



Old Oak Masterplan:

Question & Answer Session for shortlisted tenderers

14th October 2016, City Hall

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Agenda

Welcome

OPDC overview

Topic-based presentations with Q+A after each:

- Evidence Base + Relevant Studies
- Old Oak South – Crossrail + HS2
- Property and Strategic Real Estate Advisors – interface
- Masterplan interface with other development proposals
- Stakeholder Engagement and Consultation

Final questions/clarifications

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Old Oak Masterplan: Overview and key issues

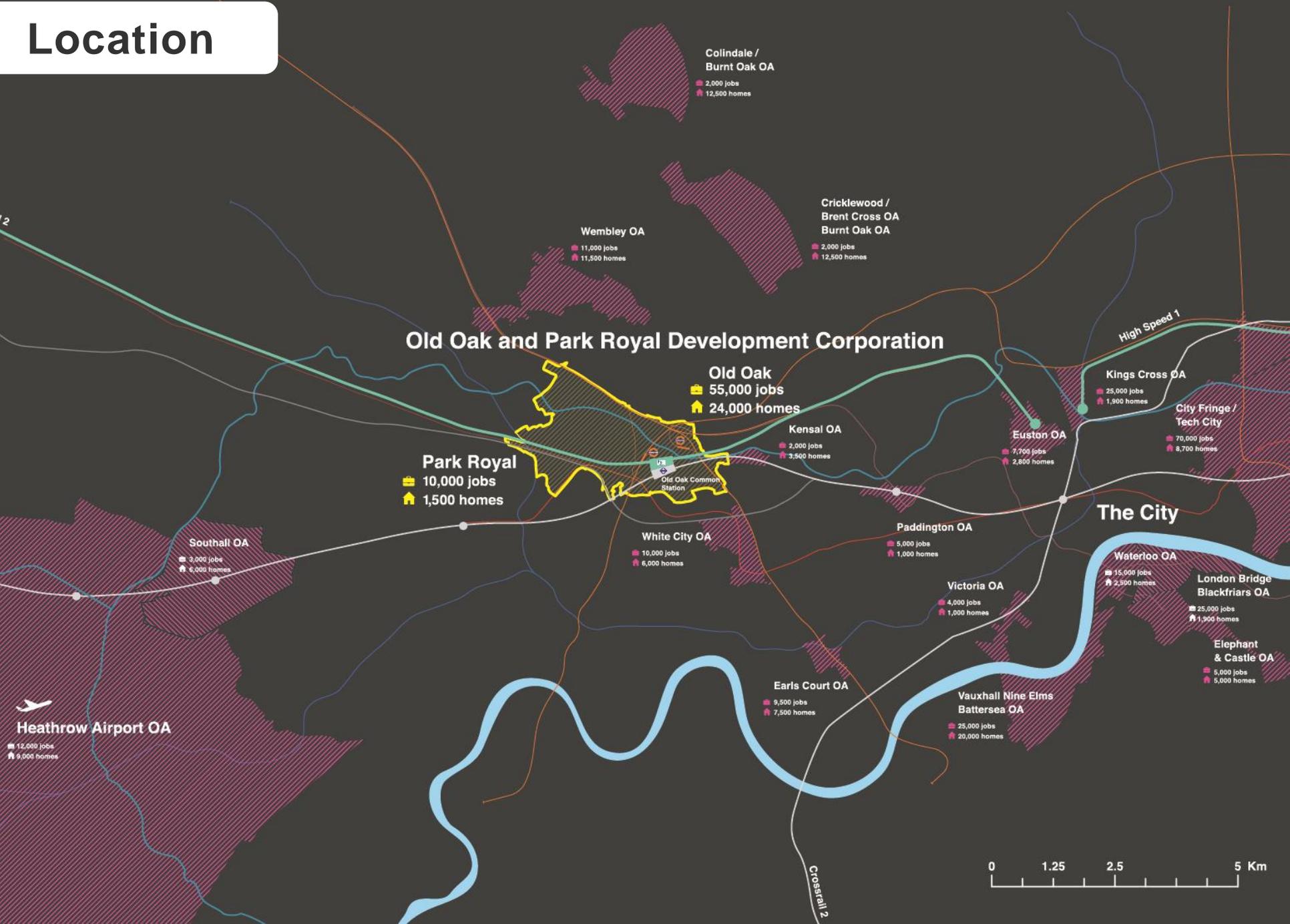
Paula Hirst
Director of Development

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Introducing OPDC



Location



OPDC Area



Stonebridge Park

LB Brent

Harlesden

Willesden Junction

Kensal Green

Hanger Lane

Park Royal

North Acton

RBKC

LB Ealing

East Acton

LB H&F

OPDC's vision is to create and deliver homes and jobs for London, to facilitate London's growth and enhance London's competitive position in the global economy.

As a Mayoral Development Corporation, OPDC has the following powers within the Old Oak and Park Royal area:

- Statutory Planning Authority (preparing the local plan, determining planning applications, securing S106/CIL)
- Regeneration
- Land Acquisition and Ownership (inc. compulsory purchase powers)
- Infrastructure Coordination and Delivery
- Adopt and manage streets and spaces.

Key Objectives *(from GLA press release, June 2016):*

- Ensure OPDC's plans deliver the highest amount of affordable homes possible
- Scrutinise the terms of the Memorandum of Understanding (March 2016) enabling OPDC to take ownership of public land in Old Oak
- Ensure that the views of local residents are reflected in future OPDC decisions
- Funding required for infrastructure at Old Oak – constraints to development and level of support committed by central Government.

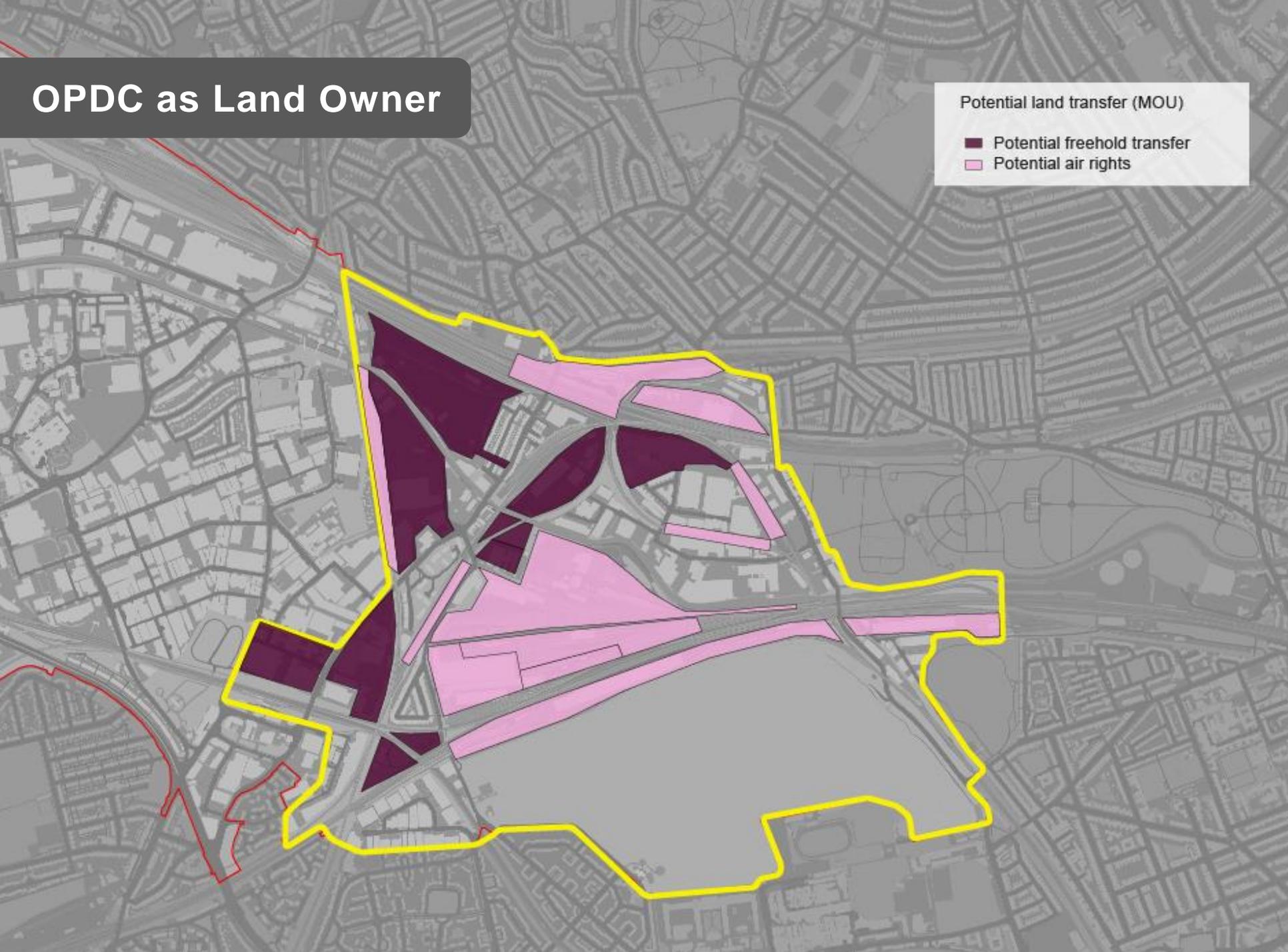
“Old Oak Common has the potential to be one of the most significant regeneration sites in the country over the next decade. The government has therefore agreed to transfer government and Network Rail land into the Development Corporation’s ownership.”

Chancellor’s Budget, 16th March 2016

OPDC as Land Owner

Potential land transfer (MOU)

- Potential freehold transfer
- Potential air rights



Old Oak Masterplan



OPDC's objectives in relation to developing a masterplan:

- Establish an overarching vision for the Old Oak area shared by partners and stakeholders, which delivers social and economic benefits for local communities;
- Establish a new benchmark for successful long-term placemaking in London, as well as being financially viable, technically deliverable, and reflects the quality and sustainability aspirations set out in the draft Local Plan and related studies;
- Support OPDC's role as prospective landowner by having a masterplan in place which would facilitate a later possible outline planning application for the comprehensive and ambitious redevelopment of Old Oak.
- Inform any land acquisition required, and the delivery strategy to realise the masterplan vision over time;
- Inform OPDC planning policy;
- Meet Memorandum of Understanding requirements for an Old Oak masterplan to be prepared, linked to the transfer of publicly owned land to OPDC.

The development of a masterplan allows for :

- Greater certainty for landowners, investors, and stakeholders on how and when the area will likely be developed
- The development of a clear delivery strategy, funding and financing strategy, land acquisition strategy, and business plan for OPDC as a landowner
- Clarity and consensus on what key site wide infrastructure is needed, and where it would be located, to allow for procurement and investment
- A site wide approach to development, creating synergies between different landowners' schemes

Key challenges which we anticipate the Old Oak Masterplan will address:

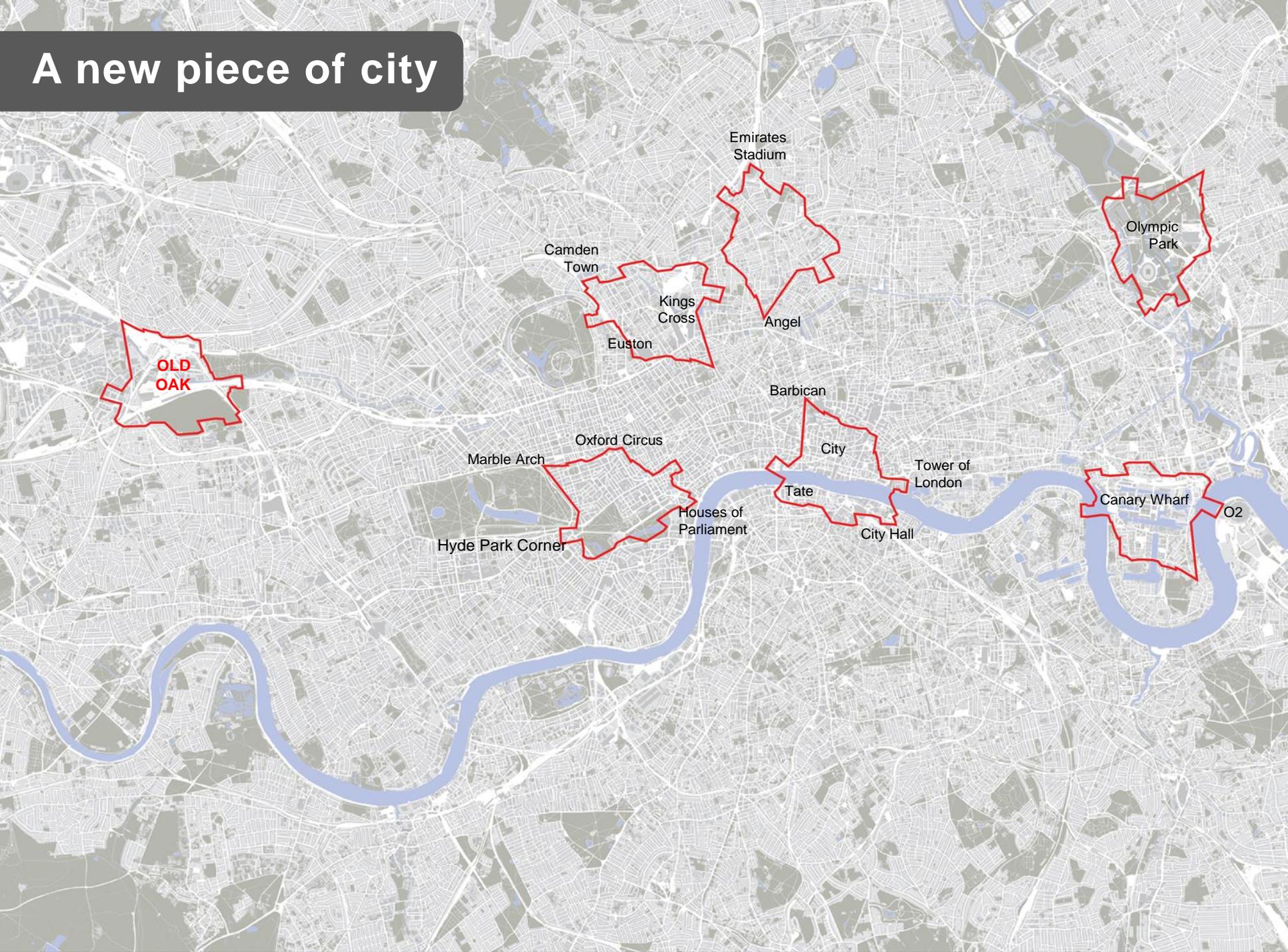
- Creating a successful mixed use new town centre and neighbourhoods at very high densities
- Delivering a wide range of housing types
- Integration of and contribution of Old Oak to the surrounding areas
- Improving connectivity and integrating a network of new linkages
- The HS2 and Crossrail opportunity
- Commercial and residential strategy embedded in the vision and masterplan
- Phasing and delivery which establishes successful places at every stage yet remains flexible and accommodates range of landowners

Core Area

OPDC OLD OAK AND PARK ROYAL DEVELOPMENT



A new piece of city



**OLD
OAK**

Camden
Town

Emirates
Stadium

Olympic
Park

Kings
Cross

Angel

Euston

Barbican

Oxford Circus

City

Tower of
London

Marble Arch

Tate

Houses of
Parliament

City Hall

Canary Wharf

O2

Hyde Park Corner

- 1. Old Oak Masterplan published**
(key principles and vision – *within initial instruction*): end 2017

Subject to future decisions and scoping by OPDC:

- 2. Planning application/s submitted**
(primarily outline, public sector land): end 2018

- 3. Development briefs prepared: 2019 onwards**

Evaluation weighting:

Technical 75% (Approach & Methodology 30%; Delivery 35%; Interview 10%)

Commercial 25% (Day rates 10%; Price 15%)

Key dates:

Tenders submitted: 25th November 2016

Those who score above quality threshold for **Approach & Methodology** and **Delivery** sections invited to interview.

Tenderer Interviews: 9th- 12th January 2017

OPDC Board Decision on preferred bidder: 25th January 2017

Notify Bidders of outcome: 27th January 2017

Standstill period: 30th January – 10th February 2017

Contract start and mobilisation: 13th February 2017

Please note this timetable is indicative and TfL/OPDC reserve the right to change this

Head of Masterplanning will be appointed early 2017, and will be the primary point of contact at OPDC on a day-to-day basis, and will coordinate key stakeholder interfaces and project governance.

OPDC has technical leads across a range of disciplines who will guide the relevant masterplan workstreams, including design, transport, sustainability, development, community engagement and socio-economic regeneration.

OPDC will be a hands-on and fully engaged client, including regular input from the CEO and Directors.

The masterplan will be reported to the regular 'Delivery Steering group' which includes key stakeholders, and will ultimately be approved by the OPDC Board.

Old Oak Masterplan: Clarifications

Michael Mulhern, Director of Planning

Peter O'Dowd, Head of Infrastructure

Davena Wilson, Head of Land

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Evidence Base and Relevant Studies

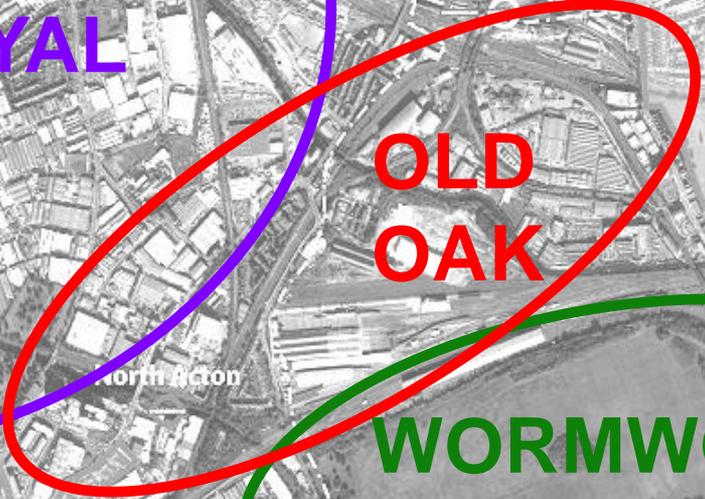
Michael Mulhern, Director of Planning

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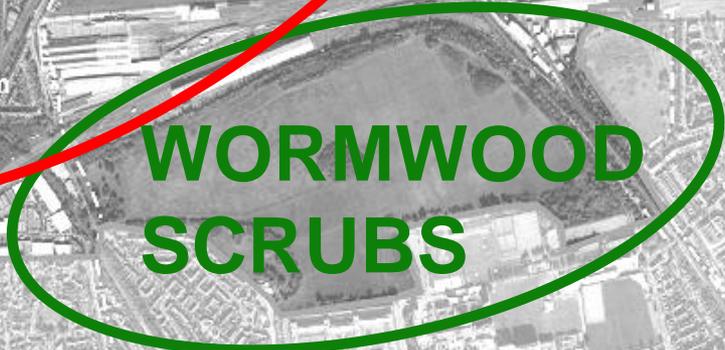
Land use



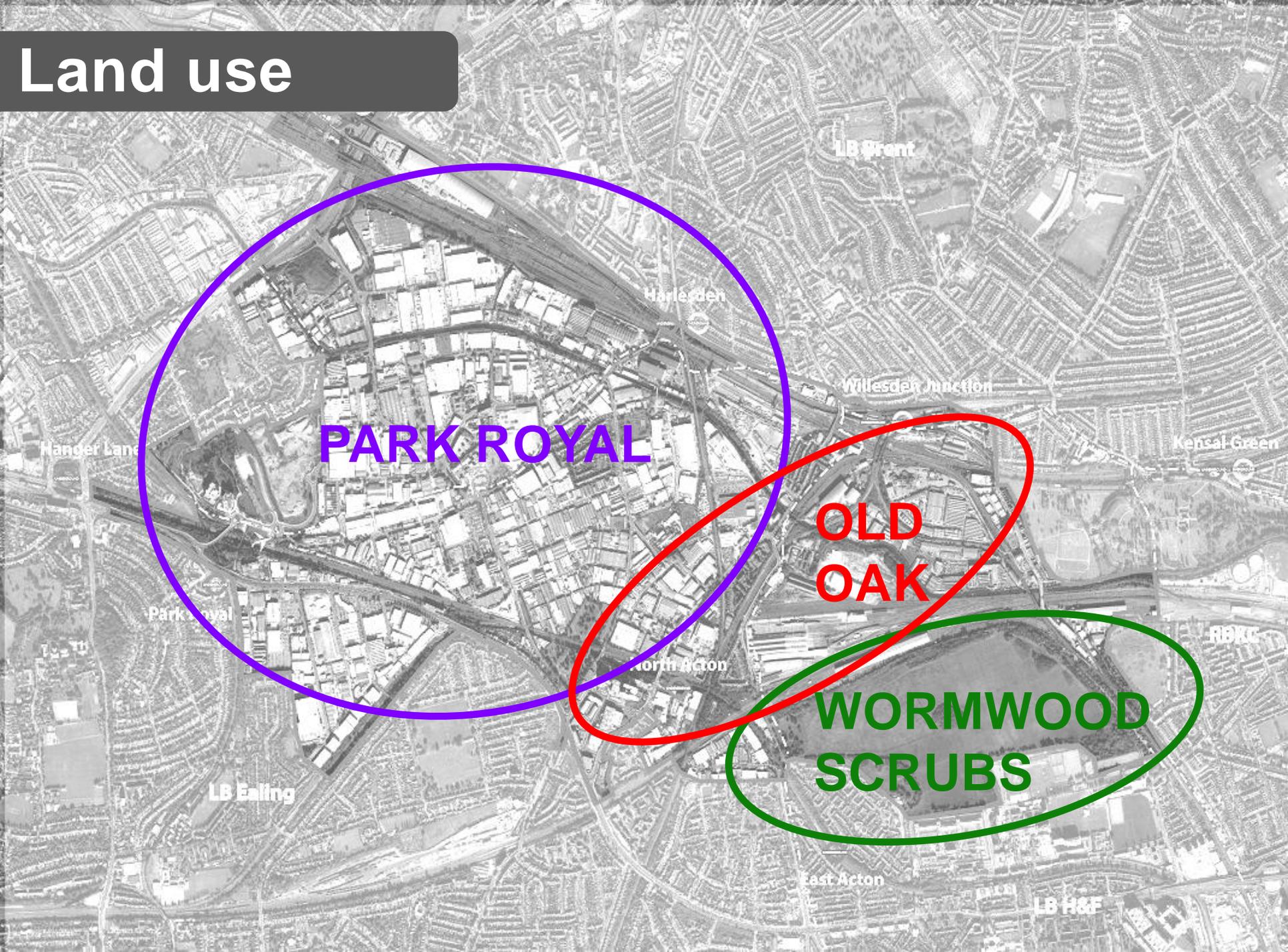
PARK ROYAL



OLD OAK

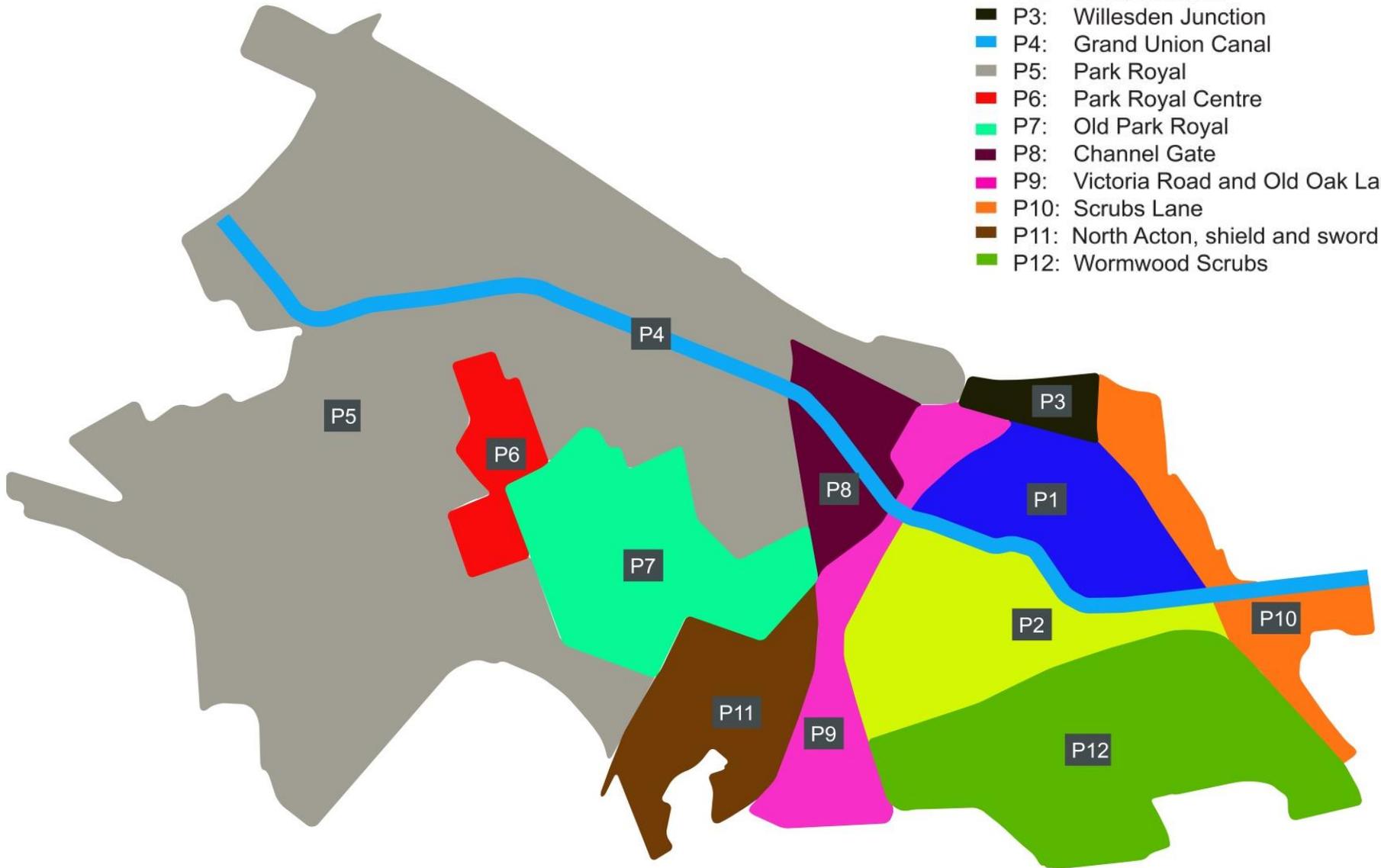


WORMWOOD SCRUBS



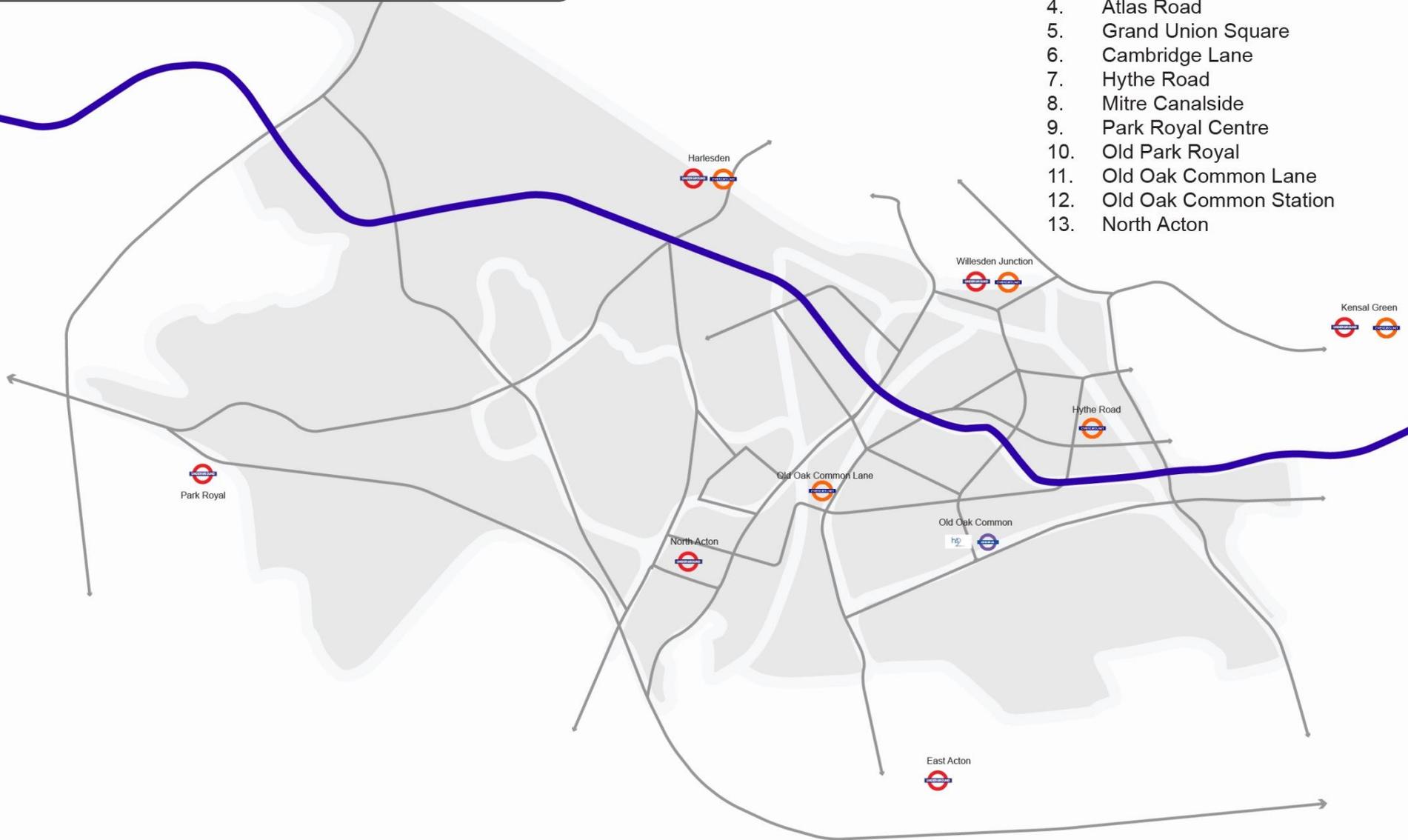
A network of 'Places'

- P1: Old Oak North
- P2: Old Oak South
- P3: Willesden Junction
- P4: Grand Union Canal
- P5: Park Royal
- P6: Park Royal Centre
- P7: Old Park Royal
- P8: Channel Gate
- P9: Victoria Road and Old Oak Lane
- P10: Scrubs Lane
- P11: North Acton, shield and sword site
- P12: Wormwood Scrubs



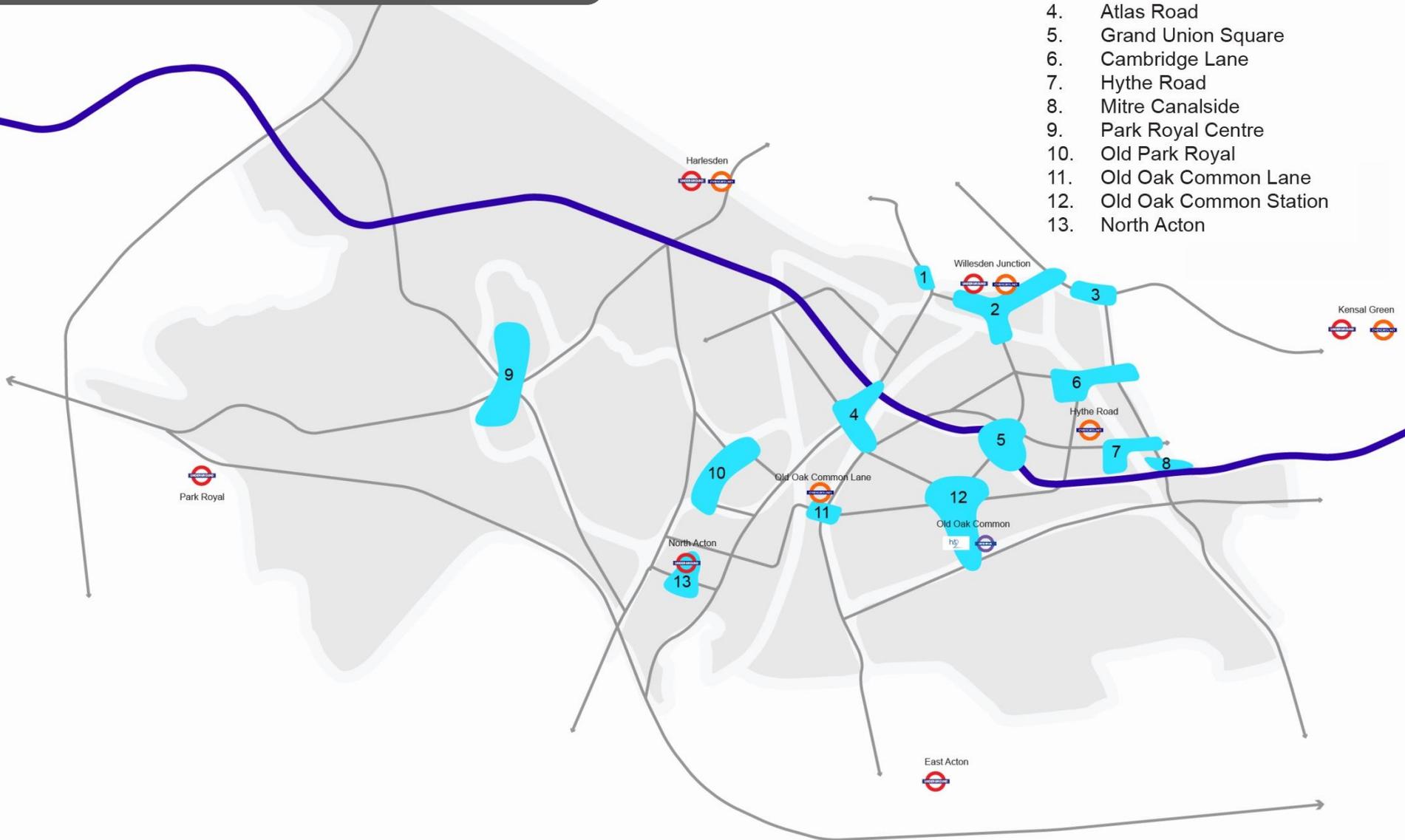
A network of streets

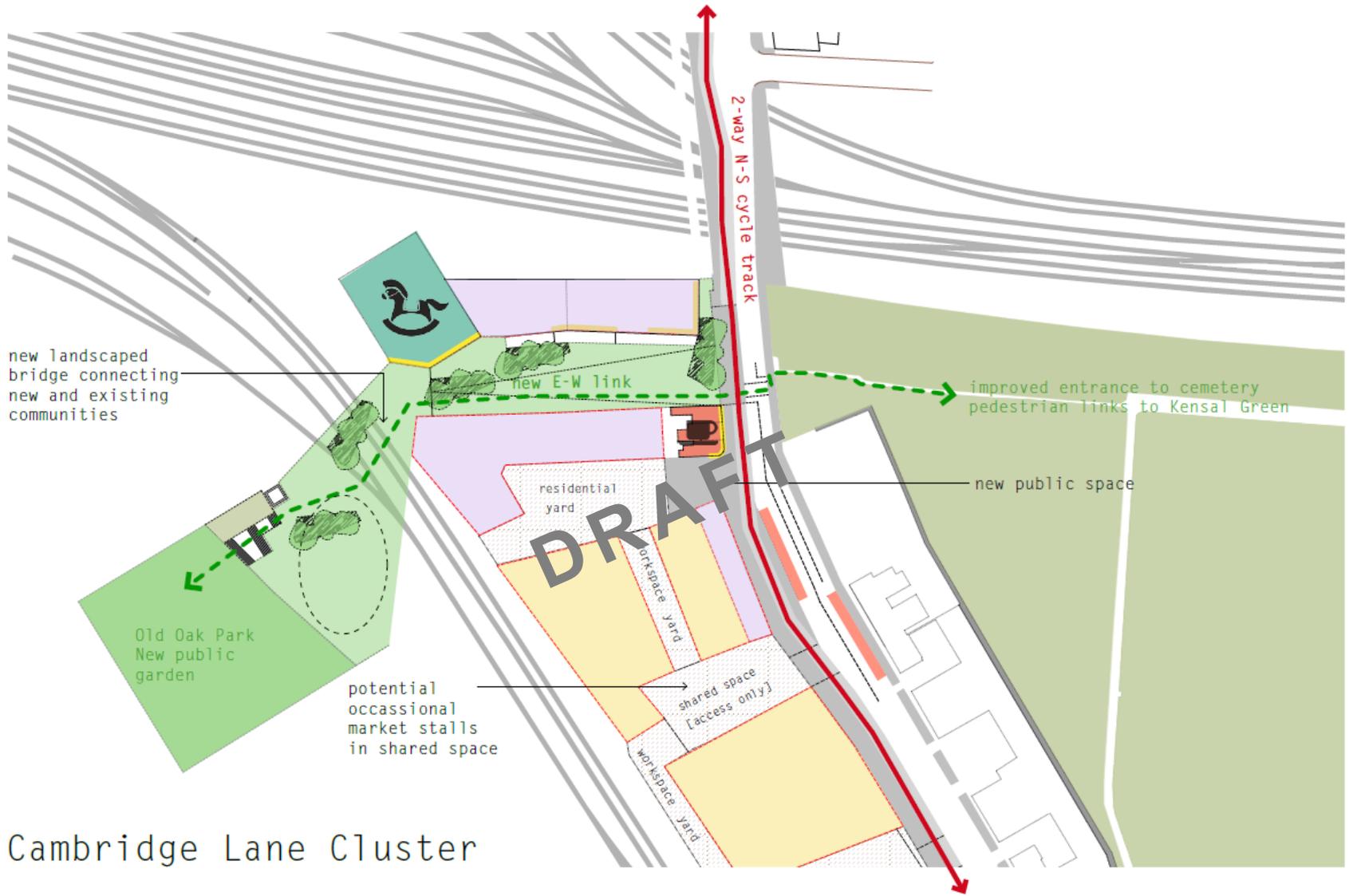
1. Station Approach
2. Willesden Junction
3. Harrow Road
4. Atlas Road
5. Grand Union Square
6. Cambridge Lane
7. Hythe Road
8. Mitre Canalside
9. Park Royal Centre
10. Old Park Royal
11. Old Oak Common Lane
12. Old Oak Common Station
13. North Acton



A network of 'Clusters'

1. Station Approach
2. Willesden Junction
3. Harrow Road
4. Atlas Road
5. Grand Union Square
6. Cambridge Lane
7. Hythe Road
8. Mitre Canalside
9. Park Royal Centre
10. Old Park Royal
11. Old Oak Common Lane
12. Old Oak Common Station
13. North Acton





Cambridge Lane Cluster

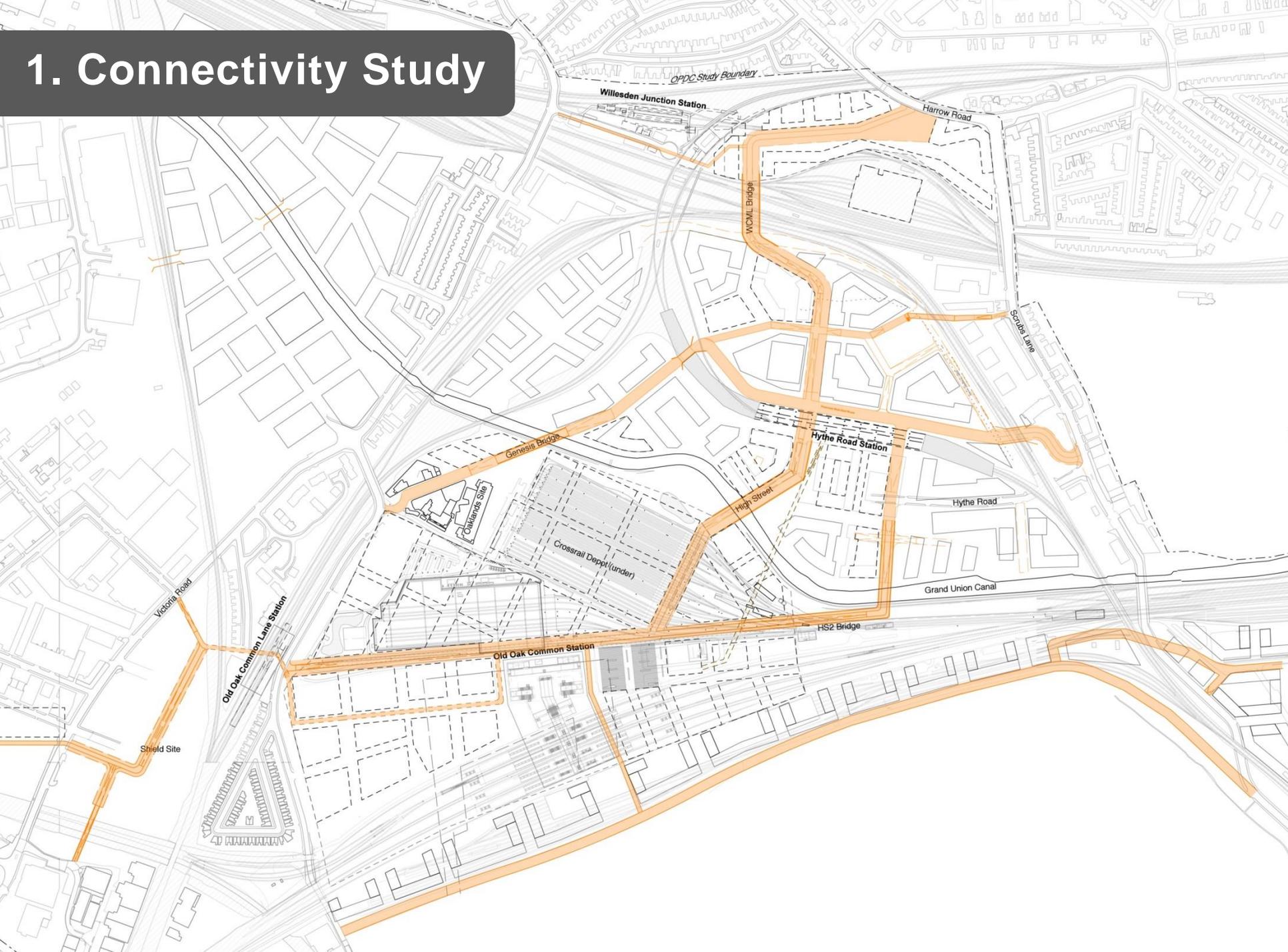
- Vision: A key green landscaped route fronted by residential and community uses linking Old Oak Gardens and St. Mary's Cemetery.

Programme

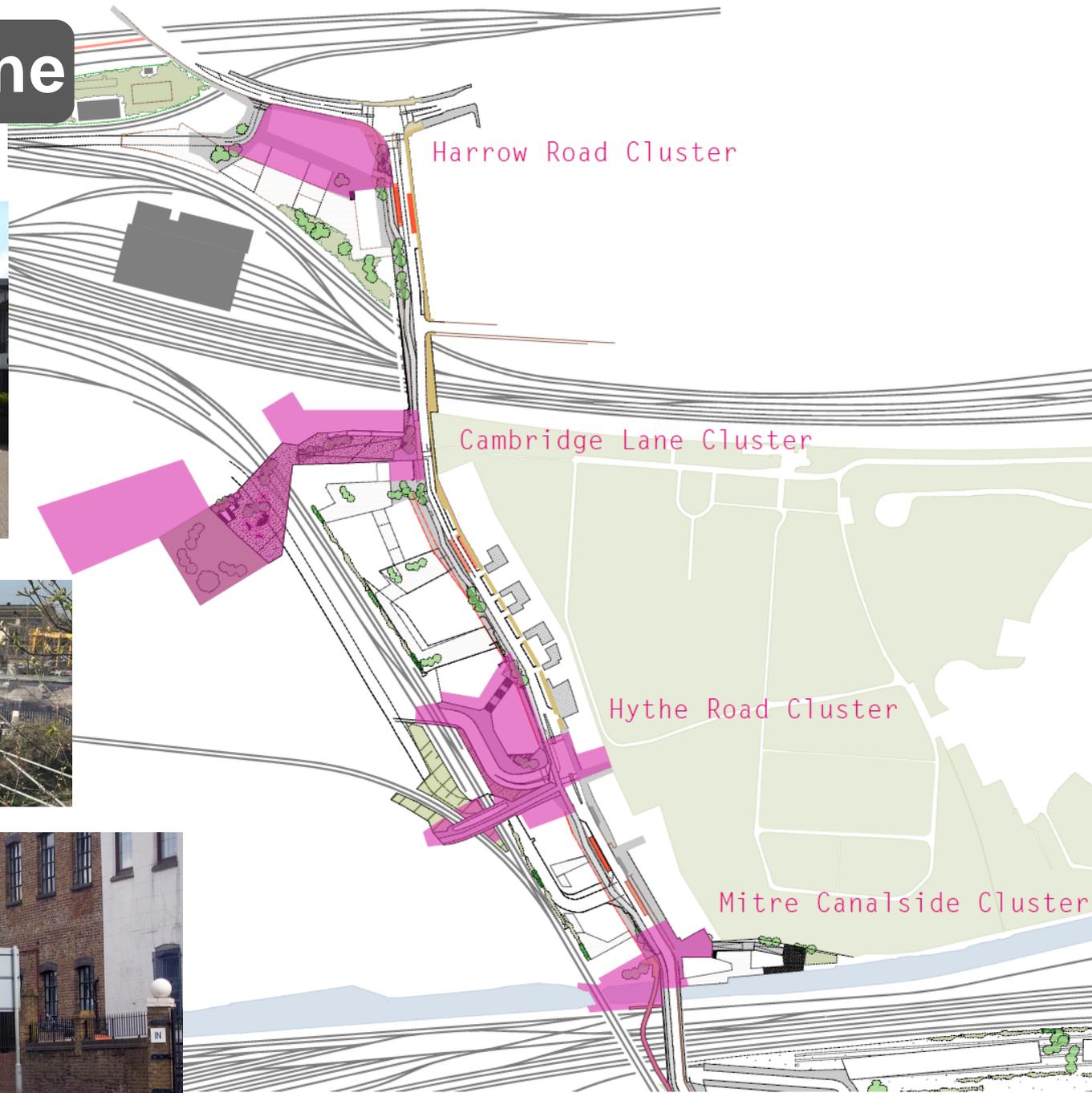
- **First draft Local Plan consultation completed March 2016**
- **Second consultation planned for March 2017**
- **FIVE key issues identified through consultation that we are continuing to work on:**
 - **Affordable housing**
 - **Building at super densities**
 - **Environmental challenges (integrated utilities, daylight/sunlight)**
 - **Connecting to the wider area and open space**
 - **Infrastructure delivery and timing**
- **Lots of supporting work underway and due to complete late 2016**



1. Connectivity Study



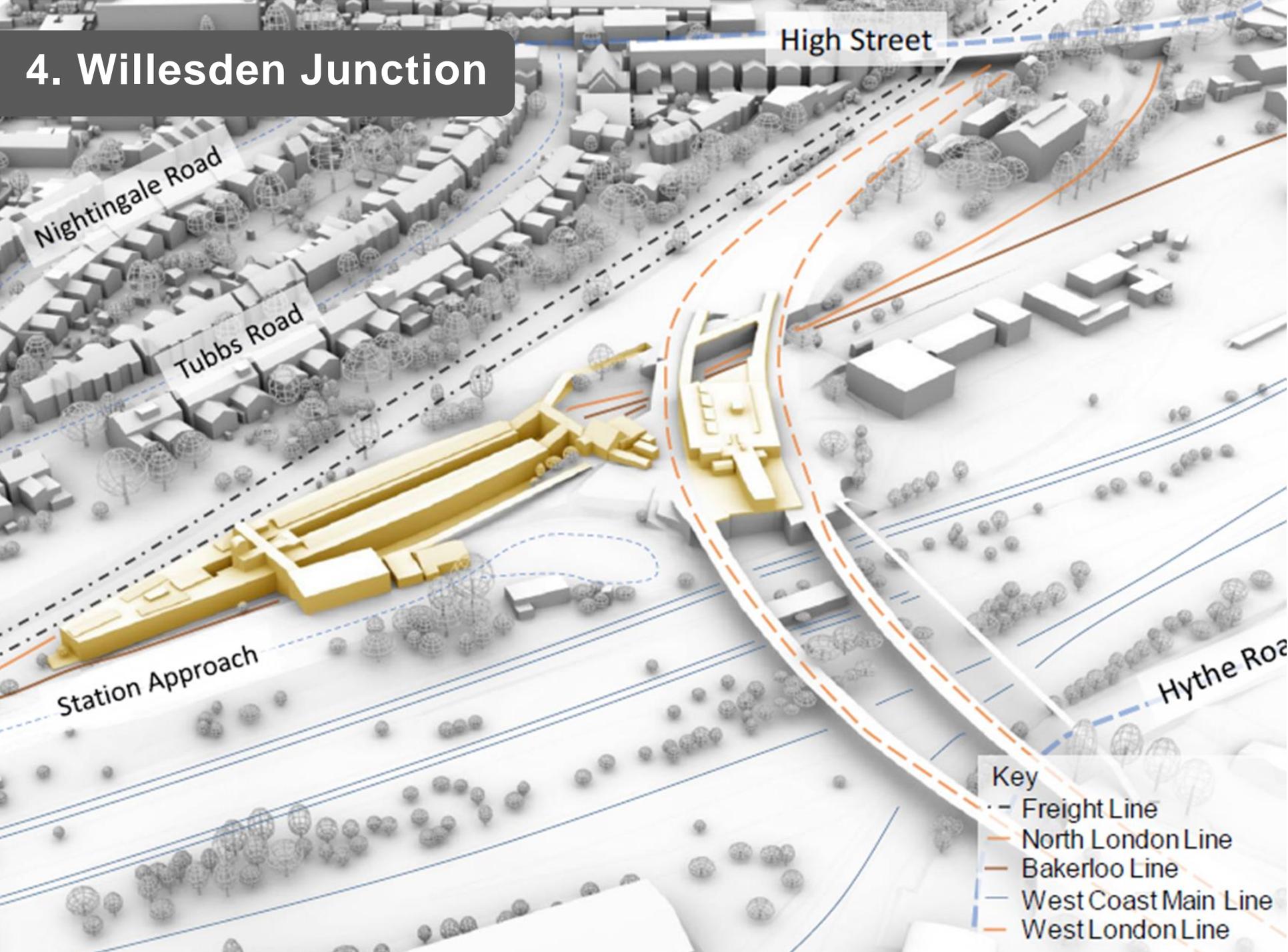
2. Scrubs Lane



3. Victoria Road



4. Willesden Junction



High Street

Nightingale Road

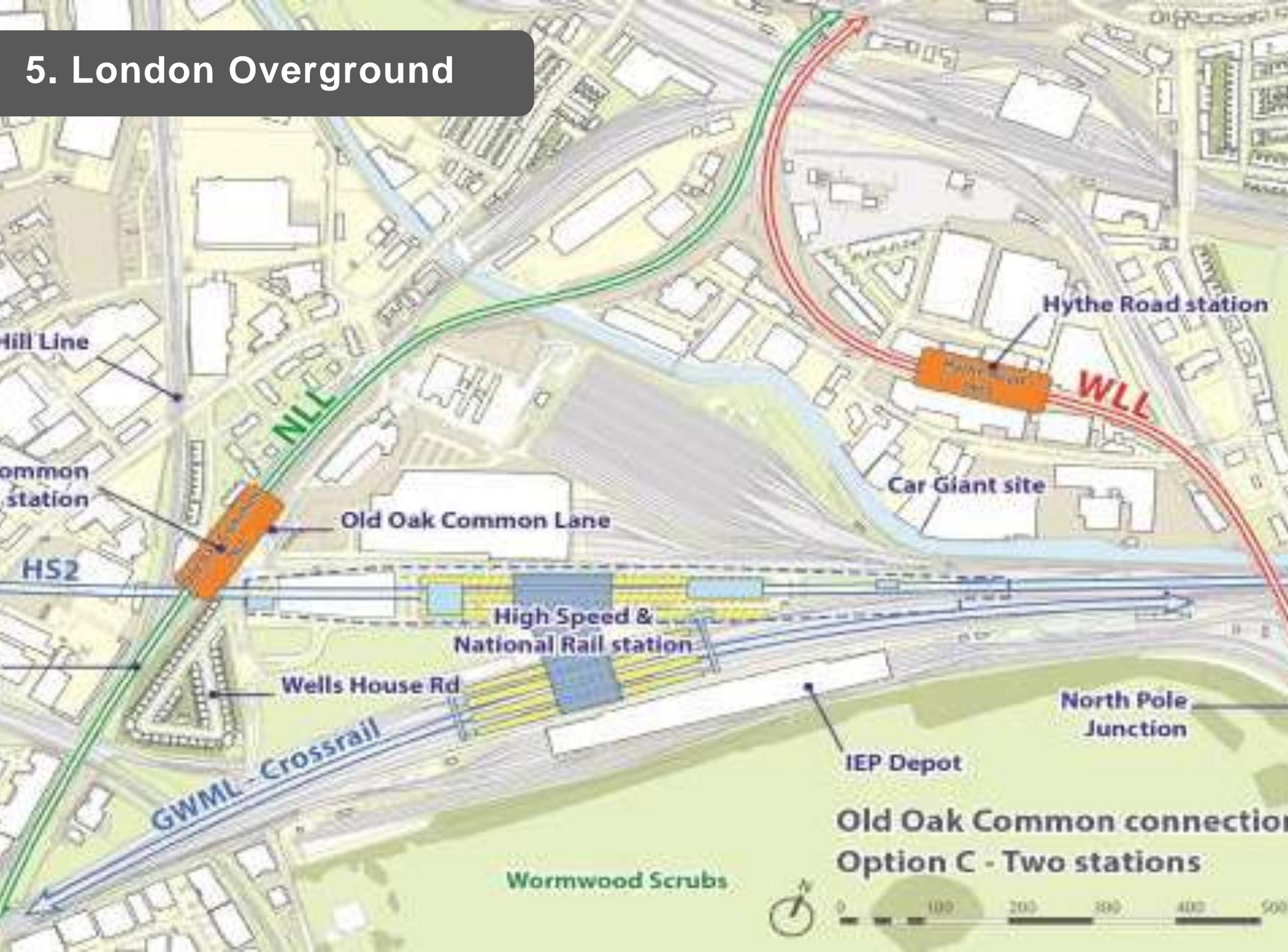
Tubbs Road

Station Approach

Hythe Road

- Key
- - Freight Line
 - North London Line
 - Bakerloo Line
 - West Coast Main Line
 - - West London Line

5. London Overground



6. Housing

Housing Viability

**Affordable
Housing**

Self build

London
Living
Rent

Housing
need

Build to rent

Co-living

Starter
Homes

Wheelchair
accessible

**Lifetime
Neighbourhoods**

**Family
housing
at high
density**



Other Studies

- Housing viability and need
- Air quality
- Utilities (heating, electricity, water)
- Schools and health needs
- Catalyst uses
- Green infrastructure
- Circular economy
- Future employment growth sectors
- Retail needs
- Views and tall buildings
- Design precedents

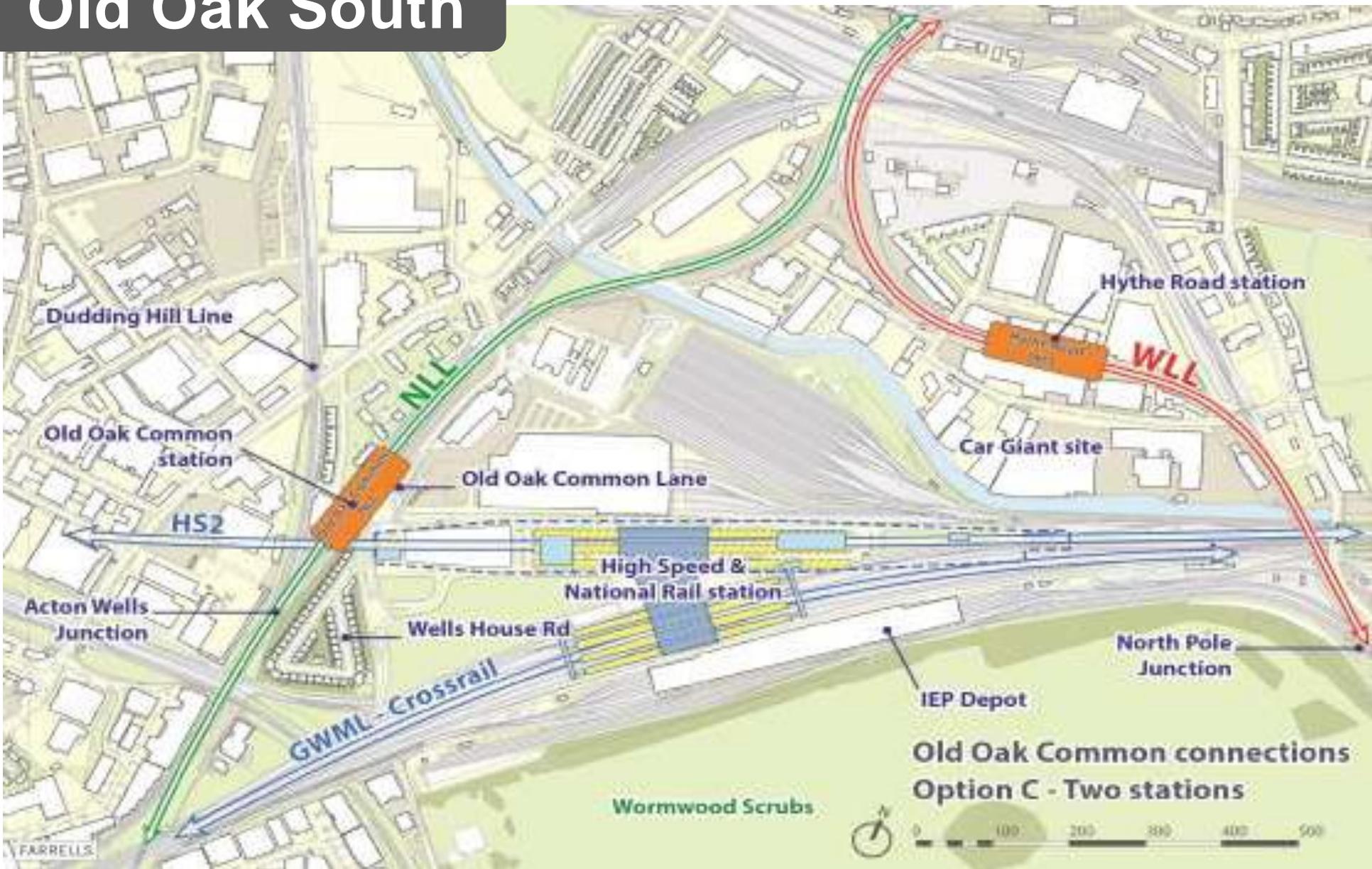
OPDC will circulate a list summarising all OPDC's current supporting studies via the portal – these will be provided to the appointed team at inception

Old Oak South – Crossrail + HS2

Peter O’Dowd, Head of Infrastructure

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Old Oak South



Old Oak Common connections
Option C - Two stations

High Speed 2

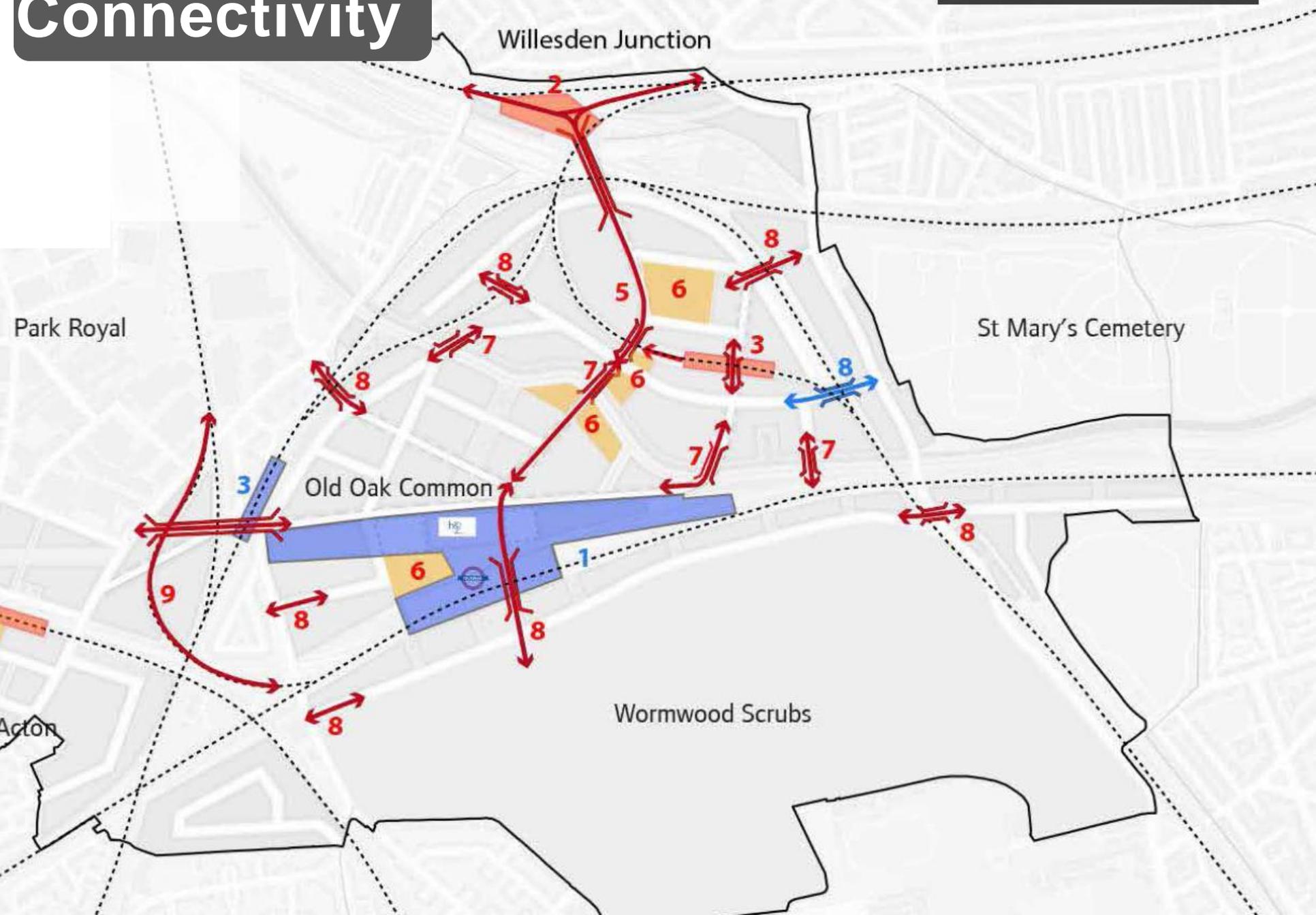
Old Oak station and HS2 construction sites:

- Old Oak station will have platforms on HS2, Crossrail and GWML
- It will be one of the busiest stations built in the UK in nearly a century
- Hybrid Bill is programmed for Royal Assent in late 2016 and planned to open in 2026
- HS2 are now progressing early station design work (internal and external) and plan to tender for the station design and delivery in 2017
- OPDC will be working closely with HS2 on the emerging station design to ensure:
 - The delivery of a world class station that acts as a catalyst for regeneration
 - It is connected into its surroundings with a great interchange
 - It supports over station and/or track development (where feasible) to maximise the areas exceptional public transport accessibility

The Crossrail Depot

- **Crossrail line and depot will be operational in 2018**
- **The decision to locate the Crossrail depot at Old Oak was taken nearly 10 years ago**
- **OPDC , GLA and TfL are working to enable development on this site either by relocation of the depot to alternative site or a delivery of development deck**
- **In the short term delivering access to the HS2 station and safeguarding future options will be critical to the success of the wider area**

Connectivity



Property and Strategic Real Estate Advisors – interface and scope

Davena Wilson, Head of Land

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Masterplan interface with other development proposals

Michael Mulhern, Director of Planning

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Other Development proposals

Privately and publicly owned land

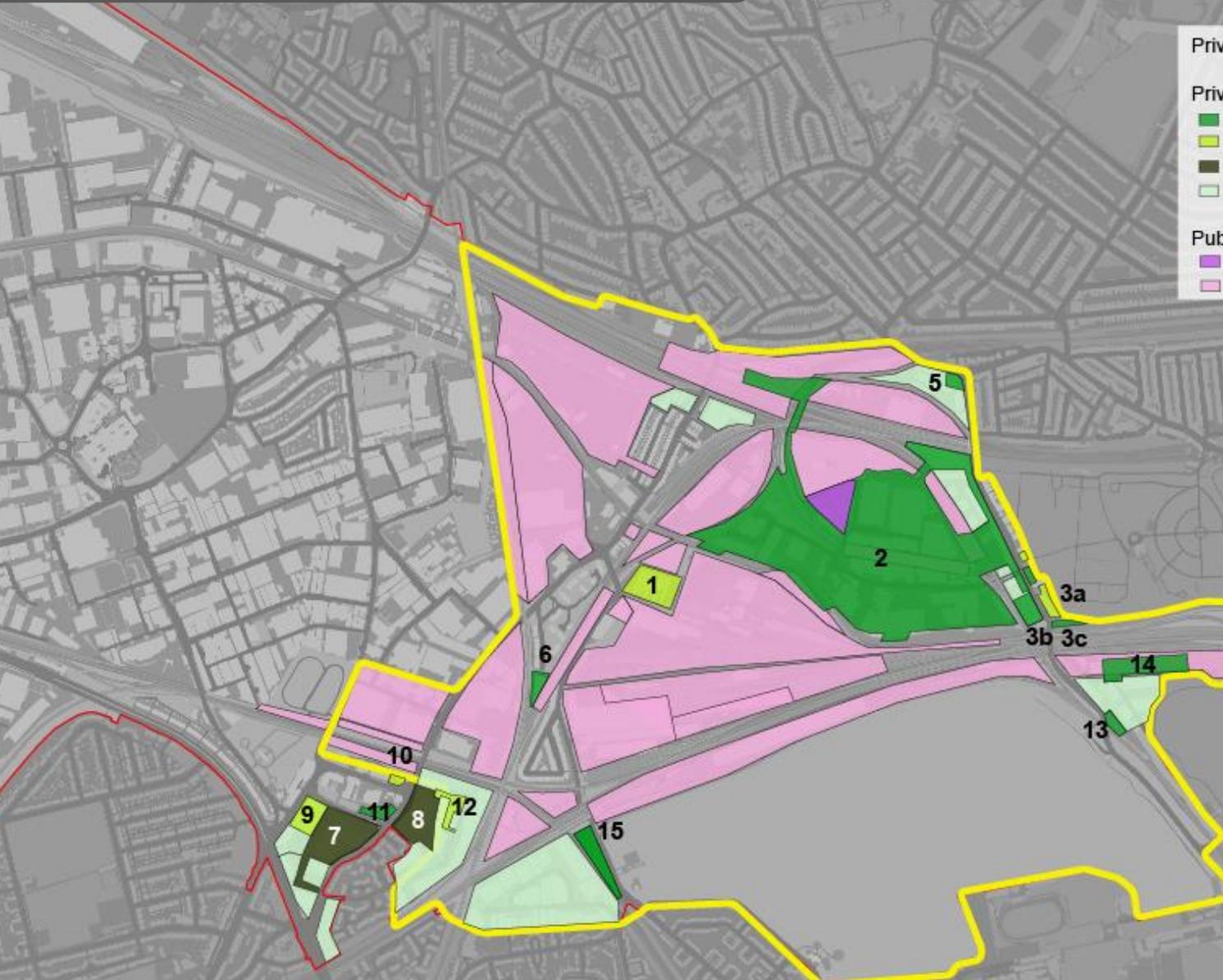
Private

- Pre-app
- Current application
- Approved application
- Not aware of development plans

Public

- LBHF
- Central Government

- 1 Oaklands
- 2 Cargiant
- 3a North Kensington Gate
- 3b Scrubs Lane West.
- 3c Mitre Wharf.
- 4 First Central
- 5 2 Scrubs Lane
- 6 Midland Gate House.
- 7 Carphone Warehouse
- 8 Perfume Factory,
- 9 6 Portal Way
- 10 Holbrook House
- 11 The Portal
- 12 Monarch House
- 13 Teacrate Building.
- 14 North Pole East
- 15 The Jewson Site



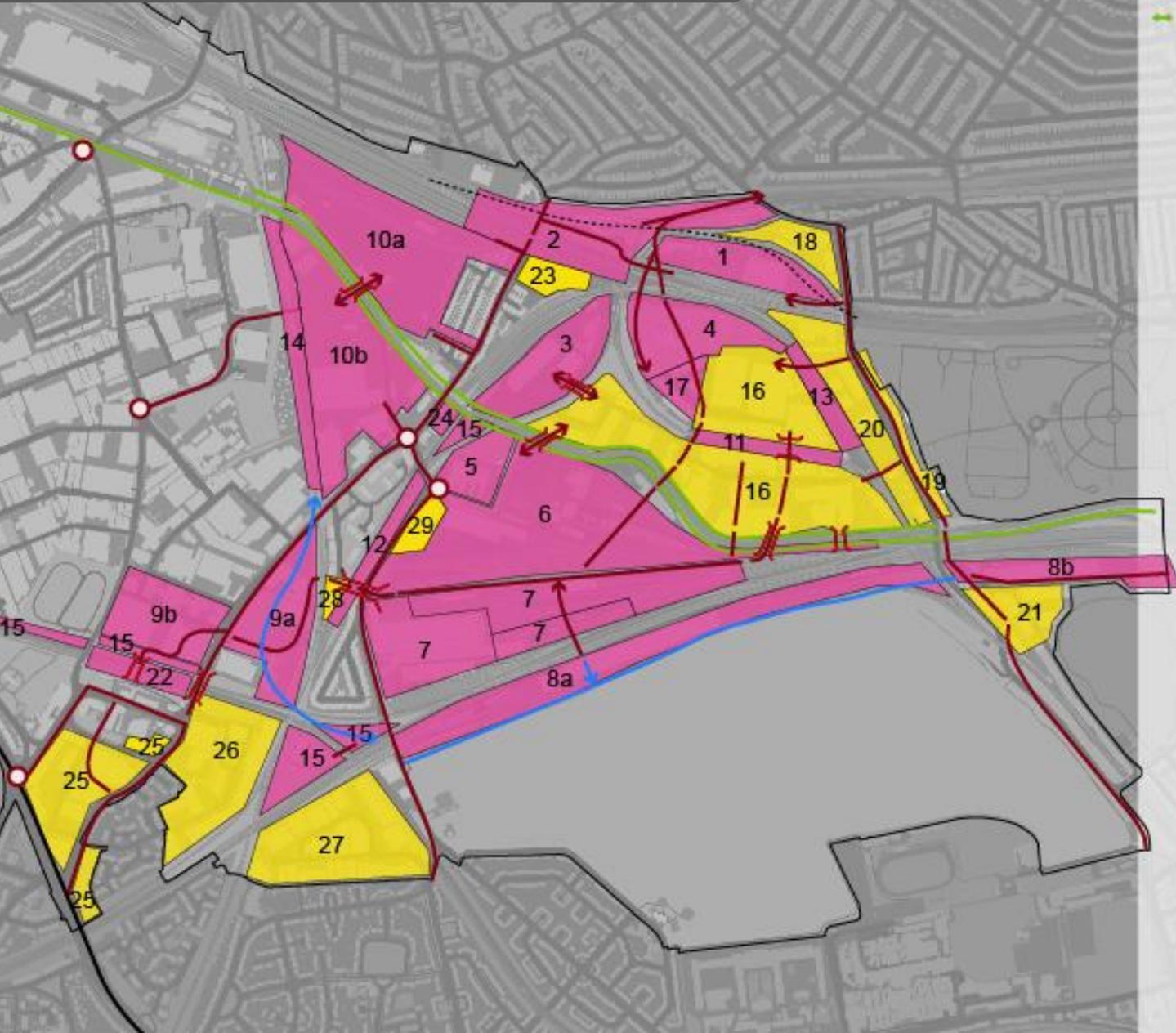
Stakeholder Engagement and Consultation

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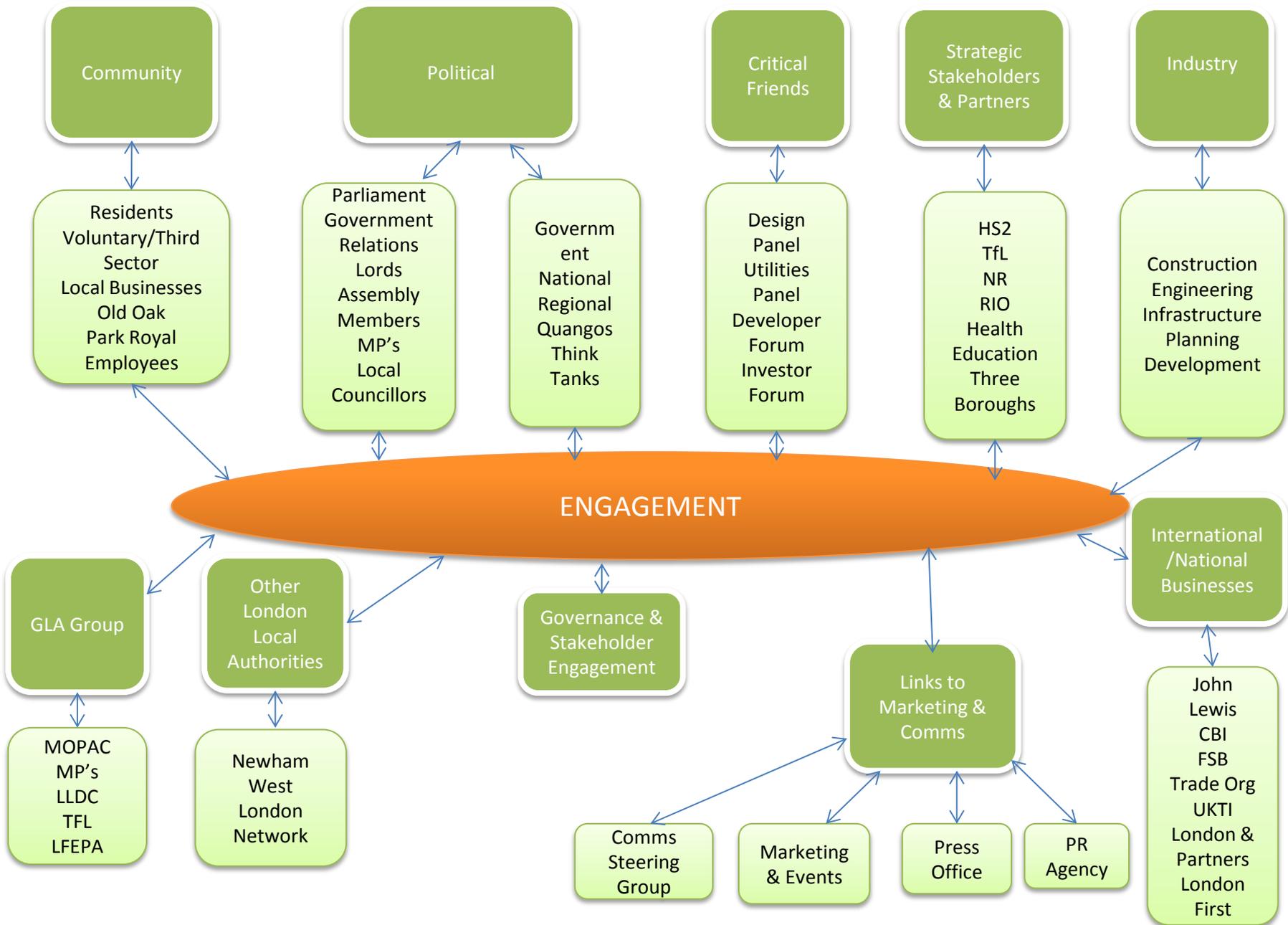
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Old Oak Landownership



- Publicly owned land
- Privately owned land
- Infrastructure 2016-2036
- Infrastructure 2037 and after
- Pedestrian routes

1. LOROL Depot
2. Willesden Junction
3. Powerday
4. EMR
5. Genesis - North & South
6. Crossrail Depot
7. HS2 Station OSD
7. Triangle
7. GWML OSD
- 8a. IEP
- 8b. North Pole East
- 9a. Shield (HS2 Worksite)
- 9b. Victoria Road Box (HS2 Worksite)
- 10a. Willesden Euro Terminal
- 10b. Northern HS2 Worksite
11. Hythe Road Station
12. OOC Lane Station
13. Terminating Platforms
14. Dudding Hill Line
15. Land Locked Sites
16. Car Giant
17. LBHF
18. Harrow Road
19. Scrubs Lane East
20. Scrubs Lane West
21. Mitre Site
22. North Acton (grass verge and OSD)
23. Park Royal Links
24. Canal Site
25. Portal Way
26. Perfume Factory / Victoria Ind est
27. Brunel Road
28. Midland Gate Terrace
29. OOC Lane Commercial



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OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

Any other Questions?

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