

Old Oak

London's next big thing...

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

MAYOR OF LONDON

London's largest brownfield opportunity.

An opportunity for long-term partners to deliver London's next major regeneration project, around the UK's largest newly built station.

Working together to maximise inward investment and growth in the Old Oak and Park Royal Opportunity Area.

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**HS2 will
maximise
Old Oak's
potential...**

**...Old Oak's
regeneration
will maximise
investment
in HS2.**

9,000 new homes and 11,000 new
jobs in a new west London district.

A comprehensive approach to placemaking.

With over 70 acres of land, we have the opportunity to make a meaningful social, economic and environmental difference, locally and beyond.

As a Mayoral Development Corporation, we have planning, land assembly and delivery powers to transform London's largest brownfield site, located in zones 2&3, into a sustainable, inclusive and prosperous canalside district.

Delivering affordable homes, jobs for the future, well connected transport and a healthy environment.



Making world-class opportunities, local.



HS2, Elizabeth line &
Great Western Mainline

£1.7 billion

investment in Old Oak Common station with a public plaza twice the size of Trafalgar Square

70 acres

brownfield land for comprehensive regeneration



innovative district heat network to provide low cost, low carbon power to 10,000 homes, businesses & services



Partnering to deliver the Local Plan that paves the way for 9,000 new & affordable homes & 11,000 new jobs

MAYOR OF LONDON

Mayoral Development Corporation with the statutory powers for compulsory purchase & delivery

£300 million

capital funding used to acquire key strategic sites for development

With stewardship, comes the responsibility for long-term delivery – now, we want to work with private sector development and investment partners to deliver the shared vision.

The largest newly built station in the UK.

HS2, the Elizabeth line and Great Western Mainline will serve Old Oak Common station – this £1.7 billion investment provides fantastic new connections for local communities.

Opening up the capital with world-class transport links, cutting journey times across the country.

We're building a gateway which connects the world and the first place that many will experience when they arrive in or leave the capital.

Birmingham – 38 mins

Old Oak, on a local level, will be a place where active travel rules – making it easy and safe to walk and cycle.

A 20-minute city so people can commute less and live more.



Bristol – 1 hour 30 mins

A thriving neighbourhood, where good growth and world-class opportunity, meet local living.

Heathrow – 10 mins

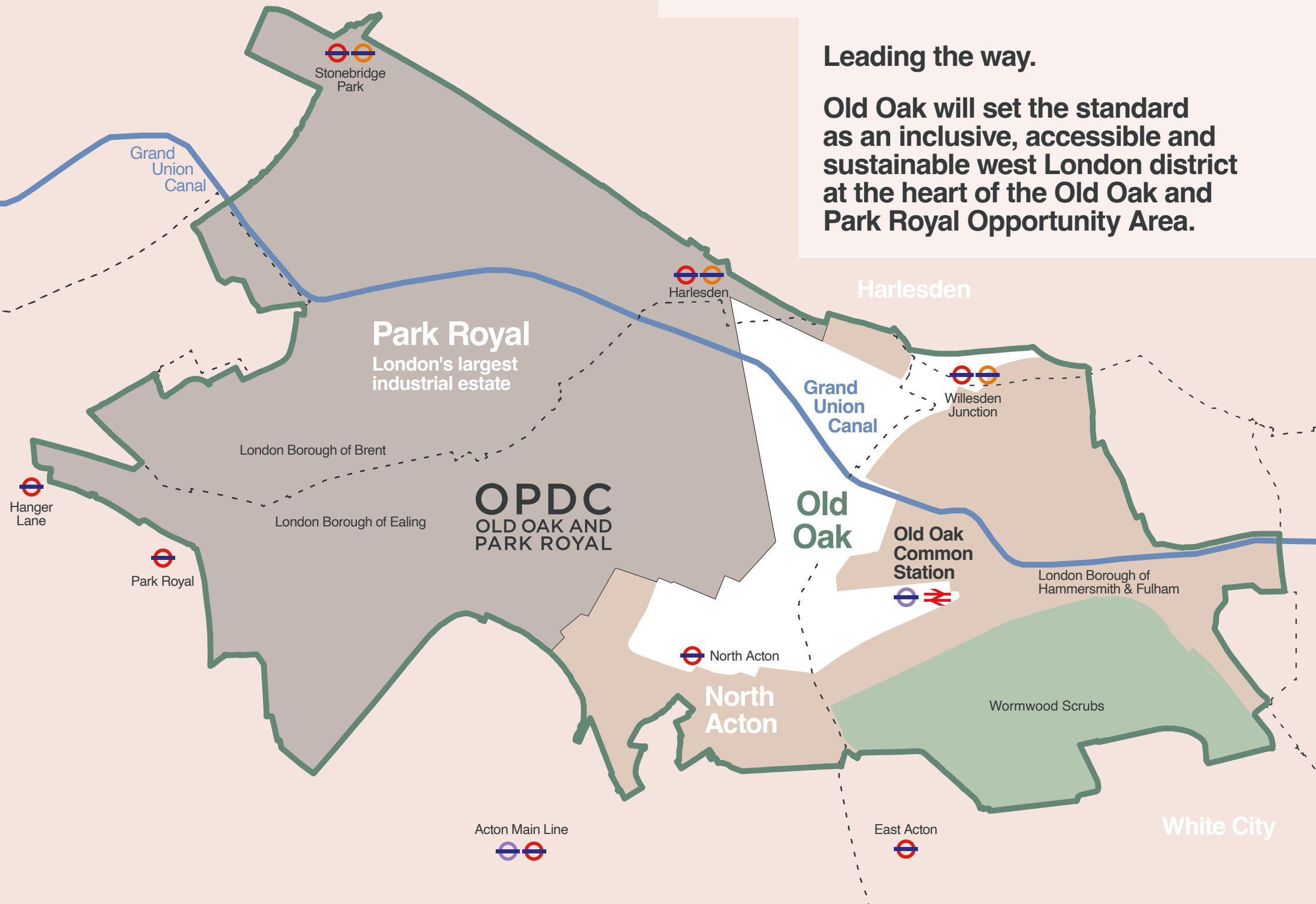
Canary Wharf – 21 mins

Bond Street – 10 mins

Euston – 8 mins

Leading the way.

Old Oak will set the standard as an inclusive, accessible and sustainable west London district at the heart of the Old Oak and Park Royal Opportunity Area.



Win

Creating real benefits for people living, working and visiting here.

Win

Old Oak's planned regeneration and investment will address real socio-economic issues locally.

We have an opportunity and responsibility to create a healthier and more prosperous part of the city. Through investment, we're enhancing homes, skills, employment and productivity, together with excellent transport connections and infrastructure, presenting a win-win for London and huge economic opportunities for the country as a whole.

This is a chance to address real issues and provide real solutions.

40%

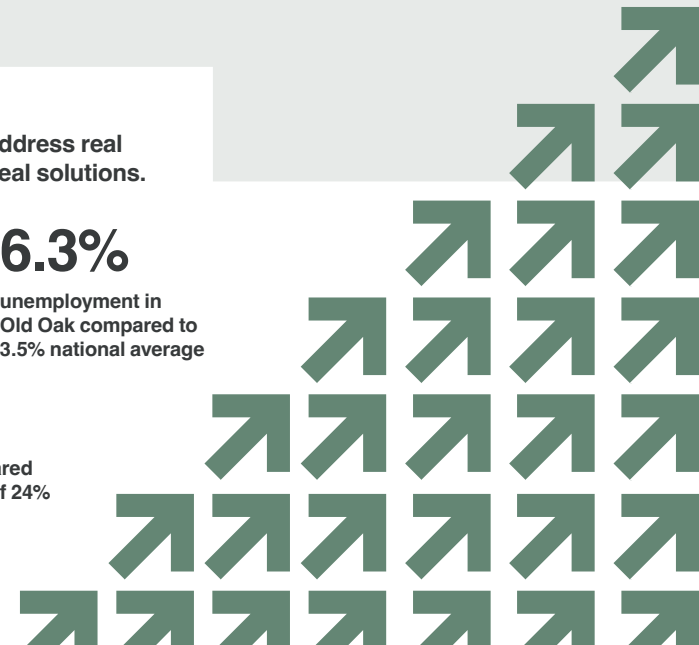
of children in Brent are living below the poverty line

6.3%

unemployment in Old Oak compared to 3.5% national average

47%

in social housing compared to the London average of 24%



Old Oak development opportunity.

New and affordable homes, high streets, workspace and social infrastructure.

9,000
new &
affordable homes

2.5 million sq ft
commercial &
employment space

1km
canal
enhancements

high streets
with shops, cafés, restaurants,
local services & amenities

20 acres
high quality
public realm

6 acres
parks &
green space

Old Oak
Common
Station

North Acton

Willesden
Junction

The Old Oak Mile The Old Oak Line Old Oak Town Centre
Connecting Parks The Common Cut Canalside Neighbourhood

Build a place to call home.

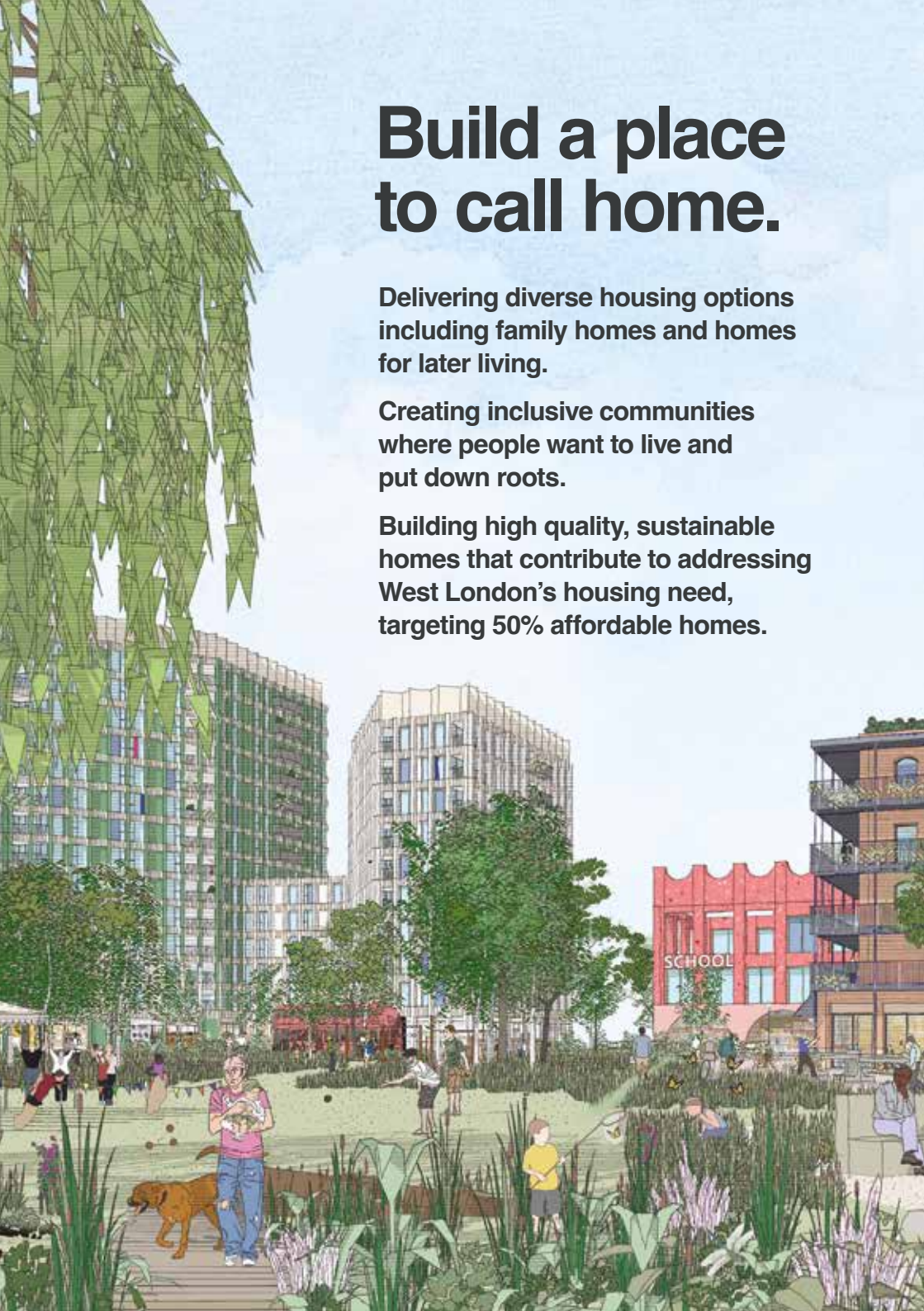
Delivering diverse housing options including family homes and homes for later living.

Creating inclusive communities where people want to live and put down roots.

Building high quality, sustainable homes that contribute to addressing West London's housing need, targeting 50% affordable homes.




A place for all to feel welcome and safe, part of a diverse and inclusive community, that blends and connects to surrounding neighbourhoods and further afield.





Make a place to be proud of.



Developing diverse and characterful neighbourhoods with a thriving and revitalised London street connecting Harlesden to North Acton.

Delivering new social infrastructure and community spaces.

Working with diverse groups to design public spaces that are accessible, safe and welcoming.





Drive inclusive economic growth.

Up to 2.5 million sq ft of new workspace will complement Park Royal, already one of the most productive places in London.



Creating a fairer economy for everyone by embedding inclusive growth, securing pathways into employment and training.

Establishing a new commercial district and workspace address for London, complementing the diverse existing employment in the area.



Create a thriving environment.

Delivering sustainable outcomes at a strategic scale with a focus on environmental, social and economic sustainability.

Promoting healthy lifestyles through improved pedestrian and cycle connectivity and high quality public realm.



Leading the way in developing low carbon infrastructure.

Awarded £36 million from the Government's Green Heat Network Fund, OPDC is delivering a first-of-its-kind District Heat Network, using low-cost, low-carbon waste heat from data centres to heat existing and new homes, businesses and services in Old Oak.

This leading innovation will serve a major hospital, homes and businesses from as early as 2027, driving down energy bills and supporting future generations to live more sustainably.



It isn't just about what you build...it's about what you leave as nature intended.

**A place that
will keep on**



growing



**like our
community.**

Our social value programmes harness opportunities to build relationships, celebrate diversity and support both new and established communities.

Providing grants of over £400,000 to date, we have kick-started community-led projects creating affordable workspace, providing skills and training for young people, helping those most in need and celebrating the area's heritage through music, art and film making.



**Championing and enabling
inclusive growth that supports
local prosperity, preserving the
planet and enriching livelihoods,
communities and quality of life.**



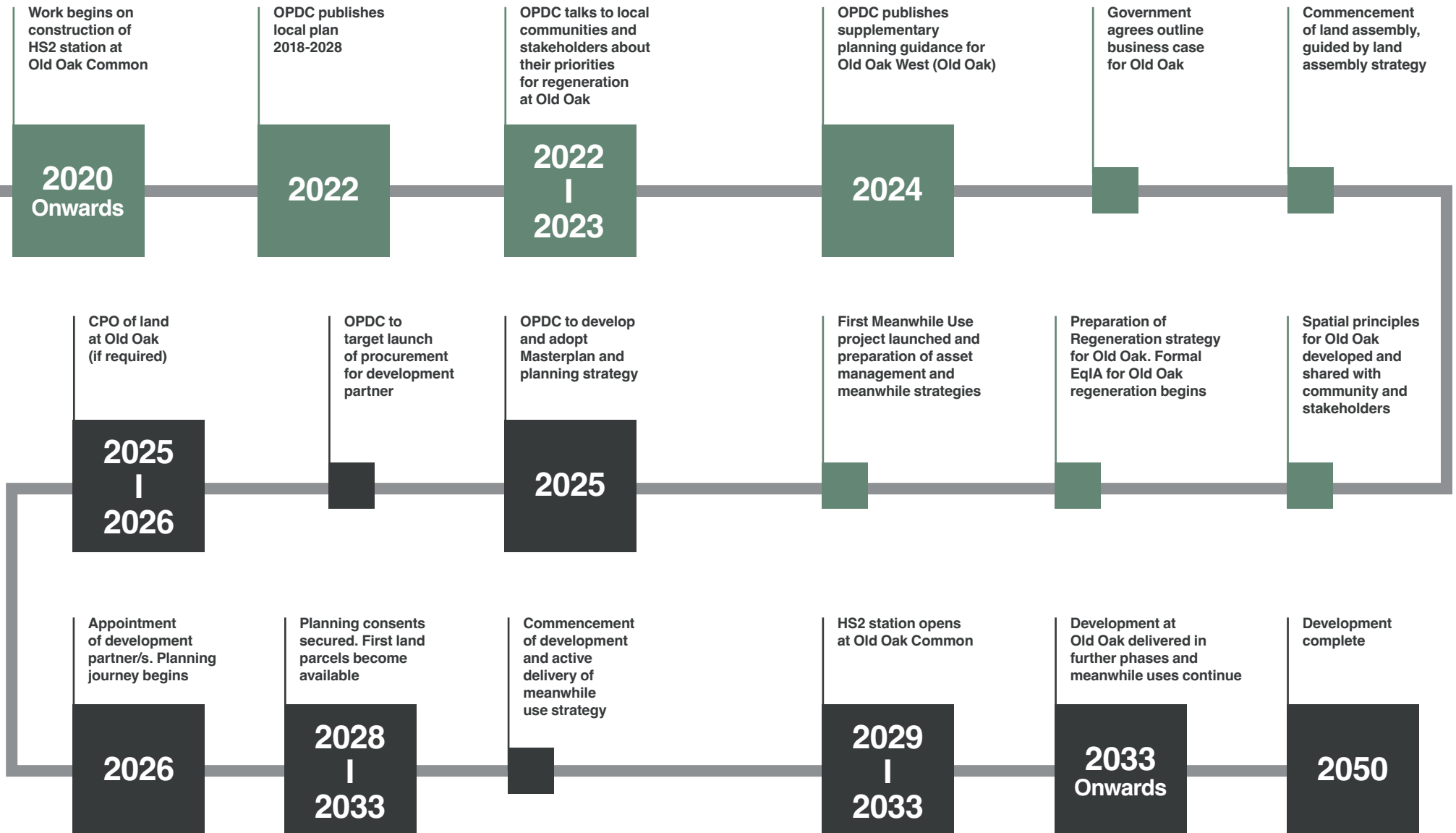
Early activation and meanwhile use projects will align with OPDC's longer term regeneration and sustainability ambitions to create a legacy benefiting Old Oak.

Working closely with local communities, we will develop meanwhile and early activation projects that celebrate Old Oak. These will support the local economy, sowing the seeds for the future regeneration.

Deliver at pace.

Ensuring sites are brought into active use as soon as practically possible, delivering meanwhile uses where appropriate.

Development phased to deliver the right infrastructure and mix of uses at the right times.



**Old Oak
will create
opportunities
for generations
to come.**

**With so many
advantages
already in place,
the time for
London's biggest
development
opportunity is now.**



One of the UK's largest
and most important
urban brownfield
regeneration projects.

“Delivering a truly
inspirational and
sustainable part of
our amazing city.”

Sadiq Khan, Mayor of London

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OPDC area photography © Zute Lightfoot

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