



Old Oak Growing Forward

***A compilation of
community voices
shaping the future
of regeneration at
Old Oak***

Throughout 2023, we ran a detailed engagement programme to shape our plans for Old Oak with hundreds of community members from Wells House Triangle, Midland Terrace, Shaftsbury Gardens, the Railway Cottages, Wesley Estate, Wormwood Scrubs, Old Oak Estate, Harlesden, North Acton, Willesden Junction, Park Royal and beyond. We held workshops called PlaceLabs, where we had conversations, walkabouts and held interactive activities. We have been truly privileged to receive so many honest, in-depth insights and ideas to help us shape our plans.

Thank you to everyone who contributed to this book, sharing their invaluable feedback, creative talents and local insights – we look forward to continuing the journey with you to shape the future of Old Oak.

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Welcome to Reimagining Old Oak



Old Oak is at the start of its regeneration journey.

This book is curated entirely through community voices, art and feedback. It captures ideas and thoughts from an array of local residents, businesses and artists, for how they see Old Oak now, and how they imagine it to be in years to come.

We are the Old Oak and Park Royal Development Corporation (OPDC), the Mayor of London's regeneration body, responsible for creating a reimagined new district in Old Oak – a place where global opportunities are lived and shared locally by all – with affordable homes, jobs, highstreets, services and parks for everyone, all surrounding the brand new Old Oak Common Station.

Our vision is to create a liveable, walkable, inclusive and thriving neighbourhood, that truly reflects local people's wants and needs. To make sure of this, we are looking at the future of Old Oak through the lens of local people.

This book reflects your feedback and ideas.

It is designed, illustrated and curated entirely by local artists, photographers, designers and copywriters, who have used your feedback to tell the story of Old Oak, now and in the future. Each piece represents the key themes you told us you wanted to see in future regeneration – preserving what you love most about Old Oak while bringing forward new, vibrant and exciting development that serves both existing and new communities – existing and new.

A place to call home, to seize new opportunities, build careers, innovate, socialise and grow roots. A place for all, that celebrates culture and heritage and the rich diversity that London has to offer.

Read on to see how people in the local community imagine the area should stay true to what makes it special in “Celebrate and Connect”. Learn more about how they envisioned living, working and socialising in “Purpose and Play”. And join the vision of how Old Oak will connect people, place and planet in “Ground and Grow”. The ideas in this book have fed into OPDC's Regeneration Strategy for Old Oak.



Illustrative map of the OPDC
and wider area

The local area





CELEBRATE & CONNECT

Culture Fusion

Snuggled at the intersection of three boroughs, Old Oak is born from a fusion of cultures.

This unique spirit shapes the people who create the stories and make the memories in the place we call home.

“There are pockets of close communities within the area, and we would like to see this continued.”

Let's celebrate what makes Old Oak special for those who call it home and those visiting.



Growing from roots

Before this project begins, let's appreciate the rich soil we stand on, rooted in Old Oak's history, soaking in vibrant cultures and brilliant stories.

Old Oak is a living tapestry, woven with generations of resilience, creativity, and connection.

We'll carry these roots with us as we shape the next chapter of Old Oak's story...

The abstract artwork represents the train tracks that connect some might be the same one that separate others

Like the tracks that converge and diverge through Old Oak, so do ideas and identities.

“It is hard to describe where Old Oak is due to the fact it is on the edge of three boroughs.”

Growth means that there is room for expansion. The same train tracks that once created social barriers and blurred our sense of identity could now be the very ones that bring us together.

So as we turn a new leaf, we'll break down some of these barriers and nurture the connections to create a sense of belonging.



'Between Now and Then' by Karc

For visitors looking for the
residential treatment..... it's got to be Old Oak



“We are proud of the diversity of the area and would like to see more included.”

The area should offer more than just a place to live or visit. It should continue to offer community.

So everyone can feel at home in Old Oak!

New housing should be designed for residents’ needs. To connect these new homes to the existing community, the area should be accented with inviting spaces for all to enjoy.

‘A Welcoming Place for Diverse visitors and Residents’ by Vanessa

***Building a place
to call home and
embracing
visitors***

Sustainable housing and community spaces will help residents continue to build on existing relationships so everyone can belong in Old Oak. We will do this by enabling and building more homes with a target to deliver 50% affordable across a range of housing types.

“The new town centre needs to have other facilities such as bike hire, bus stops, green spaces, and public art.”

For visitors taking advantage of the well connected area, they’ll also get the residential treatment.

From vibrant gathering spots to amenities, Old Oak will continue to embrace the multigenerational communities so everyone can thrive.





2. PURPOSE & PLAY

The daily thrive

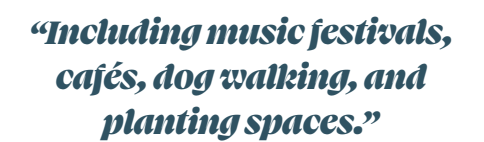
Neighbours envisioned a vibrant Old Oak where everyone can use the local area to propel industry and rediscover their playful side!

“Incubation hubs with professional mentors, affordable and flexible workspace, including space for remote working”

Local industries who have remained in the area and stood the test of time, could share wisdom with industrious youth so everyone in Old Oak thrives.

***A place to
learn and test
ideas***







***A creative and
productive place
to work***

A vibrant town centre



"Work - Play - Dine" by Miguel Galue Piqueras

throughout the day and night



***Less commute,
more community***



The overall imagined future of Old Oak is a well connected hub for innovation, play and fun.

A place where communities are encouraged to try new activities that improve their health and encourage prosperity.

“Spaces for older people to socialise, exercise and relax, like dancing, sports activities, or dinner clubs.”

A well connected Old Oak means better links and travel between neighbourhoods and surrounding areas. Considered cycle paths, bus stops and other transport that allows locals to come together and enjoy activities with ease.



From roots grow shoots.

Communities encourage us to secure our roots. Creating open, accessible and well lit pathways transforms communities into a network.

“The new town centre needs to be vibrant and bustling and needs to have activities that we can do throughout the day.”

Looking to the future, we talked about a vision for Old Oak to greet each other in shared green spaces, local markets buzzing with activity, and children playing in welcoming parks.



Beyond the connections and links to existing communities and town centres, local communities wanted Old Oak to complement the surrounding areas like Park Royal, Acton and Harlesden, not compete with them.

This means an independent high street with more commercial and retail opportunities near Old Oak Common station.

Local shops and places to grab a quick bite with friends and family will mean there's more to do, locals to bump into and will naturally create a feeling of community throughout the day.





More lighting means more safety

Well lit walkways would mean more safe spaces to walk with friends and neighbours.

We could all stroll along the canal, Park Royal and Harlesden Town Garden throughout the day.



We'll preserve pockets of wildlife – as nature intended – along the canal and in local parks for quiet reflection and peace.

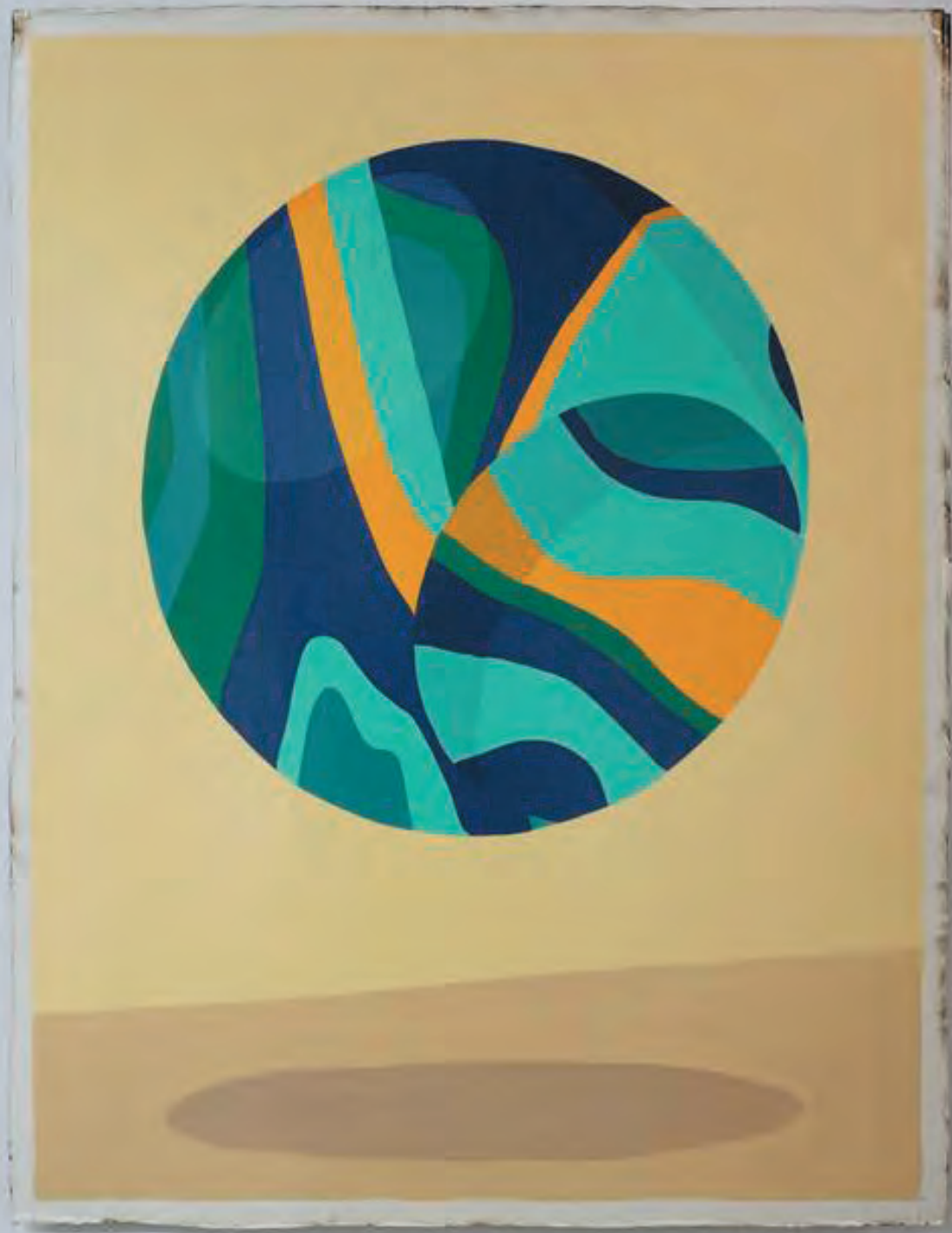
“Some more structured green spaces with landscaping, like allotments, community gardens, wildflower patches; others as formal spaces for play, socialising, exercising and activities “.

The transformation wouldn't be complete without considering sustainability.

by Namalie

Open spaces that are well connected and accessible for all





"A Sustainable Future" by David Samuel

Sustainability

A sustainable future

Sustainability isn't just about preserving wildlife; it's about connecting people, places and the planet through inclusive growth.

"I would like to see each green space have their own identity and become a network of spaces."

Building a strong local economy needs to include energy saving solutions to reduce carbon and building the right foundations for everyone in the community to flourish.



A large, stylized tree illustration in shades of teal and dark teal. The tree has a thick, dark trunk that branches out into several large, rounded canopies. Each canopy is filled with intricate, white, swirling patterns that resemble veins or a complex network. The background is a solid, light teal color.

Communities can thrive in sustainable surroundings. We could live in a network of neighbourhoods where our own growth is priority.

A sustainable future isn't just about affordable housing, or preserving wildlife, it's built on strong foundations. We need to preserve Old Oak's vitality, wildlife and characteristics.

*Growing
towards
tomorrow*

Sustainable infrastructure means infrastructure that serves us all for now and for tomorrow.

YOUR TURN!

Now you've seen how your neighbours and community have imagined Old Oak, it's your turn to contribute.

Reach out to get involved in bringing our collective vision to life to achieve a neighbourhood where global opportunities are lived and shared locally.

The feedback given to us so far has been used to contribute towards informing the Regeneration Strategy for Old Oak and will assist with informing the emerging illustrative masterplan for Old Oak, consultations with local people and communities and with the formulation of planning applications for land within Old Oak.

We look forward to partnering with our diverse communities to share the future of Old Oak together.

Join the ongoing conversation by contacting the team.

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OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION





A project by OPDC