

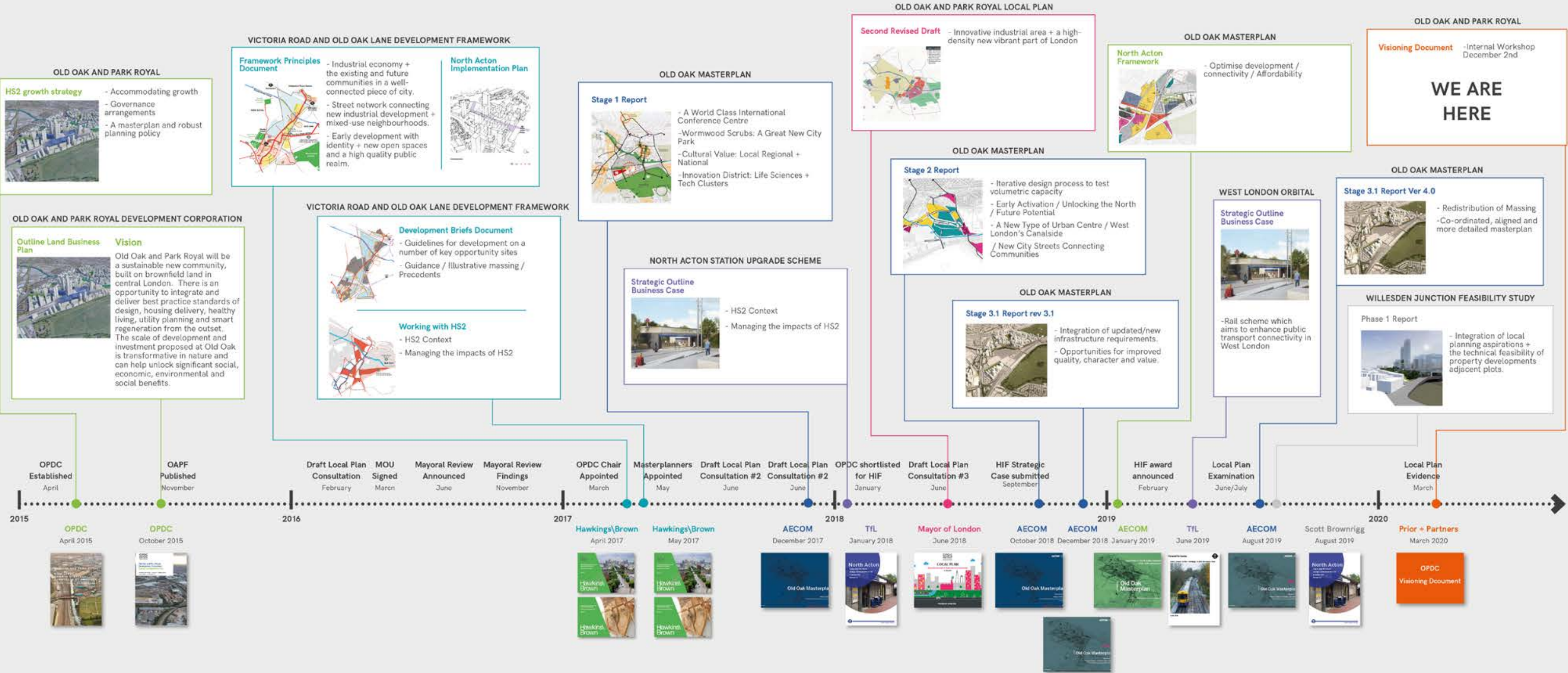
OPDC INTERNAL VISIONING WORKSHOP REPORT

3 DECEMBER 2019

Agenda

11:00	Welcome and Introductions – David Lunts
11:05	Overview and Introductions – Paula Hirst
11:10	Context setting: Davena Wilson & Ben O’Neill, Tom Cardis, Bev Archer
11:30	Back to Basics
12:30	Lunch
13:00	Trends
13:15	Old Oak Assets
14:30	Alternative Approaches
15:15	Next Steps
15:25	Wrap up
15:30	Close

TIMELINE



Context Setting

Land Ownerships

Key

OPDC Boundary

Phase 1A (indicative boundary)

Phase 1B (indicative boundary)

Land Ownership

Public

Private

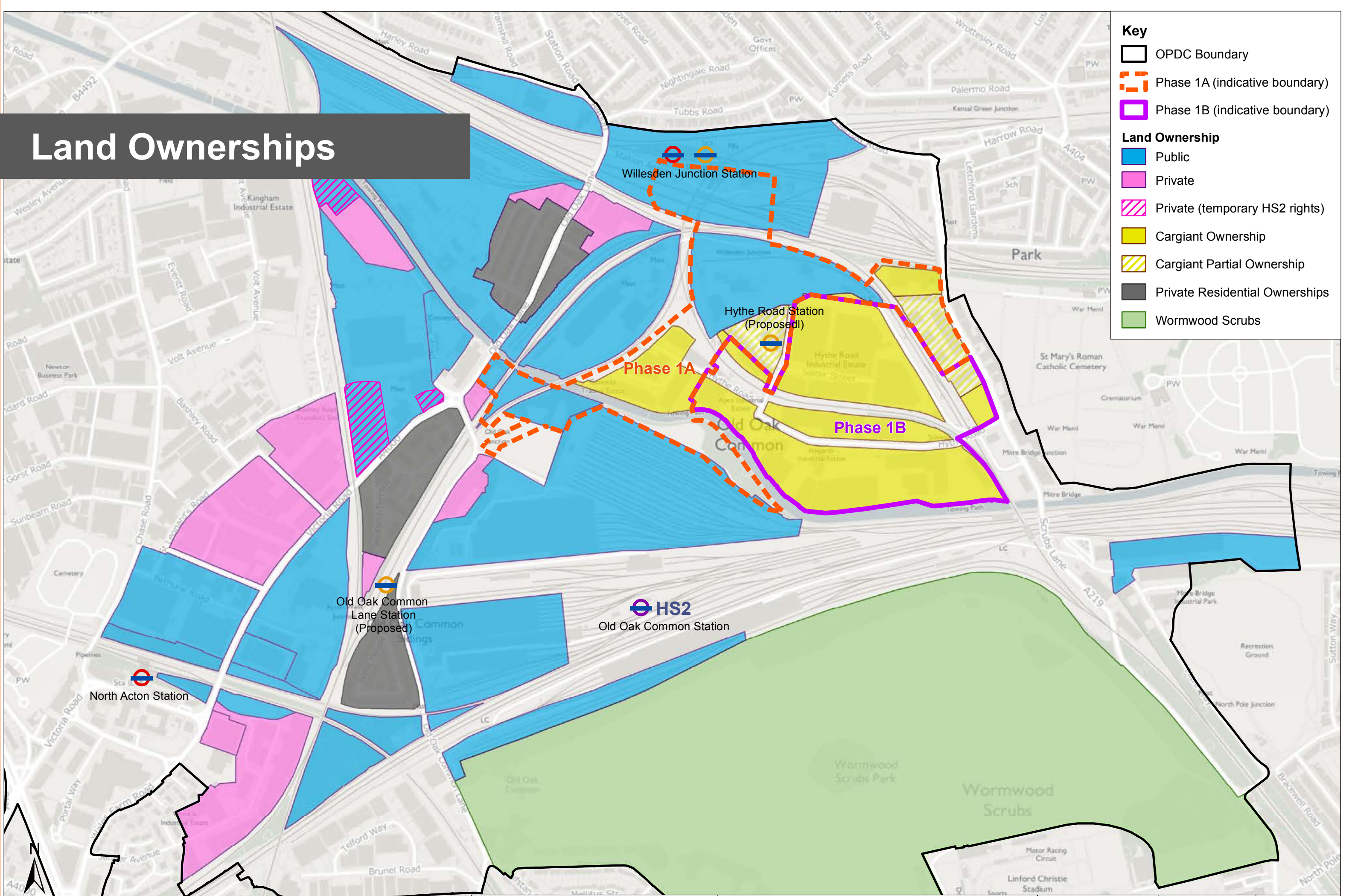
Private (temporary HS2 rights)

Cargiant Ownership

Cargiant Partial Ownership

Private Residential Ownerships

Wormwood Scrubs



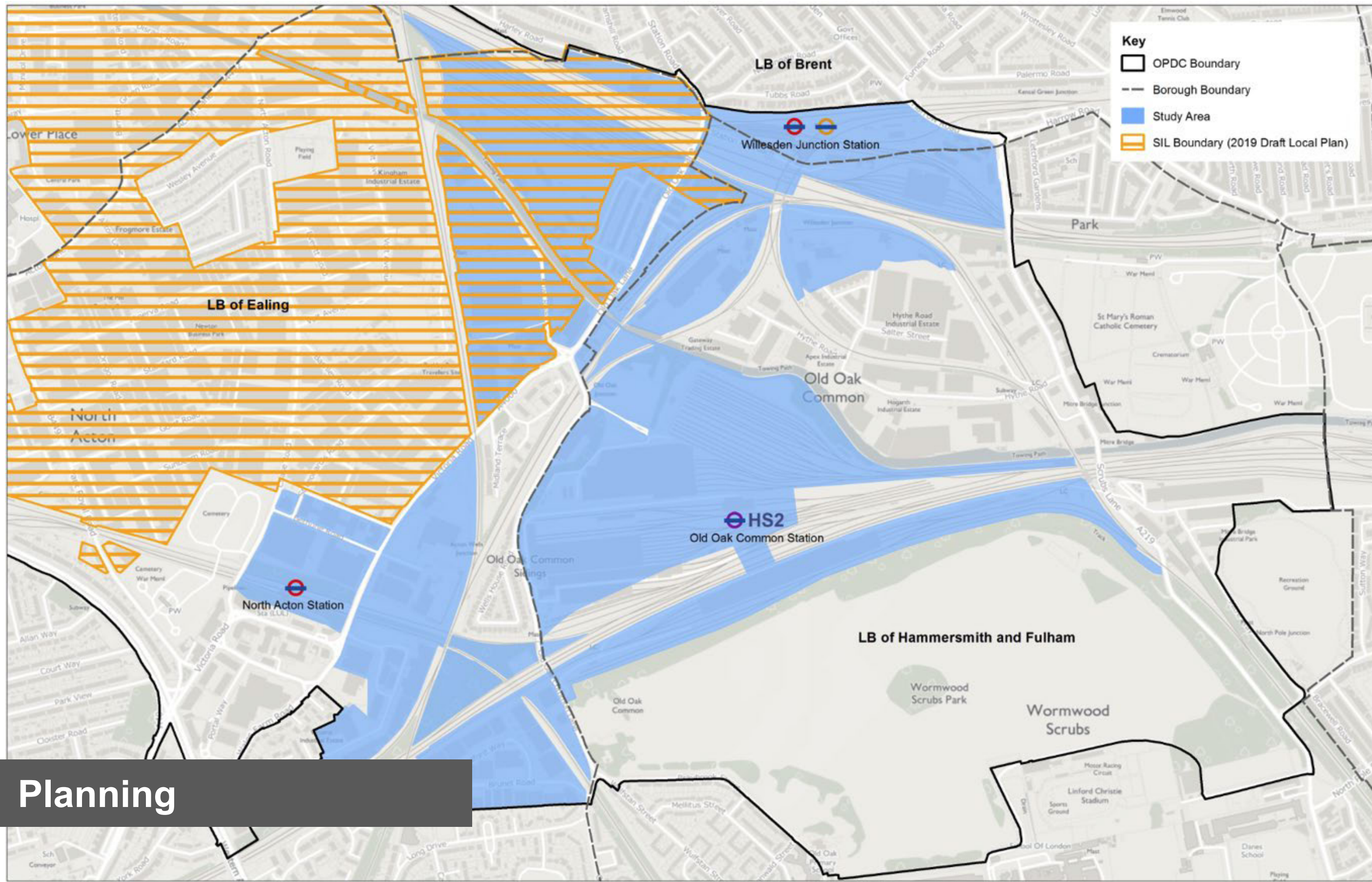
Project:
WESTERN LAND

Title:
DRAFT
LAND OWNERSHIPS - ALL PHASES

Date:
06/11/2019

Drawn By:
KT

Version:
V3c



Key

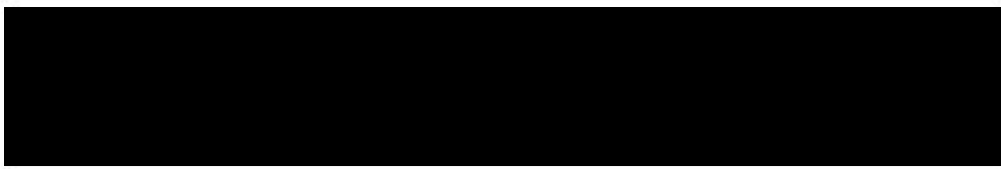
- OPDC Boundary
- Borough Boundary
- Study Area
- SIL Boundary (2019 Draft Local Plan)

Planning

N

Scale = 1:7,231 @ Page Size: A3

0 75 150 300 450 600 Meters



Date: 20.11.2019
Version: 1
Status: Draft
Drawn by: KT
Checked by:

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

MAYOR OF LONDON

LB Brent

Accelerated delivery and 'In The Making' project clusters

- Early Activation Sites - currently funded
- Pre-app
- Current application
- Approved development
- Accelerated delivery sites
- Future major sites
- Current 'In The Making' project clusters
- Potential future 'In The Making' project clusters
- Canal Placemaking Strategy
- Borough Boundary

Planning

LB Ealing

LB H&F

White City



Regenerating Park Royal

Local Plan Themes

- ❖ Protect
- ❖ Strengthen
- ❖ Intensify

Regeneration Strategy Themes

- ❖ Innovation
- ❖ Movement
- ❖ Infrastructure
- ❖ Business and People
- ❖ Place

Our Community

- ❖ 1,700 Businesses: sole trader > FTSE100
- ❖ 44,000 Employees
- ❖ 2,000 Residents

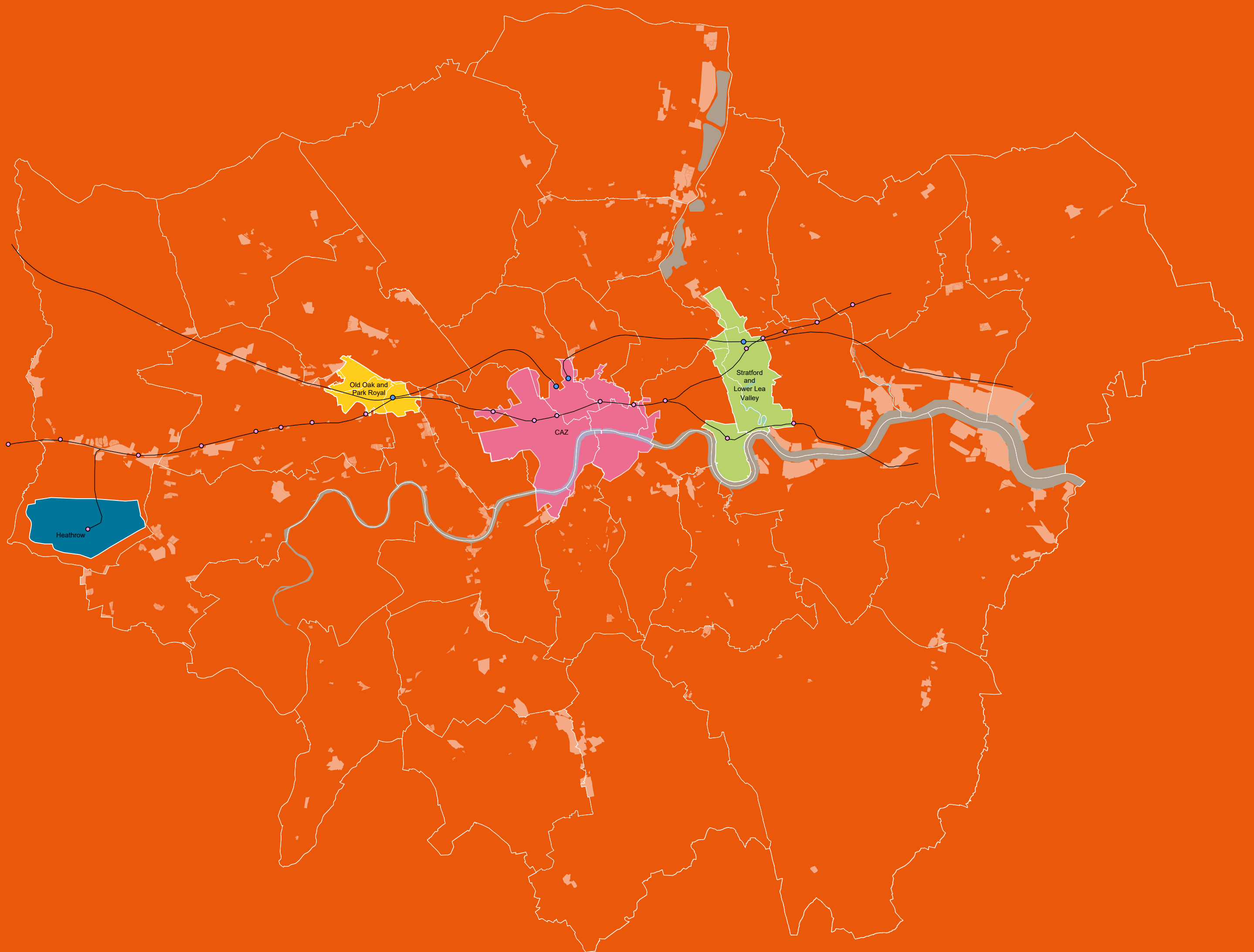


Back to Basics

The Vision for Old Oak & Park Royal is: "... a highly **connected** part of London, playing an important role in shaping west London's future and driving national **economic growth**.

It will comprise a network of places including an innovative industrial area and a high-density **vibrant** part of London at Old Oak. It will be home to a **diverse** and intense mix of uses, places and people.

Development will pioneer international **excellence** in **sustainability, health, and wellbeing and design quality** to deliver tangible benefits for both local communities and London"



CONTEXT - CENTRAL & WEST LONDON OPPORTUNITY AREAS

Wembley



Kensal Canal



Cricklewood / Brent Cross



Paddington



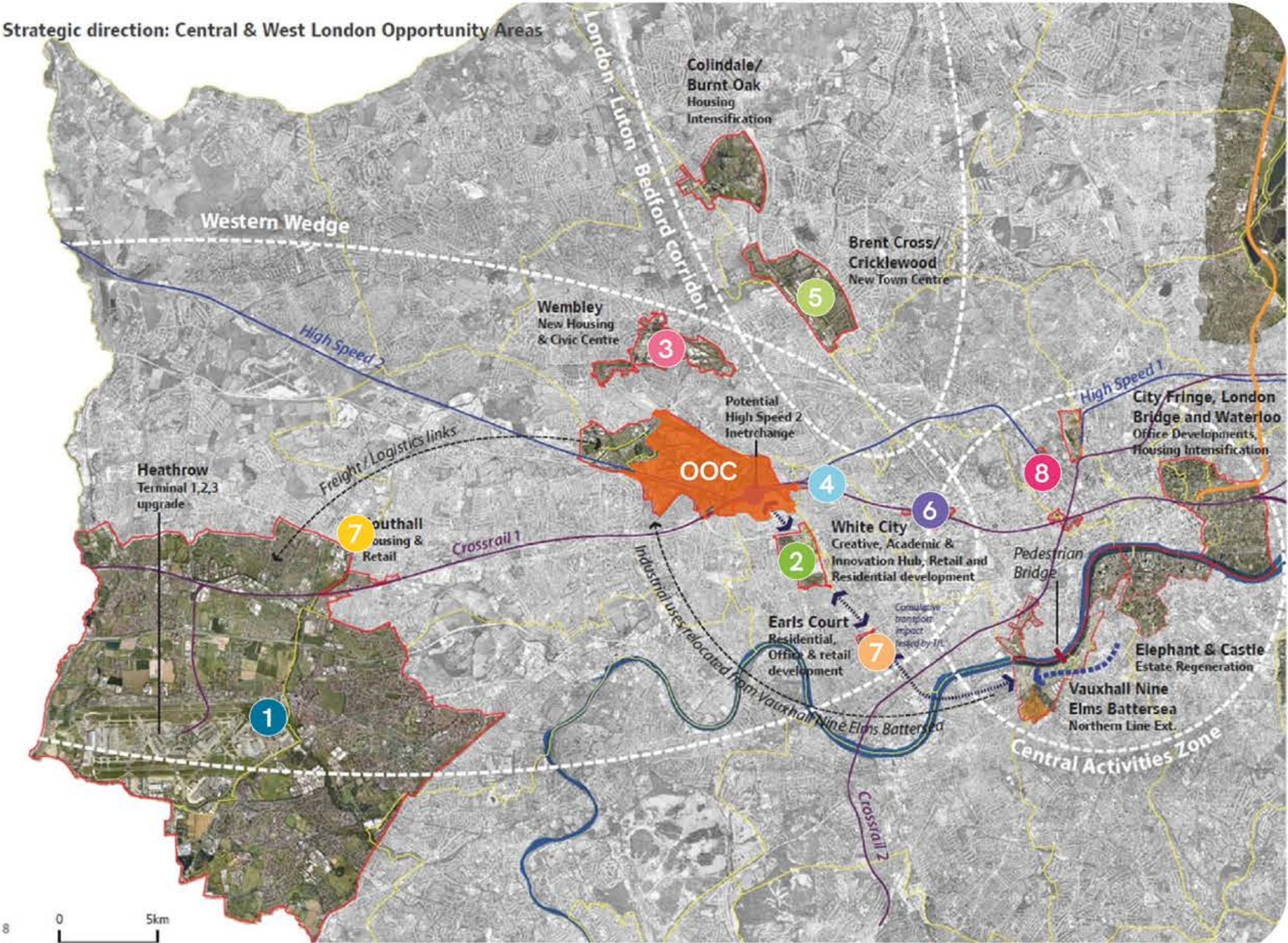
Earl's Court



White City



Heathrow Airport



Euston



Southall



CONTEXT



Wembley High Road



Wilkesden Green



Harlesden High Street



Ealing Shopping Centre



Golborne Road



White City Campus



Acton High Street



Shepherd's Bush Market

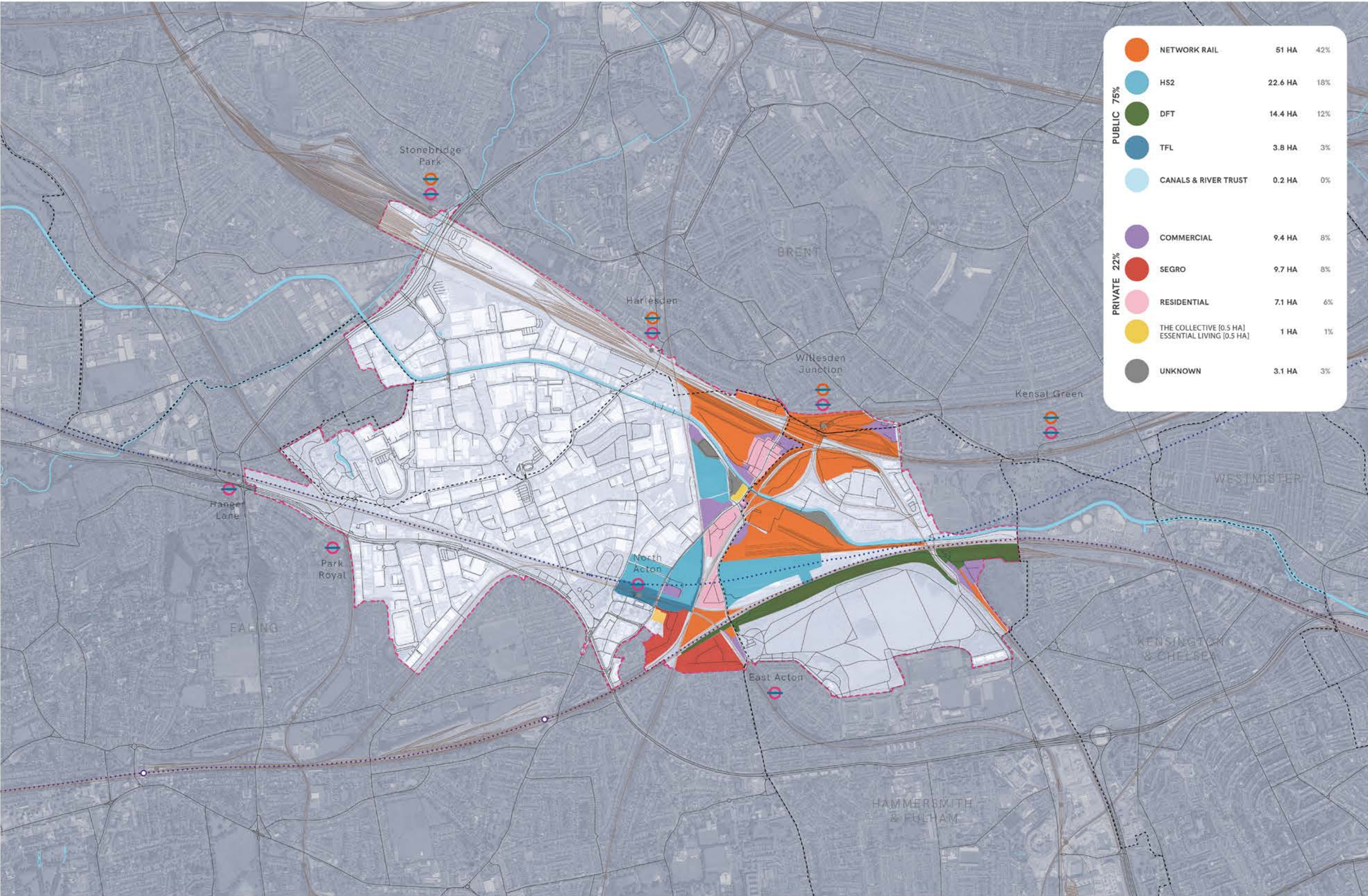


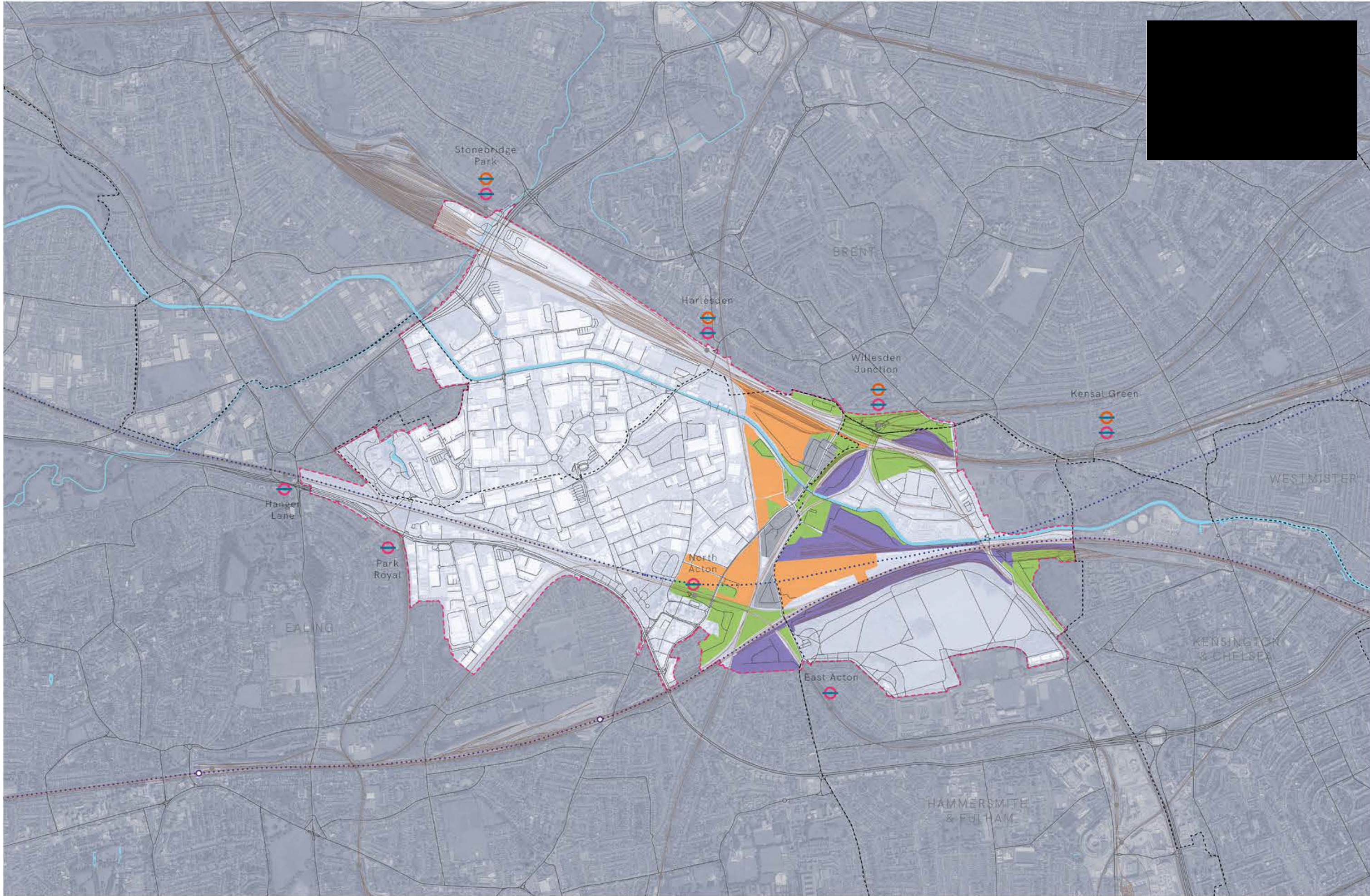
650 hectares (delivery area)



- + Core development = **134 hectares**
- + **74%** may be achieved on **public sector** land
- + **Park Royal** = 450 hectares
- + **Wormwood Scrubs** = 67 hectares 2012 regeneration plan

SITES- OWNERSHIP





SITES - LAND USES





Stonebridge
Park



Harlesden



Willesden
Junction



Kensal Green



Hanger
Lane



Park
Royal



North
Acton



East Acton

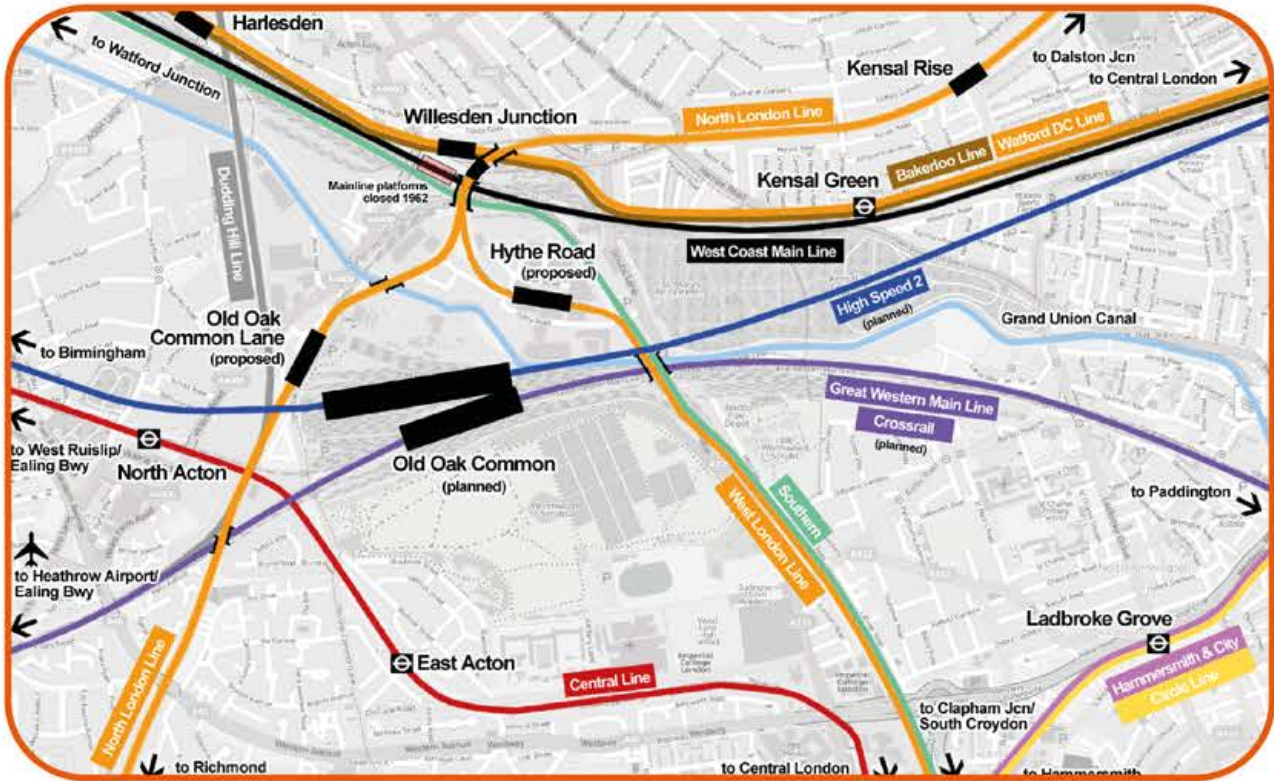


Back to Basics

National

BACK TO BASICS - NATIONAL

- High speed network (Phases 1 & II)
- Existing lines for direct services
- Heathrow Express



Map of the Old Oak Common site's relation to existing lines at Willesden Junction (proposed Overground option "C" as at 2016)

- | | |
|-----------|-----------|
| PARIS | BRUSSELS |
| AMSTERDAM | FRANKFURT |



- + Potential to be the **biggest regeneration project** since 2012
- + Could generate **£7.1 billion** GVA annually to the UK economy

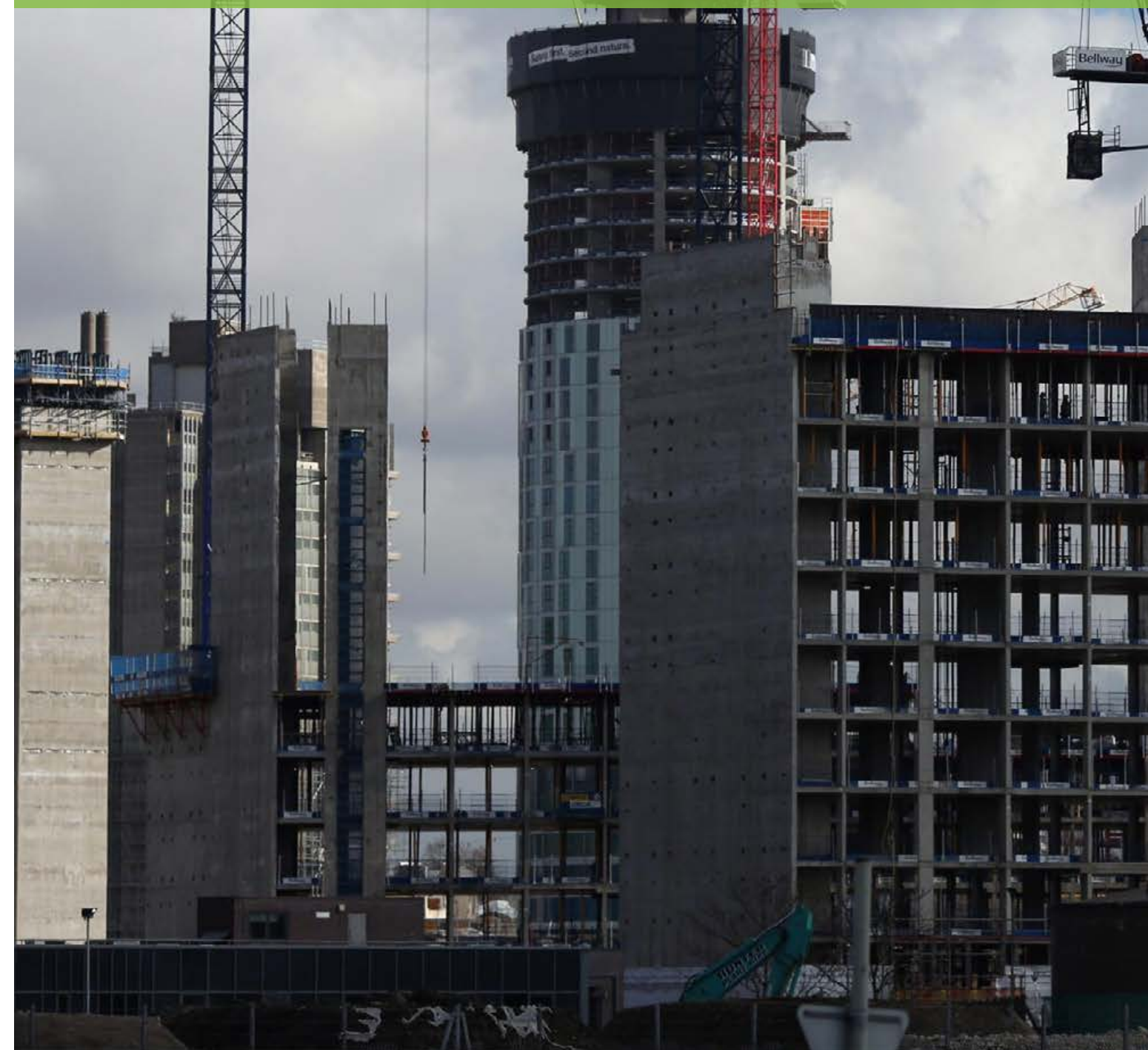
- + Only place **Hs2 connects with Crossrail.**
- + Interchange with **Heathrow Express** and **Great Eastern Mainline**





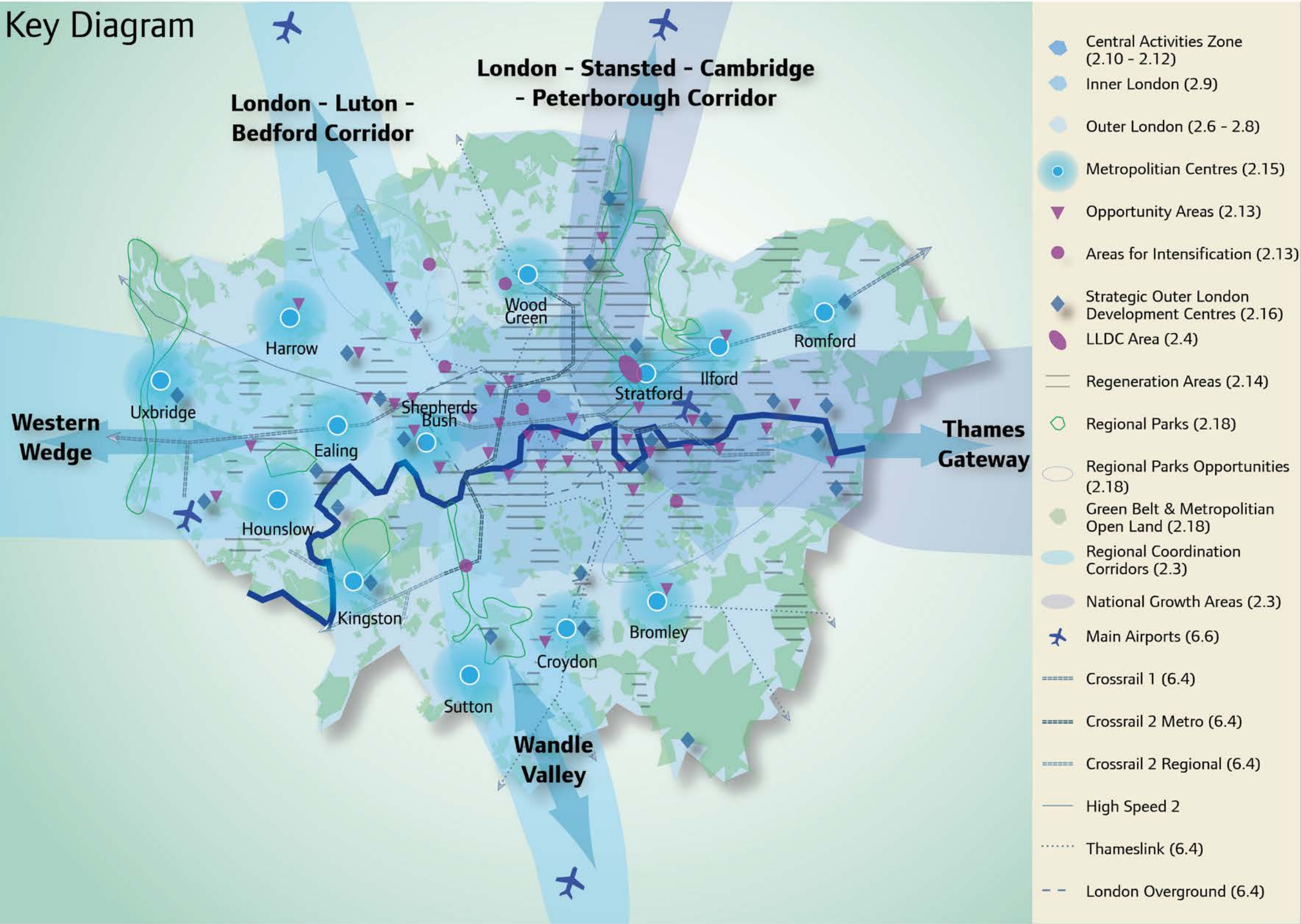
+ “The station, which will be the size of London Waterloo, will have unprecedented connections – **just 10 minutes from Central London and Heathrow Airport and 38 minutes from Birmingham.**” Boris Johnson

+ It will play a key role in delivering the Mayors manifesto as the capacity for **25,500 homes** and **65,000 new jobs.**



Back to Basics

London



+ A city that meets the challenges of economic and population growth in ways that ensure a **sustainable**, good and improving quality of life and sufficient **high quality homes** and neighbourhoods for all Londoners and helps tackle the huge issue of deprivation and inequality among Londoners, including inequality in health outcomes.

+ A city that becomes a world leader in improving the environment locally and globally, taking the lead in tackling **climate change, reducing pollution, developing a low carbon economy and consuming fewer resources** and using them more effectively.



+ “Old Oak will be more than just a super hub exchange. It has the capacity to be a major new London **centre and destination**. The area can support London’s continued **growth** and the UK’s global competitiveness.”



+ Seek to create 14% of London’s **employment** needed by 2031

Source: Old Oak and Park Royal Opportunity Area Planning Framework



- + A third of Londoners travelling on HS2 will board on Old Oak
- + Birmingham Airport just **31 minutes** from Old Oak.
- + 18 trains per hour to the North.

+ The new Crossrail station at Old Oak will provide up to 24 trains per hour into **central London**, as well as services towards **Heathrow** and **Reading**.



Back to Basics

Local

SITE PHOTOS

Twford Abbey Road



Brent Viaduct (Listed)



Grand Union Canal



Old Oak Lane



Hythe Street



Cumberland Park Factory



Terraced Housing



Oaklands - Mix Use Development



Stonebridge Park



Harlesden



Willesden Junction



Kensal Green



EALING

Park Royal



Regency Heights



WESTMIST



Scrubs Lane Overbridge
Mitre Bridge
West London Line Overbridge

Coronation Road



Central Middlesex Hospital



Acton Cemetery



Wells House Road terraces



Old Oak Common Station



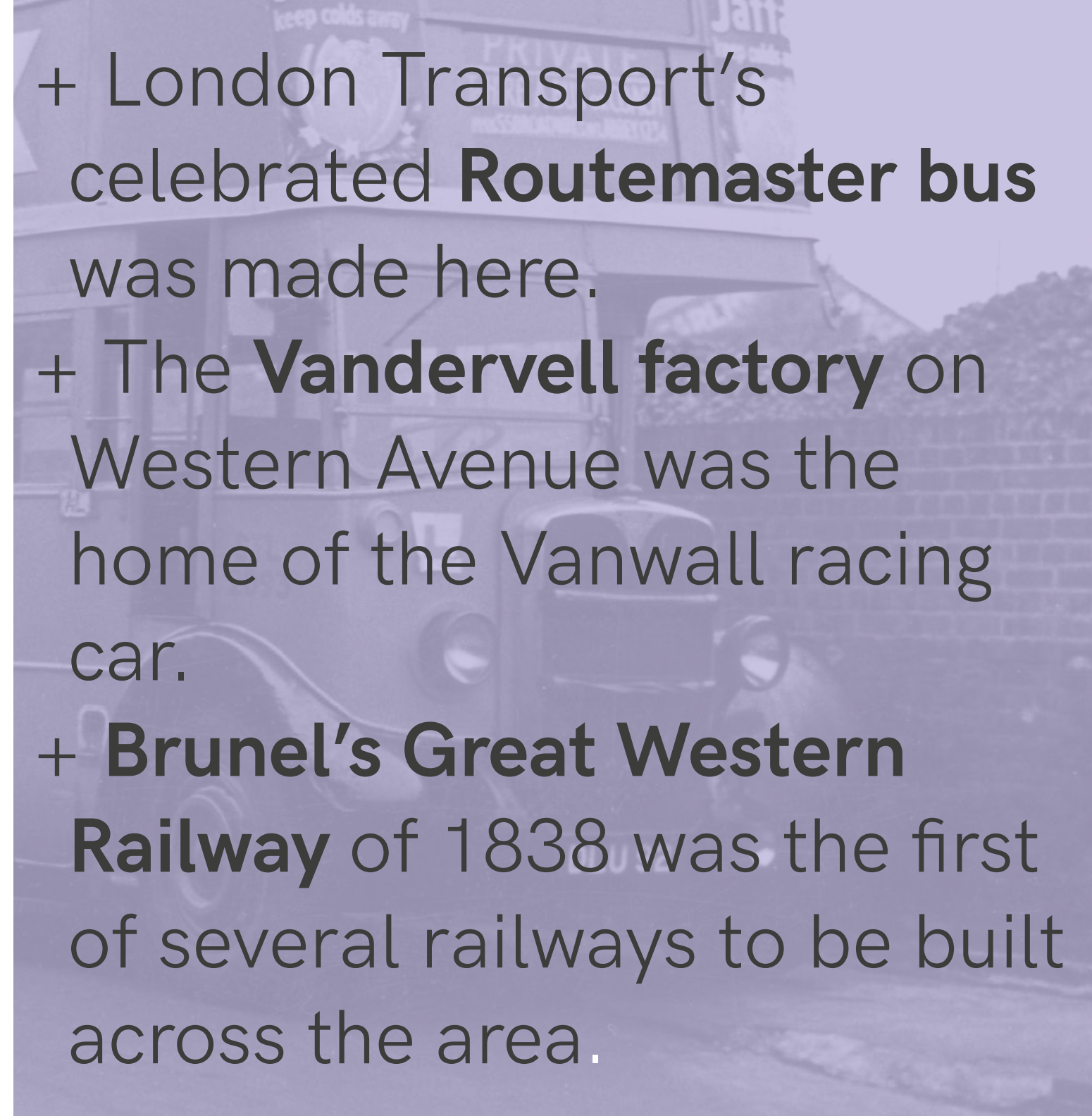
Wormwood Scrubs



- + 5km from **central london**,
14km from **Heathrow**
- + **The Grand Union** canal runs
east to west across the site.
- + **Willesden Junction** station
to the north access to
London Overground and
Bakerloo lines.
- + West is **North Acton** with
access to the central line.



- + London Transport's
celebrated **Routemaster bus**
was made here.
- + The **Vandervell factory** on
Western Avenue was the
home of the Vanwall racing
car.
- + **Brunel's Great Western
Railway** of 1838 was the first
of several railways to be built
across the area.



+ “Old Oak and Park Royal will be connected into its surroundings and new development will enable the free and easy movement of people to and from the area. There will be **improved local connections to Harlesden, Acton, Kensal, White City and Shepherds Bush.**”



+ The population of the development area is generally **younger** than the overall London population.

+ Since 2007, population growth in the area has generally been stronger than overall London population growth.

+ Wholesale and **retail trade**, and **manufacturing** industries are the largest employers in the OPDC area (24.7% and 13%)

+ **Small businesses** with less than 50 employees make up 20% of all workplaces

+ The OPDC Development Zone as primarily an area of commercial activity, with over a third of the land designated for **manufacturing use** (36.3%).

+ Both the OPDC area and region have a lower proportion of **white residents**, at 42 per cent and 49 per cent respectively compared to the overall London proportion of 60 per cent.



+ Life expectancy in the OPDC area between 2009 and 2013 is generally **lower** than the London average at **80.3 years overall**, compared to 81.8 years across London.

Trends

connected garden communities	resilient	complementing existing settlements	local connectivity - sustainable and active travel	healthy - as a way of life	growing our own food	sharing our homes with nature	playing in the streets
moving around is easy	rebalancing transport modes	early adoption of technology	everything a click away	a job for everyone	working anywhere, anytime	self build	families living in same locality
life is fun	infrastructure is green	making our own energy	waste not, want not?	hidden underground infrastructure e.g. waste	homes built to last	a place with its own identity	homes with views of landscape
digitisation + Could impact on working patterns, leisure time, as well as potentially contributing to increased loneliness + While it will bring flexibility, this must be carefully managed	wellbeing awareness + People becoming more aware of their own physical and mental health + Balanced with rising digital exposure - how will these interact?	rising living costs / unaffordability + Rising living costs, in part due to a lack of affordable housing (and associated problems of homelessness); + Related to income inequality; and child poverty	ageing population + Loneliness is on the rise, as well as rate of people living with long term health conditions + Adjustments to the care system + Could technology be utilised to better connect the elderly / less mobile?	inclusive communities + Diverse communities need community spaces + Use of community hubs - and what will these look like in the future?	political instability + Unclear impact of major social / political changes, such as Brexit + Changes in way we receive news - fake news, balanced with increasingly open data and digital democratisation	artificial intelligence + Changes to working practices, due to digitalisation and the rise in the gig economy + Mobile working and increased flexibility in working hours / locations	flexibility + Changes to working practices, due to digitalisation and the rise in the gig economy + Mobile working and increased flexibility in working hours / locations
health technologies + Alongside growth in wellbeing awareness + People are using more health technologies to help / incentivise them to participate in active lifestyles	high tech economy + Increase in high-tech, high skilled jobs + Automation in the workplace?	sharing economy + Sharing economy is on the rise + Providing new models for car and bicycle ownership, holidays, etc.	skills and learning + Employer led skills training? + Increase of learning online	zero carbon + Move towards low carbon transport modes + Active transport modes play a role in reducing carbon impact and promoting wellbeing + Autonomous transport	smart urbanism + Internet of Things and 'smart sensor' technology will be important to mobility + Increased role of behavioural predictions and analytics, particularly in transport	new technologies + Economic impact of new technologies e.g..... robotic tech, 3D printing, virtual reality + How could these affect future work?	green and blue infrastructure + Changing the way we travel - part of a healthier lifestyles narrative + Integral to rewilding
modern agriculture + Innovation in agriculture will present new opportunities for food infrastructure + Hydroponics and grow-you-own - community gardens etc.	green energy + How will renewable and green energy become part of our everyday? + Building renewables into the fabric of new communities	the changing high street + Changing land use - move towards more mixed use and increased residential + Artisan producers, bespoke local businesses, community co-operation and local service centres	multi-tasking / connectivity + We are constantly connected due to smart phones - increased multi-tasking + Implications for mindfulness and balance	shared responsibility + Residents, visitors and business taking a clear share of responsibility + Young people as future custodians - early education	climate emergency + Move towards objective understanding of resilience - e.g. in understanding flood risk, water shortage + Attitudes towards carbon emission reduction	food security + Increasing aridity - especially in places we import food from + Changing landscapes / agricultural trends and tech - what do these mean for place?	biodiversity + Increasing awareness of value of biodiversity + Understanding agriculture's impact on biodiversity + Rewilding parks and green spaces

CLIMATE / ENVIRONMENT





DEMOGRAPHICS



TECHNOLOGY / WORK



SOCIAL / COMMUNITY

Assets

CONNECTIVITY/STATION



NATURE/PARK



CANAL / GEOGRAPHY



LAND/CHARACTER





PROXIMITY TO HEATHROW



YOUTH/ PEOPLE

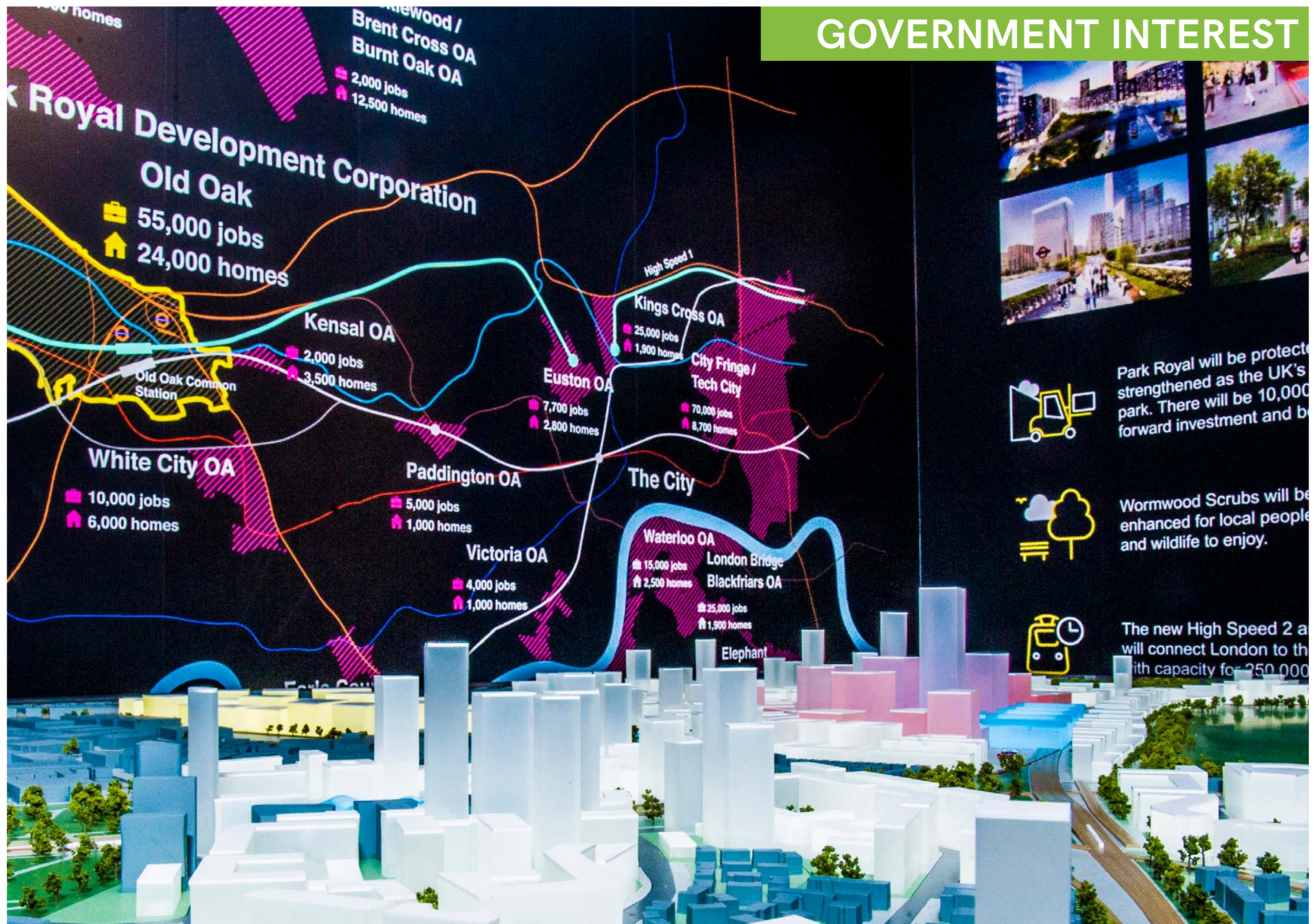


LOCAL COMMUNITIES





GOVERNMENT INTEREST



EDUCATIONAL INSTITUTIONS



STATUTORY BODY

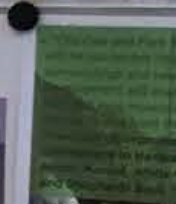
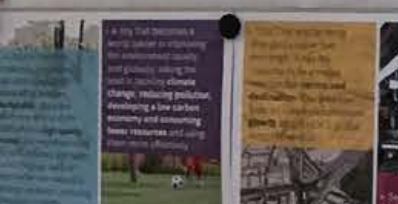
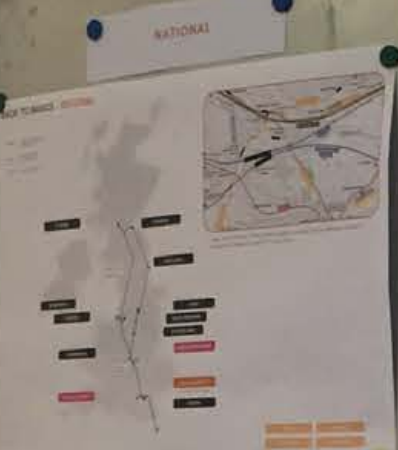


Other Topics



BACK TO BASICS

LONDON



ASSETS

