

# OLD OAK PARK

## HOMES FOR LONDONERS



LISTENING TO LOCAL COMMUNITIES  
THIRD PUBLIC CONSULTATION  
RESPONSE SUMMARY

APRIL 2016



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# Old Oak Park

Old Oak Park is the current home of Cargiant. It is the largest privately owned site in the Old Oak Common area and is the key land which kickstarts the wider regeneration.

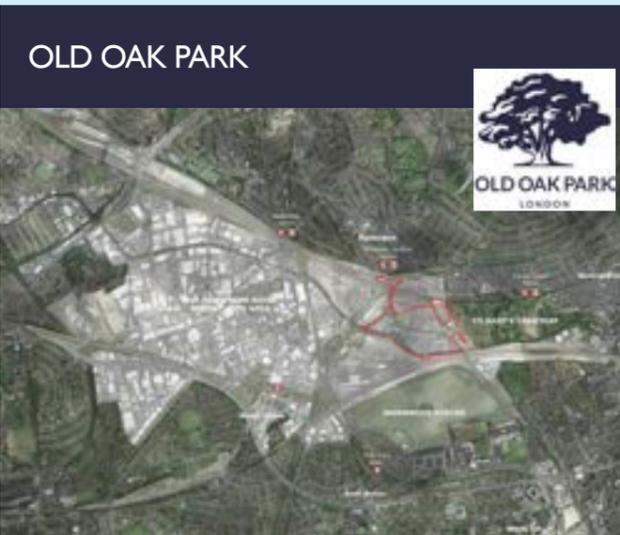
Old Oak Park sits within the Old Oak and Park Royal Opportunity Area. At 46 acres, it is the largest privately owned site in the area and is the key land which kickstarts the wider regeneration.

In June 2013 Mayor of London Boris Johnson set out a 30-year vision to transform the Old Oak Common area into a thriving new district with more than 24,000 new homes and 55,000 jobs. It is this change that prompted Cargiant to start the process of preparing development proposals for its land and in April 2015 a Mayoral Development Corporation was set up to coordinate the planning and delivery of this new part of London.

The Old Oak and Park Royal Mayoral Development Corporation (OPDC) acts as the Local Planning Authority for the area in order to help realise the vision and opportunity of Old Oak and Park Royal.

At the end of 2015 the OPDC published the Opportunity Area Planning Framework for Old Oak Common and it is now preparing a Local Plan.

The table below explains clearly the difference between the Old Oak Park development and the OPDC.



Old Oak Park is a joint venture between the landowner, Cargiant, and developer, London & Regional Properties, to develop and deliver an individual site, known as Old Oak Park.

Old Oak Park is the current Cargiant site, shown above in red. It lies within the OPDC Boundary and is the largest privately owned site in the area.

The Old Oak Park team is developing a Masterplan for their own land – but showing how it fits within the existing wider context and what could be developed in the future.

The Old Oak Park Masterplan can deliver up to 7,000 new homes and 8,000 new jobs, including a new cultural quarter and fantastic open spaces. Delivering towards the Mayor's vision for the wider area.

It is anticipated that an Outline Planning Application for Old Oak Park will be submitted later in 2016, following on-going consultation.

Old Oak Park is working with the OPDC to ensure that our Masterplan for the site works within the OPDC's Local Plan framework and guidelines for the entire area and helps to deliver the Mayor's vision for 25,500 new homes, and 65,000 new jobs.



OPDC is the Mayoral Development Corporation (MDC) established to lead planning, development and regeneration of the entire Old Oak and Park Royal area.

Within the OPDC Boundary are a number of development sites, including Old Oak Park.

The OPDC team is developing a Local Plan that will provide the guidelines for planning applications and development of the entire Old Oak and Park Royal area.

The Local Plan will show how the whole area will meet the Mayor of London's vision to deliver 25,500 new homes and 65,000 new jobs around the proposed new HS2 and Crossrail station at Old Oak Common and in Park Royal, Europe's largest industrial park.

It is anticipated that the OPDC will adopt this Local Plan in 2017, following on-going consultation.

OPDC is working with local developers like Old Oak Park to ensure that their Masterplan for the designated development site adheres to OPDC's Local Plan framework and guidelines for the entire Old Oak and Park Royal area and works to deliver the Mayor's vision for 25,500 new homes, 65,000 new jobs and more within the MDC boundary area.



■ CONSULTATION AT HARLESDEN METHODIST CHURCH



■ CONSULTATION AT CUMBERLAND HOUSE

## Listening to the communities around us

This booklet provides a summary of the feedback that has been received during our third phase of consultation for Old Oak Park held in January and February 2016.

This consultation presented the evolving Masterplan for Old Oak Park, which will deliver up to 7,000 new homes, support up to 8,000 jobs alongside creating opportunities for people to access them, as well as a new London Overground Station and connections into the communities around the site. It will have fantastic parks, a great school and an incredible canal-side environment, with a fascinating cultural quarter at its heart.

During this third consultation phase, seven public exhibition events were held across the London Boroughs of Hammersmith & Fulham, Ealing and Brent. Over 700 local residents and representatives attended the events.

The consultation was launched at an event attended by Sir Edward Lister, Deputy Mayor of London and Chair of the Old Oak and Park Royal Development Corporation (OPDC) and Victoria Hills, Chief Executive of the OPDC on 25 January 2016.



■ WATCH OUR SECOND OLD OAK PARK FILM WITH CONTRIBUTIONS FROM SIR EDWARD LISTER, CHAIR OF THE OPDC, AND VICTORIA HILLS, CHIEF EXECUTIVE OF THE OPDC AT WWW.OLDOAKPARK.CO.UK

Exhibitions then ran between Thursday 28 January and Saturday 13 February at:

- Cumberland House**  
Cargiant, Scrubs Lane  
(London Borough of Hammersmith & Fulham)
- Linford Christie Stadium**  
Wormwood Scrubs  
(London Borough of Hammersmith & Fulham)
- Harlesden Methodist Church**  
Harlesden (London Borough of Brent)
- Holiday Inn London West**  
North Acton (London Borough of Ealing)

These events were publicised to the surrounding communities using a variety of methods:

-  Letters to key local stakeholders and community groups
-  A flyer drop to over 52,000 addresses
-  Large adverts in the Brent & Kilburn Times and Gazette Series
-  Online adverts

Feedback received so far has been very positive and helpful in identifying local priorities and we are reviewing all of the responses with our design team.



# A summary of our evolving Masterplan

On display during this consultation was the site-wide Masterplan that we have been developing since 2014 and which continues to evolve.

- ◆ **Up to 7,000 new homes for Londoners**  
Of all tenures and price ranges so Londoners can afford to buy, rent and live here. We have revised down our early vision of 9,000 homes in order to prioritise the quality of the public realm including bigger parks and gardens.
- ◆ **Up to 8,000 new jobs across a vibrant mix of uses**  
With dedicated training and education initiatives in place to ensure local people are able to access these jobs.
- ◆ **An exceptional environment at the Grand Union Canal**  
With a nature reserve and towpath to the south and a new promenade to the north with a series of high quality public open spaces, cafes, restaurants and performance spaces for everyone to enjoy.
- ◆ **A new Central Square at Hythe Road Overground station**  
The size of almost two football pitches and the heart of Old Oak Park, a dynamic centre with a cultural hub, community and sports facilities, shops and a local market.
- ◆ **A world famous cultural institution**  
With education facilities and an outreach programme for schools and the local community as part of the new cultural quarter.
- ◆ **A Primary School, community centres and healthcare services**  
So that the social infrastructure is in place to support a sustainable community.
- ◆ **A new High Street called Old Oak Walk**  
A 25 metre wide pedestrian thoroughfare, connecting Harlesden and Willesden Junction station with the new Hythe Road station at Old Oak Park, then passing South over the canal to Old Oak Common station and Wormwood Scrubs.
- ◆ **Six different neighbourhood areas**  
Each with a distinctive character and own areas of open space.
- ◆ **A sustainable development**  
Including new energy centres, water management solutions such as a Sustainable Urban Drainage System (SUDS), green, brown and blue roofs, district heating and a range of other initiatives.
- ◆ **A 21st century viaduct**  
Creating permeability across the site so that the rail lines no longer cut the site in two, enabling generous areas of open space to be created.
- ◆ **4 new bridges and underpasses**  
Connecting North, South, East and West, delivering new bus routes and road, pedestrian and cycle links.
- ◆ **A network of streets, parks and squares**  
With beautiful landscape treatments, children's play areas, public art, performance spaces and sports facilities, well-lit with natural surveillance from the surrounding buildings.



## Your feedback

In this section we present the results of the consultation feedback we have received to date on our third round of consultation. These will be included in the Statement of Community Involvement which will accompany a future planning application.

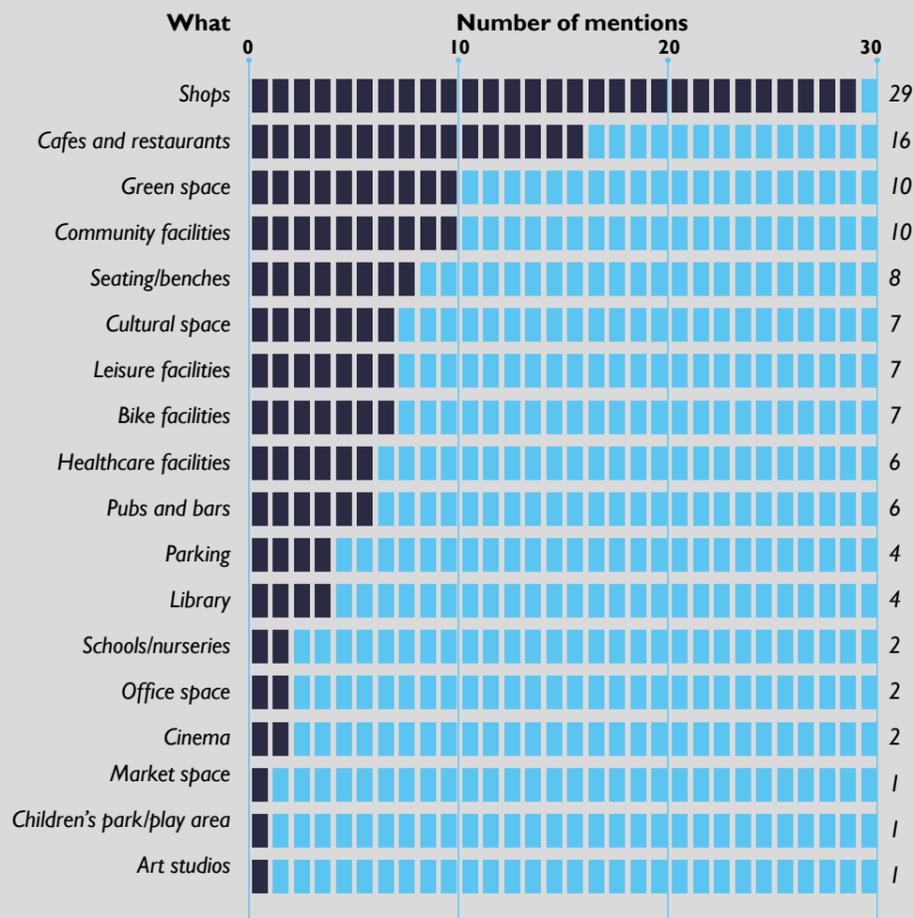
Overall our Masterplan has received an overwhelmingly positive response.

At the most recent exhibition attendees were invited to answer the following questions in addition to leaving general feedback.

Members of the project team were on hand at consultation events to receive feedback and answer questions.

**We have proposed a new High Street called Old Oak Walk as a 25 metre wide pedestrian area lined with shops and community facilities.**

**What would you most like to see provided at Old Oak Walk?**



# 96%

**Supported our proposals for a new viaduct when asked:**

We have proposed that the London Overground rail lines are re-aligned onto a new viaduct structure, freeing up the land below as useable public space and enabling people to move more easily through the site. Do you support this approach or have any comments about the viaduct?

“

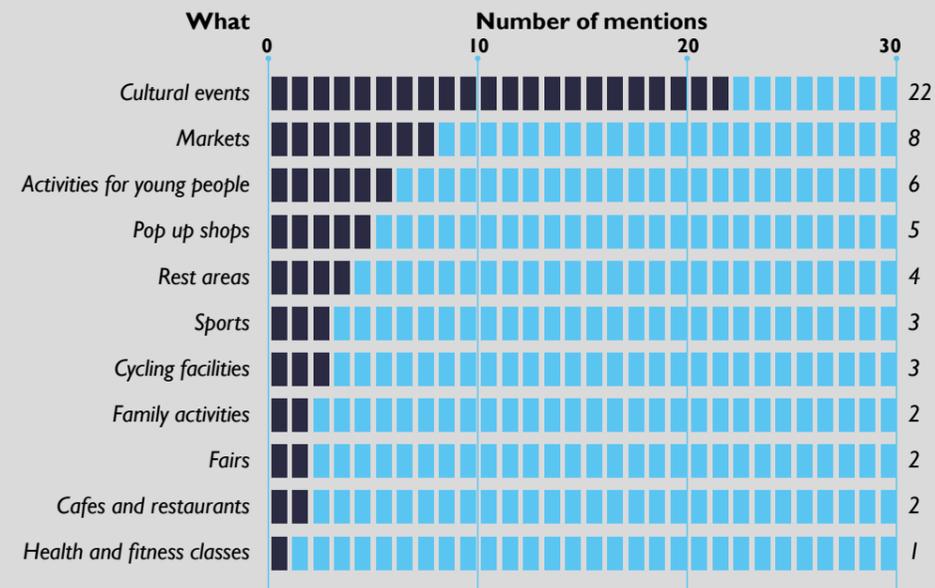
“The plans for Old Oak Walk are exciting and we support them, particularly the range of uses proposed and the way the character of the route will vary along its length.”

“Congratulations on what has been achieved since the early stages of consultation.”

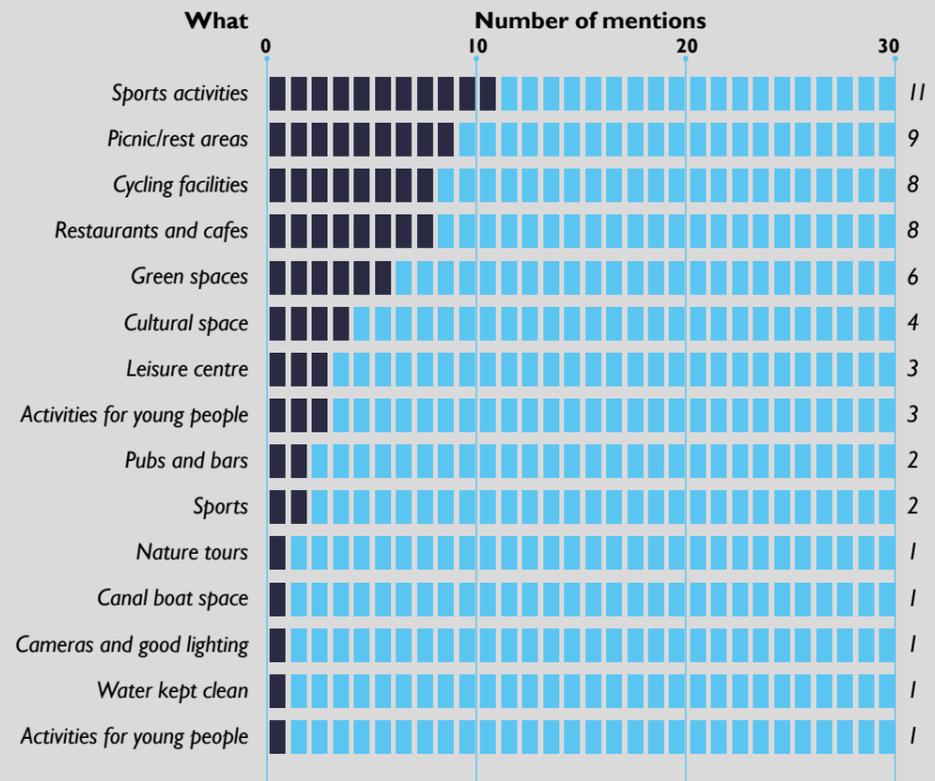
“The proposal for this is very welcome. It would be an asset to the whole Borough and to a much wider area of London and south-east England.”

”

**We want to create a new public space at Hythe Road Station called Central Square. What events and activities would you most like to see hosted within this space?**



**We want to animate the canal and waterside environment. What activities would you most like to enjoy at this area or what uses would you most want us to include here?**



# 98%

**Supported our proposals to create a new cultural quarter when asked:**

We want to create a new cultural quarter at Old Oak Park which we believe can have a lot to offer to the community both in terms of providing a place to visit, learn and enjoy as well as a boost to the local economy. What do you think?

“

“We appreciate the efforts you are making to engage with the community on the evolving plans for Old Oak Park and to listen to and respond to their feedback.”

“The canal should be a safe and welcoming place to walk day and night.”

“We welcome the opening-up of both banks of the canal. As implied above, there should be temporary moorings and the inclusion of a small marina would also be very welcome.”

”

## How we are responding

A number of key areas and local priorities have been raised in response to our Masterplan and throughout our three phases of consultation since December 2014. We continue to welcome feedback, and contact details can be found on the back of this summary booklet.

We have grouped feedback in line with common themes that have arisen during consultation, and outlined how our design and planning team are looking to respond to each of these in our Masterplan.

### 1. Heritage, architecture and design

Local people have made clear that some of the existing buildings on site could be important in retaining and acknowledging important stories from the area's past. It has also been raised a number of times that, even though we are preparing an Outline Planning Application – setting the parameters – people want to see how we will ensure a variety of high quality architecture is delivered across the site.

- ◆ Although none of the buildings currently on the site are listed, we are exploring the possibility of **retaining some of the Rolls Royce Building** – where Cargiant's headquarters are currently based – and have named one of the neighbourhoods 'Rolls Royce Quarter' which will have Rolls Royce Park at its heart.
- ◆ We can't retain the warehouse building by the canal because the OPDC and HS2 need to create a bridge here into the new station. However **we are looking at ways we can retain elements or reflect its character** in other parts of the site, for example reusing the bricks.
- ◆ We are looking at opportunities for local groups and communities to contribute to ways in which **Old Oak Park celebrates the area's heritage**.
- ◆ We have almost 50 individual buildings in our Masterplan, serving many uses and providing new homes. Each will be **designed to the highest standard with unique and ambitious architecture**, our design guidance will set standards and guide future architects who are developing detailed proposals.
- ◆ In the short term, **we are compiling a panel of architects, many of them globally renowned**, who will each look at an individual plot, building or area and help us demonstrate what could be delivered at key points across the site.
- ◆ We have also **established our own Masterplan Design Review Panel chaired by Paul Finch OBE**, who performed a similar role for the London Olympics Design Review Panel. This is in addition to our close working with the OPDC's design review body, Design Council CABA.



■ ROLLS ROYCE BUILDING



■ ROLLS ROYCE PARK



■ HYTHE ROAD STATION & CENTRAL SQUARE

### 2. The Grand Union Canal

Consultation respondents welcomed our approach to creating a fantastic new open and public environment on both sides of the canal, but many wanted to see moorings created and some suggested that the canal should come into the site. Local people also wanted to know how we would ensure the canal environment is safe and useable as many don't go there today.

- ◆ The Grand Union Canal runs for over 1km on Old Oak Park's southern boundary, creating a water front that will be one of most defining features of the Old Oak Park Masterplan. Along its length we hope to **introduce some residential canal moorings at certain points**.
- ◆ We are also looking at **opportunities to bring the water into Old Oak Park**, as well as running along it. One option is to create a basin in the western part of our site, making the water far more accessible, it could be used for water activities and have cafes and restaurants and bars around it like Kensal Green Gasworks Dock.
- ◆ The canal is not just an important feature of our Masterplan but a key east-west route that connects Old Oak Park into the communities around us. By **opening both sides of the canal, creating a more open and accessible environment**, with vibrancy, activity and people will make it safe and welcoming for all.



■ PORTOBELLO DOCK CANAL BASIN



■ GRAND UNION SQUARE ON THE CANAL



■ OLD OAK GARDENS

### 3. Public, cultural and community spaces

The proposal to create a new cultural quarter, anchored by a major institution, was overwhelmingly well received and some consultation respondents added that they didn't want this to be limited to a single institution and would welcome a variety of different occupiers.

Local people also wanted to ensure that the cultural space wouldn't reduce the amount of space for community events and activities, for example for a local market and independent traders.

- ◆ The Old Oak Park **cultural quarter will be anchored by a major cultural occupier** occupying an iconic purpose built facility, but its presence will help attract other cultural occupiers, exhibition spaces, educational facilities and growing businesses who want to be near these activities. We are actively developing this concept further to ensure we create a vibrant new quarter that maximises economic benefits for the area.
- ◆ The **cultural buildings won't impact on the amount of community buildings or open spaces** that will be available for all to enjoy. Our Masterplan will create over 20 acres of open space and provide 108,000 sq ft of community buildings.
- ◆ We have identified **space for a local market in the Central Square**, around the train station and close to the cultural quarter and canal. This will provide a flexible space to host local markets, to meet friends, attend events and watch performances.
- ◆ Some local respondents and other stakeholders want to see a **Place of Worship** created and we are looking how and where we can incorporate this.

#### 4. Transport and connections

Local people want to benefit from the opportunities at Old Oak Park and we need connections into the communities around us. Respondents wanted to ensure that all the stations and bridges will be accessible to those with disabilities. There were also a number of questions about car movements that the transformation will create.

- ◆ We are proposing **14 bridges and underpasses that will stitch this new piece of city into the communities around us.** All of the bridges, streets, stations and buildings will be fully accessible to all.
- ◆ We would like the development to be as car free as possible, **the area will have some of the best transport links in London with Crossrail and HS2, London Overground and Underground,** and we are creating new bus, pedestrian and cycle links. Remember, Cargiant today sells over 1,000 cars a week and employs over 700 people – this generates a lot of traffic that will be relocated.

#### 5. Opportunities for everyone

Consultation respondents want to know how many affordable homes will be at Old Oak Park.

We have been clear from our earliest vision for the site that **we want to create homes for Londoners.** That means new homes of all types, sizes, tenures and at all price ranges so that Londoners can afford to buy, rent and live here.

We don't yet know what proportion of our 7,000 will be "affordable homes" as the OPDC is still developing policy on this and because the whole area needs a lot of investment to unlock its potential, especially to pay for the transport infrastructure. What is clear is that local people, the local boroughs and Central Government all agree that Old Oak needs to deliver homes that Londoners can afford and this is something we have placed at the heart of our agenda – to deliver homes for Londoners.

**Feedback in the consultation made it clear that local people should benefit from employment and training opportunities at Old Oak Park.**

Cargiant has grown their business on this site since 1985. They are important members of the west London community and major local employers with a passion for the area, not speculative developers. **We feel a sense of responsibility to secure the legacy of this site, make sure everyone benefits from economic development in the area and ensure local people can access the jobs we create here.**

From the earliest stages of the development we are going to create a construction skills centre on-site that will train local people so they can access the jobs on the Old Oak Park site, providing skills that will enable them to work on the transformation of the whole Old Oak Common area. We are also looking to work with local job brokerage schemes and charities that support local unemployed people.

These initiatives and the connections that we are building into the communities around us will not just ensure that the opportunities of Old Oak Park are accessible and achievable for local people, but that they will be able to access the benefits of the whole area's transformation.

**Some who responded to our consultation wanted to know about opportunities for local businesses in the surrounding area.**

We are planning to deliver **one million sq ft of flexible commercial space** that will be targeted towards organisations who have grown or who want to be in this part of west London and be close to the transport connections and HQ buildings being created to the south. It is also for those who want to locate near or within the cultural quarter at Old Oak Park.

Given the phased nature of the redevelopment some businesses in the Old Oak Park application boundary will be able to continue to operate throughout the redevelopment. However, like Cargiant, some local businesses will have to relocate and we are working with the OPDC to put a strategy in place, to understand the needs of those who are currently there, and to identify vacant office space and help support businesses through this process. There is plenty of time before anyone needs to move and this has been done very successfully elsewhere.

#### Working closely with local communities

**As part of our commitment to working with the local communities surrounding the site, the Old Oak Park team has been engaging with local community groups to further understand their priorities and to discuss the evolving Masterplan.**

We have met with representatives from the following local, community and resident groups:

- ◆ All Souls Parish Church, Harlesden
- ◆ Castlehaven Community Association
- ◆ Diocese of London
- ◆ Friends of Wormwood Scrubs
- ◆ Grand Union Alliance
- ◆ Hammersmith & Fulham Historic Buildings Group
- ◆ Harlesden Neighbourhood Forum
- ◆ Harlesden Town Team
- ◆ Just Space
- ◆ Midland Terrace Residents Association
- ◆ Old Oak Neighbourhood Forum (emerging)
- ◆ Park Royal Business Group
- ◆ Regents Network
- ◆ Thames Valley Harriers/Linford Christie Stadium
- ◆ The Hammersmith Society

#### Engaging young people in the future of their area

**Old Oak Park is a project that will be delivered in phases and will take many years to be completed. This means that this new piece of London is not just important to the people living here today – but also the people who will be living there in the future.**

The project team has been working with local schools to engage young people in the future of the area. Students were introduced to some of the key challenges facing London which have contributed towards our plans to develop Old Oak Park. After introducing some key themes - such as the possibilities for the Grand Union Canal - we asked students to draw what they would like to see at Old Oak Park.

Their wide range of ideas includes:

- ◆ Leisure and entertainment facilities, including a cinema, sport centre and play area

- ◆ The Island Triangle Residents Association
- ◆ Wells House Road Residents Association
- ◆ West Acton Residents Association
- ◆ Wormwood Scrubs Charitable Trust

We have engaged with groups through a combination of individual meetings and workshops. These have been extremely constructive meetings and the team will continue liaising with these community representatives as the Old Oak Park Masterplan continues to evolve.

The team would be delighted to meet with additional groups, and can be contacted using the details provided in this summary document.

We have worked closely with the consultation team at the OPDC to ensure wide reaching and effective communications throughout the consultation process.



■ GUA WORKSHOP, DECEMBER 2015

- ◆ Local tourist attractions, for example a "Garden Tower" with views of the park and wider city area
- ◆ Eco-friendly facilities including green spaces, electric transport and clean canals, plus a nature museum and a "nature enterprise centre" to support local green businesses
- ◆ Better thoroughways for cars and pedestrians
- ◆ Art studios and live performance venues
- ◆ Housing with a capacity to support large numbers of residents

These ideas are incredibly valuable as we evolve our Masterplan. We will continue to engage young people in the future of the area as we move forward with our plans.



■ JOHN PERRY PRIMARY SCHOOL ENGAGEMENT, DECEMBER 2015

## Next steps

All of the responses that we have received have been shared with the design team. We are considering all of the comments that we have received as we continue to work on our Masterplan.

We will be returning with our final round of consultation later this year before a planning application is submitted to the Old Oak and Park Royal Development Corporation later in the year.

Once this is validated the OPDC will consult so there remains plenty of time to comment on the plans.

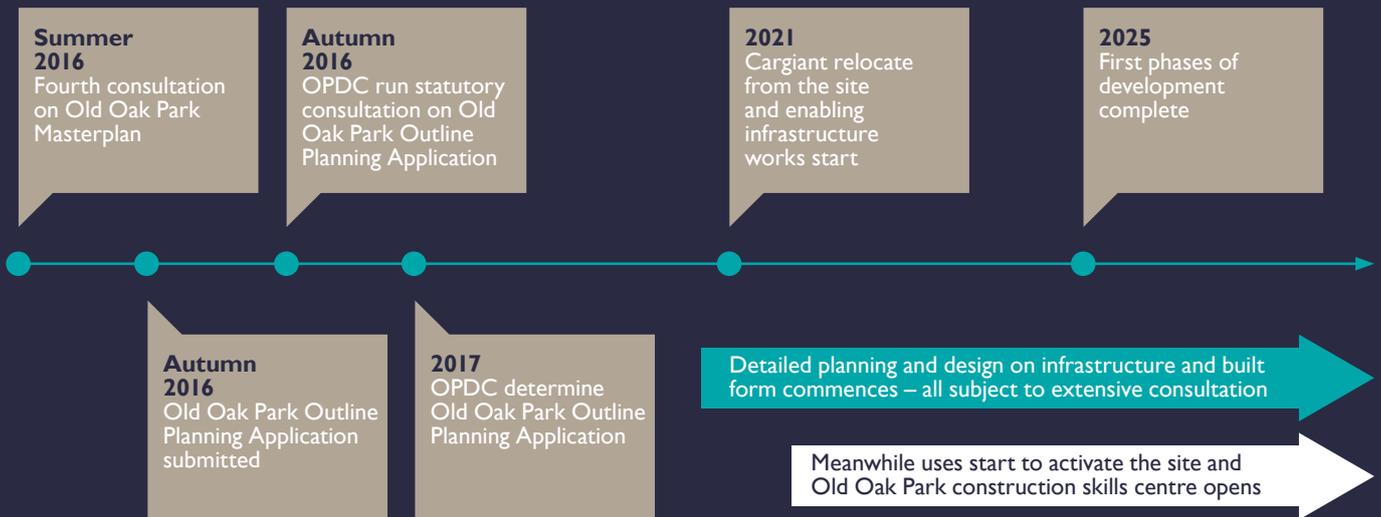
We are regenerating a large area of land – 46 acres. Our planning application will therefore be ‘outline’ only – establishing the key parameters of the Masterplan –

with further planning applications providing the more detailed design information before we are allowed to begin construction on site.

In advance of our next phase of consultation we will be continuing to meet with local groups and schools.

We would like to extend our thanks to everyone that has participated in our consultation so far. All of our exhibition material is available on our website and feedback can also be provided via the website, details are listed below.

## Future timeline



### HAVE YOUR SAY You can:



View the full exhibition material and fill in a Feedback Form at [www.oldoakpark.co.uk](http://www.oldoakpark.co.uk)



Send an email to: [oldoakpark@londoncommunications.co.uk](mailto:oldoakpark@londoncommunications.co.uk)



Post your comments to:  
Freepost OLD OAK PARK CONSULTATION



Telephone our dedicated consultation line on 0800 046 3379

Keep up to date with the project at [www.oldoakpark.co.uk](http://www.oldoakpark.co.uk)

