



ONE

PARK DRIVE



ONE

PARK DRIVE



CANARY WHARF
RESIDENTIAL



One Park Drive Bay apartments



One Park Drive overlooking South Dock, Canary Wharf

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One Park Drive

A vision of 21st century urban living in Canary Wharf

When we started Canary Wharf, we had a vision. We wanted to create not just a collection of exceptional buildings, but a place. When we think of places that we love, we think of the open spaces, the hum of the shops and restaurants, the way the sunrise and sunset reflects across the water.

One Park Drive represents the best of Canary Wharf as our private Estate develops into a new destination for London. In Herzog & de Meuron, we have collaborated with architects who share our vision for what 21st century urban living can be. They have designed a building which is not just a unique piece of architecture but something which will set the standard for everything that follows.

By the time the first residents move into One Park Drive, Crossrail will already be speeding passengers from the Estate to the City in 6 minutes, to the West End in 13 minutes and to Heathrow in just 39 minutes. Canary Wharf is already extremely well-connected. The opening of Crossrail's 'Elizabeth Line' will put a world-class high-speed railway just a few steps from your front door.

Canary Wharf is one of the world's great urban spaces – the buzzing hub of the greatest city on earth. Until now you could only experience this as a visitor or by working here. Now you can own a property in Canary Wharf.

Sir George Iacobescu CBE
Chairman and Chief Executive Officer
Canary Wharf Group plc

A new destination for London

For the last three decades, Canary Wharf has been a thriving centre of business and culture that has shifted London's centre of gravity east and set new standards for urban spaces. And now the most exciting evolution in the Estate's history has begun – the creation of the new residential district.

It will be a neighbourhood of green spaces and waterside boardwalks. It will be both an oasis of calm and one of the most well-connected neighbourhoods in Europe. It will be just as easy to grab

the essentials of daily life as it will be to take in live music or theatre. It will be a local neighbourhood with all the benefits of being part of a private Estate.

One Park Drive is the signature building of the new district. Positioned at the head of the dock, it proudly represents everything that makes the new neighbourhood so special – a unique architectural achievement thoughtfully designed to be the very best in city and waterside living.



One Park Drive, Canary Wharf – Herzog & de Meuron's first residential building in the UK



Canary Wharf's 128 acre private Estate



Canary Wharf – looking west towards the City

From a unique developer

No-one else in London has had such an influence on the City's skyline as Canary Wharf Group. For them, achieving one of the greatest ever feats of civil engineering – turning the original 97 acres of derelict Docklands into one of the world's most sought after locations – was just the start.

Over the last thirty years Canary Wharf Group has worked alongside many of the world's leading architects, pioneered innovative and sustainable

construction methods and has gained a reputation as world leaders in creating not just buildings but thriving places, where communities as well as businesses flourish.

Being one organisation that does everything – from creating the initial vision, through construction, to the day-to-day management – gives the Group a uniquely long-term perspective.

A special collaboration

The defining building of the new residential neighbourhood will be One Park Drive. It will embody the vision and set the standard for the whole district.

Selecting the architects called for finding a practice that instinctively understood this vision, who were experienced at designing buildings of global significance, who had a reputation for challenging assumptions – and yet who are also able to create spaces that people instantly connect with.

There was no question – the architects to collaborate with on One Park Drive had to be Herzog & de Meuron.

On the New District

“Canary Wharf Group has begun to create a new part of London, with exciting designs that will have a profound effect on how our great city looks. The key role played by Herzog & de Meuron in helping shape this new district confirms that London is open to ideas, innovation and talent from around the world.”

Sadiq Khan, Mayor of London

On Herzog & de Meuron

“Their buildings are gravity-defying, groundbreaking leaps of imagination. Jacques Herzog and Pierre de Meuron have made an art out of creating the unexpected.”

Deyan Sudjic, Director of the Design Museum

Herzog & de Meuron: a philosophy of architecture



London's transformative Tate Modern. Beijing's ground-breakingly poetic 'Bird's Nest' stadium. New York's Jenga-like 56 Leonard Street. Herzog & de Meuron's buildings are among the most influential of the 21st century.

Their base is still Basel, Switzerland, though their work spans the globe – as does the recognition: they have been recipients of the Pritzker Architecture Prize (USA), the RIBA Royal Gold Medal (UK), Prix d'architecture de l'Équerre d'Argent (France) and the Praemium Imperiale (Japan).

Their architectural voice is unique and their approach is uncategorisable. Their work is defined more by a philosophy of questioning than any overarching aesthetic – questions that are both simple and profound; what constitutes an 'architectural material'? Where are the boundaries between architecture and art? How to reconcile monumental and human scales? What, really, is this building for?

One Park Drive sees Herzog & de Meuron turn their attention to one of the most necessary questions of urban life – how best to live in tall buildings? Their answer is as radically thoughtful as ever – we should live as humanly as possible.

National Stadium, Beijing



Tate Modern Extension, London



One Park Drive Cluster and Bay apartments



One Park Drive overlooking South Dock

Setting a new standard

We live in an age of spectacle, where many new buildings try to dazzle with grand gestures or novelty styling; it often appears that all the energy is expended on creating outward forms that will be lauded as 'unique' or 'iconic'.

With One Park Drive, Herzog & de Meuron have taken entirely the opposite approach. They have thought through every aspect from first principles – and in doing so have created a building that takes its exterior shape from the meticulous attention to the

living spaces within. What it looks like on the outside is shaped by how beautifully it works on the inside.

The circular form can be viewed equally from all approaches – the streets of the Estate, the new boardwalk, the surrounding waterways. And when seen against the offices of Canary Wharf, the tower's integrity is clearly visible. One Park Drive cannot be anything other than a place where people live. It is a building that works on a human scale.

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.

The lower floors of One Park Drive feature the Loft apartments – some of the largest apartments with high ceilings and wrap-around terraces, which exploit the immediacy of the connection to the surrounding green spaces and the waterfront.

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.

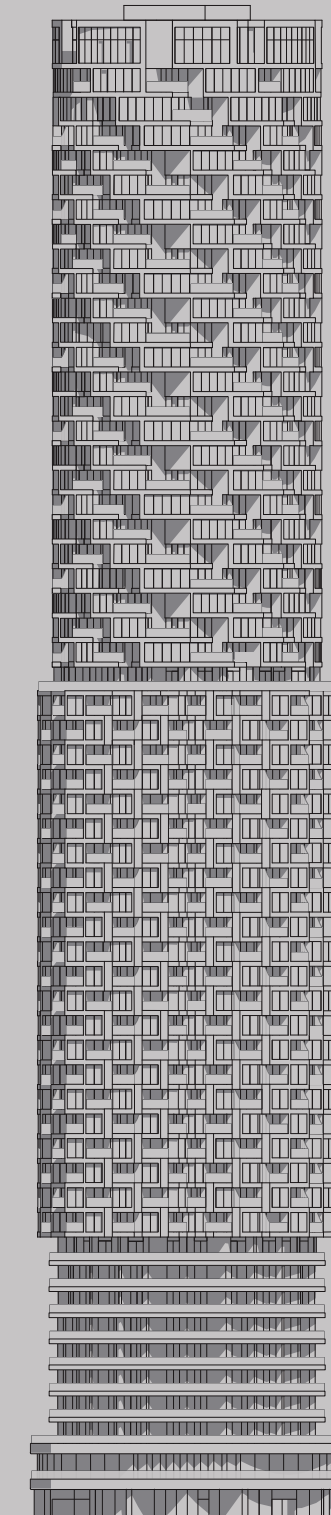
The spiralling top of the building contains the Bay apartments. The orthogonal geometry of the apartments intersects the implicit curve of the building, creating the opportunity for double-height terraces which are recessed into the building. The design of the Bay apartments is focused on maximising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

From the generous heights of the Loft through the intricate rhythm of the Cluster and to the concluding spiral of the Bay, the three typologies are distinct expressions within a single dramatic and harmonious architecture.

03 — Bay
Levels 33 - 57

02 — Cluster
Levels 10 - 32

01 — Loft
Levels 02 - 09



On architecture

“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.”

Jacques Herzog

01 — Loft Levels 02 - 09



02 — Cluster Levels 10-32

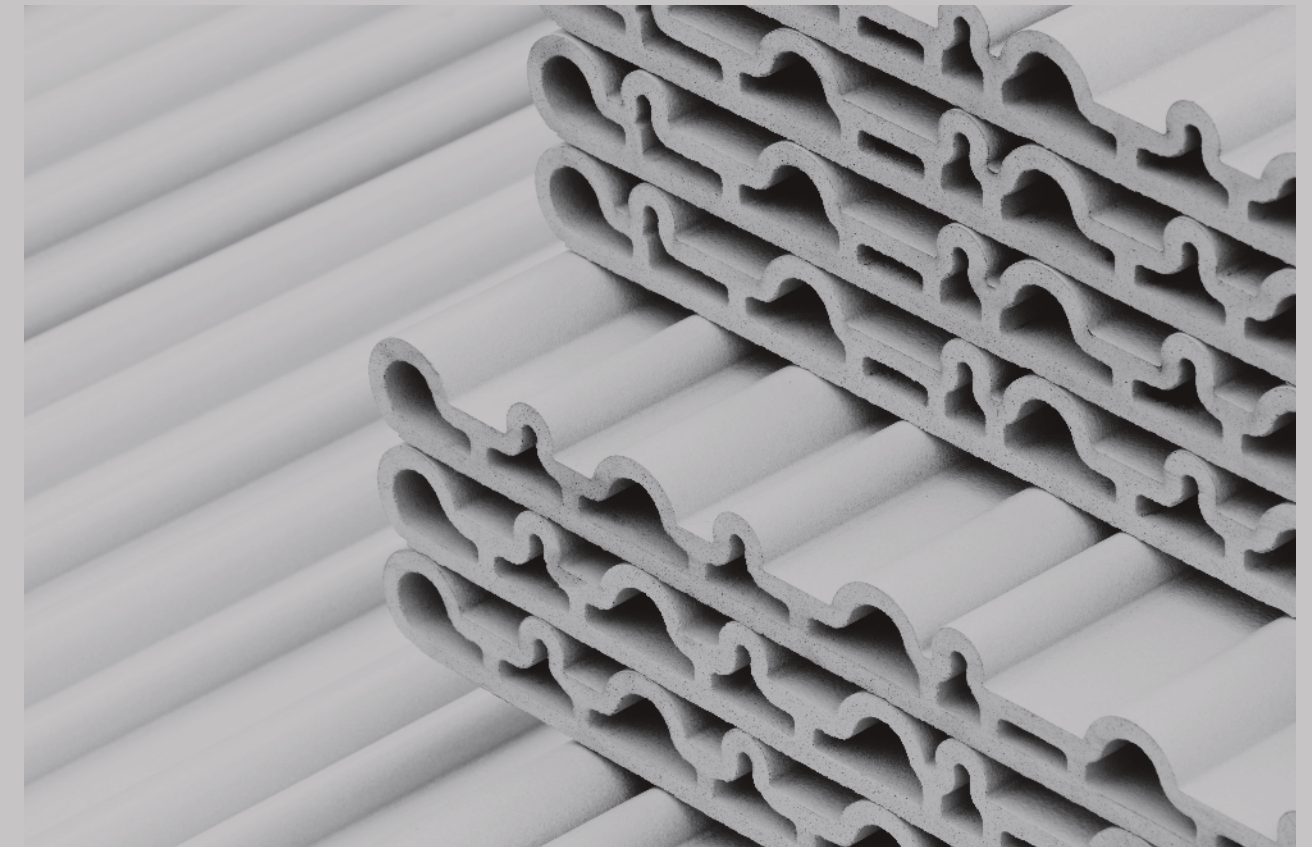
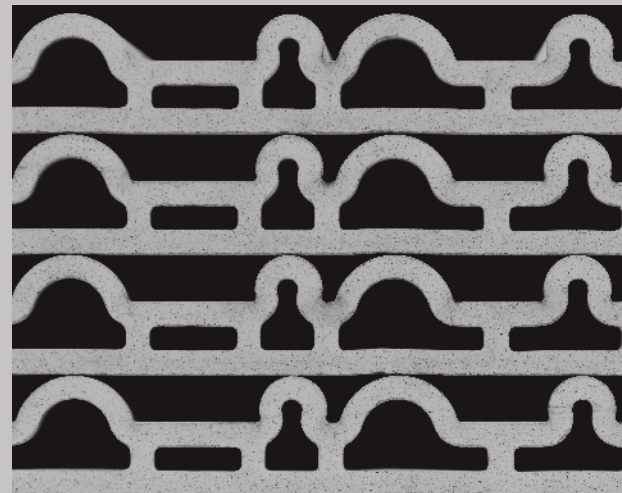
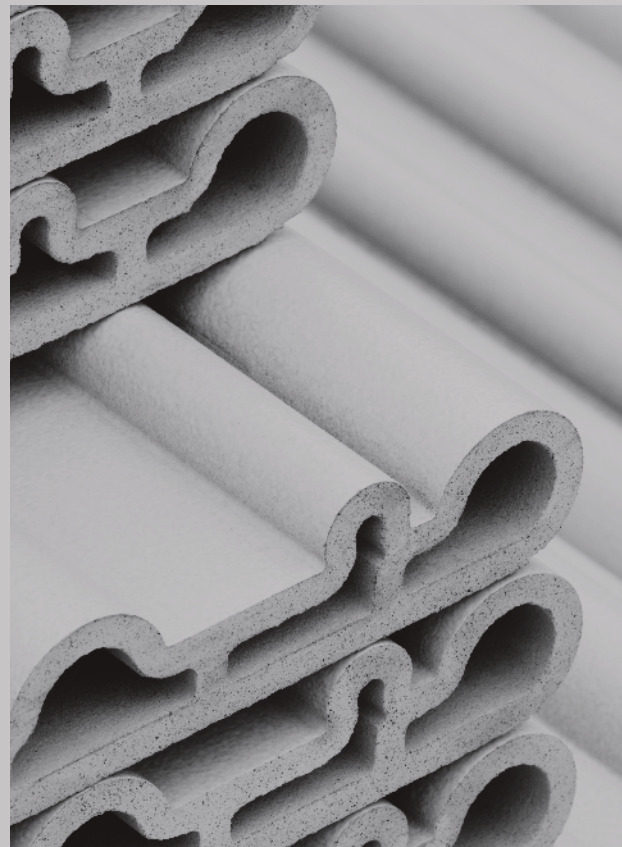
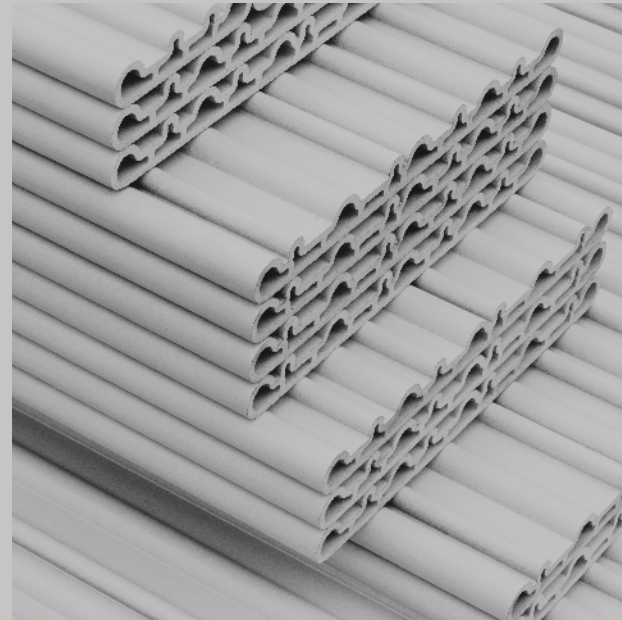


03 — Bay Levels 33-57



A sculpted form

One Park Drive presents itself as a unified sculptural form. The cladding of glazed fluted terracotta encloses the complex form of the different building sections in a single material. The fluting to the terracotta softens the external expression of the building whilst providing a tactile surface to the sheltering terrace walls.

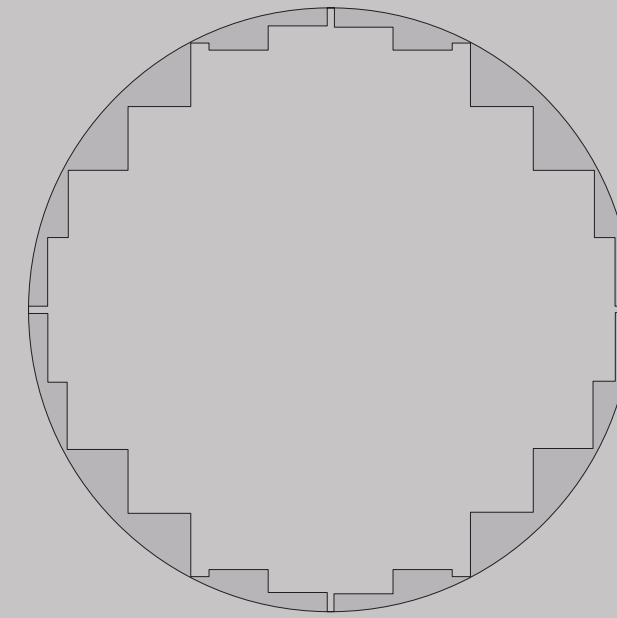


Tower geometry

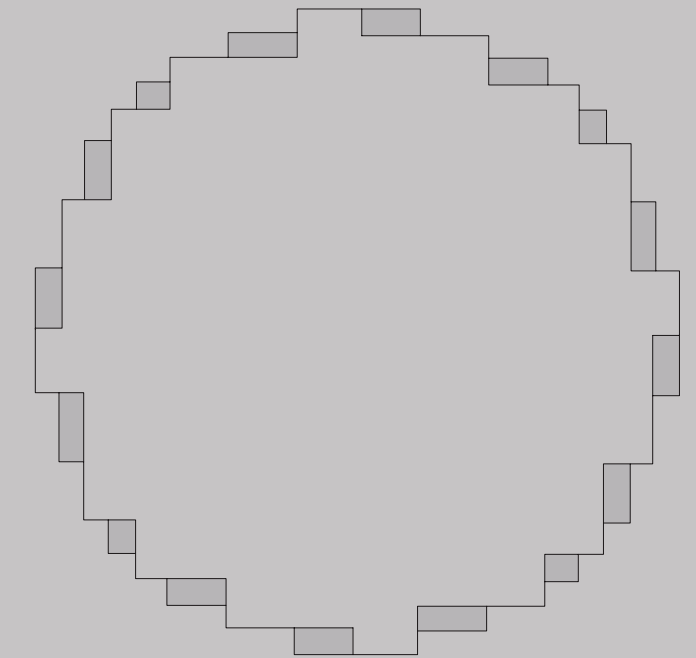
The geometry of One Park Drive is expressed in the profile of the external facade for each typology. Additional complexity is created by the stacking, rotation and mirroring of individual floor plates. This gives varying aspects to each apartment type establishing individuality within a unified whole.

The terraces are naturally formed between the apartments' enclosing walls and the outer edges of each floor plate, making them an intrinsic element of the apartment planning.

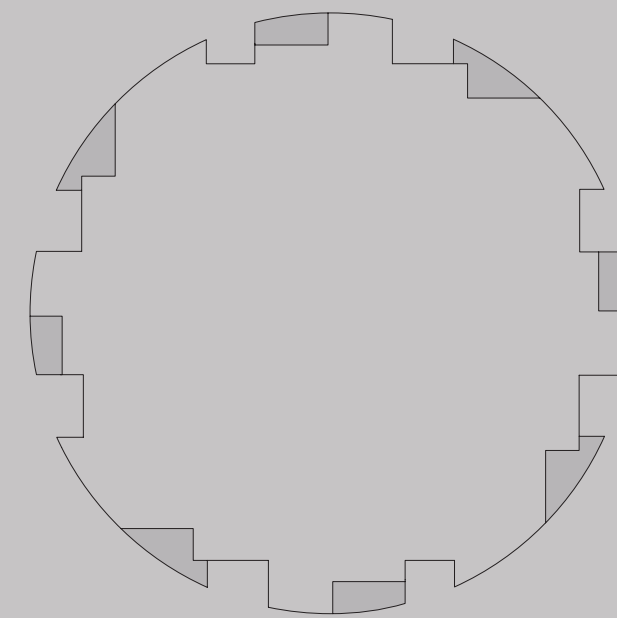
01 — Loft



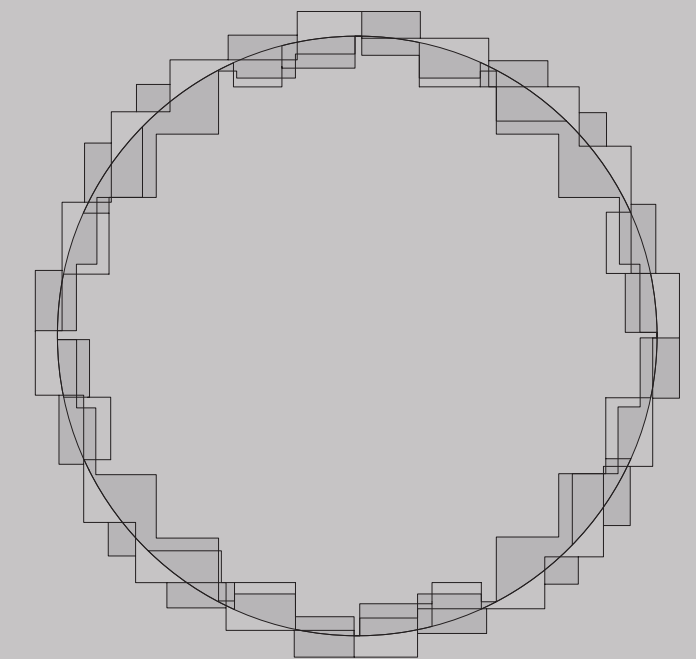
02 — Cluster



03 — Bay



Overlay of all levels



On materiality

“We look for materials that are as breathtakingly beautiful as the cherry blossoms in Japan or as condensed and compact as the rock formations of the Alps, or as enigmatic and unfathomable as the surfaces of the oceans.”

Herzog & de Meuron



Loft apartment terrace

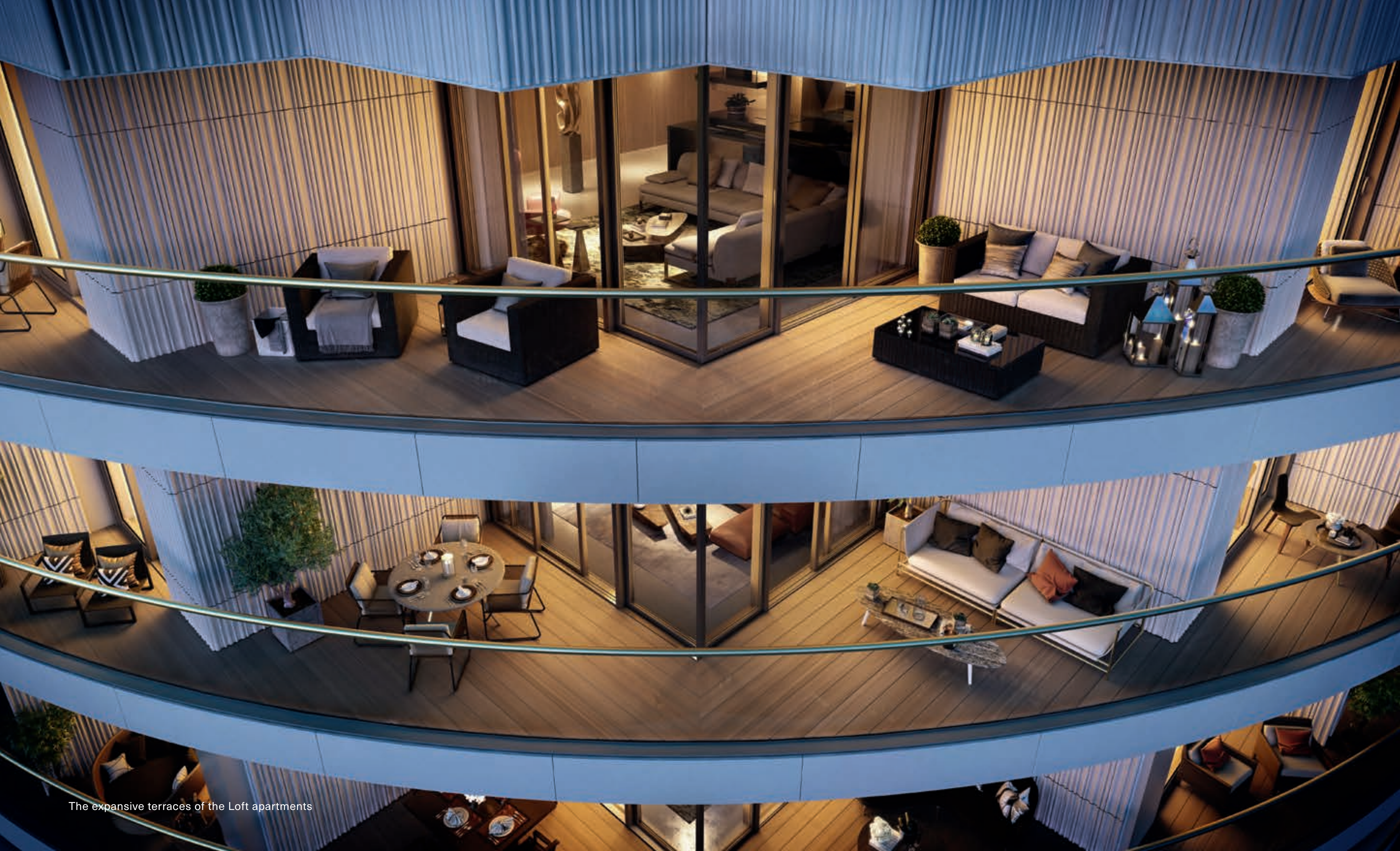
The terraces: where sky and living meet

Outside spaces often present a challenge on tall residential buildings that is difficult to resolve: the need to create spaces that are large enough to use, combine openness with shelter, yet don't negatively impact the look of the building.

Herzog & de Meuron's design enables One Park Drive to answer these challenges aesthetically and practically. The faceting and curvature of the facade means that every apartment has its own sheltered external areas that seamlessly connect with the interior spaces.

There is also a tremendous variety: many of the Cluster apartments have two terraces; the Lofts have expansive wrap-around terraces that connect the different interior spaces; and the Bay apartment terraces are generously deep, with double-height volume above.

What all the areas have in common is that they have been designed to be used and experienced. Each terrace is naturally sheltered within the building's form, yet connects you with the views beyond. These spaces invite you outside.



The expansive terraces of the Loft apartments



View from Loft terrace over South Dock Gardens



Loft and Cluster apartments overlooking South Dock

Interiors

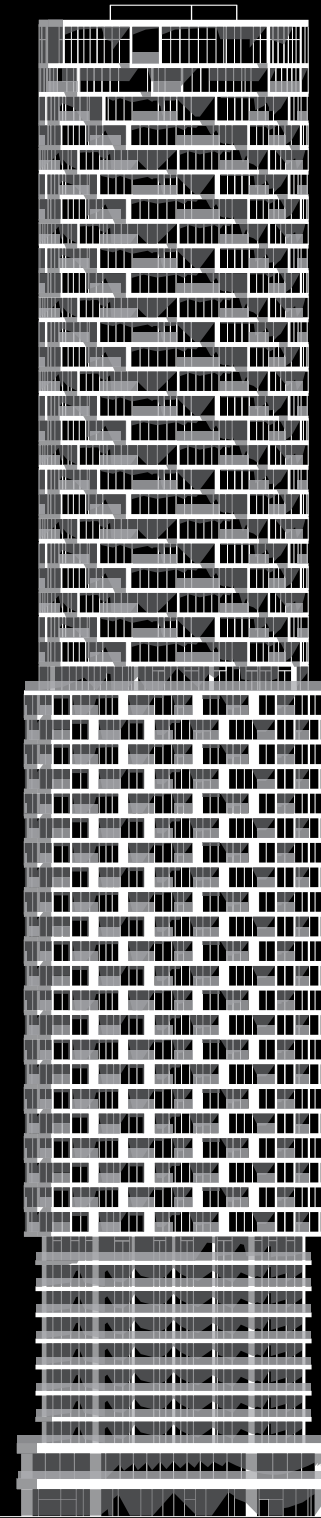


Loft apartment living and kitchen area

The apartment interiors deliver a complexity and surprise that complements One Park Drive's powerful exterior form, as well as creating a sense of calm and a luxurious intimacy.

The interiors focus on natural materials and finishes throughout with special attention being paid to the tactile surfaces.

The three typologies so powerfully expressed in the exterior architecture have their own distinct yet harmonious personalities.



01 — Loft
Levels 02 - 09

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

01 — Loft

“Our aim was to harness the dynamic geometry of the architecture by bringing the sweeping external lines of the Loft floors directly into the interior whilst maximising the fluidity of the spaces.”

Stephen Crawley, Bowler James Brindley Ltd
Interior Designer of the Loft apartments



Living and kitchen area looking out over South Dock



Kitchen



Shower room



Master bathroom

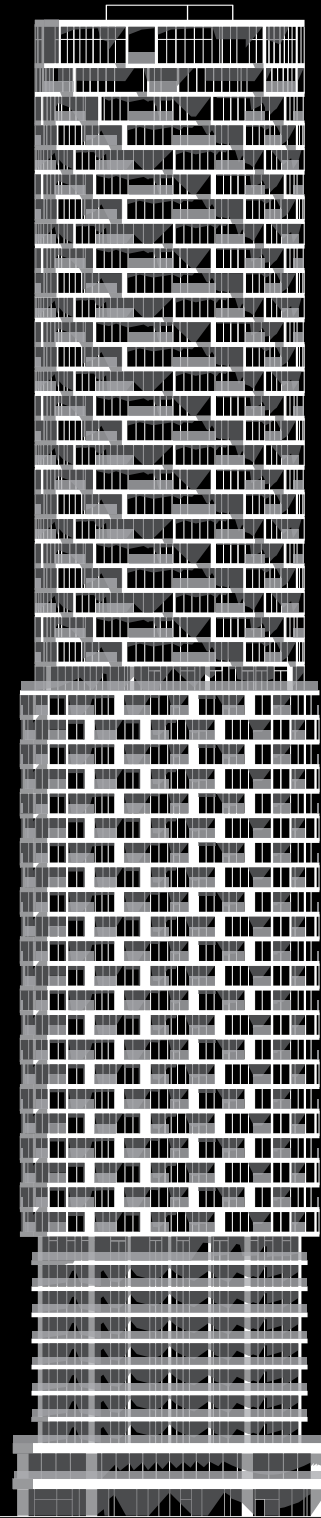


Studio apartment

02 — Cluster

Levels 10 - 32

The Cluster apartments integrate all elements from space planning to the material palette in a seamless way, an approach that harmonises the interiors with the exterior surfaces.



02 — Cluster

“The materials have been selected for their inherent texture, light reflection qualities and ability to work over a number of different surfaces.”

Martin Goddard, Goddard Littlefair
Interior Designer of the Cluster apartments



Terrace and living area



Sink and vanity unit



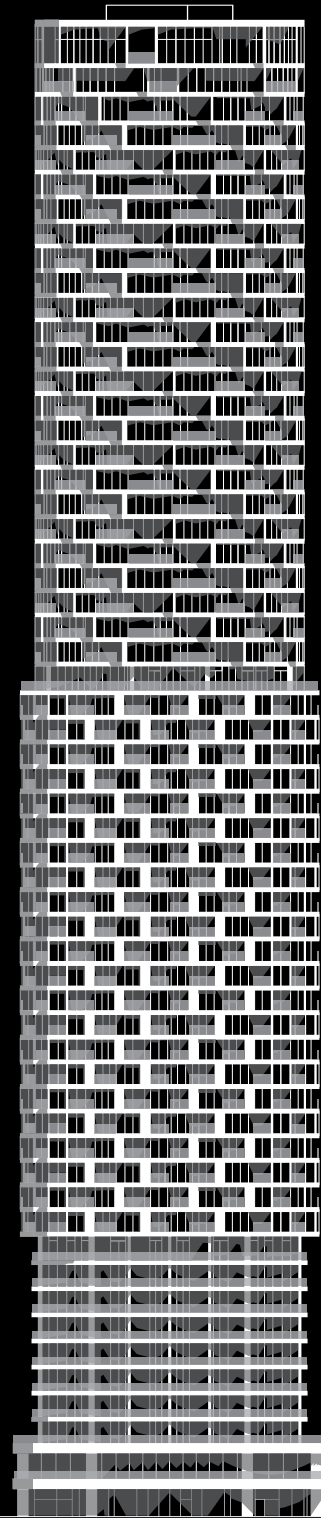
Master shower room



Bedroom and dressing area

03 — Bay
Levels 33-57

The chosen finishes bring substance to the large, luxurious apartments at these levels. Exposed concrete walls, profiled timber panelling, pivot doors and natural stone are widely used throughout the Bay apartments to create calm and elegant interiors.



03 — Bay

“Our overall approach was to understand the architectural DNA of the building, it was vital to bring harmony from the exterior to the interior.”

Martin Goddard, Goddard Littlefair
Interior Designer of the Bay apartments



Living area, kitchen and terrace



Wall panelling



Master bathroom



Living area and kitchen looking through to bedroom



Bedroom with view towards London skyline



Amenities

One Park Drive celebrates its communal spaces. Spread across the ground and first floors, they are all fully integrated into the life of the building and positively engage with its surroundings.

The reception, concierge, lounge, library and cinema are all on the ground floor. The first floor houses the exclusive health club which includes a 20-metre pool, gym, studio space and spa. Dramatic floor-to-ceiling glazing invites stunning views across the surrounding parks, gardens and water.



Lobby overlooking South Dock Gardens



Cinema



Library overlooking South Dock Gardens



Swimming pool overlooking South Dock



Gym overlooking Compton Gardens



Free weights room overlooking South Dock Gardens

Canary Wharf: a new neighbourhood to call home

The residential district will be urban living at its best. The area will bring together the buzz of city life, with the tranquil atmosphere of waterside living. Lively high streets, intimate boutique arcades and acres of boardwalks, plazas and parks will combine to create a place where individuals and families can live and work, relax and play.

The new neighbourhood will have everything a thriving community needs, from a new local primary school to its own doctors' surgery – and, of course, there will also be the extra luxuries that are part of what makes living at Canary Wharf special. It will be a place to put down roots, raise a family and be part of a community. A place to call home.



Compton Quay Boardwalk

On spaces

“When we created the first plans for Canary Wharf – and through every subsequent phase of development – we placed the highest priority on creating beautiful and versatile open spaces that provide a sense of serenity and well-being. In the new district, we have taken this even further – over a third of the district is to be dedicated to parks, boardwalks and gardens.”

Camille Waxer, Managing Director — Retail & Chief Administrative Officer
Canary Wharf Group plc



Harbord Square



South Dock Gardens



Wood Wharf Quay



Union Square



Water Street overlooking Water Square



Garden Square



The Lanes

On the New District

“The Lanes imaginatively reinterpret the solidity and intimacy of the 19th century brick warehouses that once stood on this site. Within the fine network of streets and squares, small independent shops and cafés nestle amongst industrious studio spaces and generous lofts to create a distinctive, fascinating new district in Canary Wharf.”

Glenn Howells, Glenn Howells Architects



A – One Park Drive



B – 8 Water Street



C – 10 Park Drive



D – Grid Building
10 George Street



E – 20 Charter Street



F – 20 Water Street



G – 8 Union Square



H – Harbord Square



I – 7 Charter Street



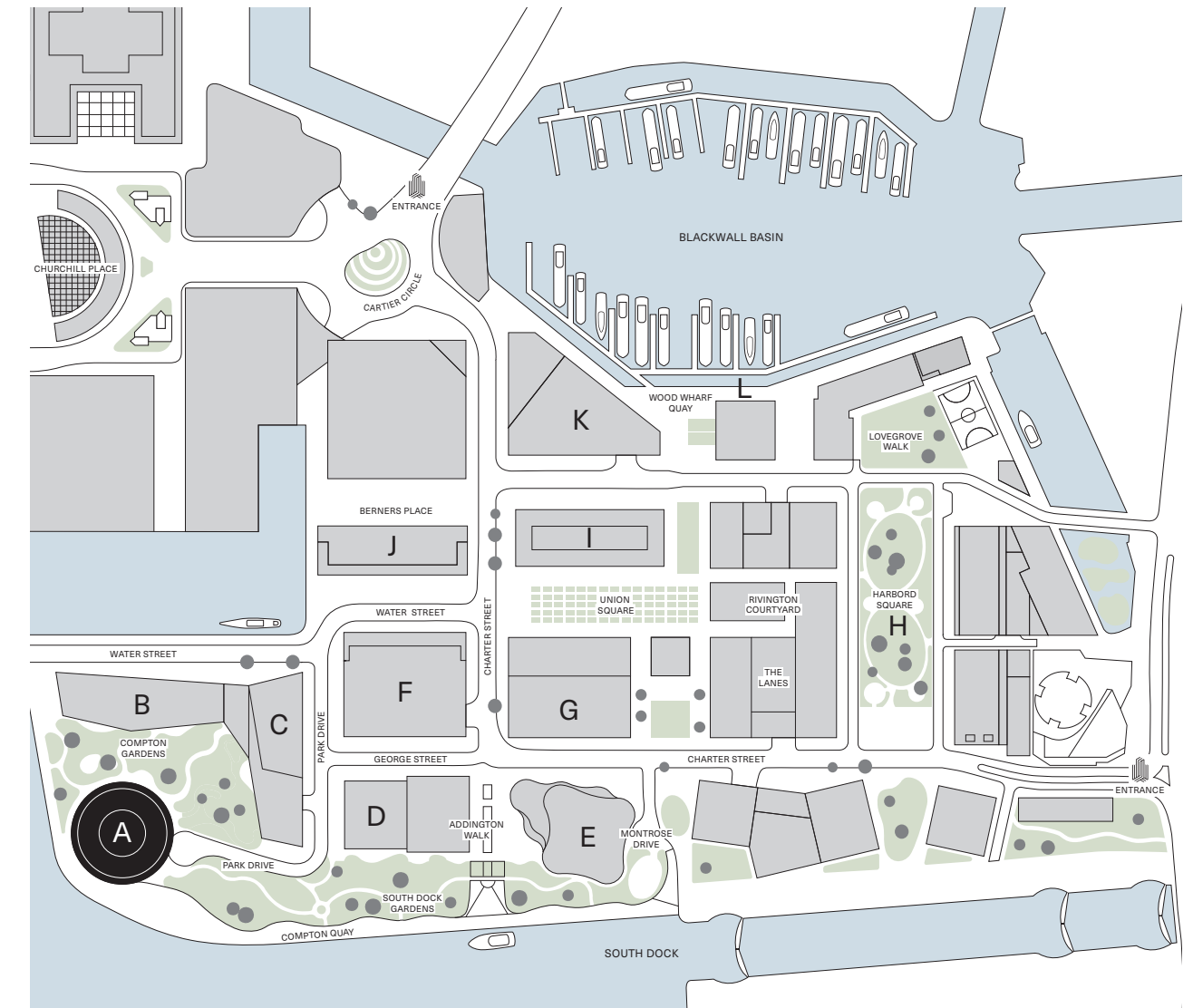
J – 15 Water Street



K – 1 Bay Street



L – Wood Wharf Quay





The Estate

The 128 acre Canary Wharf private Estate is one of the world's great city spaces; internationally renowned as one of London's most vibrant districts with a unique waterside location. The Group's careful stewardship over the last 30 years also means it's recognised for being both beautifully maintained and reassuringly safe. The creation of the residential district represents a unique opportunity to live on the private Estate.

Business

Canary Wharf is a global business hub, where over 120,000 people come to work every day. Once primarily known for banking and finance, the Estate is now also recognised as a centre for technology, media and entertainment.



Canary Wharf and the River Thames

Transport

Canary Wharf is well-connected: it's a short distance from London City Airport, there's the Jubilee Underground line, two Docklands Light Railway stations and a Thames River Bus pier.

The arrival of Crossrail in 2018 will mean you'll be able to reach the West End in 13 minutes and Heathrow in just 39 minutes.



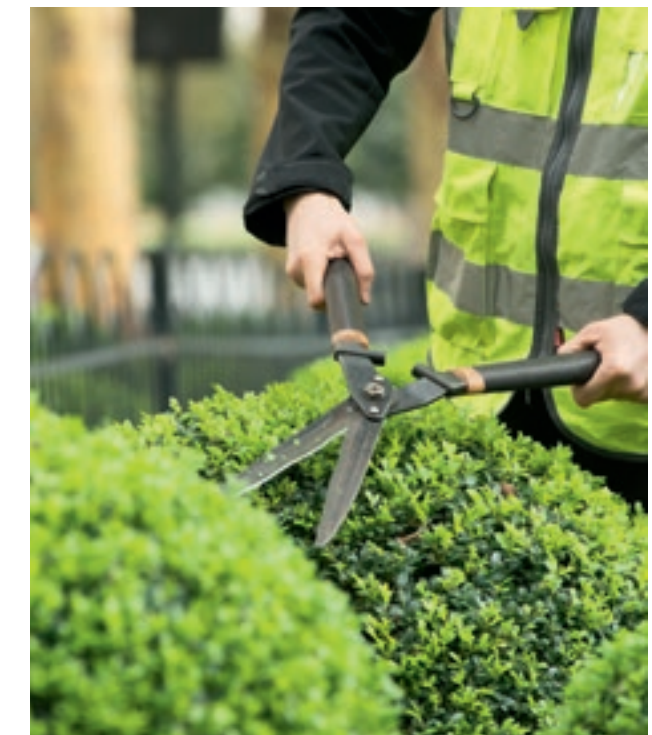
Crossrail station by Foster + Partners



Roof Garden, Crossrail station

Management

There are over 1,000 people who work 24/7 to make sure everything on the Estate runs smoothly; from managing day-to-day facilities, tending to the green spaces and providing Estate-wide concierge services, to co-ordinating the extensive arts and events programme. The security team, working from a state-of-the-art control room at the heart of the private Estate, make this one of the safest places in Europe.





Open spaces

Canary Wharf has always placed the highest priority on creating beautiful and versatile open spaces – spaces that are used as part of the daily life on the Estate, and that provide a sense of serenity and well-being. The residential district continues this approach – over a third of the development is dedicated to open spaces, bringing nine new acres of parks and gardens to the Estate.

Public art

Canary Wharf is home to London's largest collection of outdoor public art (with 67 artworks to date) from some of the most well-respected artists working today. It has received numerous awards including the international Christie's Award for Best Corporate Art Collection.



OVO by Mustafa Hadi and Pol Marchandise (Odeaubois)



Fortuna by Helaine Blumenfeld



Couple on Seat by Lynn Chadwick



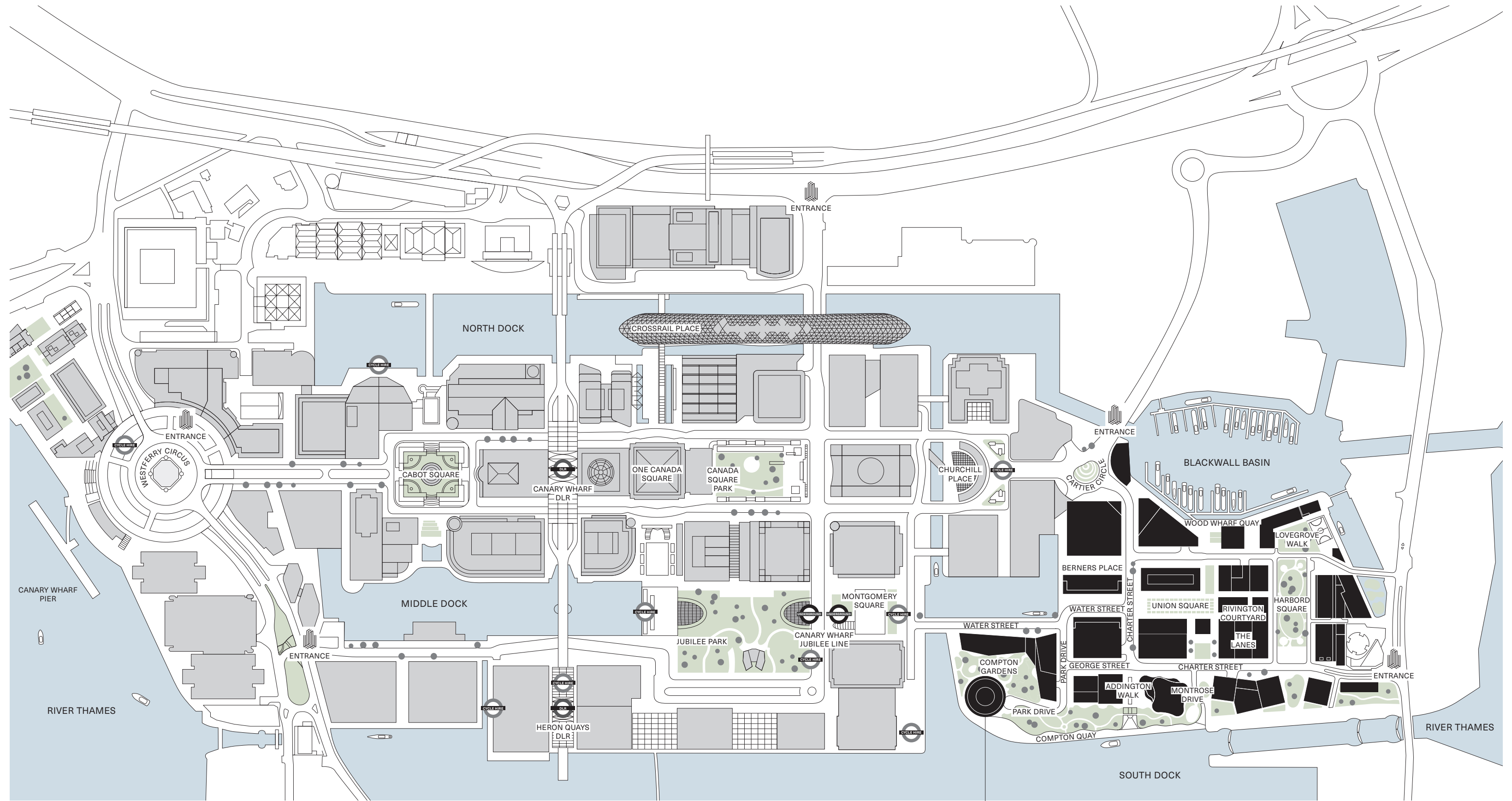
Events

The Estate hosts over 200 arts, entertainment and cultural events every year, with a carefully curated programme that contains some of the world's best performers and has something for everyone – from the Royal Philharmonic Concert Orchestra playing Gershwin and Shakespeare relayed live from Stratford to afternoon jazz and late night comedy; from lunch markets and fashion shows to children's workshops, ice skating, street theatre, public talks, dance, sport and more.

Lifestyle

At Canary Wharf you can browse international fashion, beauty and lifestyle stores. Meet up with friends over coffee or drinks. Grab a bite to eat or enjoy a candlelit dinner at a waterside restaurant. Play sport, catch a film, take in a band or relax in a spa. Everything you'll ever need is right here.





■ Canary Wharf Estate

■ Canary Wharf New District*

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“One Park Drive will define the standards by which all future residential projects will come to be measured. In terms of how it works, how it looks and the quality of every detail, it is something very special indeed.”

Brian De'ath, Director of Residential Sales
Canary Wharf Group plc

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* Maps are for illustrative purposes only and not to scale. Map represents existing and future developments. Future developments are subject to planning approval. Naming within the residential neighbourhood is subject to approval.



Bay apartments looking towards the City of London

On One Park Drive

“The new tower will be both a symbol and the heart of the new urban quarter, an extension of a dynamic global community and the start of a new vibrant neighbourhood.”



CANARY WHARF
RESIDENTIAL