

# Shaping the future of Blackbird Leys



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October 2020

## MOVING FORWARD!

Take your chance to get involved in the detailed design of the proposals for the District Centre and Knights Road.

### KEY THEMES

Tell us your views on:

- The new road layout
- The new public spaces
- How the buildings should look
- What the homes should include
- Our approach to sustainability and biodiversity
- Design of the landscape

Please read the updated plans inside and fill in the survey at the end. Tear it out and fill it in as you read or **tell us what you think** on our website:

[www.blackbirdleys.co.uk](http://www.blackbirdleys.co.uk)

If you'd like this information in a different language, please call 0300 456 2900 or email [bblregen@oxford.gov.uk](mailto:bblregen@oxford.gov.uk)

Please get in touch in time to return your comments by 9 November.

Ten lucky people will win a £50 Love2Shop voucher - respond to enter!



# Shaping the future of Blackbird Leys District Centre and Knights Road

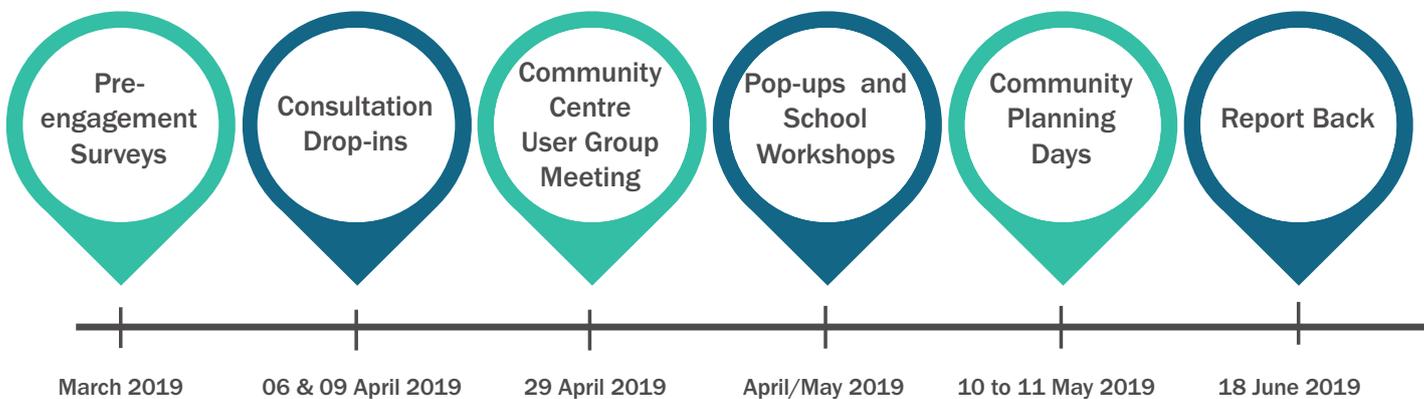
## OUR WORK TO DATE

In 2019, Oxford City Council, Catalyst and their design team held a series of events with local residents, council members, the parish and shop owners to name a few. Through these, the local community has helped the team to understand the area; contributed their ideas for the new development; and seen how their input is helping to shape the emerging plans.

“ There is currently a real lack of affordable housing and affordable rents locally! ”

This next stage is about developing the detail that will bring the proposals to life. Through this pack, our consultation website and online webinars, we want to keep working with you to shape this detail. Later in the year, we'll launch a further round of engagement focused on the community centre and retail spaces.

“ We need a range of homes for families, young and old ”



“ The original idea for Blackbird Leys was a church with a village green, keep this in mind. ”



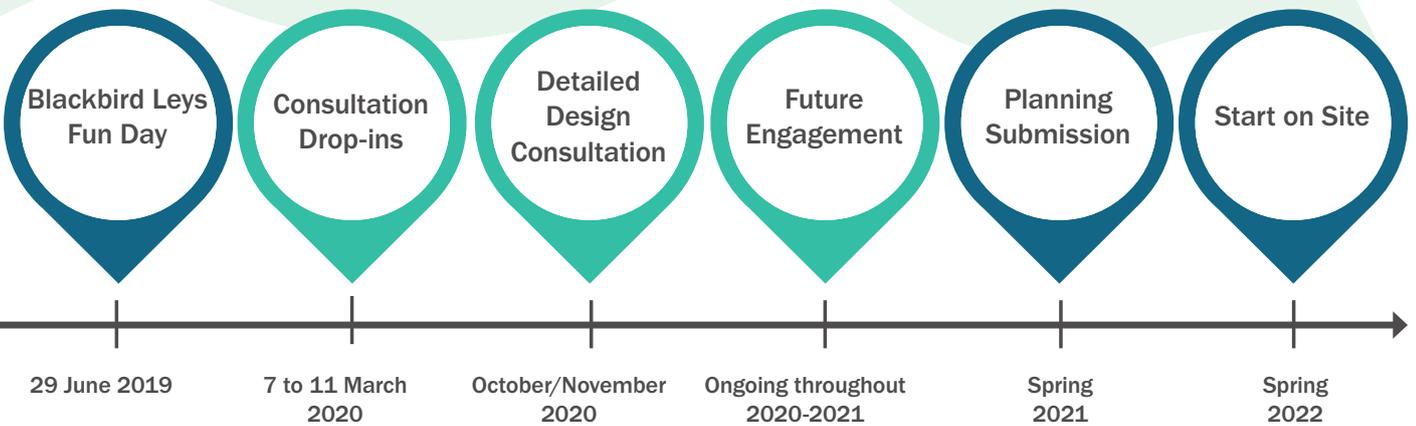
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“ Open a community cafe - a safe and friendly space, welcoming for everybody ”

“ Access for all in all public areas is so important for equality and diversity - we're in the 21st century now! ”

“ We need places that don't cost money! ”



# Shaping the future of **Blackbird Leys District Centre and Knights Road**

## **OUR SUSTAINABLE VISION**

The design team has developed the following aspirations and key principles to follow in order to achieve a sustainable development at Blackbird Leys. This has been led by our specialist sustainability team at Elementa.

### **ESTABLISH A SUSTAINABLE CHARACTER**



### **HEALTHY GREEN AND ACTIVE SPACES**



- The scheme will enhance local biodiversity, green networks and green spaces
- We could create or enhance spaces for local food growing and regular local produce markets
- Priority will be placed on sustainable and recycled materials across both sites
- Recycling, product sharing and waste reduction will be promoted

- Central to our design philosophy is people's health and well-being
- We will deliver new accessible public spaces for play and recreation and promote active lifestyles within Blackbird Leys
- Our new homes will be welcoming, comfortable and good for your health
- The scheme will put pedestrians and cyclists first and promote public transport use

“ Protect the environment! ”



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“ Healthy spaces and sustainability are so important! ”

“ We’re meant to be Carbon Neutral by 2030 - how do you think the development will fit into this plan? ”

## SUPPORT LOCAL COMMUNITY AND PROMOTE EQUITY



- We will deliver high quality homes and spaces for existing and new residents in an inclusive way
- The new indoor and outdoor public spaces will offer the community high quality shared facilities that meet local need
- The development will seek to boost the local economy and promote local opportunities

## PATHWAY TOWARDS A ZERO CARBON FUTURE



- Low carbon heating systems will be implemented and energy generated through on-site photovoltaic (solar) panels
- We are working to a set of internationally recognised principles for sustainable homes
- We will strive to reduce the on-site carbon emissions
- We will seek to provide energy monitoring systems in all homes

# Shaping the future of Blackbird Leys District Centre

“Have we missed anything?”

## YOU SAID... WE DID

“Improve cycle lanes so we can cycle to school!”

“Cycle lanes currently peter out in the District Centre”

“Improve safety and accessibility in District Centre!”

“We need much better connectivity through the estate”

“Reintroduce a bus stop at the shops”

### TRANSPORT & ACCESSIBILITY

“We need a much more frequent direct bus service to the city.”

We propose to stop up the central roads to create a square for walking and sitting. This will make it easier to get around on foot and by bike. We have planned for a network of footpaths across the site, and are exploring whether we can provide a new cycle route, and a new bus stop next to the square.

“What about dedicated spaces for car share vehicles?”

“The centre of Blackbird Leys has a lot of cars.”

“Currently parking is an issue”

We are proposing a car lite development at the District Centre, while still considering existing residents, visitors and those who need a car to get around. Parking surveys will help us to understand how much parking is really needed, and we will work with the City Council and the County Council’s Highways department to make sure what we provide is appropriate. We’re also proposing car club spaces.

“Students fill up the car parks during the week”

### PARKING & TRAFFIC

“ How well do you feel we have responded to the community’s ideas and concerns? ”

“ Oxford is so expensive. We need nice, affordable homes for young people too! ”

“ We desperately need affordable house prices and rents! ”

“ It has to be affordable! ”

“ We need a range of homes for families, young and old ”



**We are proposing that the District Centre will provide 210 new homes that are 100% affordable. They will be a mixture of sizes to accommodate a variety of sizes of households. They will be 83% social rent and 17% shared ownership.**

**AFFORDABILITY**

“ Let’s have a central space at the heart of the community! ”

“ Open a community cafe - a safe and friendly space, welcoming for everybody. ”

“ We need friendly and welcoming spaces in front of the shops! ”

“ Provide places to work nearby so people don’t need to drive ”



**We want to work with the City Council and the Communities team to make this a vibrant and exciting place. The next round of consultation will help us plan what the District Centre will provide - we’ll want to hear more from you about what you’d like to see!**

“ There’s nowhere to go and eat on the estate ”

**COMMUNITY MIXED-USES**

# Shaping the future of **Blackbird Leys** District Centre

“ Is it a good idea to add a new bus stop to the main square? ”

## Masterplan - Centre



# “ What do you think of the masterplan? ”



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# “ What do you think of redirecting the road and removing cars from the central space? ”

## KEY CHANGES SINCE LAST TIME

**1.** We redirected the roads around the square to loop behind where the existing Top Shops are. This means that there are no cars in your public space and priority has been given over to pedestrians.

**2.** We combined the area in front of the shops, the church and the community centre into one larger, greener, more accessible public space at the heart of the District Centre. This also means all flats are directly linked to green space. The brief for this area is still be developed, with your input.

**3.** We are proposing a new cycle lane as well as a network of footpaths to help make travelling sustainably easier, safer and more pleasant.

**4.** We have designed a new smaller building (2-4 storeys high) that looks on to the new extension of Cuddesdon Way.

### Key

Ground floor uses :

- Community Spaces
- Retail Units
- Refuse / Cycles / Plant

### Context

- Existing trees retained

### Proposals

- Proposed trees
- Road with on-street parking
- Parking court
- Pedestrian footpaths
- Potential Cycle Path
- Entrances to New Buildings

- **210 new homes**  
**83% social rent**  
**17% shared ownership**
- **5% wheelchair accessible**
- **Re-provided original car parking spaces plus some new ones - numbers to be confirmed**
- **Secure cycle storage for all new homes**

# Shaping the future of **Blackbird Leys** District Centre

## **Masterplan** - Evenlode

“ These plans show a new footpath to Blackbird Leys Park. What do you think of this idea? ”



# “ What do you think of the masterplan? ”

# “ What would you like the public space around Evenlode Tower and Block D to be like? ”

## KEY CHANGES SINCE LAST TIME

**1.** We made the footprint of Block D smaller and moved it to the East, preserving views from Evenlode Tower. This also creates more public green space around it.

**2.** We have worked on the landscape surrounding Evenlode Tower and the new proposals to make sure it is high quality, usable public space.

**3.** We are proposing a new footpath that links in to Blackbird Leys Park.

### Key

Ground floor uses :

 Refuse / Cycles / Plant

### Context

 Existing trees retained

### Proposals

 Proposed trees

 Road with on-street parking

 Parking court

 Pedestrian footpaths

 Potential Cycle Path

 Entrances to New Buildings

“  
**I am worried about the views out of Evenlode Tower**  
”

**We made the footprint of Block D smaller and moved it to the East to preserve views from Evenlode Tower.**

# Shaping the future of **Blackbird Leys** District Centre

## How has sustainability shaped design?

The plans and architecture for the District Centre have been developed with the aspirations and principles of our sustainable vision at its core. This page demonstrates key areas where these have been put into practice.



### ON-SITE ENERGY GENERATION

The larger buildings of the District Centre masterplan provide a great base for Solar Panels to generate on-site, clean power.



# “ What do you think of these sustainable moves? ”



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# “ Is there anything you think we have missed? ”



## NEW PUBLIC GREEN SPACE AND COMMUNITY HUB

The new central, accessible green public space with new trees and plants will increase the biodiversity in this area, prioritise people over cars and create new growing spaces. The connected community hub will ensure Blackbird Leys has the services you need and make this area a community focal point.



## BUILDING LAYOUT

The big distances between buildings mean they will benefit from high levels of daylight and sunlight which will help to heat them. At least 68% of flats will have windows facing at least two directions. This increases the amount of energy free ventilation the buildings can take advantage of, as well as reducing the risk of overheating.



## ACTIVE SPACES

Cycleways and new pedestrian links will promote a healthy sustainable lifestyle. In addition to this the new District Centre will create a hub for public transport routes.



# Shaping the future of Blackbird Leys District Centre

## Public Space

**This will be a lively  
and active space.  
Here are some ideas...**

**What would YOU like to see  
happening here?**

### COMMUNITY FEEDBACK SO FAR KEY THEMES IDENTIFIED:

#### COMMUNITY:

Space and facility for community activity, including performances and activities which raise money

#### CONNECTIONS:

Improved cycle and pedestrian connections into and through the District Centre

#### AMENITY SPACE:

Improved amenity space, including play and social space

“ What kinds of activities and events would you like to take part in? ”

#### Active and playful



#### Lively, mixed-use



#### Green and peaceful



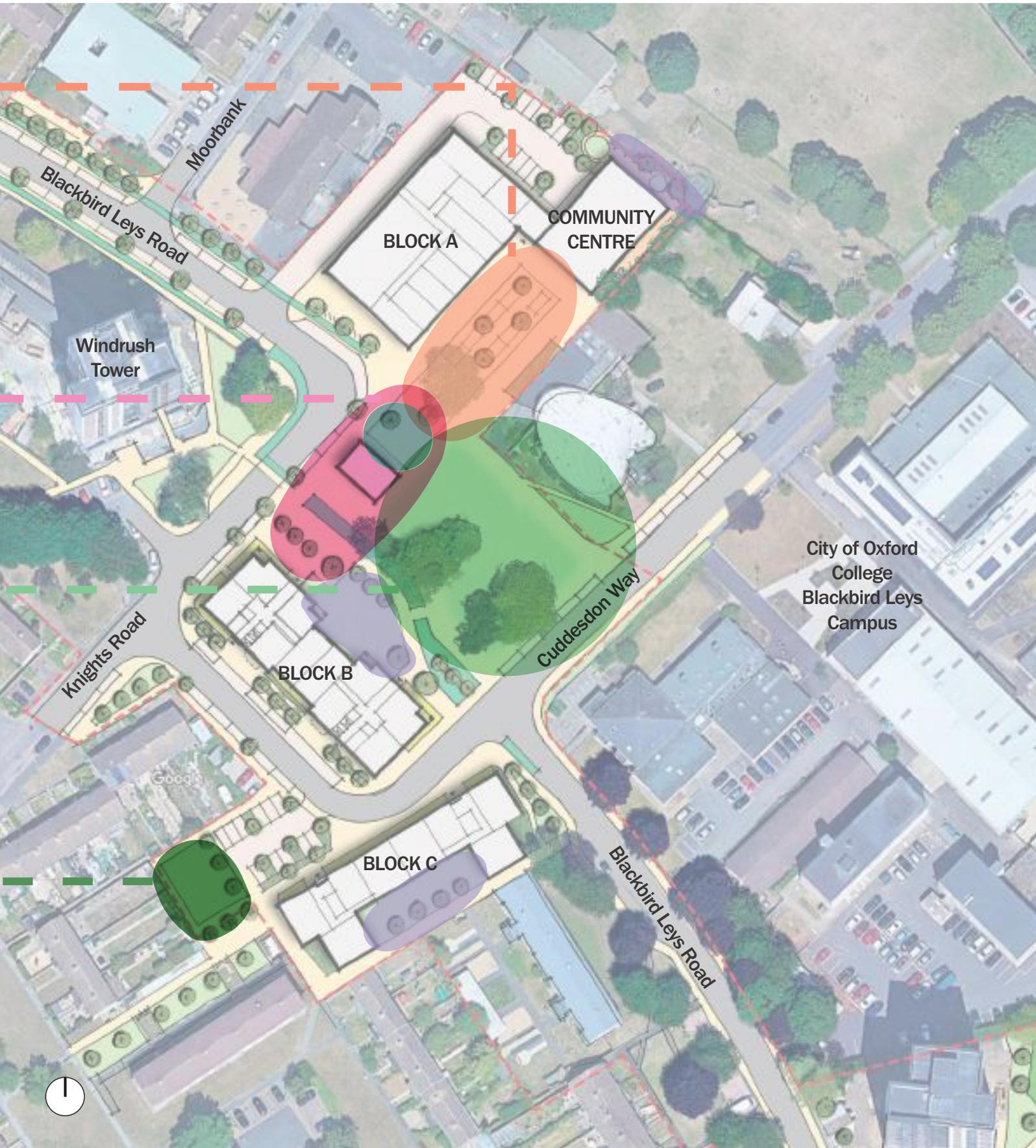
#### Resourceful, together



“ What would you like to see happening here? ”



# Activity Areas



# Shaping the future of Blackbird Leys District Centre

“ What do you think of the proposed sizes and shapes of the new buildings? ”

## Massing & Architecture

### BLOCK A, B, D



Grey and Pale Bricks



The Patchworks  
Inland Homes/JTP



Tolworth  
Meyer Homes/JTP

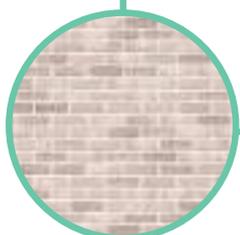


Arthur Street Estate  
Orbit/Wates/JTP



Solar Serena Sunrise  
Havering Council/  
Wates/JTP

### BLOCK C



Pale Buff Brick



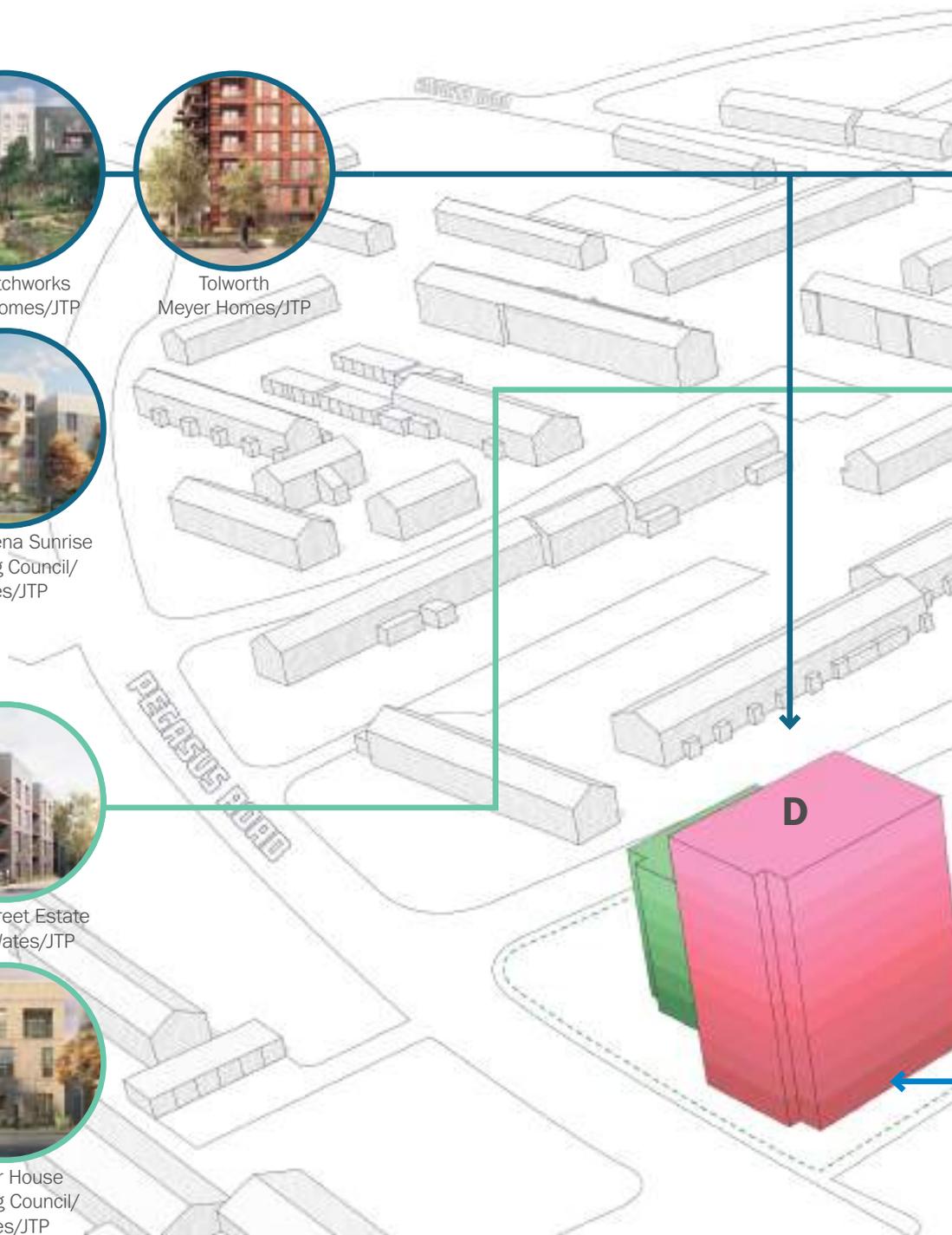
Arthur Street Estate  
Orbit/Wates/JTP



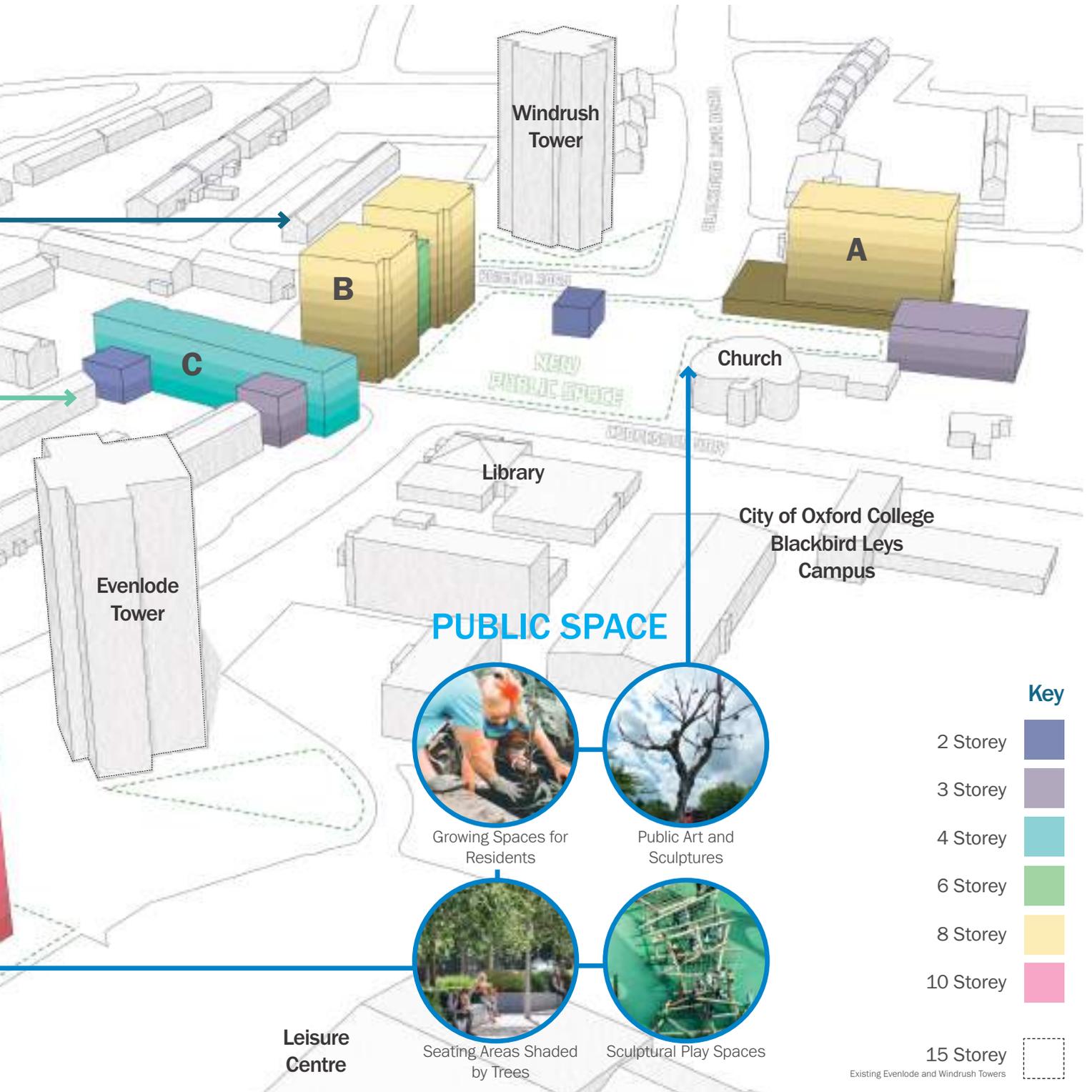
Lenton Green  
Nottingham City Homes/  
Keepmoat/JTP



Napier House  
Havering Council/  
Wates/JTP



# “ What do you think of the styles of building suggested? ”



# Shaping the future of Blackbird Leys District Centre

“ What do you think of the key principles of our homes? Are there any we have missed? ”

## Living Experience

The key design principles for our homes are...



The majority of flats look out in two directions



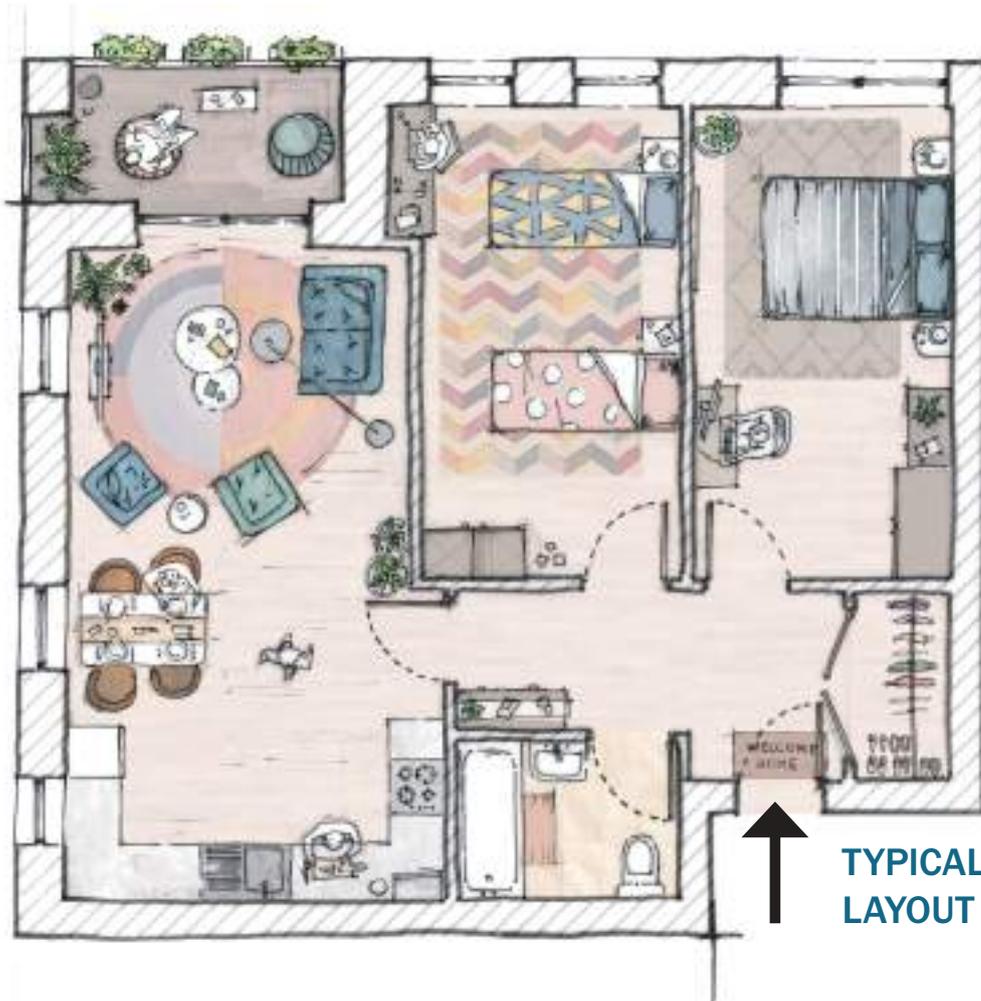
All homes have designated secure indoor cycle storage



All with a designated area to work from home

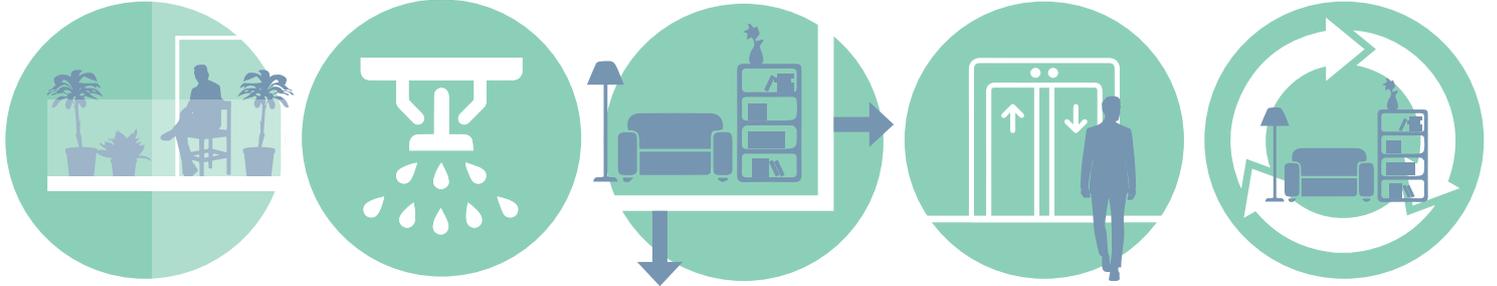


All homes exceed National Space Standards sizes



TYPICAL APARTMENT LAYOUT - 2 Bedroom

# “ What do you think makes a flat a great place to live? ”



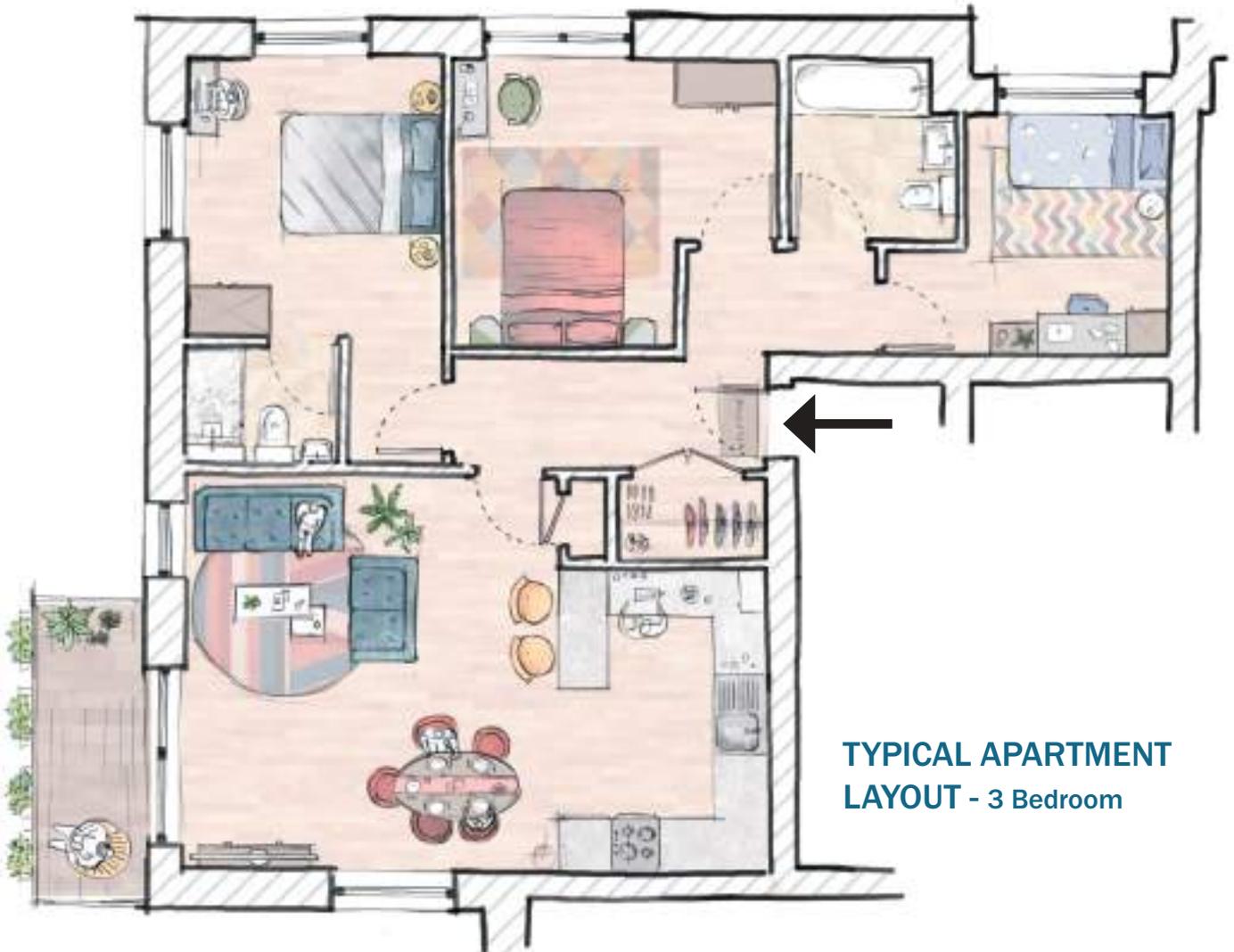
All homes have balconies and/or access to private green space

All apartments are protected by sprinklers

Living spaces on corners benefit from views out in two directions

4-8 homes per stair/lift core per floor

Flexible layouts that are adaptable to users' needs



**TYPICAL APARTMENT LAYOUT - 3 Bedroom**

# Shaping the future of Blackbird Leys Knights Road

“ Have we missed anything? ”

## YOU SAID... WE DID

“ What about the loss of open/recreational space? ”

“ I need somewhere to be calm. ”

“ The field is currently poorly maintained and not well-used ”

“ The site is well used for dog-walking ”

“ Unhappy about state of the brook ”



Our proposals include two neighbourhood greens with places to sit and to play. Trees and planting are proposed along all streets. We are looking into enhancing the edge of Spindleberry Park with a new path, play spaces and fitness equipment.

### LANDSCAPE & GREEN SPACE



“ Spindleberry should be a secure, outside space to look like a 'nature reserve' ”

“ Concerned that we make sure to protect the wildlife ”

“ The area is home to foxes, badgers and hedgehogs ”

“ Building on this park will increase health inequality locally ”

### NATURE & BIODIVERSITY

We are proposing ecological enhancements wherever possible to existing green spaces across both sites, including tree planting, enhanced planting, and long grass. The ecological corridor along Northfield Brook is protected by the Environment agency, and proposals here enhance the habitats and natural space. Parts of the brook will be widened, which will reduce the risk of flooding, and will also create new and varied wetland habitats. We will also provide a new pocket park in the District Centre to encourage biodiversity there too.

# “ How well do you feel we have responded to the community’s ideas and concerns? ”

“ The footpaths along the brook are currently unusable ”

“ We are lacking a safe & accessible walkway between Knights Road and Kassam Stadium ”

“ I need somewhere to bike ”

“ Concerned that large vehicles won’t be able to get round Spindleberry Close ”

**We propose to improve existing footpaths around the site and create new ones. We are exploring a new accessible bridge connection to Fry’s Hill Park (funding would need to be found for this). We also propose to improve the path to the Kassam Stadium. The site entrance for cars will be from Knights Road only.**

## CONNECTIONS & ROUTES

“ There can be anti-social behaviour here. ”

“ The route through to the cinema is poorly lit at night ”

“ Our homes have been broken in to as people get in from the field. ”



**New homes will face the brook so that the new path is overlooked. We propose secure back gardens accessed from locked paths for residents only. The two neighbourhood greens will provide places to play close to home.**

## SAFETY

# Shaping the future of Blackbird Leys Knights Road

“ What do you think about our proposals to widen parts of the brook and enhance habitats? ”

## Knights Road - Current Masterplan



### KEY CHANGES SINCE LAST TIME

**1.** Roads have been made narrower wherever possible to make this a pedestrian-focused environment. Reducing hard-surfaces means we can maximise green landscaping.

**2.** Houses have been rotated to face the brook and the green spaces. Along with improved pathways and planting this will greatly enhance this nature corridor.

**3.** Houses along the brook have changed from a line of terraces to semi-detached

# “ What do you think of the masterplan? ”

## “ What do you think of a potential new bridge link to Fry’s Hill Park? ”

- 84 new houses
- Secure cycle storage for all homes
- A car-parking space for every home



houses. This allows views out to the landscape between the houses.

**4.** We have increased the size of the central green space and improved the links to other green spaces both in and out of our site.

**5.** We have removed the perpendicular parking spaces along the site edges so that the landscape and ‘natural feel’ can blend into the site.

# Shaping the future of Blackbird Leys Knights Road

## How has sustainability shaped design?

The plans and architecture for the Knights Road site have been developed with the aspirations and principles of our sustainable vision at its centre. This page demonstrates key areas where these have been put into practice.



### COMMUNAL GREEN SPACE

The Knights Road Site will promote health and well being and include open accessible green spaces, play spaces, community gardens and public art.



# “ What do you think of these sustainable moves? ”



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## “ Is there anything you think we have missed? ”



### ECOLOGICAL OFFSET

Across the two sites we will aim to have a net zero loss of green space and ecology. The main way to achieve this is the development of the central green space in the District Centre and by boosting tree planting at both sites.



### CARBON FREE ENERGY

The masterplan has been developed to optimise the amount of daylight into each house which will help to heat them. There is also the opportunity for solar panels on the roofs that will generate on-site, clean power.



### THE BROOK HABITAT

The protected river corridor of Northfield Brook on our southern boundary will be enhanced to increase its biodiversity and to allow the community more access to it. In order to minimise flood risk a network of green infrastructure and SUDs will be introduced.



# Shaping the future of **Blackbird Leys** Knights Road

“ What do you think of the proposed sizes and shapes of the new houses? ”

## Massing & Architecture

### NORTHERN EDGE



Marmalade Lane, Cambridge  
Mole Architects



View along the road



Building Form and  
Layout

NORTHFIELD  
SCHOOL

### NEIGHBOURHOOD GREEN



Pompadour, Essex  
Home Group/JTP



View of the  
neighbourhood green



Building Form and  
Layout

### BROOK EDGE



Pompadour, Essex  
Home Group/JTP



View from the Brook

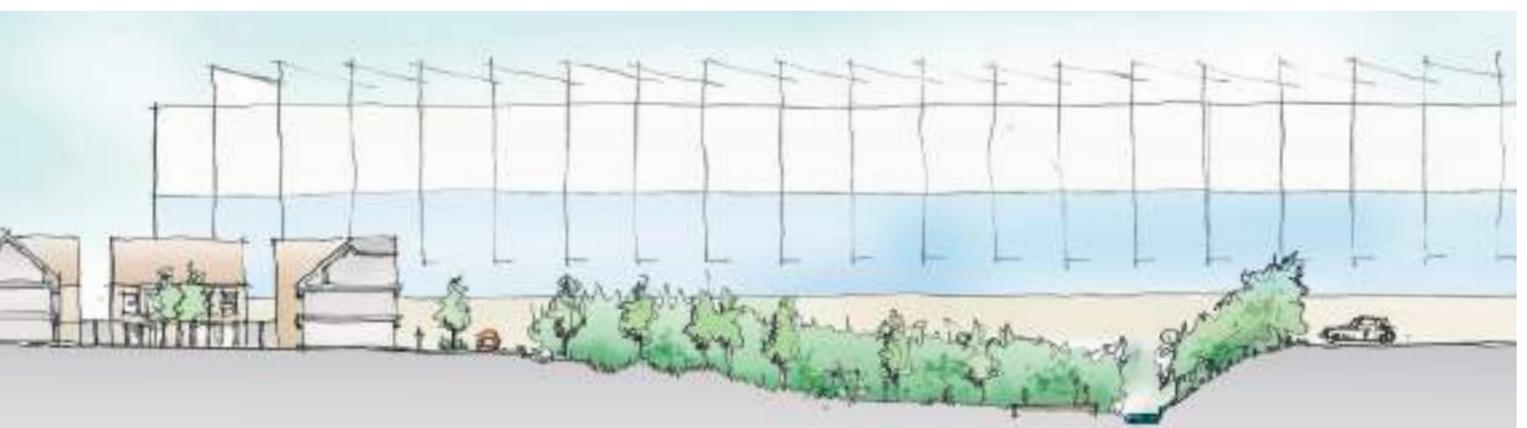


Building Form and  
Layout

KASSAM STADIUM



# “ What do you think of the styles of building suggested? ”



# Shaping the future of Blackbird Leys Knights Road

“ What do you think of the key principles of our homes? Are there any we have missed? ”

## Living Experience

The key design principles for our homes are...



All houses have a private garden



All homes have secure cycle storage



All homes exceed National Space Standards sizing



Opportunity to connect with nature

### TYPICAL SEMI-DETACHED HOUSE LAYOUT - 2 Bedroom



First Floor



Ground Floor

# “ What do you think makes a flat a great place to live? ”



Safe street space in full view of homes



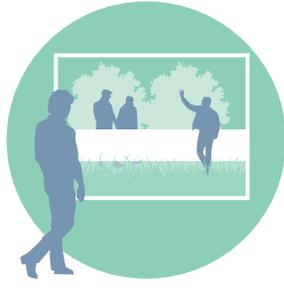
All homes have private car-parking



All with designated area to work from home



New community play areas



Living spaces face onto streets and public green space

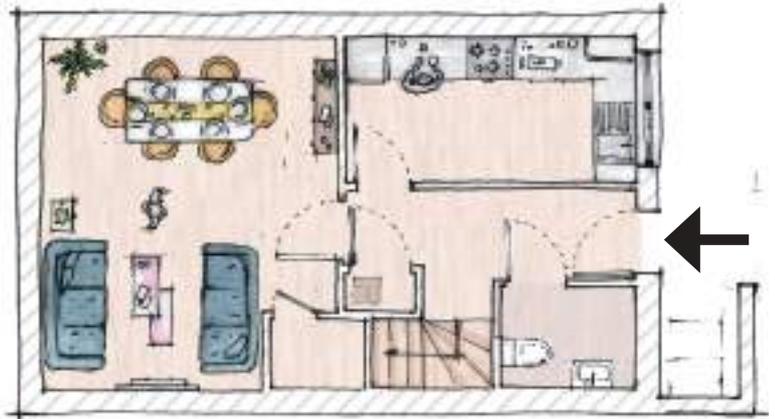
## TYPICAL HOUSE LAYOUT - 3 Bedroom



Second Floor



First Floor



Ground Floor





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## **Pages 8-9: District Centre Masterplan – Centre**

- In these plans, we've removed the roads between the new homes, shops, community centre and the church so they are all connected by green space. What do you think of this idea?
- What do you think about the idea of redirecting the road and removing cars from the central space?
- Is it a good idea to add a new bus stop to the main square?
- Do you think the proposals will make it easier and more enjoyable to travel on foot/by bike?

## **Pages 10-11: District Centre Masterplan – Evenlode**

- In these plans, we have made Block D more compact to avoid blocking views and keep more green space – what do you think of this idea?
- What would you like the public space around Evenlode Tower and Block D to be like?
- These plans show a new footpath to Blackbird Leys Park. What do you think of this idea?

## **Pages 12-13: Sustainability**

- What do you think of these sustainable moves?
- Is there anything you think we have missed?



## **Pages 14-15: Public Space and Activity Spaces**

- What would you like to see happening in green and public spaces in the District Centre?
- What kinds of activities and events would you like to take part in?
- How would you like the space to be used at different times of the day and at different times of the year?

## **Pages 16-17: Massing & Architecture**

- What do you think of the proposed sizes and shapes of the new buildings in the District Centre?
- What do you think of the styles of building suggested?
- What do you think of the materials suggested?

## **Pages 18-19: Living Experience**

- What do you think makes a flat a great place to live?
- What do you think of the key principles of our homes? Are there any we have missed?
- What do you think of the layouts of the new homes?

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## Page 20-21: Knights Road - You said... We did...

- How well do you feel we have responded to the community's ideas and concerns?  
Circle a number on the scale: **1** is not at all, **5** is completely

**1**

**2**

**3**

**4**

**5**

- Have we missed anything?

## Pages 22-23: Knights Road - Current Masterplan

- Do you feel our proposals will enhance footpaths and cycle routes? Why?
- In these plans, we have suggested a possible new bridge link to Fry's Hill Park (provided funding could be found). What do you think of this idea?
- What do you think about our proposals to widen parts of the brook and enhance habitats? Is there anything else we could do?
- What do you think of introducing play areas and fitness equipment along the path into Spindleberry Park?

## Pages 12-13: Sustainability

- What do you think of these sustainable moves?
- Is there anything you think we have missed?

## Pages 26-27: Massing & Architecture

- What do you think of for the proposed size and shape of the new buildings on Knights Road?



- What do you think of the styles of building we are suggesting here?
- What do you think of the materials we are suggesting here?

## Page 28-29: Living Experience

- What do you think makes a flat a great place to live?
- What do you think of the key principles of our homes? Are there any we have missed?
- What do you think of the layouts of the new homes?

## Do you have any other comments?

### Blackbird Leys District Centre and Knights Road: Privacy Information 09/2020

#### Who we are

We are Catalyst Housing Ltd (Catalyst), a charitable housing association working in London and the South East to provide better housing and improve communities and services for local residents.

Our head office and address is Catalyst Housing, Ealing Gateway, 26–30 Uxbridge Road, London W5 2AU.

#### Why we're collecting your data

If you give us your name, contact details and your thoughts on our proposals in this document, we'll use this information to inform our proposals, and to keep you updated on the project if you've selected this option. By giving us this information, you consent for us to store your name and contact details. We'll use your email address to update you on the Blackbird Leys project. Your address helps us to keep track of who we've reached.

#### Who your information will be shared with

We will share the information you give us today with JTP (our architects for Blackbird Leys) and Oxford City Council. This is so we can all work together to develop the plans, and to plan and deliver further consultation.

#### Storing and deleting your information

Unless you request otherwise, we will store your details until planning permission for the scheme is granted.

#### Your right to withdraw consent

You can opt-out of having your information used for the above purposes at any time. Please contact [jessica.drew@chg.org.uk](mailto:jessica.drew@chg.org.uk).

Further information can be found at <http://www.chg.org.uk/dataprotection/>

You can read more about Oxford City Council's approach to data protection in their privacy notice, here: [www.oxford.gov.uk/privacy](http://www.oxford.gov.uk/privacy)

Full details of how JTP process, manage and retain your personal information can be found online in their Privacy Notice at: [jtp.co.uk/projects/community-planning](http://jtp.co.uk/projects/community-planning)

Your views will be shared with the project team and may be published as part of our report to the Local Planning Authority but your personal details will not be published.

We may contact you to discuss your comments in more detail - alternatively you can submit comments without personal information.



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