

Schedule 2: Opportunity Sites

Ref. No.	Site	Preferred Uses	Area (hectares)	Ownership	Notes
OP1	Royal National Orthopaedic Hospital, Bolsover Street, W1	Medical, residential, open space and retail uses.	0.13	Royal National Orthopaedic Hospital NHS Trust	CAZ Frontage. Not in a conservation area. No current applications. Identified in the Council's 1999 'Housing Capacity Study'. Draft planning brief (September 1997). It is understood that this site is now on the market. The brief still needs to be updated to take account of the listing of certain buildings, and its implications. Principal existing uses: Hospital use.
OP2	Car Park, Moxon Street, W1	Residential and community uses.	0.33	City of Westminster	Outside CAZ, Portman Estate conservation area. Identified in the Council's 1999 'Housing Capacity Study'. Draft planning brief (September 1999). Consultation on revised brief carried out between November 1999 and January 2000. Principal existing uses: Open parking.
OP3	177-185 Marylebone Road/165-177, Seymour Place, W1	Residential use with an element of commercial/mixed uses and open space/play space.	0.09	Greater London Magistrates' Courts Authority	CAZ Frontage, Portman Estate conservation area, rear of site identified in the Council's 1999 'Housing Capacity Study'. Within Priority Area for Additional Playspace and in Priority Area for Additional Public Open Space. No current applications. Principal existing uses: Open parking.
OP4	Paddington New Yard, off Great Western Road, W9	Commercial and/or public service use.	11.20	Network Rail	Outside CAZ. Not in a conservation area. Draft planning brief (January 1995). Within 'North West Westminster Special Policy Area' and protected as a works site for the proposed CrossRail development. From the decision to go ahead with CrossRail the site is likely to remain unavailable for ten years. Principal existing uses: Transport related and heavy plan based uses and artists studio in former goods depot.

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OP5	Edgware Road Station, Chapel Street, NW1	New underground station, office, retail and residential uses.	0.86	London Underground Ltd	CAZ Frontage. Not in a conservation area. Scheme agreed in principle (1991) for redevelopment to provide new station and additional office, residential and retail units. Application withdrawn 1998. Identified in the Council's 1999 'Housing Capacity Study'. Principal existing uses: London Underground station.
OP6	Chelsea Barracks, Chelsea Bridge Road, SW1	Residential, community use and green open space for play.	3.50	Ministry of Defence	Outside CAZ. Not in a conservation area. Identified in the Council's 1999 'Housing Capacity Study'. Redevelopment of some or all of site for residential use. Principal existing uses: Barracks. Planning Brief Adopted October 2006.
OP7	Queen Alexandra Military Hospital, John Islip Street, SW1	Residential, cultural and office uses, and green open space for play.	1.0	Trustees of the Tate Gallery	Inside CAZ, Thames Policy Area and Millbank conservation area. Within the Priority Area for Additional Green Open Space for Play. Proposals for residential, cultural and office use. Principal existing uses: administrative and storage purposes for Tate Britain.
OP8	Victoria Railway Station, SW1	Transport and commercial uses.	4.53	Network Rail	Inside CAZ, not in a conservation area. The area is covered by the Victoria Area Planning brief (April 06), which includes a number of other sites in Victoria. Network Rail are producing a Masterplan for the station.
OP9	Victoria Coach Station – 2 sites on either side of Elizabeth Street, SW1	Transport and other uses.	0.45 and 0.91	Grosvenor Estate	Inside CAZ, part of site in Belgravia conservation area. The Victoria Coach Station lies on these two sites. These sites are also covered by the Victoria Area Planning brief (April 06). It is proposed that a sub brief will be written as part of TfL's London Coach Terminal Review.

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OP10	Middlesex Hospital, W1	Residential, commercial, retail, leisure and public open space.	1.2	NHS	Inside CAZ, Creative Industries Special Policy Area, East Marylebone Conservation Area, 2 listed buildings. Principal existing use: hospital. Redevelopment part of overall strategy to consolidate NHS services to a single site in Camden. Planning Brief Adopted Dec 2005 (1997).
OP11	Westbourne Green, Harrow Road, W2	Community uses, depot and residential.	2.84	City of Westminster / GLA	Within North West Westminster Special Policy Area, not in a conservation area. Principal existing use: sports facilities, depot, housing including affordable housing. Planning Brief Adopted February 2004. Under Construction.
OP12	St Mary's Hospital, Praed Street, W2	Teaching hospital. Also residential, leisure, offices and retail use.	4.41	NHS / Imperial College	Within Paddington Special Policy Area. Contains 2 listed buildings. Planning Brief (2004) for St Mary's and the adjacent Post office site. Principal existing uses: St Mary's Hospital, Imperial Medical College of Science, Technology and Medicine. Current outline application (Aug 2002) for mixed use redevelopment including hospital, residential and commercial.
OP13	Paddington Station, Praed Street, W2	Transport interchange Also office, hotel, residential use.	5.90	Network Rail	Within Paddington Special Policy Area. Grade I listed station. Draft Planning Brief agreed for Consultation January 2005.
OP14	Dudley House, North Wharf Road and 139-147 Harrow Road, W2	Residential, community use and open space/ play space.	0.35	City of Westminster	Planning Brief adopted (2002). Principal existing use: Council housing and mix of A1 uses.
OP15	Paddington Basin, Phase 3	Residential, office, retail uses.	1.24	PDCL/British Waterways	6 applications for buildings around a new Merchant square is currently being determined.

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OP16	Paddington Goods Yard Phase 2	Office, commercial, light industrial, retail and residential uses.	1.29	Development Securities	Paddington Goods Yard (now known as Paddington Central): Within Paddington Special Policy Area. Planning brief (1997). Principal existing uses: vacant. Outline planning permission for 145,929 square metres of offices, 9,000 square metres of retail, 22,821 sq m of residential, 2,323 sq m of leisure, 1,356 sq m of storage and 6,506 sq m of studios/light industry with a total of 249 parking spaces was granted on 23 May 2000. Phase 1 (known as Sheldon Square) comprising 41,155 sq m of offices, 6,501 sq m of retail, 22,821 sq m of residential, 2,323 sq m of leisure, and 1,356 sq m of storage is complete. The remaining land has been partially decked over in preparation for Crossrail, and phase 2 will be built upon it. An office building of 32,392 square meters (1 Kingdom Street) is under construction on the southern part of the land to the west of Sheldon Square. Also an office building of 42,921 sq m (together with 579 sq m of retail and 3,750 sq m of studios/light industry) has been approved in detail for the a plot to the north of 1 Kingdom Street. Outline permission for a 206 bedroom hotel was granted on 12 July 2006.
	Paddington Goods Yard Phase 3	Office, commercial, light industrial, retail and residential uses.	0.75	Development Securities	
OP17	NCP Car Park, Brewer Street, W1	Residential, retail, office, creative industry uses, car park.	0.24	National Car Parks	Inside CAZ, Soho conservation area, West End Stress Area. Principal existing use: car park.
OP18	Masterpark Car Park, South Audley Street, W1	Residential, retail, office and creative industry uses.	0.14	City of Westminster	Inside CAZ, Mayfair conservation area. Principal existing use: car park. Permission for redevelopment for hotel and carpark approved 2004. Not yet implemented.

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OP19	Dean Street Station site, bounded by 91-101 Oxford St, 97-102 Dean St, 6 & 7 Fareham St and 1-8 Great Chapel St, W1. Also 2-4 Fareham St and 8-12 Great Chapel St, W1.	Transport use, retail, residential, offices, creative industries.	0.24	Unknown	Inside CAZ, West End Stress area, part in Soho conservation area, CrossRail safeguarding direction. Draft Planning Brief (May 2005). Principal existing uses: retail, offices.
OP20	Tottenham Court Road Station site, bounded by 1-23 Oxford St, 157-165 Charing Cross Rd, Sutton Row and Falconberg Mews, WC2	Transport use, offices, retail, theatre, residential.	0.32	Unknown	Inside CAZ, West End Stress area, in Soho conservation area, CrossRail safeguarding direction. Draft Planning Brief (May 2005). Principal existing uses: retail, offices, theatre.
OP21	135-155 Charing Cross Rd, WC2	Transport use, offices, retail, residential.	0.17	Unknown	Inside CAZ, West End Stress area, not in a conservation area, CrossRail safeguarding direction. Draft Planning Brief (May 2005). Principal existing uses: retail, offices.
OP22	18-19 Hanover Square, W1	Transport use, office, residential, retail.	0.21	Unknown	Inside CAZ, in Mayfair conservation area, CrossRail safeguarding direction. Adjacent to Grade II* listed building. Scheme for redevelopment for offices, approved subject to a section 106 agreement (not yet finalised).
OP23	65 Davies Street, W1	Transport use, office, residential.	0.17	Grosvenor Estate	Inside CAZ, not in a conservation area, CrossRail safeguarding direction. Principal existing use: offices.

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OP24	55-67 North Wharf Road			Derwent Valley	Within Paddington Special Policy Area. Principal existing use: offices. Application received for mixed use office and residential units. A revised scheme is expected following Committee comments on 18/12/03.
OP25	149-157 Harrow Road				Planning Brief Adopted October 2004
OP26	Berwick Street				Draft Planning Brief October 2006
OP27	North Westminster Community School site, North Wharf Road				Draft Planning Brief December 2004
OP28	Pimlico School				Planning Brief adopted February 2004
OP29	Marshall Street Baths, W1				Planning Brief adopted October 2004