

# One Hyde Park, London



Four pavilions face Hyde Park on one side and Knightsbridge – one of London's key retail areas – on the other establishing a strong relationship with the diverse urban context of this part of west London.



Place/Date  
**London, England 2005–2011**

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Client  
**Project Grande (Guernsey) Ltd**

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Cost  
**£250 million**

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Total Area  
**65,000m<sup>2</sup>**

Architect  
**Rogers Stirk Harbour + Partners**

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Structural Engineer  
**Ove Arup & Partners**

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Services Engineer  
**Cundall**

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Cost Consultant  
**Gardiner & Theobald**

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Project Manager  
**GVA Second London Wall Project Management**

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Planning Consultant  
**DP9**

Fire Consultant  
**Exova Warrington Fire**

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Landscape Architect  
**Gillespies**

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Interior Design  
**Candy & Candy**

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Interior Architect  
**BFLS**

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Public Lighting Design  
**James Turrell**

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Main Contractor  
**Laing O'Rourke**



One Hyde Park: The Residences at Mandarin Oriental is a modern residential development in Knightsbridge, London, on the site of the former Bowater House office building (originally built in the late 1950s). The site is located between South Carriage Drive in Hyde Park to the north, Knightsbridge to the south, and between the adjacent Wellington Court to the west and Mandarin Oriental Hotel to the east.

The development delivers 86 residential apartments and duplexes and three retail units (at ground-floor level fronting onto Knightsbridge) within four interlinked pavilions. These pavilions step up in two-storey increments to give, from west to east, buildings of 10, 12, 14, and 12 storeys. Facilities for residents include a private cinema; a 21m swimming pool; a squash court; a state-of-the-art gym; and a business suite and meeting rooms. In total, approximately 370,700 ft<sup>2</sup> (34,340 m<sup>2</sup>) of residential and 9,000 ft<sup>2</sup> (836 m<sup>2</sup>) of retail space is offered by the development, with 139 vehicle and 114 cycle spaces across two basement levels.

One Hyde Park seeks to complement the existing streetscape of Knightsbridge and create a scheme that offers daylight and generous views whilst achieving the necessary degree of privacy for its occupants. The project is designed to be flexible and legible. The residential pavilions are separated by a series of fully-glazed circulation cores, incorporating stairs, lifts and lobbies. The passenger cores are used by the development's residents for primary access to the apartments and penthouses, and service cores are used for secondary access by staff and for

providing service access to the apartments. The superstructure of the residential accommodation in each pavilion comprises an exposed, pre-cast concrete frame, expressed externally in two-storey elements.

The façade system of the residential levels utilises a series of vertical blade-like elements set within the concrete frame. The two-storey-high screens that form the main façade are of pre-patinated copper alloy, with the patination complementing the colouration of building materials in the immediate area. The primary function of the screens is to provide privacy to residents as well as to control views out of and into the building. These screens also provide solar shading which gives depth and modelling to the façade. The façade system becomes more transparent to views from Hyde Park and Knightsbridge and is predominantly solid when viewed from adjacent properties. The top levels of each block comprise two-storey penthouse accommodation which relates and responds to the roofscapes of neighbouring buildings. The façades of the penthouses have been developed to incorporate the geometry and privacy aspects of the façade system below.

Edinburgh Gate has been relocated to the western edge of the site, becoming a new gateway to the Park. The roadway is covered by a canopy and the top surface is planted to provide a visual amenity for those overlooking it. The sculpture ('Rush of Green' or 'Pan' by Epstein) has been repositioned to maintain its relationship to the new roadway. James Turrell has created a unified lighting concept that interacts with the development's architecture. It includes perimeter lighting for the five glass stair and

lift structures, as well as lighting for the main entrance of the residential lobby's canopies and for the various internal elements of the building. A pedestrian route through the site – Serpentine Walk – is created along the eastern edge adjacent to Mandarin Oriental Hotel, linking the Park to Knightsbridge. The original Knightsbridge Underground station entrance has been relocated adjacent to Mandarin Oriental Hotel and is positioned to align with one of the circulation cores.

In addition, the development provides a substantial proportion of high-quality affordable housing in Westminster on a separate site – Peel House – comprising 70 homes (66 apartments and four townhouses).

