
**Andrew
Heath-Richardson**

Career Portfolio

July 2019



Development Director Responsible for the delivery of this 636 apartment Private Rental Scheme, due for delivery Q3 2020

Newfoundland will be a high-specification, luxury, next generation residential building that's worthy of this important site at the western end of Bank Street. The grand building entrance will be on Bank Street with a generous quayside lobby.

The building will comprise luxury residential apartments throughout that are generous in size and layout. A private health club and swimming pool will be located on level 24 with views west, over London and east over the quay and Canary Wharf.

At street level you will find an abundance of retail and restaurant facilities for the enjoyment of residents and office workers alike.

NEWFOUNDLAND
ARCHITECTS
HORDEN CHERRY LEE
STOREYS
58
SIZE
636 APARTMENTS
450,000 SQ FT OF SALES AREA
COMPLETION
2017





Development Director Responsible for the delivery of commercial buildings on the latest phase of the Canary Wharf development - Wood Wharf

Three buildings are currently being constructed:

One Charter Street - A Serviced Apartment building consisting of 279 apartments, restaurant and amenity space - due for completion Q4 2022

15 Water Street - a mixed use building with a 312 bed hotel, 3 floors of Health Club and 4 floors of Serviced Offices - due for completion Q3 2021

20 Water Street - 13 storey office building including tech tenants on a prelet for 4 floors, due for delivery Q3 2020



ONE BANK
STREET
ARCHITECTS
KPF
STOREYS
24
SIZE
750,000 SQ FT
COMPLETION
Q3 2019

Development Director From prelet technical discussions with Societe Generale to managing Planning approvals, design team and delivery, including concluding EBRD AfL completion Q3 20192019

One Bank Street is a new development at the western end of Bank Street

The building is close to Heron Quays DLR station and the Canary Wharf Jubilee Line station.

A Reserved Matters planning consent has been consented for a building of 750,000 sq ft and 280,000 sq ft was pre-let to Societe Generale in 2014 and construction started shortly thereafter. a further 410,000 sq ft was let to European Bank for Reconstruction and Development in 2019

Shell & Core works are due for completion in Q3 2019 ans Soc Gen are due to occupy by the end of 2019, EBRD will occupy by 2023.

Development Director Currently leading Prelet discussions with an occupier for 50% of the building

One Park Place will be a new office development located on West India Avenue, between Westferry Circus and Cabot Square.

The elegant design with cascading terraces on the south elevation will have views out over the water to the south of the building. In addition there will be unobstructed views to the City of London.

The building will provide potential occupiers with a variety of flexible floor plate sizes, layouts and sustainable environmental credentials for the next generation of Canary Wharf buildings.

PARK PLACE
ARCHITECTS
HORDEN CHERRY LEE
STOREYS
45
SIZE
1,343,174 SQ FT GIA
(INCLUDING BASEMENTS)
919,374 SQ FT NIA
(EXCLUDING BASEMENTS)
954,573 SQ FT NIA
(INCLUDING BASEMENTS)
COMPLETION
TBC





10 BANK
STREET
ARCHITECTS
KPF
STOREYS
27
SIZE
850,000 SQ FT
COMPLETION
Stage 4 Design
only

Development Director gaining Planning consent and managing design to RIBA Stage 4

10 Bank Street is a new development at the western end of Bank Street

The building is close to Heron Quays DLR station and the Canary Wharf Jubilee Line station.

An outline planning consent has been consented for a building of 850,000 sq ft with the flexibility for a tenant to choose the size of the building and layout of the floor plates to suit their occupational requirements and a façade to fit with their corporate image.

The building is currently being designed to RIBA Stage 4 in order to provide potential delivery advantages



SEVEN WESTFERRY CIRCUS
ARCHITECTS
SKIDMORE, OWINGS
& MERRILL
STOREYS
9
SIZE
179,300 SQ FT
COMPLETION
1992

THE HOME OF
EUROPEAN MEDICINES AGENCY

Development Director Responsible for the overall refurbishment including a new entrance lobby and show floor, leasing and finance liaison

A pleasing continuation of the crescent surrounding the Circus. The exterior and interior finish is totally impressive – the façade being clad in limestone and granite, the entrance lobby is in marble and other traditional materials are employed throughout the building.

Development Director Responsible for initial due diligence on JV with LandSec through to the completion of the project. Lead on all tenant due diligence and lead on sale of the building for £1.3bn

20 Fenchurch Street is a stunning new addition to London's skyline and its location sets it apart from other City tower buildings. Future occupiers will enjoy largely uninterrupted views in every direction even from the lower levels of the building.

The building has entrances to both the North and South and is set back from Fenchurch Street. This gives an impressive approach to the entrance and, importantly, adds scale to the building reception. Once inside the building the generous reception area will boast only the best stone and marble as well as full height glazing making it a bright and warm space to be in.

The sky garden at 20 Fenchurch Street will span three floors and offer uninterrupted views across Central London. Served by two express lifts, visitors arrive to a beautiful landscaped garden at level 35 with a champagne bar, a brasserie and a viewing area on level 36, and a seafood bar and grill on level 37.

20 FENCHURCH STREET
ARCHITECTS
RAFAEL VIÑOLY
STOREYS
37
SIZE
UP TO 680,000 SQ FT
COMPLETION
2014





25 CHURCHILL PLACE
ARCHITECTS
KOHN PEDERSEN FOX
STOREYS
21
SIZE
500,000 SQ FT
COMPLETION
2014

THE HOME OF
EUROPEAN MEDICINES AGENCY

Development Manager Responsible for administering the AfL with EY and the disposal of the lease on their previous building, Becket House

25 Churchill Place will take its place in Canary Wharf. An exciting new building, at the heart of one of Europe's most dynamic business and lifestyle destinations. Under construction by Canary Wharf Group, you can be confident of the very highest technical specification. A prestigious leading-edge, flexible, intelligent space that makes equal sense for companies, staff and shareholders.

The new development is situated adjacent to the Churchill Place retail mall which has recently been enhanced and now benefits from new restaurants such as Jamie's Italian and Rocket. Local occupiers include the Global headquarters of Barclays Bank and European headquarters of McGraw-Hill, BP and State Street.





5 CHURCHILL PLACE
ARCHITECTS
HOK
STOREYS
12
SIZE
319,008 SQ FT
COMPLETION
2009

THE HOME OF
JP MORGAN

Development Manager Responsible for fullscale design review of building prior to implementation. Revised scheme provided for an additional 80,000 sq ft

This 15 storey office building rises as a sinuous extrusion from a complex, asymmetrical plot. The elevations respect the context of Canary Wharf in their use of granite, stainless steel and glass. The curvilinear shape maximises the site area and shows variety to Canary Wharf's orthogonal grid. Elevations vary according to their solar orientation, helping achieve a BREEAM Excellent rating that, along with its adaptable floor areas, ensures the long-term sustainability of this bold yet refined structure.

Development Manager Responsible for initial due diligence with MSREF through to the completion of the project. Lead on all tenant due diligence, liaison and lead on sale of the building

Drapers' Gardens replaced the previous Seifert "Old Nat West" Tower to provid an efficient and modern mid-rise building which was designed for trading and financial services tenants

The building has entrances to both the East and West and is set back from Throgmorton Street and Copthall Avenue. A Pocket Park to the west provides for break out space as well as landscaping to the one of the entrances, whereas the busy east entrance provides access froma. busy thoroughfare

The building benefits from atria and terraces bringing in natural daylight to the deeper floor space.

The building is home to BlackRock's European operations and shortly after completion the building was sold to Evans Randall having the benefit of a 25 year lease.

DRAPERS'
GARDENS
ARCHITECTS
Foggo Associates
15
SIZE
UP TO 380,000 SQ FT
COMPLETION
2009





Project Executive responsible to deliver infrastructure, bridges and LUL interfaces

CHURCHILL PLACE

Serving as the eastern gateway to Canary Wharf, its low rise buildings frame the view of the Canada Square towers. Two gateway buildings greet visitors immediately after Cartier Circle and two water courts feature at the north and south extremities of the district. A number of pedestrian crossings bridge the water of the Bellmouth Passage at promenade and street levels to connect Canada Place and the rest of the Canary Wharf malls.

Project Executive

No. 1. on the delivery of the project from inception, design, procurement to completion including tenant liaison

A 12 storey building overlooking local parks and squares to the north and south and with appealing vistas eastwards taking in the curve of the river and the Greenwich Peninsula towards the Thames Barrier. And the view in the entrance lobby is just as impressive. A dramatic sculpture weighing in at 20 tonnes and entitled 'Parting of the Waves' is constructed from 1000 undulating strips of glass vertically stacked. More than half of the building is home to The McGraw-Hill Companies – global financial, publishing, information and media services firm.

20 CANADA SQUARE
ARCHITECTS
SKIDMORE, OWINGS
& MERRILL
STOREYS
12
SIZE
527,200 SQ FT
COMPLETION
2003

THE HOME OF
THE MCGRAW-HILL COMPANIES
BP



Project Executive

Drafted in to push completion and handover of a very complex project whilst still delivering 20 Canada Square

Yet more floor space for Canary Wharf stalwarts, investment firm Morgan Stanley, which pushes their total occupancy to around 1.5 million sq ft. Finished in red granite, this building offers flexible space with efficient floor plates. Connected to the Heron Quays station on the Docklands Light Railway for an extra level of commuting convenience.

20 BANK STREET
ARCHITECTS
SKIDMORE, OWINGS
& MERRILL
STOREYS
13
SIZE
535,000 SQ FT
COMPLETION
2003

THE HOME OF
MORGAN STANLEY





50 BANK STREET
ARCHITECTS
CESAR PELLI & ASSOCIATES
STOREYS
12
SIZE
213,860 SQ FT
COMPLETION
2002

THE HOME OF
RENAISSANCE CAPITAL
THE NORTHERN TRUST COMPANY

Project Executive Drafted in to push completion and handover of a very complex project whilst still delivering 20 Canada Square

Exotically finished in Topazio and Verde Maritaka stonework, the building has stainless steel and glass on one side in response to the neighbouring Clifford Chance building. This finish rises above the stone to form an illuminated crystalline top. The versatility of the building is underlined by its three basement levels and a mezzanine. It enjoys direct links to the London Underground and the Jubilee Place retail mall.



25 CANADA SQUARE
ARCHITECTS
CESAR PELLI & ASSOCIATES
STOREYS
42
SIZE
1,200,000 SQ FT
COMPLETION
2002

THE HOME OF
AFFINITY GROUP
CAREER ACADEMIES
CITI
CHINA UNICOM
CROSSRAIL
FIRST RATE FX
GFT GLOBAL MARKETS
GOLDENBERG HEHMEYER & CO.
HATFIELD PHILIPS
IBTIMES
INSTINET
IVALDI CAPITAL
LNR
MWB
RICOH UK
SKRILL
SUNGARD
3I INFOTECH
WANO

Senior Project Manager No. 2. on the project involved from design, procurement to completion including tenant liaison

This finely articulated glass and stainless steel tower rises to 42 storeys. European HQ for Citi, the first 14 floors link directly to the adjacent Citibank building and provide spectacular views across Canary Wharf. Below street level there are links to the shopping malls of Canada Place and Jubilee Place, plus easy access to the London Underground directly south of the building.



20 COLUMBUS COURTYARD
ARCHITECTS
SKIDMORE, OWINGS
& MERRILL
STOREYS
10
SIZE
269,600 SQ FT
COMPLETION
2000

THE HOME OF
CREDIT SUISSE

Electrical Project Manager

Design management, procurement, delivery, handover and client liaison

Designed as an expansion office for One Cabot Square and acquired over a decade ago by Credit Suisse. The building accesses the large trading floors which bridge this structure and the 'parent' building.

International Experience

Into Construction Management and Clientside Representation

International postings:

- Site Superintendent for Bovis Lehrer McGovern on EuroDisneyLand, Paris, 1991-921-92
- Senior Manager for Siemens on Ministry of Interior Projects, Riyadh, Saudi Arabia, 1992 -94
- Senior Manager for Siemens on record documentation for Ministry projects in Saudi Arabi, Dusseldorf, 1992-94 -
- Senior Project Manager for private Chinese Developer on shopping mall complex in Surabaya, Indonesia, 1997



Ongoing Career

Senior Construction Management Roles

My career progression:

- Services Manager for Lehrer McGovern International on Legoland, Windsor, August 1994-96
- Senior Services Manager for Lehrer McGovern International on Terminal 2, Manchester Airport, 1996-97
- Senior Services Manager for Lehrer McGovern International on Canary Riverside Canary Wharf, 1997
- Senior Services Manager for Lehrer McGovern International on The National Theatre, London, 1997



Early Career

From and Indentured Apprentice to Project Manager

My early career:

- Commenced an indentured apprenticeship as a Technician Electrical Engineer, August 1982
- Completed my apprenticeship 1 year early, August 1986
- Project Engineer running small and medium sized installation projects, 1986-87
- Branch Manager for medium sized M + E contractor working on Government projects, 1987-89
- Project Manager on fit out projects, including Bracken House and Morgan Stanley, 1988-91



**Andrew
Heath-Richardson**

Career Portfolio

July 2019

