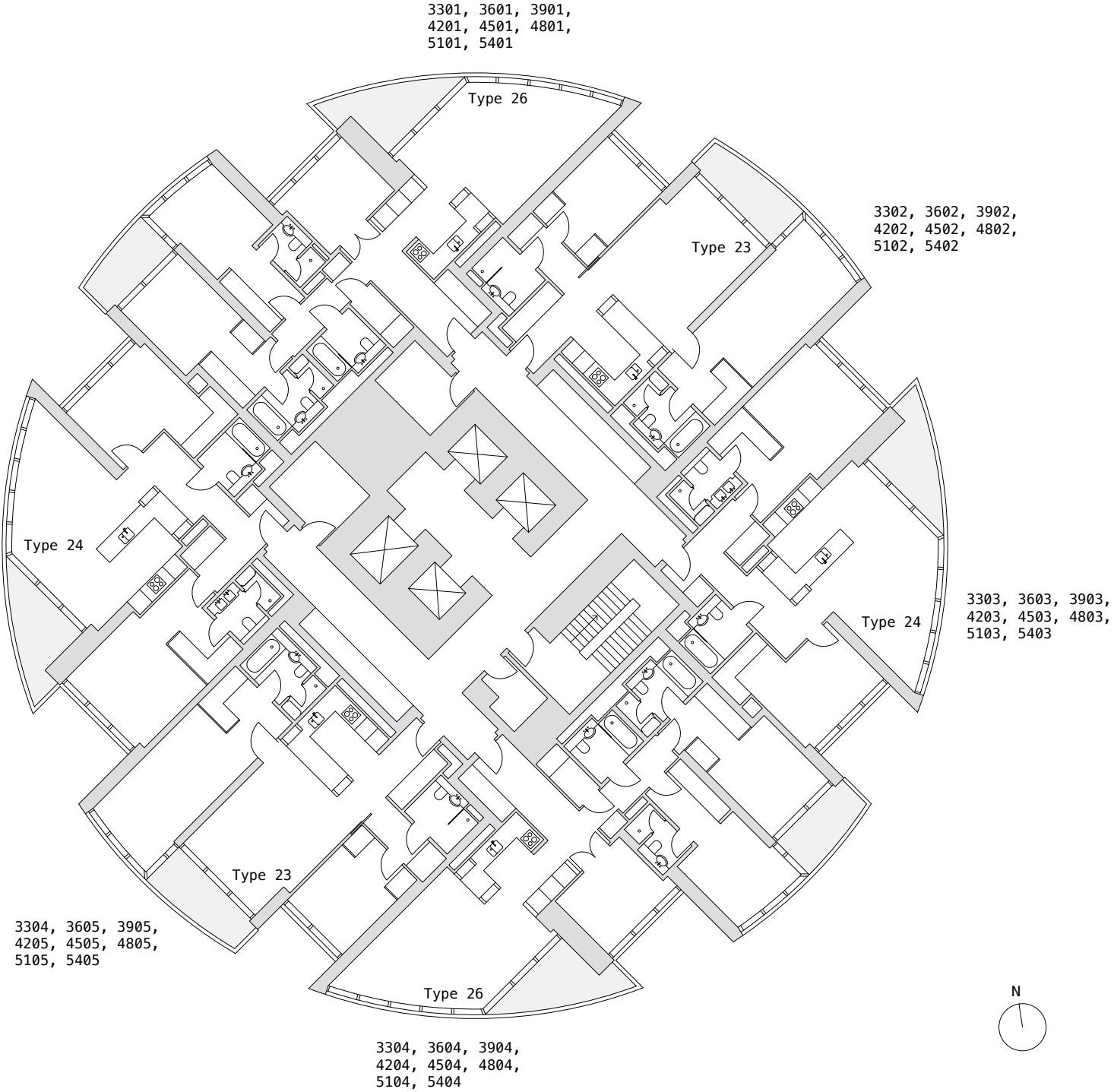


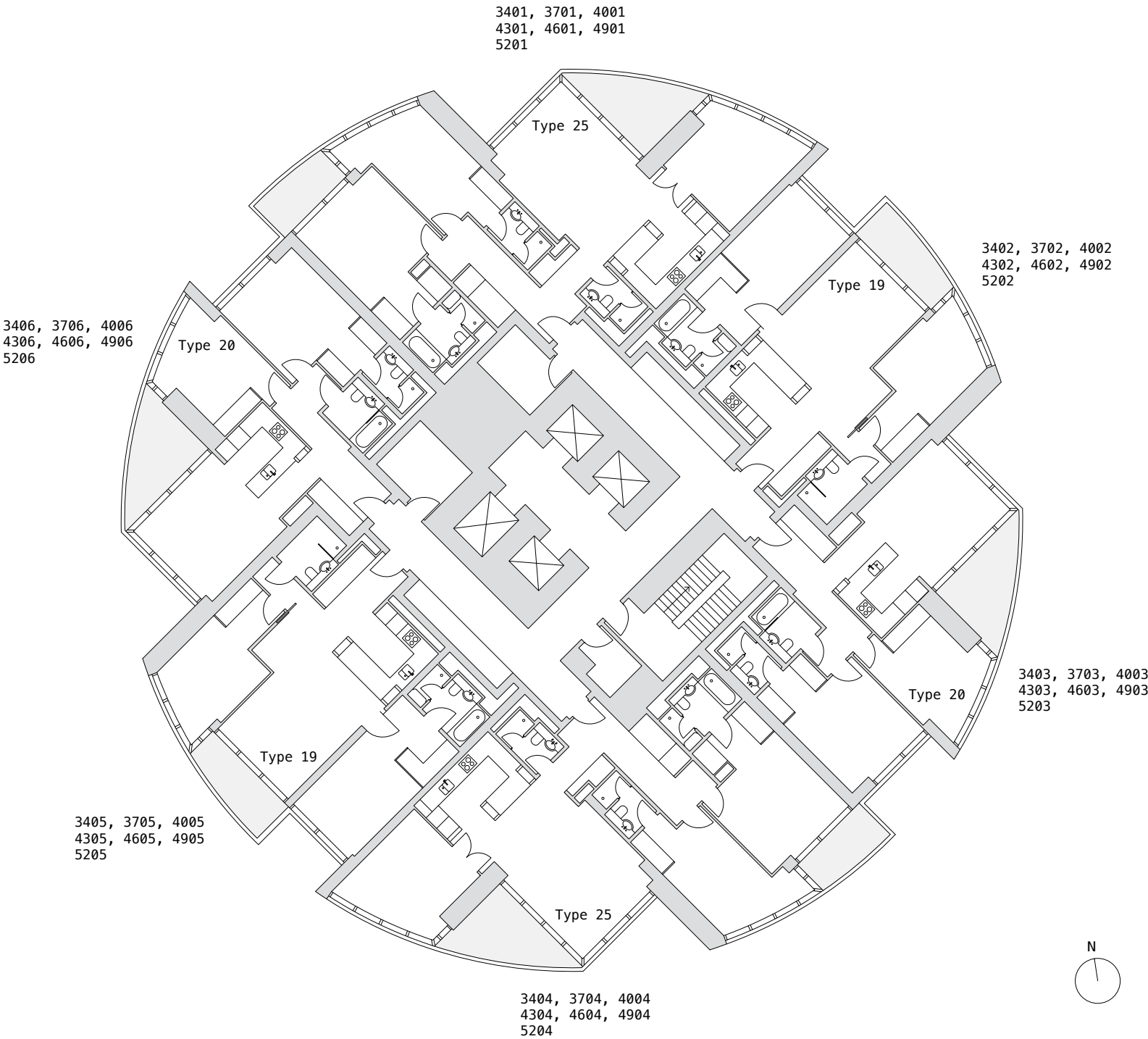
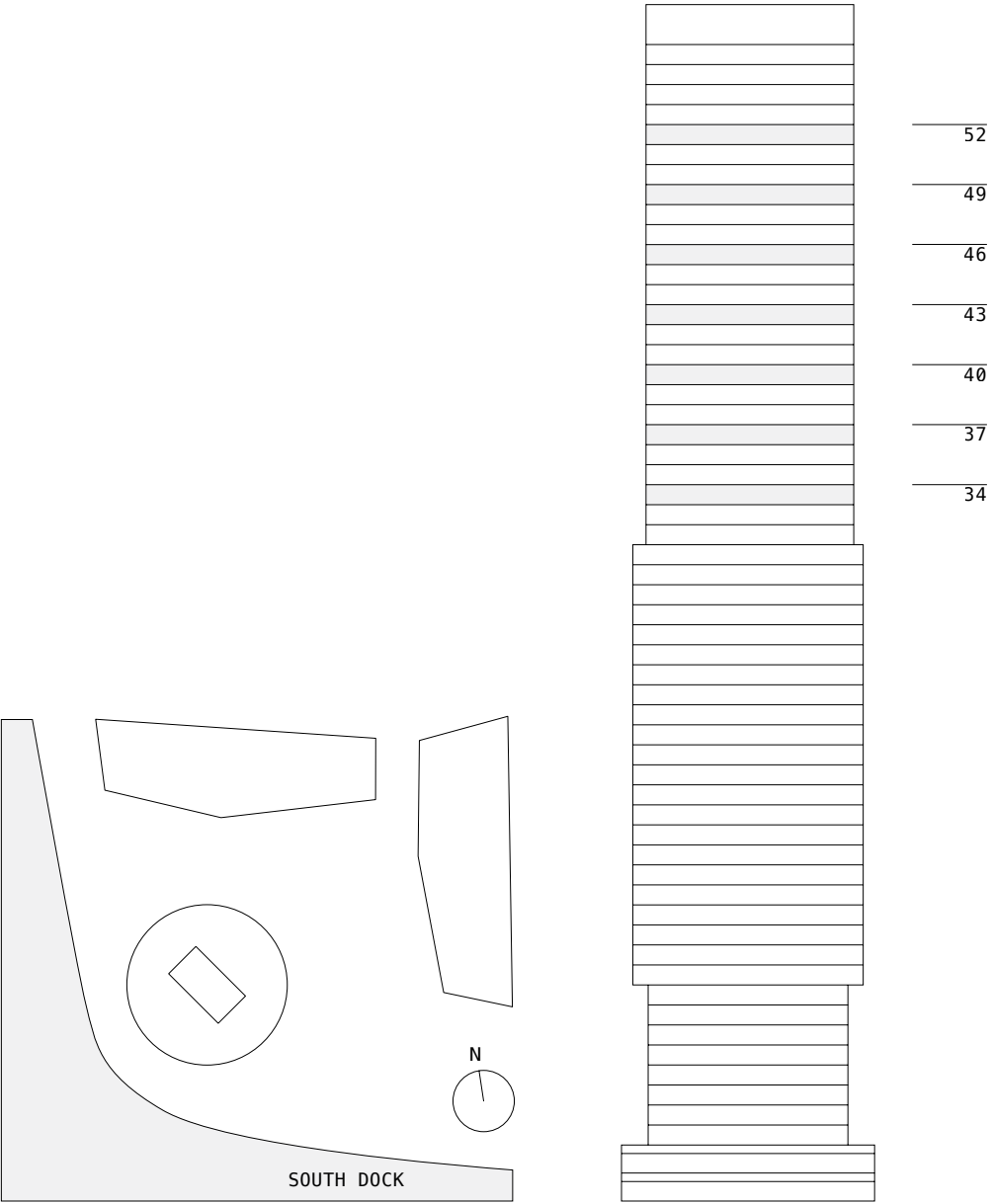
BAY	LOCATION	DATA	IMPERIAL	METRIC	73
TYPE 26	Floorplate H	Apartment	1354 sq ft	125.8 sq m	
3 BED	Page 75	Terrace	140 sq ft	13.0 sq m	
		Living	27' 08" x 16' 00"	8.44 x 4.88 m	
		Bedroom 1	19' 11" x 10' 00"	6.07 x 3.05 m	
		Bedroom 2	21' 00" x 10' 00"	6.40 x 3.05 m	
		Bedroom 3 / Dining	11' 07" x 9' 07"	3.54 x 2.92 m	

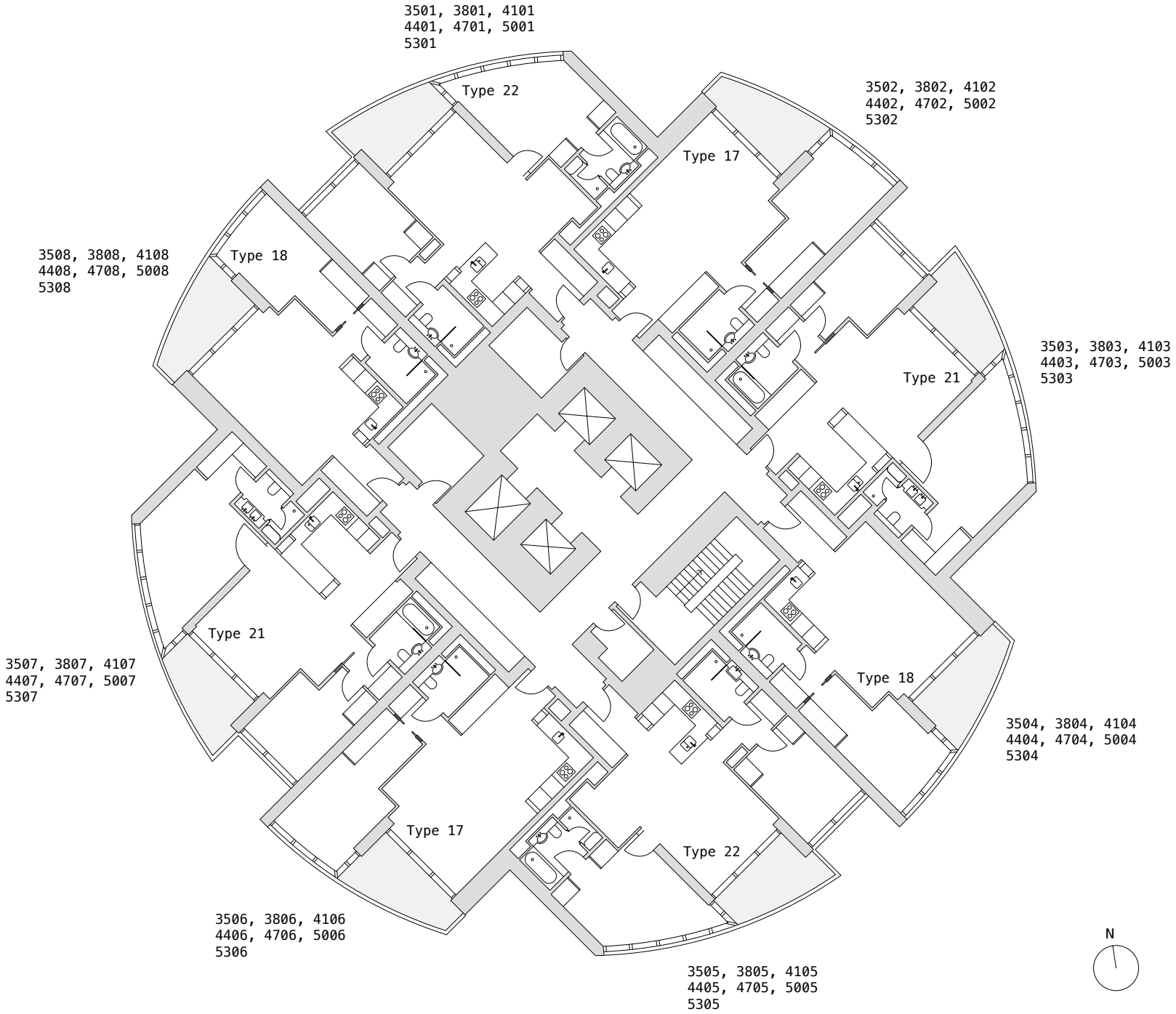
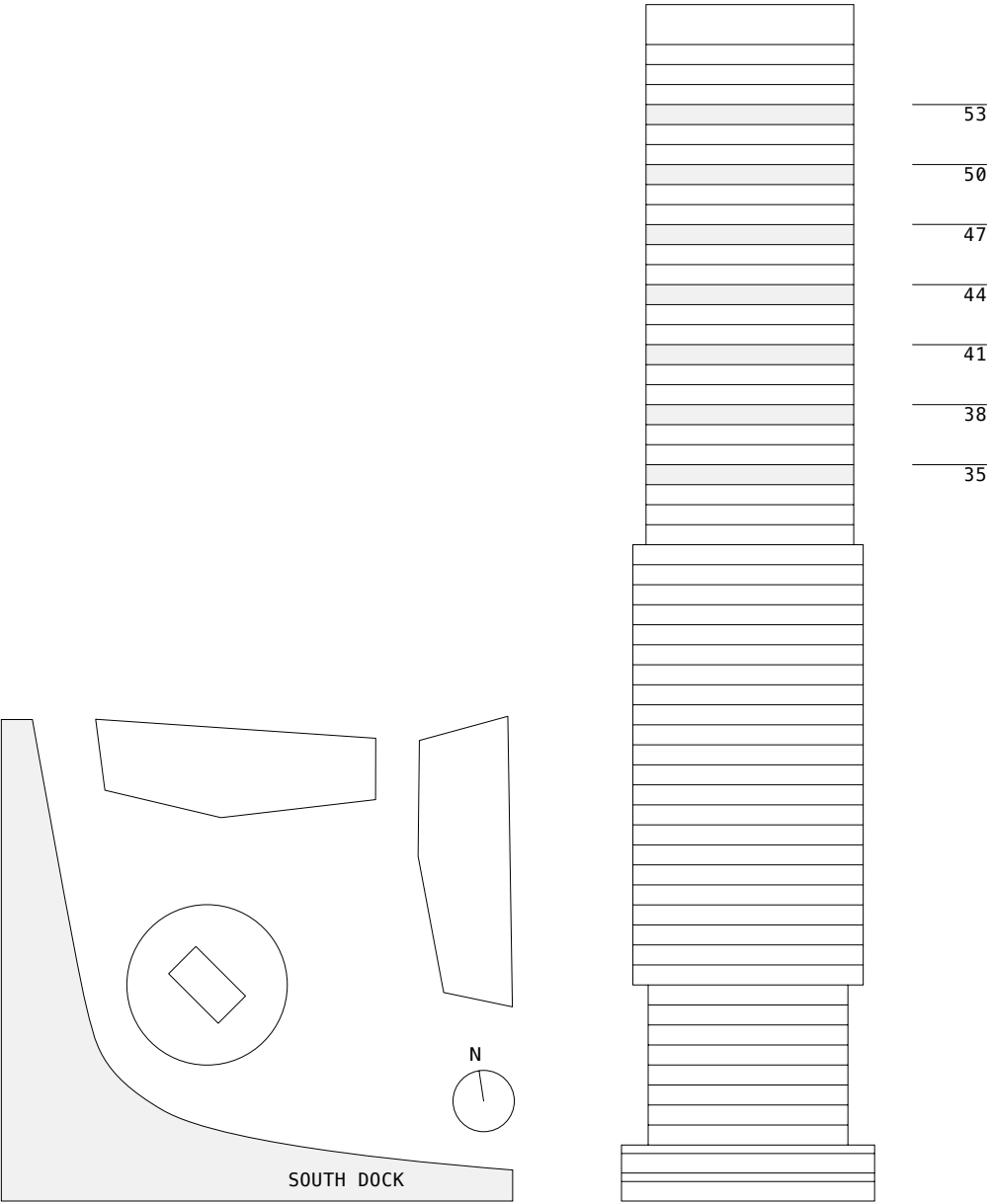




3306, 3606, 3906,
4206, 4506, 4806,
5106, 5406







03 — Bay

The spiralling top of the building includes the Bay apartments. At these levels the orthogonal geometry of the apartment planning interfaces with the implicit curved form of the building creating the opportunity for double height balconies with exceptional views.

The dramatic form created from the three overlapping floorplates provides an elegant termination to a building of such complexity.

The selected finishes bring substance to the larger luxurious apartments at these levels borrowing their form and texture from, but not imitating, the architecture of the building.

BAY – KEY DESIGN FEATURES

- Integrated spatial planning
- Profiled timber panelling
- Double height terraces
- Bespoke framed kitchen
- Stone feature bathrooms

KITCHEN

- Bespoke designed fully integrated kitchen with a timber veneer finish, feature frame and shelving unit
- Technical stone worktop with under mounted sink with tap over and flush hob
- Mirror splash back with timber veneer cabinets above
- Integrated extractor hood with lighting to hob
- Integrated Siemens kitchen equipment including:
 - Induction hob
 - Integrated microwave and separate fan oven
 - Dishwasher
 - Full height fridge/freezer
- Wine cooler (sizes vary between apartments)
- Combined washer/dryer located in utility cupboard

BATHROOM AND SHOWER ROOMS

Due to the highly individual nature of each of the bathroom types within the Bay apartments please refer to the plan in consultation with your Sales Consultant to confirm the specific elements and layout of your chosen apartment

MASTER BATHROOM AND MASTER SHOWER ROOMS

3 AND 4 PIECE BATHROOMS (Please note that this palette applies to both en-suite bathrooms in the 3 bedroom apartments)

- Walk-in shower with ceiling mounted shower head and handheld shower with a fixed or hinged glass screen and a stone seat (where applicable)
- Double ended bath with stone bath panel
- Vanity unit with feature lighting, stone vanity top with inset sink or where applicable double vanity unit with double inset sink, halo lit mirror, concealed and open storage with shaver outlet and wall mounted WC
- Wall mounted towel rails
- Floor finished with dark hexagonal stone mosaic tiles
- Walls finished with a combination of polished dark stone tiles
- Feature edge lighting to ceiling
- Underfloor heating

SECOND/THIRD BATHROOMS AND SHOWER ROOMS – 3 PIECE BATHROOMS

- Double ended bath with stone bath panel (where applicable)
- Walk in shower with ceiling mounted shower head and handheld shower with a fixed or hinged glass screen (where applicable)
- Vanity unit with feature lighting, stone vanity top with inset sink, halo lit mirror, concealed and open storage with shaver outlet and wall mounted WC
- Floor finished with hexagonal mid-tone stone mosaic tiles
- Walls finished with a mixture of polished and ribbed mid-tone stone tiles
- Wall mounted towel rails
- Underfloor heating

FLOORS

- Wide format timber floor throughout with the exception of the bathrooms and cupboards

DOORS

- Full height timber veneered entrance door and fixed side panel set within a timber frame
- Internal doors either full height hinged sliding or pivoted as noted on layouts. Finishes to match adjacent areas

TIMBER PANELLING

- Flat and profiled timber panelling including selected utility and bathroom doors provided where appropriate

WARDROBES

- Wardrobe doors to be timber veneer with feature handles and vertical grooves
- Wardrobes with internal lighting and fitted with hanging rails and shelves. Drawer set included to master bedroom only

BUILDING SERVICES

- Metered hot and chilled water supply
- Zoned underfloor heating to all principal rooms
- Comfort cooling to all principal rooms with touch screen display for temperature control

ELECTRICAL SERVICES

- Lighting switch plates with bronze effect finish
- Power outlets with USB ports in a bronze effect finish
- Floor boxes with power and data where appropriate in addition to wall mounted power and data outlets

LIGHTING

- Ceiling mounted recessed track lighting provided to living rooms
- Downlighters providing background lighting to bedrooms and circulation areas
- 5 AMP lighting circuits to living rooms and bedrooms
- Provision for pendant light in dining area
- Ceiling edge lighting above glazing to living rooms only
- Ceiling edge channel lighting provided above feature timber panels
- Mood lighting control system provided to principal rooms

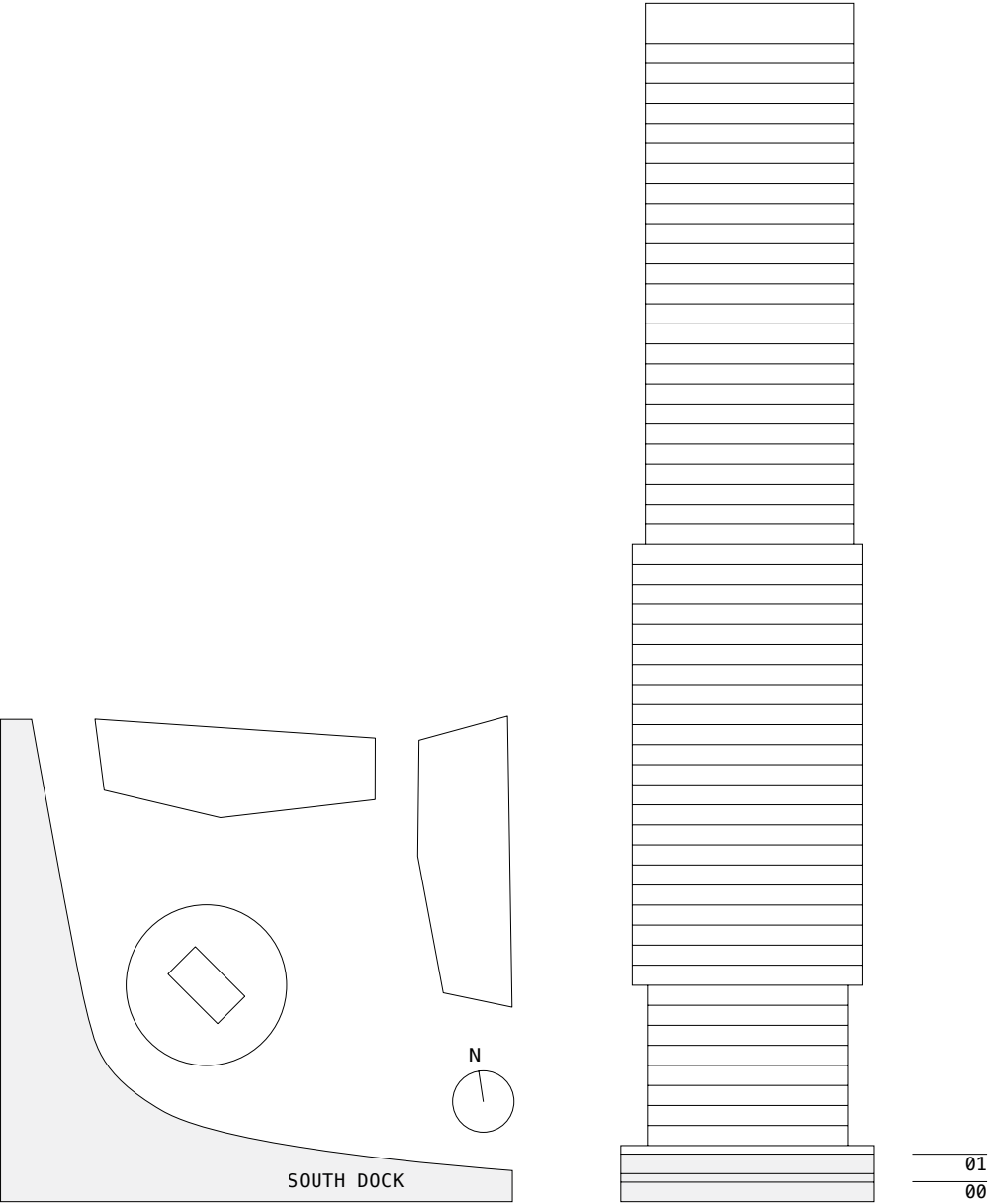
AV TELEPHONE AND DATA SYSTEM

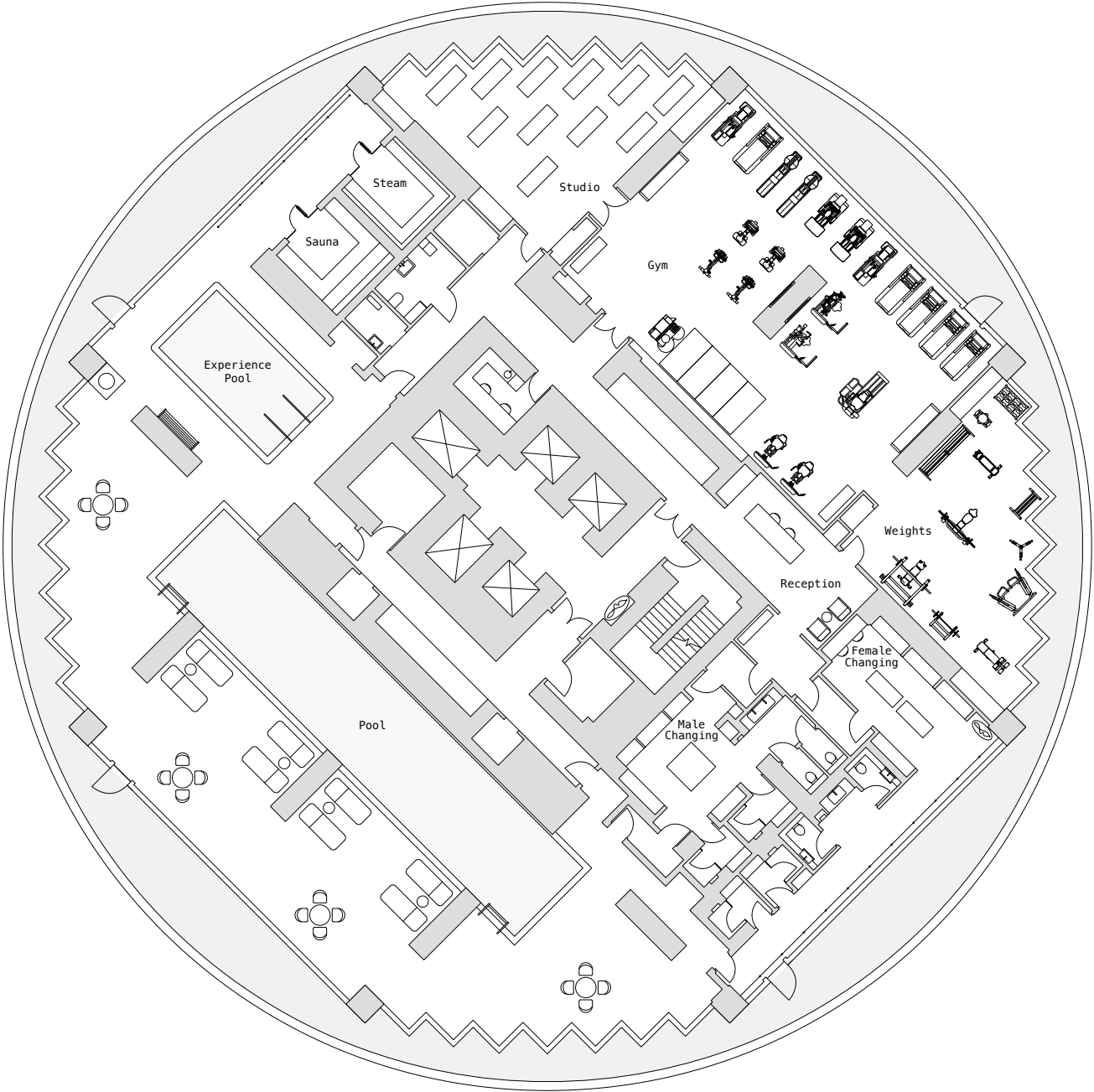
- Data outlets provided for dedicated internet connection and telephone
- Television (terrestrial and satellite) points to living rooms and bedrooms
- Windows in living spaces and bedrooms pre-wired with power and control cabling to allow for future installation of motorised blind and curtains

TERRACES

- All terraces accessed via sliding glazed doors
- Terrace floors finished with decking

Amenities





Amenities

One Park Drive celebrates its communal spaces, with the residents’ amenities being on the first two floors, where they are fully integrated into the life of the building. The library and residents’ lounge are on the ground floor level, with the pool and gym on the first floor above. These interior spaces, radiating out from the central core of the building, are enhanced by their seamless interaction with the surrounding gardens and water.

- RESIDENTS’ AMENITIES AT ONE PARK DRIVE
- Entrance lobby with concierge and reception
- Lounge
- Library
- Cinema and anteroom
- Post room
- Health and fitness facility within the building to include:
- 20 meter swimming pool
- Experience pool
- Steam room
- Sauna
- Fully equipped gym
- Studio space
- Weights room
- Male and Female changing and showering facilities
- GENERAL BUILDING
- SECURITY
- 24 hour on-site Estate security team
- Site-wide and local CCTV surveillance to public areas and building entrances
- Security access control to all building entrances and car park
- Colour video entry phone system to all apartments
- Mains supply smoke and heat alarms and sprinkler fire protection system
- Apartment entrance doors pre-wired for installation of a future intruder alarm system
- LIFTS
- Multiple passenger lifts give access to residential floors, residents’ amenity areas and the basement car park. One of these lifts will be an enhanced size to cater for large items of furniture to be transported
- CAR PARKING AND STORAGE
- Limited basement car parking spaces are available subject to separate negotiation
- Basement cycle storage provided for all apartments
- Wash down facility in basement
- Charging points for electric vehicles
- Limited residential storage rooms available subject to separate negotiation
- WARRANTY
- All apartments benefit from a 10 year NHBC warranty



Approach to One Park Drive

Visual Appendix

Typologies



Loft apartments



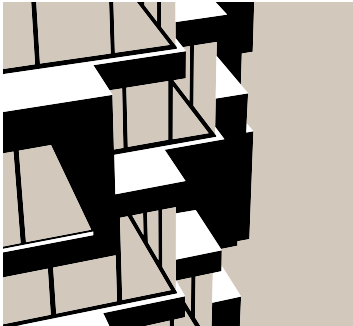
Cluster apartments



Bay apartments



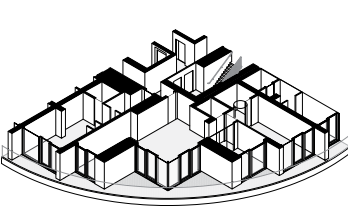
Loft and Cluster apartments (illustration)



Cluster apartments (illustration)



Bay apartments (illustration)



Loft apartments (axo diagram)



Cluster apartments (axo diagram)



Bay apartments (axo diagram)

Exteriors



Bay apartments



Cluster apartments overlooking South Dock



Cluster and Bay apartments



One Park Drive, Canary Wharf, London



One Park Drive overlooking South Dock



Loft apartment terrace



Cluster and Bay apartments, with Greenwich to the south



Loft apartments wrap-around terraces



Loft terrace overlooking South Dock Gardens



Loft and Cluster apartments overlooking South Dock



Bay apartments looking towards the City of London



Loft and Cluster apartments



Cluster and Bay apartments looking towards Greenwich

Interiors



Loft apartment living and kitchen area



Loft living and kitchen area looking out over South Dock



Loft master bathroom



Loft shower room



Loft kitchen



Loft studio apartment



Cluster terrace and living area



Cluster sink and vanity unit



Cluster master shower room



Cluster bedroom and dressing area



Bay living area, kitchen and terrace



Bay wall panelling



Bay master bathroom



Bay living area and kitchen looking through to bedroom



Bay bedroom with view towards London skyline

Amenities



One Park Drive approach viewed from South Dock Gardens



Lobby overlooking South Dock Gardens



Library overlooking South Dock Gardens



Cinema



Swimming pool overlooking South Dock



Free weights room overlooking South Dock Gardens



Gym overlooking Compton Gardens

Notes

Handwriting practice area on page 94, consisting of a grid of dots for tracing or writing.

Handwriting practice area on page 95, consisting of a grid of dots for tracing or writing.

Notes

Handwriting practice area on page 96, consisting of a grid of dots for letter formation.

Handwriting practice area on page 97, consisting of a grid of dots for letter formation.



Drawings

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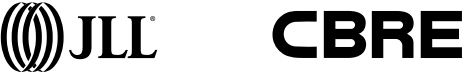
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On architecture

“We live in an age in which each step, the next project, the simplest things have to be redefined each time: what is a floor, what is a wall, what is a roof? The answers to such questions aren’t self-evident anymore.”

Jacques Herzog