Old Oak

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Illustrative Masterplan

July 2025

OPDC
OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION

MAYOR OF LONDON

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Led by OPDC, the Old Oak project will transform underused land into thriving neighbourhoods with thousands of new homes, new jobs, local community facilities, and green spaces.



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1 Introduction

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1.1 Purpose of the Illustrative Masterplan

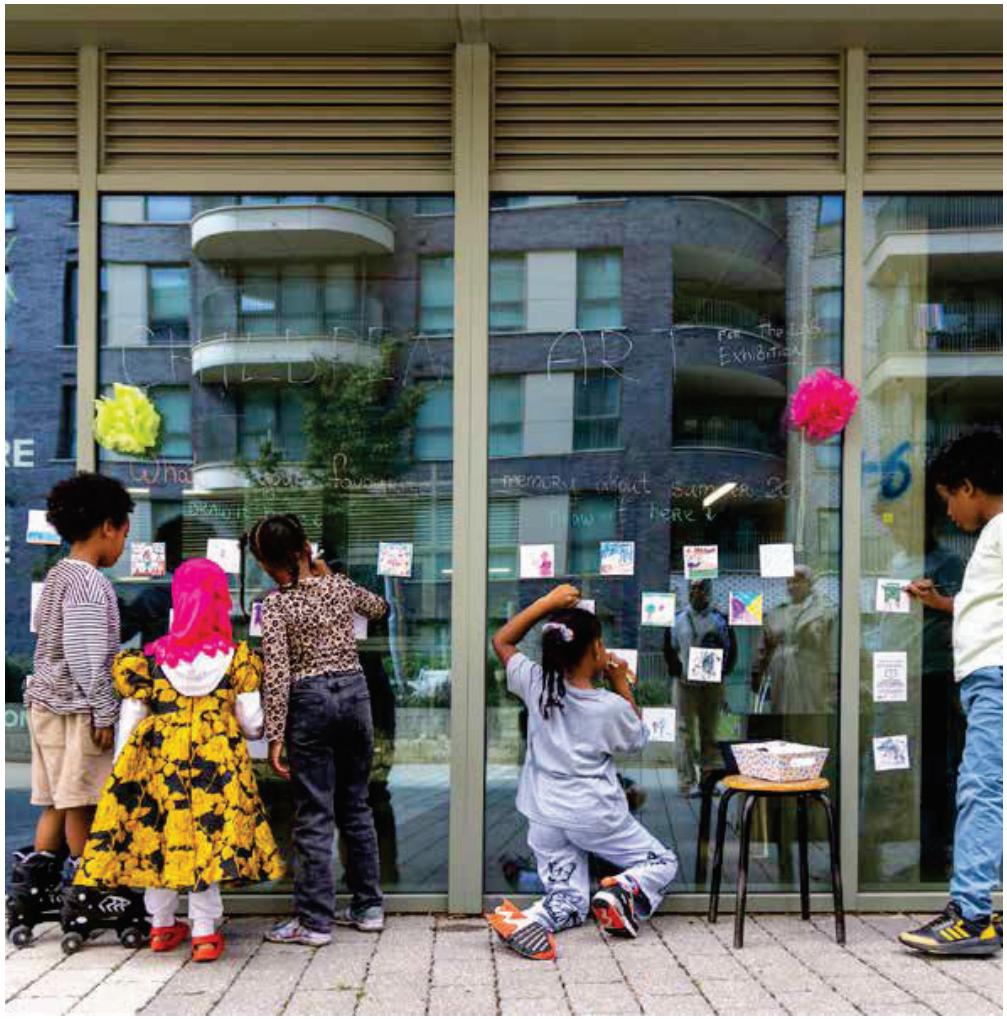
Old Oak is a major regeneration project within the OPDC area which will deliver approximately 8,000 homes (including affordable) and thousands of new jobs. OPDC is partnering with central government, HS2 and Network Rail as the delivery agent for the extensive public sector land holdings in Old Oak to assemble these into a unified land pool to enable comprehensive, masterplanned and sustainable development to come forward.

We have progressed an Illustrative Masterplan which has provided the basis for pre-application engagement with the Local Planning Authority, stakeholders and the local community.

The Illustrative Masterplan provides a clear indication of how the regeneration of Old Oak could be delivered. It tests how the different requirements for the sites can be accommodated by showing how the comprehensive development proposals for Old Oak could be delivered and will help identify development principles and guidance as well as site-wide delivery strategies to inform any future planning application.

The Illustrative Masterplan builds on the OPDC Local Plan, Old Oak West Supplementary Planning Document (SPD), Public Realm and Green Infrastructure SPD, Old Oak Regeneration Strategy, and OPDC's Sustainability Charter, as well as enagagement with the Local Planning Authority, stakeholders and local community

The next step is to translate the key elements of the Illustrative Masterplan into a Masterplan Framework which will provide development principles and guidance.



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1.2 Strategic Objectives

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 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

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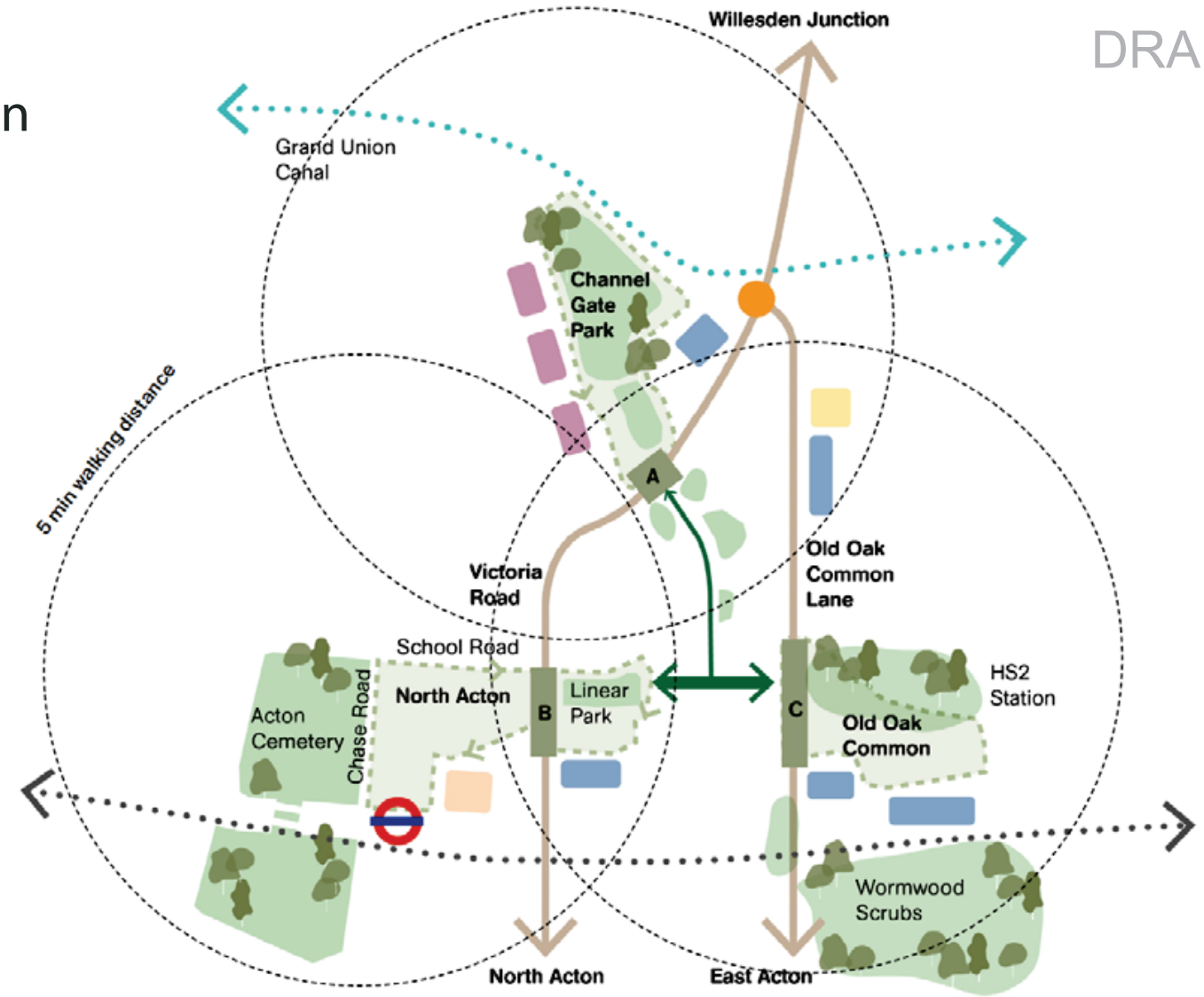
2 Connected Place Vision

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2.1 Connected Place Vision

Old Oak will be a place where green and open spaces connect people, neighbourhoods and nature. Today Old Oak is home to a variety of existing green and blue infrastructure, including pocket parks, the Grand Union Canal and the nearby Wormwood Scrubs open space. These form important foundations for connecting new public realm and open spaces.

Central to the vision for the revitalised Old Oak will be a network of connected green corridors and public parks which will stitch together the new neighbourhoods, bringing nature into the heart of the area. These spaces will also link Old Oak to surrounding areas, making it easier for residents and visitors to walk, cycle, relax and experience nature.



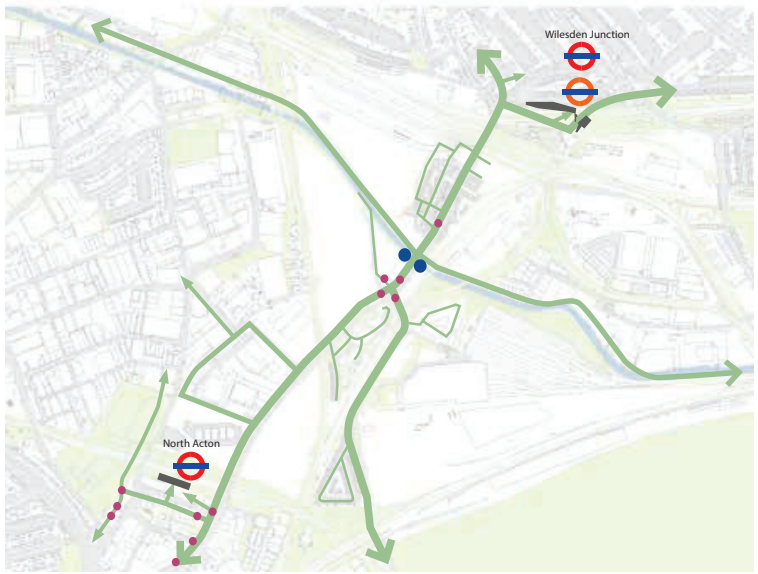
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2.2 Connectivity and Movement

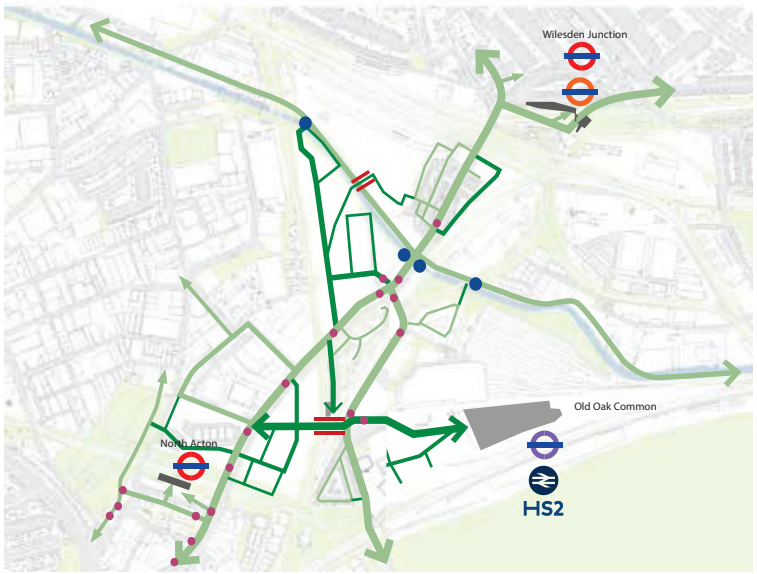
Catalysed by the new Old Oak Common Station, the area will benefit from improved pedestrian and cycle routes, creating healthier and more connected streets.

These improvements will establish safe, accessible pathways linking key destinations such as Harlesden, Park Royal, North Acton, and White City. The network will feature segregated cycle lanes, widened footpaths, and improved lighting, ensuring comfort and safety for all users.

By integrating with existing green spaces and public transport hubs, these routes will promote active travel and reduce reliance on cars, contributing to a more sustainable urban environment.



Walking routes - existing



Walking routes - emerging proposals

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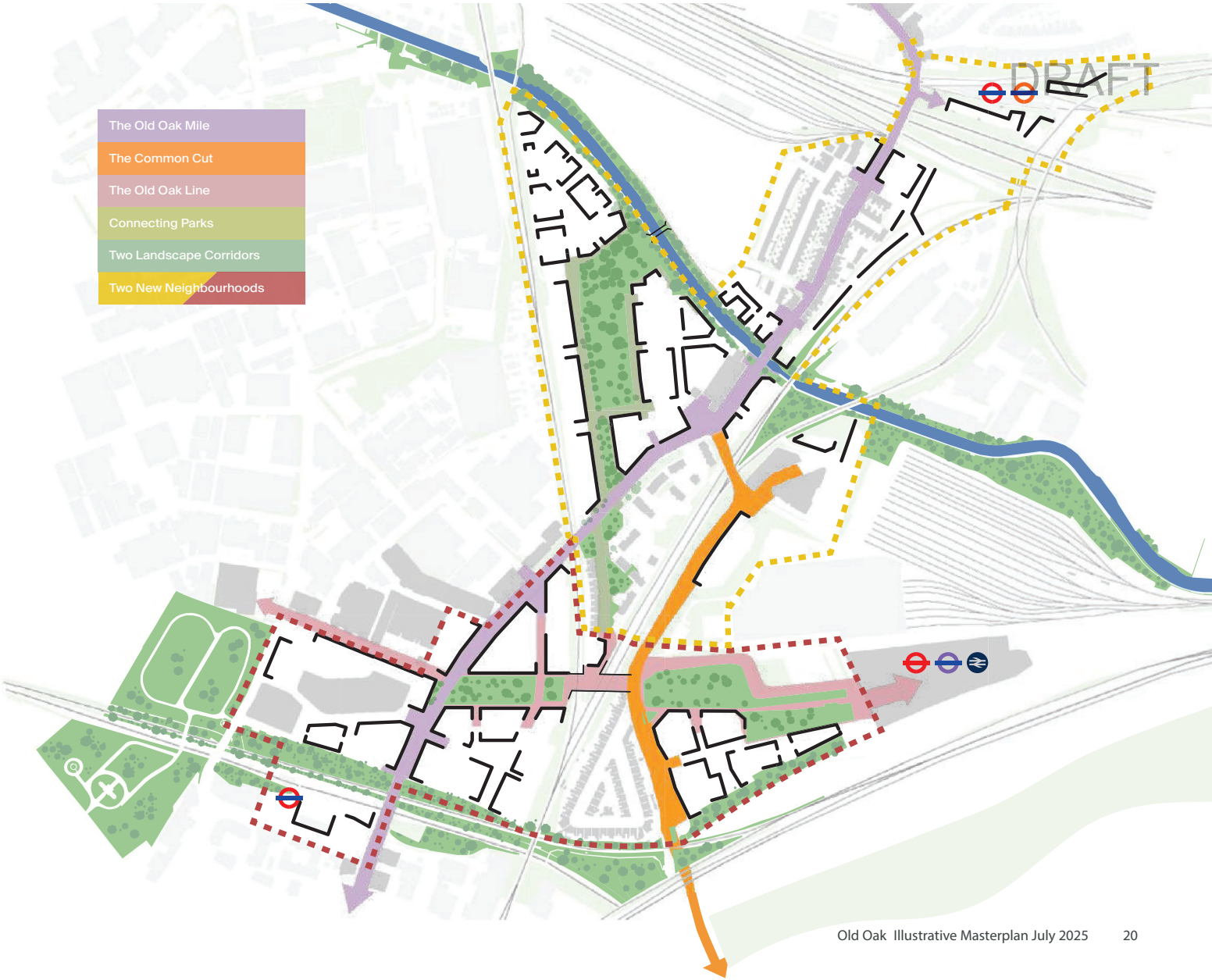
3 Spatial Principles

3.1 Spatial Principles

Following community and stakeholder engagement, we developed a set of 'Spatial Principles', or overarching maserplanning principles, to underpin future proposals for Old Oak, including the Illustrative Masterplan.

How these routes, green spaces and neighbourhoods look beyond the threshold of the masterplan area and stitch into and complement the existing neighbourhoods of Harlesden, Park Royal and North Acton will be an important consideration as the masterplan develops.

These principles are intended to create a framework specific to the places and opportunities at Old Oak, that enables a more detailed scheme to evolve and be refined whilst ensuring the core ambitions for character, quality and placemaking are delivered.

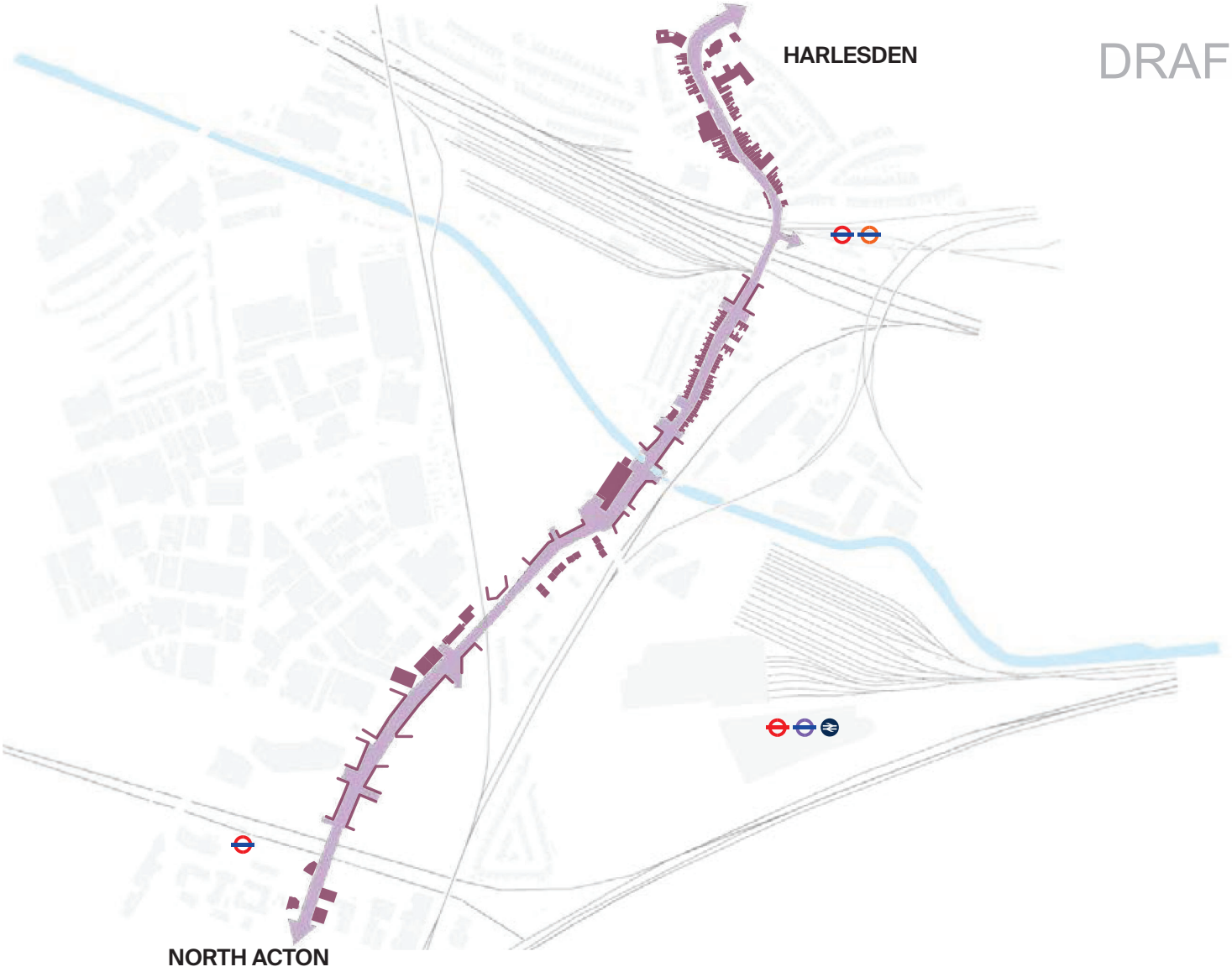


3.2 The Old Oak Mile

The Old Oak Mile (also known as Victoria Road and Old Oak Lane) will be an improved route running from Harlesden to North Acton, connecting new and existing neighbourhoods and communities, as well as key public transport networks.

This new link will provide a range of a new high street and facilities as well as being the key connector through the Old Oak site, linking green and blue spaces.

The Old Oak Mile will consist of different character areas, providing different uses and experiences and will prioritise pedestrians and cyclists by including new cycle lanes, accessible footpaths, landscaping and seating.



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Integrating the distinct qualities of London's everday streets



Concept sketch - 7 distinct character areas informed by adjoining context



Sketch views along the Old Oak Mile

3.3 The Common Cut

The Common Cut will form part of a wider network of pedestrian and cycle friendly streets across the area. Along with the Old Oak Mile, it will act as one of Old Oak's main north-south corridors linking Old Oak Common Lane North and improving connections to and from Harlesden, the new East-West Bridge and Wormwood Scrubs.

The Common Cut will be a key walking and cycling route and form part of a wider network of safe, accessible streets across Old Oak.



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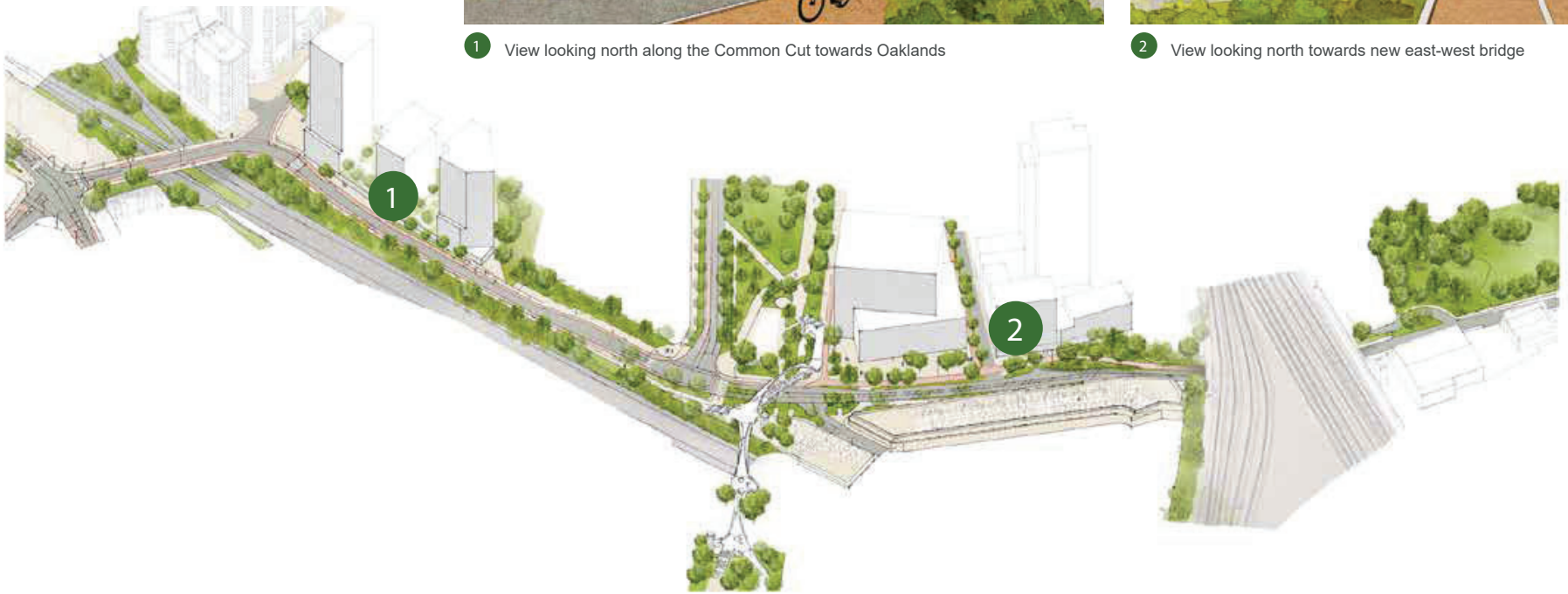
A green and sunny active travel route



1 View looking north along the Common Cut towards Oaklands



2 View looking north towards new east-west bridge



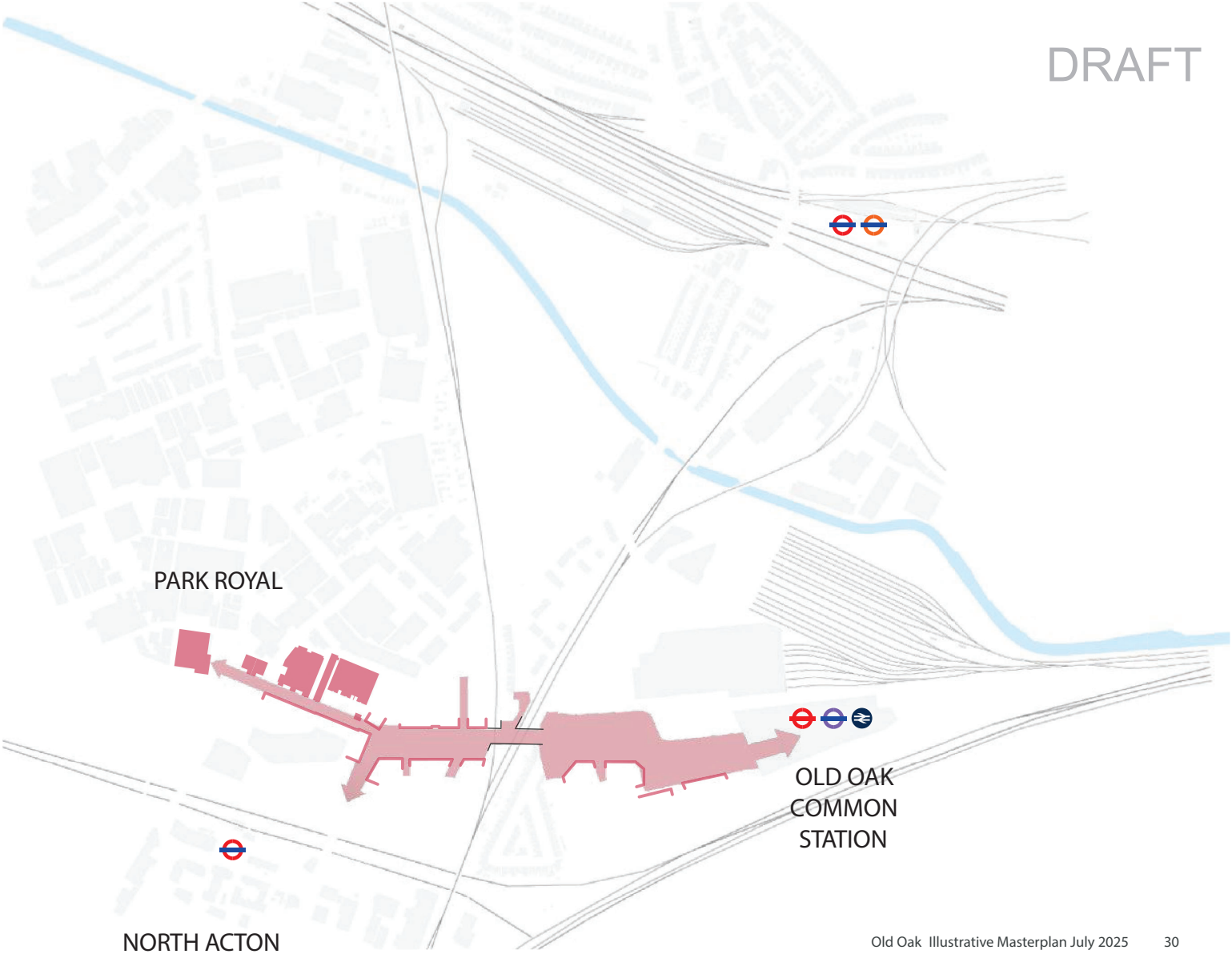
Sketch axonometric of the Common Cut illustrating improvements to green space, pedestrian and cycle connectivity.

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3.4 The Old Oak Line

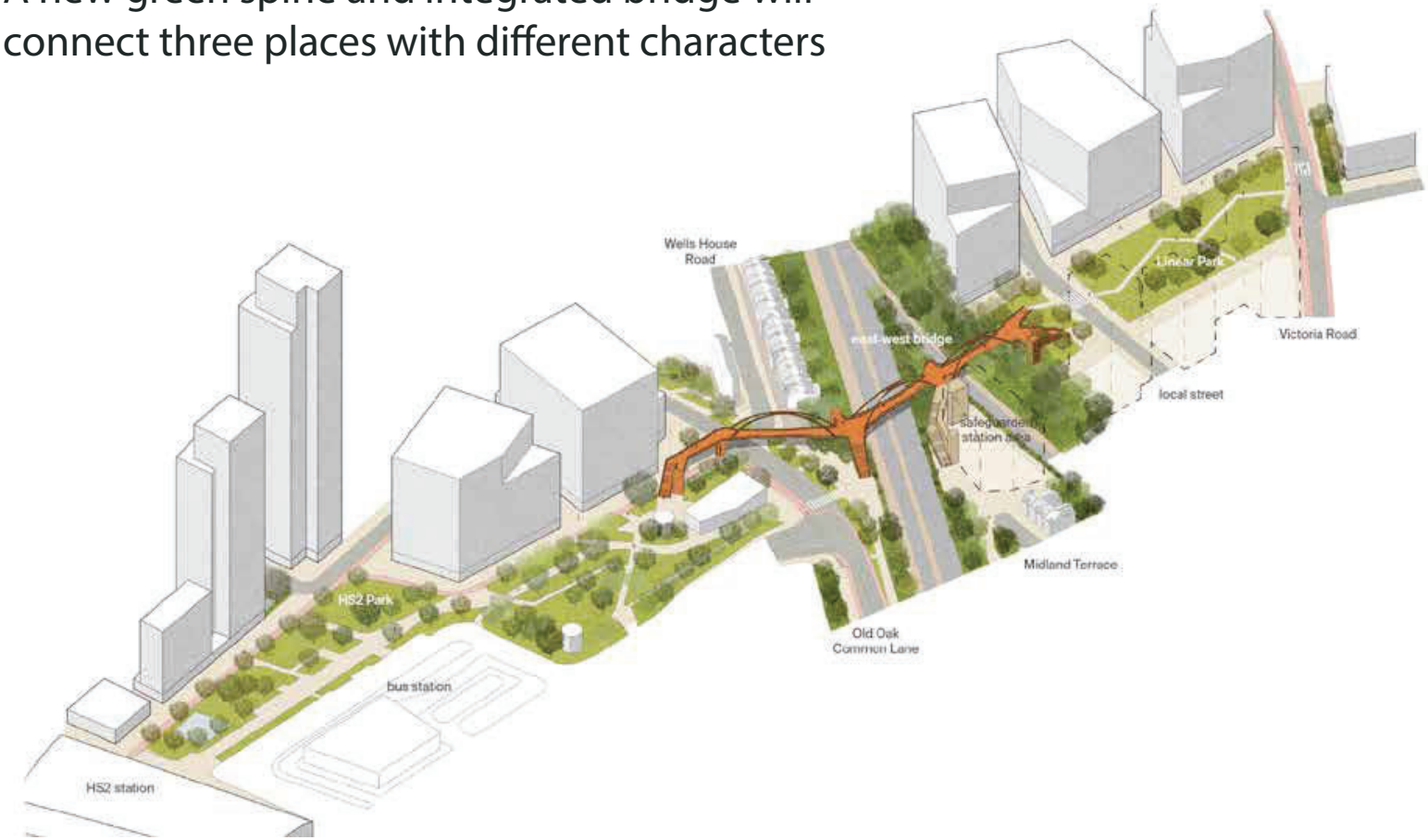
An east-west route connecting Old Oak Common Station to North Acton and Park Royal which will improve access across the area and significantly shorten walking times between key destinations.

This route will provide a connected landscaped corridor, including a new East-West Bridge from Old Oak Common station and over the railway, connecting into the heart of the new Old Oak Town Centre.



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A new green spine and integrated bridge will connect three places with different characters



The new east-west link will connect Old Oak Common Station to North Acton and Park Royal via a series of interconnected parks and a new high-quality bridge



Arriving from Old Oak Common Station (indicative bridge design)



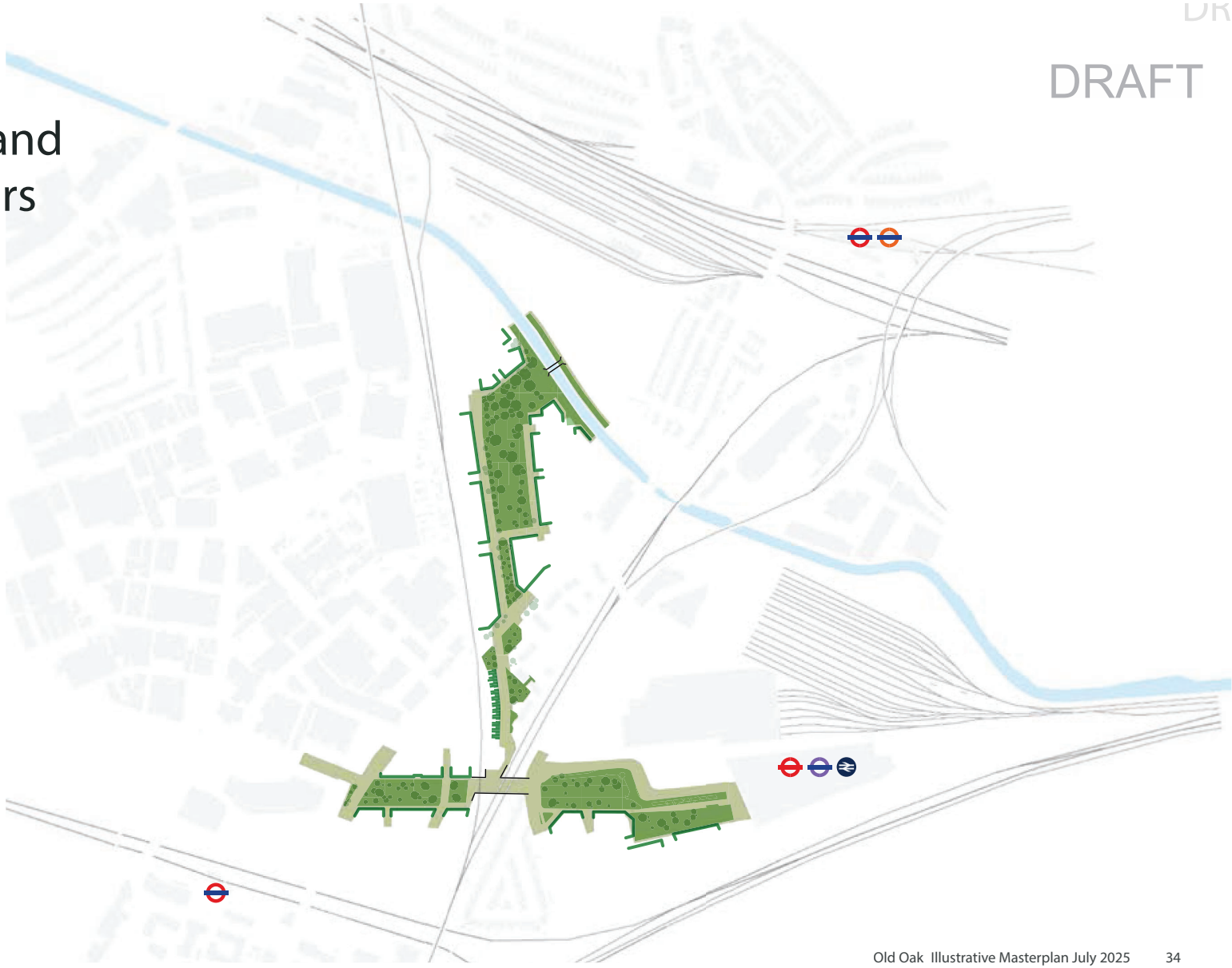
Opportunities for planting and activation on the bridge (indicative bridge design)

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3.5 Connecting Parks and Landscape Corridors

Old Oak will feature a network of new parks and green spaces that are open, accessible and improved for both people and nature.

These spaces will support play, biodiversity and climate resilience - helping to create a healthier, more connected place for everyone.



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Landscape-led approach

Connected parks and landscape corridors will provide a green cohesive landscape and a network of biodiverse, climate-resilient green spaces, from parks to green streets.

Using trees, planting and green spaces to help reduce air pollution, manage heat, and improve comfort for people walking and cycling, and native, resilient planting to support local wildlife and ecosystems, is central to our vision for a greener, more sustainable place.



Precedent: Reims Promenades, France



Precedent: Allen and Pike Street, New York



Precedent: Molenwaterpark, Netherlands



Landscape-led approach in Canalside Neighbourhood

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Channel Gate Park

Channel Gate Park will be the green heart of the Canalside Neighbourhood.

Opening onto the Grand Union Canal, it will support biodiversity, manage flood resilience, and offer spaces for play, relaxation, and gathering.



Channel Gate Park - indicative design



Illustrative view of Channel Gate Park

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Acton Wells Park

The town centre will include a major new green space, Acton Wells Park, bringing nature into the heart of Old Oak.

As part of the Old Oak Line, it will link with the wider green network, ensuring easy access to parks and green spaces throughout the area.



Acton Wells Park - indicative design



Illustrative view of Acton Wells Park

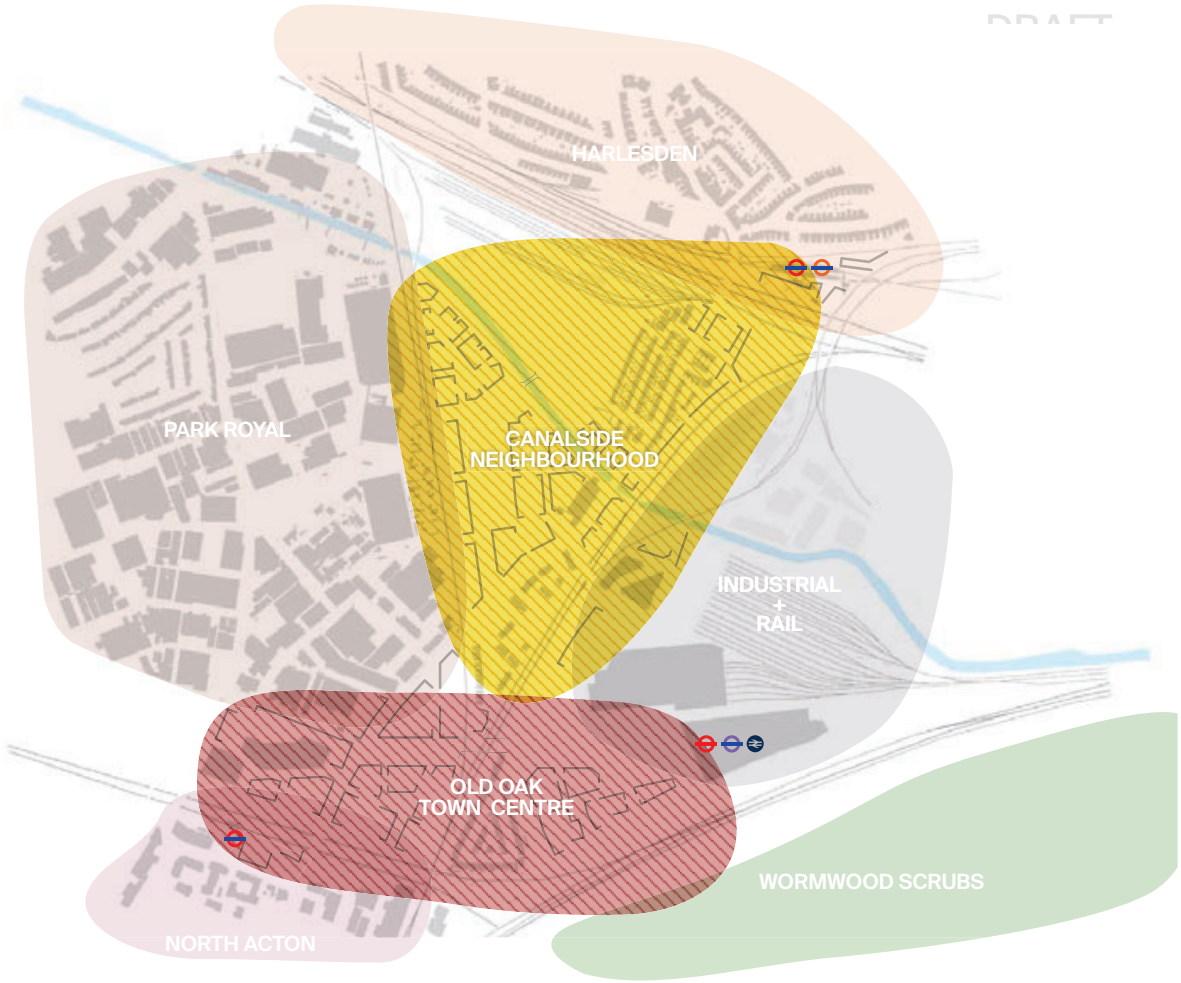
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3.6 Two New Neighbourhoods

At Old Oak's heart will be two new and distinct neighbourhoods, stitched together by the Old Oak Mile, including walkable, welcoming streets and shared public spaces.

Framed by the uniqueness of the canal, historic residential communities, and a new urban centre, these new neighbourhoods will offer opportunities for everyone, including visitors, residents, workers and those enjoying the area.

Connected by the Old Oak Mile, they will stitch together the area and serve as a gateway to connect to the wider area, London and beyond.



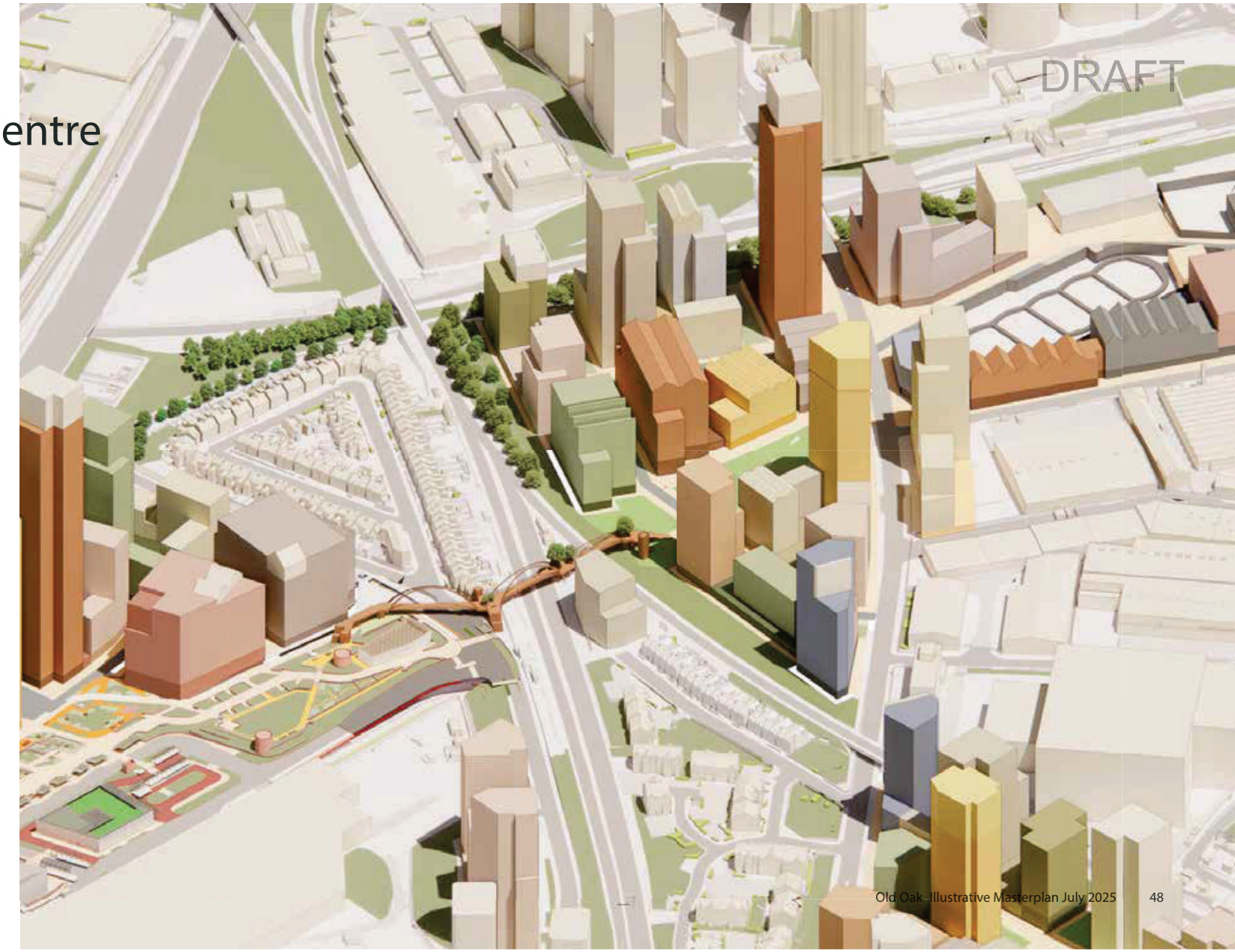
3.7 Old Oak Town Centre

Old Oak Town Centre will be a new mixed-use district that will provide a commercial spine extending from the new Old Oak Common Station to neighbouring areas of North Acton and Park Royal, connected by a new East-West Bridge as well as new pedestrian and cycle routes.

A new linear park is also proposed - Acton Wells Park – which will link with the wider green network.

The town centre provides approximately 120,000 - 185,000 sqm of employment space including a new leisure centre, health facility and retail uses, as well as approximately 2,700-3,000 new homes.

The town centre comprises three distinct and complementary character areas illustrated on the following pages.



Station Hub



Precedent: Kings Cross Central

Heart of the town centre



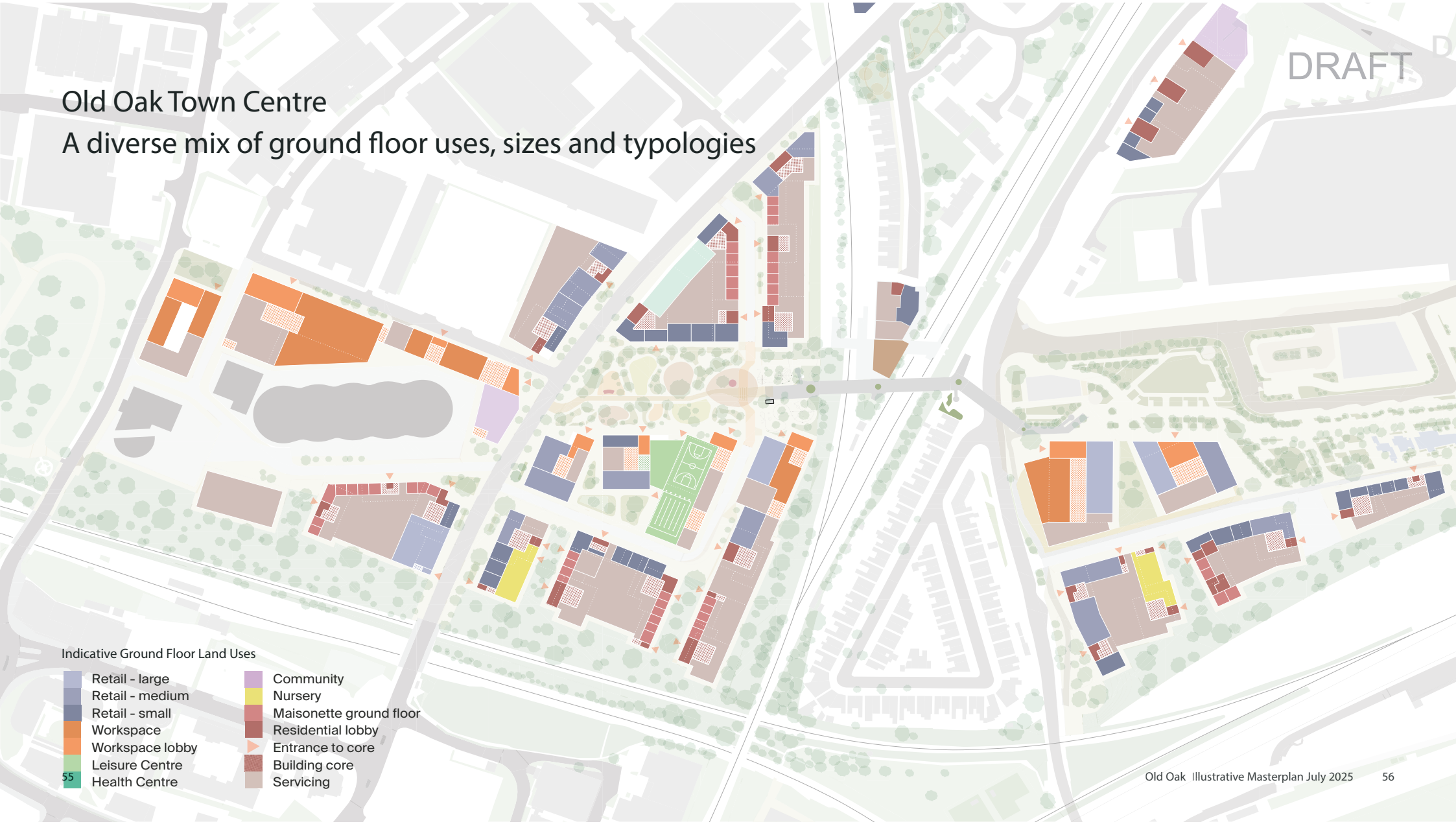
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Park Royal Front Door



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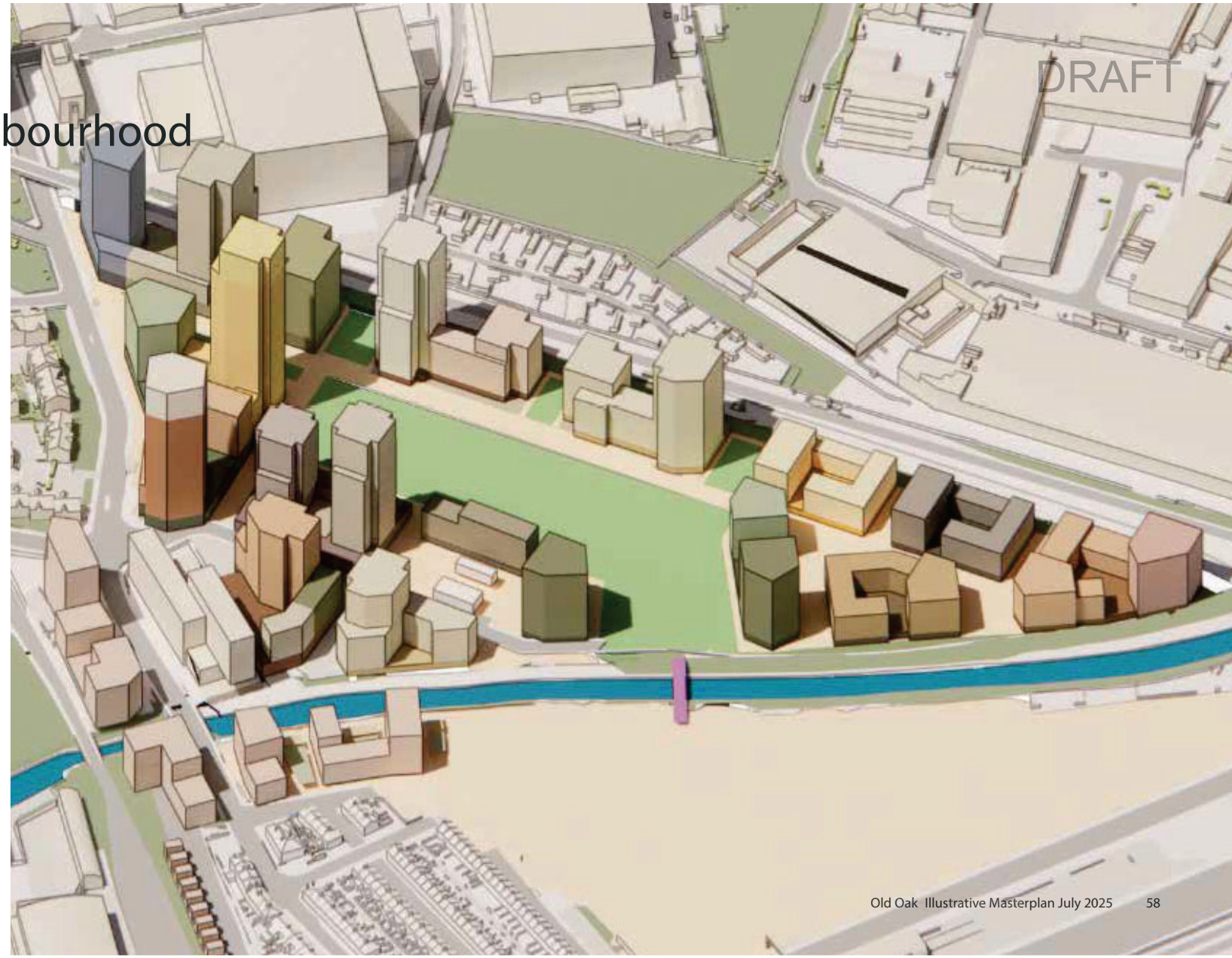
Old Oak Town Centre
A diverse mix of ground floor uses, sizes and typologies



3.8 Canalside Neighbourhood

The Canalside Neighbourhood will be an active mixed-use district with approximately 5,000 new homes as well as a new Neighbourhood Centre which will include retail and community spaces as well as a new three form entry primary school.

The neighbourhood will also benefit from a new canalside local park - Channel Gate Park - which will open onto the Grand Union Canal.



Neighbourhood Centre

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Atlas Village



Lane Quarter



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A Neighbourhood Rooted in Community

The Canalside Neighbourhood will be an active mixed-use new district providing residential living, leisure, community and social spaces.

A new Neighbourhood Centre will offer shops, services, education, and community spaces, to support everyday life for new and existing residents.



Key Indicative Ground Floor Land Uses

- Residential Use
- Social Infrastructure Use
- Retail and Commercial Use

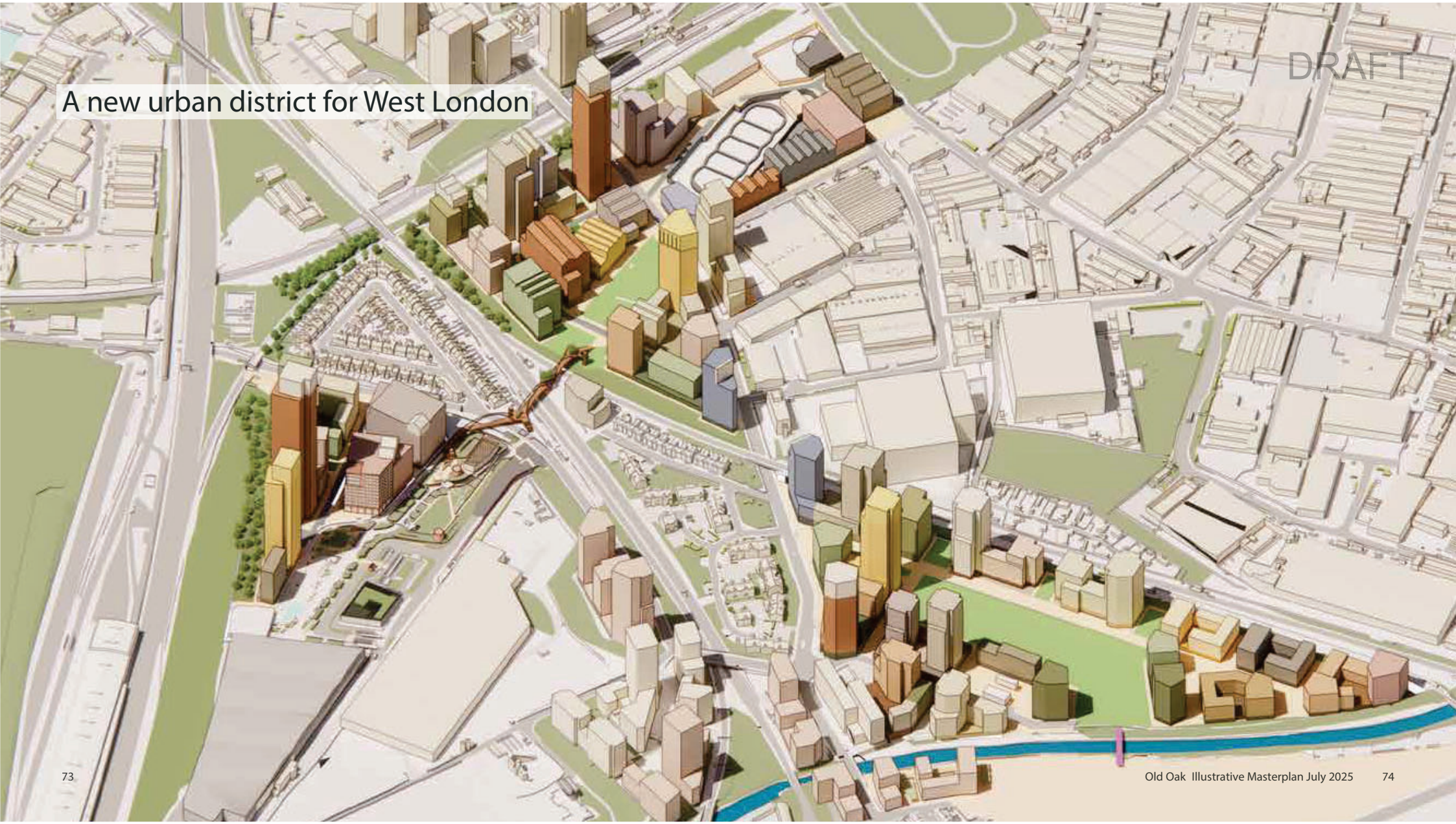
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4 Illustrative Masterplan

4.1 An emerging illustrative masterplan



A new urban district for West London

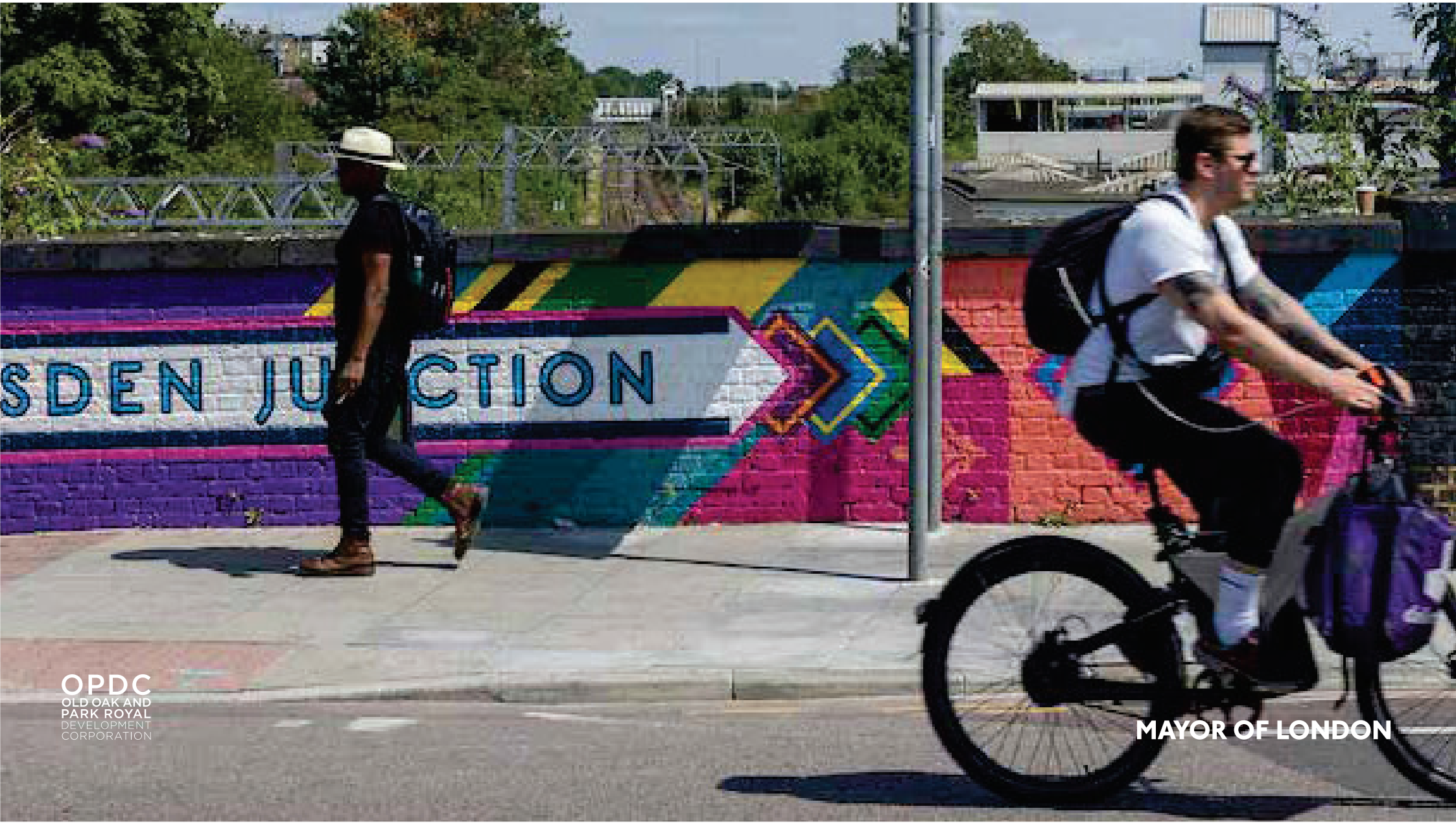


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4.2 Regeneration Benefits

- A major new town centre - Old Oak Town Centre
- A canalside Neighbourhood Centre
- Sustainable, inclusive development
- Approximately 8,000 homes (including affordable)
- Approximately 150,000 - 200,000 sqm commercial, employment, and community space
- Social infrastructure including a new three form entry primary school, nurseries and a leisure centre
- Improved pedestrian and cycle connectivity, including Channel Gate Bridge and the East-West Bridge.
- A network of high quality public realm and landscaping, including two new parks and 1km of canal enhancements





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