

Old Oak West
**Community Engagement
Summary Report**

August 2023

Content

1	Introduction	3
	Old Oak West	5
	Supplementary Planning Document (SPD)	6
2	Engagement process	7
	Engagement activities	9
	Informing the local community	16
3	Engagement findings	19
	Local Identity	21
	Town centre characters	25
	Green spaces and public realm	31
	Connections and active travel	40
	Social infrastructure	46
	Local economy	50
	Meanwhile and activation uses	54
4	Next steps	60



Introduction

Old Oak West is part of the wider Old Oak and Park Royal Opportunity Area, one of the UK's most important and exciting regeneration projects.

The Old Oak and Park Royal Development Corporation (OPDC), with the support of specialist engagement consultants, Soundings, has undertaken a comprehensive engagement programme over the past seven months to understand local priorities and help shape the future of Old Oak West and create a new urban district that truly reflects local needs and aspirations.

The report provides an overview of the activities undertaken, the stakeholders involved, the feedback received and outlines how feedback gathered will be used to inform the upcoming Old Oak West Supplementary Planning Document (SPD).



About OPDC

OPDC is the Mayor of London's local planning authority and development agency for Old Oak and Park Royal, established to bring forward affordable homes, jobs and regeneration in the area. Working with our three host boroughs, our mission is to maximise the benefits of High Speed 2's (HS2) Old Oak Common Station.



About Soundings

Soundings are independent community engagement specialists with over 20 years of experience in involving local communities in placemaking and large-scale regeneration projects.

Soundings are appointed by OPDC as part of the multi-disciplinary team led by Gort Scott, an architectural practice currently working on Old Oak West's capacity studies and the facilitation of the SPD preparation.

Old Oak West

Old Oak West is a large-scale regeneration project within the Old Oak and Park Royal Opportunity Area that aims to deliver an inclusive, accessible and sustainable new urban district with many thousands of new homes, jobs and facilities on land around the proposed Old Oak Common Station and beyond.

The arrival of the HS2 station and other new connections to the area presents an opportunity for Old Oak West to once again become a hub of industry and employment. By utilising large-scale, public-sector brownfield land in Old Oak, the regeneration offers the possibility of constructing a new urban district.

Old Oak West is made up of land surrounding the proposed Old Oak Common Station and Willesden Junction and North Acton. The regeneration will focus on key former industrial brownfield sites, most of which are in public-sector ownership.

OPDC's Local Plan was adopted in June 2022. With the help of the local community, OPDC is now developing the emerging principles for how Old Oak West should take shape. These principles will inform the upcoming Supplementary Planning Document (SPD) for Old Oak West.

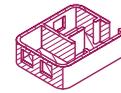
Key facts about Old Oak West



90 acres



up to 9,000 new homes

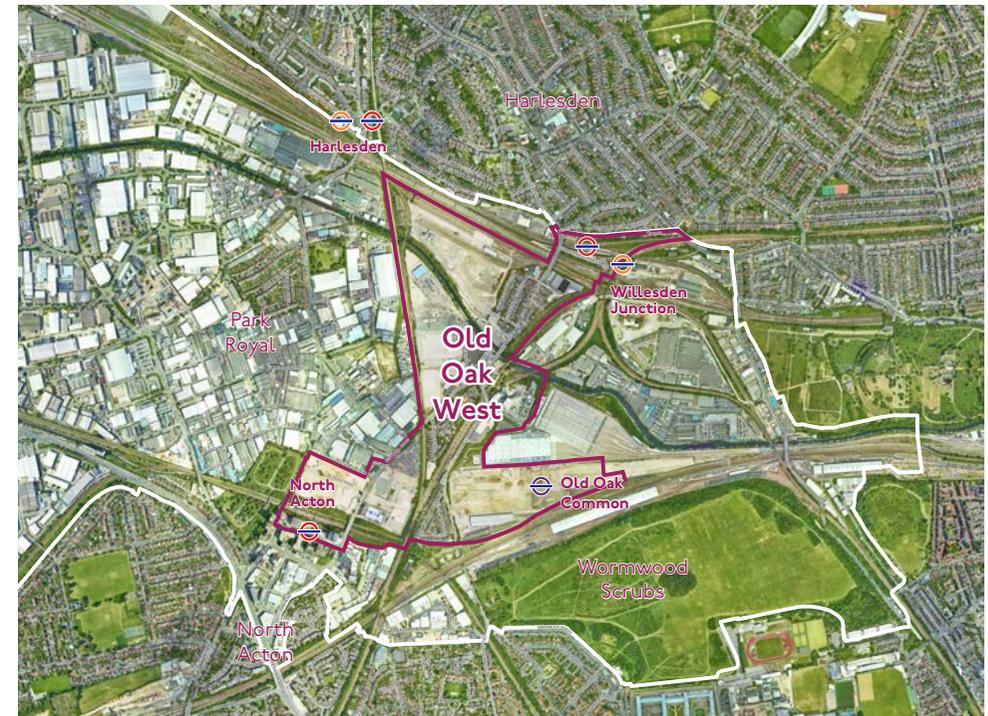


approx. 2.5m

sq ft of commercial and workspace



up to 22,500 new jobs



Old Oak West Supplementary Planning Document (SPD)

What is a Supplementary Planning Document?

An SPD is a planning guidance document developed by local planning authorities to add further detail to the Local Plan policies. It needs to work within the parameters set out in the Local Plan.

Why is the Old Oak West SPD needed?

Currently, Old Oak West is not a defined area within the OPDC Local Plan. To help deliver comprehensive and coordinated development, the SPD will coordinate Local Plan policies specific to Old Oak West and provide supplementary guidance based on feedback from the community and further analysis.

What does the Local Plan set out for Old Oak West?

The OPDC Local Plan sets out parameters for development for the 90 acres of land:

- a minimum of 6,905 new homes
- 50% affordable housing overall
- 25% family sized homes
- A minimum of 268,540 sq m of commercial or industrial floorspace
- Approximately 22,365 jobs
- Social infrastructure including health, education and community services
- 30% public open space requirement on all new developments including two new 2-hectare parks

- Net gain in biodiversity and protection of wildlife
- New walking and cycling routes through the area, including new access across the Grand Union Canal
- New Old Oak Common Station and improvements to North Acton and Willesden Junction Stations
- New and improved bus routes
- Zero carbon development and climate resilience
- Support of the circular economy, recycling and minimising waste
- Minimising noise and improving air quality
- Generally, 8 to 12 storeys, with increased heights next to railways and lower heights near to existing residential neighbourhoods
- Tall buildings in specified locations within the following places and predominantly in the ranges of:
 - Old Oak South – 20 to 30 storeys and up to 45 storeys close to the Old Oak Common Station
 - Acton Wells – 20 to 35 storeys
 - Old Oak Lane and Old Oak Common Lane – 20 to 25 storeys
 - Channel Gate – 20 to 30 storeys



Old Oak West Supplementary Planning Document (SPD)

Evidence base



This engagement report is part of the evidence base made up of a series of other reports and studies to form the Old Oak West Supplementary Planning Document (SPD)

2.

Engagement process



Engagement process

Over the past seven months, OPDC has undertaken an engagement programme to understand local priorities and help shape the future of Old Oak West.

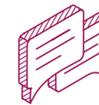
The comprehensive programme, including public events, co-design workshops, one-to-one meetings with local groups and dedicated workshops, has been designed to be inclusive, accessible, and diverse, reflecting OPDC's commitment to community engagement and involving the local community in the planning process.

The community engagement programme aimed to introduce Old Oak West to the local community as a new chapter in the regeneration of the Old Oak Opportunity Area.

As the emerging principles for Old Oak West and the Supplementary Planning Document (SPD) are being developed, we want to maximise the impact and input from the local community. The engagement process has also helped to continue building relationships with the local community and maintain an ongoing and open dialogue on the future of the area.

OPDC will consider the feedback provided through this engagement programme to build on the emerging principles in the SPD as the regeneration of Old Oak West progresses towards the delivery stages and more developed plans are advanced. We look forward to continuing conversations, consultation and engagement with local people.

Community engagement highlights



20

community engagement events



260+

participants at community engagement events



13

local groups and organisations met



70+

people attended the co-design workshops



5

youth engagement events



16,000+

addresses received the postal community newsletters

Overview of engagement activities



E The Republic of Park Royal site visit
18 November 2022



S OPDC Community Review Group workshop 1
6 February 2023



Y Imperial College London site visit
16 February 2023



Y Imperial College London youth design workshop
17 February 2023



O Meeting with Old Oak Neighbourhood Forum
21 February 2023



O Meeting with The Republic of Park Royal
21 February 2023



O Meeting Grand Union Alliance
28 February 2023



O Meeting with Community Coordinator Anita Whittaker
28 February 2023



O Meeting with Harlesden Neighbourhood Forum
2 March 2023



O Meeting with Ealing Matters
2 March 2023



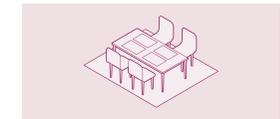
O Meeting with Old Oak Neighbourhood Forum
3 March 2023



P Pop-up event (North Acton station)
3 March 2023



O Meeting with ArtWest
7 March 2023



E Old Oak Neighbourhood Forum members' presentation
7 March 2023



O Meeting Young Ealing Foundation
8 March 2023



O Meeting with UrbanWise
9 March 2023



Y Twyford C of E High School Careers Fair
9 March 2023



P Pop-up event (Harlesden High Street)
11 March 2023



O Meeting with Action on Disability
15 March 2023



E Site neighbour door knocking
15 March 2023



C PlaceLab (co-design workshop) 1
18 March 2023



C PlaceLab (co-design workshop) 2
23 March 2023



C PlaceLab (co-design workshop) 3
25 March 2023



O Meeting with JE Delve
29 March 2023



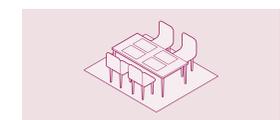
O Meeting with West London Queer Project
12 April 2023



O Meeting with Young Hammersmith & Fulham Foundation
18 April 2023



Y JE Delve youth design workshop
26 April 2023



E Old Oak Centre Maternity Champions brunch
5 May 2023



S OPDC Community Review Group workshop 2
13 May 2023



S Action on Disability design workshop
1 June 2023



Y West London College Youth Lab
9 June 2023



D Community Drop-in sessions
20–21 June 2023



E Grand Union site tour
3 July 2023

Key

P Pop-up event

C Co-design workshop (PlaceLab)

S Stakeholder workshop

D Drop-in session

O One-to-one meeting

Y Youth engagement

E Other engagement event

Engagement events

One-to-one stakeholder meetings

Following comprehensive stakeholder mapping, key groups and rarely heard voices in the local community were identified. One-to-one meetings were then organised to understand initial thoughts and aspirations for Old Oak West.

The meetings took place both in-person and online. Through in-depth conversations, first steps were taken to embed the project team locally, build relationships and support a better understanding of the specific needs of the different communities represented.

Organisation	Date
Old Oak Neighbourhood Forum	21 February 2023
The Republic of Park Royal	21 February 2023
Grand Union Alliance	28 February 2023
Anita Whittaker (Harlesden Community Coordinator)	28 February 2023
Harlesden Neighbourhood Forum	2 March 2023
Ealing Matters	2 March 2023
ArtWest	7 March 2023
Young Ealing Foundation	8 March 2023
UrbanWise	9 March 2023
Action on Disability	15 March 2023
JE Delve Youth Charity	29 March 2023
West London Queer Project	12 April 2023
Young Hammersmith and Fulham Foundation	18 April 2023

Pop-up events

Pop-up events were held in areas of high footfall. These helped to raise awareness of the project and reach more local residents. The project team were able to gain a snapshot of initial concerns and aspirations from a cross-section of the community.



Harlesden pop-up event

Location	Date
North Action station	3 March 2023
Harlesden High Street	11 March 2023

OPDC Community Review Group (CRG)

Two focused sessions were run with OPDC's Community Review Group. The group acted as a sounding board, shared their experience of regeneration in the local area and used their experience to assess engagement plans with the wider community.



February CRG workshop

Event	Date
CRG workshop 1	6 February 2023
CRG workshop 2	13 May 2023

PlaceLabs

The PlaceLabs were a series of three interactive and collaborative co-design workshops with each focused on different topics and placemaking principles. The workshops aimed to stimulate thinking around placemaking and building knowledge capacity, ensuring different community members brought together were well-informed and equipped to input into the interrelated opportunities and challenges for Old Oak West.

The PlaceLabs also served as a platform to understand local aspirations and the range of perspectives and lived experiences, ensuring that the plans for Old Oak West align with the community's vision.

Each workshop was joined by specific project team members, including planners, architects, landscape designers and environmental consultants to facilitate the understanding of relevant topics. To promote attendance, the PlaceLabs were held at different locations across the Old Oak West area, and free catering from local suppliers was provided.

Workshop	Date and time	Location
PlaceLab 1: Re-imagining Old Oak West	18 March 2023 11am-1pm	Community Hub, Woodward Buildings
PlaceLab 2: Greening & connecting Old Oak West	23 March 2023 6.30pm-8.30pm	The Lab, Oaklands Community Centre
PlaceLab 3: Futureproofing Old Oak West	25 March 2023 11am-1pm	The Collective, Nash House



PlaceLab 2

PlaceLabs

PlaceLab 1: Re-imagining Old Oak West

Topics covered: Local identity, town centre characters, community needs and aspirations for the local area

The primary focus of PlaceLab 1 was on defining the local identity and understanding the key ingredients of a vibrant and inclusive town centre that would help guide the creation of a new urban district in Old Oak West. Through discussing relevant precedents and identifying existing local centres of activity, service and amenity provision, attendees were guided to set clear priorities for new centres in Old Oak West and encouraged to generate imaginative ideas for placemaking.



PlaceLab 2: Greening & connecting Old Oak West

Topics covered: Green and open spaces, sustainability, public realm and active travel

The second PlaceLab was centred around exploring the public realm, green and open spaces, understanding their significance, what makes them successful, and envisioning new green and open spaces for Old Oak West. The opportunities to improve the experience of moving through the local area, biodiversity and climate resilience were also discussed during the workshop.



PlaceLab 3: Futureproofing Old Oak West

Topics covered: Community infrastructure, local economy and meanwhile uses

The final PlaceLab focused on the social and economic fabric of the local area. The workshop delved into understanding both personal and local needs, discussing the strengths and weaknesses of the local economy, and exploring what can be done to futureproof social infrastructure to respond to changing needs, alongside potential meanwhile uses and early activations.



Youth engagement

Young people are important stakeholders who will be heavily impacted by regeneration in terms of job opportunities, housing provision and quality of life. To maximise their involvement, the project team liaised with local schools and youth organisations.

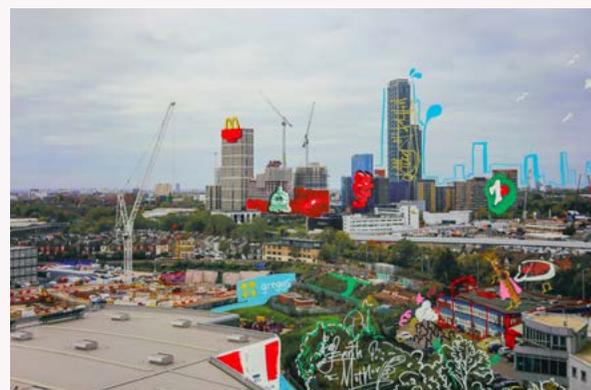
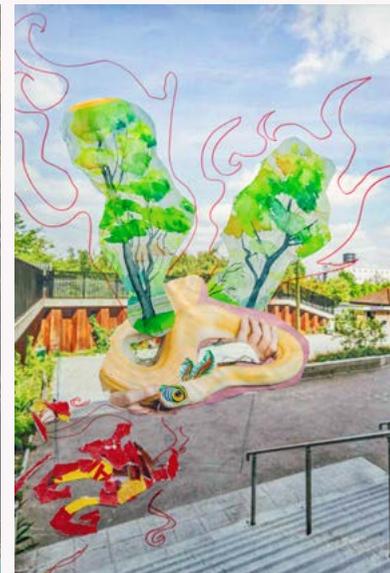
Bespoke workshops and drop-ins were organised that were appropriate to the setting, accessible to the students and offered additional benefits through upskilling and training.

Event	Date
Imperial College London site visit	16 February 2023
Imperial College London youth design workshop	17 February 2023
Twyford C of E High School Careers Fair	9 March 2023
JE Delve youth design workshop	26 April 2023
West London College Youth Lab	9 June 2023



Imperial College London youth design workshop

Youth engagement



Collages and drawings created during the youth engagement workshops

Other engagement events

Drop-in sessions

Drop-in sessions were held every second Tuesday of the month from 1–5pm at The Lab, Oaklands Community Centre for local community members to meet and talk to the OPDC team.

Dedicated drop-in sessions on Old Oak West were held on 20 and 21 June 2023 to provide project updates and opportunities for community members to share their views and report back the key community engagement findings to date.



June community community drop-in sessions

Grand Union site tour

Together with the housing developer St George, the OPDC team organised a site walking tour at Grand Union, Alperton on 3 July to showcase how the local regeneration project is taking shape.

Joined by 31 local community members, the site tour focused on aspects such as green and open spaces and community benefits and gave attendees a first-hand experience of a local precedent of exemplary placemaking and regeneration. Attendees also had the opportunity to meet with the local champions to discuss community involvement throughout the various planning stages.



Grand Union site tour

Stakeholder workshops and events

To ensure a better understanding of different local needs and that their views inform the SPD development, a number of dedicated workshops and events with local interest groups and minority organisations were held.

Event	Date
The Republic of Park Royal walking tour	18 November 2022
Old Oak Neighbourhood Forum members' presentation	7 March 2023
Old Oak Community Centre Maternity Champions Brunch	5 May 2023
Action on Disability design workshop	1 June 2023



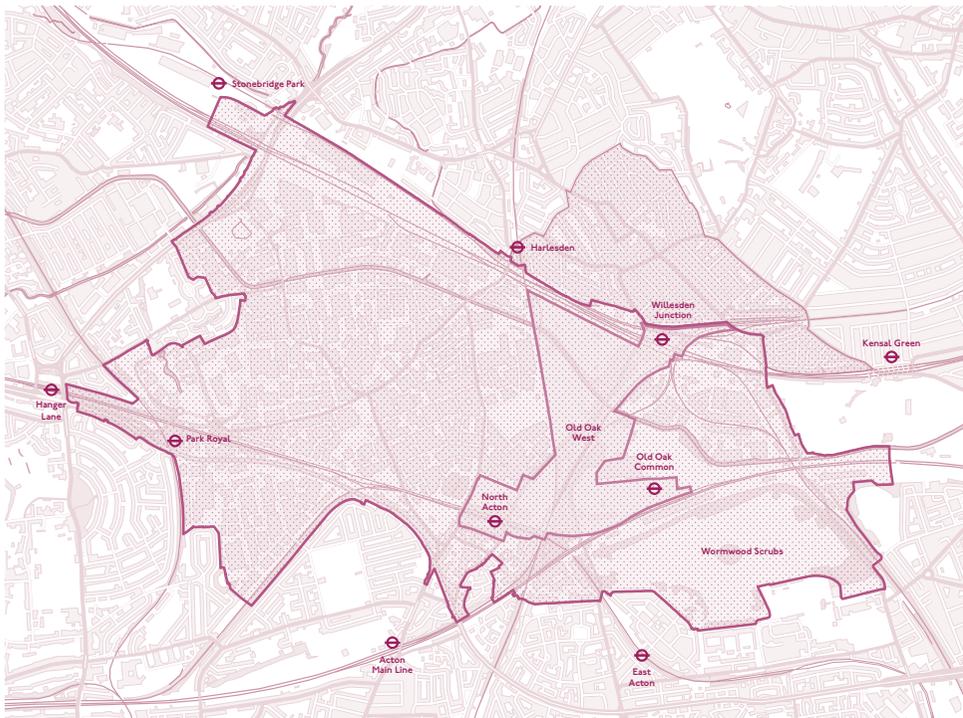
Action on Disability design workshop

Informing the local community

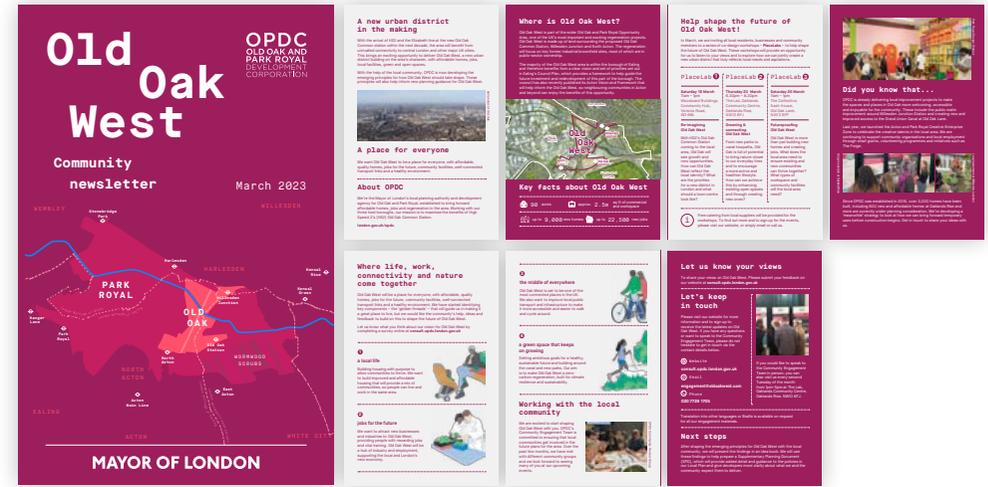
Community newsletters

Two community newsletters were sent in March and July 2023 to 16,811 addresses respectively. The distribution area – made up of 15,110 residential addresses and 1,701 commercial addresses – covered the OPDC boundary and surrounding neighbourhoods.

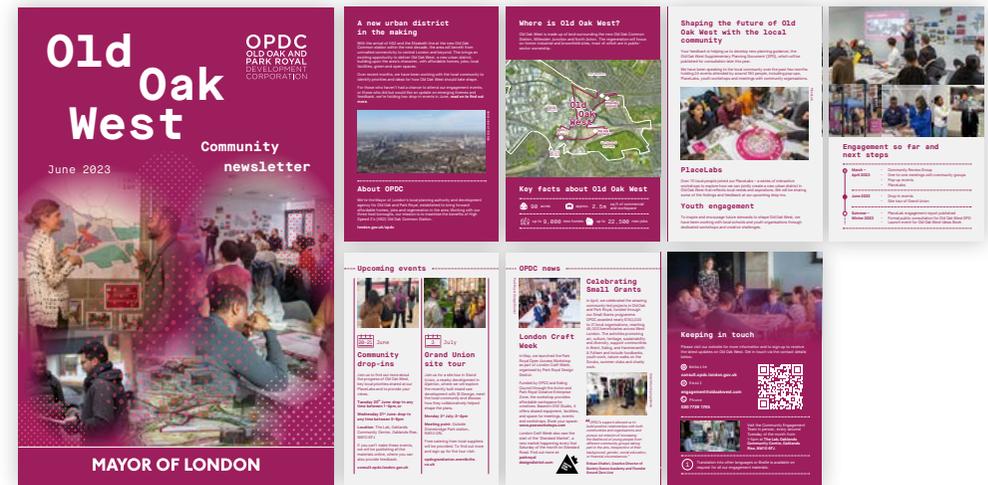
The community newsletter included the latest information on Old Oak West, community engagement updates, event invitations and other OPDC news.



Community newsletter distribution boundary



March community newsletter



June community newsletter

Informing the local community



E-newsletters

Key project updates and event invitations were shared via the quarterly OPDC community e-newsletter with a mailing list of 2,000 individuals and organisations. Additional updates were provided to local political and community stakeholders via the OPDC key stakeholder bulletins on a regular basis.

Digital platform

The OPDC online consultation platform (consult.opdc.london.gov.uk) provides a 'one-stop shop' for OPDC's consultations and engagement activities. A dedicated section on Old Oak West was set up to provide project information, engagement timelines and details of all engagement events. The platform also included key documents and digital surveys for local community members to share their views during the engagement process.

Social media

To maximise the awareness of Old Oak West, project information and engagement event invitations were shared regularly on different social media platforms including Facebook, Twitter, Instagram and LinkedIn. Social media posts were also shared with local community groups and organisations on these platforms.

Dedicated project email and phone line

A dedicated project email for Old Oak West (engagement@oldoakwest.com) and a phonenumber managed by Soundings to provide direct communication channels with local community members and allow the team to respond to any enquiries in a timely manner.

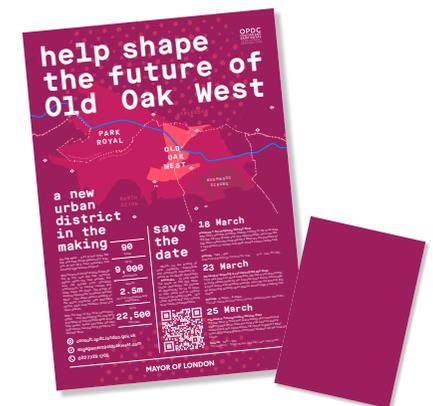
Local newspapers

Key project updates and event invitations were shared with local news outlets and via press releases on OPDC's website.



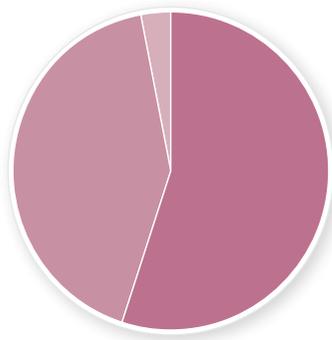
Posters and flyers

Posters and flyers were placed in various locations across the local area to promote engagement events and to direct people to the website for further information.



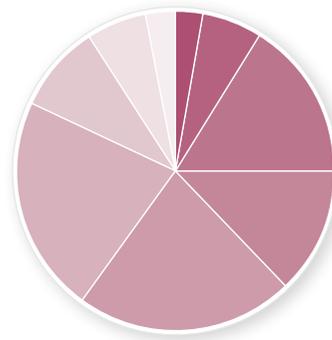
Who we spoke to

Key demographic data was collected and monitored throughout the engagement process to ensure it reflected the diverse makeup of the local area. Below is a summary of the demographics of the participants of the engagement events who chose to share their information.



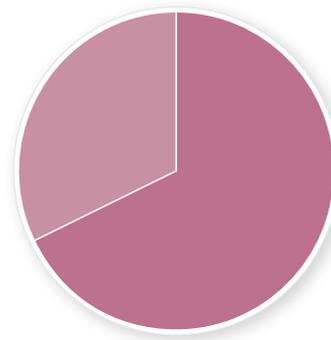
Gender

- 55% male
- 42% female
- 3% other



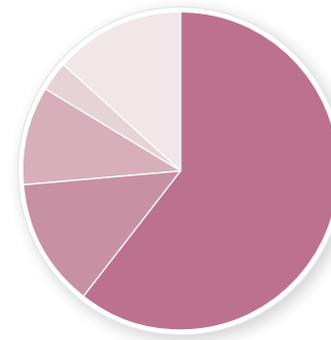
Age

- 3%: under 18
- 6%: 18-30
- 16%: 31-40
- 13%: 41-50
- 22%: 51-60
- 22%: 61-70
- 9%: 71-80
- 6%: over 80
- 3% prefer not to say



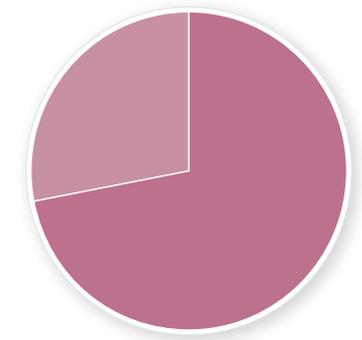
Disability

- 68% don't have a disability
- 32% have a disability



Ethnicity

- 60% White
- 13% Asian/Asian British
- 10% Black/African/Caribbean/Black British
- 4% other
- 13% prefer not to say



Location

- 72% within the OPDC and surrounding areas
- 28% other (London)

3.

Engagement findings



Engagement findings

Community feedback collected during PlaceLabs, stakeholder meetings and workshops, through conversations, annotations and mapping activities, has been collated and transcribed to create a coherent qualitative data set. Information has then been analysed and coded to identify common themes and ideas that create a framework for placemaking principles. The feedback has been organised into seven different topics, reflecting the diverse range of issues and opportunities identified by the community. These topics include:

- Local identity
- Town centre characters
- Green spaces and public realm
- Connections and active travel
- Social infrastructure
- Local economy
- Early activation
- Meanwhile and activation uses

The tables following each of the key findings under each topic include individual ideas and recommendations, their source, where they will be addressed in the Old Oak West Supplementary Planning Document (SPD), whether they can be included in the SPD (correlating chapters show in the table on the right), and additional comments or responses by the OPDC.

SPD chapter	This section of the SPD will provide guidance for:
Spatial Vision	What the built environment of Old Oak West will be like in 2038.
Good Growth	How development will benefit local people and deliver accessible, inclusive and equitable design spaces and buildings.
Transport	How the area will be connected across Old Oak West and its neighbouring areas. It will include guidance for walking and cycling, bus routes, bridges, stations and canal transport.
Environment and Utilities	The design and location of new and improved public green open spaces, green streets, street planting and how the area will support nature and adapt to climate change.
Housing	The amount of new homes in the area and location of homes suitable for families.
Employment	The amount of new jobs, the different types of employment spaces and where these will be located including the Old Oak commercial centre.
Town centre and community uses	The locations of town centre uses and the different character areas within the Old Oak town centre alongside the different types of community uses, social infrastructure, early activation uses and meanwhile uses.
Design	Building height ranges, including tall buildings, different character areas, key views and heritage designations.
Places and Clusters	Places and Clusters as set out in the Local Plan.
Delivery and implementation	How the delivery of development and infrastructure will be optimised and brought forward in a coordinated and comprehensive manner.

Local identity

Local identity relates to characteristics or qualities that local people recognise as important to their sense of place. To tease these qualities out, multiple exercises were run across the engagement, with questions posed:

- How would you describe your local community? What makes it different from other communities?
- What are the most important historical events or landmarks in the area?
- What are the key challenges and opportunities facing Old Oak today?
- What are the strengths and assets of Old Oak, such as its institutions, natural resources, and cultural events?

Summary of findings

General perception

- Local identity is predominately linked to the industrial and rail heritage of the area.
- There is a mix of positive and negative connotations toward Old Oak. People often feel there is a lack of distinct local identity – ‘it is hard to describe where Old Oak is’.
- This is likely due to the fact that the area sits across the edges of three local authorities and that it lacks a centre for activities or destinations for visitors outside the local area.
- Park Royal is well known for its industrial estates, but it is not considered well integrated with the residential population.
- The local area takes pride in its cultural diversity and desires more representation.
- The arrival of HS2 at the proposed Old Oak Common station and associated regenerations contribute to the perception of the local area being ‘up and coming’ and full of potential.
- At the same time, due to the loss of certain industrial uses and long periods of construction, local residents also feel that the area is in limbo.

Railway and Canal

- The unique and defining characteristic of Old Oak and Park Royal, noted frequently, is their transitory nature.
- The railway and the canal are recognised as significant heritage assets that merit celebration.

Area Cohesion

- It was suggested that while there are distinct ‘pockets’ of close-knit communities, a collective or united identity is lacking.
- Railway brings connectivity to the local area but also creates physical barriers and segregation between neighbourhoods.

Architectural Style

- Park Royal has been recognised as an industrial hub, distinguished by art deco factories of considerable heritage value.
- The railway cottages and purpose-built World War II veteran houses were identified as architecturally significant to the area’s character.

Local identity

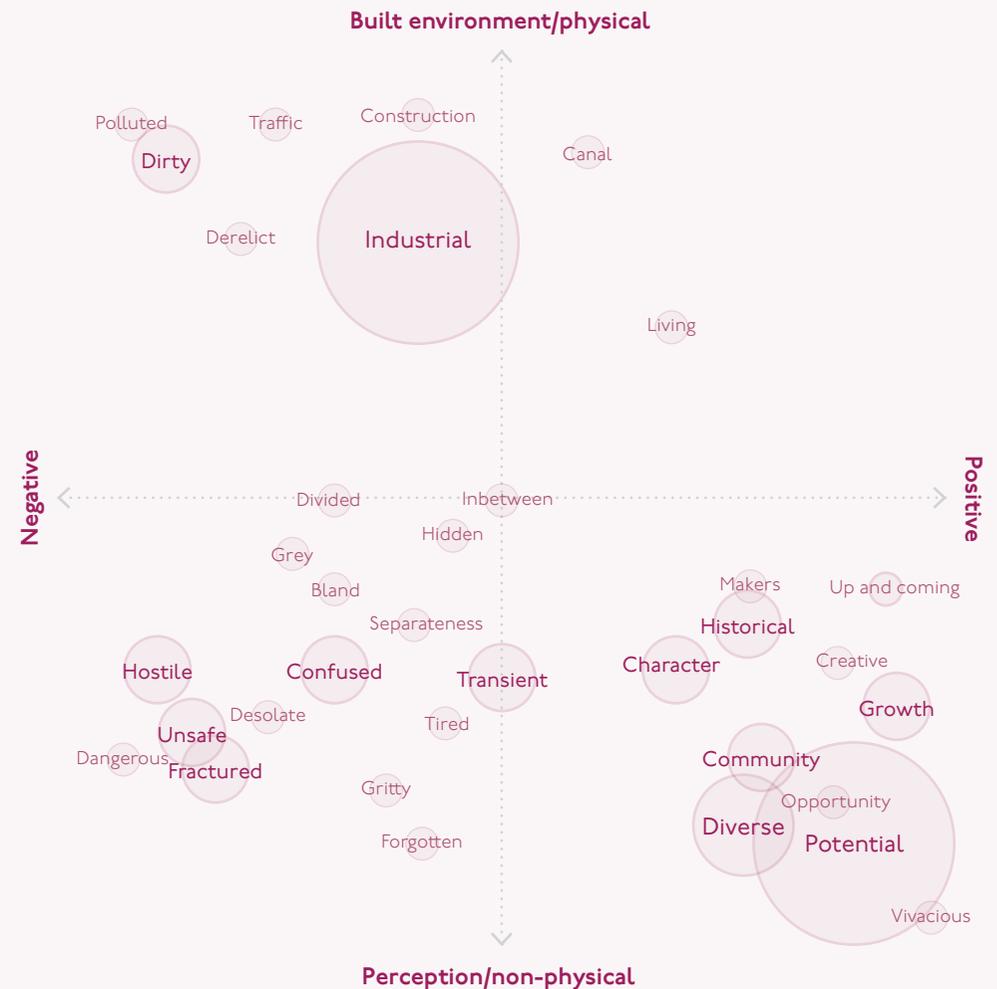
Workshop and survey findings

To better understand how people perceive the local area, workshop attendees and survey respondents were asked to describe the area and give examples of notable places. Below is a summary of some of the most mentioned descriptions and places.



Places of local interest

1. Wormwood Scrubs; 2. Grand Union Canal; 3. Railway Cottages within Old Oak Lane Conservation Area; 4. The Torpedo Factory, Chandos Road; 5. Scrubs Lane Overbridge; 6. The Fishermans Arms; 7. Acton Cemetery



Local identity

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Establish an identity for the area that reflects and enhances its unique local character and historical heritage	<p>P O C</p> <p>Y S D</p> <p>E</p>	Spatial Vision and Design	✓	We will include this in the spatial vision and design principles to ensure development conserves and enhances the local railway, industrial and residential heritage and celebrates local character. This will include promoting direct and indirect ways such as heritage plaques or use of materials and details reflecting the local character.
Improve access to the Grand Union Canal	<p>O C S</p> <p>D</p>	Transport	✓	We will ensure transport principles continue to reflect Local Plan policy P3 to secure improved access to the Grand Union Canal and associated public spaces.
Improve connections between different communities in North Acton, along Old Oak Lane and Harlesden	<p>P O C</p> <p>Y S D</p> <p>E</p>	Transport	✓	We will ensure transport principles continue to reflect Local Plan policies to improve walking, cycling and bus routes to local destinations including Harlesden town centre, White City, East Acton, Acton mainline station, North Acton and Park Royal.
Retain sense of wild, quiet places within the area	<p>C</p>	Environment and Utilities	✓	We will include open space principles that require the delivery of a range of spaces with different levels of activity.
Enhance the integration of industrial spaces in Park Royal with nearby residential areas	<p>P O C</p>	Town centre and community uses	✓	We will ensure signposts are included to refer readers to our Local Plan and the Mayor's London Plan policies on the Agent of Change principle to ensure residential and industrial uses can function well near to one another.
Create more anchors and focal points within the area to reduce feelings of transience	<p>P O C</p> <p>Y S D</p>	Town centre and community uses	✓	We will ensure town centre principles support the delivery of a range of town centre uses including anchor catalyst uses in appropriate locations in the Old Oak major town centre and commercial centre.

Local identity

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Support existing close-knit communities in Railway cottages	(O) (C)	Town centre and community uses	✓	We will ensure that principles support the amenity, character and quality of life of the existing communities across Old Oak West. This will be delivered through a range of ways from delivering well designed and collocated social infrastructure to ensuring local open spaces support social interaction.
Activate the canal, to make it a place to relax and enjoy and celebrate as a unique space	(P) (O) (C) (D) (E)	Town centre and community uses and Design	✓	We will include principles that recognise and celebrate the canal as a cherished asset and space. The town centre, design and social infrastructure principles will ensure uses in adjacent developments and moorings support its status and ensure it is enjoyed safely throughout the day and at town centre locations during the evening and night.
Celebrate the railway heritage of the area – the materials used to construct it, the use of the railway for transporting goods into London	(O) (C) (D)	Design	✓	We will ensure design principles refer to reflecting and utilising materials that celebrate the local railway heritage.
Recognise the railway workers and rail heritage in the area	(C)	Design	✓	We will ensure supporting text to design principles recognise people who worked on the railways and associated industries. This will include enabling developments to reflect local heritage in their design and use of materials.
Reference the industrial heritage of the area	(O) (C) (S)	Design	✓	We will ensure design principles reflect the local industrial heritage to inform the design of new development.

Town centres characters

The OPDC Local Plan defines town centres as areas providing access to goods and services for people that are accessible by public transport, walking and cycling. During engagement, to help define what the local community perceives as key services and facilities, questions were posed:

- How would you define a town centre and its periphery?
- What are the key characteristics of local centres?
- How do you see yourself using the new town and neighbourhood centres in Old Oak West?
- How can the new town centre cater to people of different ages, backgrounds, and abilities?

Summary of findings

Town centre offer

- Whilst town centres and neighbourhood centres can be defined in policy terms, they are more broadly perceived as centres of activities, high footfall, and places with a mix of services and retail offers.
- People travel outside of the local area not only for essential services, but also for social and leisure activities, e.g. Queen's Park and Shepherd's Bush.
- Good public transport links were considered the most important element of a town centre as it increases the ease of travelling and prevents car dependency.
- Apart from providing essential services to the local community, a town centre plays a key role in attracting people to the area as a destination.
- Distinctive characters, unique architecture, provision of green and open spaces and other uses such as sports and culture, were considered valuable to a good town centre.
- 'User experience' is a key consideration for an inviting town centre, this includes experience related to retail, transport and public realm.
- New centres planned for Old Oak West should complement rather than compete with neighbouring centres such as Harlesden, White City, and Park Royal.
- The aspiration for an environmentally-friendly town centre was voiced.

Mix of uses

- A balanced mix of uses was considered important to ensuring a town centre is vibrant and bustling, as it provides more opportunities for socialising at different times of the day. This can also increase pedestrian activity, enhancing safety for both pedestrians and cyclists.
- Over-dominance of certain uses and economic activities can have a negative impact on the liveliness of a town centre, e.g. a commercial district being quiet and underused during weekends.
- A good mix of uses can promote age inclusiveness and family friendliness in town centres. This also includes a variety of local retail offers and community uses.
- The mix of uses should recognise the local context and needs and reflect cultural diversity to ensure town centres are inclusive and attractive to different communities.
- The integration of community infrastructure with multiple functions, such as cafés, workspaces, and event rental spaces, was favoured wherever feasible.
- Small independent businesses were recognised as vital contributors to local distinctiveness.
- It was suggested that small independent businesses could be distributed throughout neighbourhoods to create unique clusters of shops and destination streets.

Town centres characters

Services and amenities

- Currently, the local area has very few town centre services.
- Proximity to facilities such as bike hire/ storage, bus stops, green spaces, and public art was considered important.
- There is an increasing need for more locally accessible services, particularly health centres and pharmacies.
- New town centres should have a range of services to support existing residents and meet the needs of future residents.

Neighbourhood and commercial centres

- The arrival of HS2 at the proposed Old Oak Common station has the potential to create a more commercially focused town centre. Considerations should be given to how it will integrate and interact with new neighbourhoods and their centres.
- Whilst a mix of uses in town centres is encouraged, there should be a differentiation between commercial centres and neighbourhood centres to recognise the functions they play, e.g. providing homes and jobs.
- Town centres should have different character areas, e.g. the area around the HS2 station should be more commercial, and Channel Gate should have a neighbourhood focus with facilities for local residents.
- The area around transport hubs should be a focus for retail and service industries, providing a hub for workers and visitors with a high volume of foot

traffic and passing trade, at the same time independent businesses and shops, community services and leisure facilities should be planned around neighbourhood centres.

- Although not preferred in general, tall and high density buildings were considered appropriate if planned carefully and placed in specific locations, e.g. taller buildings around key transport hubs and low-rise around neighbourhood centres and public open spaces.
- Open spaces can support and act as a buffer for different centres.
- Local assets such as the canal can help shape the town centre characters with appropriate building design along it.

Town centres characters

Workshop activity findings

During different stakeholder workshops and the PlaceLabs, attendees were asked to give examples of town centres and places that illustrate some of the strengths and perceived challenges in placemaking, what they liked or disliked about the place and what Old Oak West could learn from it. Below are some examples mentioned during the workshops.

Strengths in placemaking



Kings Cross

Areas to consider: Mix of uses and activities, high-quality public spaces, respect for existing buildings and heritage

Lessons to be learnt: Balance density, ensure accessible green spaces, canal placemaking



Shepherd's Bush

Areas to consider: Accessible town centre, diverse offerings, multi-generational appeal, much improved public realm as a result of regeneration

Lessons to be learnt: Ensure the town centre appeals to different demographics, variety of retail offers



Bristol City Centre

Areas to consider: Diverse community, vibrant art scene, walkability and high-quality green spaces

Lessons to be learnt: Avoid generic building design, maintain human scale, include existing businesses, encourage a spatial sense of discovery



Brixton Town Centre

Areas to consider: Independent shops and small businesses catering to local needs, unique atmosphere

Lessons to be learnt: Preserve local heritage, characters elements that are meaningful to the area, spatially and socially



Hammarby Sjöstad

Areas to consider: Low/mid-rise quality housing, public transport connectivity, attractive waterfront

Lessons to be learnt: Achieve density without high-rise, maintain space between buildings, ensure high-quality green and 'blue' infrastructure



Belsize Park

Areas to consider: Proximity to green spaces, tree-lined streets, low traffic, small high streets

Lessons to be learnt: Avoid claustrophobic feel, maintain pleasant high streets, limit large high-rises

Perceived challenges in placemaking



North Acton

Areas to consider: Dominated by high-rise student accommodations, not cycle-friendly, inaccessible public realm

Lessons to learn: Ensure a mix of uses, adequate overall provision of green space and that transport solutions precede high-rise developments



Canary Wharf

Areas to consider: High-rise buildings and over 'manicured' parks contributing to the area being claustrophobic

Lessons to be learnt: Improve traffic flow, include informal green spaces, not just formal 'artificial' and characterless public realm



Harlesden Town Centre

Areas to consider: Lack of shopfront uniformity, repetition of businesses, heavy traffic and under-maintained public realm

Lessons to be learnt: Improve accessibility for pedestrians and cyclists, ensure diversity and a mix of uses and retail offers

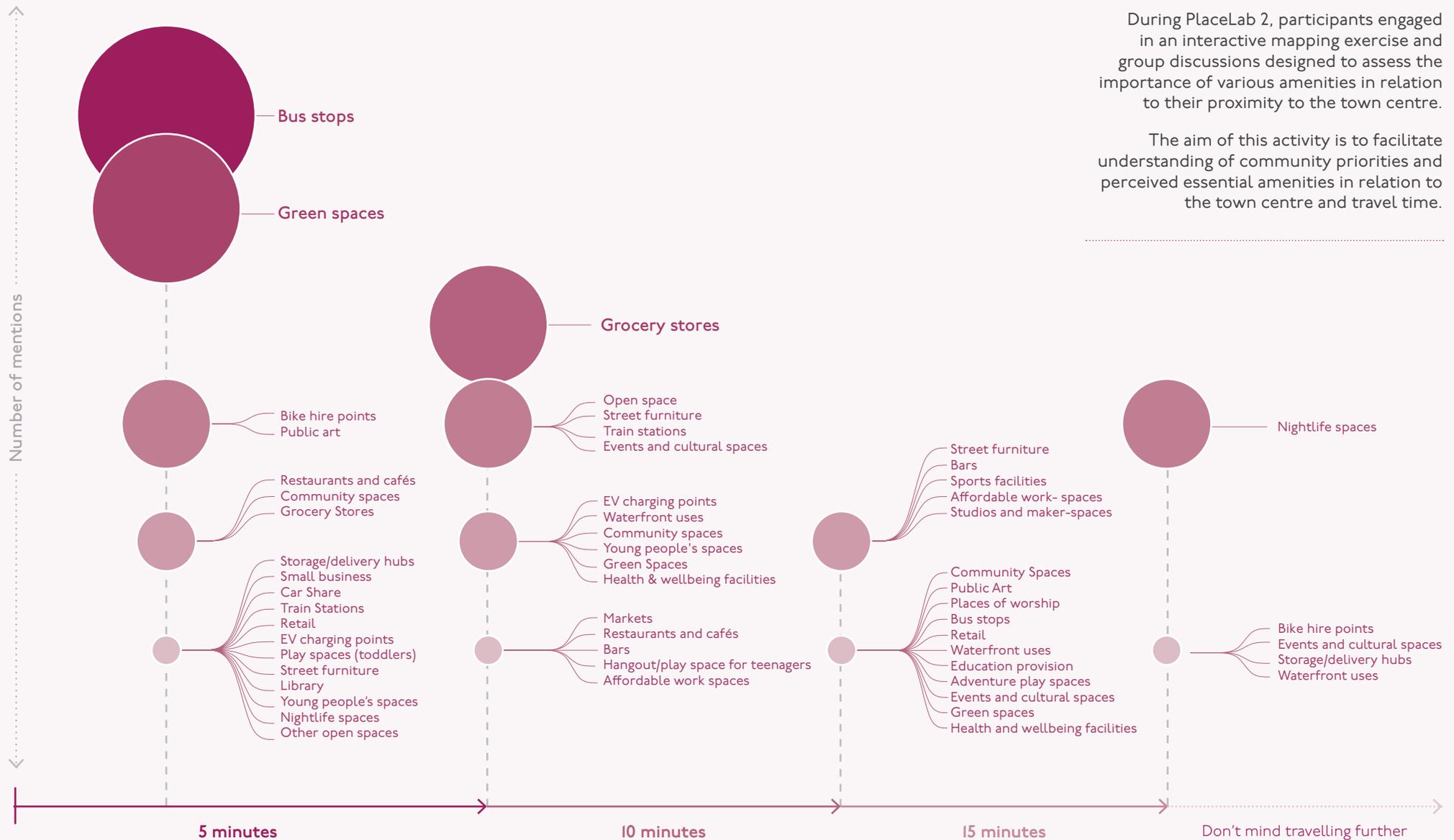


Elephant and Castle

Areas to consider: Loss of local character and sense of place as a result of regeneration, removal of iconic elements, disorganised

Lessons to be learnt: Preserve existing buildings, ensure regeneration is sympathetic to local heritage and characters

Town centres characters



Town centres characters

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Create areas of unique small independent businesses throughout the whole area	P O C S D E	Good Growth, Employment, town centre and community uses	✓	We will ensure town centre and employment principles deliver small, affordable and/or shared workspaces and small retail units across Old Oak West to support small businesses.
Implement bike hire facilities and storage points in the town centre	P C Y E	Transport	✓	We will ensure transport principles require cycle infrastructure in the Old Oak major town centre and along the cycle routes identified in the Local Plan. This will include public cycle parking and secure cycle parking for housing and employment uses.
Ensure adequate bus stops in the town centre	P O C S D E	Transport	✓	We will ensure transport principles reflect the proposed bus network and infrastructure set out in the Local Plan. The SPD won't be able to define specific locations of new bus stops but the new and improved routes will ensure Old Oak major town centre is well catered by buses.
Incorporate green spaces within the town centre	P O C Y S D E	Environment and utilities	✓	We will ensure green infrastructure principles support the delivery of a range of open spaces and healthy green streets within the Old Oak major town centre.
Create a mixed use town centre	O C Y S D E	Town centre and community uses	✓	We will ensure that town centre principles require the delivery of a wide range of town centre and community uses that meet the needs of people living, working and visiting Old Oak West.

Key P Pop-up event O One-to-one meeting C Co-design workshop (Placelab) Y Youth engagement S Stakeholder workshop D Drop-in session E Other engagement event

Town centres characters

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Identify neighbourhoods within the major town centre with different character areas such as the commercial centre around Old Oak Common Station and a more residential focused neighbourhood in Channel Gate	<p>O C Y</p> <p>E</p>	Town centre and community uses	✓	<p>We will define specific character areas within the Old Oak major town centre that respond to different existing and future contexts. These areas will comprise:</p> <ul style="list-style-type: none"> • Old Oak South commercial centre; • Old Oak Common Lane and Union Way; • Channel Gate and Atlas Junction; and • Acton Wells
Encourage the development of hospitality industries such as restaurants, cafés, and bars	<p>P O C</p> <p>Y S D</p> <p>E</p>	Town centre and community uses	✓	We will ensure town centre principles support the delivery of food and beverage uses within the Old Oak major town centre.
Ensure businesses with customer-facing operations are located near workplaces and transport hubs	<p>P O C</p> <p>Y S D</p> <p>E</p>	Town centre and community uses	✓	We will ensure employment principles that deliver employment uses with public access are located in the Old Oak major town centre, Old Oak commercial centre and other appropriate locations such as along key routes and other areas where homes are less appropriate.

Green spaces and public realm

Green spaces are an essential part of neighbourhoods. They contribute to local biodiversity, are integral to the climate resilience of an area and provide space for people to promote positive health and wellbeing. The OPDC Local Plan mandates new developments to include 30% public open space. There are also plans for two new 2-hectare parks. To help understand the qualities of these new open spaces and think about how improvements could be made to existing spaces, questions were posed:

- What makes a successful and memorable green space?
- How does the local community use and interact with local green spaces?
- What's missing in the green spaces in the local area and what are the challenges faced by specific visitors?
- How would you like the canalside to be improved?
- What features or amenities would you like to see in the two new two-hectare parks and the network of smaller open spaces?

Summary of findings

The Canal

- The canal was characterised as a quiet 'haven' but others urged more to be done to make it better used, more accessible and vibrant.
- Many buildings along the canal were criticised for their inaccessible, inactive frontages, negatively impacting safety and attractiveness.
- Improvements to towpaths should be implemented to mitigate conflict between cyclists and pedestrians sharing the space.
- An audit of potential canal-widening points and further improvements was suggested.
- Improvements to the Victoria Road ramp access to the canal are considered positive, although more of these interventions are needed to ensure more substantial impact.
- The possibility of using canal boats to navigate inaccessible sections for adapted cycles was suggested as a solution when towpath widening is not possible.
- A stronger emphasis on celebrating the canal's wildlife was encouraged.

New Parks

- Zoning within new parks was frequently mentioned as a way to create multifunctional, vibrant green spaces catering to a broad range of users. This could include a mixture of opening

times with some open 24/7 and others managed and only opened during the day.

- Lighting design was considered important to wildlife, e.g. design to reduce the negative impacts of lighting on bats.
- Hidden spaces, thick bushes, and high impermeable walls were considered intimidating and unwelcoming.
- Paths through new green spaces should be accessible, cycle-friendly, and laid out to slow down cycling speeds, while allowing for sightlines and meandering routes.
- There should be spaces designated for meditation, contemplation, or relaxation away for the noisier areas of the park.
- Amenities such as toilets, water points, bins, seating, and, where suitable, cafés were expected.
- Some favoured the idea of integrating the canal into new green spaces or adding other water features, such as ponds, to support local biodiversity.
- Opinions on park aesthetics varied; some preferred thoughtfully incorporated public art, colourful spaces, and planted flowers, while others appreciated less manicured spaces with a 'wild' aesthetic.
- All local green spaces should be viewed as a network with distinct identities contributing to an overarching sense of place.

Green spaces and public realm

Climate Resilience

- Due to climate change, weather-resistant green spaces and designs suitable for use during wet periods or droughts should be considered.
- More greening throughout the area was encouraged, with an emphasis on 'rewilding'.
- Patches of nature thriving in small vacant industrial sites were noticed. Local flora and fauna and their habitats should be carefully conserved.
- Sustainable Urban Drainage Systems (SUDs) were seen as integral to improving area drainage
- Parklets were favoured by families with young children as rest points during area walks, with suggestions made for shaded areas within them.
- An evaluation of parking in the Park Royal area was suggested, considering potential conversions of underused parking spaces into planting or seating areas for factory workers during lunch hours.
- Trees should be incorporated into all developments and where possible mature trees should be planted .
- There were calls for immediate tree planting as a beneficial interim project until permanent planting sites become available.

Management and Maintenance:

- There was consensus that any new green spaces or planting would only be effective if it is maintained.
- New developments in North Acton were referenced as examples of poor plant and green space maintenance, while Harlesden Town Garden and Willesden Junction Energy Garden were highlighted as green spaces benefiting from strong community involvement and stewardship.

Wormwood Scrubs (outside OOW boundary)

- Many everyday users of Wormwood Scrubs felt that it should be more accessible from Old Oak West, proposing measures such as additional entrances, reduced perimeter barriers, improved footpaths, cycling facilities, and safety measures.
- Additional improvements can help ensure Wormwood Scrubs is welcoming to all age groups and people with accessibility needs.
- However, others prioritised maintaining Wormwood Scrubs' tranquillity and natural beauty, expressing concerns over any lighting installations potentially impacting the night sky and local wildlife.

Green spaces and public realm

PlaceLab activity findings

During PlaceLab 2, attendees were invited to review existing public green and open spaces, consider potential enhancements and what needs to be included in the planned local parks for Old Oak West.



1 Active frontage onto the canal



2 Improve and widen canal towpath



3 Connect green and blue infrastructure



4 Create new public green and open spaces



5 Improve connections to Wormwood Scrubs*



6 Improve footpaths through Wormwood Scrubs*

*outside OOW boundary

Area of Search for new local parks

Key ingredients for green and open spaces for Old Oak West



Accessibility

- Accessible gates and paths
- Cycle-friendly materials and designs
- Canal access for all
- Paths that control cycle speeds and follow natural routes
- Consideration of surfaces near water
- Safety measures in design



Use and Function

- 24hr park access in some areas
- Varied surfaces for diverse activities
- Play areas for children
- Art installations and interactive spaces
- Zoned areas for specific functions
- Seasonal considerations in design



Amenities

- Essential facilities: toilets, seating, bins
- Lighting: low-level and wildlife-friendly
- Cafés and water points
- Information boards and place branding
- Management plans for upkeep



Biodiversity

- Spaces for food-growing
- Varied landscapes for habitats
- Flower planting for pollinators
- Climate-resilient planting
- Wild areas for natural habitats
- Tree planting, including mature trees

Green spaces and public realm

Workshop findings – creating an inclusive public realm

A dedicated workshop with Action on Disability, a local Disabled People's Organisation (DPO) was held to better understand user experiences, current local issues, and how the public realm can be more inclusive and cater for people with different disabilities. Below is a summary of key findings and recommendations that will be used to inform the Old Oak West SPD and the forthcoming Public Realm and Green Infrastructure SPD.



General considerations

- The term 'disability' should be understood in a broad sense when it comes to planning and spatial design. It should encompass people with physical or sensory impairment, neurological or learning difficulties and people living with chronic health conditions which are not visible.
- Atmosphere (e.g. noise, air quality, crowded places, congested roads and intense artificial lighting) can have a profound impact on people with disabilities and is often overlooked.
- Inclusivity should be a top priority for designing the public realm and urban planning. Disabled people should not be treated as if they should have their own spaces away from society. Consultation and engagement should be integral to the process to better understand user experiences.
- Good urban and transport planning is fundamental to helping achieve independence for many disabled people.



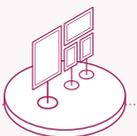
Green and open spaces

- The design of green and open spaces should consider different spectra of neurodiversity, e.g. places being open or secure and enclosed can have varying impacts.
- Multi-sensory facilities and wayfinding should be incorporated.
- Confrontation with unexpected sensory information can increase stress and anxiety.
- Visual 'landmarks' or reference points can improve the accessibility and ease of navigation of green and open spaces.
- Clear transition from the street and line of sight can help open spaces be more inviting and reduce psychological distress.
- Improve access to existing open spaces by dealing with environmental barriers such as narrow and uneven footpaths, inaccessible public transport, and the lack of facilities such as accessible public toilets and parking for disabled people.



Street design

- Address obstacles such as street furniture and uneven surfaces that pose difficulties for people with mobility issues.
- Create safer and simpler walkways and pedestrian crossings.
- Improve pedestrian footpaths, ensuring they are maintained and clear.
- Avoid 'shared space' and 'cross-use' of spaces with other road users as it can be disorientating and confusing and cause safety hazards, particularly for those with learning difficulties.
- Increase the number of pedestrian crossings and include traffic lights where possible.
- Remove or reduce the use of underpasses and enclosed walkways.
- Improve lighting regardless of location or footfall.
- Widen streets and pavements where possible and reduce or remove on-pavement car parking.



Wayfinding and signage

- Unclear and over-informative signage can unnecessarily increase stress and anxiety.
- Distinctive building design, façade and public art can aid wayfinding.
- Increase colour contrast to aid visibility.
- Improve signage clarity, including street names, and ensure signs are at a good height and kept clear. Map displays should be considered where appropriate.
- Reduce intrusive advertising that may clutter the visual environment.
- Provide training for people with learning difficulties on how to navigate the pedestrian environment.
- Ensure legibility and intuitiveness in signage to promote equitable use.



Amenities

- Rest points and accessible toilets can help encourage active travel. These should be integral to public realm design, and street furniture should not be installed at the expense of pavement width, which may cause obstructions.
- Quite 'break-out' spaces without sensory stimulation should be considered in town centres and other busy areas.
- Whilst transport infrastructure places focus on physical disabilities, more consideration should be given to people who are neurodiverse or have learning difficulties.
- Consider the diversity of current and future populations.
- Consideration should also be given to people with caring responsibilities.



Good examples of street design

1. Building set back to provide generous ground floor pavement near station interchange.
2. New public seating and places to rest.
3. Clear demarcated pedestrian crossing.



Bad examples of street design

4. Narrow footpath creates no room for passing point when queues waiting for bus stop.
5. No dedicated cycle route protected from road.

Green spaces and public realm

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Improve paths and cycle routes along the canal	(P) (O) (C) (S) (D) (E)	Transport	✓	We will ensure movement principles require improvements to deliver a high-quality shared walking and cycling route. This could involve widening paths where space allows in coordination with relevant stakeholders such as adjacent landowners and the Canal and River Trust.
Widen paths and towpaths along the canal	(P) (O) (C) (S) (D) (E)	Transport	✓	We will ensure movement principles require improvements to deliver a high-quality shared walking and cycling route. This could involve widening paths where space allows in coordination with relevant stakeholders such as adjacent landowners and the Canal and River Trust.
Prioritise pedestrian and cyclist safety in the design of routes and spaces	(P) (O) (C) (Y) (S) (D) (E)	Transport	✓	We will ensure transport principles support the delivery of safe walking and cycling routes. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Ensure that ramps leading to and from the canal are easily accessible, especially for people with mobility difficulties	(O) (C)	Transport	✓	We will ensure design principles continue to reflect Local Plan policies for delivering accessible designs that meet the requirements of all users at all stages of their lives.

Green spaces and public realm

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Create more accessible paths through Wormwood Scrubs	P O C	Environment and utilities	✗	
Improve facilities for different age groups in Wormwood Scrubs	O C Y S	Environment and utilities	✗	Although the Old Oak West SPD cannot provide guidance for Wormwood Scrubs as it is outside the boundary covered by the SPD, OPDC will ensure that movement principles reflect our Local Plan policies in supporting people accessing Wormwood Scrubs. We will also work with the London Borough of Hammersmith and Fulham, the Wormwood Scrubs Charitable Trust and the Friends of Wormwood Scrubs when discussing any improvements proposed to Wormwood Scrubs.
Enhance the sense of safety within Wormwood Scrubs at all hours, especially night time	O C	Environment and utilities	✗	
Increase biodiversity within Wormwood Scrubs	O C	Environment and utilities	✗	
Preserve the current state of Wormwood Scrubs	C	Environment and utilities	✗	
Increase the biodiversity of the canal and integrate it into the network of green spaces	O C	Environment and utilities	✓	We will ensure environmental principles continue to reflect Local Plan policies that conserves and enhances the canal as a Site of Importance for Nature Conservation.
Designate specific areas in new parks for diverse activities and purposes	O C S E	Environment and utilities	✓	We will ensure the environmental principles recognise the need for parks and other public open spaces to provide a range of spaces, habitats and designs to meet the needs of everyone. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Create a unified network of green spaces, each with its distinct identity	O C	Environment and utilities	✓	
Establish technology-free zones	C	Environment and utilities	✗	While principles will ensure there is a range of different areas, including areas designed for relaxing and quiet activities, planning guidance cannot restrict the use of technology.

Green spaces and public realm

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Implement flexible opening times for various green spaces	C Y E	Environment and utilities	✓	The opening hours of publicly owned public spaces differs dependent on the management arrangements. Our Local Plan requires that privately owned public spaces will be available for continuous public use and accessible 24 hours a day, 7 days a week free of charge. Some communal open spaces of residential developments may be open to the public during specified hours. Alongside access to publicly owned public space, this approach will ensure that there will be varied opening times for publicly accessible open spaces.
Include gated access for spaces not operating 24/7	O C	Environment and utilities	✓	We will ensure the open space principles require that access to publicly accessible residential communal open spaces is clearly defined. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance regarding open space boundaries and safety.
For 24/7 open spaces, ensure a sense of safety is maintained during night time	O C Y S D E	Environment and utilities	✓	We will ensure the open space principles require a safe built environment. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will have guidance for designing safe streets and public spaces.
Avoid creating high walls, thick foliage, or spaces that could conceal activities	C S	Environment and utilities	✓	
Design wildlife-friendly lighting	C	Environment and utilities	✓	We will ensure the environmental principles recognise the need to balance the amount, intensity, and form of lighting required to support the use and safety of open spaces with the need to minimise impacts on wildlife. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Include essential facilities such as toilets, water points, bins and seating	C Y S E	Environment and utilities	✓	We will ensure open space principles require a wide range of street furniture and facilities. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Create spaces for public art	P O C Y S E	Design	✓	We will ensure design principles support the delivery of public art that celebrates local character and heritage. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.

Green spaces and public realm

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Create colourful planting	(C) (Y) (D) (E)	Environment and utilities	 Partially	We will ensure environmental principles require a range of different landscapes and planting approaches. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Implement rewilding in designated areas	(O) (C)	Environment and utilities		We will ensure environmental principles support biodiversity including rewilding of areas such as railway embankments reflecting their designation as Sites of Importance for Nature Conservation.
Consider how water features and Sustainable Urban Drainage Systems (SUDs) could interact with the green spaces and parks	(C)	Environment and utilities		
Ensure that green space design is resilient to wet weather conditions, allowing paths to remain usable	(O) (C) (E)	Environment and utilities		We will ensure environmental and design principles deliver green SUDs across Old Oak West where possible. This will deliver a usable public realm and ensure the area addresses surface water flooding caused by increased rainfall as a result of climate change.
Ensure green space is resilient to flooding	(C)	Environment and utilities		This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Ensure green space is resilient to droughts	(C)	Environment and utilities		We will ensure environmental principles deliver open spaces and approaches to planting that are resilient to climate change. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Add trees and small areas of planting to roads to provide areas of shade	(C)	Environment and utilities		We will ensure environmental principles require the delivery of street trees, street planting and small open spaces such as parklets. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Incorporate parklets throughout the area	(C) (D) (E)	Environment and utilities		

Green spaces and public realm

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Assess parking usage throughout the area, particularly in Park Royal, to identify potential additional spaces for greening	P O C D	Environment and utilities	✗	While principles will seek to deliver a high amount of public green space and green streets, the removal of parking spaces needs to be carefully considered and is beyond the scope of planning guidance But will be considered as part of OPDC's more detailed planning stages.
Plant mature trees on sites	O C	Environment and utilities	✓	We will ensure environmental principles deliver a range of mature or semi-mature trees along all streets in Old Oak West where possible. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Create orchards and spaces for food growing	O C	Environment and utilities	✓	We will ensure environmental principles support the delivery of spaces for food growing.
Create a meanwhile tree nursery to grow trees for the area	O C	Town centre and community uses	✓	We will ensure principles support the delivery of meanwhile uses and will make reference to a meanwhile tree nursery as an example meanwhile use.

Connections and active travel

Transport systems are integral to how accessible an area is. A neighbourhood should be easy to navigate with safe and convenient walking and cycling routes between local services, houses and larger transport hubs such as train stations. To ascertain the current barriers to movement through the Old Oak West area and steps that could be taken to improve connectivity; questions were posed:

- Why do you travel outside the local area? Can/should these destinations be brought to the local area?
- How do you currently access and use the streets within the Old Oak West area?
- What improvements would you suggest to enhance the walking and cycling experience in the local area?

Summary of findings

Walking

- Enhanced safety measures, such as crossings, are needed along Old Oak Common Lane and Victoria Road.
- Softer and more welcoming lighting throughout the area was favoured, particularly around transport hubs and along the canal.
- Railway bridges present a good meanwhile opportunity to improve the public realm, e.g. adding lighting and murals.
- Walking routes could incorporate landmarks that reflect the industrial history of the area.
- To make walking more appealing, priority should be given to trees and green spaces along routes.
- When feasible, mature trees should be planted to provide shade.
- Modifications to walking routes should be considered to enhance safety for women and girls, especially during night time.
- There should be better signage and wayfinding to guide pedestrians as well as celebrating significant local landmarks.

Cycling

- The area currently poses considerable risks for cyclists, with the A40 and railway lines creating substantial barriers for reaching the broader area.
- The canal presents a potential cycling route, however, path widths and surface conditions require enhancement.
- The scarcity of cycle storage facilities in the local area deters individuals from taking journeys by bike.
- The number of cycle hire points in the area is inadequate.
- Wormwood Scrubs is not suitable to cycle to or through.
- Where cycle lanes are created, parking restrictions should be enforced to prevent obstruction to cyclists.

Connecting places

- Artists in Park Royal need safer walking routes between their studios and the local stations, including more active frontages along the routes.
- There should be clearer wayfinding to and from different stations (North Acton, Harlesden and Willesden Junction).
- Parks should create a network throughout the area with unique features and wayfinding systems guiding people.
- Improved connections are deemed necessary for visitors to the local area.

Stations

- Stations should be equipped with lift access.
- Stations should have better lighting around the public realm.
- The areas surrounding stations should feature welcoming planting and lighting.

Connections and active travel

PlaceLab activity findings

To better understand the the everyday experience of travelling within the local area and to help inform future route planning and potential improvements, attendees of PlaceLab 2 were asked to look at three commonly used routes in Oak Oak West. The routes were scored at different points based on seven criteria (safety, cycle friendliness, accessibility, pavement quality, signage and wayfinding, aesthetics and comfort).



Route 1 (average score: 2.1)
Acton Wells to Willesden Junction station



Route 2 (average score: 1.8)
Channel Gate to Wormwood Scrubs



Route 3 (average score: 2)
Old Oak Common station to North Acton station

Connections and active travel

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Improve walking and cycling connections over the A40	P O C	Transport	✗	The A40 is outside the Old Oak West boundary therefore the SPD is not able to provide guidance for improved connections across the A40. However, OPDC's and Ealing's Local Plans provide policies to improve connections across the A40 and we are actively investigating opportunities for improvements.
Improve cycling conditions by the canal, including surfaces and widths	P O C S D	Transport	✓	We will ensure transport principles require improvements to deliver a high quality shared walking and cycling route. This could involve widening paths where space allows in coordination with relevant stakeholders such as adjacent landowners and the Canal and River Trust.
Create more cycle storage throughout the Old Oak West area	C Y S	Transport	✓	We will ensure transport principles require cycle infrastructure in the Old Oak major town centre and along the cycle routes identified in the Local Plan. This will include public cycle parking, cycle hire facilities and secure cycle parking for housing and employment uses.
Create segregated cycle lanes throughout the area	P O C Y S	Transport	✓	We will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Make Wormwood Scrubs easier to cycle through	O C	Transport	✗	Although the Old Oak West SPD cannot provide guidance for Wormwood Scrubs as it is outside the boundary covered by the SPD, OPDC will ensure that movement principles reflect our Local Plan policies in supporting people accessing Wormwood Scrubs. We will also work with the London Borough of Hammersmith and Fulham, the Wormwood Scrubs Charitable Trust and the Friends of Wormwood Scrubs when discussing any improvements proposed to Wormwood Scrubs.
Implement parking restrictions to ensure unimpeded cycling experience	O C S	Transport	✗	Enforcement of parking restrictions, including Controlled Parking Zones (CPZs) can't be carried out through an SPD. However, OPDC will continue to support our host boroughs in their role as local highways authorities in enforcing parking restrictions.

Key P Pop-up event O One-to-one meeting C Co-design workshop (Placelab) Y Youth engagement S Stakeholder workshop D Drop-in session E Other engagement event

Connections and active travel

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Introduce more pedestrian crossings (zebra crossings or pelican crossings) along Old Oak Common Lane and Victoria Road	P O C S D E	Transport	Partially	We will ensure transport principles support the delivery of safe walking routes. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic. This will also be considered during detailed planning stages of relevant developments.
Introduce welcoming lighting from North Acton station to Park Royal	P O C S D E	Transport	Partially	Part of North Acton falls within Old Oak West comprising the buildings and station square north of Victoria Road. However, Old Oak West doesn't include areas of Park Royal. To enable a joined-up approach to deliver well designed lighting to support wayfinding and safety, the Old Oak West SPD will signpost readers to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic. This SPD provides guidance for the whole OPDC area.
Improve feelings of safety for women and girls when walking at all times of the day	O C Y S D E	Transport	✓	We will ensure transport principles support the delivery of safe walking routes across all times of the day and night for women, girls and gender diverse people. This will comprise principles and signposts to our emerging Public Realm and Green Infrastructure SPD and the GLA's emerging work to advancing gender equity. The GLA's initial work can be read here .
Improve lighting along the canal	P O C S D E	Transport	✓	We will ensure the environmental principles recognise the need to balance the amount, intensity, and form of lighting required to support the use and safety of the Grand Union Canal with the need to minimise impacts on wildlife. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Use Railway bridge underpasses for murals and art installations (considering digital options)	O C Y S D E	Transport	✓	We will ensure the design principles support the delivery of murals and public art at bridges and underpasses subject to agreement with key stakeholders including Network Rail and Transport for London.

Connections and active travel

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Designate signposted walking paths that encompass local landmarks and reflect the area's industrial heritage	O C S E	Transport	✓	We will ensure transport principles deliver a high-quality walking network that incorporates wayfinding infrastructure. The wayfinding infrastructure will utilise the Legible London design and place-based designs, such as murals, where appropriate. This will enable people to easily navigate to local destinations including stations, bus stops and points of interest including heritage assets.
Improve wayfinding and signage of routes between train stations and bus stops	P O C S D E	Transport	✓	We will ensure transport principles continue to reflect Local Plan policies to provide step free access from all station entrances to platforms.
Incorporate trees and planting along walking routes to provide shade and temperature moderation	O C	Transport	✓	We will ensure environmental principles require a range of different street trees and planting to provide shelter. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Improve step-free access at all local transport hubs	O C S Y D	Transport	✓	We will ensure transport principles continue to reflect Local Plan policies to provide step free access from all station entrances to platforms.
Improve train and overground connections to other areas of London	P O C Y S D E	Transport	⊖ Partially	The provision of train services to other areas of London is beyond the scope of the SPD; however, we will ensure transport principles support the delivery of high quality new and enhanced stations that are well connected to support passenger transfer.

Social infrastructure

Day-to-day lives are heavily impacted by the provision of local spaces in which to learn and develop, meet, socialise, access health and wellbeing support and secure employment. 'Social infrastructure' refers to the different structures that bring people together. This could include formal infrastructure such as doctors' surgeries, pharmacies, youth clubs and places of worship. It could also include networks or forums of local communities with a shared interest that don't have a physical base.

To understand the experience of the local area and the different provisions that could be implemented to improve this, questions were posed:

- What informal social spaces or interactions are important to you and your community?
- What are the local networks and activities that take place that contribute to the local community?
- What types of new social infrastructure would you like to see developed in Old Oak West?

Summary of findings

Current provision

- The current provision of social and community infrastructure is considered inadequate and sporadic.
- However, there are some notable examples of community facilities known by the local community, these include Nadi Park Royal and Harlesden Town Garden.
- Consultation and engagement should be integral to the process of planning for future community facilities and social infrastructure in order to make use of existing networks and connections.

Community cohesion:

- The area designated as Old Oak West currently lacks a strong identity, and the scattered residential streets do not feel part of a broader local community.

Schools and youth provision:

- For young people, safety, mental health, loneliness, isolation, self-confidence, and self-esteem are key issues that could be addressed by well thought through spatial design .
- Young people are often impacted by changes – such as being moved to temporary or new housing – but are not adequately informed during the planning process.

- Young people are in need of dedicated spaces that truly belong to them, as youth facilities are often inadequate, parks are not safe due to adult threats, and other social venues may not be affordable to them.
- There are concerns about opportunities available to young people, specifically about their future—both personal and professional development as well as social life.
- Young people would like to see greater representation, and their ideas, cultures, and diverse identities celebrated in urban changes.
- Parks and public spaces with diverse uses, including music festivals, cafés, dog walking, and planting spaces, were considered important.
- Integrating digital connectivity into public spaces was seen as critical, including charging points for phones and free WiFi points.
- Existing education spaces lack associated infrastructure for parents and carers to meet with young people and socialise.
- There are many spaces that could be more formally used for learning and development, such as using Wormwood Scrubs to learn about nature and biodiversity or organising history tours around local industry.

Social infrastructure

Older People

- There is a need to incorporate more spaces for older people to socialise, exercise, and relax locally – these should be fun and vibrant, e.g. dancing, sports activities or dinner clubs.

Libraries

- Residents currently have to travel long distances to access library services.

Health Infrastructure

- Healthcare provision is fragmented due to the area straddling multiple local authorities.
- The local area lacks a pharmacy.

Socialising

- Many local residents currently have to travel outside the area to meet family and friends at cafés and restaurants.
- More local options would make weekends and leisure time more enjoyable.
- Specific age-appropriate activities and programmes should be planned for the local area to ensure the inclusiveness of social activities, especially for older people.
- Hairdressers and beauty salons would be welcomed, especially if spaces could serve multiple functions, such as having a café.

- Leisure facilities and activities are needed locally, many considered travelling to Westfield Shopping Centre as the primary destination for recreational activities.
- Diverse socialising spaces that are culturally appropriate and cater to different religious needs and demographics are essential.
- More spaces for leisure that do not involve spending money are required.

Arts

- There is a lack of exhibition spaces locally.
- Space to run workshops would be welcomed, especially by artists and creatives in the Park Royal area.
- The creative industries in Park Royal and their outputs do not feel connected to the local area.

Sports

- More gyms are needed to support wellbeing and positive mental and physical health.
- The area lacks sports facilities with bookable pitches for local clubs.
- Sports venues should incorporate gender-inclusive facilities.

Music and nightlife

- More music venues are required to showcase local talent, alongside more spaces for music practice and recording.
- Dancing and performance spaces would be welcomed.

Social infrastructure

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Initiate enhanced support for 'soft' community infrastructures such as community coordinators/ champions or networks for community groups	<p>O C Y</p> <p>S D E</p>	Town centre and community uses	✓	<p>We will ensure the Good Growth principles seek to secure planning obligations for community based projects, events or other initiatives which build upon the art, culture and heritage of the local area.</p> <p>This will include signposts to our Planning Obligations SPD which provides a commitment to securing this funding.</p>
Incorporate more youth clubs, study spaces, and venues for young people to socialise and unwind	<p>P O C</p> <p>Y S D</p>	Town centre and community uses	✓	We will ensure the town centre and community use principles continue to reflect our Local Plan policies which require the delivery of community hubs in Old Oak West. Community hubs would include spaces for young people.
Create more outdoor spaces and sport facilities that are suitable for different ages	<p>P O C</p> <p>Y S D</p> <p>E</p>	Town centre and community uses	✓	We will ensure that green infrastructure principles require the delivery of a range of play spaces for different age groups of young people that reflects our Local Plan policies. The town centre and community uses will also ensure the delivery of public sport and leisure facilities for use by all ages.
Create cafés, playgrounds and safe spaces close to schools and nurseries for families to meet and play	<p>P C Y</p> <p>S</p>	Town centre and community uses	✓	We will ensure town centre and community use principles require the community related uses and spaces to be located near to social infrastructure to support socialising and interaction.
Create more local libraries	<p>P O C</p> <p>Y S E</p>	Town centre and community uses	✓	We will ensure the town centre and community use principles continue to reflect our Local Plan policies which require the delivery of community hubs in Old Oak West. Community hubs would include libraries.
Introduce more free WiFi spots and public charging points	<p>C Y S</p>	Town centre and community uses	✓	We will ensure principles support online access from the public realm.
Create more spaces to work with computer facilities	<p>C Y E</p>	Town centre and community uses	✓	We will ensure the town centre and community use principles continue to reflect our Local Plan policies which require the delivery of community hubs in Old Oak West. Community hubs would include libraries and access to computer facilities.

Key P Pop-up event O One-to-one meeting C Co-design workshop (Placelab) Y Youth engagement S Stakeholder workshop D Drop-in session E Other engagement event

Social infrastructure

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Create more cafés, brunch spots, and weekend attractions	P O C Y S	Town centre and community uses	✓	
Introduce more spaces for hairdressing and beauty salons, consider designing these spaces to be multifunctional for other community uses	P O C S	Town centre and community uses	✓	We will ensure town centre principles support the delivery of food and beverage uses, personal care uses and leisure uses within the Old Oak major town centre.
Develop further leisure amenities with engaging activities, such as VR rooms, pet cafés, mini-golf	P O C Y S D E	Town centre and community uses	✓	
Establish social venues catering to the needs of various religious communities	P O C	Town centre and community uses	✓	We will ensure town centre and community use principles support the delivery of community hubs which will provide rooms for hire and multi-faith spaces.
Integrate Park Royal's creative industries into the local landscape through craft markets, maker spaces, design fairs, workshops	P O C	Town centre and community uses	✓	We will ensure town centre and employment principles deliver small, affordable and/or shared workspaces and small retail units to support small businesses. These will make reference to working with the Park Royal Creative Enterprise Zone to support and showcase local creative industries.
Create food growing spaces and gardens	P O C S	Town centre and community uses	✓	We will ensure environmental principles support the delivery of spaces for food growing.

Social infrastructure

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Create more music venues and festivals	P O C Y S	Town centre and community uses	✓	We will ensure the town centre and community uses principles continue to reflect our Local Plan policies which support cultural uses as part of a Cultural Quarter within Old Oak West. This will include locating these uses in Old Oak South, Channel Gate, along Old Oak Street, as moorings and within North Acton. We will ensure the town centre and community uses principles continue to reflect our Local Plan policies to deliver public, accessible and affordable sport and leisure facilities.
Develop more spaces for performance art and exhibitions	P O C Y S E	Town centre and community uses	✓	
Create more gyms that are suitable and accessible to all	P O C Y S	Town centre and community uses	✓	
Create more formal sports facilities and pitches with changing rooms for local clubs to hire	O C Y S	Town centre and community uses	✓	

Local economy

Old Oak West will bring large changes to the local economy and increase job opportunities. Park Royal is already the largest example of Strategic Industrial Land in London. There is now a chance to explore opportunities for diversification, retention and growth. The local residential community will play an important role in the local economy and it should serve their aspirations.

To understand how Old Oak West can evolve to be futureproof and support emerging industries, questions were posed:

- Are there any local businesses or services that you use regularly or that you feel contribute significantly to the local area/community?
- What types of workspace will the local area need?
- How can we support independent businesses, SMEs and start-ups?
- How can we make Old Oak West work as both a destination and a vibrant place for local people?

Summary of findings

Existing industries

- Old Oak and Park Royal are home to industries recognised by the local community as positively contributing to the local economy, notably the automotive and catering industries and more recently growing creative industries.
- There is a perceived lack of diversity in the local economy with a dominance of certain industries.
- The industries in Old Oak and Park Royal are seen as segregated from the local population with little community interaction.

Aspirations for growth

- For future economic growth, it is crucial for the area to innovate, diversify and bolster the types of industries, particularly accommodating non-traditional commercial activities.
- There is a desire for better local access and growth of existing film, arts, life sciences and higher education industries.
- The community expressed a desire for dedicated spaces to support local entrepreneurs, independent and creative businesses.
- There should be more customer-facing spaces within Park Royal so that the local community can interact with various industries.

Supporting the local economy

- The commercial spaces planned for Old Oak West should include incubation hubs with professional mentors, affordable and flexible workspace, including space for remote working.
- Initiatives to foster a diverse local economy by supporting and showcasing local businesses and entrepreneurs should be considered.
- There should be integration with smart technologies into supply chains improving connections between industries and local consumers.

Local economy

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Create restaurant/café spaces for existing catering industries	P O C S E	Town Centres and Community Uses	✓	We will ensure town centre principles support the delivery of food and beverage uses that support the local food and beverage business community within the Old Oak major town centre.
Programme events to showcase catering industries	P O C S E	Good Growth	⊖ Partially	The SPD cannot provide guidance for event programming but we will ensure principles support a range of activities which OPDC is already carrying out, including those that showcase local food and beverage and other industrial businesses. This could include supporting town centre uses that provide front of house activities for industrial uses in the Park Royal industrial estate to help reflect and shape the character of the area. Recommendations will also be adopted in the meanwhile strategy, engagement strategy and feed into the detailed planning stages.
Create a map of industries within Park Royal	O C S	Good Growth	✗	Although the Old Oak West SPD cannot provide guidance for the creation of maps which is already being developed, we will ensure this suggestion is shared with OPDC's Regeneration and Economic Development Team.
Create a resource/tools sharing hub within Park Royal for existing industries	O C S	Employment	✗	The SPD doesn't include areas within Park Royal. However, our Local Plan supports the sharing economy. As part of the Park Royal Creative Enterprise Zone a sharing hub was launched in May 2023.
Create a knowledge hub with experienced professionals to mentor people through business ideas and innovation	O C Y S	Employment	✗	The Forge at Park Royal has been established by OPDC, the host boroughs and West London College. This provides collaborative business support, recruitment and upskilling services and is dedicated to supporting businesses and connecting them with a local talent pool of jobseekers.
Create zones with affordable workspace for start-ups	O C S	Good Growth	✓	We will ensure town centre and employment principles deliver small, affordable and/or shared workspaces and small retail units to support small businesses.

Key P Pop-up event O One-to-one meeting C Co-design workshop (Placelab) Y Youth engagement S Stakeholder workshop D Drop-in session E Other engagement event

Local economy

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Ensure adequate amenities and social infrastructure for workers in Park Royal, e.g. nurseries for children, places to have lunch and meet each other	(O)(C)	Town Centres and Community Uses / Employment	✓	We will ensure the town centre and community use and open space principles continue to reflect our Local Plan policies which require the delivery of nurseries in Old Oak West and a range of public open spaces. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on delivering spaces for social interaction.
Improve walking experience throughout Park Royal	(P)(O)(C) (S)	Transport	⊖ Partially	Although the Old Oak West SPD doesn't include areas in Park Royal, we will ensure that transport principles support improved walking routes to and from Park Royal.
Open studios for local people to buy produce	(P)(O)(C) (S)(E)	Employment	✓	We will ensure town centre and employment principles deliver small, affordable and/or shared workspaces and small retail units to support small businesses.
Organise tours of the Park Royal's creative industries	(O)(C)(S)	Good Growth	⊖ Partially	Although the SPD cannot provide guidance for requiring tours, it will provide references to the Park Royal Creative Enterprise Zone and the need to support local business sectors. OPDC is currently funding walking tours of Park Royal.
Organise workshops and short courses in collaboration with creative industries in the area	(O)(C)	Good Growth	⊖ Partially	We will ensure the Good Growth principles seek to secure planning obligations for community based projects, events or other initiatives which build upon the art, culture and heritage of the local area. This will include signposts to our Planning Obligations SPD which provides a commitment to securing this funding.
Promote industry innovation and establish links to STEM subjects with schools	(C)(Y)(S)	Employment	✗	We will ensure employment principles support a range of employment sectors. Although the SPD cannot provide guidance regarding school teaching subjects, it will provide signposts to our Planning Obligations SPD and set out the need to work with education stakeholders to support a range of subjects including STEM subjects. OPDC is also working closely with the Forge on the matter and will consider it as part of the regeneration strategy.

Local economy

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Leverage connection with Imperial College	(C)(Y)(S)	Employment	✓	We will ensure the SPD makes reference to working with stakeholders including Imperial College.
Diversify land uses of the Cargiant site	(O)(C)(S)	Employment	✗	Old Oak West does not include areas of Old Oak North. Therefore, it can't provide guidance for sites owned by Cargiant.
Establish training programmes for local people	(O)(C)(Y)(S)	Employment	✓	We will ensure the employment principles continue to reflect our Local Plan in securing local access to training, employment and economic opportunities. This will include signposts to our Planning Obligations SPD which provides a commitment to support local labour, skills/training and apprenticeships.
Innovate with a grocery distribution hub	(C)(S)	Employment	✗	The location of a distribution hub would be best placed in the Park Royal Strategic Industrial Location to benefit from its transport connectivity and ability to operate without impacting on residential amenity. This reflects our Local Plan policies.
Introduce hydroponics and innovative food growing techniques	(C)	Employment	✓	We will ensure town centre principles support the delivery of food and beverage uses within the Old Oak major town centre. However, large scale food production activities would be best located in the Park Royal Strategic Industrial Location to benefit from its transport connectivity and ability to operate without impacting on residential amenity.

Meanwhile and activation uses

The large-scale nature of the Old Oak West regeneration project means change will take many years and happen in phases. During this time of change it is important more immediate improvements can be made to improve the lives of local people. Early activation 'meanwhile' projects on sites designated for redevelopment can contribute to the local economy and help to creatively re-imagine what a space could become.

To understand the communities short and medium-term aspirations for change in the local area, questions were posed:

- What are some examples of successful meanwhile uses you have seen or experienced in other places?
- How can meanwhile uses contribute to placemaking, inclusivity, and local and social needs?
- What partnerships or collaborations could be established to facilitate successful meanwhile uses in the area?

Summary of findings

Early enhancements

- Old Oak West lies on the borders of three local authorities, with residential populations being highly clustered. Meanwhile uses and early activations can help promote cohesion and build a sense of community.
- The area is made up of several vacant former brownfield sites, providing an opportunity for alternative uses during the planning process.
- The local area is currently in a perceived 'limbo' phase while plans are being developed, and there is a perceived lack of willingness to bring forward immediate improvements.
- The local community appreciated the time required for creating a new urban district, but consideration must be given to the existing community in the short term.
- There are opportunities to explore different placemaking and activation ideas before Old Oak West is planned in more detail.
- Short-term and cost-effective meanwhile uses and early activation projects could profoundly improve the local community's wellbeing and daily life.

- Local residents are impacted by the construction works associated with HS2 on a daily basis. A more joined-up approach between OPDC and HS2 should be taken to work with the local community to expedite immediate public realm improvements.

Existing spaces

- Meanwhile uses and early activations do not necessarily entail extensive planning and high cost. It was felt that there is untapped potential in the local area.
- Community-led projects can help enhance public spaces, activate underused areas and bring vibrancy to the area.
- Vacant spaces, including empty buildings, shops and sites, provide opportunities for alternative community uses. Other underused spaces, such as schools, can be used as meeting spaces for local groups.
- Existing community facilities such as Nadi Park Royal and The Lab at Oaklands Rise could play a more active role in local participation.
- OPDC should work with site owners to identify available opportunities for more substantial use of vacant sites. This could include a meanwhile park and temporary sporting facilities.

Meanwhile and activation uses

Working with the local community

- Meanwhile uses and early activations can deliver better results by working closely with the community and considering specific local needs and contexts.
- Existing projects and initiatives such as the Forge and the Acton and Park Royal Creative Enterprise Zone have a positive impact on the local area. More awareness should be raised in the local community to encourage involvement, such as better interaction with the creative industries in Park Royal.
- New initiatives and funding opportunities are often underpromoted. OPDC and local authorities should proactively reach out to existing local organisations, community champions and networks.
- The local area has a number of established community networks, but they often work in isolation. There is an opportunity to initiate collaborations and knowledge sharing.

Capacity building and community stewardship

- There is a strong desire from the community to bring forward local improvements and to be involved in meanwhile uses and early activation projects.

- Community organisations are often discouraged from being involved due to the lack of capacity and resources required, such as time spent on funding applications.
- There should be more provision of funding and support for local community groups, including upskilling and capacity building to promote community stewardship and plan for locally initiated meanwhile uses and early activations.
- A comprehensive meanwhile strategy would enable the local community to understand outcomes, milestones, and timelines, meeting local needs more holistically.

Short-term uses and objectives

- Better signage within the local area is needed to improve wayfinding and promote local facilities and businesses.
- Better hoarding design can improve the visual appeal of construction sites. Where possible, street furniture and planting should be incorporated around the construction sites.
- It was felt that more could be done to make immediate enhancements to the local area, such as canal cleanups, street plantings and better litter management.
- Pop-up events can increase footfall and generate interest in the area. Events such as food markets and street parties could strengthen community cohesion and celebrate the diverse local culture.

- Old Oak West is considered a valuable opportunity to improve the area. There is a desire for OPDC to be more actively involved in the local community's social life and meet existing needs beyond its role as a planning authority, for example, through programming including community gardening, exercise classes, supper clubs and youth initiatives.

Long-term uses and objectives

- Longer-term meanwhile uses and early activations are considered crucial to the placemaking of the local area. These involve more extensive planning, such as regular events and semi-permanent land and building uses before the construction of new developments take place.
- Regular events such as music festivals can help consolidate local identity, put Old Oak West 'on the map' and uplift community spirit.
- There is an opportunity for more canal placemaking strategies, using the canal as a focal point to drive footfall and create a more inviting route for travel.
- Meanwhile uses and early activations must carefully consider existing community needs and issues to maximise the long-term benefits of social value and placemaking.

Meanwhile and activation uses

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Create meaningful and sustainable meanwhile projects that support local people and businesses throughout the regeneration period	P O C Y S	Town centre and community uses	✓	We will ensure town centre and community uses principles include support for a range of meanwhile uses to support local communities and shape the character of the area. Meanwhile uses will be supported across the Old Oak West area.
Small public realm improvements, e.g. planting, better bins and public toilets	P O C Y S D E	Design	✓	We will ensure design principles continue to reflect Local Plan policies to deliver a high quality public realm. The SPD will also include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Short-term/temporary improvements to signage and wayfinding	C S D	Transport	✓	We will ensure transport principles support a range of wayfinding approaches. This will include the use of Legible London infrastructure and artwork based wayfinding such as murals.
Initiatives for open spaces such as community greening projects, 'off-grid' spaces and walking or running groups for local spaces	O C Y S E	Good Growth / Delivery and Implementation	✓	We will ensure the environment principles recognise the need for parks and other public open spaces to provide a range of spaces, habitats and designs to meet the needs of everyone. The SPD will include these projects as examples of potential projects to be delivered. The SPD will also include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.

Meanwhile and activation uses

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Make use of existing physical and 'soft' social infrastructure such as schools, community advocates, Local Authority networks, to run projects, connect people and activate vacant spaces	<p>P O C Y S D E</p>	Good Growth / Town centre and community uses / Delivery and Implementation	✓	<p>We will ensure the town centre and community use principles recognise the need for social infrastructure to be designed and located to support social interaction and community networks. Will also ensure principles support meanwhile uses to activate vacant spaces.</p> <p>The SPD will include these projects as examples of potential projects to be delivered.</p> <p>The SPD will also include signposts to our Planning Obligations SPD which provides a commitment to securing funding for community based projects, events or other initiatives.</p>
Establish a network of business advocates and utilise vacant retail units to display local businesses	<p>O C S D</p>	Good Growth / Town centre and community uses / Delivery and Implementation	✓	<p>We will ensure the town centre and community use support meanwhile uses to activate vacant spaces.</p> <p>The SPD will include a business advocate network project as an example of a potential project to be delivered.</p> <p>The SPD will also include signposts to our Planning Obligations SPD which provides a commitment to securing funding for community based projects, events or other initiatives.</p>
Use supper clubs, sharing food, street parties and farmers markets to bring people together to revitalise the area	<p>P O C Y S D E</p>	Good Growth / Town centre and community uses / Delivery and Implementation	✓	<p>We will ensure town centre principles support the delivery of food and beverage uses that support the local food and beverage business community within the Old Oak major town centre.</p> <p>The SPD will include these projects as examples of potential projects to be delivered.</p> <p>The SPD will also include signposts to our Planning Obligations SPD which provides a commitment to securing funding for community based projects, events or other initiatives.</p>

Meanwhile and activation uses

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Create various festivals such as canal festivals or design festivals	<p>O C Y S E</p>	Good Growth / Delivery and Implementation	✓	<p>The SPD will include these projects as examples of potential projects to be delivered.</p> <p>The SPD will also include signposts to our Planning Obligations SPD which provides a commitment to securing funding for community based projects, events or other initiatives.</p>
Provide sufficient outdoor safe areas including play spaces for young people	<p>P O C Y S D E</p>	Environment and Utilities	✓	We will ensure the environmental principles recognise the need for safe public spaces. This will include signposts to our emerging Public Realm and Green Infrastructure SPD which will provide guidance on this topic.
Provide more sports facilities and outdoor gyms	<p>P O C Y S D</p>	Environment and Utilities	✓	We will ensure the town centre and community uses principles continue to reflect our Local Plan policies to deliver public, accessible and affordable sport and leisure facilities.
Incorporate swimming, diving and canoe centres	<p>O C S</p>	Town centre and community uses	✓	The SPD will include these components as examples of potential elements to be delivered.
Include facilities and initiatives for the older population – exercise classes, community assistance programmes, day trips	<p>P O C S</p>	Town centre and community uses	✓	<p>We will ensure the town centre and community use principles continue to reflect our Local Plan policies which require the delivery of community hubs in Old Oak West. Community hubs would include spaces for older people.</p> <p>The SPD will include these projects as examples of potential projects to be delivered.</p>

Meanwhile and activation uses

Comment	Source	OOW SPD reference	Could it be included in the SPD?	Reasoning and further information
Promote the TV and film industry in Park Royal	C	Town centre and community uses	✗	Although the Old Oak West SPD doesn't include areas in Park Royal, we will ensure that town centre and community uses and employment principles support local business sectors such as the TV and film industry.
Brunch café with activities such as bicycle repair, dog walkers, craft lessons, 'ignition' ideas café	P O C S E	Town centre and community uses	✓	We will ensure town centre principles support the delivery of food and beverage uses within the Old Oak major town centre. The SPD will include these projects as examples of potential projects to be delivered.
Internet / homework café situated near creative hubs to create spaces for older youth	P O C S E	Town centre and community uses	✓	We will ensure the town centre and community use principles continue to reflect our Local Plan policies which require the delivery of community hubs in Old Oak West. Community hubs would include spaces for older young people. The SPD will include these projects as examples of potential projects to be delivered.

4. Next steps



Next steps

We would like to thank all community members who have attended our events and shared their thoughts on Old Oak West. You can continue sharing your views by contacting us or visiting our website.

Later this year, we will publish a draft of the Old Oak West Supplementary Planning Document (SPD) for public consultation. This will give the local community a chance to comment on the SPD and allow us to make modifications accordingly before the SPD is adopted by OPDC Board in early 2024.

This document and the feedback collected will continue to act as a reference point to inform the future works of OPDC, including the forthcoming Public Realm and Green Infrastructure SPD and future plans for meanwhile uses, community engagement and regeneration. Feedback shared will also help provide guidance on future developer procurement and inform decision-making across planning stages.

We will soon be working with local artists and creatives to produce an Ideas Book for Old Oak West to capture the community feedback and aspirations, share ideas for the future of the area and to further promote community participation.

We look forward to continuing working closely with the community to help shape the future of Old Oak West and to deliver a new urban district that truly reflects local needs and aspirations.

Old Oak West

Community Engagement Summary Report

engagement@oldoakwest.com
020 7729 1705
consult.opdc.london.gov.uk

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

MAYOR OF LONDON

