

An architectural sketch of a city street scene. The scene is dominated by large, leafy trees with green and yellow foliage, some of which are in the foreground, partially obscuring the view. The street is lined with modern buildings, one of which has a glass facade and a sign with the number '30'. People are depicted in various activities: walking, sitting on a bench, riding a bicycle, and pushing a stroller. A white van is parked on the street. The overall atmosphere is bright and lively, suggesting a pedestrian-friendly urban environment.

# OKR 3 - Mandela Way

# OKR 4 - Dunton Road

Feasibility Study

WORKING DRAFT OPTIONS: 22/06/2020

MACCREANOR  
LAVINGTON

# Masterplan Updates

This document is an addendum to the OKR 3 (Mandela Way) and OKR 4 (Dunton Road) Feasibility Study, July 2018.

The main updates to the masterplan are:

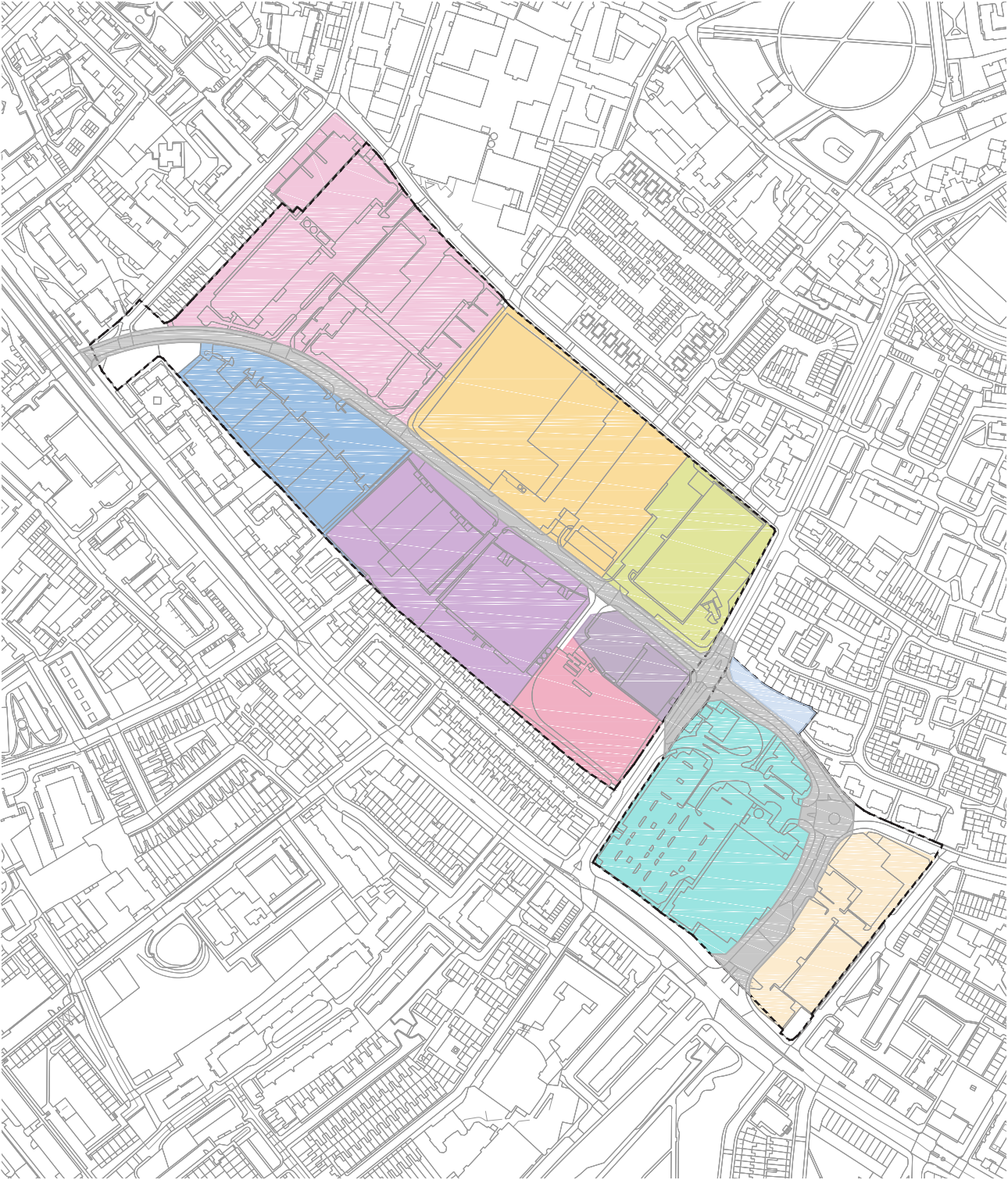
- > Modification of Mandela Way road layout, keep the existing alignment.
- > Rework of site OKR3.1 to suit new road alignments and existing land ownership.
- > Revision to the Tate site proposals to provide a commercial only scheme – 50,000sqm.
- > Remove Residential street on the south side of the Tate site.
- > Remove development from OKR4.3 and show it as a pocket park.
- > Include existing trees on the plan.
- > Include TFL's proposed Dunton Road's closure for vehicular access
- > Production of 3 options for sites OKR3.6 and OKR3.8.








Option 1 - Existing Masterplan layout for OKR3.6 and OKR3.8 sites and updated sites OKR4.1 and OKR4.2 with the Tesco and Southernwood site proposals to reflect the approved scheme and emerging proposals in these sites.

Option 2 – Complete the housing backing onto Marcia Road, and extension of the residential road to Dunton Road. The new development will retain industrial uses at ground floor with residential above. Sites OKR3.6 and OKR3.8 have been partially combined into a larger mixed use block with B8 and light industrial uses on the ground floor. The block will be wrapped with office space to activate the street frontage.

Option 3 – combining the two sites, the new development will provide a big supermarket (Tesco) wrapped with small retail to active the street and residential above. For this option we include the existing masterplan layout for site OKR4.1 to avoid duplicating the Tesco scheme. Site OKR4.2 remains as per the approved scheme.

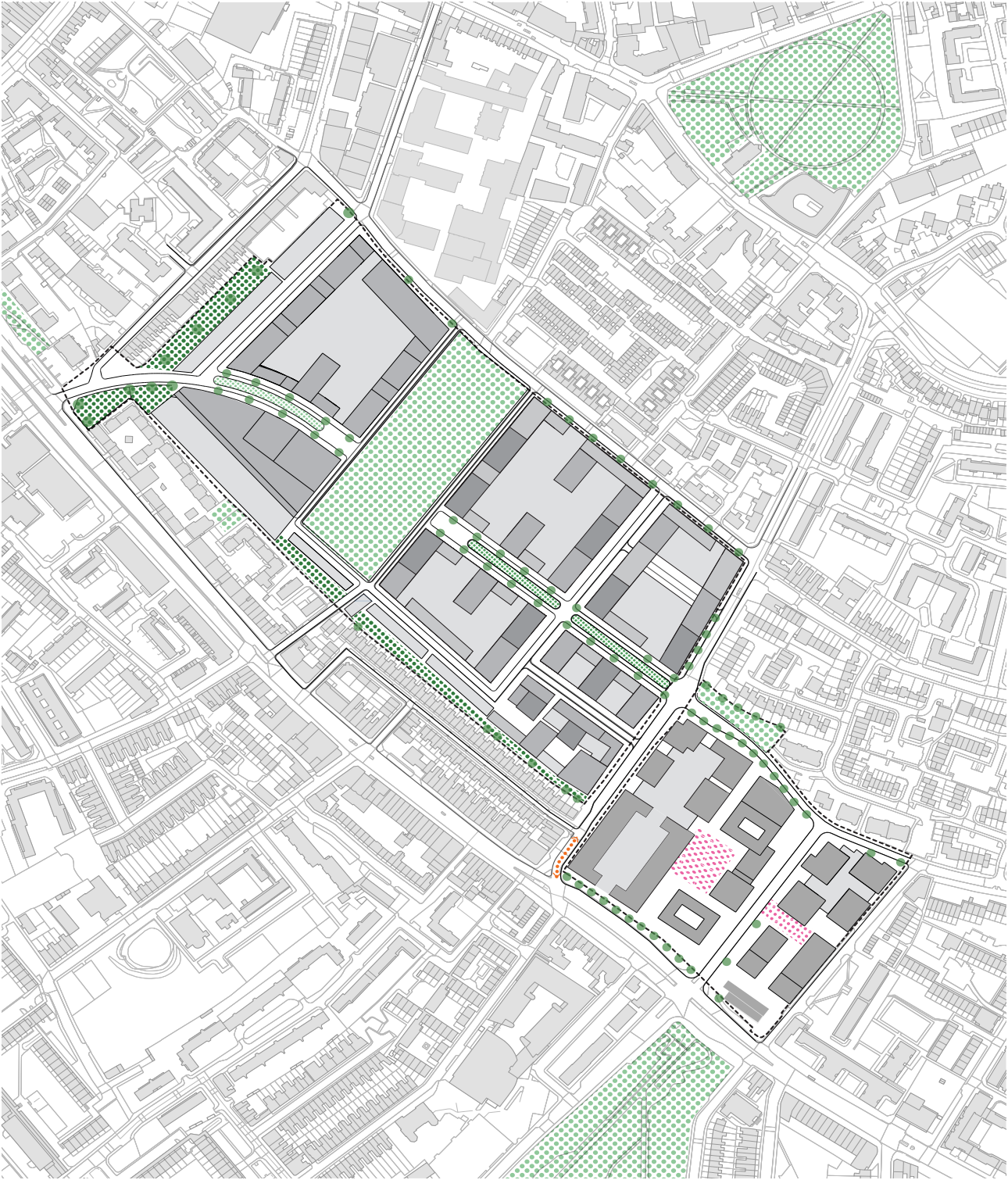
# Ownership Map



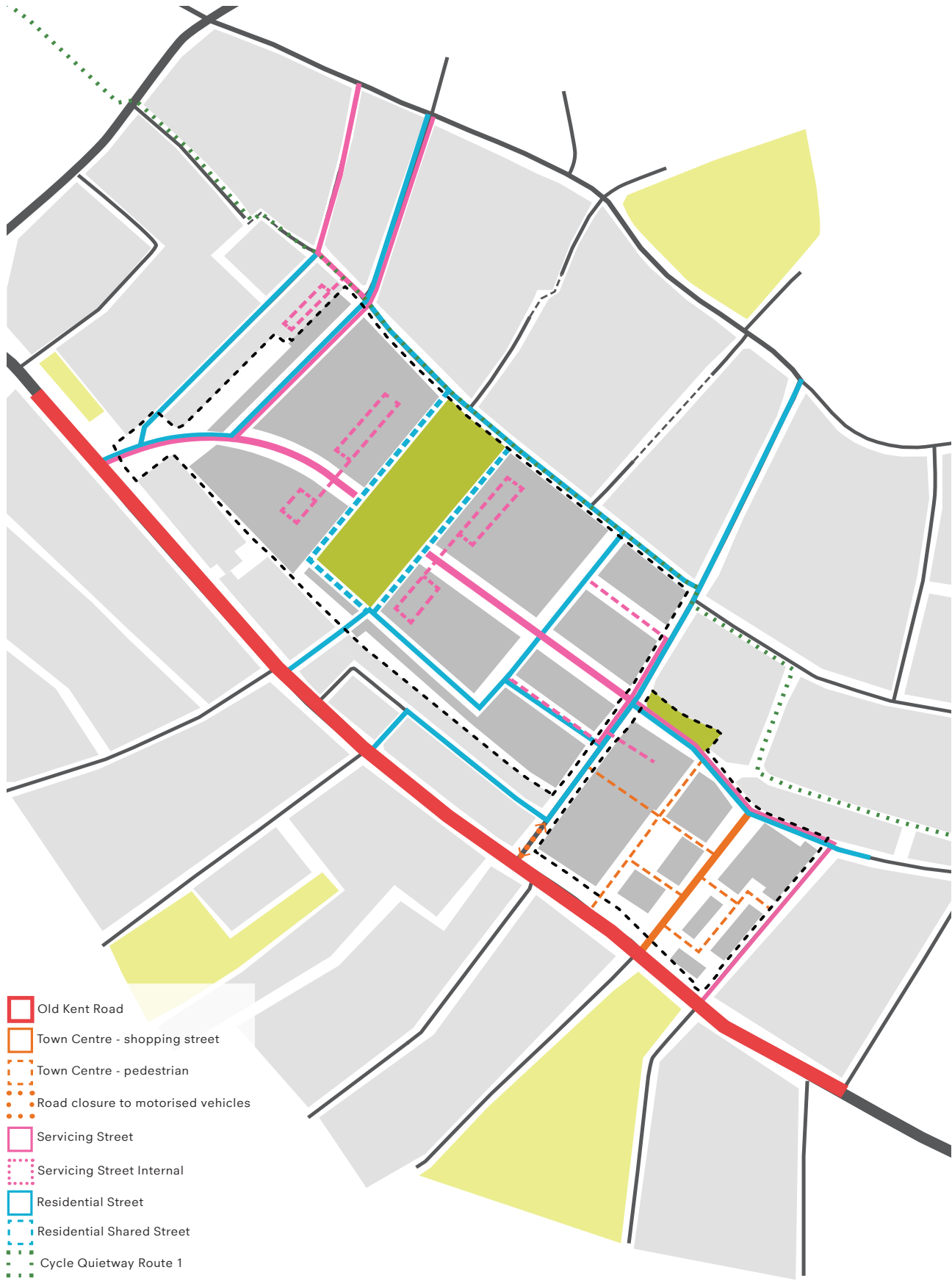
 OKR3.1 – Duchy of Lancaster	 OKR3.5 – John Lyon’s Charity	 OKR4.1 – Invesco
 OKR3.2 – City of Westminster	 OKR3.6 – Conway	 OKR4.2 – Strathclyde Pension Fund
 OKR3.3 – Tate	 OKR3.7 – Southwark Council	 OKR4.3 – Quadron Investments Ltd
 OKR3.4 – Royal Mail Pension Fund	 OKR3.8 – Firmdale	

# Option 1

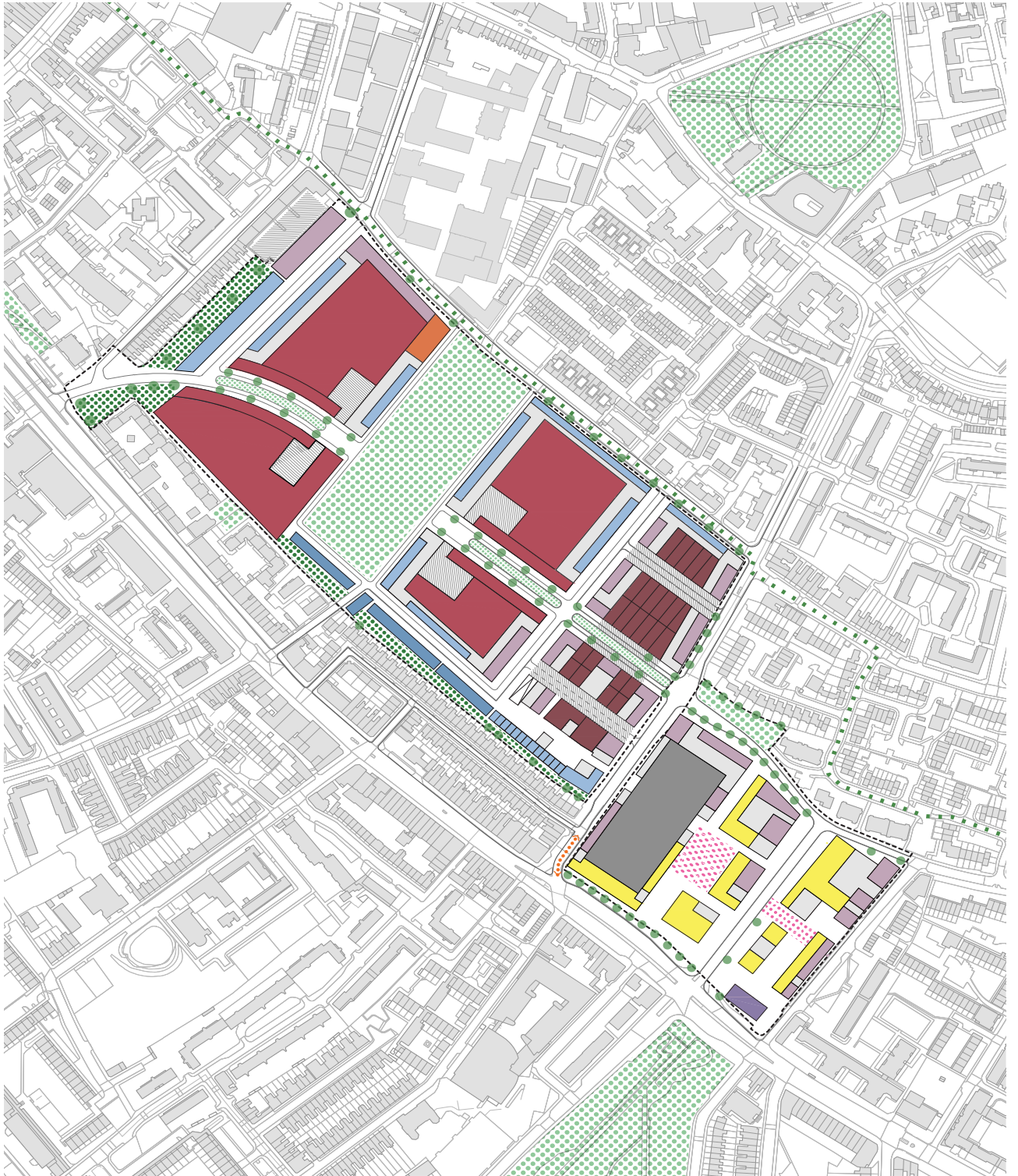
# Roofplan



# Movement & Access

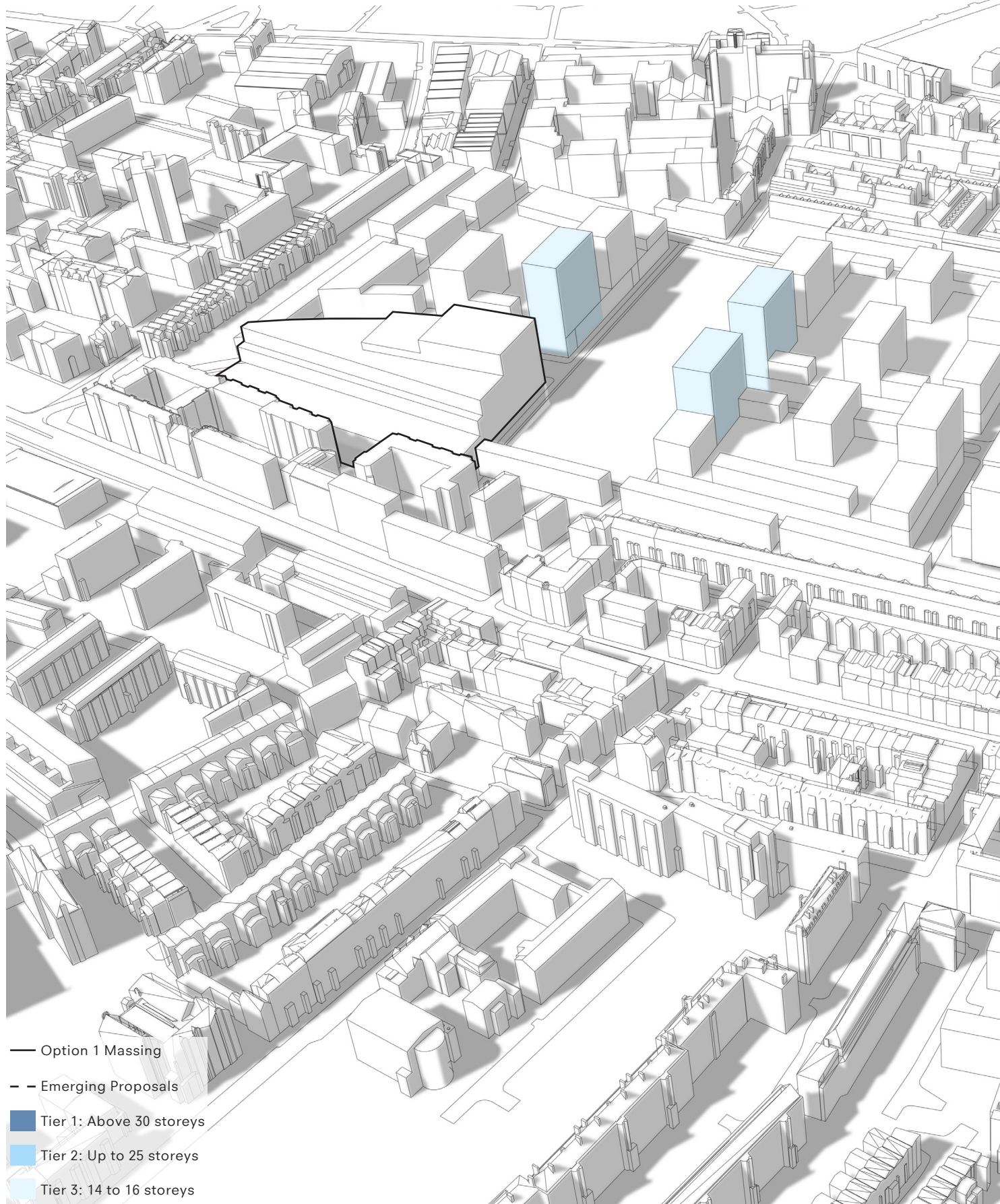


# Ground floor

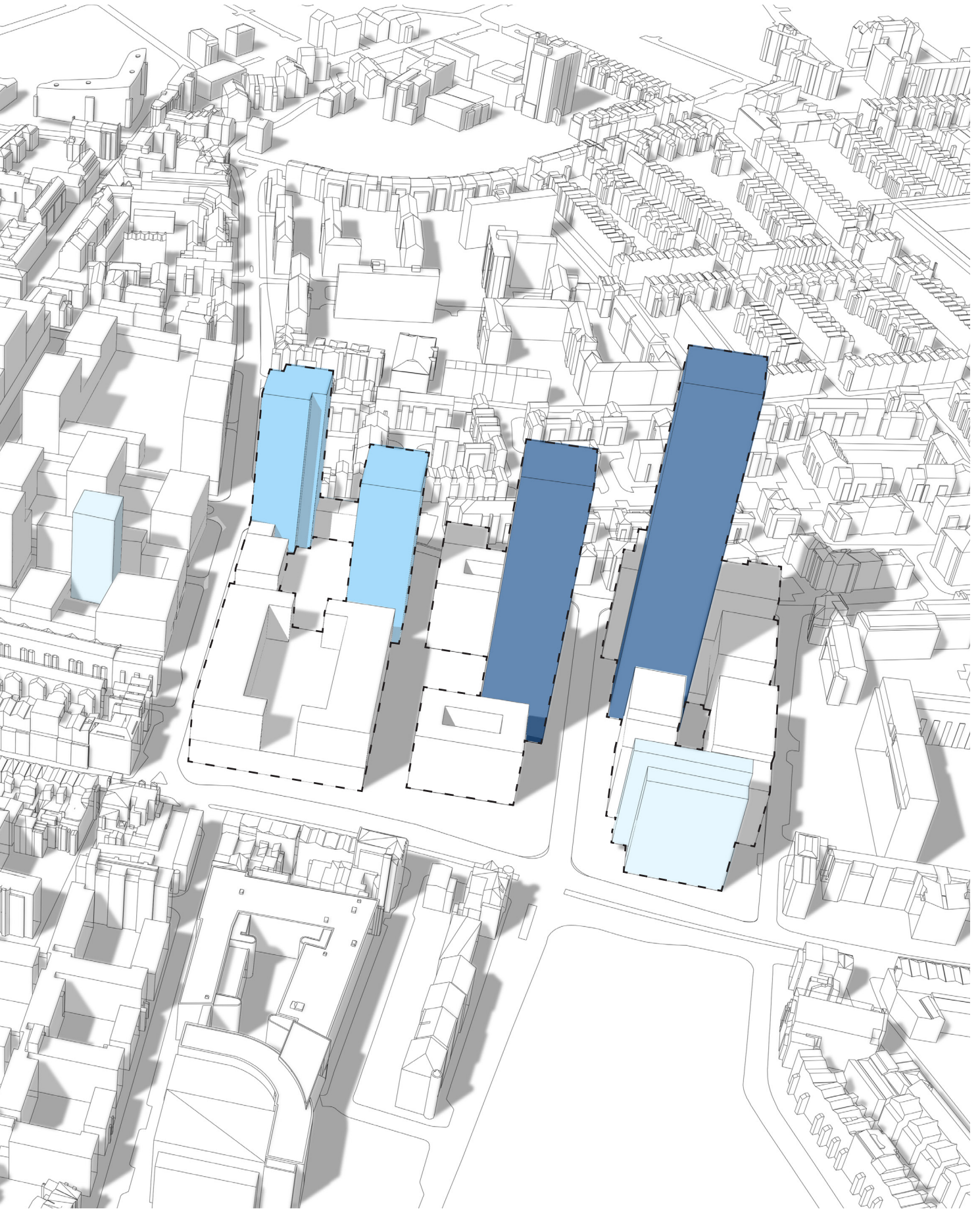


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|--|---|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black;"></span> Distribution and Storage           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #404040; border: 1px solid black;"></span> Parking with retail above | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Residential Houses     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; border-radius: 50%;"></span> Private Open Space   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Small Industrial Units             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> School                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000080; border: 1px solid black;"></span> Residential Apartments | <span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid black;"></span> Internal Servicing Yard |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> Office / Studio                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> Retail                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black;"></span> Residential Ancillary  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black; border-radius: 50%;"></span> Public Square  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #483D8B; border: 1px solid black;"></span> Hotel                              | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px dashed green;"></span> Cycle Quietway Route 1                       | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px dotted orange;"></span> Road closure to motorised vehicles       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #00FF00; border: 1px solid black; border-radius: 50%;"></span> Public Open Space  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; border-radius: 50%;"></span> Existing Trees |   |  |  |

# Massing







## Accommodation Schedule

The Masterplan			Residential					
Sites	Land Ownership Area (Ha)		Apartments	Houses	Ancillary	Units	GIA	GEA
<b>OKR3:</b>								
OKR3.1	Duchy of Lancaster	2.82	38,276	3,683	2,268	424	39,804	44,227
OKR3.1	Duchy of Lancaster	2.82	33,379	8,054	2,306	419	39,364	43,738
OKR3.2	City of Westminster	2.43	40,806	6,276	2,753	478	44,852	49,835
OKR3.3	Tate	1.37	17,676	6,105	1,801	245	23,024	25,582
OKR3.3	Tate	1.37	0	2,056	0	20	1,851	2,056
OKR3.4	Royal Mail Pension Fund	2.00	26,053	8,922	1,865	353	33,156	36,840
OKR3.5	John Lyon's Charity	1.16	27,841	714	1,731	290	27,257	30,286
OKR3.6	Conway	0.43	14,884	0	821	151	14,135	15,705
OKR3.7	Southwark Council		0	0	0	0		0
OKR3.8	Firmdale	0.70	24,466	0	3,346	230	25,031	27,812
PREVIOUS MASTERPLAN TOTAL			190,002	25,700	14,585	2,171	207,259	230,287
UPDATED MASTERPLAN TOTAL			167,429	26,022	12,822	1,941	185,646	206,273
<b>OKR4:</b>								
OKR4.1	Invesco	2.16	74,609	765	5,467	775	72,757	80,841
OKR4.1	Invesco (MLA Scheme)	2.16	88,000	0	4,000	882	82,800	92,000
OKR4.2	Strathclyde Pension	0.96	49,244	1,006	2,763	508	47,712	53,013
OKR4.2	Strathclyde Pension (Planning Scheme)	0.96	66,293	0	0	725	62,367	66,293
OKR4.3	Quadron Investments Ltd.	0.12	3,088	0	0	30	2,779	3,088
OKR4.3	Quadron Investments Ltd. (Green Area)	0.12	0	0	0	0	0	0
PREVIOUS MASTERPLAN TOTAL			126,941	1,771	8,230	1,313	123,248	136,942
UPDATED MASTERPLAN TOTAL			154,293	0	4,000	1,607	145,167	158,293
<b>UPDATED MASTERPLAN GRAND TOTAL</b>			<b>321,722</b>	<b>26,022</b>	<b>16,822</b>	<b>3,548</b>	<b>330,813</b>	<b>364,566</b>

Unchanged Plots

Previous Masterplan Data

Updated Masterplan Data

Note: Tate housing fronting the park

## Residential Assumptions

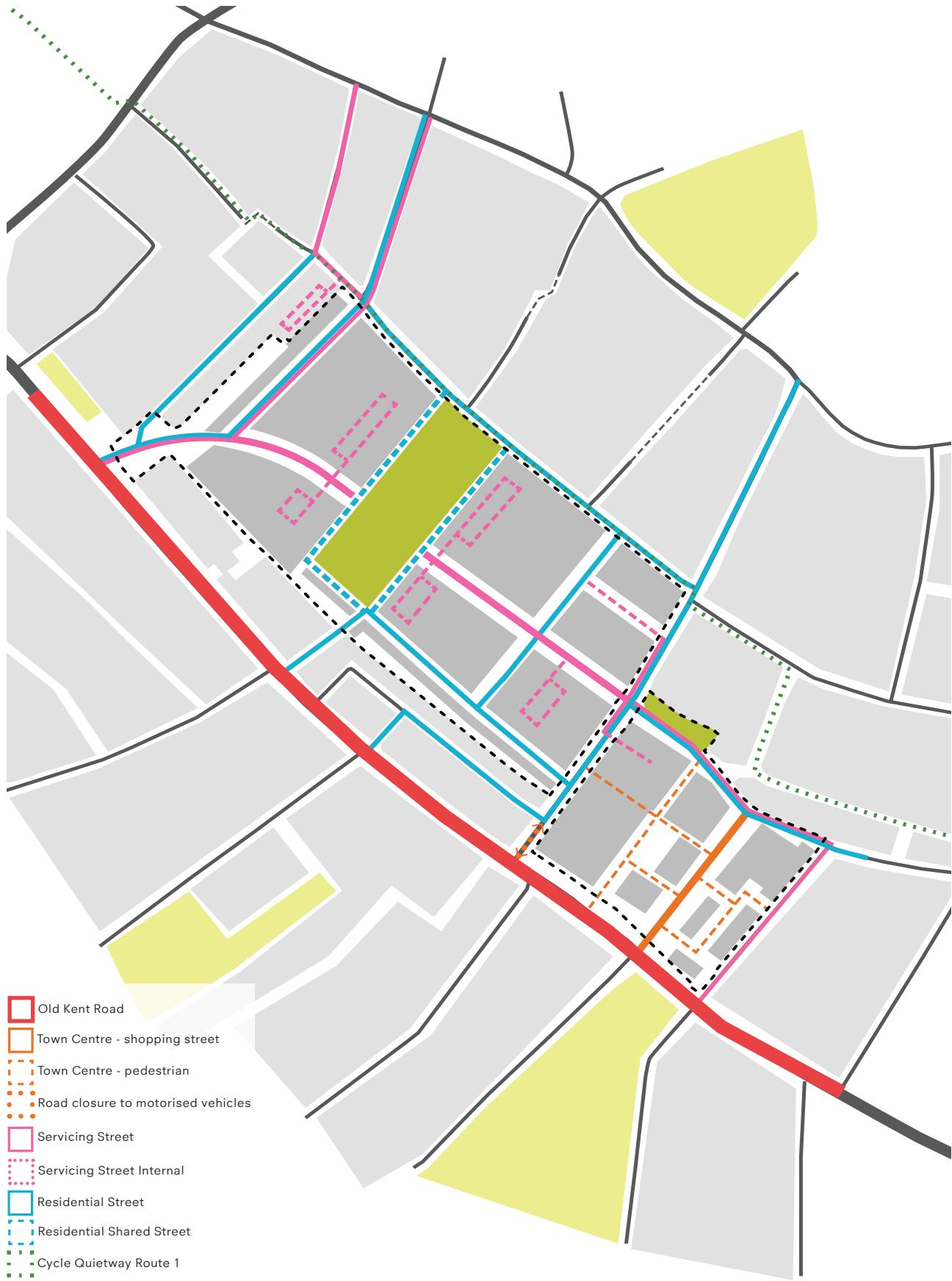
Sites	Employment Storage & Distribution						Education		Retail		Hotel		Cinema		Parking	
	Offices B1a	Industrial B1c	B8	Other	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA
<b>OKR3:</b>																
OKR3.1	8,095	0	9,650	0	15,971	17,745	2,997	3,330	0	0	0	0	0	0	0	0
OKR3.1	8,104	0	9,670	0	15,997	17,774	2,997	3,330	0	0	0	0	0	0	0	0
OKR3.2	0	0	8,993		8,094	8,993		0	0	0	0	0	0	0	0	0
OKR3.3	0	0	2,725	0	2,453	2,725	0	0	0	0	0	0	0	0	0	0
OKR3.3	3,418		53,669	0	51,378	57,087	0	0	0	0	0	0	0	0	0	0
OKR3.4	846	0	4,767	0	5,052	5,613	0	0	0	0	0	0	0	0	0	0
OKR3.5	3,365	4,184	0	0	6,794	7,549	0	0	0	0	0	0	0	0	0	0
OKR3.6	1,580	1,366	0	0	2,651	2,946	0	0	352	391	0	0	0	0	0	0
OKR3.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OKR3.8	871	956	0	0	1,644	1,827	0	0	0	0	0	0	0	0	0	0
	14,757	6,506	26,135	0	42,659	47,398	2,997	3,330	352	391	0	0	0	0	0	0
	18,184	6,506	77,099	0	91,609	101,789	2,997	3,330	352	391	0	0	0	0	0	0
<b>OKR4:</b>																
OKR4.1	638	0	0	0	574	638	0	0	6,328	7,031	0	0	0	0	0	0
OKR4.1	7,000	0	0	0	0	7,000	0	0	6,750	7,500	0	0	0	0	0	0
OKR4.2	0	0	0	0	0	0	0	0	3,241	3,601	0	0	0	0	0	0
OKR4.2	0	0	0	0	0	0	0	0	996	2,628	8,671	9,332	507	537	7,789	8,131
OKR4.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OKR4.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	638	0	0	0	574	638	0	0	9,569	10,632	0	0	0	0	0	0
	7,000	0	0	0	0	7,000	0	0	7,746	10,128	8,671	9,332	507	537	7,789	8,131
	25,184	6,506	77,099	0	91,609	108,789	2,997	3,330	8,098	10,519	8,671	9,332	507	537	7,789	8,131



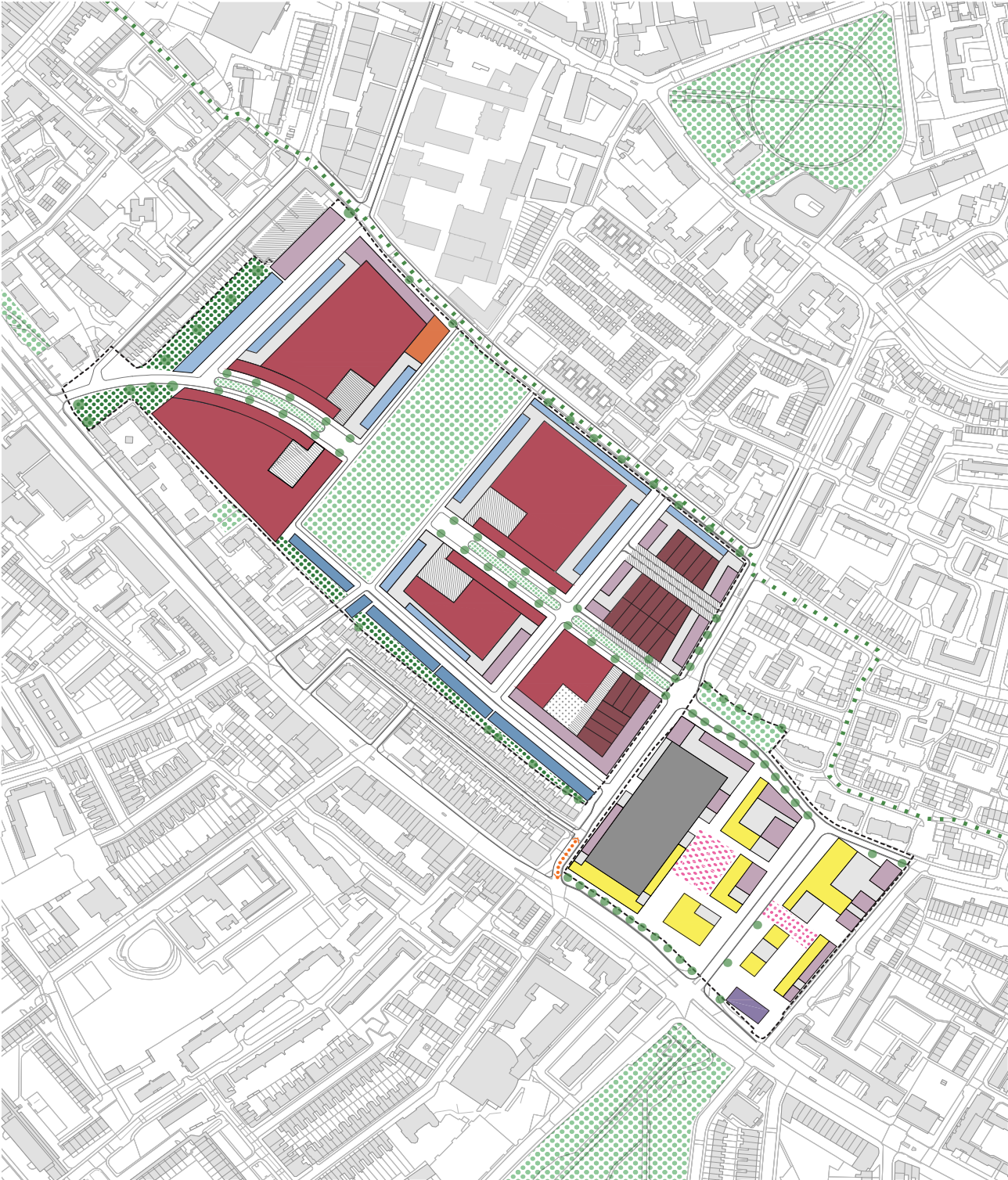
Impression of the new street behind Pages Walk, looking towards Rich Estate



# Movement & Access

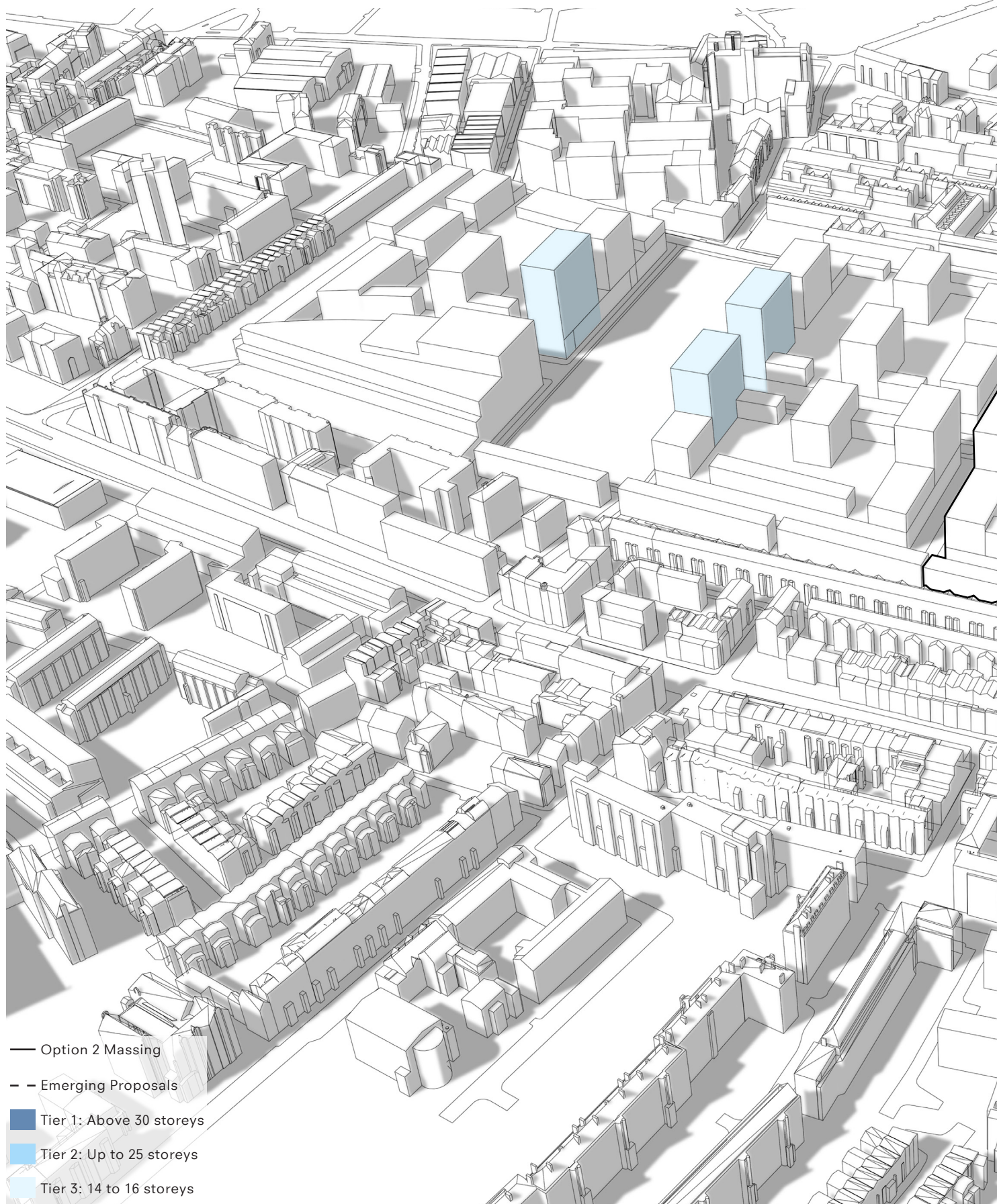


# Ground floor

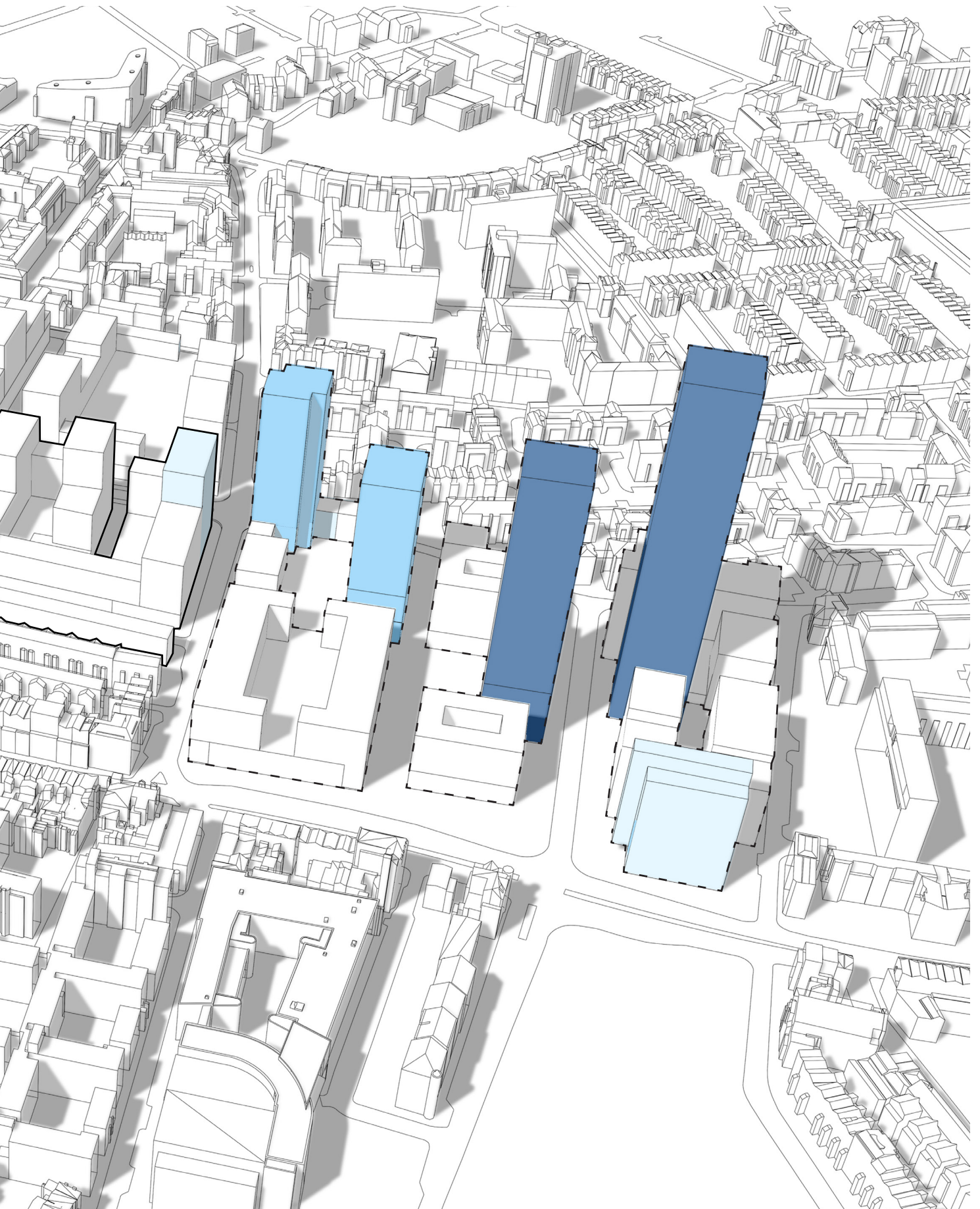


- |                          |                                    |                        |                         |
|--------------------------|------------------------------------|------------------------|-------------------------|
| Distribution and Storage | Parking with retail above          | Residential Houses     | Private Open Space      |
| Small Industrial Units   | School                             | Residential Apartments | Internal Servicing Yard |
| Office / Studio          | Retail                             | Residential Ancillary  | Public Square           |
| Hotel                    | Road closure to motorised vehicles | Public Open Space      | Cycle Quietway Route 1  |
| Existing Trees           | External Servicing Yard            |                        |                         |

# Massing







# Accommodation Schedule

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OKR3.4	Royal Mail Pension Fund	2.00	26,053	8,922	1,865	353	33,156	36,840
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OKR3.6	Conway	0.43	14,884	0	821	151	14,135	15,705
OKR3.7	Southwark Council		0	0	0	0		0
OKR3.8	Firmdale	0.70	24,466	0	3,346	230	25,031	27,812
OKR3.6/3.8	Conway/Firmdale	1.13	37,349	3,831	0	395	37,062	41,180
PREVIOUS MASTERPLAN TOTAL			190,002	25,700	14,585	2,171	207,259	230,287
UPDATED MASTERPLAN TOTAL			165,428	29,853	8,655	1,955	183,542	203,936
<b>OKR4:</b>								
OKR4.1	Invesco	2.16	74,609	765	5,467	775	72,757	80,841
OKR4.1	Invesco (MLA Scheme)	2.16	88,000	0	4,000	882	82,800	92,000
OKR4.2	Strathclyde Pension	0.96	49,244	1,006	2,763	508	47,712	53,013
OKR4.2	Strathclyde Pension (Planning Scheme)	0.96	66,293	0	0	725	62,367	66,293
OKR4.3	Quadron Investments Ltd.	0.12	3,088	0	0	30	2,779	3,088
OKR4.3	Quadron Investments Ltd. (Green Area)	0.12	0	0	0	0	0	0
PREVIOUS MASTERPLAN TOTAL			126,941	1,771	8,230	1,313	123,248	136,942
UPDATED MASTERPLAN TOTAL			154,293	0	4,000	1,607	145,167	158,293
UPDATED MASTERPLAN GRAND TOTAL			319,721	29,853	12,655	3,562	328,709	362,229

- Unchanged Plots
- Previous Masterplan Data
- Updated Masterplan Data

Note: Tate housing fronting the park

## Residential Assumptions

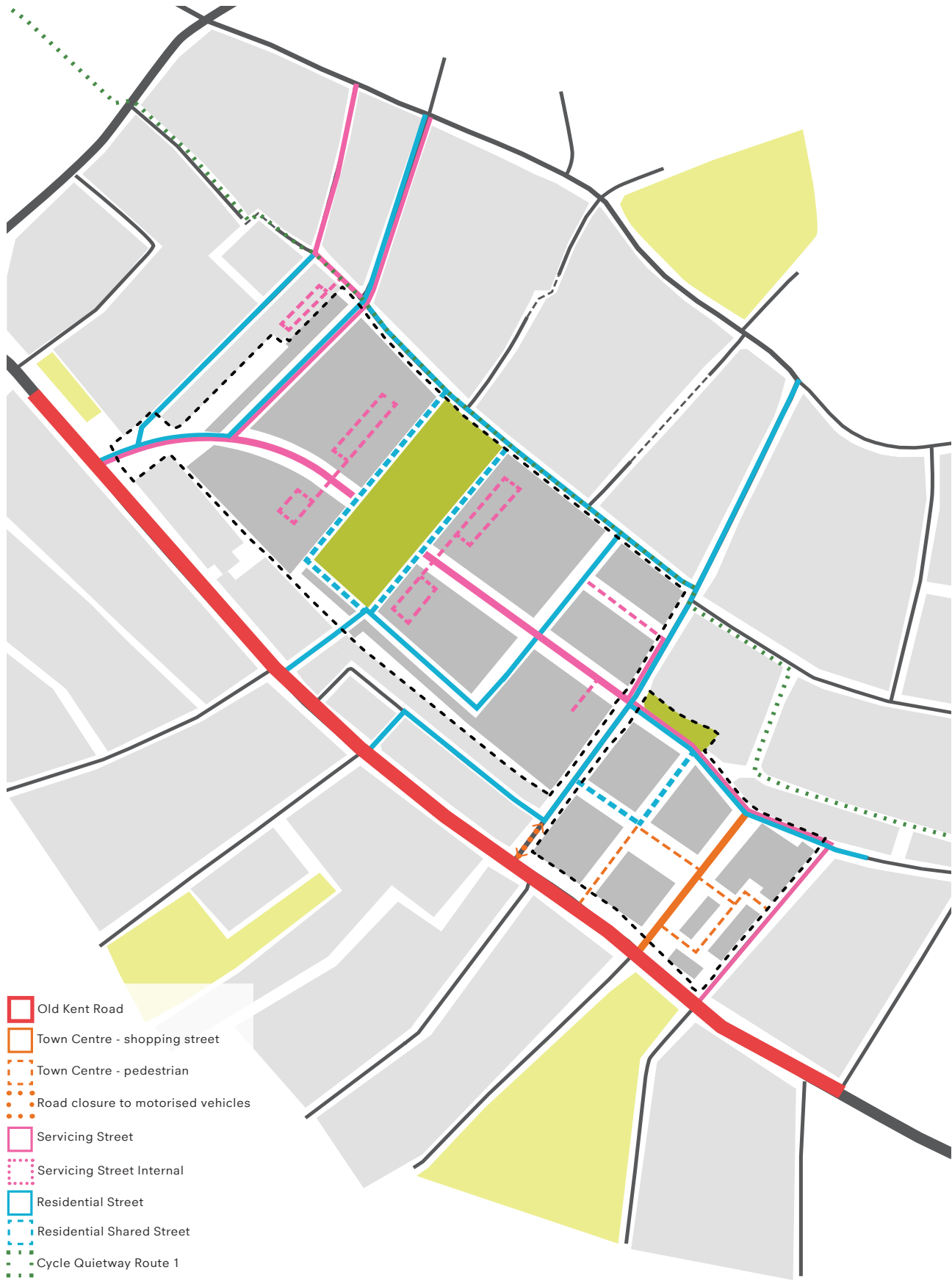
Sites	Employment						Education		Retail		Hotel		Cinema		Parking	
	Offices B1a	Industrial B1c	Storage & Distribution B8	Other	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA
<b>OKR3:</b>																
OKR3.1	8,095	0	9,650	0	15,971	17,745	2,997	3,330	0	0	0	0	0	0	0	0
OKR3.1	8,104	0	9,670	0	15,997	17,774	2,997	3,330	0	0	0	0	0	0	0	0
OKR3.2	0	0	8,993	0	8,094	8,993	0	0	0	0	0	0	0	0	0	0
OKR3.3	0	0	2,725	0	2,453	2,725	0	0	0	0	0	0	0	0	0	0
OKR3.3	3,418	0	53,669	0	51,378	57,087	0	0	0	0	0	0	0	0	0	0
OKR3.4	846	0	4,767	0	5,052	5,613	0	0	0	0	0	0	0	0	0	0
OKR3.5	3,365	4,184	0	0	6,794	7,549	0	0	0	0	0	0	0	0	0	0
OKR3.6	1,580	1,366	0	0	2,651	2,946	0	0	352	391	0	0	0	0	0	0
OKR3.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OKR3.8	871	956	0	0	1,644	1,827	0	0	0	0	0	0	0	0	0	0
OKR3.6/3.8	3,843	1,779	2,807	0	7,585	8,428	0	0	0	0	0	0	0	0	0	0
	14,757	6,506	26,135	0	42,659	47,398	2,997	3,330	352	391	0	0	0	0	0	0
	19,576	5,963	79,905	0	94,899	105,444	2,997	3,330	0	0	0	0	0	0	0	0
<b>OKR4:</b>																
OKR4.1	638	0	0	0	574	638	0	0	6,328	7,031	0	0	0	0	0	0
OKR4.1	7,000	0	0	0	0	7,000	0	0	6,750	7,500	0	0	0	0	0	0
OKR4.2	0	0	0	0	0	0	0	0	3,241	3,601	0	0	0	0	0	0
OKR4.2	0	0	0	0	0	0	0	0	996	2,628	8,671	9,332	507	537	7,789	8,131
OKR4.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OKR4.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	638	0	0	0	574	638	0	0	9,569	10,632	0	0	0	0	0	0
	7,000	0	0	0	0	7,000	0	0	7,746	10,128	8,671	9,332	507	537	7,789	8,131
	26,576	5,963	79,905	0	94,899	112,444	2,997	3,330	7,746	10,128	8,671	9,332	507	537	7,789	8,131



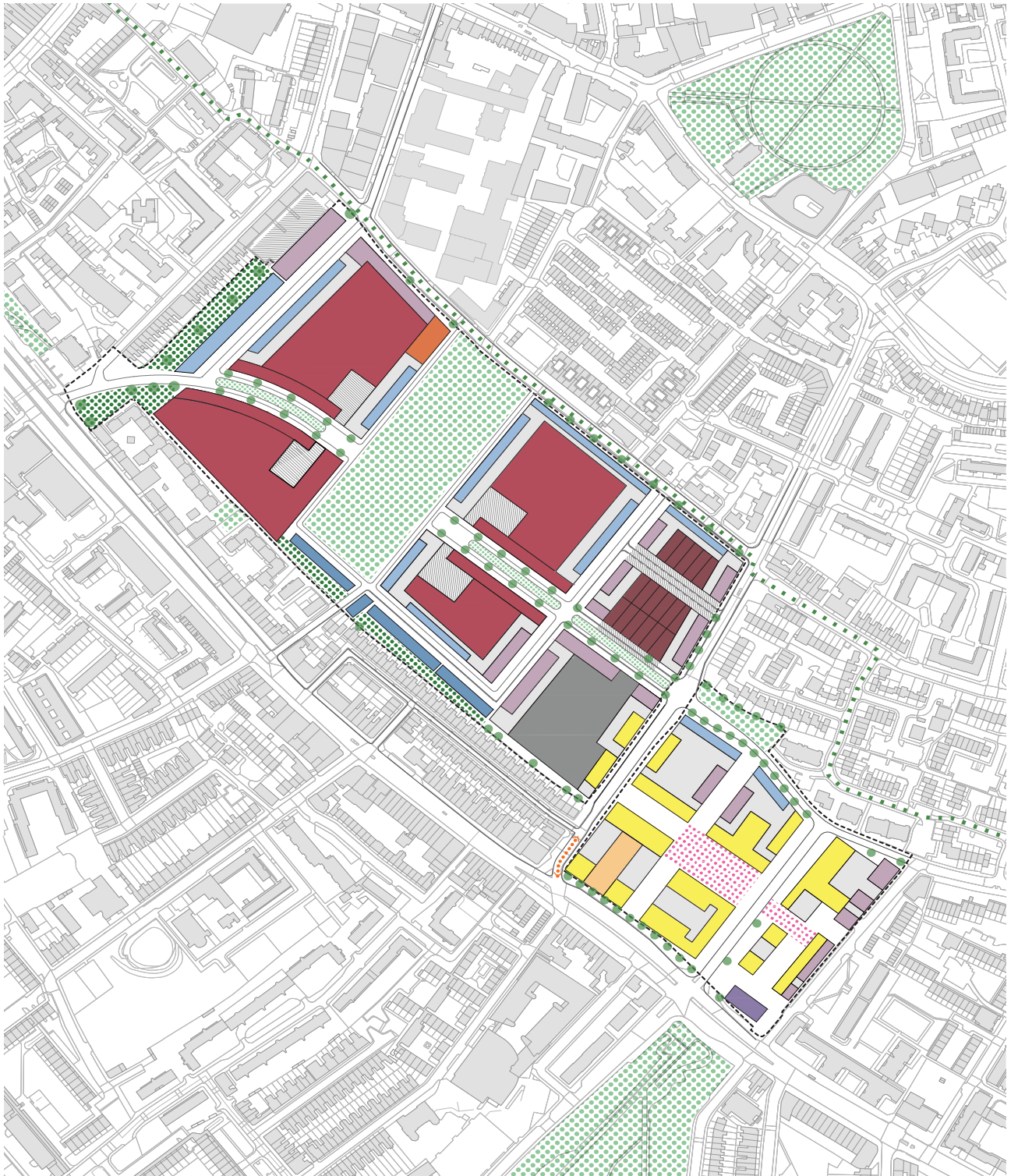
Impression of Rowcross Street, looking towards Burgess Park



# Movement & Access

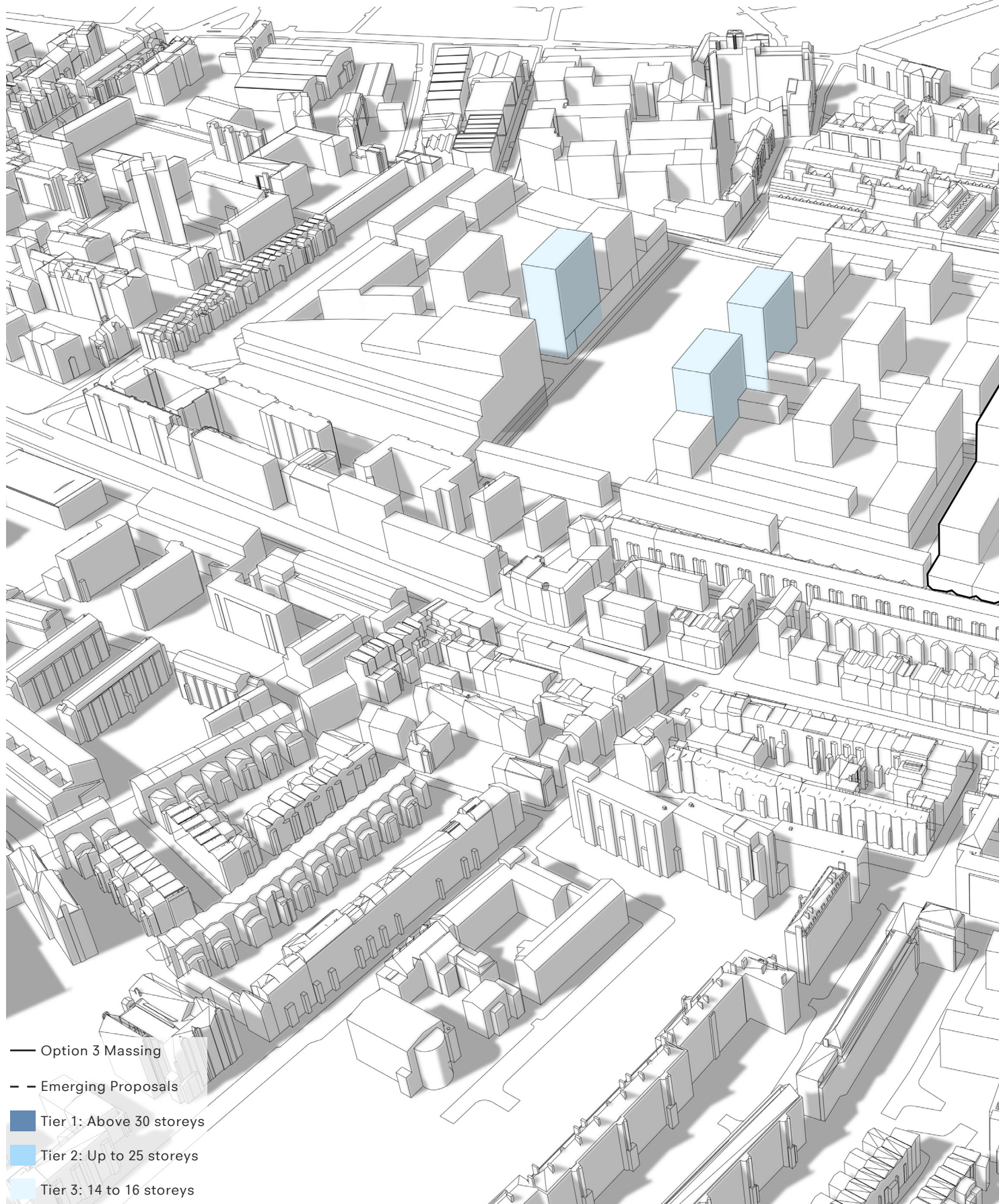


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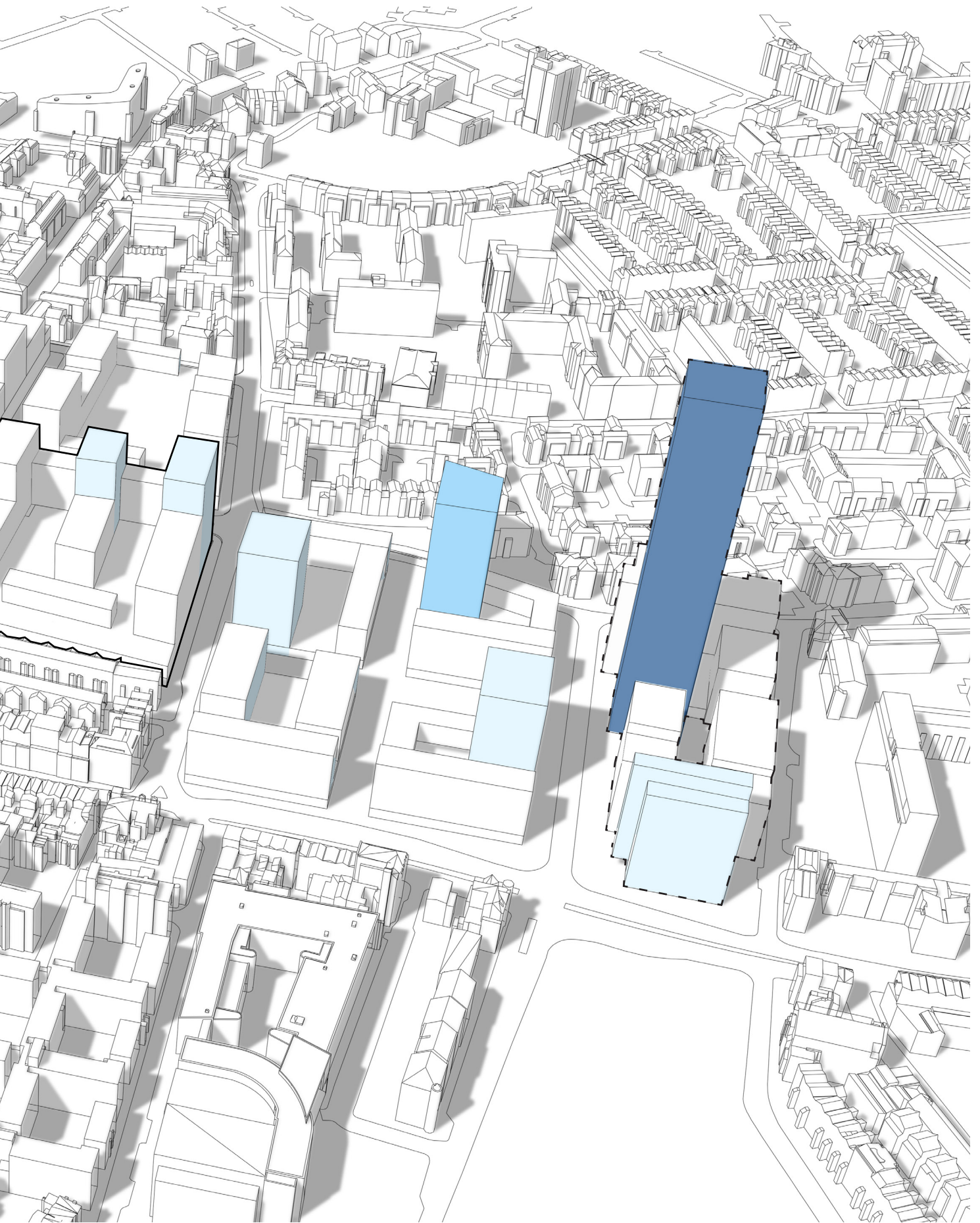


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|--|---|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black;"></span> Distribution and Storage           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #444; border: 1px solid black;"></span> Parking with retail above    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black;"></span> Residential Houses     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; border-style: dotted;"></span> Private Open Space  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4B0082; border: 1px solid black;"></span> Small Industrial Units             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> School                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000080; border: 1px solid black;"></span> Residential Apartments | <span style="display: inline-block; width: 15px; height: 15px; background-image: linear-gradient(to right, transparent 49%, #ccc 49% 49%, #ccc 49% 51%, transparent 51%); border: 1px solid black;"></span> Internal Servicing Yard |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> Office / Studio                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> Retail                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black;"></span> Residential Ancillary  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black; border-style: dotted;"></span> Public Square   |
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| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border-radius: 50%; border: 1px solid black;"></span> Existing Trees |   |  |   |

# Massing







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OKR3.3	Tate	1.37	0	2,056	0	20	1,851	2,056
OKR3.4	Royal Mail Pension Fund	2.00	26,053	8,922	1,865	353	33,156	36,840
OKR3.5	John Lyon's Charity	1.16	27,841	714	1,731	290	27,257	30,286
OKR3.6	Conway	0.43	14,884	0	821	151	14,135	15,705
OKR3.7	Southwark Council		0	0	0	0		0
OKR3.8	Firmdale	0.70	24,466	0	3,346	230	25,031	27,812
OKR3.6/3.8	Conway/Firmdale	1.13	41,810	1704	1,013	427	40,074	44,527
PREVIOUS MASTERPLAN TOTAL			190,002	25,700	14,585	2,171	207,259	230,287
UPDATED MASTERPLAN TOTAL			169,889	27,726	9,668	1,987	186,554	207,283
<b>OKR4:</b>								
OKR4.1	Invesco	2.16	74,609	765	5,467	775	72,757	80,841
OKR4.2	Strathclyde Pension	0.96	49,244	1,006	2,763	508	47,712	53,013
OKR4.2	Strathclyde Pension (Planning Scheme)	0.96	66,293	0	0	725	62,367	66,293
OKR4.3	Quadron Investments Ltd.	0.12	3,088	0	0	30	2,779	3,088
OKR4.3	Quadron Investments Ltd. (Green Area)	0.12	0	0	0	0	0	0
PREVIOUS MASTERPLAN TOTAL			126,941	1,771	8,230	1,313	123,248	136,942
UPDATED MASTERPLAN TOTAL			140,902	765	5,467	1,500	135,124	147,134
UPDATED MASTERPLAN GRAND TOTAL			310,791	28,491	15,135	3,487	321,678	354,417

- Unchanged Plots
- Previous Masterplan Data
- Updated Masterplan Data

Note: Tate housing fronting the park

## Residential Assumptions

Sites	Employment						Education		Retail		Hotel		Cinema		Parking	
	Offices B1a	Industrial B1c	Storage & Distribution	B8	Other	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA	GEA
<b>OKR3:</b>																
OKR3.1	8,095	0	9,650	0	15,971	17,745	2,997	3,330	0	0	0	0	0	0	0	0
OKR3.1	8,104	0	9,670	0	15,997	17,774	2,997	3,330	0	0	0	0	0	0	0	0
OKR3.2	0	0	8,993		8,094	8,993		0	0	0	0	0	0	0	0	0
OKR3.3	0	0	2,725	0	2,453	2,725	0	0	0	0	0	0	0	0	0	0
OKR3.3	3,418		53,669	0	51,378	57,087	0	0	0	0	0	0	0	0	0	0
OKR3.4	846	0	4,767	0	5,052	5,613	0	0	0	0	0	0	0	0	0	0
OKR3.5	3,365	4,184	0	0	6,794	7,549	0	0	0	0	0	0	0	0	0	0
OKR3.6	1,580	1,366	0	0	2,651	2,946	0	0	352	391	0	0	0	0	0	0
OKR3.7	0	0	0			0	0	0	0	0	0	0	0	0	0	0
OKR3.8	871	956	0	0	1,644	1,827	0	0	0	0	0	0	0	0	0	0
OKR3.6/3.8	1,451	0	0	0	1,306	1,451	0	0	10,463	11,625.62	0	0	0	0	6,187	6,874.08
	14,757	6,506	26,135	0	42,659	47,398	2,997	3,330	352	391	0	0	0	0	0	0
	17,184	4,184	77,099	0	88,620	98,467	2,997	3,330	10,463	11,626	0	0	0	0	6,187	6,874
<b>OKR4:</b>																
OKR4.1	638	0	0	0	574	638	0	0	6,328	7,031	0	0	0	0	0	0
OKR4.2	0	0	0	0	0	0	0	0	3,241	3,601	0	0	0	0	0	0
OKR4.2	0	0	0	0	0	0	0	0	996	2,628	8,671	9,332	507	537	7,789	8,131
OKR4.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OKR4.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	638	0	0	0	574	638	0	0	9,569	10,632	0	0	0	0	0	0
	638	0	0	0	574	638	0	0	7,324	9,659	8,671	9,332	507	537	7,789	8,131
	17,822	4,184	77,099	0	89,194	99,105	2,997	3,330	17,787	21,285	8,671	9,332	507	537	13,976	15,005

## Artist Impressions



Impression of Mandela Way, looking towards the new park

