Old Oak and Park Royal

Guided tour Briefing Pack
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West London Opportunity Areas
Figure 1: Old Oak and Park Royal Opportunity Areas boundary
Development Scale
Figure 8: Old Oak and Park Royal with surrounding areas of change
Neighbouring Development Opportunities

- Wembley Opportunity Area
- Kensal Canalside Opportunity Area
- Ealing, Southall, Hammersmith, Kensington
- White City Opportunity Area (Imperial College, Westfield, BBC)
- Acton, North of White City
- Alperton
- Harlesden Town Centre
- Park Royal
Key Stakeholders

OPDC
A Mayoral development corporation will be responsible for regenerating 950 hectares including the common land area of Old Oak Common and the industrial Park Royal site in West London.

GLA
The set up and operation of the OPDC (Mayoral Development Corporation) is funded by the Greater London Authority.

HS2
The station is to be constructed on the site of the Old Oak Common railway depot as a major transport interchange.
Land ownership: Plot 16

TFL
Responsible for development of Crossrail, two new overground stations (Hythe Road, Old Oak Common Lane) and overall transport structure.

Crossrail
Provides transport interchange with HS2 and the Great Western Main Line. Currently constructing Crossrail depot and sidings on site.
Land ownership: Plot 15 & 26
Indicative Illustrative Masterplan

- New and existing open green space
- Public civic spaces
- New and existing rail stations
- Existing residential area
- Main streets
- Pedestrian routes
- Active frontage
- Sensitive edges
- Bridges and tunnels
- Trees
- Potential catalyst for regeneration

Figure 12: Illustrative masterplan
Figure 16: Land uses identified within Old Oak & Park Royal in the GLA Park Royal Atlas (2014)
Figure 23: The Places

Character Areas

- P1: Old Oak South
- P2: Old Oak North
- P3: Old Oak High Street
- P4: Grand Union Canal
- P5: Park Royal
- P6: Park Royal Centre
- P7: North Acton
- P8: Scrubs Lane
- P9: Old Oak West
- P10: Wormwood Scrubs
Densities & Building Heights

Figure 18: densities and building heights

Legend:
- Highest density
- High density
- Medium density
- Lower density
- Industrial intensification
- Development complete and/or restricted
- Sensitive locations (existing residential areas and public open spaces)
Figure 91: Development phasing

Development sites pre and post 2026

- 1: Willesden Junction
- 2: Powerday
- 3: EMR
- 4: LBHF Triangle
- 5: Car Giant North
- 6: Scrubs Lane West
- 7: Oaklands House
- 8: Crossrail Depot+Sidings
- 9: Car Giant South
- 10: Scrubs Lane East
- 11: Sword and shield site
- 12: Station site
- 13: IEP Depot
- 14: North Pole East
- 15: Mitre Bridge
- 16: North Acton Station
- 17: Portal Way
- 18: Perfume Factory
- 19: Island Site
- 20: Brunel Road
- 21: HS2 work site
- 22: HS2 work site
Development Milestones

- **Phase 1**
  - HS2 Phase 1 Construction
  - Begins 2017
  - London to Birmingham

- **Phase 2**
  - CROSSRAIL Heathrow to Paddington
  - Opens 2018 MAY

- **Phase 3**
  - CROSSRAIL Full service
  - Opens 2019 DEC

- **Phase 4**
  - HS2 Phase 2 Construction
  - Begins 2022
  - Birmingham to Liverpool and York

- **Phase 5**
  - HS2 Phase 1 Completion
  - Opens 2026
  - London to Birmingham
Willesden Junction Station
Old Oak Park (North)
Grand Union Square
Old Oak Common Station Square
Grand Union Street
About AECOM

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