

the making of...
old oak + park royal

capacity study v1

Confidential - Commercially Sensitive
2 February 2020



OLD OAK COMMON

DENSITY STUDY (PRELIMINARY)



PRECEDENTS

INDUSTRIAL INTENSIFICATION

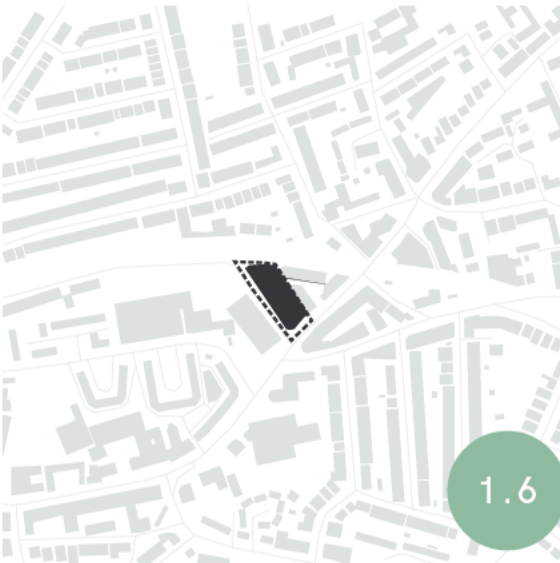
WEST CAMBRIDGE

FAR	0.8
SITE AREA	144,568 sqm
GF COVERAGE	27%
NUMBER OF STOREYS	3
TOTAL DEVELOPMENT	112,350 sqm



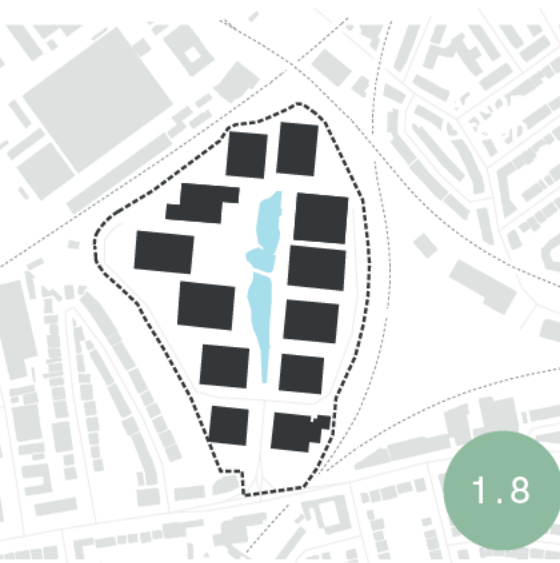
KINGSTON STORAGE UNITS

FAR	1.6
SITE AREA	4,200 sqm
GF COVERAGE	68%
NUMBER OF STOREYS	3
TOTAL DEVELOPMENT	6,536 sqm



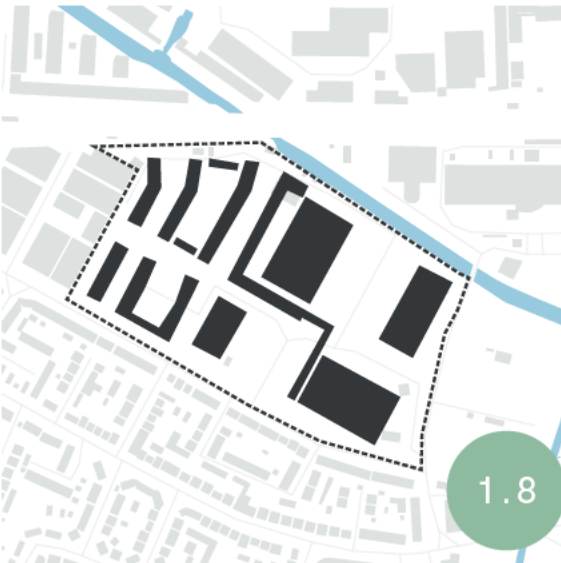
CHISWICK BUSINESS PARK

FAR	1.8
SITE AREA	110,661 sqm
GF COVERAGE	34%
NUMBER OF STOREYS	4-12
TOTAL DEVELOPMENT	202,045 sqm



FORMER NESTLE FACTORY, HAYES

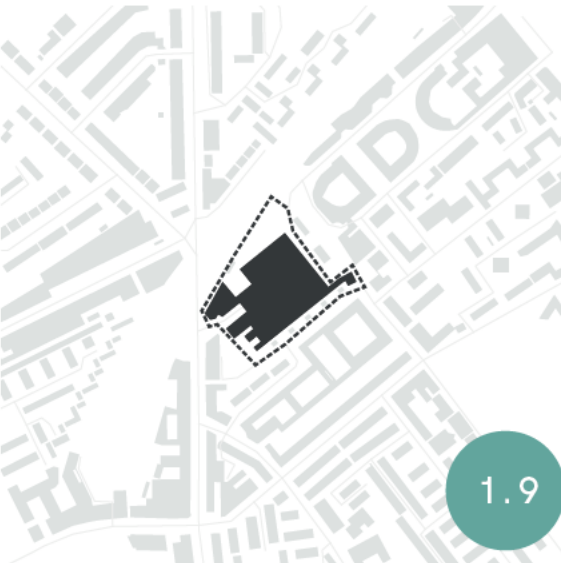
FAR	1.8
SITE AREA	123,000 sqm
GF COVERAGE	33%
NUMBER OF STOREYS	2-9
TOTAL DEVELOPMENT	218,316 sqm



MIX USE INDUSTRIAL

WASTE & RECYCLING CENTRE ISLINGTON

FAR	1.9
SITE AREA	24,100 sqm
GF COVERAGE	47%
NUMBER OF STOREYS	3-7
TOTAL DEVELOPMENT	46,145 sqm



MIX USE INDUSTRIAL

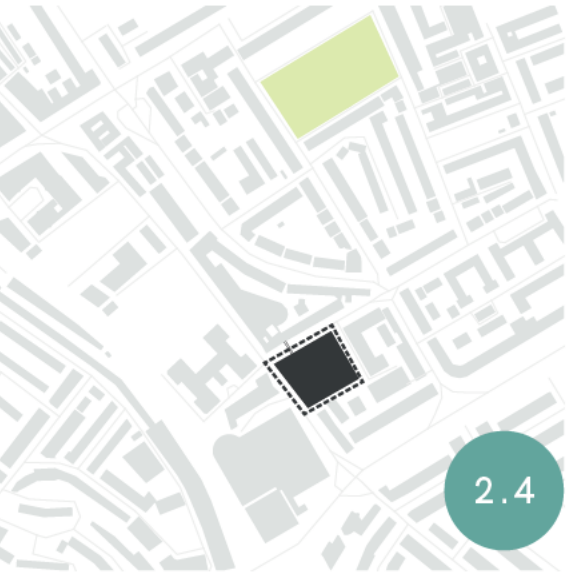
NORTHSIDE STUDIOS, ANDREWS ROAD, LONDON	
FAR	2.3
SITE AREA	989 sqm
GF COVERAGE	67%
NUMBER OF STOREYS	4
TOTAL DEVELOPMENT	2,292 sqm

KENSINGTON & CHELSEA DEPOT, WARWICK ROAD, LONDON	
FAR	2.4
SITE AREA	7,600 sqm
GF COVERAGE	70%
NUMBER OF STOREYS	1-4
TOTAL DEVELOPMENT	17,919 sqm

ALBERT WHARF, FULHAM, LONDON	
FAR	3.0
SITE AREA	12,700 sqm
GF COVERAGE	69%
NUMBER OF STOREYS	2-8
TOTAL DEVELOPMENT	38,250 sqm

IMPERIAL WEST, WHITE CITY, LONDON	
FAR	3.2
SITE AREA	38,215 sqm
GF COVERAGE	41%
NUMBER OF STOREYS	7-35
TOTAL DEVELOPMENT	122,525 sqm

TRAVIS PERKINS, ST PANCRAS WAY, LONDON	
FAR	3.3
SITE AREA	6,500 sqm
GF COVERAGE	70%
NUMBER OF STOREYS	2-6
TOTAL DEVELOPMENT	21,000 sqm



MIX USE INDUSTRIAL

ROYAL ALBERT WHARF, LONDON	
FAR	3.5
SITE AREA	11,000 sqm
GF COVERAGE	62%
NUMBER OF STOREYS	5-7
TOTAL DEVELOPMENT	38,000 sqm

CAXTON WORKS E16,LONDON	
FAR	3.9
SITE AREA	9,845 sqm
GF COVERAGE	60%
NUMBER OF STOREYS	8-11
TOTAL DEVELOPMENT	38,000 sqm

ADVANCED INDUSTRIAL

KING CROSS MASTERPLAN, LONDON	
FAR	4.8
SITE AREA	71,555 sqm
GF COVERAGE	48%
NUMBER OF STOREYS	10
TOTAL DEVELOPMENT	342,220 sqm

PATERNOSTER SQUARE, LONDON	
FAR	5.2
SITE AREA	31,870 sqm
GF COVERAGE	65%
NUMBER OF STOREYS	8
TOTAL DEVELOPMENT	165,136 sqm

BROADGATE	
FAR	6.4
SITE AREA	111,460 sqm
GF COVERAGE	60%
NUMBER OF STOREYS	7-33
TOTAL DEVELOPMENT	716,400 sqm

