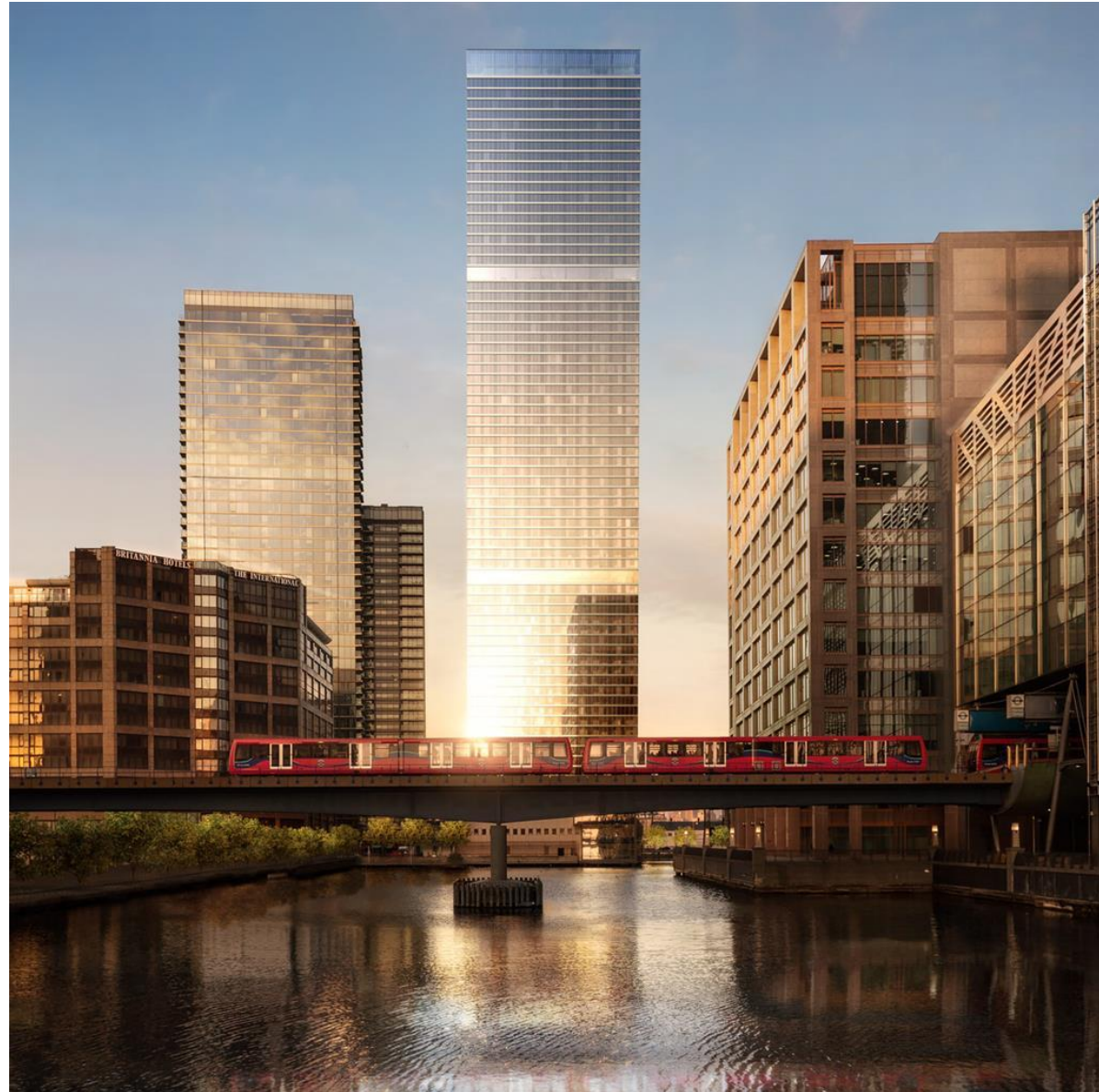


Hard Hat Area: A new high point



THE latest addition to the Canary Wharf skyline is taking shape on South India Dock — and it is set to boast views unrivalled by any of its neighbours.

The Landmark Pinnacle is the long-awaited final tower in the Landmark trilogy — and at 75 storeys, it is the most impressive.

Indeed, it will be London's tallest residential tower.

It has been a long time coming. Its siblings, the 45-floor Landmark East (276 apartments) and 30-floor Landmark West (190 apartments), were built in the early Noughties and sold out years ago.

Now, after a lengthy period of planning negotiation, construction of the Pinnacle is approaching the halfway stage — building began in July 2016 and will be complete in the third quarter of 2020.

It will provide an astonishing 752 residential properties across a range of sizes, from studios, through one, two and three-bedroom apartments up to the top-of-the-range penthouse collection.



High tea: One of the two private dining areas on level 56

Prices will range from £425,000 to £1.55million, while the service charge will work out at £5.68 per sq ft per year.

This is, of course, one of the fastest-growing areas of London but owing to its height — Pinnacle will reach a lofty 239 metres — and its location by the edge of the Thames, views from almost all of the apartments will be pretty much uninterrupted.

To the east side it faces Canary Wharf and the Docks and to the west it faces the entire capital.

Developers Chalegrove Properties Limited (CPL), which is launching Pinnacle alongside Knight Frank and JLL, say that nothing will obstruct the vista from floor 20 and upwards.

As a result, the west-facing properties command higher prices. But, as Landmark Pinnacle sales manager Michelle Bishop points out, this can be advantageous to those buyers who prefer to look out over the ever-evolving city landscape in this dynamic part of the capital.

Building a tower this tall at a waterside location is not without its challenges.



Looking up: The Pinnacle is due for completion in late 2020

Rami Attallah, CPL project coordinator, says piling for the tower had to plunge 25 metres deep to reach rock level because Pinnacle is being built on marshland. The average depth for piling in London is about 15 metres, and he tells us that there is only one piling rig in the UK capable of such a task.

Attallah also says great efforts have been made in the construction work to exploit the views Pinnacle will offer. Specialist German glass manufacturers Schueco were brought in to provide seamless, floor-to-ceiling windows in each apartment.

There is a trade-off between external reflectivity and 'g-value' of glass, which is a measure of how much solar heat is allowed to pass through the glass — as the external reflectivity of the glass decreases it allows more solar heat into the apartment, and vice versa.

In order to achieve the aesthetic aspirations of the architect, a special glass had to be designed for Landmark Pinnacle that would achieve the external reflectivity as well as meet the regulation-compliant g-value.

'We needed a special type of glass to meet the design standards,' says Attallah. 'It was about getting the right balance between thermo and glare. Schueco are the world's leaders in this.'

Bishop says Pinnacle is likely to attract a large number of Asian buyers, who are particularly keen on this area of London and — in the case of those from Hong Kong and Singapore — accustomed to high-rise living. She is also expecting interest from single people looking for a Monday to Friday second home.

Putting safety first

- Landmark Pinnacle's cladding is a fire-safe glass and metal curtain wall system.
- There will be sprinklers in the apartments as well as the general areas.
- A smoke-extraction ventilation system can pump fresh air into the corridors and suck smoke out of corridors to allow residents to evacuate safely.
- The lifts are built to withstand the effects of fire, so firefighters can still use them to navigate the building.

Tall story



Light fantastic: The view from the east roof terrace

Developers claim Landmark Pinnacle will offer residents an unmatched 'amenities' experience.

- The Pinnacle Park is a 4,500sq ft 'tilting park' landscaped around the entrance.
- The reception area houses a 24-hour concierge, luxurious furnishings and floor-to-ceiling windows.
- Residents will have use of a 1,000sq ft media space and an 850sq ft cinema including a bar area.
- The 27th floor will be dedicated to providing residents with an indoor version of a classic London Square. The west side will provide a calm space with water views of the Thames, the east side will offer a playful landscape for children with views of the dock, Canary Wharf and the O2.
- The 56th floor is home to a gym and activities studio, a golf simulator and putting green, an arcade room, a lounge and two private dining areas complete with bar lounges and kitchens.

landmarkpinnacle.co.uk