

OneHydePark

London



One Hyde Park Background Information

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General facts about One Hyde Park

- Created on the site of the former 1950s office building, Bowater House in Knightsbridge.
- Bowater House was acquired from Land Securities in March 2005.
- Project Grande (Guernsey) Limited was granted planning consent by Westminster City Council in February 2006.
- It took four years to construct One Hyde Park: The Residences of Mandarin Oriental, London.
- First Residences at Mandarin Oriental to be opened in Europe.
- 21st century addition to London's architectural landscape.
- 86 apartments within four diamond-shaped pavilions (including four penthouses).
- Located between Knightsbridge and Hyde Park, with views across London.
- Three exclusive retail boutiques at street level with Rolex, McLaren Automotive and Abu Dhabi Islamic Bank opening flagship showrooms in early 2011.
- There is an underground tunnel linking the Mandarin Oriental and One Hyde Park – this is for Mandarin Oriental staff only.
- The development occupies one hectare of land.
- Three levels of basement (first level – Basement 1 - is double volume so it is effectively two levels).
- One Hyde Park is the name of the building and is not the address. The address is: One Hyde Park, The Residences at Mandarin Oriental, 100 Knightsbridge, London, SW1X 7LJ.
- At times there were approximately 2,500 people working on site to finish this very complex development.
- Approximately £100 million of glazing and cladding was used in the construction process.

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- Approximately 35 different companies worked directly on the project across the UK and Europe (including businesses based in Italy, Germany, Switzerland and Holland).
- £50 million of precast concrete containing crushed limestone aggregate (to create a sparkle and stone-like appearance) has been incorporated into the development.
- More than 15 different types of stone have been sourced from around the World (Turkey, Italy, France, Belgium, Brazil, China and Egypt) have been designed and cut to accommodate the high-end technical specifications of the interior design.
- There are 984 external, double-height fins made from patinated bronze copper alloy which allow maxim privacy whilst the colour harmonises with the red brick colouration of Knightsbridge.
- Approximately 400 miles of cabling will service the building.
- Approximately 5,000 people worked to support the project across the World.
- The super-structure and the sub-structure are made from 70,000 tonnes of concrete.

About the services & amenities at One Hyde Park

- To accompany the exclusivity of the address, residents will be offered an elite services programme that is tailor-made to complement their lifestyles.
- Through the provision of bespoke benefits, the apartment owners will be treated as permanent guests of Mandarin Oriental, London.
- A dedicated Residences team of 60 Mandarin Oriental trained staff, on site at One Hyde Park 24 hours a day, will ensure that residents enjoy the exceptional services, amenities and sophisticated security infrastructure that are provided as part of the development and the hotel.

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- This will include access to the hotel's gourmet cuisine and beverages via 24-hour room service, an array of on-site concierge, doorman and security, housekeeping and valet services, as well as a wide range of dining, entertainment and well-being facilities available in the private leisure spaces.
- The extensive private amenities and leisure facilities for residents include exclusive use of private cinema; 21m ozone swimming pool; saunas and steam rooms; private exercise, relaxation and treatment rooms; squash court; state-of-the-art gym; golf stimulator and virtual games room; wine cellars; business suite & meeting rooms; private entertainment room; Park Library; secure underground parking; car cleaning & valet service underground.

About the apartments & show apartments at One Hyde Park

- One Hyde Park uniquely offers large lateral apartments with high ceilings of up to 9,500 sq ft over one single floor with penthouses up to 30,000 sq ft.
- Apartments are on a 999 lease.
- There are seven Candy & Candy interior-designed show apartments that provide potential purchasers with an understanding of the extraordinary high quality materials, finishes, joinery and layout of a base build apartment and also provide inspiration of a finished apartment complete with furnishings.
- The seven show apartments comprise: 1 bed duplex, 2 bed duplex, 3 bed duplex, 1 bed lateral, 3 bed lateral, 4 bed lateral and 5 bed lateral.
- The interior design of each show apartment is very different, featuring distinct colour schemes, materials, furniture and artwork to reflect different tastes and style.

Architectural details

- Designed to create permeability between Knightsbridge and Hyde Park.
- Designed to provide residents with both panoramic views onto the park or city, with total privacy.
- Designed to enable as much natural light to reach key spaces in every apartment via carefully organised direct views.
- The transparency of the structures and glass stair cores that link the four pavilions will magnificently open up the space between Knightsbridge and Hyde Park.

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Lighting artwork

- James Turrell has been commissioned to create a unified lighting concept that interacts with the buildings architecture. It includes perimeter lighting for the four glass pavilions and a colourful light display (the LEDs are a mix of red, green, blue and white lamps that will render every possible colour in the spectrum).
- The project comprises of works for the main entrance of the residential lobby's canopies and of works for various internal elements of the building. His sculptures will also illuminate the glazed stair and lift cores that link the pavilions and a canopy that is positioned over the new Edinburgh Gate entrance to Hyde Park.
- A sophisticated computerised programme controls Turrell's input allowing the colours to slowly change over the course of time from sunset to sunrise, gradually phasing in and out from one colour to the next, without ever being fixed on one colour at any point in time.
- It is also intended for the colour to be phased across the building - progressing in shade both vertically (from base of the building to the top) and across the project from East to West. It is affectively a live animation changing not only within one day but also yearly through the seasons. The light installations have been completed in collaboration with Isometrix Lighting Design and Aether Lighting.
- James Turrell is regarded as one of the key artists of the post-war period, his use of light as a material has established him as an international artist.

Sustainability

- One Hyde Park will be heated and cooled using deep geothermal bore holes in order to unlock the earth's natural warming system.
- Bore holes have been sunk 140m below Knightsbridge to enable cooling and heat pumps to extract heat from the earth's natural warmth and transfer it to the building for space and water heating.
- To cool the building in hot weather, heat will be returned to the ground.
- The net result is that significant energy guzzling heating and cooling equipment has been removed from the design - making the entire development more sustainable on a long-term basis.

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Affordable Housing Contribution

- Peel House in Pimlico is the affordable housing contribution of the One Hyde Park development in Knightsbridge and goes beyond the adopted local, regional, and national planning policy in terms of its quality.
- The former Police training quarters has been restored and renovated to the highest standard by a group of leading consultants.
- The new development has been completed and handed over to Octavia Housing in May 2010 (8 months ahead of schedule).
- Comprising 70 high quality affordable homes (66 apartments and four townhouses), Peel House will be one of the largest affordable housing schemes to be delivered in Westminster in recent years.
- Peel House has been completed by developer, Project Grande (Guernsey) Limited (PGGL) – a joint venture consortium between Guernsey based development company, CPC Group and Waterknights (owned by the Prime Minister of Qatar, His Excellency, Sheik Hamad bin Jassim bin Jabr Al-Thani).

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About the Professional Team

About Project Grande (Guernsey) Ltd (PGGL)

One Hyde Park: The Residences at Mandarin Oriental is owned by Project Grande (Guernsey) Ltd (PGGL) a joint venture consortium between Guernsey based development company, CPC Group and Waterknights (owned by the Prime Minister of Qatar, His Excellency, Sheik Hamad bin Jassim bin Jabr Al-Thani). Debt Financing has been provided by Eurohypo. The former building was acquired from Land Securities in March 2005. PGGL was granted planning consent by Westminster City Council in February 2006.
www.onehydepark.com

About CPC Group

CPC Group is a privately owned property development company based in Guernsey. The company specialises in premium residential schemes in a number of international markets with a focus predominantly in central London.
www.cpcgroup.gg

About Candy & Candy

Candy & Candy do not own One Hyde Park and neither is the company part of the investment consortium that does own One Hyde Park. Candy & Candy is recognised internationally as a pioneer of bespoke and innovative design, creating sumptuous homes in some of the World's most coveted locales, as well as designing yachts, jets, luxury cars and a wide range of commercial environments. Candy & Candy also applies its remarkable design, development and project management skills to delivering boutique residential developments in central London, including One Hyde Park in Knightsbridge and 21 Chesham Place in Belgravia.
www.candyandcandy.com

About Mandarin Oriental

Mandarin Oriental Hotel Group is the award-winning owner and operator of some of the world's most prestigious hotels and resorts. Mandarin Oriental now operates, or has under development, 42 hotels representing over 10,000 rooms in 27 countries, with 18 hotels in Asia, 12 in The Americas and 12 in Europe, Middle East and North Africa. In addition, the Group operates, or has under development, 13 Residences at Mandarin Oriental, connected to the Group's properties.
www.mandarinoriental.com

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About Rogers Stirk Harbour + Partners (RSH+P)

RSH+P is an international architectural practice based in London, employing around 140 people, including 10 Directors and 39 Associates. The practice is currently delivering projects in locations including London, Paris, New York, Sydney, Taipei and Mexico City and has experience of working across a range of scales from residential and commercial developments to large urban planning projects and transport hubs. Among RSH+P's best-known buildings are Lloyd's of London, the Millennium Dome, Terminal 5 Heathrow Airport and the Bordeaux Law Courts, France. www.rsh-p.co.uk

About James Turrell

James Turrell is part of the Los Angeles-based movement known as the Light and Space artists, who were dedicated to the constructing of illusory and ephemeral experiences. He has been working with light and optical phenomena since the 1960's exploring the physicality of light. Turrell's work deals with two extraordinary 'every day' elements in our lives: light and space. His work investigates the basic inter-relationships that exist between these elements to create a perceptual art form that has won him not only wide-spread critical acclaim within the international art world, but also respect and admiration from the fields of science and architecture. His most ambitious undertaking so far has been the Roden Crater Project, which he initiated in the 1970s and is located in the, now extinct, San Francisco volcanic field. He has also created a significant skyspace at the National Gallery of Australia; a Mayan-style pyramid is currently being built in Mexico for a private collector as well as a Ganzfeld sphere that allows you to see colour inside your head at London's Gasosian Gallery.