

Old Oak

Masterplan Framework

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

MAYOR OF LONDON



GORT SCOTT
Allies and Morrison
periscope

with:



Copyright Gort Scott Ltd, 2025

This document is prepared in support of the Old Oak Masterplan Framework. Gort Scott and its subconsultants are not responsible nor shall be liable for the consequences of any use made of this document other than that for which it was prepared by Gort Scott and its subconsultants for OPDC - Old Oak and Park Royal Development Corporation. It is acknowledged by the parties that this document has been produced solely in accordance with OPDC's brief and instructions and without any knowledge of, or reference to, any other parties' potential interests in or proposals for the Project.

Every effort has been made to acknowledge the source of photographs and illustrations; we apologise for any errors or omissions.

DOCUMENT	REVISION	DATE OF ISSUE
Revision 1.1		03.11.2025
Revision 1.2		12.11.2025

Contents

Chapter 1	Introduction	3	Chapter 5	Development Parameters	151
Chapter 2	A Place of Opportunity	14	Chapter 6	Illustrative Masterplan	157
Chapter 3	The place today	30	Old Oak Town Centre	160	
Chapter 4	Sitewide spatial principles	49	Canalside Neighbourhood	173	
	The Old Oak Mile	52	Chapter 7	Delivering the vision	195
	The Common Cut	62	Appendices		197
	The Old Oak Line	69			
	Landscape corridors	79			
	Connecting parks and green spaces	86			
	One place, two neighbourhoods	96			

Foreword

Sharks Canoe Club, Grand Union Canal
Photo © Zute Lightfoot



Chapter 1

Introduction

A view towards the Grand Union Canal, where new landscape and development will revitalise a one kilometre stretch of this iconic waterway.



The Old Oak opportunity

Old Oak is one of the UK's largest regeneration opportunities – at the intersection of two generational transport investments, High Speed 2 (HS2) and the Elizabeth line – delivering the equivalent of a New Town on brownfield land.

Old Oak represents one of the most significant opportunities to deliver jobs and homes at scale in London and the UK. With Old Oak Common Station set

to become the interchange between the Elizabeth line and HS2, Old Oak will have fast and frequent links across London to Heathrow, the West End, and Canary Wharf; and across the country, including to Birmingham.

The area is currently under-populated, fragmented, and lacking in green and amenity space – all of which contribute to low home ownership levels and high unemployment. Regeneration at Old Oak

seeks to address these challenges by delivering a comprehensive new mixed-use community, underpinned by new connectivity and green infrastructure.

At Old Oak, OPDC will deliver approximately 8,000 homes (including affordable). This will include a diverse mix of tenures and typologies. Additionally, Old Oak will drive economic growth by delivering approximately 150,000 - 200,000 sqm of employment and community space.

As the majority landowner, the public sector has an incredible opportunity to drive change, steer the pace of delivery, and influence the return on investment.

OPDC's vision for Old Oak maximises its local, city-wide and national impact. This is an incredible opportunity to use publicly-owned brownfield land to unlock and amplify the value of major national investments, delivering long-lasting benefits.



View from Oakland Rise

Photo © Zute Lightfoot

The Masterplan Framework Area

Old Oak

Photo © Jason Hawkes

The highlighted area below is indicative of the Old Oak regeneration area and is subject to change as the project evolves over time. This Masterplan Framework focusses on the area within this boundary but also considers how redevelopment at Old Oak's will connect with surrounding neighbourhoods to create a cohesive and authentic place.

Remaking Old Oak

OPDC's Regeneration Strategy for Old Oak, 'Remaking Old Oak', sets out our vision for the comprehensive redevelopment and regeneration of Old Oak. At its core is the creation of a vibrant new urban district, centred around the major investment in the new Old Oak Common Station. Through significant investment in the local economy, Old Oak will be reimagined as a thriving community in the heart of West London.

The strategy outlines the Strategic Objectives that underpin the actions we will take to deliver this transformation at Old Oak, and have informed the development of the Illustrative Masterplan and Masterplan Framework.



BUILD A PLACE TO CALL HOME

- Deliver diverse housing options including family homes and homes for later living.
- Create inclusive communities where people want to live and put down roots.
- Build high quality, sustainable homes that contribute to addressing West London's housing need, across all tenures and levels of affordability.



MAKE A PLACE TO BE PROUD OF

- Develop diverse and characterful neighbourhoods with a thriving and revitalised London high street connecting Harlesden to North Acton.
- Deliver new social infrastructure and community spaces.
- Work with diverse groups to design public spaces that are accessible, safe and welcoming.



DRIVE INCLUSIVE ECONOMIC GROWTH

- Create a fairer economy for everyone by embedding inclusive growth, securing pathways into employment and training.
- Establish a new commercial district and workspace address for London, complementing the diverse existing employment in the area.



CREATE A THRIVING ENVIRONMENT

- Deliver sustainable outcomes and support zero-carbon goals at a strategic scale with a focus on environmental, social and economic sustainability.
- Promote healthy lifestyles through improved pedestrian and cycle connectivity and high-quality public realm.



DELIVER AT PACE

- Ensure sites are brought into active use as soon as practically possible, delivering meanwhile uses where appropriate.
- Ensure development is paced to deliver the right infrastructure and mix of uses at the right times.



ENSURE VALUE

- Create opportunities for community capacity building and wealth creation, ensuring existing and future residents benefit from local investment.
- Deliver high quality, climate-resilient development to ensure long-term value for the public.

Planning and strategic context

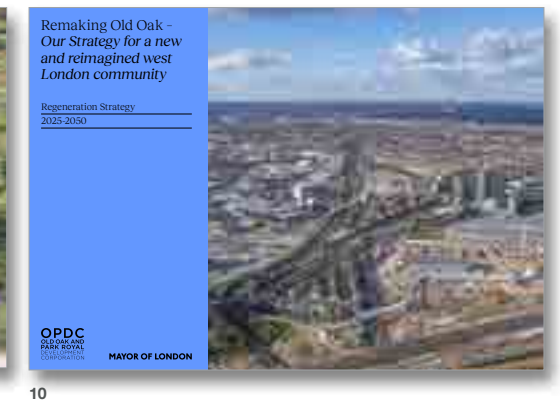
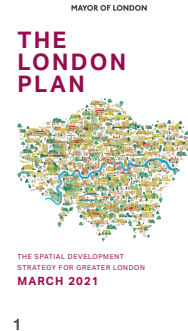
The Illustrative Masterplan and Masterplan Framework have been informed by the following documents (this is not an exhaustive list):

- The London Plan
- OPDC Local Plan
- OPDC Old Oak West Supplementary Planning Document (SPD)
- OPDC Public Realm and Green Infrastructure SPD
- GLA's Good Growth by Design resources including 'Optimising Site Capacity: A Design-led Approach' and 'Connective Social Infrastructure'
- Old Oak Ideas Book (summary of community input)
- Connecting People, Place and Planet at Old Oak and Park Royal (OPDC Sustainability Charter)
- Remaking Old Oak (Old Oak Regeneration Strategy)
- Old Oak Design Quality Statement

- OPDC Canal Placemaking Strategy
- Old Oak and Park Royal Landscape Primer
- Old Park Royal Business Community Study
- OPDC Economic Vision

Document References:

- 1 - The London Plan
- 2 - OPDC Local Plan
- 3 - Old Oak West SPD
- 4 - Public Realm and Green Infrastructure SPD
- 5 - Old Oak Ideas Book
- 6 - Canal Placemaking Strategy
- 7 - Old Oak and Park Royal Landscape Primer
- 8 - Old Park Royal Business Community Study
- 9 - OPDC Sustainability Charter
- 10 - Old Oak Regeneration Strategy



Purpose of this document

This Masterplan Framework has been prepared by Old Oak and Park Royal Development Corporation (OPDC) as Delivery Agent, to guide the future development of the Old Oak area. It has been endorsed by the OPDC Board on [INSERT DATE] and supports the Old Oak Regeneration Strategy, OPDC Local Plan and Old Oak West Supplementary Planning Document.

The Masterplan Framework sets out the vision for the future of Old Oak to ensure the coordinated delivery of future development proposals. It has three key component parts:

- **Sitewide Spatial Principles**
- **Development Parameters**
- **Illustrative Masterplan**

The Sitewide Spatial Principles describe the overarching sitewide guiding design principles for the scheme, the Development Parameters map the key parameters that development will be set within and the Illustrative Masterplan illustrates one way the Spatial Principles and Development Parameters could be realised.

The Masterplan Framework and the Illustrative Masterplan have been informed by consultation and engagement with several stakeholders, including with OPDC in its role as Local Planning Authority.

This Masterplan Framework, and Illustrative Masterplan, will be a key consideration in coordinating development proposals and ensuring that a comprehensive approach is taken, particularly in terms of sitewide place-making and urban design.

It is anticipated that proposals will build upon and evolve the principles established in the framework, in acknowledgement that the regeneration of Old Oak will happen over a long time period and that other development partners will be involved. The Masterplan Framework provides the context for developing an approach to site wide delivery strategies that will inform and support future development proposals.

How to Use this Document

At the discretion of the Local Planning Authority, it is expected that this Masterplan Framework, together with the

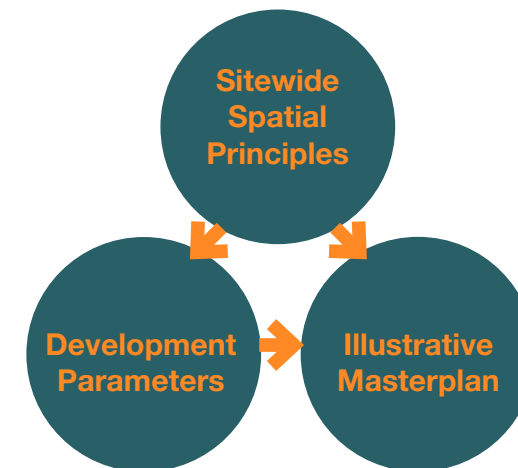
Illustrative Masterplan will be a material consideration in the determination of future planning applications.

All detailed development proposals within the Old Oak area are expected to take account of the vision, principles and guidance set out in the Masterplan Framework.

At the planning application stage, supporting information will be produced to demonstrate how detailed development proposals are consistent with principles and parameters set out in the Masterplan Framework and

meets, or improves on, the ambition behind them. Any deviations are expected to be justified against the original intent.

Chapter 6 includes an Illustrative Masterplan, illustrating one way that a scheme could be developed within these principles and parameters, and how they could be synthesized to create a place. This is not a fixed scheme, and it is possible for detailed development proposals to vary and build on the Illustrative Masterplan, as long as the vision, sitewide spatial principles and development parameters set out in the Masterplan Framework are applied.



Three component parts

The Masterplan Framework has three key component parts that clearly communicate OPDC's design priorities for Old Oak.



Sitewide Spatial Principles

Set out the key sitewide guiding principles for the scheme.



Development Parameters

Map the key parameters that development will be set within.



Illustrative Masterplan

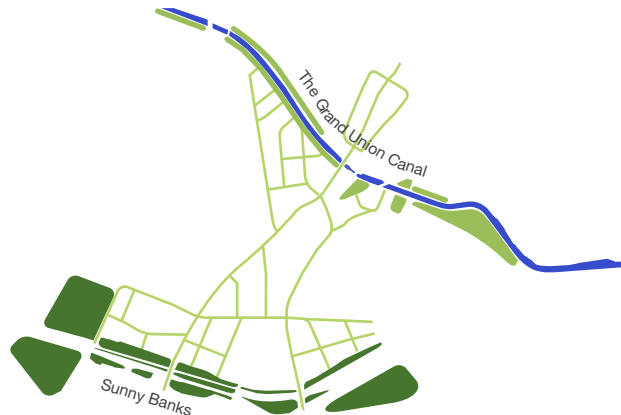
Demonstrates how these principles and parameters could be synthesized to create a unique place.

Six Sitewide Spatial Principles



1 The Old Oak Mile

A coherent yet diverse street, stringing together a series of distinct characters.



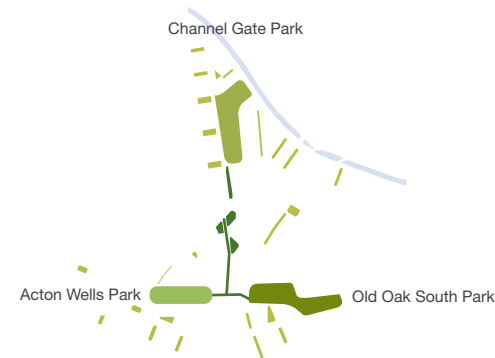
4 Landscape corridors

A network of biodiverse corridors, revitalising existing natural assets to provide green amenity and ecological habitats.



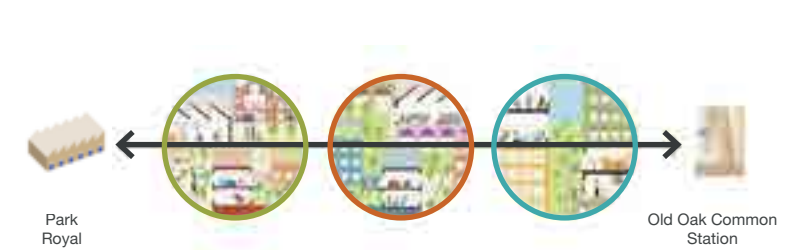
2 The Common Cut

A green street at the front door of the new station, using planting and public realm to connect the natural assets of the Canal and the Scrubs.



5 Connecting parks and green spaces

Three inclusive and welcoming new parks supporting Old Oak and the wider communities.



3 The Old Oak Line

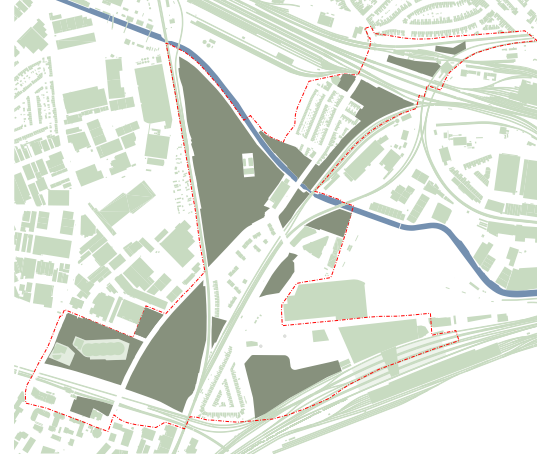
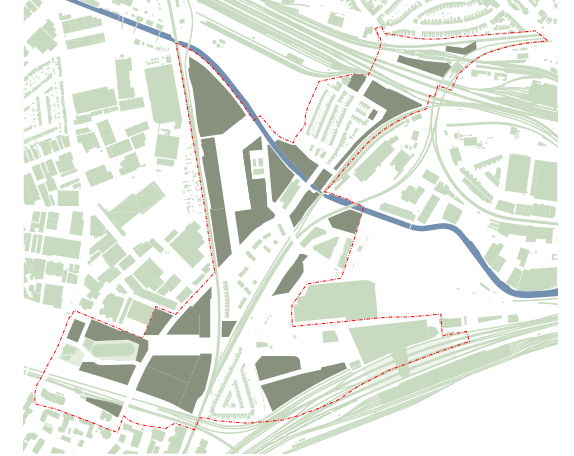
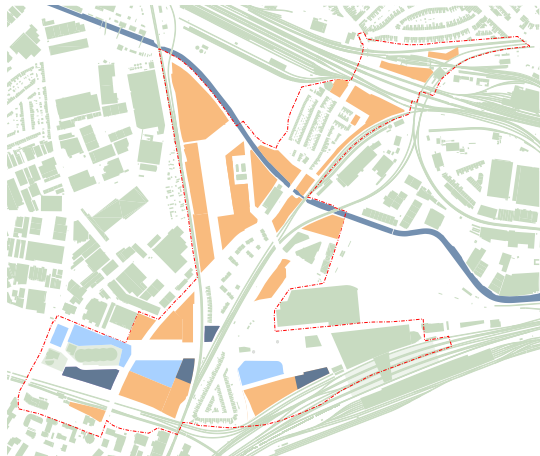
Three mixed-use clusters along a green spine of parks, connected by a new place-defining bridge.



6 One place, two neighbourhoods

A bustling canalside neighbourhood and a major urban centre fit for London's new economy.

Eight Development Parameters

**Key Constraints****Development Zones****Primary Public Realm and
Landscape Corridors****Development Parcels****Predominant Use****Ground Floor Non-Residential
Active Frontages****Building Heights****Key Routes**

An Illustrative Masterplan



Site plan of the Illustrative Masterplan



Aerial view of the Illustrative Masterplan

Chapter 2

A Place of Opportunity

End of Summer Festival at the LAB, Oakland Rise

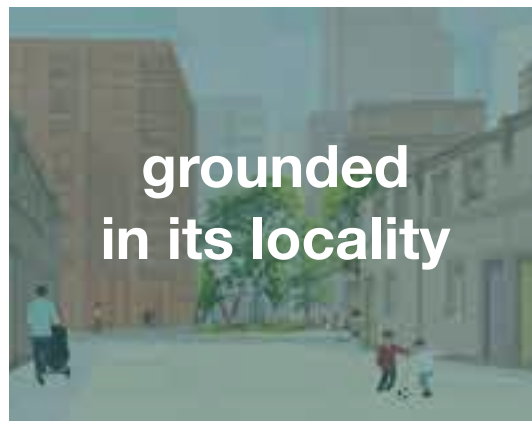
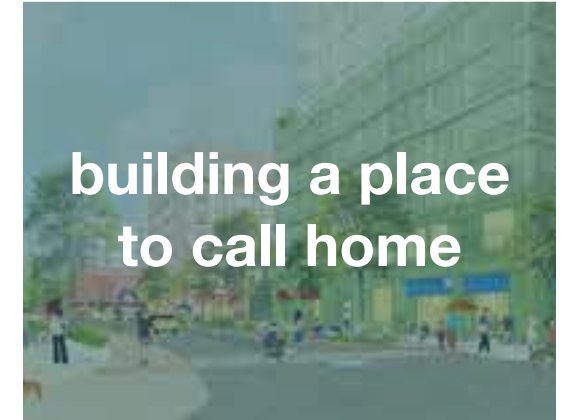
Photo © Zute Lightfoot

A place of opportunity

Old Oak will deliver transformational change in this part of West London, where an unprecedented potential exists for growth, innovation, and improved life chances. With the arrival of HS2 and other new connections, this area can once again be a hub of innovation and employment.

Old Oak will become a place of opportunity for local existing and new communities, and for London as a whole. It will be a place that offers opportunities to build homes and lives, build businesses and livelihoods; a place where nature and people thrive together; a place where people live connected and sustainable lives.

The following pages elaborate on six themes that underpin our vision for Old Oak.



Inclusive growth, with a global reach

This is a generation-long plan that will benefit residents and businesses alike, ensuring investment in the area reaches the people who live here by creating high-quality homes and well-paid, highly skilled jobs in the new industries that will be central to London's new economy.

Strategic Context

Old Oak is a place of untapped energy - where the imagination to solve, create, and make can forge the industries of the future. It stands at the meeting point of ideas and opportunity, linking Heathrow's global reach, London's Knowledge Quarter, and the innovation corridors stretching to Birmingham, Bristol, and beyond.

At the heart of WestTech London, Old Oak is set to become a globally connected hub - uniting world-class research from London and Oxford with the West Midlands' advanced manufacturing excellence, and the world through Heathrow's gateway.

Here, Park Royal's creative and industrial heritage meets White City's academic power. Together they form a living laboratory for invention - a place where research, design, and production converge to turn ideas into real-world impact.

Built on a proud tradition of making - from luxury cars and prosthetic limbs to McVitie's biscuits - Park Royal remains London's largest centre of industry, feeding the capital and fuelling its creativity.

Now, this powerhouse is evolving to produce the sustainable technologies and solutions that will define the next century.

Old Oak and Park Royal is unique in London - a place where new neighbourhoods grow alongside one of the UK's most dynamic industrial ecosystems. With up to 200,000 sqm of new employment and community space, the area is poised to deliver on our Economic Vision and the London Good Growth Plan, including life sciences, clean technology, and the new frontiers of manufacturing.

As innovation once again becomes tangible - built, tested, and scaled - Park Royal will provide the space, talent, and entrepreneurial energy to make it happen.

And at the centre of it all are its people - diverse, creative, and ambitious. Their skills and spirit will shape Old Oak's future, supported by new transport links and investment in education and opportunity. Together, they will transform this extraordinary place into a beacon of innovation for London, and for the world.

Inclusive Economic Growth

The new London Growth Plan identifies Old Oak and Park Royal as one of six key areas for London's next phase of growth and specifically the application of frontier innovation. Its strategic location creates unparalleled opportunities to both curate high growth in long-cycle, frontier industries that are a crucial part of the national growth plan, and to transform productivity for small and medium-sized enterprise (SME) led foundational industries in clusters like Park Royal through the diffusion of tech and innovation.

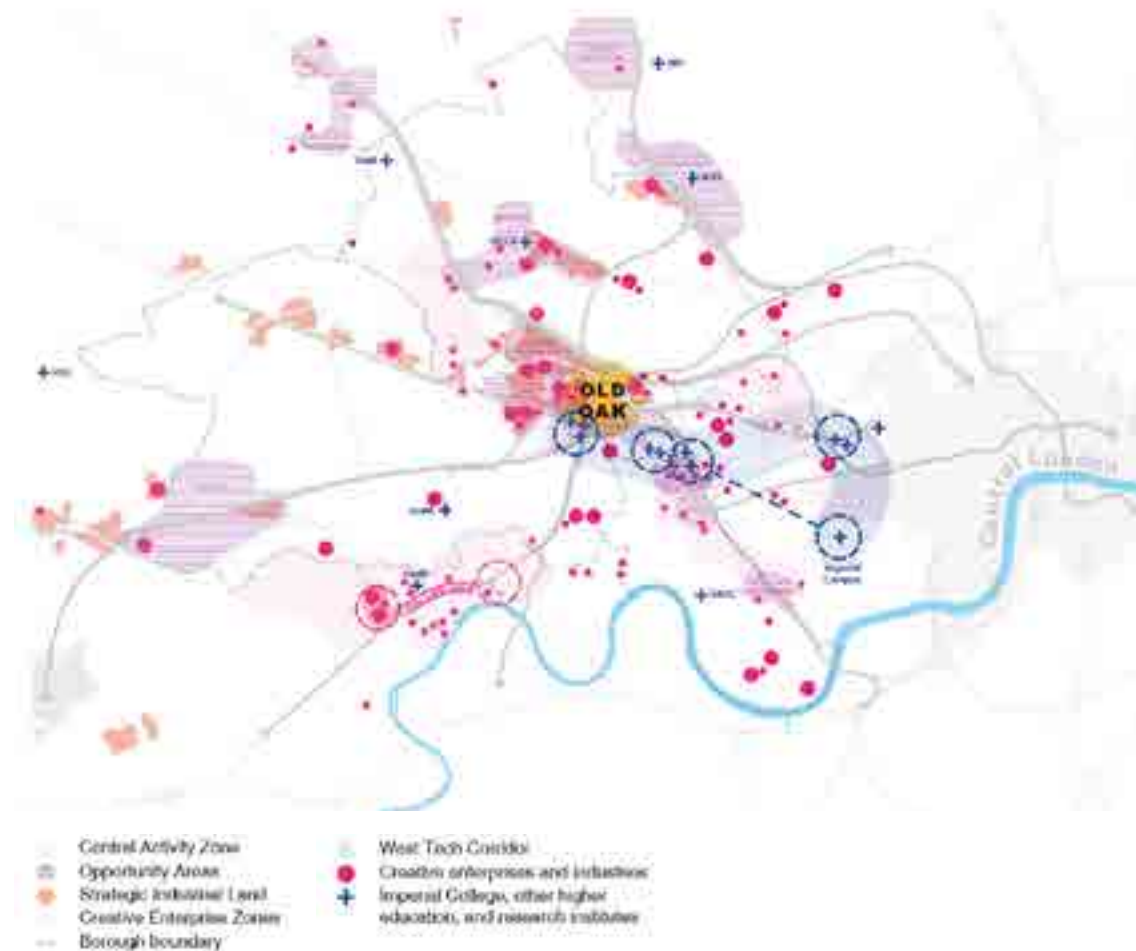
OPDC has developed an Economic Vision for Old Oak and Park Royal centred on world-leading Industrial Innovation. Our vision is that by 2040 the area will be a global centre for businesses designing, making, selling and distributing innovative products, and delivering London's essentials sustainably, modelling low carbon, circular economy production.



Koalaa, Park Royal
Photo © Zute Lightfoot



Sir Michael Uren Hub, White City
Photo © James Newton Photography



Emerging economies of West London

Industrial Innovation at Old Oak

Old Oak provides a unique opportunity to build an employment district with industrial innovation at its core. This entails reflecting on the best characteristics of established districts and testing where forethought could enhance or multiply those advantages:

- **Inventing, Designing and Producing** - Old Oak's employment space must be flexible and varied - from laptops to lab benches to precision machinery, that will emerge from organisations of all sizes, from micros to world-class universities.
- **Creative Collaboration** - The best innovation settings create spaces and resources which encourage creative collaboration between different disciplines, firms and institutions, stimulating growth.

What is Industrial Innovation?

Industrial innovation is an approach to growth that places knowledge, research, frontier technology and innovation at the centre of our commercial strategy.

- It creates spaces and neighbourhoods including labs, offices, factories, social spaces and homes, that attract innovators and allow them to invent and refine systems, products and processes.
- It provides the space, infrastructure quality, connectivity and access to investment needed for innovators to turn ideas into reality and manufacture and distribute at scale.
- It actively encourages the introduction of innovation and technical academic expertise to existing businesses, helping them develop products and processes and boost productivity.

Creating a connected place

Strategically located at the intersection of two generational transport investments, HS2 and the Elizabeth line, Old Oak will be a place where people can build families, friendships, and connections. As an area that has historically connected people and cultures from across the globe, Old Oak will embody multicultural London, celebrating diversity and creating an inclusive, accessible and open place.

Chapter 2 - A Place of Opportunity

The future Old Oak Common Station along with the new adjoining bus station and the potential new Overground station will dramatically improve accessibility to and from the area, opening up the capital with world-class transport links.

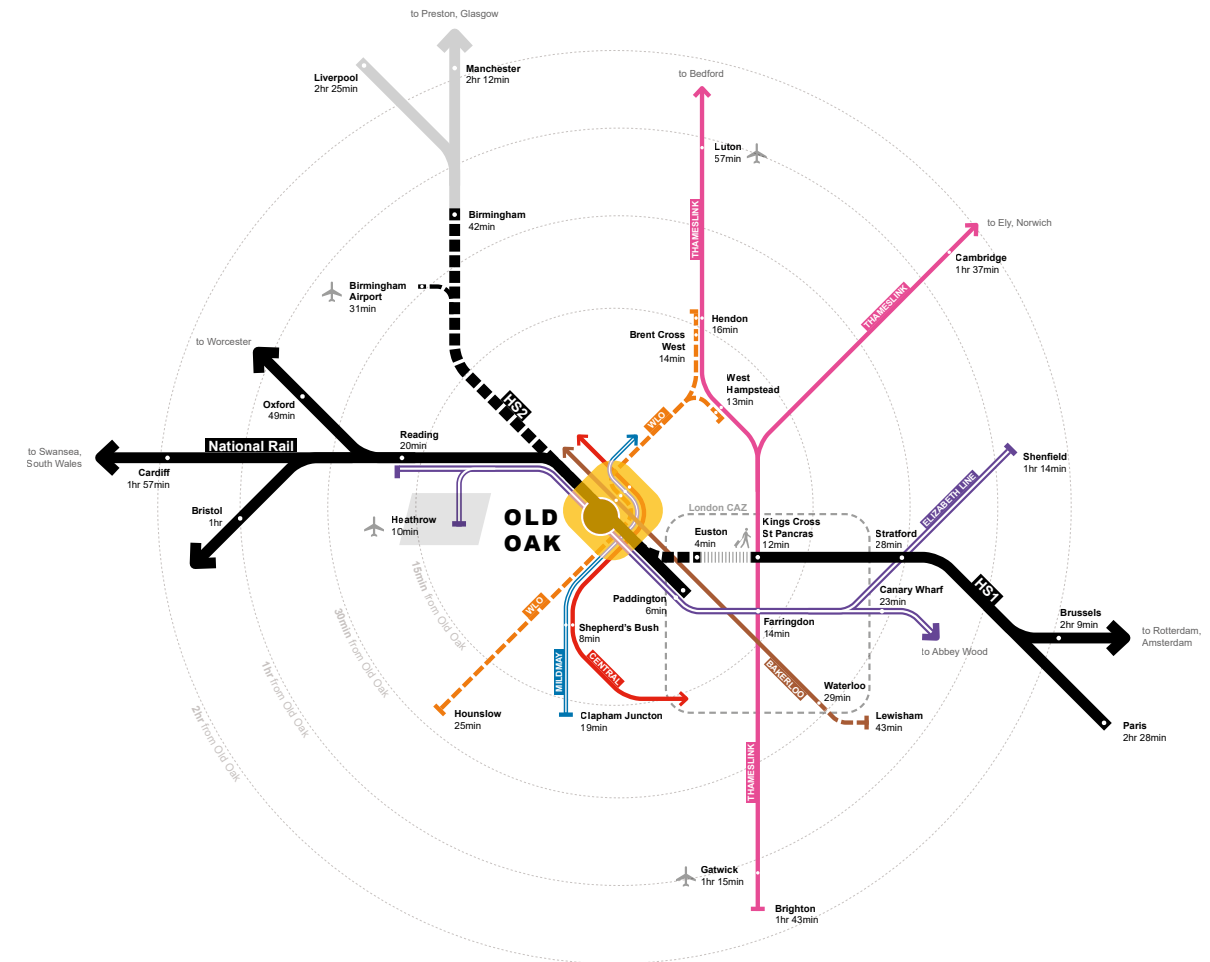
The new development will capture opportunities unlocked by this new investment and compliment it with a network of local routes that also connect to key existing active travel routes. Old Oak will create well-connected and accessible neighbourhoods with new and enhanced pedestrian and cycle routes and public realm, encouraging active travel and providing access to new and existing town centres and the opportunities they offer in terms of amenities and employment.



Towpath, Grand Union Canal

Photo © Zute Lightfoot

Old Oak wide connectivity within the UK



Old Oak connectivity within London and the UK

Building a place to call home

Old Oak aims to be the kind of neighbourhood London needs - a place where people feel safe and welcome, and know they are part of a thriving community. The opportunity to build homes that meet the needs of our diverse city will create a place that people will choose to live and put down roots - multicultural, open for all and alive with opportunity.

London faces an acute housing challenge. Too many households are struggling to access suitable and affordable housing. In Brent, Ealing and Hammersmith & Fulham, around 94,500 households - largely singles and young families - are priced out of both market sale and rental options. This significant affordability gap underscores a pressing need for a range of affordable, intermediate and market tenures.

The London Plan and National Planning Policy Framework (NPPF) seek to increase the supply of new homes, including affordable homes, and that they are built faster and in the right locations. Old Oak is well positioned to drive positive change by significantly contributing to meeting London's long-term housing needs.

Old Oak can set a new standard for high-density urban living - with diverse and innovative housing choices that foster balanced, sustainable communities. Old Oak will achieve high standards of design quality, sustainability, and inclusivity, supporting the long-term social, economic, and environmental resilience of London.

Housing plays a pivotal role in supporting our economic vision and good growth in London. Old Oak will provide homes for the next generation of London's workforce, from young professionals and recent graduates to key workers and early-career families. Excellent connectivity, proximity to employment clusters and a vibrant mixed-use environment will attract those driving London's economic growth and innovation.

House building goes hand in hand with community building. Old Oak will strengthen connections with new and existing communities, by providing high-quality green spaces and shared social spaces that nurture relationships and well-being, fostering a sense of belonging and creating thriving neighbourhoods.



Midland Terrace Playground

Photo © Zute Lightfoot

Grounded in its locality

Complementing the rich tapestry of neighbourhoods and communities surrounding it, Old Oak will be grounded in its locality, celebrating and building upon what makes the area special.

The neighbourhoods around Old Oak each possess a distinct identity - from the multicultural centres of Harlesden and Willesden to the north to Acton's varied neighbourhoods to the south; from the significant area of growth and development at North Acton to the historic heart of Acton Central; and from the major retail town centre of Shepherd's Bush to the White City Innovation District, alongside Wormwood Scrubs, the area's most significant open space. Despite their proximity, layers of rail and industrial infrastructure have historically divided these places, restricting movement and reinforcing separation.

Yet Old Oak sits in one of the most ethnically and culturally diverse areas in London, connected to the world beyond its borders, with first-generation immigrants bringing goods and expertise from around the globe, including through food, textiles, music and art. The area's rich and diverse heritage, combined with the area's natural assets, provide a strong foundation for future regeneration and development.

New neighbourhoods at Old Oak will reconnect these surrounding communities, weaving together the social and urban fabric to, create distinctive, inclusive, and vibrant places to live, work and visit. Community spaces and local amenities that will thread new connections with existing communities, fostering a sense of shared identity.

The regeneration of Old Oak will be rooted in collaboration. Building on the strong relationships OPDC has established with local residents, businesses, and community organisations, on-going engagement and participation will be central to shaping a place that reflects the aspirations, needs and character of the people who call it home.



Levant Restaurant, Park Royal

Photo © Zute Lightfoot Photography

Sustainable everyday living

As London's largest brownfield regeneration opportunity, Old Oak is positioned to play a leading role in advancing the capital's climate ambitions. Climate change mitigation and adaptation strategies form the foundation of our transformative plans, contributing to London's net-zero targets and demonstrate how large-scale regeneration can deliver measurable reductions in emissions, enhance climate resilience, and enable sustainable, low-impact living for future generations.

While increased densities and tall buildings enable lower carbon lifestyles through sustainable transport, they impose structural constraints limiting low-carbon material use. At the same time, the large scale and timescales of development over many years offer a unique opportunity to collaborate with supply chain partners and local authorities to pioneer solutions that advance London's net-zero objectives.

The Old Oak and Park Royal Energy Network (OPEN), powered by waste heat from adjacent data centres, provides an opportunity to adopt a sitewide approach to low carbon heat and energy solutions that can deliver enhanced efficiency and security for residents and businesses.

We can also explore a sitewide approach to sustainable drainage and water management, integrated within open space design, with nature-based solutions to support human well-being and biodiversity while managing environmental pressures.

Building on the successful pilot circular economy hub at Minerva Works, there is an opportunity to integrate circular design in the new development, prioritising material reuse and adaptability to create a built environment that can evolve over time. A strategic approach to waste management during construction and operation can ensure efficient resource recovery and support broader circular economy ecosystems across Park Royal.



Minerva work circular economy hub, Park Royal

Photo © Jason Garcia Urbano

Led by landscape

New green links will connect and enrich existing habitats, creating ecological steppingstones between Wormwood Scrubs, the Grand Union Canal, and surrounding neighbourhoods. Former yards, hard-standings, and service lands will be re-purposed as multifunctional landscapes, where habitat corridors, rain gardens, and tree planting are integrated into a robust urban fabric.

Underused land will be transformed into a connected, context-driven green infrastructure, guided by the site's distinctive landscape character and industrial heritage. This character-led approach will ensure that new spaces are not generic insertions, but instead, distinctive, socially valuable and environmentally resilient places that reflect Old Oak's layered history while strengthening its ecological future.

At a broader scale, the Old Oak green infrastructure strategy can connect to emerging cross-borough proposals to create a West London Regional Park, uniting existing landscapes into a coherent regional network. This includes plans for a continuous strategic greenway along the River Brent, supporting walking, cycling, and wildlife, and embedding Old Oak within a resilient and connected landscape framework across West London.

New green links will connect and enrich existing habitats, creating ecological steppingstones between Wormwood Scrubs, the Grand Union Canal, and surrounding neighbourhoods. Former yards, hard-standings, and service lands will be re-purposed as multifunctional landscapes, where habitat corridors, rain gardens, and tree planting are integrated into a robust urban fabric.

The Grand Union Canal offers both recreational amenity and biodiversity value, acting as a linear park in an area currently underserved by high-quality open spaces. It will provide much improved access to green spaces for both new and existing communities, while reinforcing ecological connectivity.



Wormwood Scrubs

Photo © Zute Lightfoot

Old Oak will deliver...

2 new parks **8,000** homes

150,000-200,000m²
employment space

30% public open space

70 acres of development

1 km canal improvements

a community-focused Canalside Neighbourhood

new

Major Town Centre
Neighbourhood Centre
East-West Bridge
a leisure centre
a primary school
community spaces

a local network
capitalising on a
major transport hub

Chapter 3

The place today

A history of change

Change has been part of Old Oak's identity throughout it's history.

Earliest settlements in the local area existed as a rest stop on the final leg of the route to London from Oxford.

A common once existed alongside Wormwood Scrubs at Old Oak. In the 17th Century, the discovery of mineral springs at Acton Wells afforded the local area with a reputation as a spa retreat for wealthy Londoners.

Since its days as rural Old Oak Common, this is a place that has always known progressive change – driven by infrastructure and industry in its strategic location.

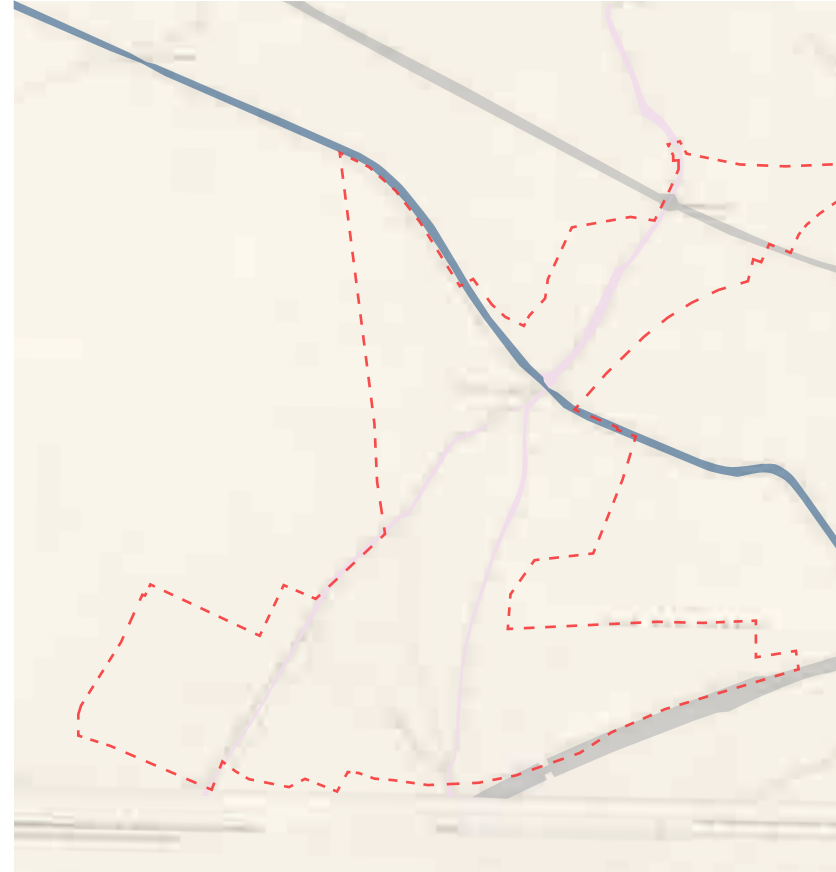


From farmland to railways

Old Oak experienced a shift from rural common land to a key transport corridor. The Grand Junction Canal (completed in 1801, merging into the Grand Union Canal in 1929) brought canalside trade and light industry to the area. Brunel's Great Western Railway transformed the area into a major rail junction. Old Oak Common Lane and Victoria Road remained as rural tracks serving local farms and communities.

Old Oak Common was subsumed by railway sheds to form the largest locomotive depot on the Great Western Railway network. The Old Oak Estate housed railway workers and the site became a mosaic of industry, workers cottages and railway depots. This diverse character still persists today.

The land west of the Acton Branch railway line remained as farmland, later becoming one of the largest industrial estates in London. Harlesden evolved into a dense working-class district.



1850 Historic Map
© National Library of Scotland



1915 Historic Map
© National Library of Scotland



Old Oak Common engine shed

Photo © Great Western Trust © Didcot Railway Centre

Farmland, canal, transport and industry

After World War I, Park Royal established itself as a major industrial hub, employing over 13,000 people and attracting businesses such as Heinz and Guinness. Wormwood Scrubs served military and intelligence roles, alongside a prison that continues to operate today.

Industrial uses also developed around North Acton, supported by a new Central line station, notably including an Art Deco style perfume factory for Elizabeth Arden and rehearsal studios for the BBC purpose built in the 1970s. The North Circular improved regional connectivity.

Today, North Acton continues to develop in scale as a high-density local town centre. HS2 construction is underway, introducing a new constraint to the site while unlocking a new major opportunity for connectivity to Birmingham and Euston.



1945 Aerial Photo

Photo © Image 025 The GeoInformation Group © Google Earth Pro



2024 Aerial Photo

Photo © Airbus © Google Earth Pro

A tapestry of characterful yet fragmented places

Old Oak is a place comprising surrounding areas of vastly contrasting character, currently severed by railway and industrial infrastructure.

Residential developments, old and new, exist in pockets within the site, with each having its own distinct identity.

To the south, North Acton is a busy urban centre with a mix of established low-rise housing and increasing high-density residential and student accommodation, and is emerging as a centre for growth and industrial innovation. Wormwood Scrubs is one of West London's green lungs.

To the north, Harlesden is a town centre and high street rich in cultural diversity and heritage.

Park Royal to the west puts London's largest industrial area on Old Oak's doorstep with an ecosystem of highly skilled traditional and creative industries. It is known for diverse food production from McVities biscuits to baklava.

Moving across the site is challenging, circuitous and dominated by heavy vehicles accessing construction sites or Park Royal. The Grand Union Canal provides welcome relief as a natural asset and biodiverse corridor.

The following pages show how fusing the existing tapestry of rich ingredients could make one of London's most diverse, dynamic and innovative places.



Communities in Old Oak

Pockets of varied housing

Housing in Old Oak historically developed around communities of railway workers. In the 1920s, 80% of workers in local manufacturing trades also lived in the borough. While recent development at The Collective and Oakland Rise is typical of patterns across London, areas including Old Oak Lane Conservation Area remain an important local heritage anchor.

New development at Old Oak has an opportunity to unify these pockets of historic and contemporary residential communities and to create a 21st Century place where people live and work.



1



2



3



4



5

- 1 Old Oak Lane Conservation Area - Photo © Zute Lightfoot
- 2 A communal attitude to greening shared back alleys along the rear of cottages
Photo © Zute Lightfoot
- 3 Co-living at The Collective - Photo © PLP Architecture
- 4 New families at Oakland Rise - Photo © Zute Lightfoot
- 5 Contemporary high-density development at Oakland Rise - Photo © Zute Lightfoot

Community amenities and initiatives

Although housing exists in geographically separated pockets, there is a strong and growing sense of community in Old Oak.

The Hub in Oakland Rise, recently upgraded Midland Terrace Playground, and pocket parks including Shaftesbury and Cerebos Gardens, sow seeds for a wider network of social infrastructure across Old Oak.



1



2



3



4

- 1 The Hub – a community space and café in Oakland Rise
Photo © Zute Lightfoot
- 2 Community gardening initiative at Midland Terrace Playground
Photo © Zute Lightfoot
- 3 The recently upgraded Midland Terrace Playground
Photo © Zute Lightfoot
- 4 Residents at Shaftesbury Gardens
Photo © Zute Lightfoot

Victoria Road, Old Oak Lane and Old Oak Common Lane

Infrastructural arteries

Victoria Road and Old Oak Lane run north-south from Harlesden to North Acton. Old Oak Common Lane forks from this route at Atlas Junction, travelling south past Wormwood Scrubs towards East Acton or White City.

At present, these are vehicle-dominated roads punctuated by sharp rises and falls to cross the canal and several railway viaducts, often with narrow pavements and little active frontage. Transforming these into attractive streets for all to use, leveraging their existing green character, will be key to future development proposals at Old Oak.



1



2



3



4

- 1 Typical traffic along Old Oak Lane
Photo © Antony Coleman
- 2 Atlas Junction – a large roundabout and key hinge point
- 3 Victoria Road dips under the railway as it transitions from Acton Wells to Channel Gate
Photo © Antony Coleman
- 4 Old Oak Common Lane has a long underpass through the major railway viaduct, which is being widened for HS2
Photo © Zute Lightfoot

The Grand Union Canal

An important ecological corridor

The stretch of the Grand Union Canal passing east-west through Old Oak is one of the local area’s most special assets, providing moments of natural beauty and tranquillity within an industrial landscape. Slightly sunken from street level, it has an intimate quality.

Much more than just a link to the rest of London, it is a key ecological corridor, part of a network of canals for the boating community, a place for pause, movement, water sports and a waterfront setting.

OPDC has worked in partnership with the Canal & River Trust and local organisations such as The Sharks canoe club and Young Brent Foundation to deliver early improvements along with a volunteering programme as part of the Harlesden Canalside project, making the canal in the local area more welcoming, accessible and enjoyable for residents, workers and commuters.

- 1

The canal is a key ecological corridor that provides relief and access to nature
- 2

Waterside terrace of the Grand Junction Arms pub
Photo © Zute Lightfoot
- 3

An informal canalside amphitheatre recently delivered by OPDC, connected to the towpath
Photo © Zute Lightfoot
- 4

Canal boat moorings along the towpath and water-based activities provide animation and community
Photo © Zute Lightfoot



1



2



3



4

Harlesden

High street with a rich musical heritage

Harlesden High Street is at the centre of a diverse neighbourhood to the north of Old Oak. Irish and Caribbean immigration in the 20th Century, including the Windrush Generation, resulted in venues such as the Mean Fiddler and the area’s legacy as a pioneering place for UK reggae.

Willesden Junction Station has a rich railway heritage, long serving as a major interchange and freight hub that reflects West London’s industrial growth and the evolution of Britain’s rail network.

- 1 Diverse and vibrant high street uses within Edwardian and Victorian urban fabric
- 2 Colourful wayfinding delivered by OPDC at Willesden Junction Station Photo © Zute Lightfoot
- 3 The Mean Fiddler, now no longer in existence, was a legendary music venue on the high street
- 4 Orlando Gili’s 2020 portrait series Bass Borough, here featuring singer Bobby Davies, celebrates Harlesden’s pivotal role as London’s unofficial capital of reggae

Photo © 2025 Orlando Gili



1



2



3



4

Park Royal

A thriving ecosystem of businesses, creatives and makers

One of Old Oak’s greatest assets is having the industrial powerhouse of Park Royal on its doorstep – with a long history of innovation and a highly skilled, diverse workforce including scientists, engineers, filmmakers, technicians and chefs. Producing an estimated one third of London’s food, it is also known for its Middle Eastern food offering. Innovation continues today – a new circular economy is emerging around an ecosystem of creative industries.

- 1 New data centres and existing industrial heritage at Chandos Road - Photo © Zute Lightfoot
- 2 The Standard Market celebrating local craft in the Park Royal Design District
Photo © Zute Lightfoot
- 3 Traditional highly skilled industrial professions
Photo © Zute Lightfoot
- 4 Dina Foods, typical of Park Royal’s reputation London’s larder with a strong Middle Eastern food offering - Photo © Zute Lightfoot
- 5 Creative workspace at Excelsior Studios
Photo © Zute Lightfoot
- 6 Circular economy in action with local clay made into ceramics at Minerva Works
Photo © Zute Lightfoot



1



2



3



4



5



6

North Acton

An emerging high-density centre

North Acton's towers provide a backdrop of height. Anticipating the opportunity of Old Oak, investment here by institutions such as Imperial College London is cementing its role as an emerging growth area. In this high-density environment, a valuable ecological corridor runs alongside the Central line and Chiltern Main line railway viaduct.

As part of a new impetus to strengthen placemaking and an inclusive economy in the area, North Acton Square has been activated with meanwhile retail units occupied by a mix of local businesses.

- 1 A high-rise skyline is being shaped
Photo © Zute Lightfoot
- 2 The headquarters of online fashion brand Boden is located at Old Oak's threshold to North Acton
- 3 High-density residential developments overlook unexpectedly green embankments to the Central line
Photo © Zute Lightfoot
- 4 Meanwhile activation of North Acton Square with local businesses
Photo © Jordanna Marston



1



2



3



4

Wormwood Scrubs

Metropolitan Open Land preserving the last piece of historic Old Oak Common

In an area largely deprived of public open space, Wormwood Scrubs is not only a green lung on Old Oak’s southern edge, but also one of West London’s natural assets. Although it contains more formal uses such as sports pitches, a significant part of the Scrubs is a designated local nature reserve, retaining a wild character that harks back to its historic role within a rural landscape.

- 1 Formal space for sports communities
Photo © Zute Lightfoot
- 2 Large expanses of open space contrast with North Acton’s skyline to the West of Wormwood Scrubs
Photo © Zute Lightfoot
- 3 Walking trails criss-cross through semi-wild areas, including oak woodland, supporting a diverse range of flora and fauna
Photo © Zute Lightfoot
- 4 Aerial view towards Central London showing the varying landscape character of Wormwood Scrubs and differing conditions along its edges
Photo © Zute Lightfoot



1



2



3



4

Opportunities and Constraints

Many aspects of Old Oak present themselves as both constraints and opportunities for future development. The following analysis identifies key site considerations and explores how they might inform future development proposals.

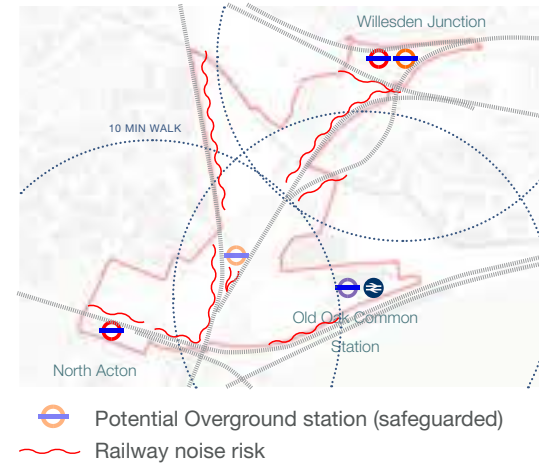


View towards North Acton over Old Oak
Photo © Zute Lightfoot

Chapter 3 - The place today

Proximity to public transport

Old Oak is exceptionally well connected, with the new HS2 and Elizabeth line station at Old Oak Common, Willesden Junction providing Overground and Bakerloo line services, and North Acton linking to the Central line. A potential Overground station for West London Orbital and the Mildmay line is also safeguarded at Midland Gate. All stations are within comfortable walking distance, offering convenient links to Central London and strengthening development potential. Proximity to rail corridors will, however, require consideration of noise and vibration in future development.



The Grand Union Canal

The canal defines a distinct edge to the site and provides a waterside setting with potential for activity and public amenity. Building heights along the canal are generally limited to 6-8 storeys. Enhanced public realm access and active frontages along the canal could strengthen its role as a connecting corridor and social space between the northern and southern areas of the site.



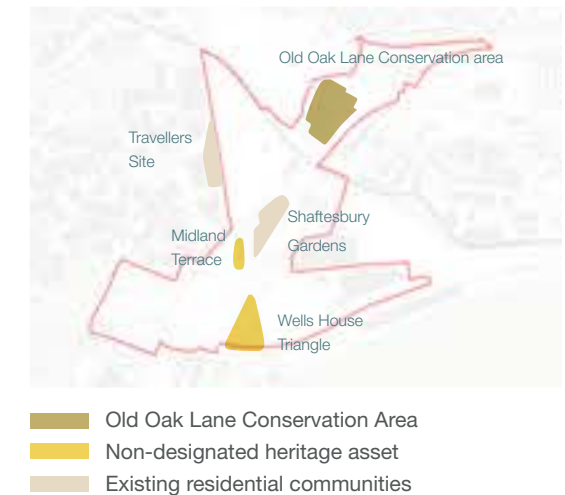
Contextual Height

Existing tall buildings at North Acton and Oakland Rise provide a local reference for building with height. Railway embankments offer other potential locations for tall buildings. Further opportunities for tall buildings may be found along Victoria Road and Old Oak Common Lane, but this will require a comprehensive site-wide approach to height and massing.



Residential and heritage context

The Old Oak Lane Conservation Area, Midland Terrace, Wells House Triangle, Shaftesbury Gardens and the protected travellers' site are sensitive residential and heritage areas that give Old Oak its fine grain and distinct character. Development around these areas requires careful consideration of height, scale, intensity, microclimate and acoustic impacts. Construction activities will need careful phasing and management to minimise impact to existing residents.



Chapter 3 - The place today

Park Royal

Park Royal forms Old Oak's western edge and remains a key employment and industrial area, linked via School Road and Chandos Road. The relationship between existing Park Royal and future Old Oak development creates opportunities to complement Park Royal's productive and creative economy through new workspaces and employment uses. Park Royal's established industrial character can inspire development approaches at Old Oak, while improved connections and interfaces between the two areas could strengthen both locations.



----- Park Royal threshold

Streets

As key routes through the site (designated Secondary Streets as identified in OPDC's Old Oak West SPD), Victoria Road, Old Oak Lane and Old Oak Common Lane are vehicle-dominated corridors with long inactive stretches and inconsistent frontages. New development has the opportunity to repair these gaps and establish coherent, active edges. Improved frontages and streetscape design can transform these routes into legible streets that support movement and public life.



----- Secondary Street
 ----- Indicative areas for proposed street frontage
 ----- Existing street frontage

Green assets

The area benefits from several significant green spaces — from Wormwood Scrubs to Acton Cemetery, the canal edge and railway embankments. With potential new parks and green corridors, there is a transformative opportunity to build on these spaces to create a more coherent landscape network that better supports biodiversity and recreational use.



----- Accessible green space
 ----- Inaccessible green space

Bridges and underpasses

Several bridges and underpasses run through Old Oak and along its edges, influencing movement both within the masterplan and to surrounding neighbourhoods. While necessary for movement and rail infrastructure, they create level changes and pinch points that require coordinated street design, active frontages and public realm treatment to address connectivity challenges.



----- Bridge
 ----- Underpass

Chapter 3 - The place today

Topography

The topography of Old Oak varies across the site and shapes how development relates to its surroundings. Old Oak Common Lane dips near Wells House Triangle and rises towards Oakland Rise, while Victoria Road passes beneath the railway between north and south. These level changes define local character and provide opportunities to frame views or guide building and street arrangements that respond to the terrain.



HS2 tunnels and crossover box

The HS2 tunnels and Crossover Box run east-west through the southern part of the site, creating no-build zones and loading constraints that influence how development can be arranged. Remnant piling at Acton Wells creates additional loading constraints. These conditions also create opportunities for open space along the tunnel alignment, connecting with the planned Old Oak South Park next to Old Oak Common Station.



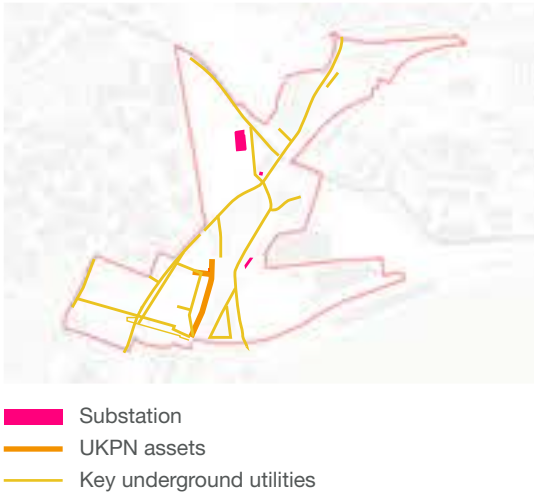
Railway land and access

With improved connectivity at Old Oak, certain areas are safeguarded for future Network Rail use, including road-to-rail and track access points. These fixed elements constrain how streets and public spaces can be arranged but also could provide structure for future layouts. Aligning new development and public realm with these access routes can create functional, well-integrated urban spaces.



Existing utilities infrastructure

The site is constrained by existing utilities infrastructure, including a network of underground corridors, substations and UK Power Networks (UKPN) assets. These fixed elements influence where buildings and streets can be arranged and will need accommodation within development areas. The adjacent diagram identifies key utilities. Further work is needed to determine the extent of utilities at a more detailed level.



Emerging context

Developments in the wider OPDC area around Old Oak

Here are some key examples of current and upcoming developments providing diverse emerging context for Old Oak.

Meanwhile projects such as the activation of North Acton Square, Imperial's Sciopolis and Minerva Works already present a direction of travel towards a local circular economy and industrial innovation.

- 1 Meanwhile activation of North Acton Square with local businesses - Photo © Jordanna Marston
- 2 Imperial's Sciopolis (opening 2026 as a 10-year meanwhile use) aims to establish London's first dedicated advanced manufacturing destination with affordable lab-ready space for startups
CGI © Imperial © Sciopolis
- 3 Future mixed-use development at One Portal Way
CGI © Imperial © Pilbrow & Partners
- 4 A new typology stacking kitchens above a food hall at 2 Portal Way was granted planning approval in 2024 - CGI © Dowen Farmer Architects
- 5 Mixed-use housing development at 5-7 Park Royal Road - CGI © Maccleanor Lavington
- 6 Meanwhile warehouse retrofit to create a circular economy hub at Minerva Works - Photo © Zute Lightfoot
- 7 OPEN Energy Centre - CGI © Haworth Tompkins
- 8 Vantage Data Centre with public artwork "11 Million Dots" by Rafael El Baz - Photo © Vantage DC

Longer-term projects such as 2 Portal Way, the OPEN Energy Centre and Vantage Data Centre continue this trajectory, suggesting a more publicly engaged future for industry.

Key to images

OPDC boundary

Park Royal

North Acton

Wormwood Scrubs

Other areas

--- Borough boundary

Grand Union Canal

1

2

3

4

5

6

7

8

Old Oak Masterplan Framework November 2025 48