

INTRODUCTION - WHO ARE WE?

DEVELOPMENT PROJECT PARTNERSHIP



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ABOUT US

OUR SHARED VISION is to provide an enhanced District Centre with new affordable homes and new improved retail and community opportunities. Alongside the redevelopment of the District Centre, the team are seeking to develop new sustainable and affordable homes on an allocated site off Knights Roads a short distance away from the centre of Blackbird Leys.

CATALYST has been chosen as the development partner of Oxford City Council to assist in the redevelopment of Blackbird Leys.

The proposals for Blackbird Leys demonstrate how Healthy Placemaking has been at the heart of the design process. These proposals will form two crucial pieces of a well-connected walkable neighbourhood with easy access to public transport, including new segregated cycle routes, footpaths and a bus route through the site, encouraging reduced use of cars.



PEABODY / CATALYST

The Peabody Group is responsible for over 104,000 homes and 220,000 customers across London and the Home Counties. We also have 20,000 care and support customers. Our purpose is helping people flourish. We do this by providing great homes and services, by making a positive difference to the communities we serve and by providing an inclusive and inspiring place to work.

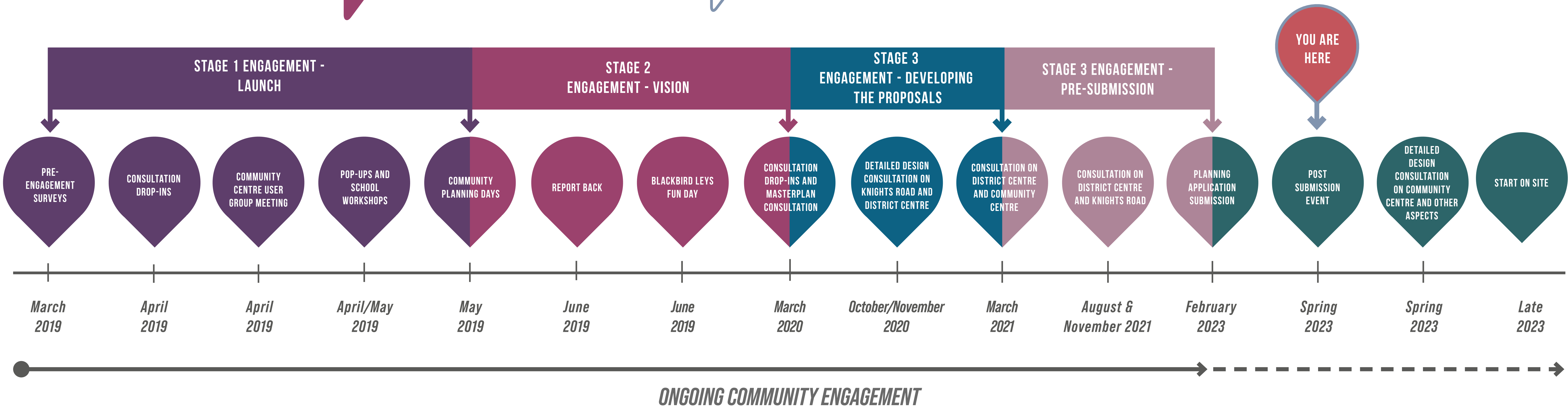
As of April 2022, Catalyst has joined Peabody Group as a subsidiary, and we've been bringing our teams, systems and processes together. We've now undertaken a final consultation with customers on our proposal to join with Peabody to create a single housing association in April 2023. The Catalyst name would then cease as of April 2023 and become Peabody.



OXFORD CITY COUNCIL

The Strategic Economic Plan for Oxfordshire sets out the vision and plan for future growth across the county to 2031. Oxford City Council are leading projects that support this vision and are supporting a variety of partner schemes being delivered in the City.

Oxford City Council and Catalyst (now Peabody) are working in partnership to bring forward the Blackbird Leys regeneration.



THE VISION



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KEY OBJECTIVES

THE PROPOSALS

seek to integrate a new high-density residential-led mixed use development into a changing context, within an established and engaged local community. Nature and landscape take a leading role within the proposals, with the two sites striving to knit together existing physical and social assets across the area while enhancing the site's immediate context.

NEARBY PRIMARY AND SECONDARY SCHOOLS

give pupils the option of walking or cycling to class, rather than relying on the car and the same benefits apply to the employees of Oxford Science Park. 'Play on the way' opportunities within the landscaped public realm of both sites will offer fun activities for younger age groups and act as a social focus for the wider community.

ZERO-CARBON

This will be a development, which also delivers sustainable drainage solutions, ecological enhancements and landscape improvements.

THE STREETS

have been carefully designed with traffic calming measures to help reduce car speeds, while electric charging points should encourage greater uptake of non-polluting electric vehicles.

WALKING AND CYCLING FOR EXERCISE

and/or local journeys will be encouraged by a network of well-lit and overlooked footpaths and separated cycle ways, particularly those providing connections to routes along Northfield Brook, across to Spindleberry Nature Reserve and over the brook to Fry's Hill Park. Every home will be provided with secure cycle parking and there will also be an additional 68 public cycle spaces in the public realm. All homes will be within a twenty-five-minute cycle ride of Oxford Station and also within a five-minute cycle to the Cowley branch line, if and when that arrives.

294

NEW HOMES

MEETING POLICY REQUIREMENT
TO PROVIDE 280 NEW HOMES

100%

AFFORDABLE

EXCEEDING COUNCIL POLICY OF
50% AFFORDABLE HOMES

NEW COMMUNITY AND
RETAIL SPACES

HIGH QUALITY
PUBLIC OPEN SPACE

WORKING WITH THE
COMMUNITY

HOMES FOR RENT

Homes for rent will be low cost rented homes, helping with the Oxford City Councils need for housing.



59% RENT
174 HOMES

SHARED OWNERSHIP

Is a part buy/part rent scheme that makes it possible for first time buyers to purchase shared ownership apartments and houses.



41% SHARED OWNERSHIP
120 HOMES

YOU SAID... WE DID...



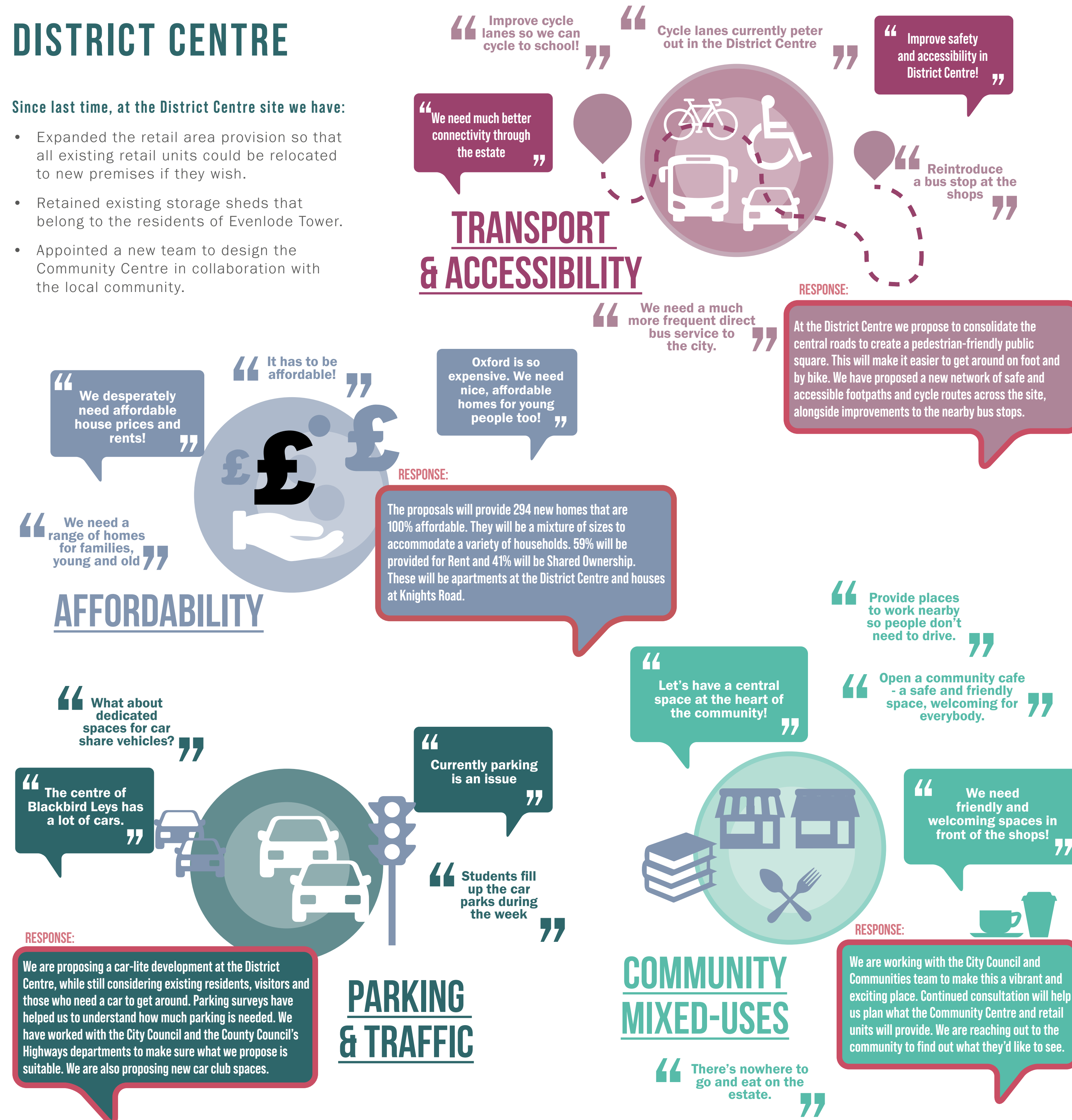
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DISTRICT CENTRE

Since last time, at the District Centre site we have:

- Expanded the retail area provision so that all existing retail units could be relocated to new premises if they wish.
- Retained existing storage sheds that belong to the residents of Evenlode Tower.
- Appointed a new team to design the Community Centre in collaboration with the local community.



KNIGHTS ROAD

Since last time, at the Knights Road site we have:

- Removed all development from the boundary of Spindleberry Nature Park.
- New houses have been moved further away from existing neighbours.
- Reconfiguring masterplan layout to allow sight-lines and maximise surveillance on to public cut-throughs.



PROPOSED MASTERPLAN

0 5 10 20 30 40 50m

THE MASTERPLAN

THE DISTRICT CENTRE

DESIGN PRINCIPLES



Put People First

Through the redirection of roads in the District Centre, we have redefined the spatial hierarchy to prioritise people over vehicles.



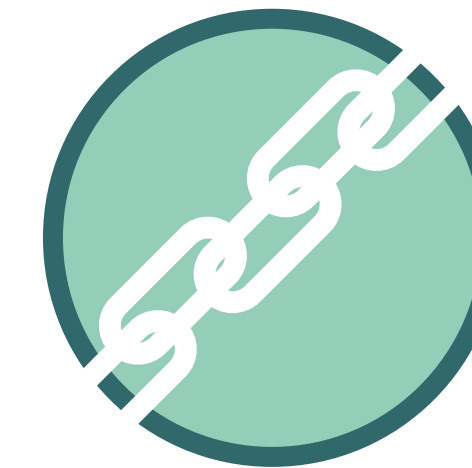
Creating a Focal Point

Redefining the road layout allows a community focal point to be created and the District Centres public realm to be combined into one truly usable space.



Activating the Public Space

The public spaces will be activated with new homes and community facilities that clearly define and overlook the spaces, making the ownership of space clear.



Improving Links

The proposals will improve links for sustainable travel into wider Leys and Oxford city centre.



Identifying Space

Identifying and re-purposing the spaces that are underused and poorly overlooked.



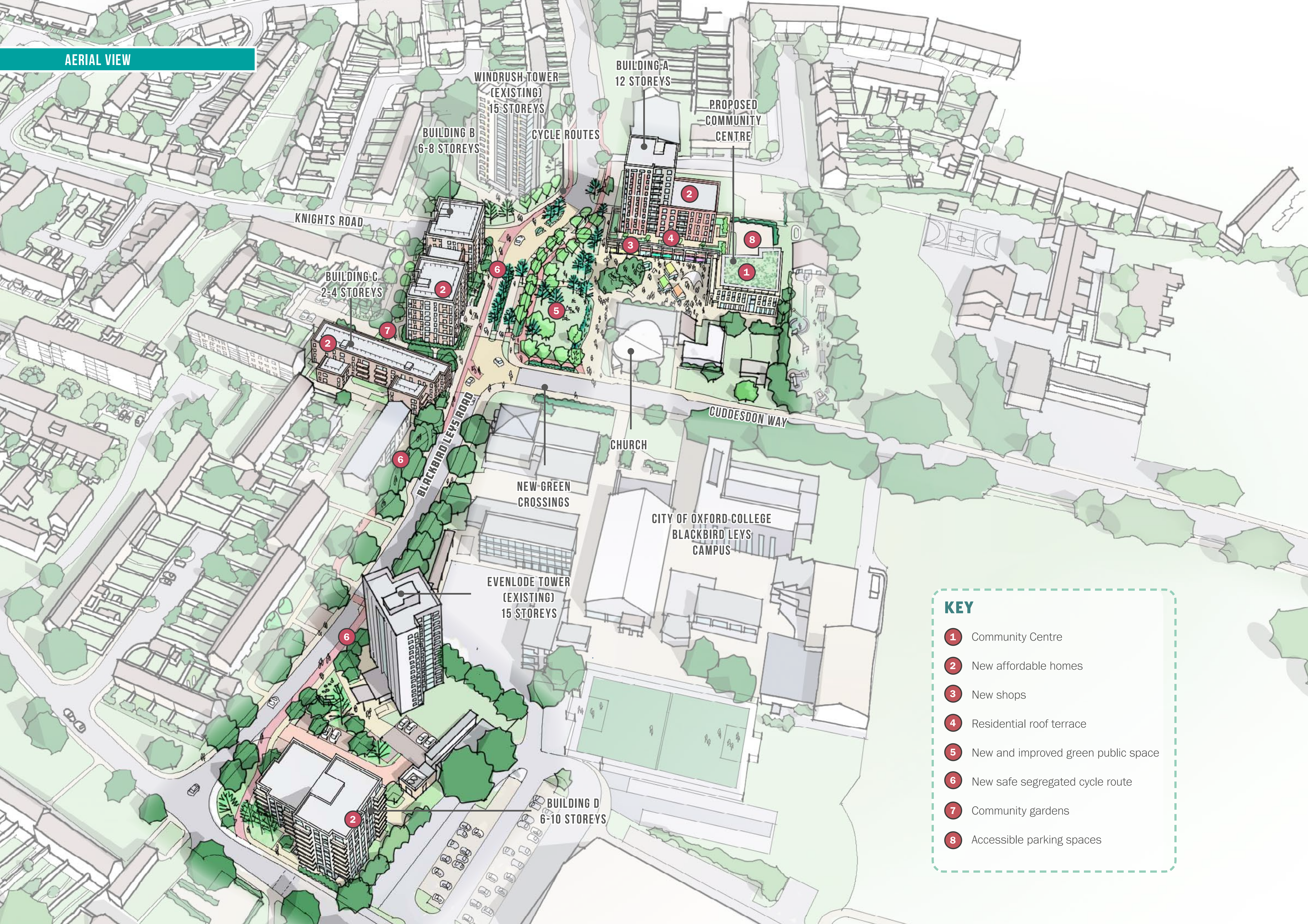
Retention of Glow Tree

Retention of community sculpture as a landmark within the new public space.

KEY

- | | |
|---|---|
| X New residential buildings | 6 On-street car-parking & drop-off |
| 1 Improved bus stop | 7 New and improved large public open space |
| 2 Shared terrace garden on the 1st floor | 8 New pedestrian crossings |
| 3 Community Centre (Outline Application) | 9 Green amenity and play space |
| 4 Public Square | 10 New segregated cycle routes |
| 5 Proposed New Church of the Holy Family (Consented) | |

AERIAL VIEW



KEY

- 1 Community Centre
- 2 New affordable homes
- 3 New shops
- 4 Residential roof terrace
- 5 New and improved green public space
- 6 New safe segregated cycle route
- 7 Community gardens
- 8 Accessible parking spaces

THE MASTERPLAN

KNIGHTS ROAD



ORION
ACADEMY

KNIGHTS ROAD EXTENDED FOR ACADEMY DEVELOPMENT

KNIGHTS ROAD EXISTING

LEBERRY CLOSE

KASSAM STADIUM

FRY'S HILL PARK

KEY

Boundaries:

--- Site Boundary

--- Spindleberry Nature Park

--- Littlemore and Northfield Brooks

① Route to Kassam

② Central Green

③ Brook Edge East Character Area

④ Brook Edge West Character Area

⑤ Residential Courtyards

⑥ Private Rear Gardens

⑦ Street Parking

⑧ On-Plot Parking

⑨ Parking Court

⑩ Northfield Brook

⑪ Spindleberry Nature Park

⑫ Bridge to Kassam Stadium

⑬ Pedestrian route commencing from Spindleberry Park to Kassam Bridge

⑭ Link to Existing Pedestrian Routes

⑮ Existing Houses

⑯ Board walk route to brook

⑰ Distance from the road to the northern edge of Northfield Brook

THE MASTERPLAN

KNIGHTS ROAD

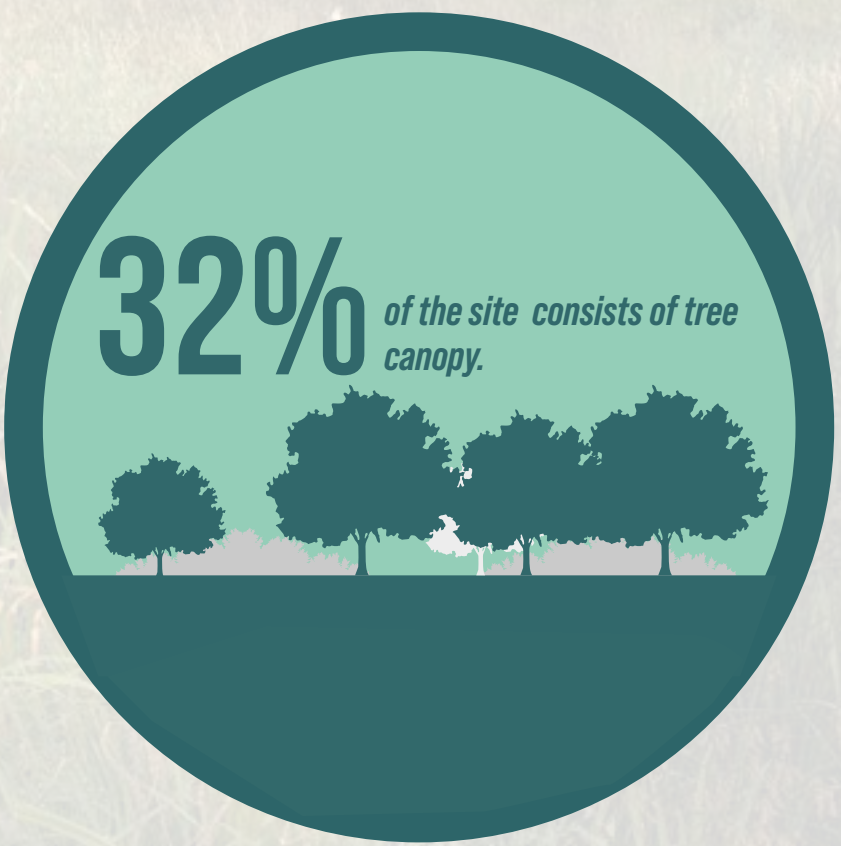
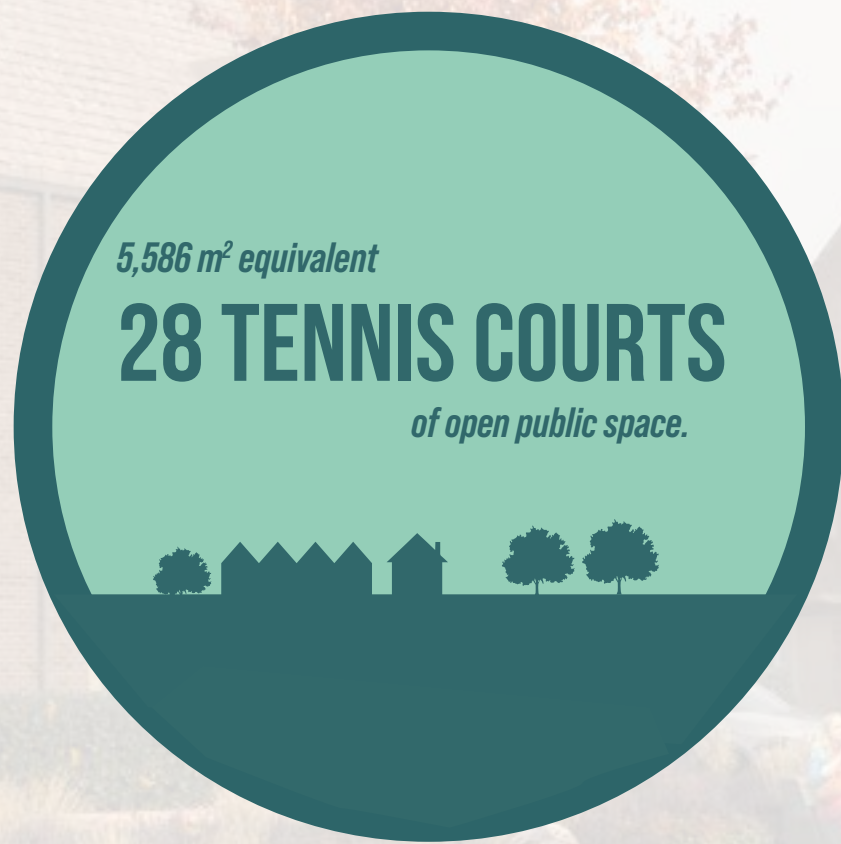


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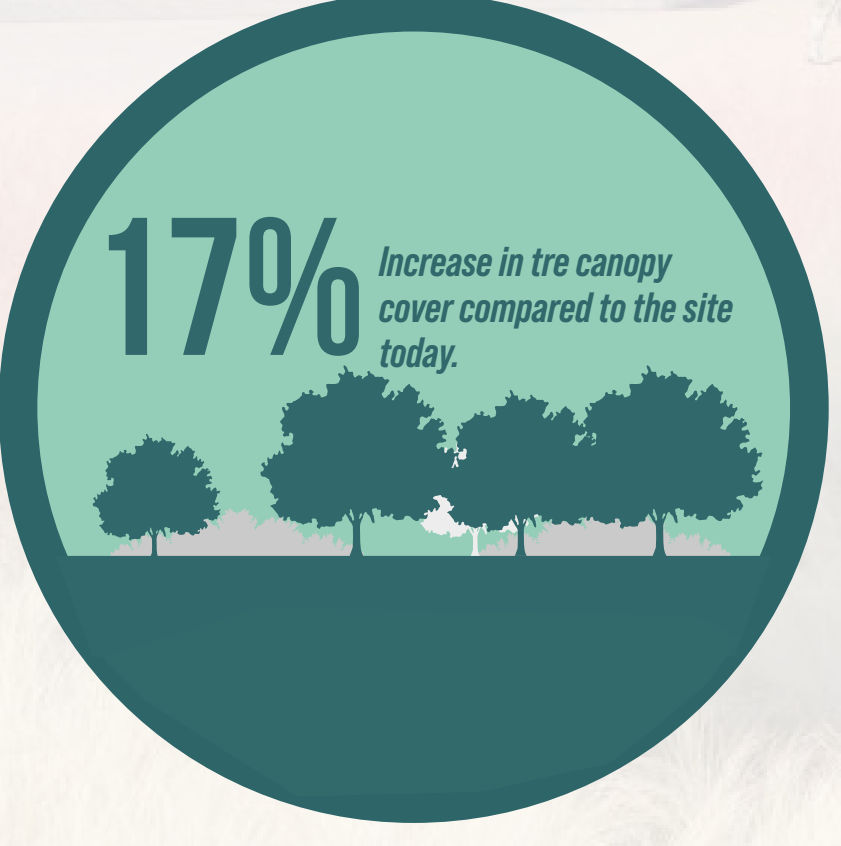
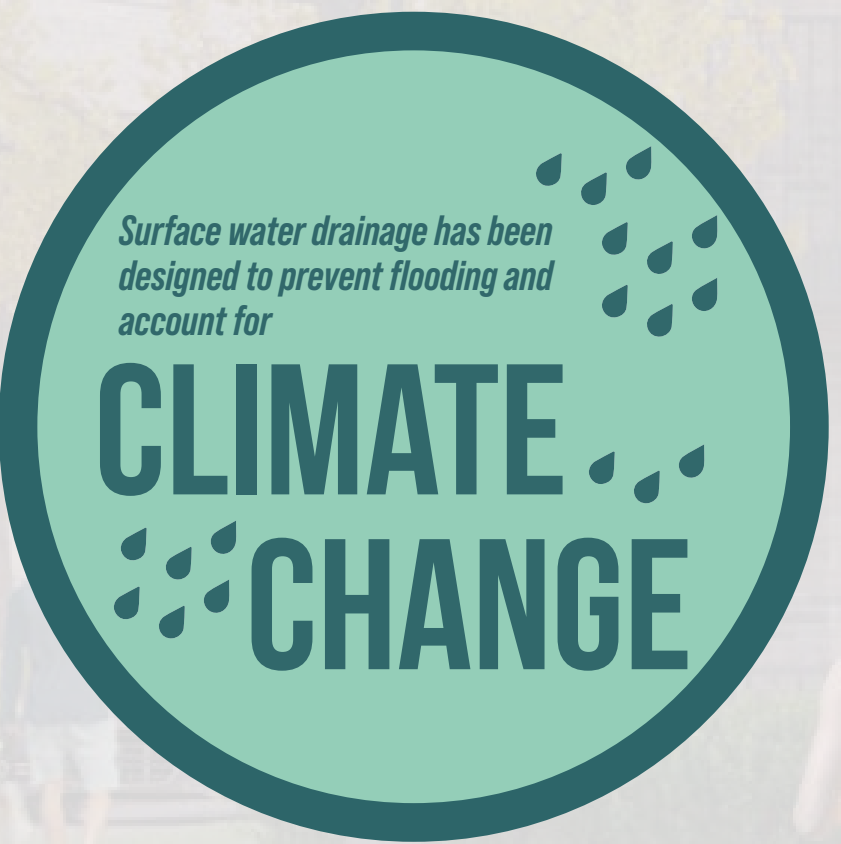
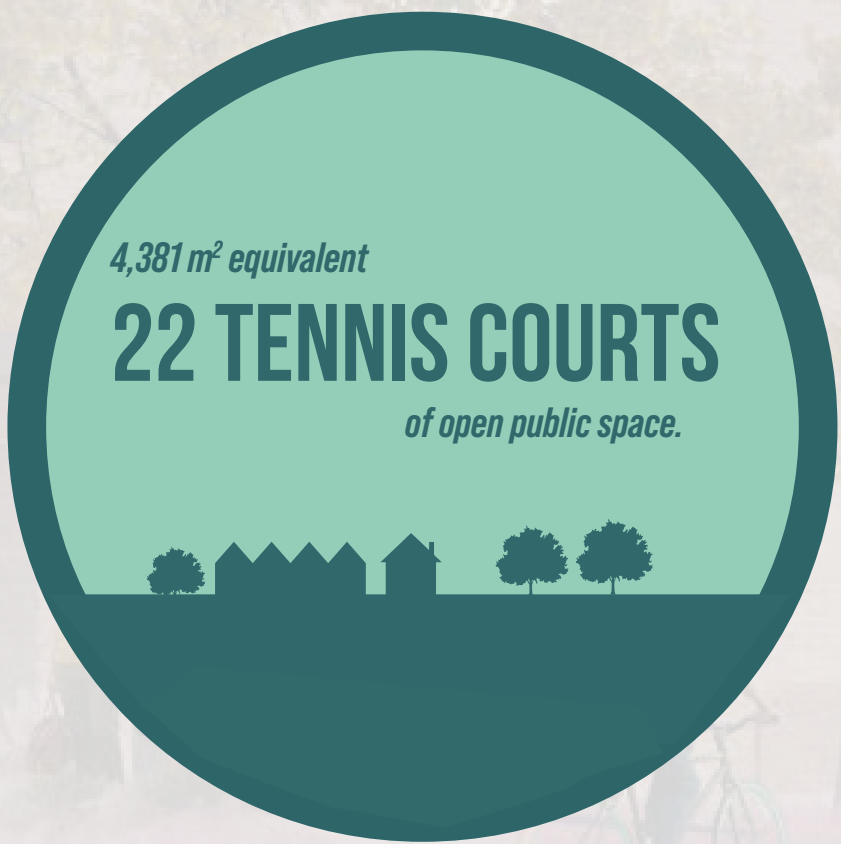
- | | |
|--------------------------|---------------------------------------|
| ① Route to Kassam | ⑨ Brook |
| ② Central Green | ⑩ Spindleberry Nature Park |
| ③ Brook Edge | ⑪ Bridge to Kassam Stadium |
| ④ Western Edge | ⑫ Entrance to Site |
| ⑤ Residential Courtyards | ⑬ Link to Existing Pedestrian Network |
| ⑥ Private Rear Gardens | ⑭ Existing Neighbourhood |
| ⑦ Street Parking | |
| ⑧ Bay Parking | |

LANDSCAPE STRATEGY

KNIGHTS ROAD



DISTRICT CENTRE



SUSTAINABILITY

The sustainability measures employed across the proposals mean that on average:

EACH HOME WILL SAVE OVER **HALF A TON** OF CO² PER YEAR WHICH IS THE EQUIVALENT OF DRIVING A PETROL CAR FOR OVER 4 MONTHS... **CO²**

...ACROSS THE SCHEME, THAT IS THE EQUIVALENT OF PLANTING **OVER 350 TREES PER YEAR**



A SUSTAINABLE VISION

The following sustainability aspirations and objectives for the Blackbird Leys regeneration have led our vision and design proposals for the proposals from the outset.



ESTABLISH A SUSTAINABLE CHARACTER



SUPPORT LOCAL COMMUNITY + PROMOTE EQUITY



HEALTHY GREEN + ACTIVE SPACES



PATHWAY TOWARDS A ZERO CARBON FUTURE

SOCIALLY SUSTAINABLE

- The development is 100% affordable housing
- The proposals will provide 174 homes for rent and 120 for shared ownership.
- Building A is being provided as an 'intergenerational' building for Oxford City Council, this includes enhanced features such as spill-out spaces with fixed seating in corridors, generous circulation, a community room and a communal residents terrace garden on the 1st floor.
- The high-performance fabric gives an extremely low space heating demand of around 9.5 kWh/m² leading to lower fuel bills for residents, providing comfortable spaces to live in, and preparing the development for a Net-Zero future.



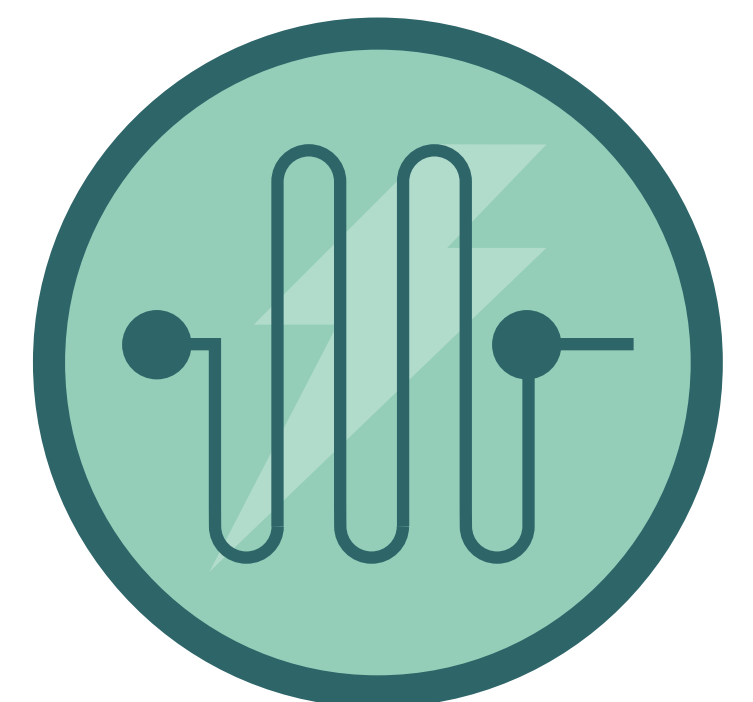
IN-LINE WITH PASSIVE HOUSE STANDARDS (AT THE DISTRICT CENTRE)

- To ensure that the development is inherently low in energy use, passive design measures were considered from the outset. Efficient fabric to reduce heating demand; enhanced fabric airtightness to reduce infiltration heat losses; and appropriate glazing ratios were implemented as part of the passive design strategy.
- In short the buildings will require very little energy to achieve a comfortable year round temperature.



NEAR NET ZERO DEVELOPMENT

- A fabric first approach will be implemented to help achieve a near Net Zero carbon output.
- Nearly all of the annual energy requirements for the buildings can be achieved through passive design measures and the use of on site renewable energy generation methods.
- The District Centre has a space heating demand in-line with that of a Net Zero development. Integrated Air Source Heat pumps (ASHP) within Domestic Hot Water (DHW) cylinders to meet the hot water demand for all apartments.
- Total Energy Use Intensity (EUI) is 40kWh/m² whereas Net Zero is typically defined as 35kWh/m².



FREE FROM RELIANCE ON FOSSIL FUELS

- The proposed development is to be all-electric and combustion free.
- Also a small amount of PV will be located on the roof of Building A to offset emissions from the retail.



MOVEMENT & TRAVEL



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DISTRICT CENTRE



Over 480m of segregated cycle lanes to be provided prioritising cyclists over vehicles.



One-way cycle lanes provided with a width of 2m and two-way cycle lanes provided as 3m.



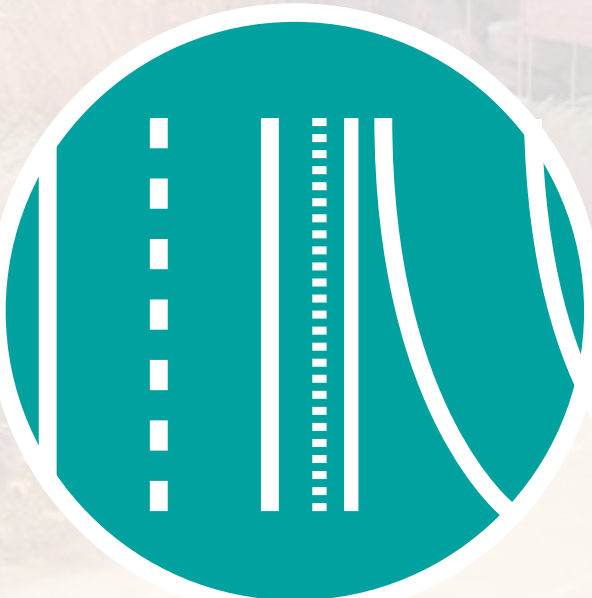
Cycle stores are designed to be as visually permeable as possible improving natural surveillance and mitigating crime.



Planting buffer zones will delineate private spaces alongside dwelling boundaries. Planting next to footpaths has been designed to avoid pinch points and potential hiding places.



Habitable room windows will be included on all elevations, to ensure suitable overlooking of all communal spaces mitigating occurrences of anti-social behaviour.



Routes through the site are clear and linear in form, well lit and legible. Again helping to mitigate crime.

KNIGHTS ROAD



A new crossing over Knights Road is being introduced in response to public consultation discussions with residents.



The site at Knights Road focuses on connecting the community to nature, therefore pedestrians and cyclists are given priority.



Individual cycle stores are provided for all new houses.



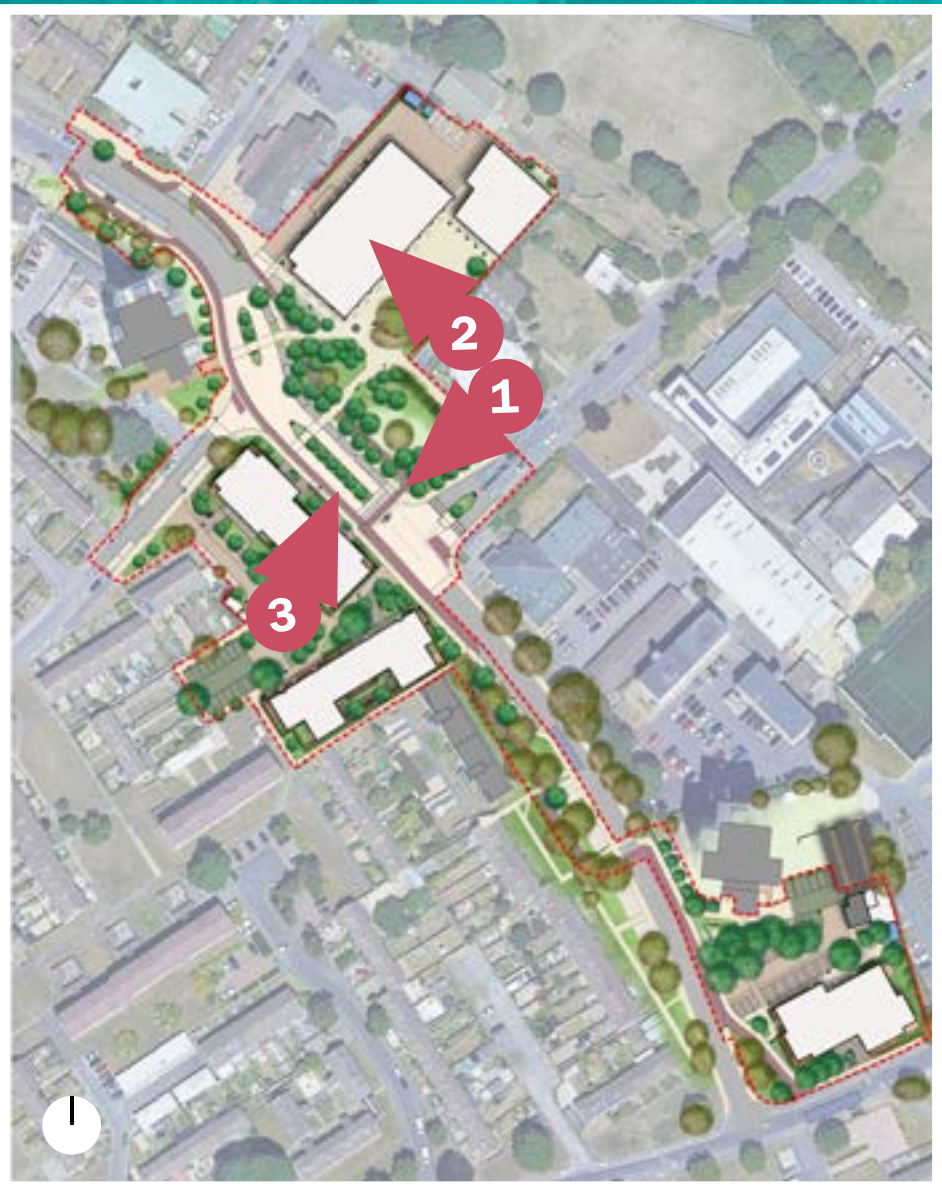
High-quality and wide footways are proposed with a minimum width of two metres, facilitating movements for pedestrians.



A new pedestrian footpath along the Brook Edge creates a fantastic opportunity for exploring the landscape around the site.

WHAT WILL IT LOOK LIKE?

DISTRICT CENTRE



KNIGHTS ROAD



SCAN HERE TO VIEW
THE PLANNING
APPLICATION

