

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

MAYOR OF LONDON

Old Oak



London's largest brownfield opportunity.

An opportunity for a long-term partner to work with OPDC to deliver London's next major regeneration project.

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



Seeking an innovative private sector partner to join OPDC in delivering an exciting future for this new West London district.

London's next major regeneration.

With an adopted Local Plan, a well progressed land assembly programme and an illustrative masterplan in place, the foundations are laid for this transformational regeneration opportunity.

The private sector will play a significant role in the success of Old Oak. Investors, businesses, occupiers, developers and specialists in real estate, design and planning will help OPDC to drive innovation and deliver 8,000 new homes and 11,000 new jobs.

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.

OPDC is a Mayoral Development Corporation with planning, land assembly and delivery powers to transform this opportunity site 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, Great Western Mainline,
Elizabeth line, Central, Bakerloo,
Lioness & Mildmay lines

£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 8,000 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 – which is
why we are launching our
delivery partner procurement
process to help deliver
our vision for Old Oak.

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 will be the first place that many will experience when they arrive in or leave the capital.

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

A 15-minute city so people can commute less and live more.



Birmingham – 38 mins

Bristol – 1 hour 30 mins

Canary Wharf – 21 mins

Bond Street – 10 mins

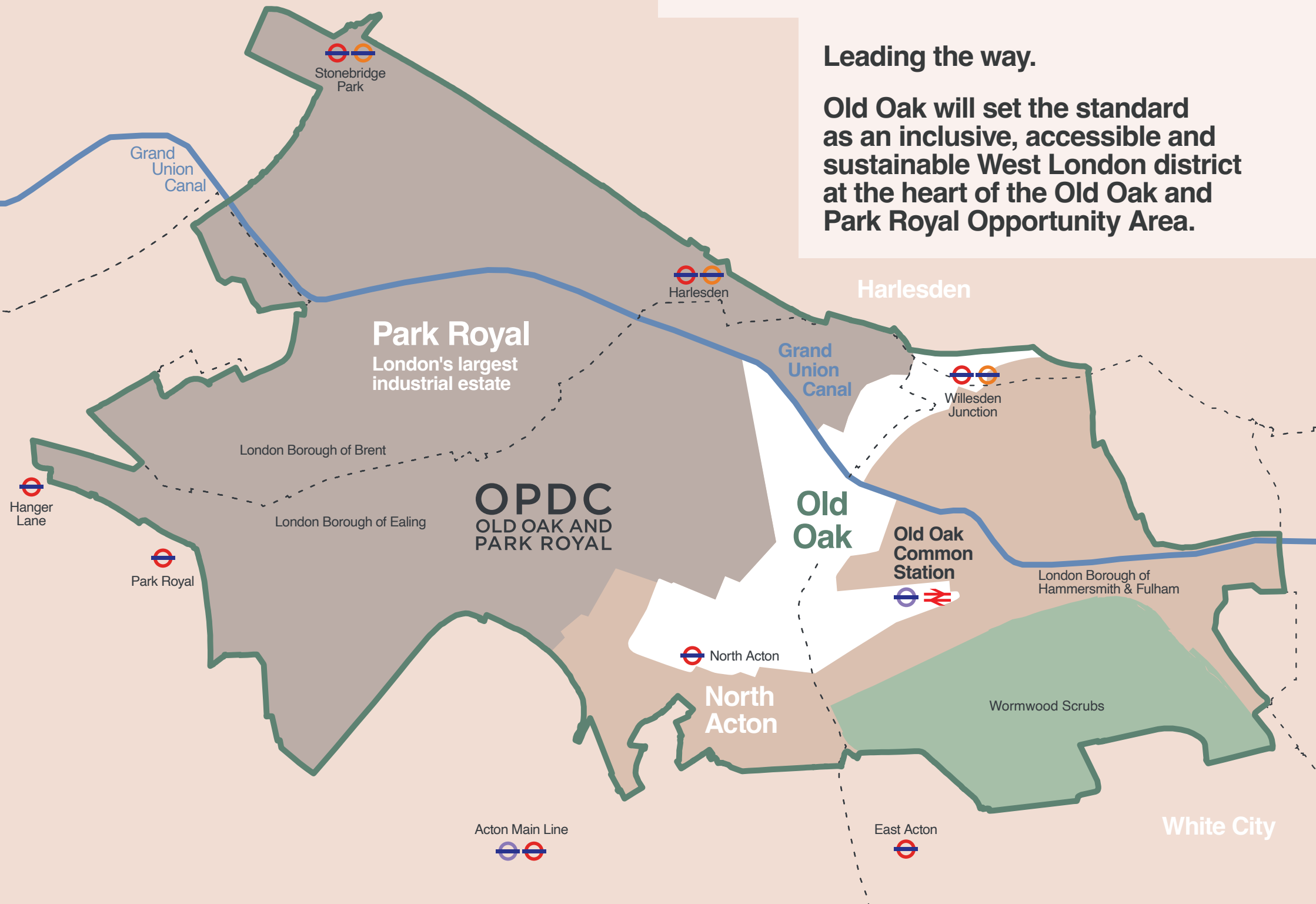
Euston – 8 mins

Heathrow – 10 mins

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

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.

View our regeneration strategy for Old Oak:



Win

Regeneration and investment at Old Oak 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 delivering 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%

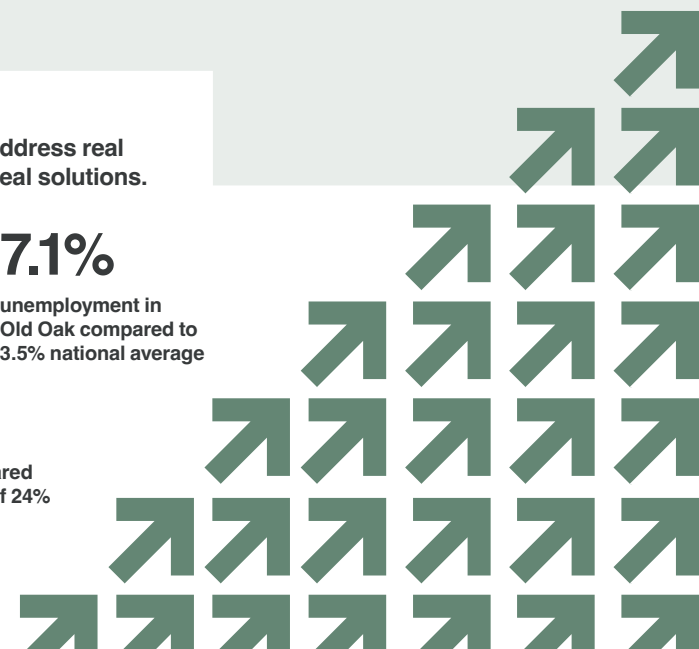
of children in Brent are living below the poverty line

7.1%

unemployment in Old Oak compared to 3.5% national average

47%

in social housing compared to the London average of 24%





Old Oak regeneration opportunity.

8,000
new homes
(including affordable)

200,000 sq m
commercial &
community space

1km
of canal
enhancements

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

20 acres
of high quality
public realm

6 acres
parks &
green space

Old Oak
Common
Station

**New homes, healthy
streets, workspace &
social infrastructure.**

Build a place to call home.

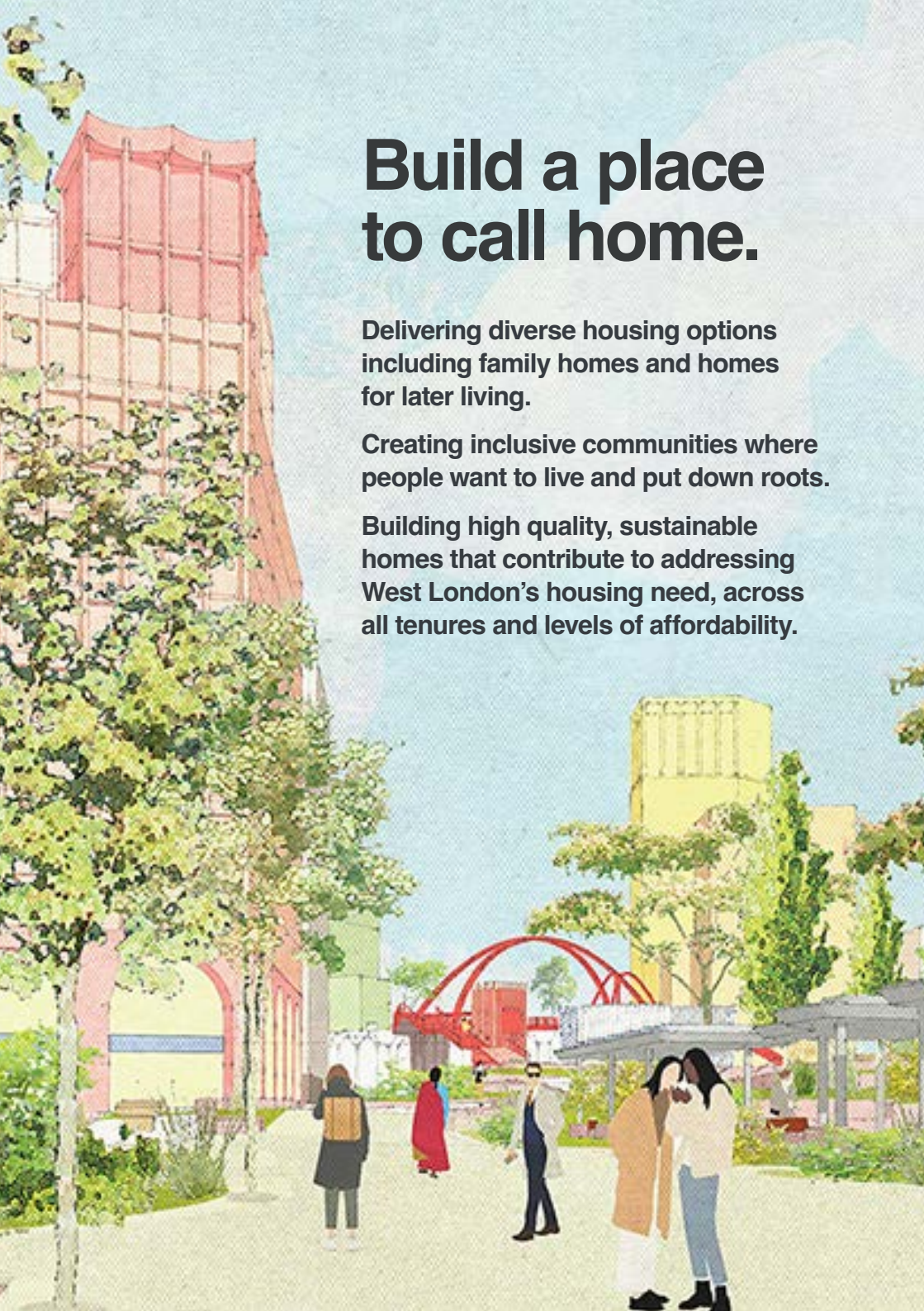
Delivering diverse housing options including family homes and homes for later living.

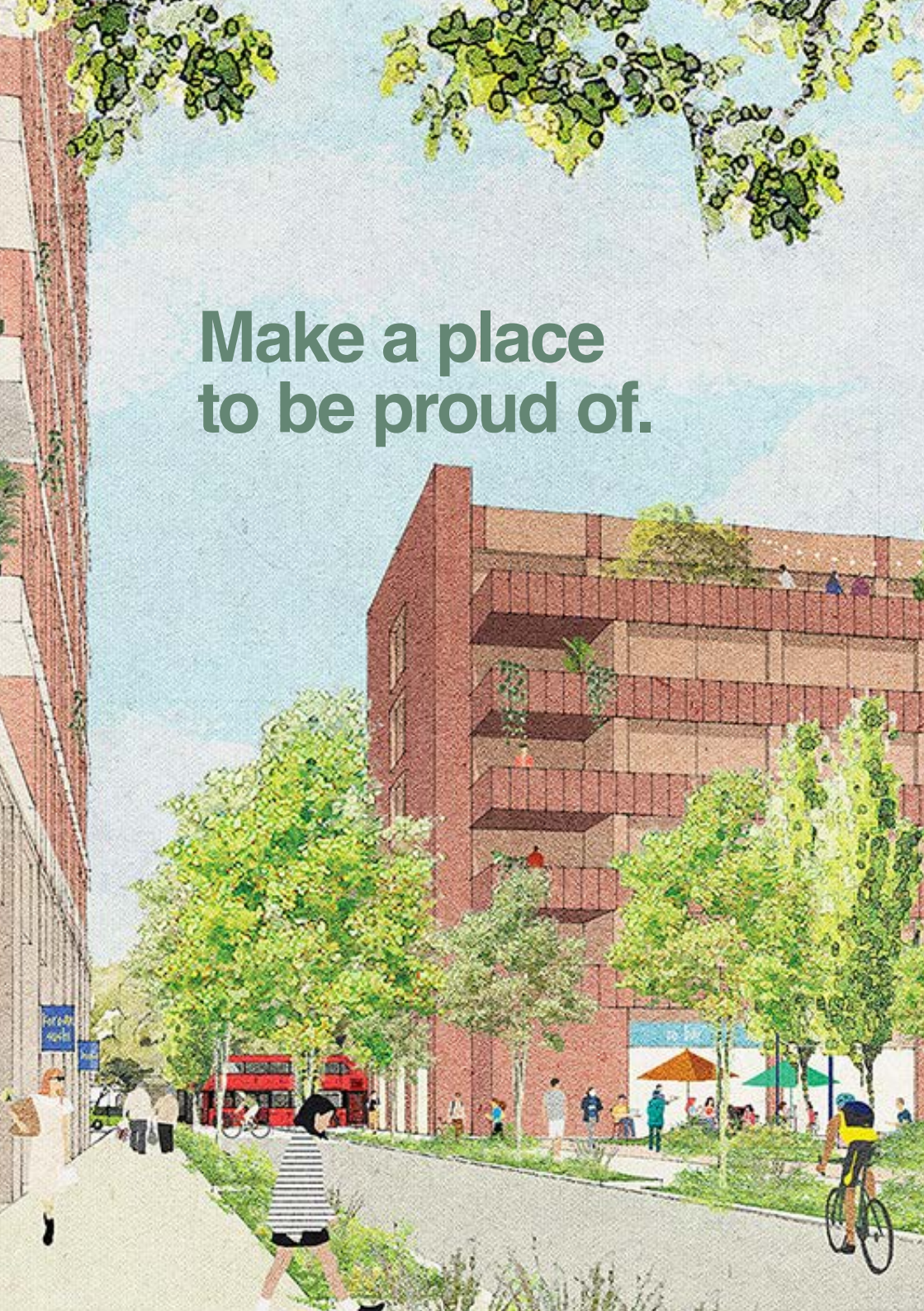
Creating inclusive communities where people want to live and put down roots.

Building high quality, sustainable homes that contribute to addressing West London's housing need, across all tenures and levels of affordability.



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 high 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.





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.



Drive inclusive economic growth.

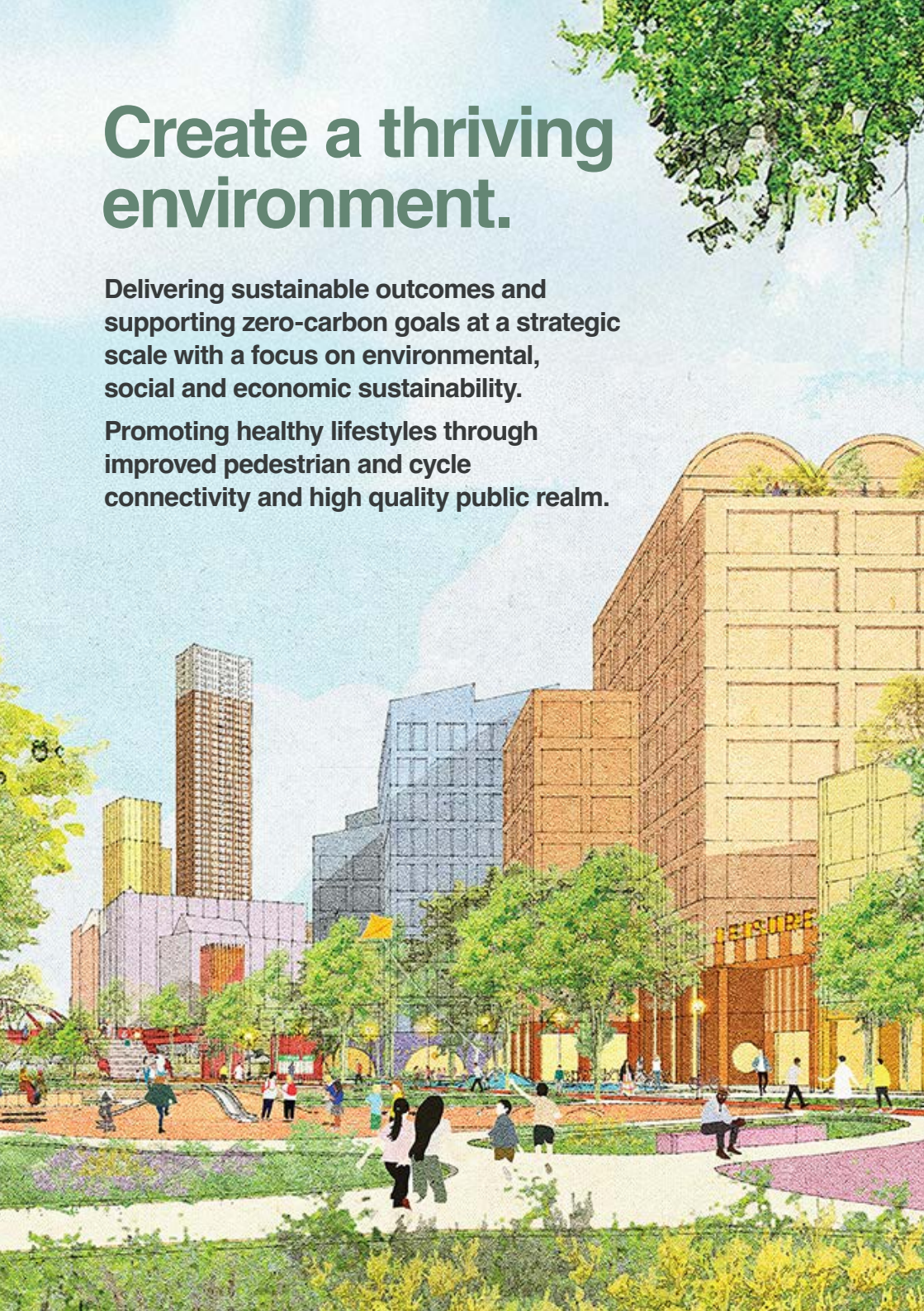
Up to 200,000 sq m of new workspace will complement Park Royal, already one of the most productive places in London.



Create a thriving environment.

Delivering sustainable outcomes and supporting zero-carbon goals 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, in partnership with Hemiko, 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.

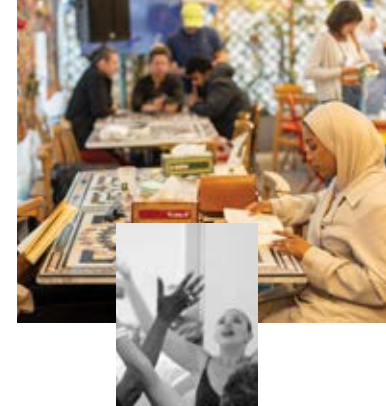
Investing

in our
community.

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

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

Providing grants and loans totalling over
£500,000 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.





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

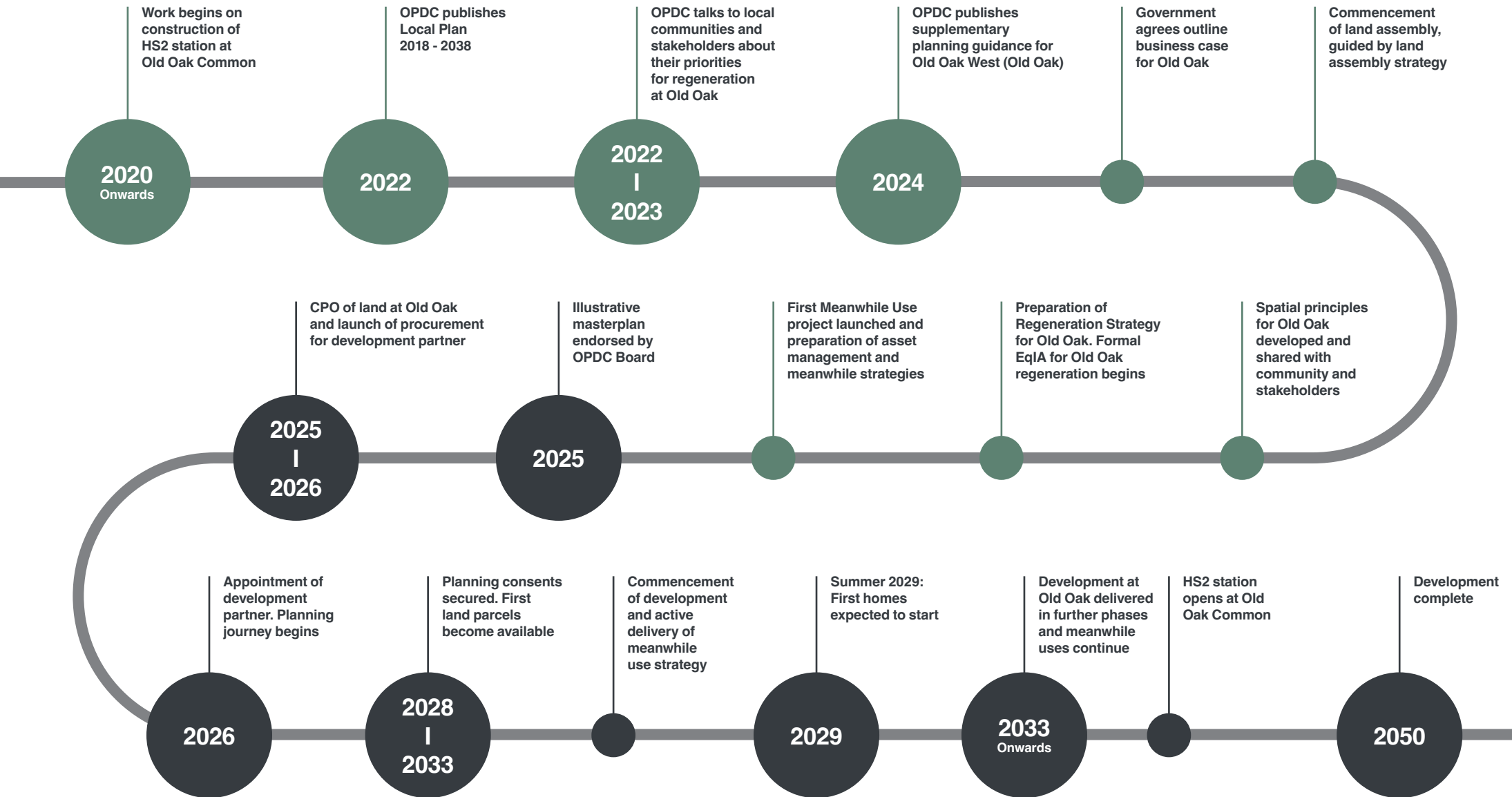


Working closely with local communities, we are developing meanwhile and early activation projects that celebrate Old Oak. These will support the local economy, sowing the seeds for the future regeneration.

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.**

View our regeneration
strategy for Old Oak:





**“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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