SOUTH QUAY PLAZA



South Quay Plaza is London's youngest landmark.

This vibrant waterside development has been created by Berkeley and Fosters + Partners in London's historic docks and financial centre, Canary Wharf.







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SOUTH QUAY PLAZA, LONDON E14

LONDON'S YOUNGEST LANDMARK

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Introduction

South Quay Plaza's slender 68-storey glass tower will bring a new focal point to the London skyline and provide a new reason to live in Canary Wharf, the city's prestigious, modern financial district.

Developed by Berkeley and designed by Foster + Partners, South Quay Plaza is set to be one of the tallest residential buildings in Europe. Combining the highest quality of architecture, interior design and amenities; it also promotes sustainable high-rise living, which means creating not just a new landmark for London, but a vibrant long-term community.









Architecture by Foster + Partners

The world-renowned architectural practice Foster + Partners has played a major part in shaping London for nearly half a century – from train stations, airports and sports stadia to bridges, commercial towers and contemporary redesigns of historic landmarks.

Foster + Partners' cool, clean architecture is as integral to the city's fabric as that of Wren or Lutyens. The British Museum's Great Court, the new Wembley Stadium or the pedestrianised Trafalgar Square are prominent examples of their work.

Left to right/top to bottom

- 1. Queen Elizabeth II Great Court,
- British Museum, London, 2000 2. 30 St Mary Axe, London, 2004 3. Millennium Bridge, London, 2000
- 4. City Hall, London, 2002

Foster + Partners began in 1967 by bringing an innovative approach to industrial and office buildings. Since then, it has repeatedly picked up the world's most prestigious awards, sealing its reputation in the early 1980s with HSBC's light-filled tower in Hong Kong. The practice then turned its attention to London, announcing its arrival with Stansted Airport. UK air passengers had not seen anything quite so bright and inviting before.

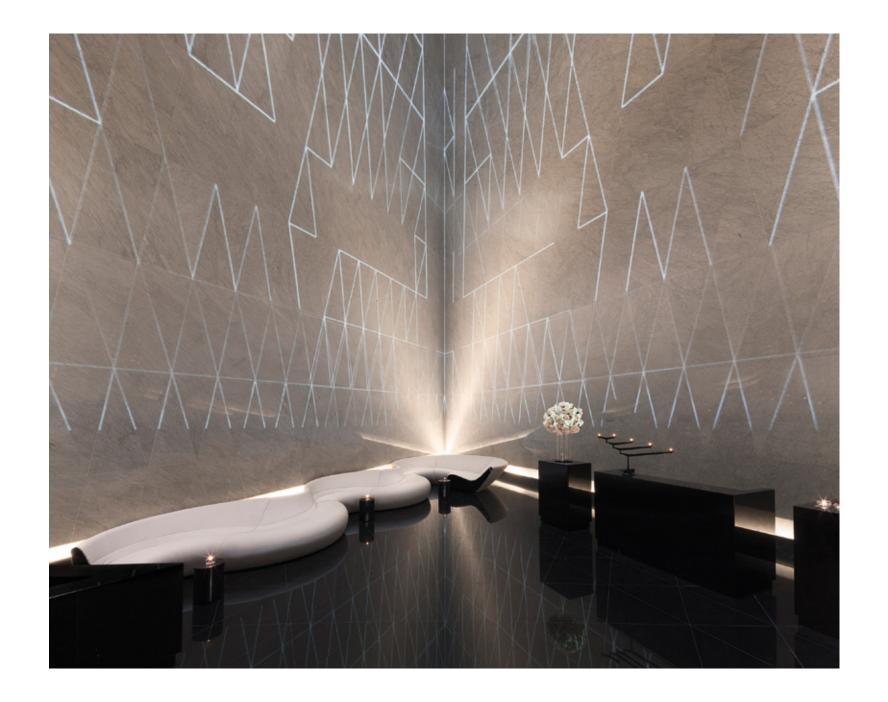
Canary Wharf Underground Station followed shortly after and features what is arguably Foster + Partners' key motif - a glass dome - which can also be seen in City Hall and the British Museum as well

as the new Canary Wharf Crossrail Station (due for completion in 2018).

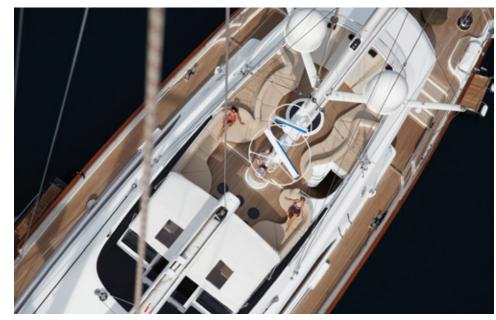
Other key London projects include the Millennium Bridge, which provided the catalyst for South Bank's transformation into a major cultural and tourist attraction, and the unmissable 30 St Mary Axe skyscraper, better known as The Gherkin, and one of London's most thrilling examples of contemporary architecture.

Foster + Partners prides itself on attracting young talent and never relents from introducing fresh, inspiring new architecture to the city's skyline.

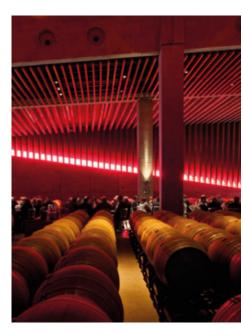
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Interior Design by Foster + Partners

Interior design is always integral to architecture. Foster + Partners understand that architecture should provide a seamless experience from inside to outside, which means focusing on every individual element as much as on the building itself. No detail is too small: the quality of light and use of colour, the choice of materials, design of furnishings and artwork - they all have their part to play.

Foster + Partners' industrial team has had experience designing everything from fountain pens to executive jet cabins, from door handles and taps to the interiors of an ocean-going yacht. Such product design may be for a particular project, a private client or for commercial production.

Left to right/top to bottom

- 1. ME Hotel, London, UK, 2013
- Margot and Bill Winspear Opera House, Dallas, USA, 2009
 La Voile, France, 2000
- 4. Sailing Yacht, Panthalassa, Italy, 2009
- 5. Faustino Winery, Castilla y León, Spain, 2010

London's five-star ME Hotel is designed throughout by Foster + Partners. Its crisp white bedrooms and black marble corridors bring a richly textured, contemporary edge while the Portland stone facade maintains the period elegance of its historic London street.

The same emphasis on beautiful materials and spacious, carefully lit interiors was carried over to a private villa, 'La Voile', on the French Riviera. The use of white, reflective surfaces helped to animate the villa's central with changing patterns of sunlight.

The sailing yacht Panthalassa blends discreet luxury with interior design that echoes its structural form, from the

undulating chaise longue to the use of natural materials, light, and a three-storey oval staircase.

Projects such as the Faustino winery in Castilla y León and the Winspear Opera House in Dallas, Texas, use contemporary design to redefine and enhance the visitor experience. The Spanish winery's architecture mirrors the winery's workings, including the stainless steel bar that echoes the vats and the recycled barrel slats used in the restaurant flooring. At Dallas's new Opera House, a series of transparent lobby spaces and horseshaped seating makes opera newly accessible to modern audiences.

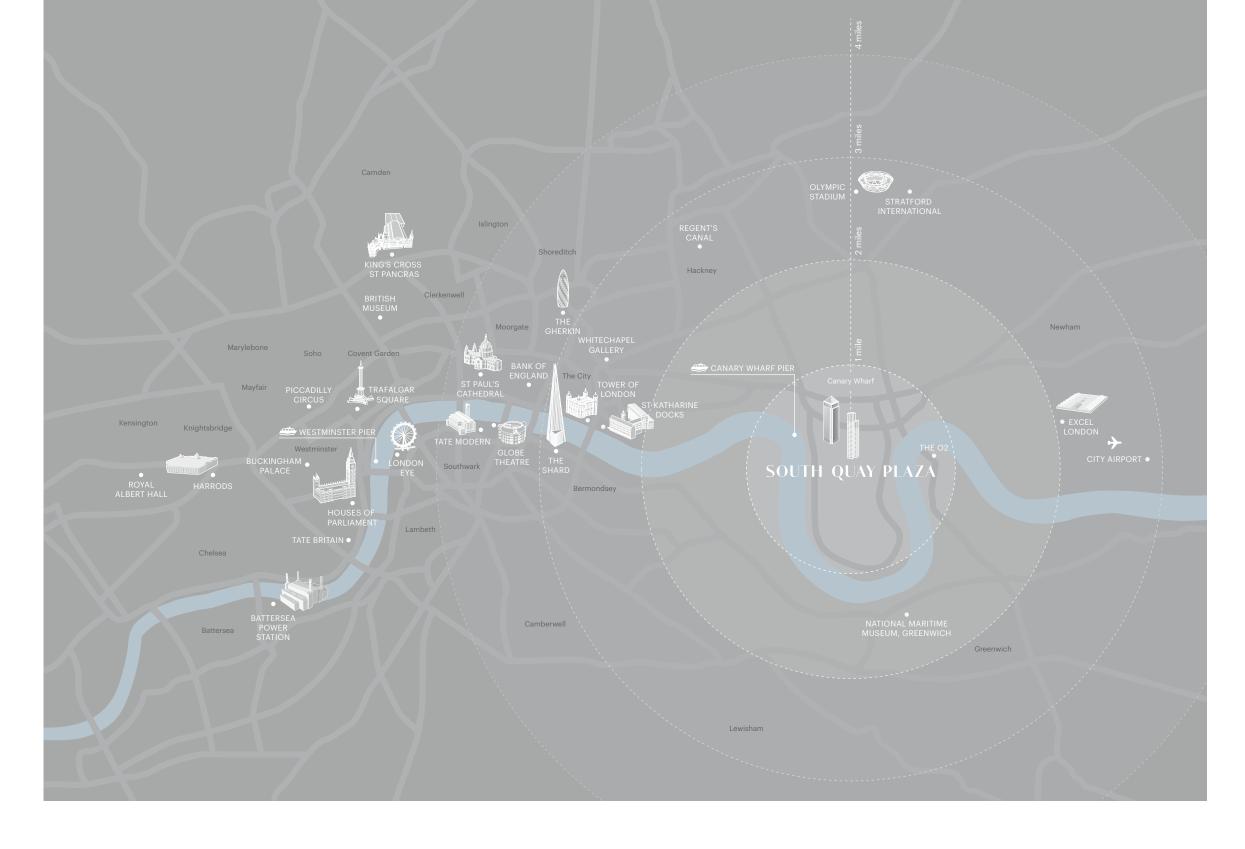
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Canary Wharf

As you approach London by road, rail or air, one globally identifiable landmark tells you that you have arrived. The flashing red light that crowns One Canada Square, the tallest tower in Canary Wharf, is visible from miles around and a symbol of London's prosperity and position as a global financial centre.

South Quay Plaza, on the south side of Canary Wharf, heralds the next phase of change. This exciting new place to live provides a link between the area's business and residential communities, in a location that has fast transport links to London's many attractions.





London's Newest Neighbourhood

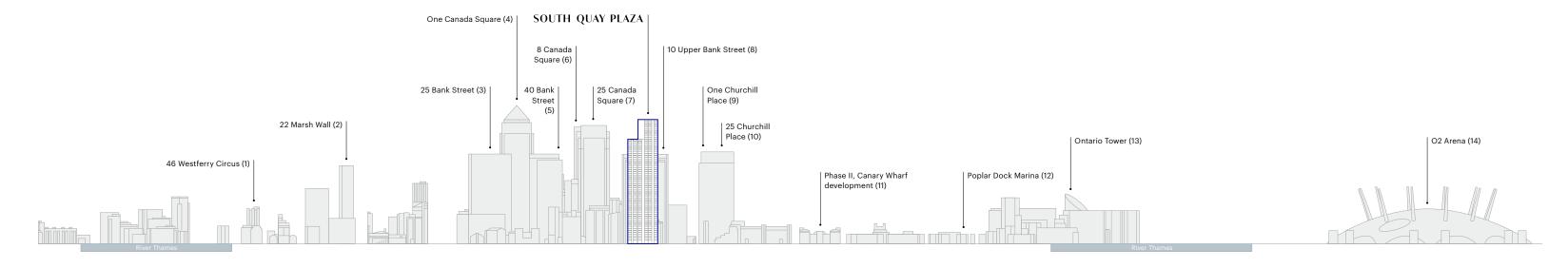
You can't miss the Isle of Dogs on a map of London, the dramatic meandering curve of the Thames that pushes Greenwich south with its protruding nose. The former island is surrounded by the River Thames on three sides and South Dock to the north.

It is home to parks, long-standing residential communities, and amenities ranging from a city farm to a sailing club. At its core is Canary Wharf, the financial district where 105,000 people work and 12,500 live. Where once it was tea that flowed through these docks, now it is finance.

London's latest regeneration projects and examples of architectural innovation has shifted the city's centre of gravity eastward. Canary Wharf is in prime position, on the doorstep of some of the capital's most vibrant and fastest-changing areas such as Hoxton and Stratford, and a short hop across the Thames by cable car or road tunnel from historic Greenwich or the O2 Arena.

Canary Wharf is also within easy reach of the traditional financial core in the City of London and the prime retail, commercial and entertainment worlds of London's West End. It also has its own international airport on the doorstep, with London City offering regular flights to the US and Europe.

Canary Wharf is unlike anywhere else in London, its waterways cutting through areas of modern towers and leafy squares. It is far more than a busy and focused place to work; it is also one of the most open and tranquil places to live in the whole of London.



Redevelopment of Canary Wharf

Area 97 acres / 39.3 hectares

Working population

Residential population 12,500

Retail, office and leisure space

Shopping Malls

<u>Shops</u>

Restaurants Approx. 90 within a mile radius Canary Wharf's major landmark, One Canada Square, is unmistakable. While The Shard, only a few miles along the river, may be the UK's tallest building, One Canada Square's flashing 40-metre rooftop pyramid acts as a towering reminder of how far this area of the Docklands has come in the last three decades.

South Quay Plaza will be the next tallest landmark on the Canary Wharf skyline. At 220m high, its slender frame will provide commanding views over the buildings that surround it. Much of the Canary Wharf skyline is due to change in the coming years as the second phase of Canary Wharf's development gathers pace. South Quay Plaza is at the forefront of this next era of transformation and is due for completion in 2022.

- 1. 46 Westferry Circus Height: 33m / 108ft. Designed by Koetter Kim & Associates International and completed in 1999. It is now the Four Seasons Hotel Canary Wharf, and contains 142 rooms/suites.
- 2. 22 Marsh Wall Height: 137m / 450ft. Designed by Squire and Partners, it was named 'The Landmark', it was completed in 2010. This tall 44-storey tower is accompanied by a shorter, 30-storey tower, and contains 276 apartments.
- 3. 25 Bank Street Height: 153m / 502ft. Designed by Cesar Pelli and completed in 2003, the building has been J. P. Morgan Chase's European headquarters since 2012.
- 4. One Canada Square Height: 235m / 771ft The tallest building in Europe on its completion in 1991, this Cesar Pelli-designed tower is now the 15th-tallest in Europe, and the second-tallest in the UK. Occupiers include The Bank of New York Mellon, the CFA Institute, EEX (European Energy Exchange), International Sugar Organization, MetLife, Moody's Analytics and Trinity Mirror.
- 5. 40 Bank Street Height: 153m / 502ft. Occupiers include Allen & Overy, ANZ Bank, China Construction Bank, Duff & Phelps, and Saxo Bank.
- 6. 8 Canada Square Height: 200m / 656ft. HSBC's world headquarters is the joint 26th-tallest building in Europe and third-tallest in the UK.
- 7. 25 Canada Square Height: 200m / 656ft. The joint 26th-tallest building in Europe and third-tallest in the UK. Together with 33 Canada Square it forms a single complex known as the Citigroup Centre. Primarily occupied by Citigroup and serving as its EMEA headquarters, other tenants include 3i Infotech, Crossrail, Munich Re MWB Group
- 8. 10 Upper Bank Street Height: 151m / 495ft. Clifford Chance's world headquarters. Other occupiers include the FTSE Group, Infosys, MasterCard and Total.

SunGard and Wells Fargo.

9. One Churchill Place Height: 156m / 512ft, Designed by HOK International as the world headquarters for Barclays Bank, it is currently the eighthtallest building in the UK.

11. Phase II development

of Crossrail in 2018.

- 10.25 Churchill Place 13. Ontario Tower Height: 104m / 341ft. On its Height: 130m / 427ft. The last building to be completed as completion in 2007, SOM's part of SOM's Canary Wharf 29-storey tower was the tallest masterplan. The occupiers building in London to be solely of this 2014, KPF-designed designed for residential use. 20-storey building include Ernst 14.O2 Arena & Young and the European Medicines Agency.
- Height: 95m / 312ft. Designed by Richard Rogers and built on the meridian line in Greenwich Area: 13.6 hectares / 33.6 acres. as a focal point for London's The start of this large mixed-use millennium celebrations, this office and living development 20,000-seat arena has since will be heralded by the arrival become the UK's premier entertainment venue, playing host to some of the world's best-known performers.

12. Poplar Dock Marina

Built as a series of reservoirs by

the West India Dock Company

in 1828, it was converted into

a marina and opened by Her

Majesty the Queen in 1999.

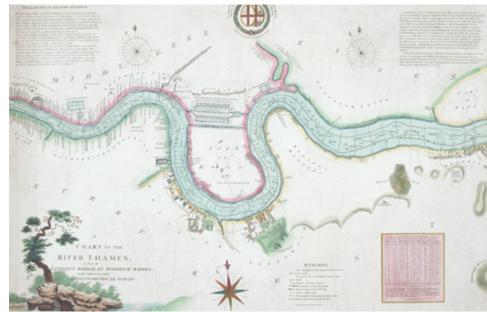


Leading Banks & Financial Services Companies

Citigroup
Credit Suisse
Fitch Ratings
HSBC
J.P. Morgan
KPMG
MetLife
Moody's
Morgan Stanley
Royal Bank of Canada
State Street
Thomson Reuters

Barclays





Business

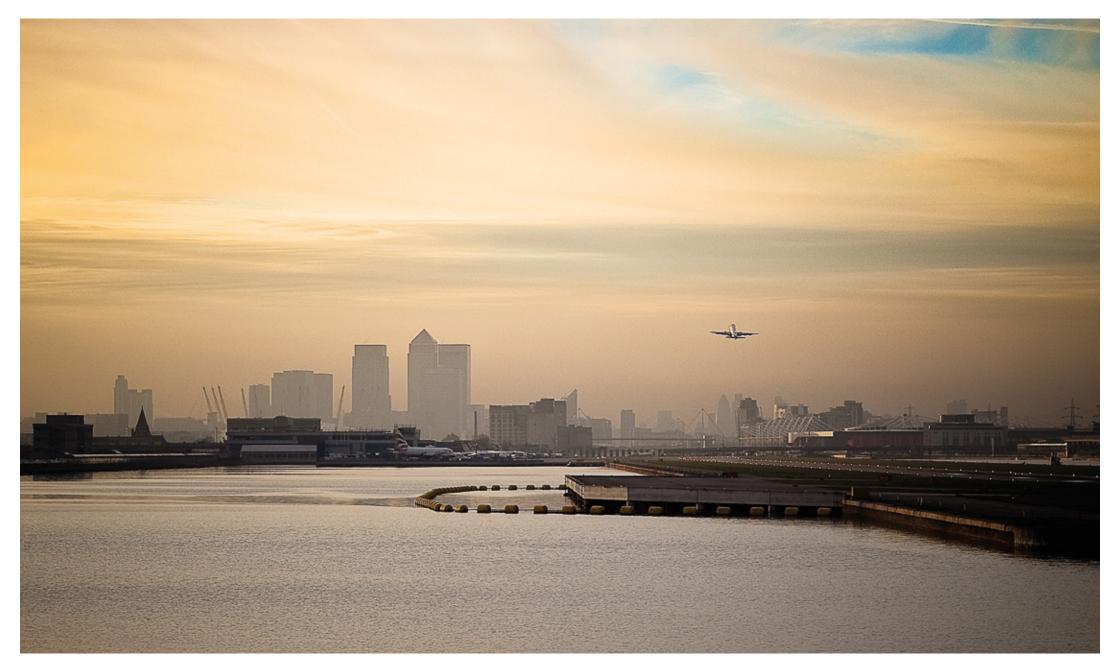
The once busy docks that sat at the heart of global trade were left without purpose by the 1970s, so this area of London's East End is no stranger to boom and bust. Today, it thrives again as one of the world's leading financial centres – a prestige location that banks and other financial services companies seek out for their global headquarters. It also boasts one of the highest average incomes in the UK.

Left to right/top to bottom

- 1. Reuters Plaza, Canary Wharf
- Aerial view of Canary Wharf
 Historical Map of Isle of Dogs, 1802

Canary Wharf covers 97 acres of inner London and has 16 million square feet of office, retail and leisure space. About half is owned by the Canary Wharf Group, which has plans to add a further 9 million square feet of space to the mix. Along with the core business of finance, more technology, media and telecommunication companies are moving in.

To do business in Canary Wharf is to be part of a like-minded community, with all the advantages of being in a purposebuilt, high-tech and modern environment, with every service and amenity on the doorstep.







Transport

From the moment it was conceived, Canary Wharf had to be all about ease of accessibility. It has since become one of the best-connected areas of London.

Canary Wharf has many great transport advantages, none more so than a local airport on its doorstep. London City Airport, the only airport to be located in the city, is just four miles to the east and, due to the sheer ease of going from plane seat to taxi or train in only a matter of minutes, it has become the airport of choice for the city's business community.

Left to right/top to bottom

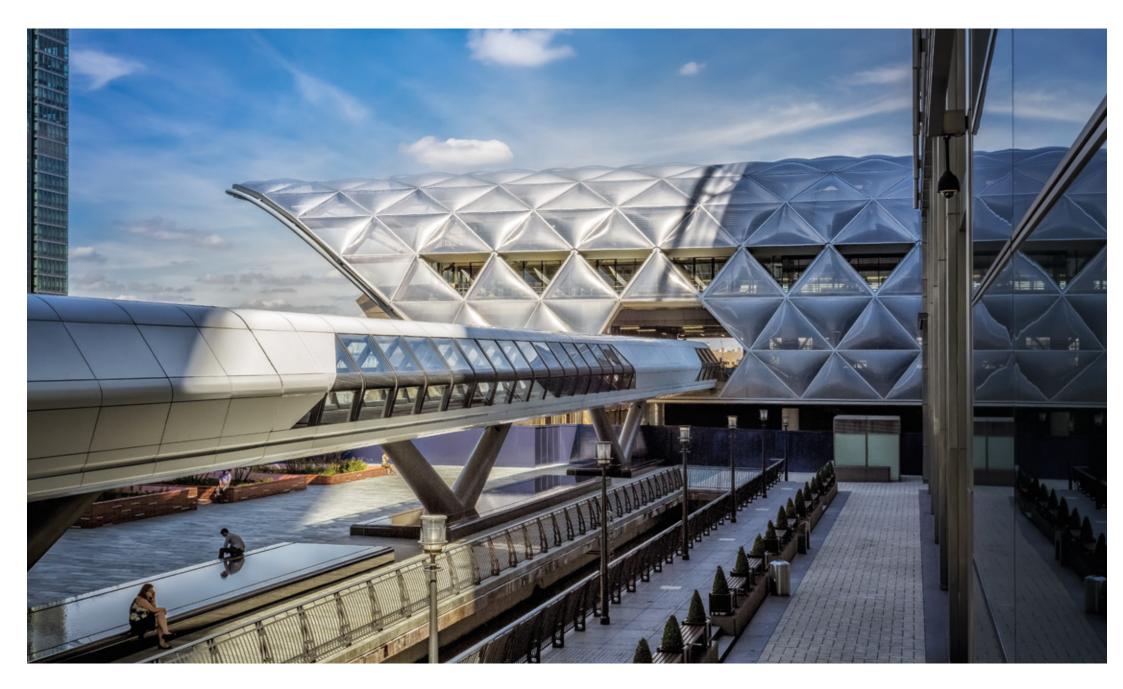
- 1. View of Canary Wharf from London City Airport
- Canary Wharf Underground Station
 Canary Wharf DLR train

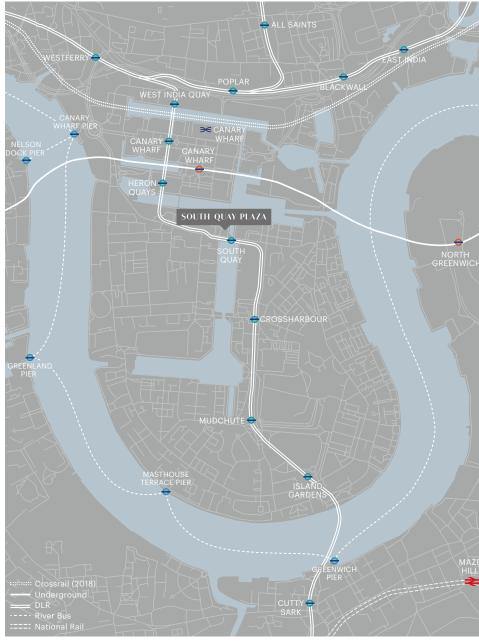
From Canary Wharf Underground station, you can speed into central London on the Jubilee Line within 15 minutes. But besides being handy, it is also an attraction, recently voted London's "most loved" station.

The station was designed by Foster + Partners and completed in 1999, with its roof doubling as a landscaped park that provides Canary Wharf with its main recreation space.

There are also three Docklands Light Railway (DLR) stations - including South Quay, directly behind South Quay Plaza which provide a direct route to the City of London at Bank station.

For those who prefer to commute by water, there's the river bus pier on Westferry Road. Two-wheel lovers can use the bicycles available from hire stations dotted around Canary Wharf.





Crossrail is one of Europe's largest rail infrastructure projects. From 2018, its new, high-frequency east-west and north-south lines will carry passengers into the very heart of the capital quicker than ever before.

Canary Wharf's new £500m Crossrail station, designed by Foster + Partners to resemble a ship in a dock, will transport passengers to central London's Bond Street in 13 minutes and Heathrow Airport within 40 minutes.

Crossrail will also play a significant role above ground. It will accelerate growth both in urban infrastructure, retail and entertainment venues around the station, and in the investment potential of residential properties.

Stratford Gate Ilford Goodmayes Romford Wood Shenfield

Hayes & Ealing Tottenham Liverpool

Hayes & Ealing Tottenham Liverpool

User Harlington Hanwell Broadway Paddington Court Road Street

Langley West Drayton Southall West Acton Bond Farringdon Whitechapel

Heathrow

Airport

Canary Woolwich

Wharf

<u>Above</u>

Canary Wharf Crossrail Station designed by Foster + Partners

Walking Times from South Quay Plaza:

Buses (D8, one of six bus routes)1 m	ıin
DLR (South Quay)1 m	ıin
Underground (Canary Wharf)11 mi	ns
Diver Due	

Travel Times before/after Crossrail:

Liverpool Street	18	mins	t	mins
Farringdon	28	mins	8	3 mins
Bond Street	16	mins	13	3 mins
Paddington	34	mins	16	mins
Heathrow Airpor	t 60	mins	40) mins

Source: Crossrail (crossrail.co.uk)

DLR:

Greenwich	9 mins
Bank (The City)	10 mins
London City Airport	22 mins
Stratford International	28 mins

London Underground (Jubilee Line):

Bank (The City)	10	mins
Westminster	13	mins
Bond Street	16	mins
Oxford Circus	23	mins
Kings Cross / St Pancras	25	mins
Heathrow Airport	60	mins

Source: TFL (tfl.gov.uk)



Retail & Restaurants

There are some 90 restaurants and bars within a mile or so of Canary Wharf, ranging from waterfront gastropubs, such as The Gun, and sophisticated spots, such as Plateau, for champagne with a view. There are London institutions such as the whisky-lovers' Boisdale and popular new names such as Thomasina Miers' Mexican restaurant Wahaca.

Canary Wharf is the place to come to enjoy a weekend brunch at the Plateau, created by the two-Michelinstarred chef Daniel McGarey, or sit back and listen to jazz. Every cuisine is catered for. You can be traditionally English in your dining, get a taste of Madrid at Ibérica or the flavours of contemporary Mumbai in the Dockmaster's House.

Selected Retail

 Cabot Place
 Jubilee Place

 Alfred Dunhill
 Barbour International

 Aquascutum
 COS

Church's English Shoes Kiehl's
Jaeger L K Bennett
Kurt Geiger Michael Kors
Massimo Dutti Monica Vinader
Moleskine Orlebar Brown
Paul Smith Tiger of Sweden

Karen Millen

Paul Smith Tiger of Sweden Tiffany & Co Wolford Zara

 Zara
 South Colonnade

 Canada Place
 Bang & Olufsen

 Hobbs
 English Tailoring

Hotel Chocolat Jones Bootmaker Montblanc Ted Baker Waitrose

Selected Restaurants

Amerigo Vespucci Boisdale of Canary Wharf Café Rouge Canteen Carluccio's First Edition Gaucho Ibérica Canary Wharf Jamie's Italian

Le Relais de Venise L'Entrecôte Manhattan Grill, London Marriott Hotel

Obikà Mozzarella Bar One Canada Square The Parlour

The Pearson Room, Reebok Sports Club Plateau Restaurant, Bar & Grill Quadrato, Four Seasons Hotel

Rocket Restaurant & Bar Roka

Royal China Smollensky's Tom's Kitchen, Bar & Deli

Tompkins

PHILIPPE
ENEVE







Left to right/top to bottom

1. Roka - Canary Wharf

David M. Robinson, Jubilee Place
 Michael Kors, Jubilee Place

4. Tiffany & Co, Cabot Place

5. South Colonnade

Canary Wharf is also famed as a firstclass shopping destination. Its shopping centre offers a relaxed and sophisticated environment for shopping, eating and browsing. The centre's three arcades – Canada, Cabot and Jubilee Place – encircle Jubilee Park and the Tube station, and house more than 200 shops, bars, restaurants and cafés that are open seven

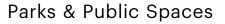
Among the most recent openings in Jubilee Place are Banana Republic, Tiger of Sweden and The White Company.

days a week.

They join such luxury names as Tiffany & Co, Monica Vinader, Michael Kors, Boss and Jo Malone, along with the best highstreet boutiques and cafés and a John Lewis department store.

The new Crossrail station, set to open in 2018, and the extension of Jubilee Place will also bring 160,000 sq ft of new retail space set on four floors, including shops, restaurants, an Everyman cinema and other leisure facilities. It is one of the biggest retail expansion programmes in the UK and will put Canary Wharf firmly on the map as a shopping destination.





A residential tower can be architecturally striking, with luxurious interiors to match its phenomenal façade. But one key feature that is often overlooked is what greets its residents when they step outside. With South Quay Plaza, that was one of the starting points. The public realm that surrounds a residential building of this calibre is an extension of the residents' living space. It provides them with instant open space, fresh air and greenery – essential features for high-rise apartment living.

Canary Wharf is peppered with green spaces. Quiet, leafy squares to sit at lunchtime with a book and sandwich. Small manicured parks that lift the spirits as you walk between office buildings. Surrounding Canary Wharf are the Isle of Dogs' many long-established parks that provide a sanctuary and play area for local families.







Left to right/top to bottom

- King George II Statue,
 Old Royal Naval College, Greenwich
- Greenwich Park
 Jubilee Park
- 4. Cutty Sark, one of only three original 19th-century clipper ships, Greenwich

means making it equally inviting for those who live there and those who happen to be passing by, South Quay Plaza places great importance on its public realm – all 1.6 acres of it, which amounts to

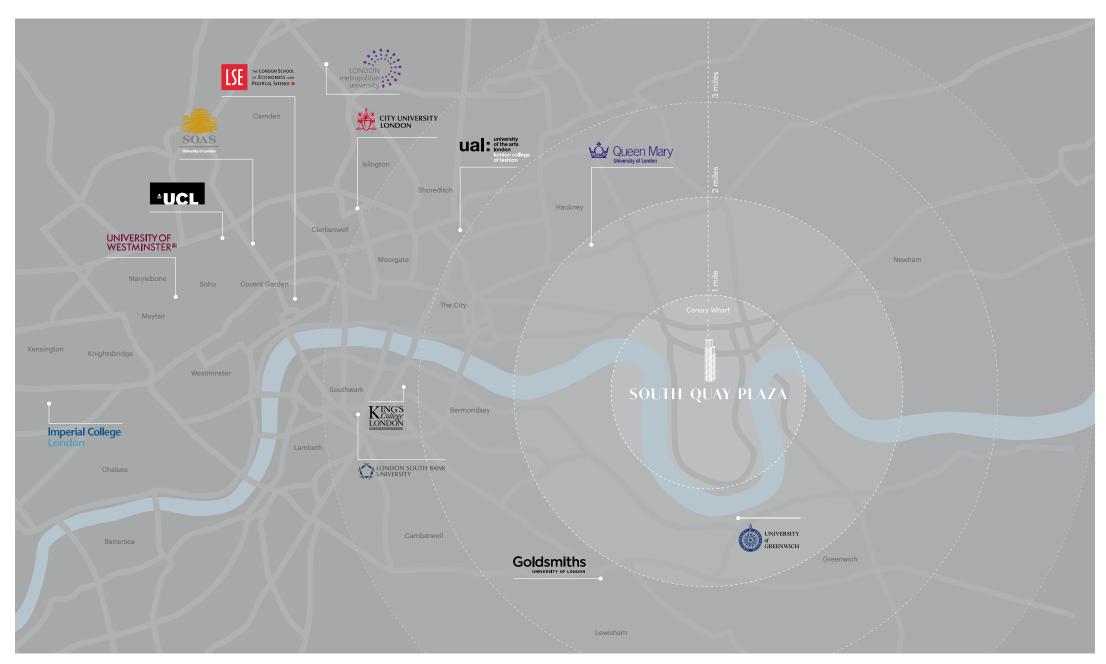
some 64 per cent of the entire site.

To blend in with its surroundings, which

South Quay Plaza breathes new life into a historic part of the waterway that sits just minutes away by foot from the heart of Canary Wharf. With beautifully landscaped open areas around the towers, residents, visitors and the local community can congregate here to relax, play and socialise.

The design is all about inviting people in. The building is welcoming from all sides, from the way it sits at a 45-degree angle to surrounding buildings and the waterfront, to the lack of a discernible back or front entrance. Its ground floor shops and restaurants overlook the green spaces and waterfront.

There are pockets of greenery throughout Canary Wharf and the wider Docklands area – places for those who work locally to relax and recharge at lunchtimes and areas for those who live or visit the area to enjoy, socialise and play. Each has more to it than you may at first realise.









Education

Many families are attracted to move to London from overseas because of the excellence of London's universities, colleges and schools. No other city attracts such a wide variety of the world's brightest and most talented young people.

With six universities in the top 100 (and four in the top 40), London is seen to be the world's top city for higher education. Imperial College and the London School of Economics and Political Science rank among the very best universities in the world, and there are hundreds of first-class private and state schools that see fierce competition for places.

Left to right/top to bottom

- 1. Graduation Hats
- 2. King's College London 3. University of Greenwich
- 4. London School of Economics and Political Science (LSE)
 5. Queen Mary, University of London
 6. School of Oriental and African Studies (SOAS)

Top 10 London Universities

Imperial College London
 University College London (UCL)

- 7. City University London

3. King's College London

8. Brunel University 9. London College of Fashion, University of the Arts 10.Birkbeck College, University of London

The University of East London has a Docklands campus and Canary Wharf College is among the local schools rated outstanding by the UK's Office for Standards in Education. Superb transport links make it easy to travel to other colleges and schools in central London.

South Quay Plaza also provides a nurturing environment for students, with its homework club and study room. After all, this is the future for residential living in Canary Wharf, and the future for its younger residents relies on education.











Arts & Culture

Canary Wharf stands out from the rest of London with its concentration of high-rise modern buildings. This is an island of sorts, but just across the river are some of London's most distinctive architectural icons that all enhance the experience of living there. Unmissably, there is the vast white dome of the O2 Arena, which hosts the world's biggest bands, major exhibitions and is home to numerous restaurants, bars and a multi-screen cinema.

Weave westwards from the O2 Arena along the river's edge and you come to Greenwich and its maritime world heritage site, which includes the Old Royal Naval College designed by Sir Christopher Wren, the Cutty Sark clipper ship and museums such as the National Maritime Museum and the Royal Observatory, the birthplace of GMT (Greenwich mean time).

Left to right/top to bottom

- View of the O2 Arena, Greenwich Peninsula
 Igor Mitoraj, Centauro, 1984, Montgomery Square
 Giles Penny, Two Men on a Bench, 1995, Cubitt Steps
 The Nelson Pediment, The Old Royal Naval College, Greenwich
- 5. Ana Tzarev, Love and Peace, 2012, junction of Bank Street and Upper Bank Street

While the skyscrapers of Canary Wharf may be the stand-out feature, there is much to admire at ground level. The Canary Wharf estate is home to one of the country's biggest collections of public art with more than 60 works by 45 artists dotted around its squares and parks, lobbies and shopping malls.

These art works inject some playfulness and pause for thought into the urban environment. They include Igor Mitoraj's majestic bronze sculpture Centauro, showing the mythological beast ready for battle. On Cubitt Steps sit a couple who will make you smile: Giles Penny's Two Men on a Bench - bronze figures

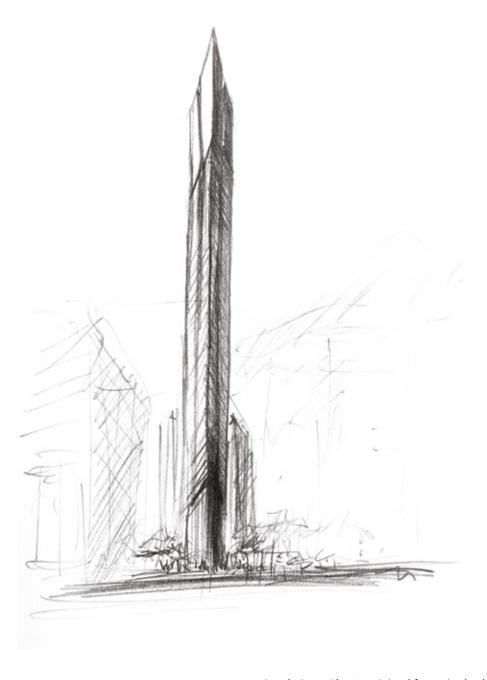
who appear to have stopped for a rest and to soak up the river views. Bringing a burst of colour to the junction of Bank and Upper Bank is Ana Tzarev's Love and Peace, a vibrant sculpture designed to stimulate connections between people.

The thriving art programmes are part of Canary Wharf Group's commitment to building a high-quality place in which people will enjoy living, working or simply visiting.

South Quay Plaza

As a residential development in a prestigious part of London, South Quay Plaza offers the level and scope of amenities, services and luxury that ensure its residents feel a great sense of pride in calling it home.

With nearly two thirds of the site dedicated to green spaces, play areas and public realm, South Quay Plaza is the keystone of an exciting new residential quarter within London.



Design Evolution

Above
Hand sketch by Foster + Partners

South Quay Plaza's minimal footprint both opens up a pivotal area of waterfront and creates a generous and accessible urban public space.

The building's design – with its strong, slender grooves running up the middle of its façades – emphasises its verticality. South Quay Plaza also marks itself out by being pivoted 45 degrees to the rectilinear grid of the surrounding streets and waterways. Both features assert South Quay Plaza's difference as a residential tower compared to the relatively less ambitious residential and office buildings around it.





Public Realm

The attention and space devoted to its outdoor areas set South Quay Plaza apart from any other residential development in Canary Wharf. The waterfront plays the starring role and the building has been purposefully orientated and designed on a minimal footprint to open up water access and views across Canary Wharf.

The building's ground floor shops, cafés and restaurants with outdoor dining areas add to the lively, sociable atmosphere along this re-energised area of dock front.

The development has 10,000 square feet of retail space on its ground floor, and beautiful pockets of outdoor space in which to relax or play. For peace of mind, there is a 24-hour concierge service and

CCTV. There is also an underground car park with limited car parking spaces, including bike storage and electric car charging points.

There are four distinct open spaces, all providing engaging public art and freely accessible areas for both residents and the wider community to enjoy.

These unique spaces combine lawns, play areas for children of different ages, plenty of outdoor seating and innovative public art – a chance for local artists to showcase their talents and help to shape the character of this new residential quarter.

40 South Quay Plaza 41



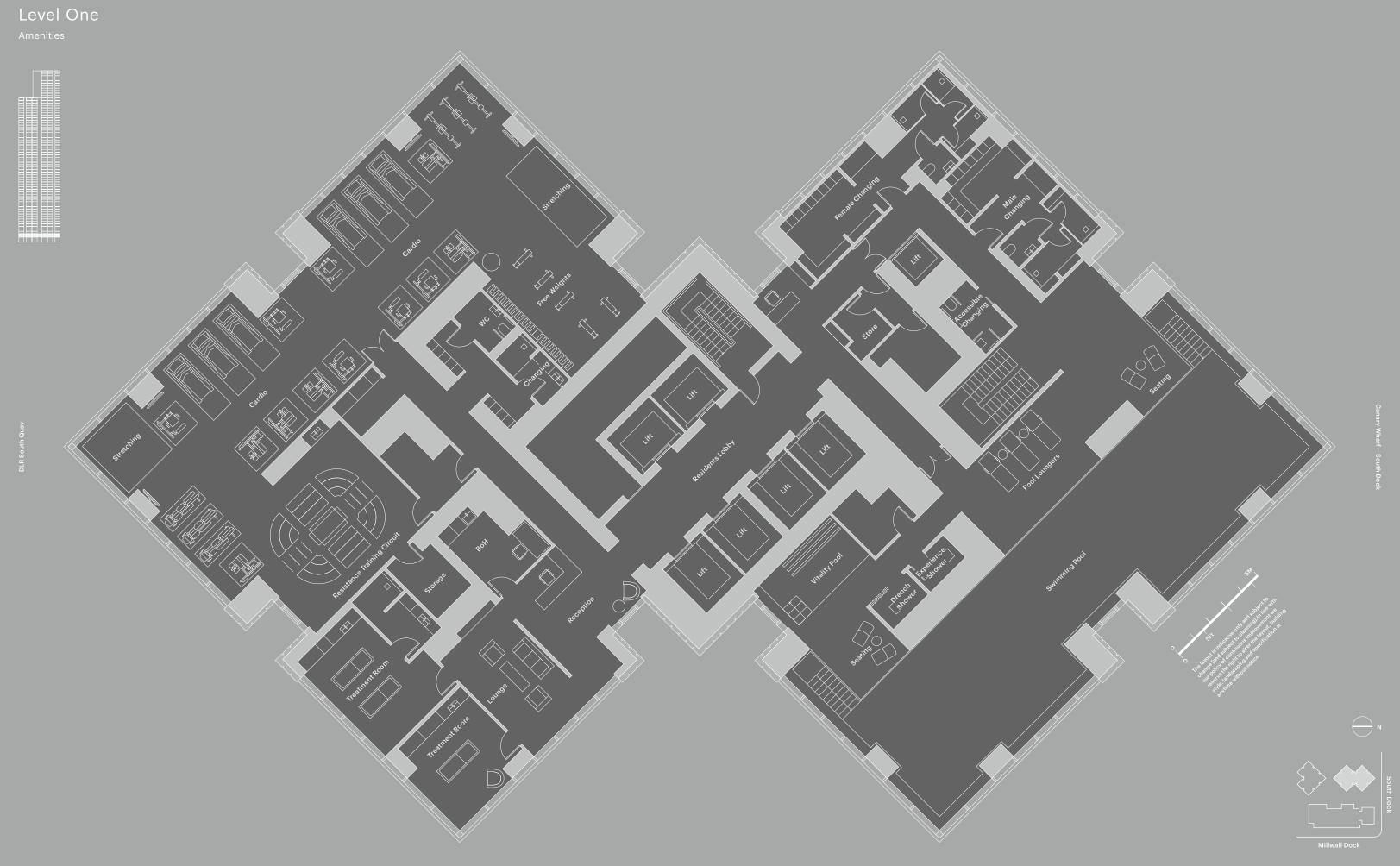


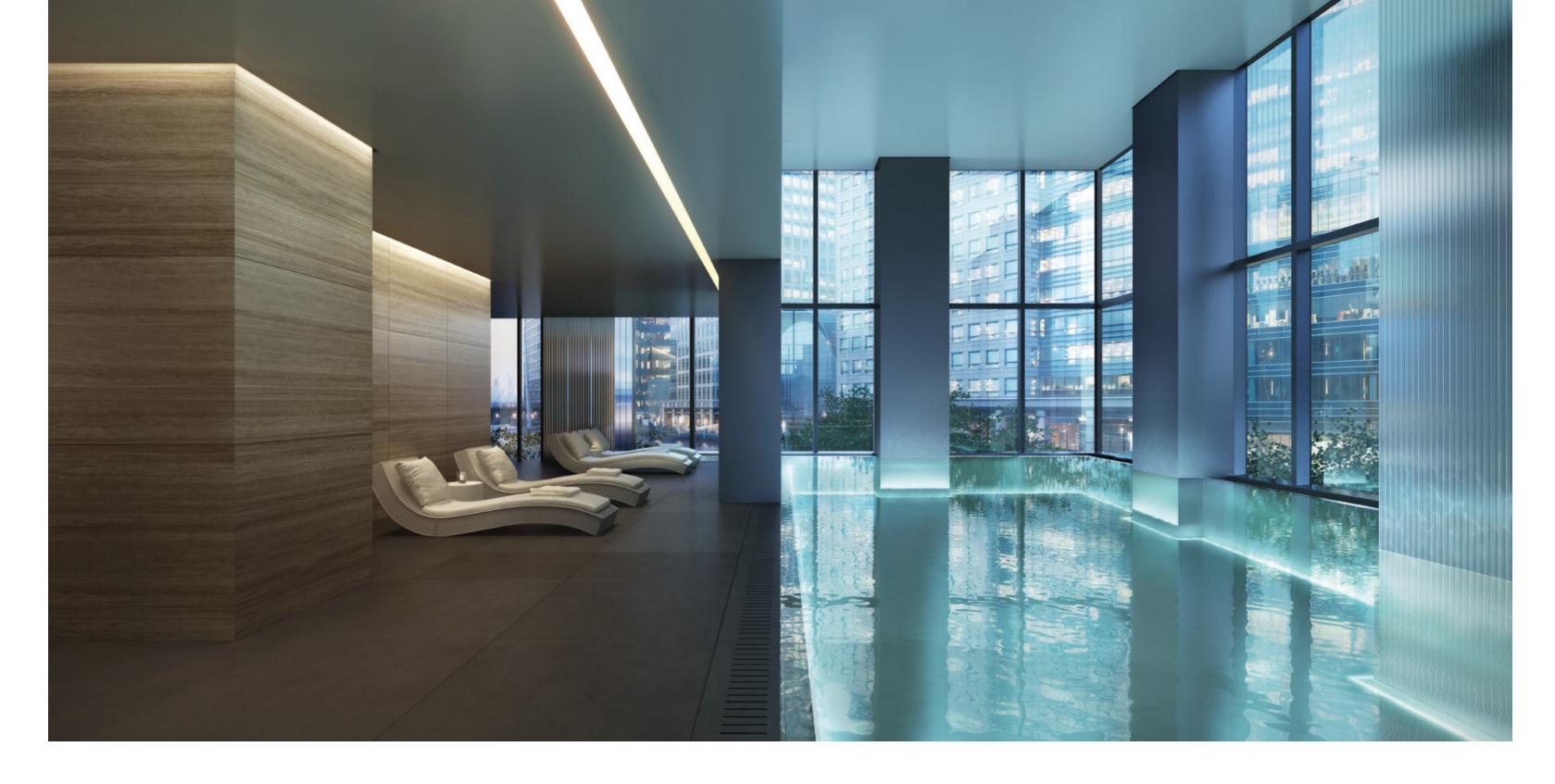
Residents Amenity Floors Living in South Quay Plaza will feel special. Today's finest high-rise homes don't just provide a place to live; they cater to your whole lifestyle, including your leisure, social and transport needs.

> When you have a hectic life, you want the ease of being able to drop into the gym or go for a swim within minutes of getting up or returning home. You can do just that at South Quay Plaza, with its dedicated leisure level that includes an infinity-edged swimming pool, gym and spa.

On occasion you may crave a change of scenery, somewhere to indulge one's own desires of relaxation and quality time. Our Residents' Club Lounge and Terrace offers you a sanctuary either after work or at weekends, whether meeting up with friends, neighbours or soaking up views across the city over a quiet drink.

Welcome to London's best residents facilities and the highest communal roof garden in London.



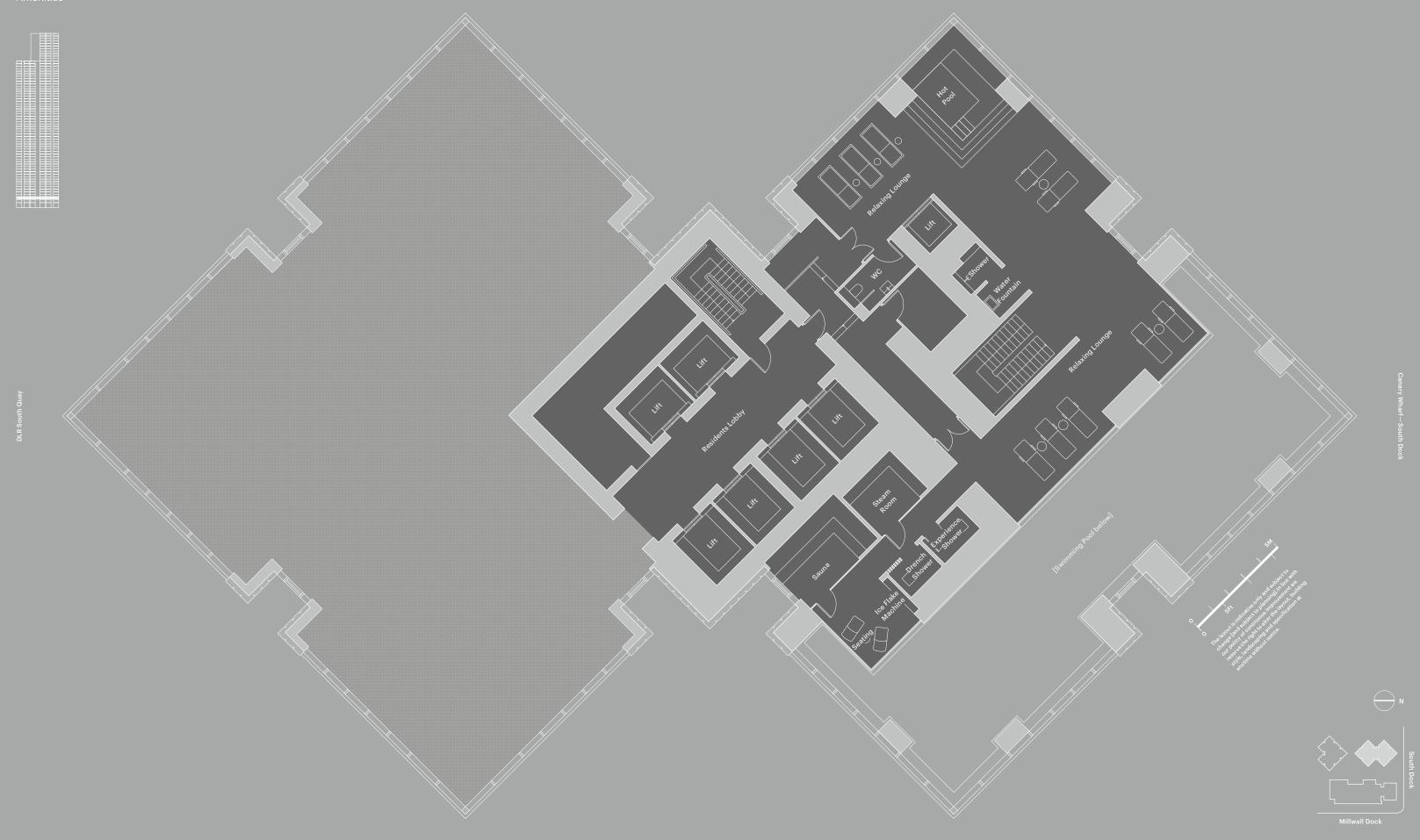


Amenities

Residents at South Quay Plaza have exclusive use of state-of-the-art leisure facilities set on the building's first and second floors. There is the 'wet' section, which includes a magnificent 160 square metre swimming pool set in a double height space, vitality pool and changing rooms. A thermal suite with a hot pool, sauna and steam room overlooks the stunning infinity-edged pool.

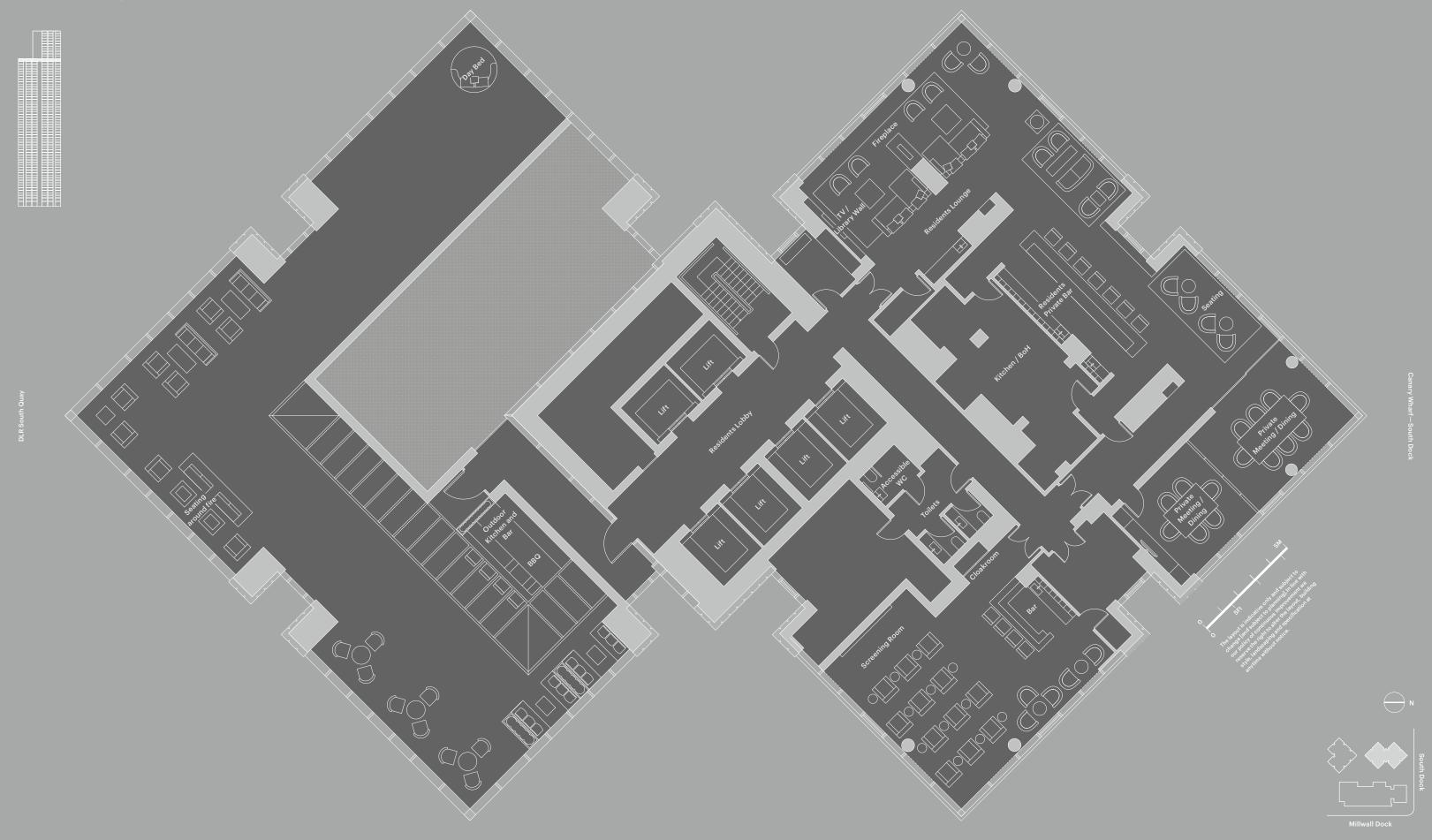
The 'dry' section houses a gym area with the best in cardiovascular equipment, cable training and free weights. There is also a resistance training circuit, space for flexibility and core training and a studio space for group or personal training. Residents can relax after their workouts in the spa lounge room and private treatment rooms for massages and beauty therapy, with views across the landscaped gardens.













Residents' Club Lounge and Terrace

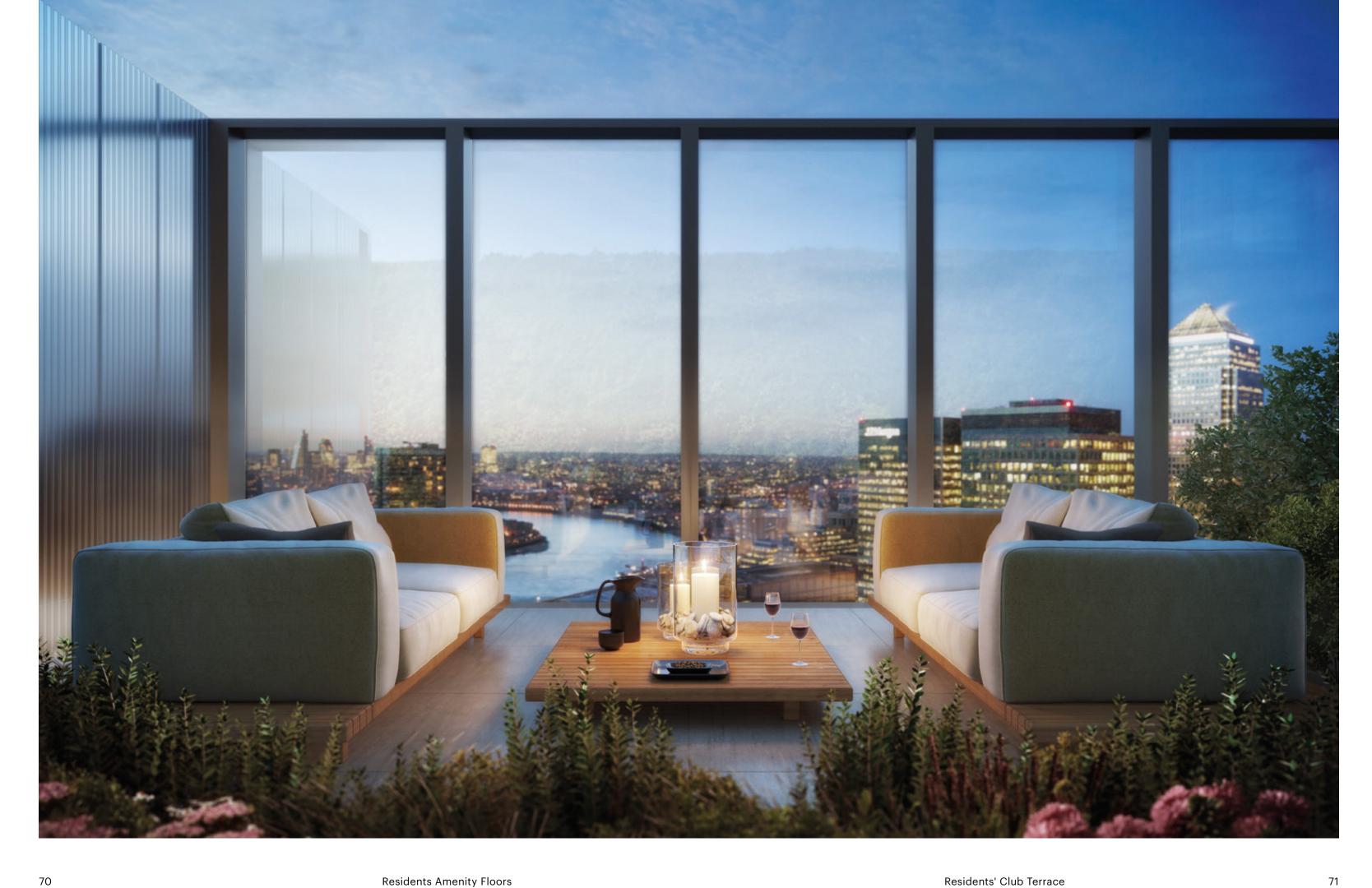
Occupying the entire 56th floor is a remarkable Residents' Club Lounge, half of which is given over to a large terrace, with its own bar and kitchen, which will provide residents with some of the finest views in London.

One of the highest residents' club lounges in Europe. Guests will be able to enjoy a beautiful, Foster + Partners-designed bar, relaxed seating areas, screening room, TV wall/library and boardroom/conference room, all of which offer panoramic views of Canary Wharf, the Thames and the City beyond.







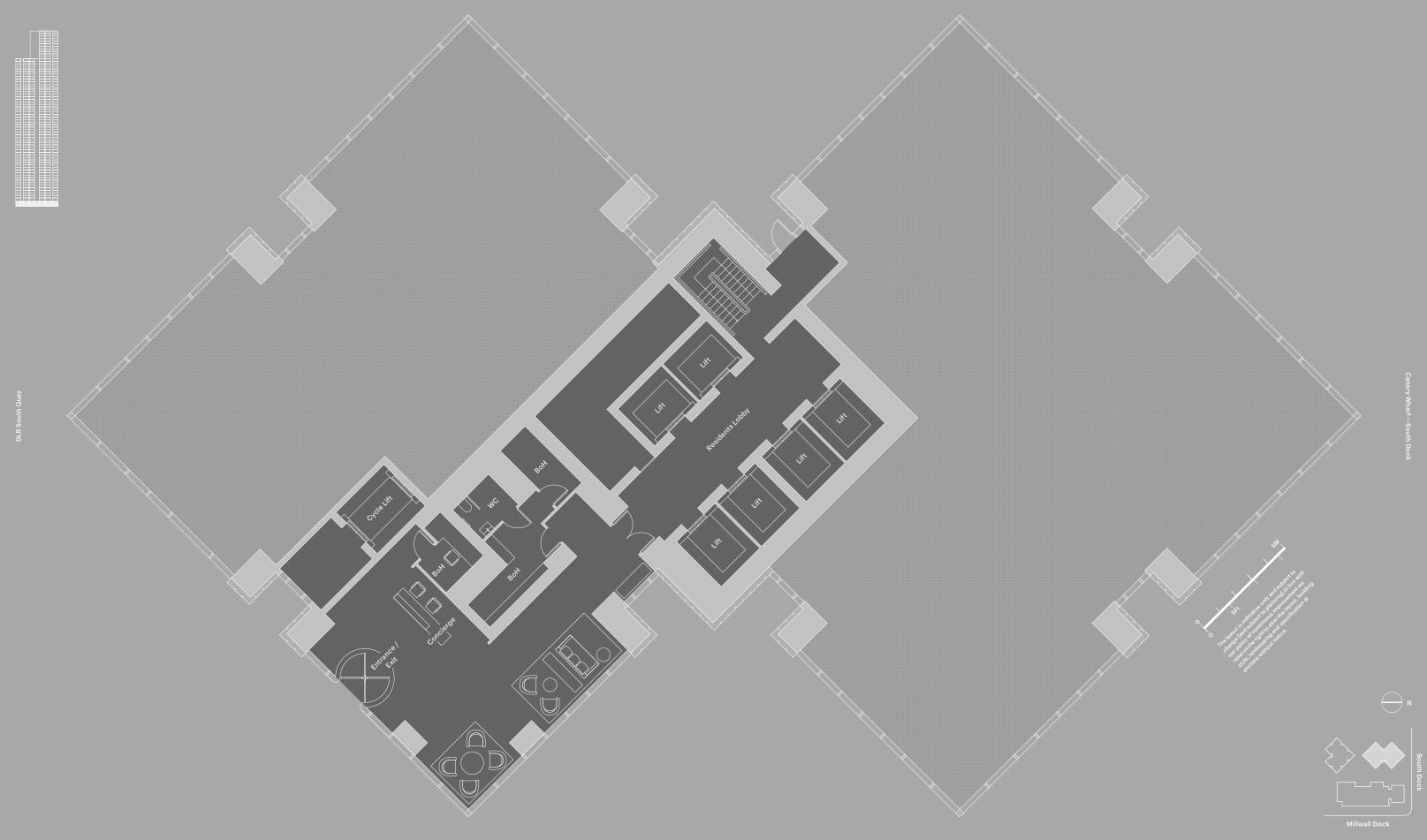


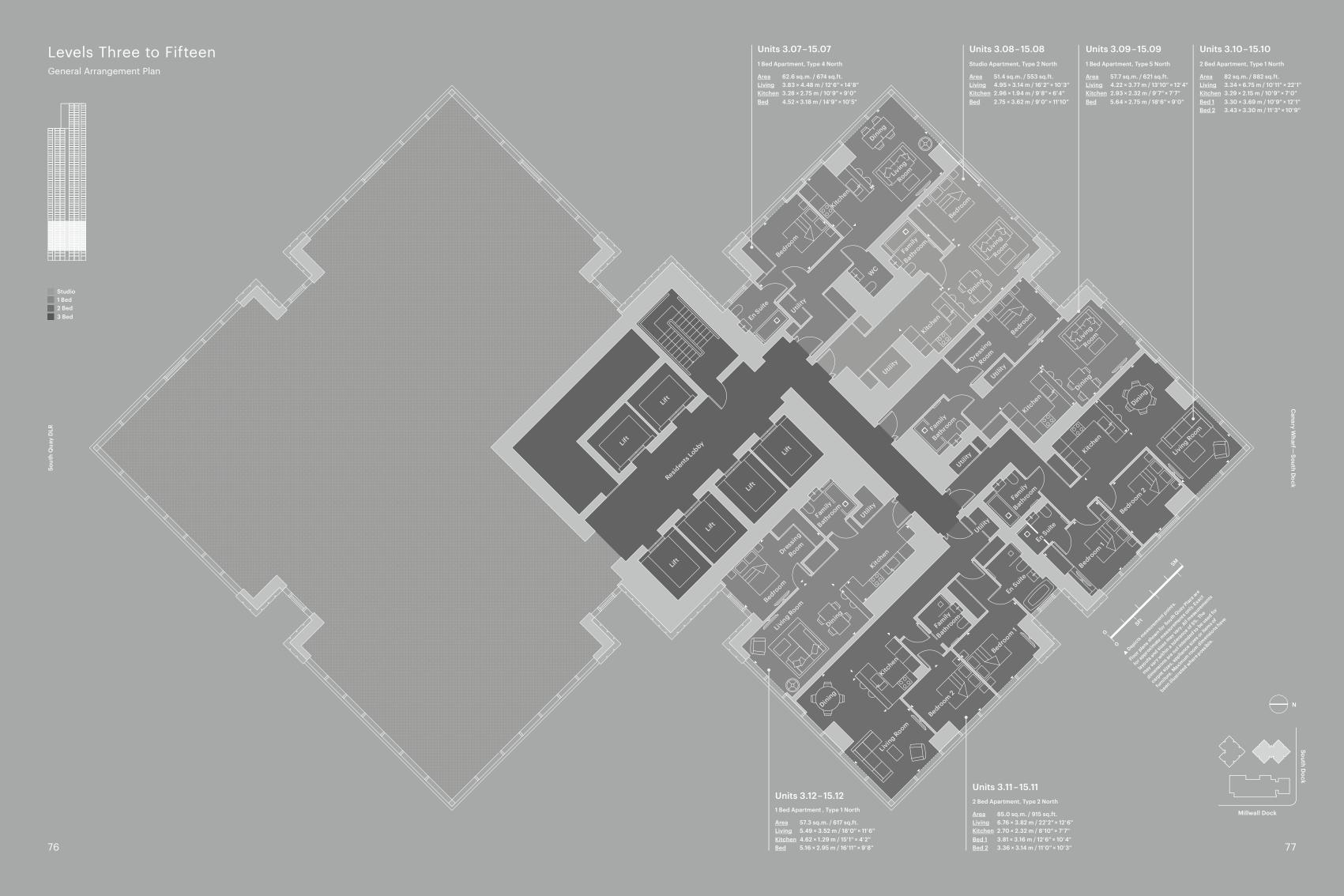
Apartment Floor Plates

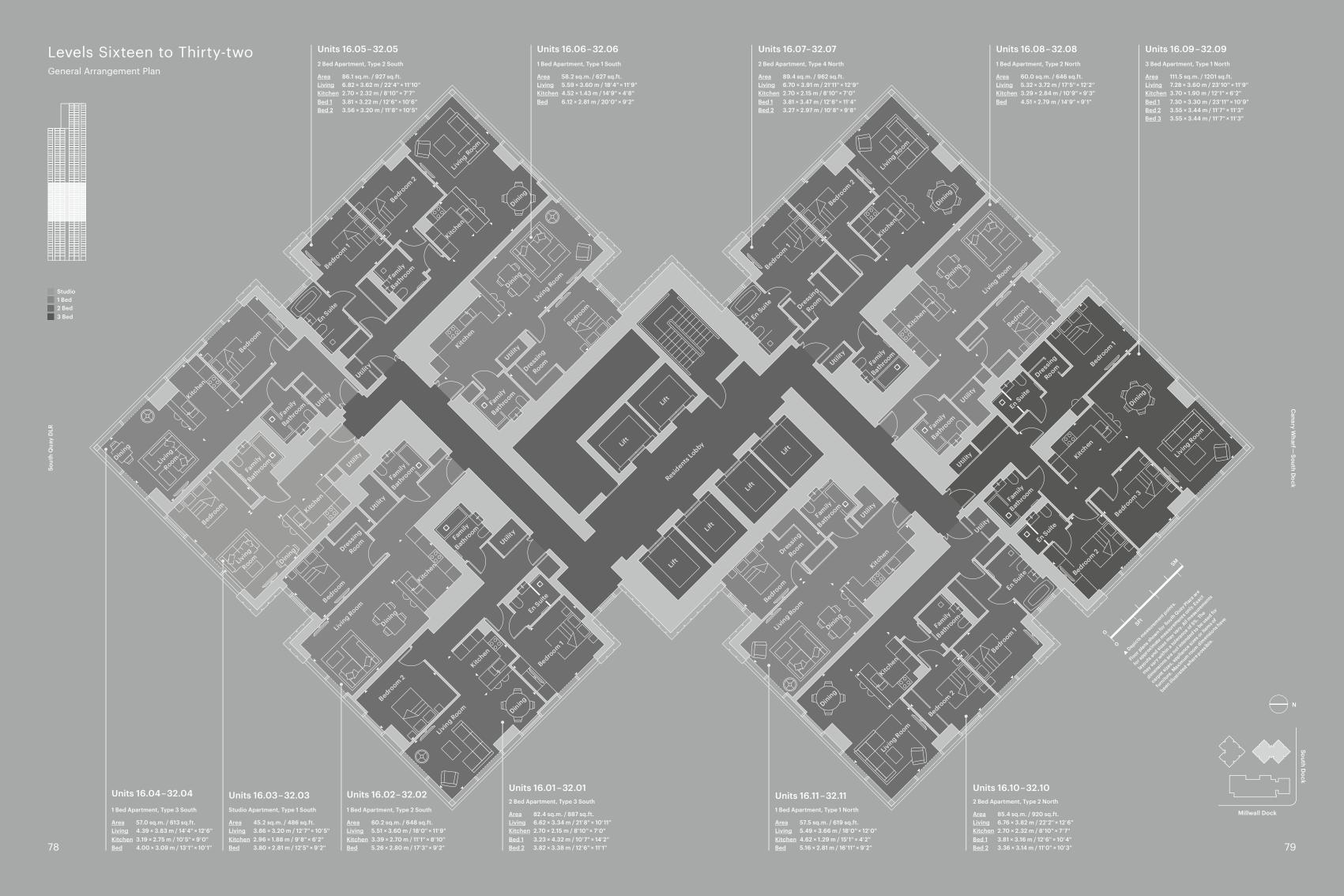
At South Quay Plaza, Foster + Partners' vision focuses as much from the inside out as from the outside in. Every detail, every angle is meticulously considered so that the buildings work at every level, with a sense of continuity and connection between the buildings and community that surrounds them.

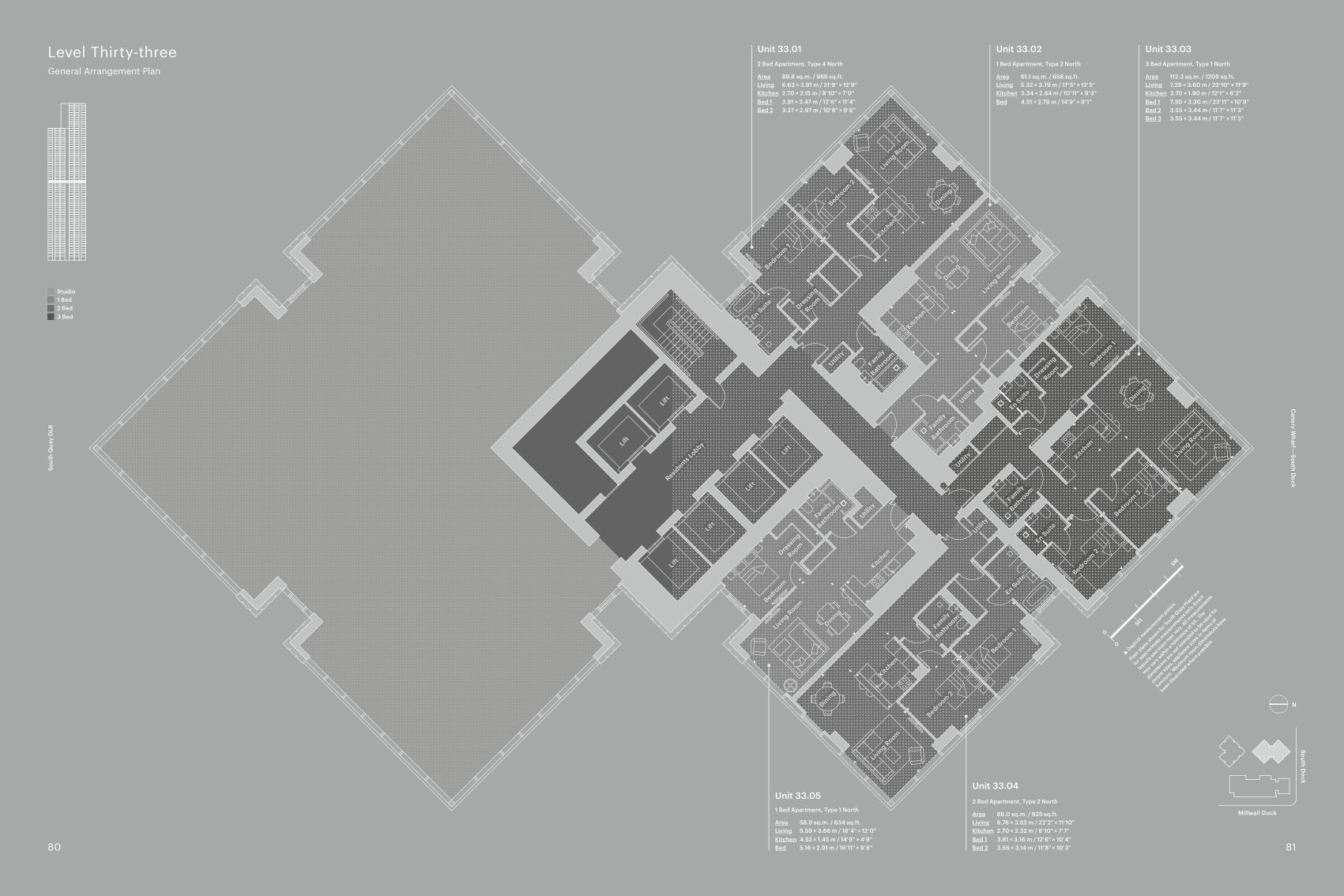
The properties range from studio units to spacious three-bedroom apartments. They are modern and sophisticated, offering a level of comfort, luxury and modern technology befitting this desirable London waterfront location.

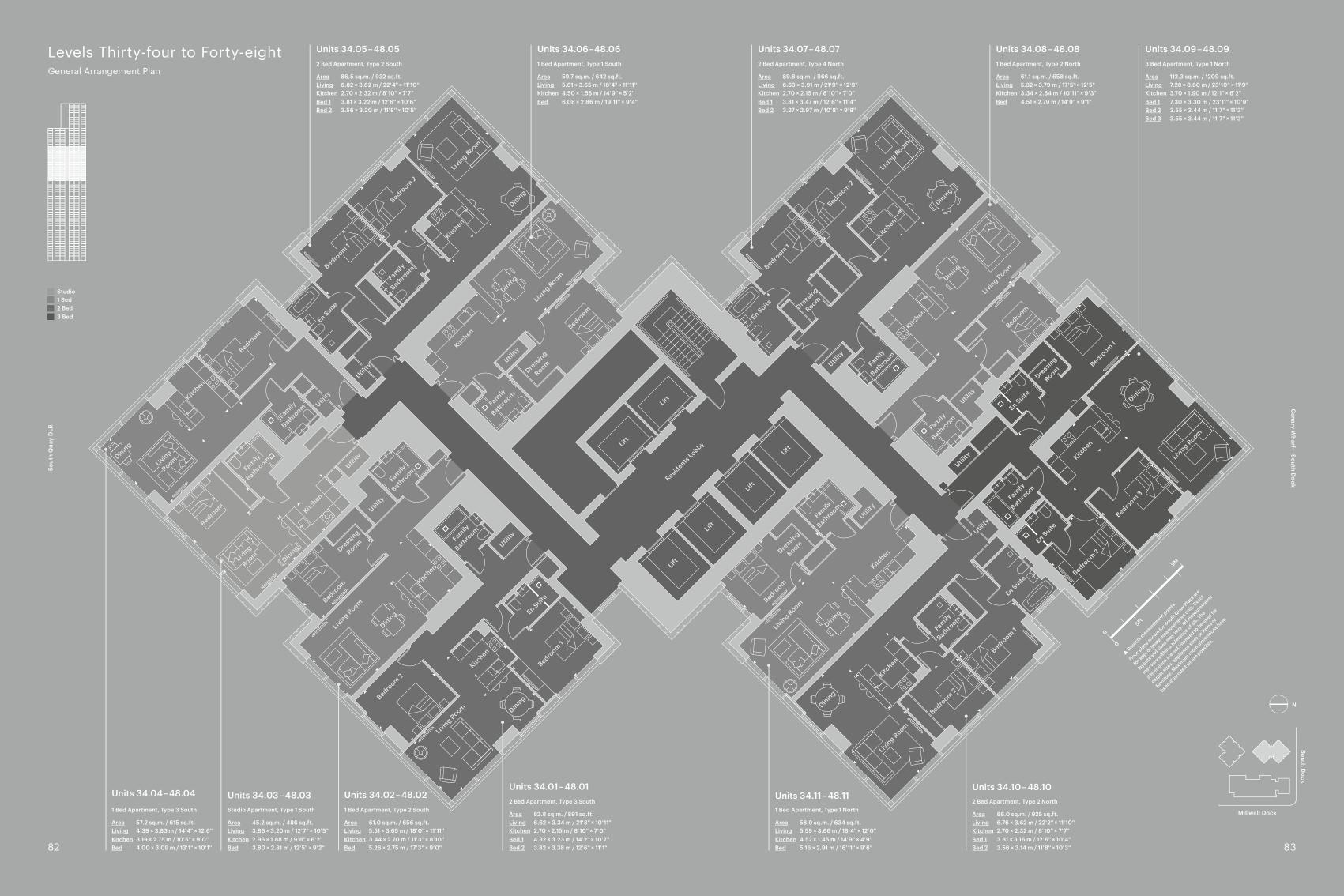
Each of the apartments features large, open-plan living and dining areas, spacious master bedrooms and, luxury en-suite and family bathrooms. Every property has been meticulously designed to draw in the views of the water or public realm and the majority of them are dual aspect. The two and three-bedroom apartments have the building's stand-out feature of full-height double glazed corners with juliette balconies.

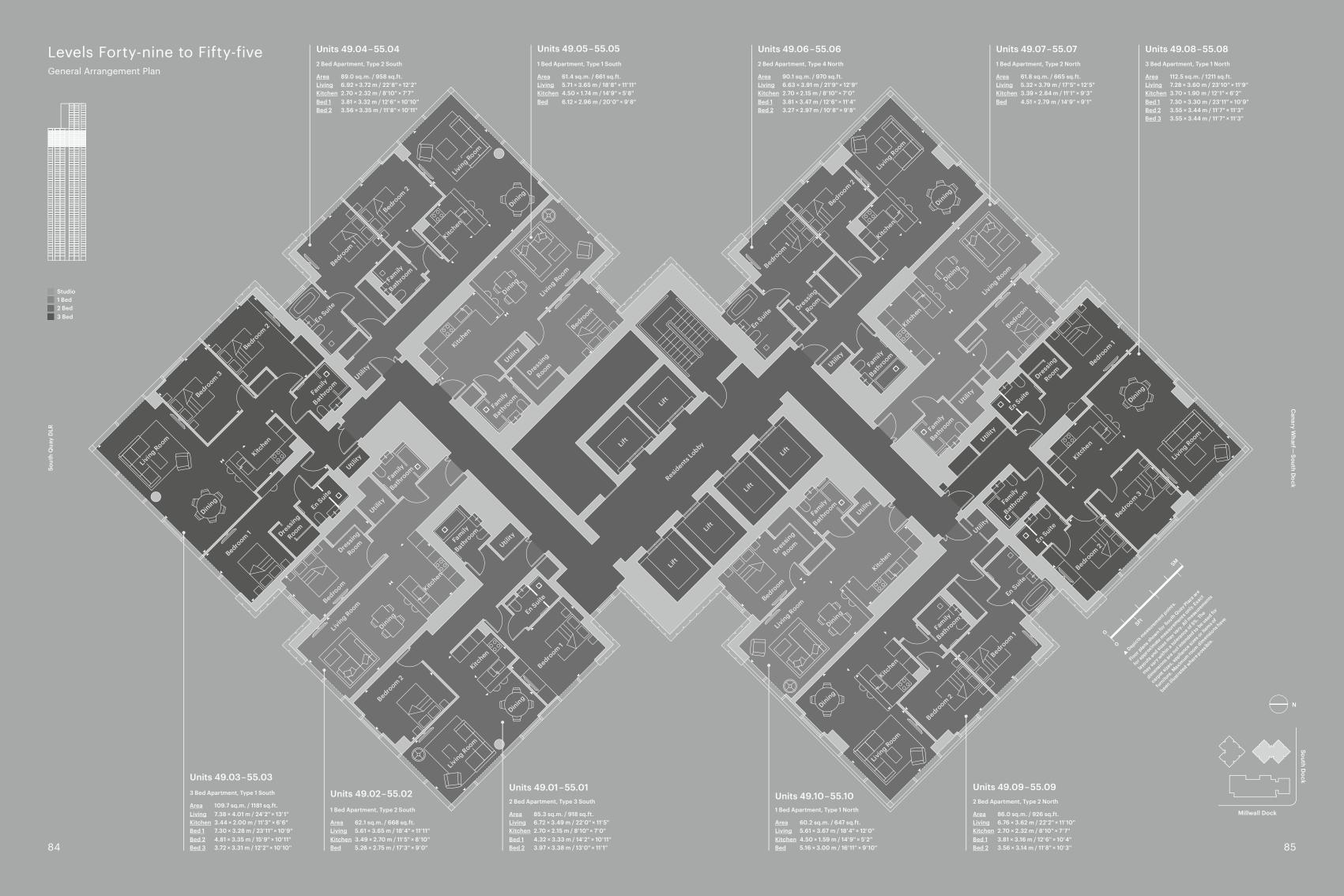


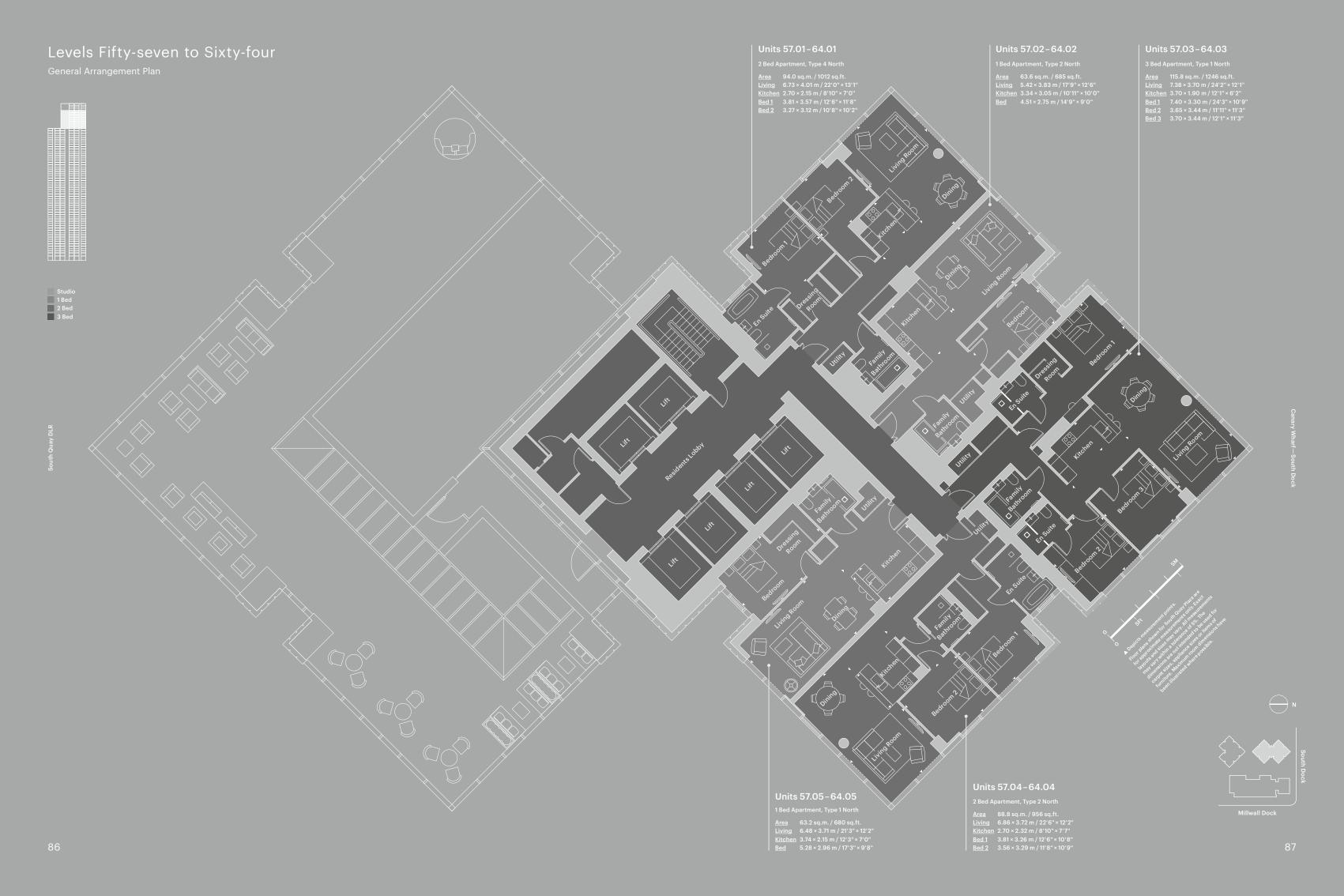
















Apartment Types

South Quay Plaza has a total of 19 different apartment types, ranging from studios to three bedroom apartments, each with a choice of three colour palettes – light, medium or dark – for the engineered flooring, wall and floor tiles, worktops, wardrobes and other fittings.

Every apartment comes with underfloor heating and comfort cooling, fully-equipped kitchens with a stone worktop and breakfast bar and three- or four-piece bathrooms with feature walls. They are wired for satellite or cable television, with outlets in the living area and all bedrooms. There is also broadband capacity throughout the apartments as well as fibre-optic supply.

Studio Apartment



Type 1			
South			



ype 2			
North			

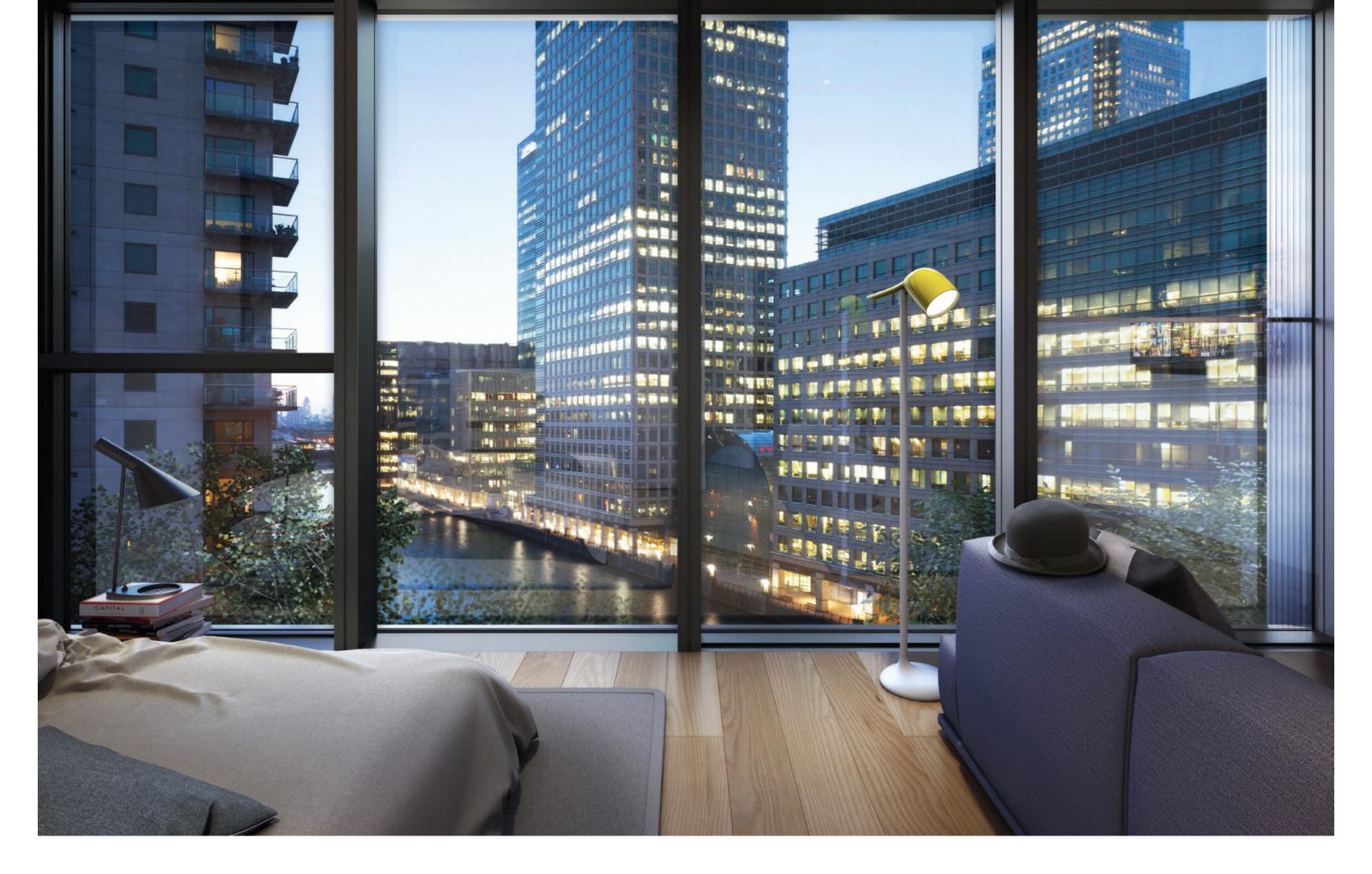


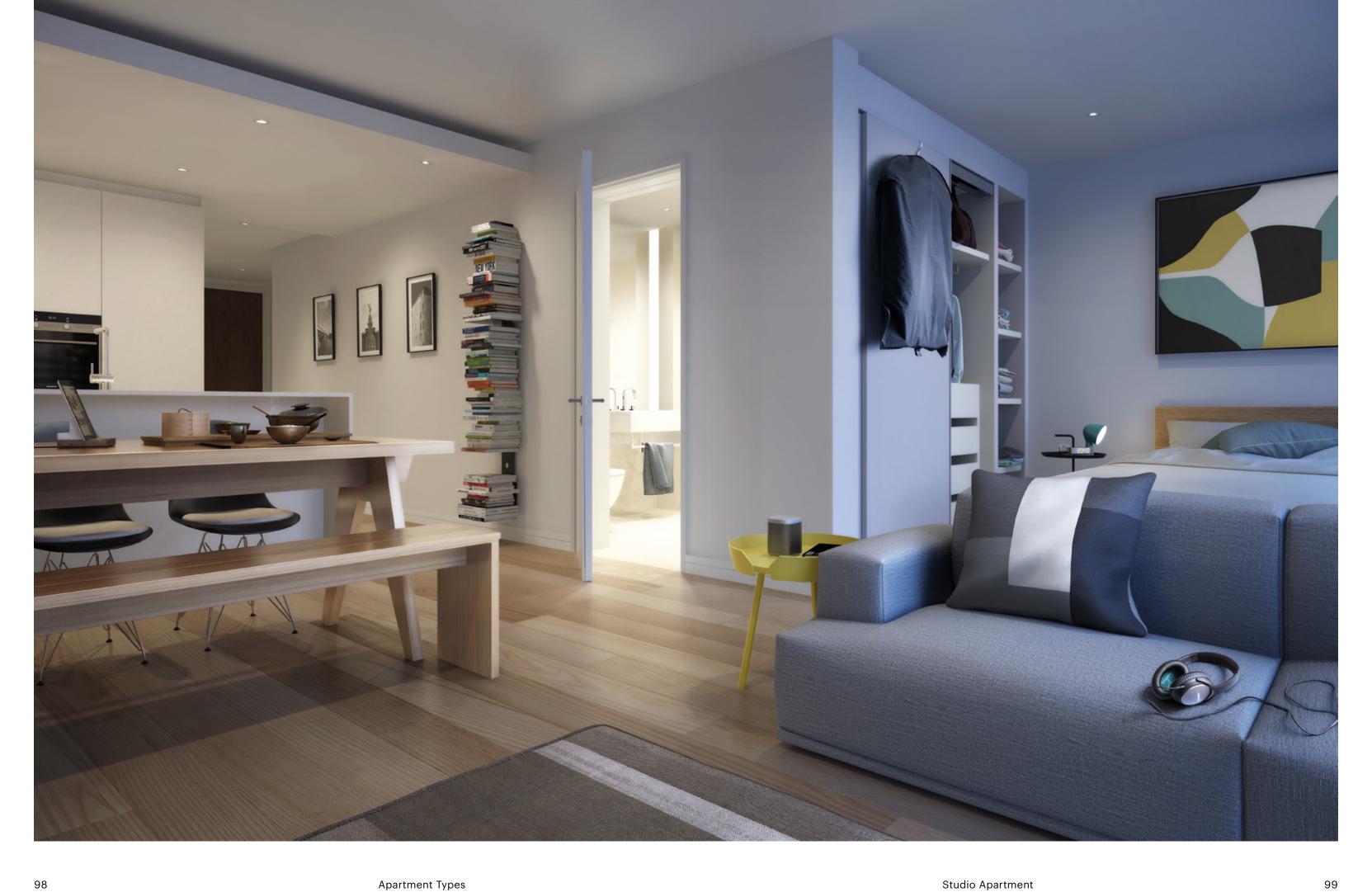


Floor plans shown for South Quay Plaza are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are no intended to be used for carpet sizes, appliance sizes or items of furniture.

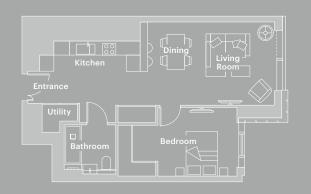


94 Apartment Types





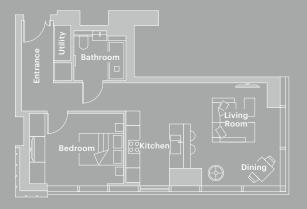
One-bedroom Apartment



Туре 1			
North			
		58.9	



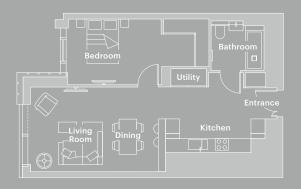
Type 2			
North			
		63.6	



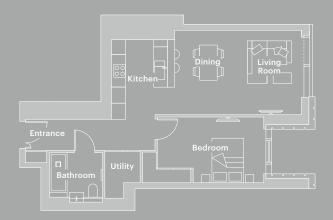
уре 3			
South			
~			



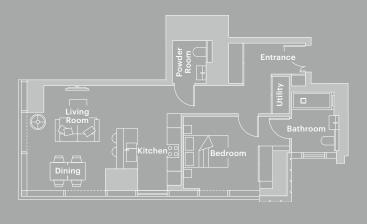
Type 5 North			



Type 1			
South			
\frac{1}{2}			
		50.7	642



Type 2			
South			
₹\$			

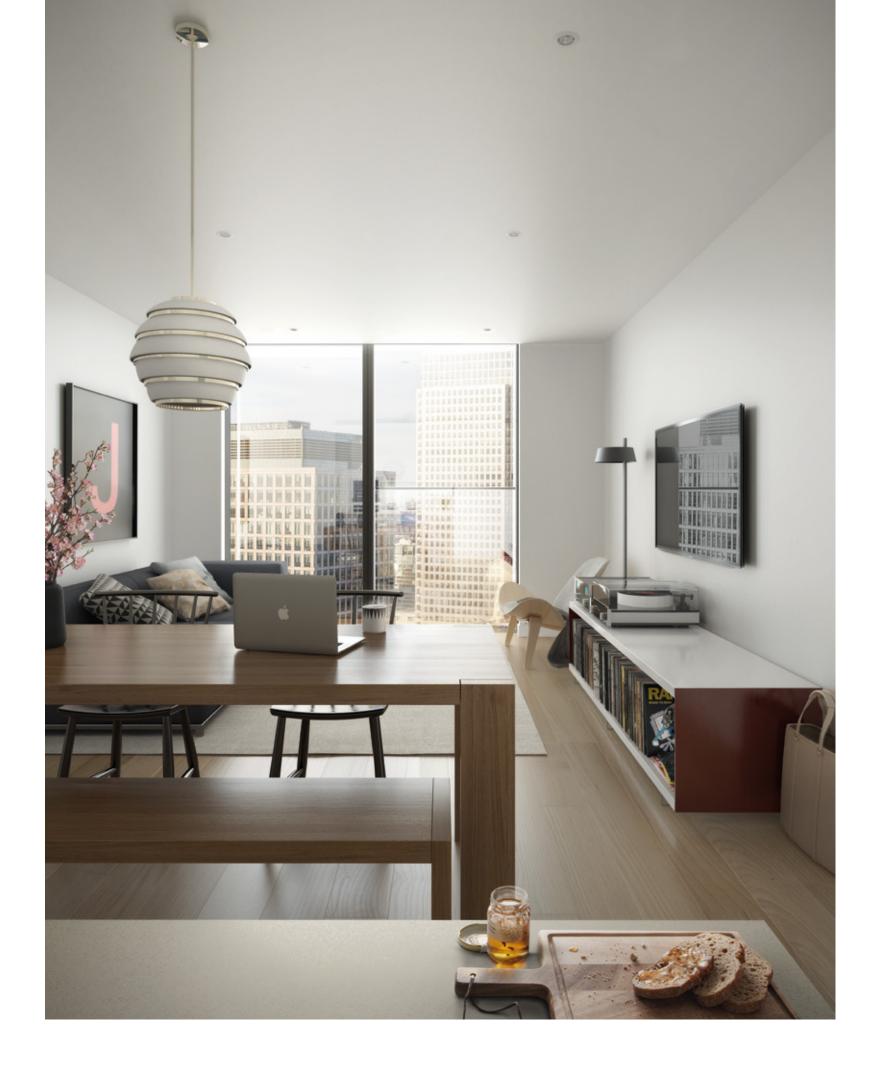


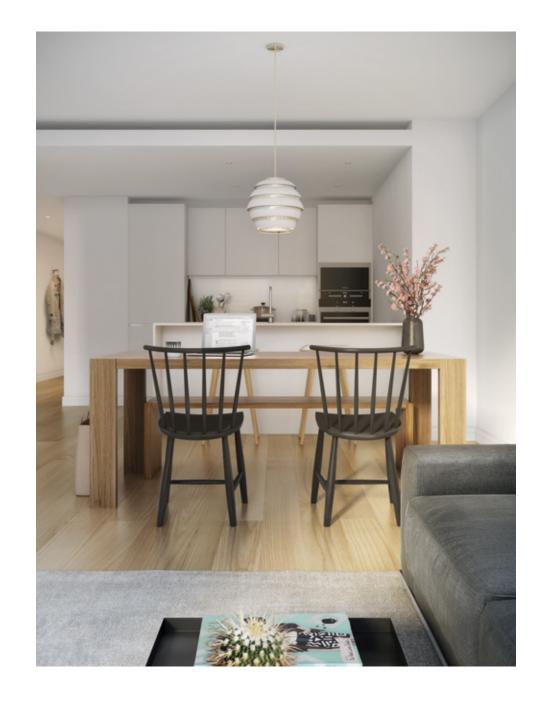
Туре 4			
North			

Quay Plaza come in seven different types and range from approximately 57 sq.m. to 63 sq.m. (613–679 sq.ft.) in size. They are larger than comparable apartments in other new-build schemes and the sense of space is heightened by the large entrance hall that leads on to the spacious main living and dining area and through to the full-height glazed balcony doors. The apartments also take on a dramatically different look and feel according to which of the three colour palettes the buyer chooses.



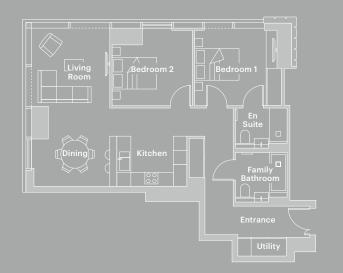
noor plans snown for Soutin Quay Plaza are for poproximate measurements only. Exact layouts such sizes may vary. All measurements may vary vithin a tolerance of 5%. The dimensions are no ntended to be used for carpet sizes, appliance izes or items of furniture.







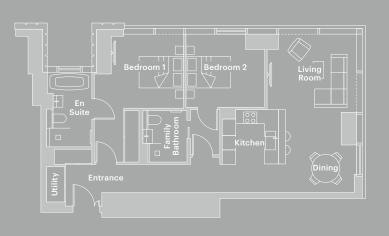
Two-bedroom Apartment



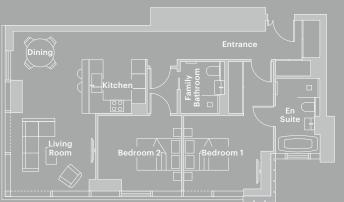
Type 1			
North			

bedroom has a large en-suite bathroom and separate family bathroom. Depending on which of the five layouts you choose, the apartments are set either side by side or at opposite ends of the apartment. The two-bedroom apartments range in size from approximately 81 sq.m. to 94 sq.m. (878–1016 sq.ft.).





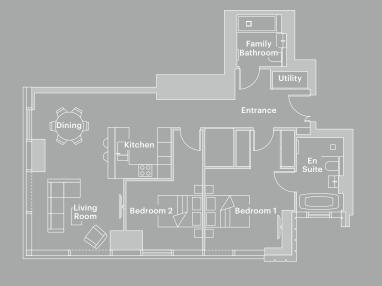
ype 2				
lorth				
$\stackrel{\frown}{\bullet}$				
			88.8	
	2.11	60-64	88.8	956

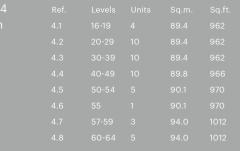


ype 2			
South			

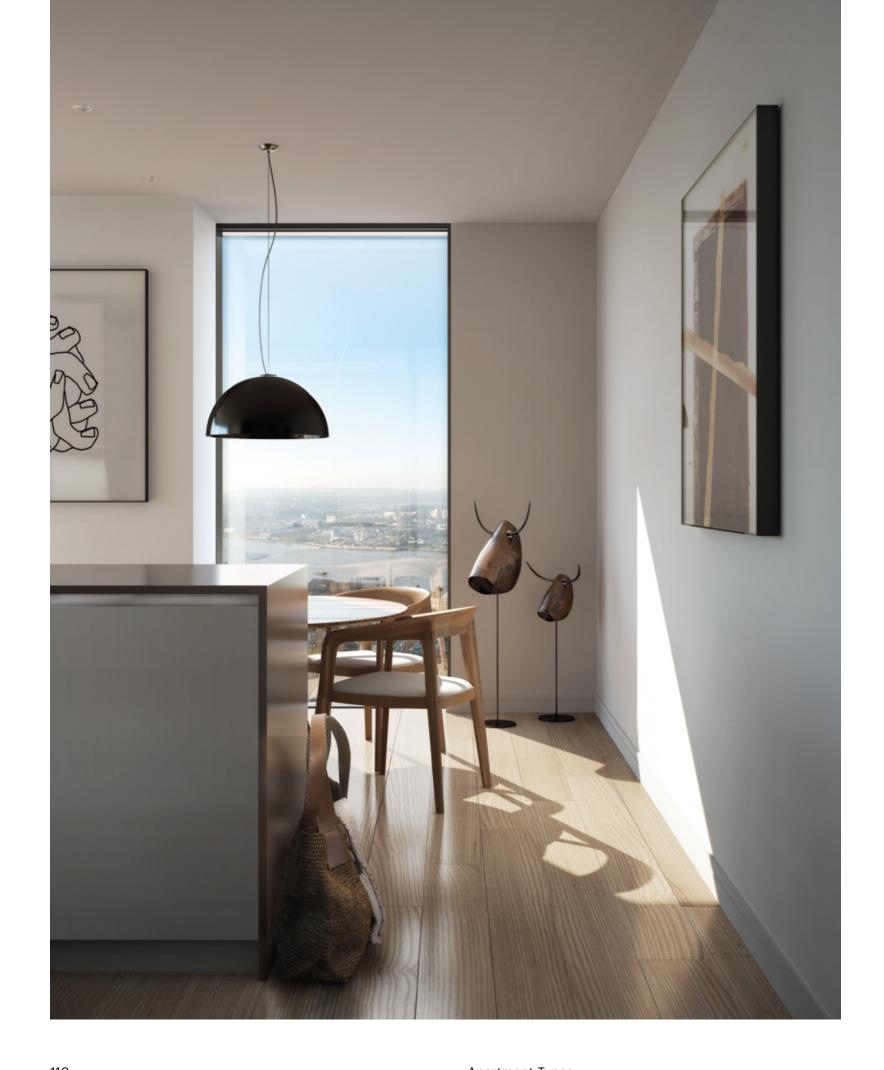


Type 3			
South			
< →			

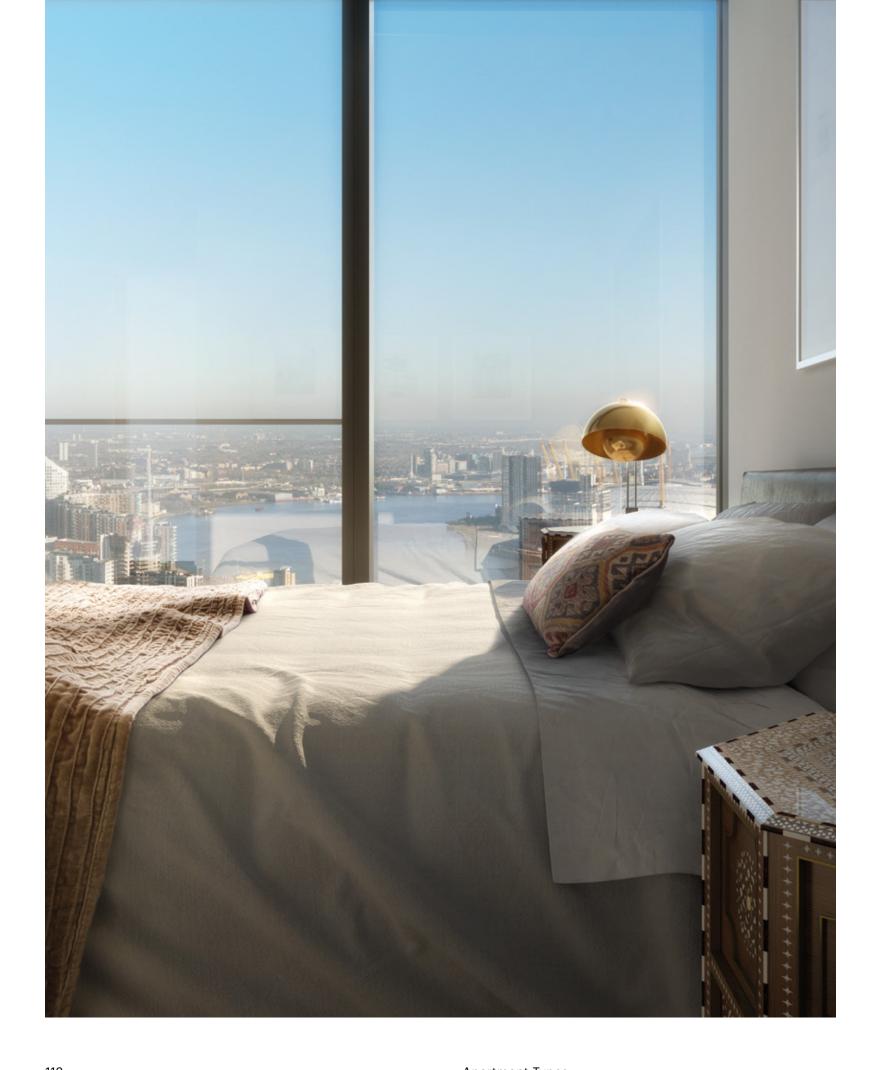












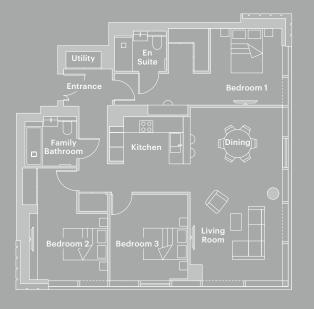


Three-bedroom Apartment



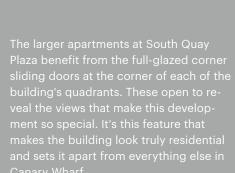


Ref.		Sq.ft.



Type 1			
South			
		109.7	





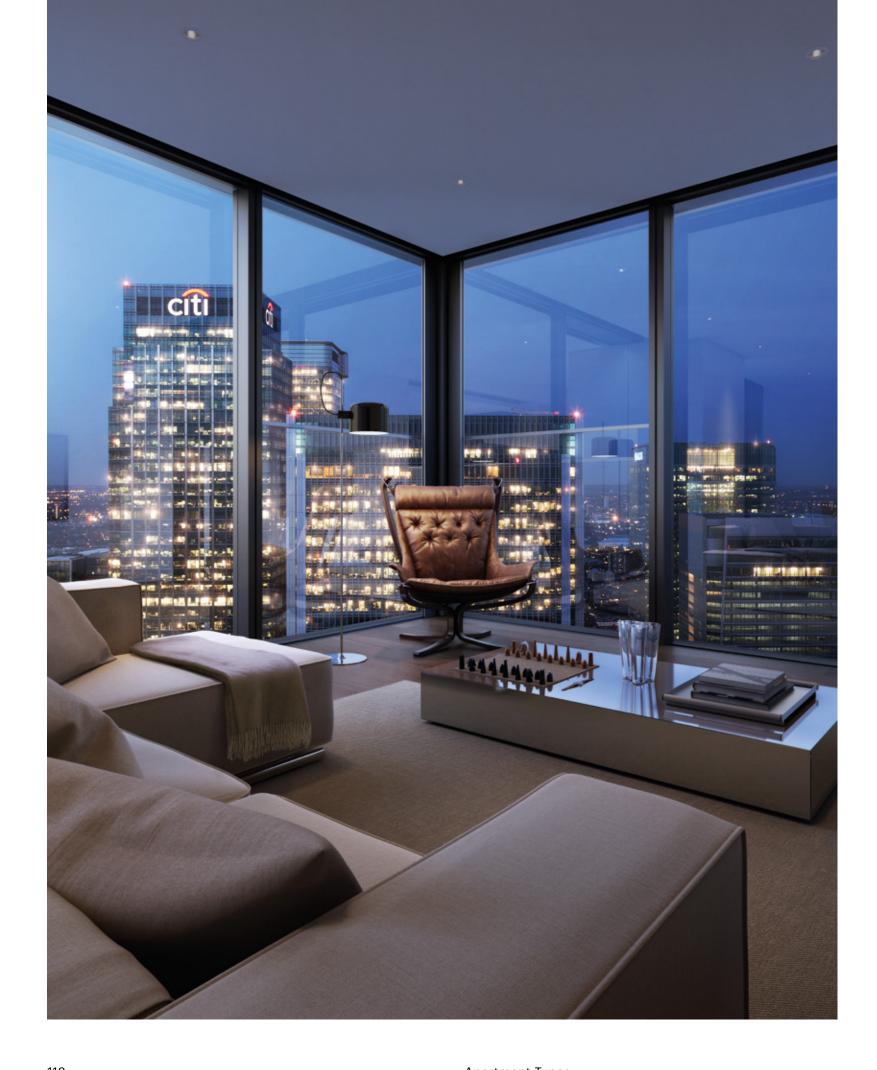
The three-bedroom apartments for sale at South Quay Plaza offer space comparable to new-build houses but with the benefit of extensive, open-plan lateral living that offers amazing views at every turn. The apartments range from approximately 109 sq.m. to 116 sq.m. (1,177–1,254 sq.ft.) and include large en-suite master bedrooms, two spacious other bedrooms and a big open-plan living area and dining zone. The three-bedroom apartments come with additional features such as a coffee machine, washer/dryer, wine cooler and a micro combi oven with a warming drawer.



iloor plans shown for South Quay Plaza are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary vithin a tolerance of 5%. The dimensions are no ntended to be used for carpet sizes, appliance izes or items of furniture.











Specifications

Apartments come in a choice of three palettes – light, medium or dark – as reflected in the engineered flooring, wall and floor tiles, worktops, wardrobes and other fittings.

Kitchens

- Designer kitchens featuring handle free cupboards in a choice of three finish combinations
- Custom designed internal compartmentalised cupboards including concealed refuse and recycling and magic corner where appropriate
- All worktops and down stands are made of reconstituted stone with glass splash back in three colour options as part of the selected colour palette
- Stainless steel sink featuring single-lever mixer tap set in stainless steel
- Siemens or similar integrated stainless steel oven
- Siemens or similar integrated combination microwave oven where applicable
- Siemens or similar stainless steel warming drawer where applicable (three-bedroom apartments and penthouses)
- Siemens or similar built-in coffee machine where applicable (three-bedroom apartments and penthouses)
- Siemens or similar touch control induction hob
- Extractor hood (built-in/flush with ceiling)
- Siemens or similar fully integrated multifunction dishwasher
- Siemens or similar integrated refrigerator and integrated freezer
- Built-in wine cooler
- Engineered flooring in a choice of three colour palettes (colour palettes cannot be combined)
- Recessed LED strip lighting underneath wall-mounted cupboards and breakfast bar

Utility Cupboard (where applicable)

- Siemens or similar free-standing washer/ dryer or free-standing washing machine and tumble dryer in penthouses
- Mechanical Ventilation with Heat Recovery (MVHR)
- Heat Interface Unit / Cooling Interface Unit to provide Domestic Hot Water, Underfloor Heating, and Comfort Cooling

Bathrooms & En-suites

Three-piece Bathroom with Bath

- White china wall-mounted WC with soft close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Heated towel rail
- White china bathtub with chrome deckmounted hand shower
- Fixed rain-shower head with separate hand shower and controls
- Glass shower screen
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Silver mirror with bevelled mirror frame (heated to prevent misting up)
- Porcelain tiled walls in a choice of three colour palettes
- Polished-porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

Three-piece Bathroom with Shower

- White china wall-mounted WC with soft close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Heated towel rail
- Fixed rain-shower head with separate hand shower and controls
- Fixed glass shower screen
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Silver mirror with bevelled mirror frame (heated to prevent misting up)
- Porcelain tiled walls in a choice of three colour palettes
- Polished-porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall



Four-piece Bathroom with Free-standing Bath

- White china wall-mounted WC with soft-close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Heated towel rail
- Fixed rain-shower head with separate hand shower and controls
- Fixed glass shower screen
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Free-standing bathtub, free-standing chrome mixer and hand shower and wallmounted controls
- Silver mirror with bevelled mirror frame (heated to prevent misting up)
- Porcelain tiled walls in a choice of three colour palettes
- Polished-porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

Four-piece Bathroom with Inset Bath

- White china wall-mounted WC with soft close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Heated towel rail
- White china bathtub with chrome deckmounted hand shower
- Fixed rain-shower head with separate hand shower and controls
- Fixed glass shower screen
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Silver mirror with bevelled mirror frame (heated to prevent misting up)
- Porcelain tiled walls in a choice of three colour palettes
- Polished-porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

Two-piece Powder Room

- White china wall-mounted WC with soft close lid and dual-flush stainless steel plate
- White china wall-mounted wash basin with chrome mixer
- Towel bar
- Wall-mounted tissue holder, toilet brush and robe hook in chrome
- Silver mirror with bevelled mirror frame
- Porcelain tiled walls in a choice of three colour palettes
- Polished-porcelain tile flooring in a choice of three colour palettes
- Grey-veined white ceramic tiled feature wall

122 Apartment Types 123



Note

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change. Colour options fall within three bespoke palettes; Light, Medium and Dark. All sanitaryware comes in white, and all metalwork comes in a finish of polished chrome. The palette selected will be installed throughout the apartment and selection is subject to time frames. If a unit has not been reserved prior to fit out, default options will be chosen by Berkeley.

Interior Finishes

- Multi-point locking timber-veneered single and a half leaf front door with apartment number, letter plate and spyhole
- Engineered flooring throughout living areas and hallways in chosen colour palette
- MDF skirting in white painted finish
- Wool-mix carpet in a choice of colours to floor in master suite, dressing rooms and guest suites
- Brushed stainless-steel door lever furniture throughout
- Walls, ceilings and coving to be finished in white matt paint (where other finishes are not applied)
- Bespoke lacquered wardrobes throughout in a choice of colours depending on the colour palette, with sliding or hinged doors and lighting
- Internally opening windows (Refer to individual floor plans)

External Finishes

 Full-height sliding door(s) with glass balustrade and stainless steel hand rail

Common Areas

- Bespoke concierge desk to entrance lobby
- Porcelain tiled floor to entrance lobby
- Limestone tiling to entrance lobby, darkstained timber feature wall
- Carpeting to residential corridors
- Full-height panelling and downlighters to corridor walls and ceiling (limestone tiling to lift lobby)
- Timber and mirror clad lifts with lighting feature provide access to all apartments including basement car park

Electrical Fittings

- Home automation system to include heating, lighting and video entry system
- Fitted blinds to selected bathrooms
- Dimmable lighting to living room, all bedrooms, and bathrooms
- Brushed stainless-steel or white socket outlets and isolator switching plates throughout
- A combination of LED strip lights and recessed down lighting throughout
- Pre-constructed wire ways for wall-hung TV to living rooms and bedrooms with data network enabling interface with other home entertainment devices

Heating / Cooling

- Underfloor heating throughout apartment
- Comfort cooling to principle rooms (Lounge and bedrooms)

<u>Telecommunications</u>

- Wiring for satellite/cable and terrestrial Freeview television
- TV outlet to living area and all bedrooms
- Telephone outlet with broadband capability to living area and all bedrooms
- Fibre optic infrastructure to all apartments

Security and Peace of Mind

- 24-hour concierge service
- CCTV to ground floor entrances and common areas
- Access to apartments via video door entry and electronic access to common areas
- Mains supply heat/smoke detector with battery back up to apartments
- Aspirated smoke detectors (ASD) to common areas linked to estate management
- Warranty cover under NHBC Buildmark scheme

Car Parking

- Access to underground car park via electronic entry system
- Car parking spaces available by separate negotiation
- Electric car charging points are available
- Bicycle storage available

124 Apartment Types 125

Why choose Berkeley

Berkeley was founded in 1976 and has established a reputation as one of the UK's finest developers of prestige new homes. Consistently groundbreaking in its approach, the company creates superbly designed properties ranging from luxurious executive homes to refurbished historic buildings and urban loft spaces.

South Quay Plaza represents a defining development in the story of Berkeley. From the beginning, the challenge has been to deliver a building that lives up to its spectacular location, directly next to Canary Wharf and the River Thames. Berkeley has assembled a world-class team of architects and designers and set the highest standards for each aspect of the development, from the exterior appearance to the finest details of the interior finishing and on-site services and facilities. The result is a building as special as the surroundings that inspired it.

Designed for Life

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a tenyear warranty, the first two years of which are covered by Berkeley.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in and build communities that will thrive both today and for years to come.

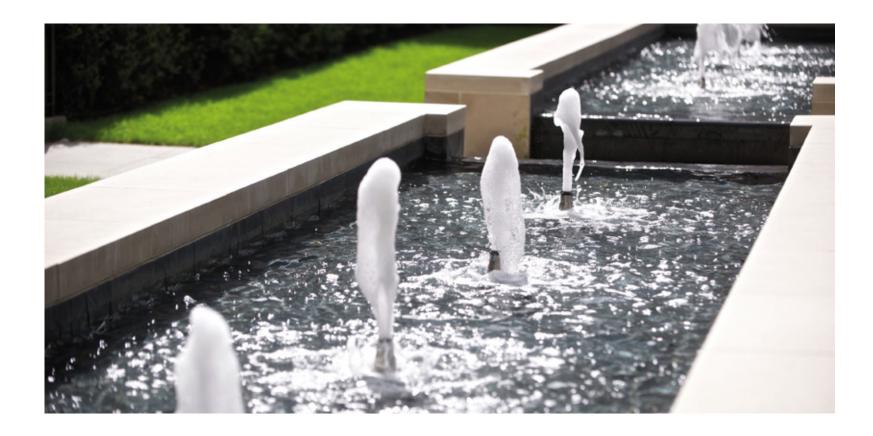
Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes.

For extra peace of mind, in addition to the ten-year warranty all new homes receive, Berkeley operates a two-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

<u>Unparalleled choice of homes in the most sought after locations</u>

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.



Sustainability

- When it's done well and done right, highrise living is the most sustainable urban model. South Quay Plaza will be evidence of that as a long term, successful and environmentally-friendly place where people aspire to live.
- Sustainability means all sorts of things, from the methods and materials used in construction to the way the individual apartments and entire buildings function. It's also about giving residents the best possible quality of life and strength of community through amenities, social infrastructure and a diverse and engaging cultural life.
- The emphasis for residents is on providing a high quality and comfortable home that is also a healthy place to live and kind to the environment. Everything is designed to meet the dual concerns of comfort and sustainability, from having fibre broadband enabled in every apartment and the provision of community Wi-Fi, to eco-friendly heating, cooling and air filtering systems in the apartments.
- Berkeley's vision further commits to reducing energy and water consumption in its new developments by 2016, to re-use and recycle at least 90 per cent of all waste materials and to incorporate measures to prevent flooding, overheating and water shortage. At South Quay Plaza, there will be recycling facilities in all apartments and a rainwater harvesting system to irrigate the public green areas.
- Transport also plays a big role in sustainability to ensure residents are not reliant on car ownership. South Quay Plaza has excellent transport links on the doorstep and provision for alternative modes of travel such as cycle storage and electric car charging points.
- Berkeley considers seriously the impact on society and environment with every new development. It sets and meets sustainability targets and trains all staff in environmental issues. The way Berkeley sees it, developments such as South Quay Plaza are not just about building homes, they are about transforming the quality of people's lives.

128 Why choose Berkeley 129



OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live

FIVE FOCUS AREAS

AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.





of the Berkeley Group of Companies











Savings vary in every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk Some features are only applicable to specific developments. Please ask sales negotiator for further information.



Contact

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Credits

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Creative Agency

DBOX is an award-winning branding and creative agency. Since 1996, DBOX has collaborated with global clients in property, architecture, art and culture. DBOX maintains studios in London, Miami and New York.

All DBOX images of South Quay Plaza are a combination of photography and artist renderings.













