

BLACKBIRD LEYS Community Centre & Public Realm

Design & Access Statement

October 2024



architects
masterplanners
placemakers



Purpose of Document

This Design and Access Statement has been prepared on behalf of Peabody and Oxford City Council, (OCC), the applicant, in support of Reserved Matters planning application to OCC planning authority for the proposed new Community Centre and associated public realm. It should be read in conjunction with the suite of documents that together form the submission documentation.

The Design and Access Statement explains the design principles that have informed the proposals, the appraisal of the context and details of the architecture and landscaping design for the new building and its setting. It provides the required details on the Reserved Matters of the Hybrid Application Ref. 23/00405/OUTFUL.

Contacts & The Team

Clients



Town Hall
St Aldgate's Chambers
Oxford, OX1 1BX
T. +44 (0)1865 252 986
www.oxford.gov.uk



45 Westminster Bridge Road
London, SE1 7JB
T. +44 (0)20 7021 4444
www.peabody.org.uk

Consultant Team



Building Externals Architect
Unit 5, The Rum Warehouse
Pennington Street
London E1W 2AP
T. +44 (0)20 7017 1780
www.jtp.co.uk



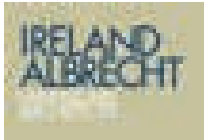
Sustainability
99 Park Drive
Milton Park
Oxfordshire, OX14 4RY
T. +44 (0)123 582 0300
www.introba.com



BREEAM
First floor, A Block-West
Underfall Yard, Cumberland Rd
Bristol, BS1 6XG
T. +44 (0)845 680 7175
www.scspartnership.co.uk



Internal Fit-out Architect
West Wing, 2nd Floor
9 Park End Street
Oxford OX1 1HH
T. +44 (0) 1865 591 212
www.jessopandcook.co.uk



Landscape
Studio 26, Meantime Studios
14 Feathers Place
London, SE10 9NE
T. +44 (0)20 8293 0799
www.ireland-albrecht.co.uk



Cost Appraisal
The Maltings, Locks Hill
Rochford
Essex, SS4 1BB
T. +44 (0)1702 548 449
www.ireland-albrecht.co.uk



Planning
Wytham Court
11 West Way
Oxford, OX2 0QL
T. +44 (0)1865 269 053
www.savills.co.uk



Community Engagement
Makespace
1 Aristotle Lane
Oxford, OX2 6TP
T. +44 (0)1865 959 571
www.transitionbydesign.org



Fire Strategy
120 Aldersgate St
Barbican
London, EC1A 4JQ
T. +44 (0)2033 840 050
www.affinity-fire.com



MEP
Interface 100
Arleston Way
Solihull, B90 4LH
T. +44 (0)121 709 6600
www.cpw.com



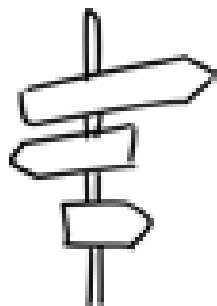
Structures & Civils
Chester House
21-27 George Street
Oxford, OX1 2AY
T. +44 (0)1865 419 031
www.pricemyers.com



Transport
40 Compton Street
London
EC1V 0BD
T. +44 (0)2073 242 240
www.curtins.com



Contents



Purpose of Document

Contacts & The Team

Executive Summary

1. Introductions

The Design Team

2. Understanding the Site & Context

Planning Context
The Strategic Context
The Approved Hybrid Application
Emerging Context
Site Constraints
Site Opportunities
Existing Local Context
The Previous Community Centre

3. The Vision

Key Ideas & Themes

4. The Process

Consultation & Collaboration
Timeline of Consultation & Engagement
Community Aspirations

5. Design Evolution

Timeline
September 2023
December 2023
February 2024
April 2024
May 2024
June 2024
July 2024
Conclusion

6. The Proposal

Schedule of Accommodation
Useable Space Comparison
Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed Second Floor Plan
Proposed Roof Plans
Site Section
The Hub
Community Hall
External Design Principles
Townscape & Massing
Material Palette
Entrance Study
Elevation Studies
Arts Strategy
Arrival
View from BLAP
Centre at Dusk

7. Public Realm & Landscape

Approved Masterplan
Site Analysis
Sun & Shade
The Existing & Proposed Church
Retained Trees
Secured by Design
Final Proposal: Illustrative Plan
Character Area 1: Outer Square & Green
Character Area 2: Inner Square
Gateways
Getting to the Community Centre Square - Active Travel
Play
Open Space & Play Areas, Wider Local Context
Inner Square
Outer Square
Community Arts
Seating Areas
Lighting & Signage
Events
Surface Water Strategy
Hard Surfaces
Tree Strategy
Inner Square
Outer Square
Tree Canopy Cover Assessment
Planting Strategy

8. Social Value

Day in the Life...

9. Access & Servicing

Active Travel Strategy
Servicing Strategy
Fire Access Strategy
Sustainability Strategy
Sustainability, Internal Comfort & Microclimate
Accessibility & Inclusive Design Measures

10. Conclusion

PROJECT CODE	01503E
CREATED BY	JW
CHECKED BY	OF / GM / NMB
ISSUE TYPE	PLANNING ISSUE
ISSUED ON	OCTOBER 2024

DISCLAIMER:
This report has been prepared for the sole use of Peabody and for the intended purposes as stated in the agreement between Peabody and JTP. No responsibility or liability is accepted towards any other person in respect of the use of this report or for reliance on the information contained in this report by any other person or for any other purpose. The use of this report by unauthorised third parties without written authorisation from JTP shall be at their own risk, and JTP accept no duty of care to any such third party. This document may contain photographs of and/or quotes from participants in the Community Planning process. Publication is intended as a record of the event(s) rather than a representation of the views of the subject(s).



Executive Summary

The proposals for the Community Centre represent a culmination of seven years of design and community engagement to transform the physical environment of Blackbird Leys and deliver tangible benefits to those who live, work and learn there.

There is an existing full planning permission for new shops, the enhanced public realm, and 294 affordable homes within the District Centre and at Knights Road. The design of the Community Centre and associated public realm is the final piece of the regeneration to be considered within this Reserved-Matters Application.

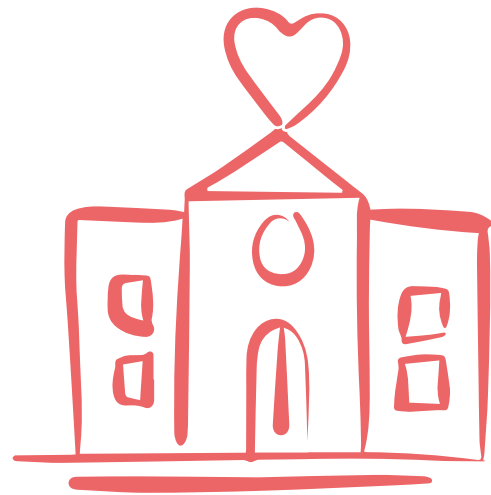
The Community Centre will be the jewel in the crown of the rejuvenated neighbourhood. It will provide a highly sustainable, flexible, modern community building for the use of all residents as the physical and social heart of the estate.

The project is a shining example of community empowerment and co-design. The design process allowed local people and stakeholders to steer the design and have a say on all key decisions relating to the running of the centre, the proposed form, internal planning, and architectural expression.

Consequently, the resulting design proposals represent a consensus solution that has the full support of the client team, the stakeholders, and the wider community.

The resulting building comprises three storeys of flexible community spaces, housed within a vibrant shell of colourful cladding and a base of robust brickwork and enhanced by the inclusion of public art.

Key Sustainability
Targets:



1200m²+
New Community Centre



Co-designed with local community
groups, users and stakeholders



The final jigsaw piece in the Blackbird
Leys District Centre Masterplan



Designed to PassivHaus
principles



Aspiration for Net Zero
in operation



BREEAM
Excellent

Introductions

The project is brought forward as part of a joint venture between OCC and Peabody Group, a registered provider of affordable housing. OCC will retain ownership and management of the completed building. Peabody is responsible for the design and delivery of the building and landscape, including achieving planning permission and subsequent delivery on site.

A bespoke design team has been assembled to fulfil the different requirements of the project:

- **Savills** is the planning consultant coordinating the application and all supporting documents.
- **JTP**, who designed the planning application for the wider regeneration, is the lead consultant and is responsible for the external design, and coordination all design.
- **Jessop and Cook** is employed directly by OCC and are responsible for developing the client's operational brief and designing the internal layouts to fulfil the brief.
- **Ireland Albrecht**, who completed the wider regeneration landscape proposals, have been retained as landscape architects for the centre and new public realm.
- **Transition by Design** is an architectural practice responsible for the community engagement strategy for the centre.

The planning application is supported by a wide range of other consultants, many of whom have worked on the original Hybrid Application.

1. Introductions

The Design Team



JTP
External Design Architects

JTP is an award-winning placemaking practice of architects and masterplanners with extensive experience of delivering successful projects for both private and public sectors throughout the UK and Europe.

Putting people at the heart of the creative process
We approach all our projects through a process of understanding, engaging, and creating, which together we call 'Collaborative Placemaking'.

This means unearthing the real needs of a community, empowering stakeholders, creating goodwill, inspiring community spirit and building consensus.



Jessop & Cook
Internal Design Architects

Jessop and Cook Architects was established in 1974 by Graham Jessop and John Cook with a commitment to social and environmental responsibility.

We are a practice with a passion for our community and we are enthusiastic about the power of design to drive positive change in our city and region.

With over 50 years of experience, we have built a reputation for quality, attention to detail, and an empathetic approach to design. We design for schools, education, the STEM sector, private housing, housing developments, local community groups, businesses, start-ups, churches, charities, local councils, and university colleges and departments.



Ireland Albrecht
Landscape Architects

Ireland Albrecht is a London-based Landscape Architects with a passion to create beautiful and functional spaces.

Emphasis is always on a fresh approach to every project, committed personal service, thorough and meaningful consultation, efficient use of space and resources, and meticulous attention to detail.

Ireland Albrecht is a registered practice of the Landscape Institute and are governed by its Code of Professional Conduct.

2

Understanding the Site & Context

Planning Context

This Design and Access Statement (DAS) supports a Reserved Matters Planning Application submitted to OCC for a community centre and public open space. The site received Outline Planning Permission under the Hybrid Planning Application 23/00405/OUTFUL. The hybrid planning application was approved on the 25th October 2023 for the following proposal:

"Hybrid application for the redevelopment of Blackbird Leys District Centre and land off Knights Road, Oxford. Full planning permission is sought for the erection of up to 210 apartments and up to 1,300sqm of retail and commercial space (Use Classes E and Sui Generis) across four buildings on Blackbird Leys Road and the erection of up to 84 houses at Knights Road, all with associated demolition of existing buildings and the provision of vehicular accesses, highway improvements, public open space and associated necessary infrastructure. Outline planning permission is sought for the provision of a community centre and public open space surrounding the community centre (Use Classes F2 and E) and block A (community square and green) in the District Centre with all matters reserved except for the principal means of access."

The Hybrid Planning Consent requires details of the layout, scale, landscaping and appearance (the reserved matters) to be submitted for the parts of the development that were approved in the outline. Condition 67 provides a list of the details that are required for the Reserved Matters Application. Condition 68 requires that the community centre provides a minimum of 1,200 sqm (gross internal area) of community floor space.

The accompanying Planning Statement details the planning policy context for the site and the proposed development and demonstrates how the proposed development accords with the Development Plan and Outline Planning Consent. A summary of the planning policy context is provided below.

Local Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs Local Planning Authorities to determine planning applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

The adopted statutory Development Plan for OCC comprises The Oxford Local Plan 2016-2036, which was adopted in June 2020.

Other Material Considerations

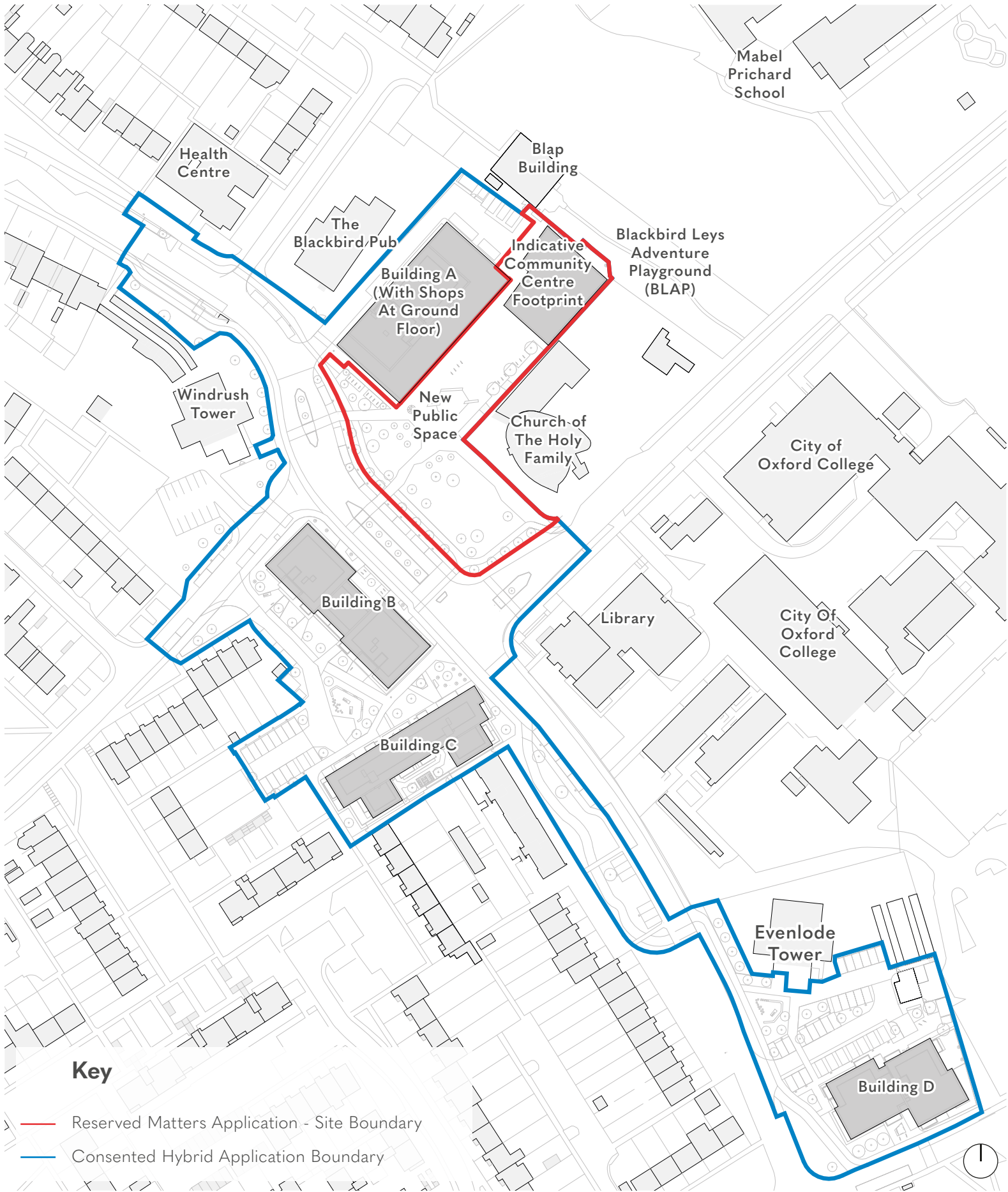
Material considerations also include national policy, which is primarily expressed through the National Planning Policy Framework (NPPF) and National Planning Practice Guidance, as well as additional guidance produced by the Council in the form of Supplementary Planning Documents (SPDs) and Technical Advice Notes.

The following table summarises the policies and supporting documents that inform the application. Particular attention has been paid to the requirements defined in Policy DH1 and the Design Checklist of the Local Plan.

2. Understanding the Site & Context

The Strategic Context

	NPPF 2023 (Paragraphs)	Local Plan 2036	Other planning documents
Principle		S1 (Presumption in favour of sustainable development) AOC3 – Blackbird Leys Area of Change SP4 – Blackbird Leys Central Area	
Design	131 135 - 141	DH1 (High quality design and placemaking) DH2 (Views and building heights) DH7 (External servicing features and stores)	Technical Advice Note: Sustainable Design and Construction
Heritage	195 200 -211	DH3 (Designated heritage assets)	
Natural Environment	180 185-188	G1 (Protection of green and blue infrastructure) G2 (Protection of biodiversity and geo-diversity) G7 (Protection of existing green infrastructure) G8 (New and enhanced green and blue infrastructure)	Technical Advice Note: Biodiversity Oxford Urban Forest Strategy
Environmental	157, 162-175, 189-194	RE1 (Sustainable design and construction) RE2 (Efficient use of land) RE4 (Sustainable and foul drainage, surface and groundwater flow) RE6 (Air quality) RE7 (Managing the impact of development) RE8 (Noise and vibration) V8 (Utilities)	Technical Advice Notes: Energy Statement & Waste Storage
Transport	108, 114-117	M1 (Prioritising walking, cycling and public transport) M5 (Bicycle parking)	Technical Advice Note: Car and Bicycle Parking



2. Understanding the Site & Context

The Approved Hybrid Application

The Heart of the District Centre

This Reserved Matters Application for the proposed Community Centre and public realm will provide the final piece in the Blackbird Leys District Centre Masterplan. The brief and vision of the proposal has been developed through continuous engagement with OCC and the local community, building upon the approved principles and parameters of the Outline Application.

The site sits at the heart of Blackbird Leys, between a new mixed-use building 'Building A' and the existing Church of the Holy Family, with the existing Blackbird Leys Adventure Playground (BLAP) to the north-east.

The Community Centre and proposed public realm must interact thoughtfully with the existing church, new retail outlets, and BLAP, with due consideration of safety, access and daylighting. Care has been taken to avoid prejudicing or restricting any future regeneration of the adjacent church site.

Key

 Reserved Matters Application - Site Boundary



2. Understanding the Site & Context

Emerging Context



1 View facing north towards the approved Building A, with proposed Community Centre and public realm shown.



2 View* looking south towards the approved Building B + Outline Application public realm proposal.



3 View* facing north-west from the Church of the Holy Family Approved Building A + Outline Application public realm.

**Visuals submitted as part of the consented hybrid application.*

2. Understanding the Site & Context

Site Constraints

- Key**
- Reserved Matters Application boundary
 - Consented Hybrid Application boundary
 - Consented Outline Application - minimum floor area of : 1200m²
 - 1.8m offset zone from site boundary in accordance with fire regulations to mitigate fire spread and allow escape
 - 2m offset zone from adjacent buildings to allow access
 - ~ Active commercial frontage - Access Required.
 - Sole vehicle access from Blackbird Leys Rd (+ emergency access also possible through public space).
 - Entrances and access points for adjacent buildings and properties
 - Access to BLAP cut-through required. A 3m offset from Block A provides a safe access through.
 - Potential conflict between vehicle turning and safe pedestrian access to BLAP
 - Building line limit to allow minimum frontage to shop
 - Existing trees to be retained
 - Proposed public realm
 - Opportunity area for development
The opportunity area for development is the residual space after addressing the site constraints.

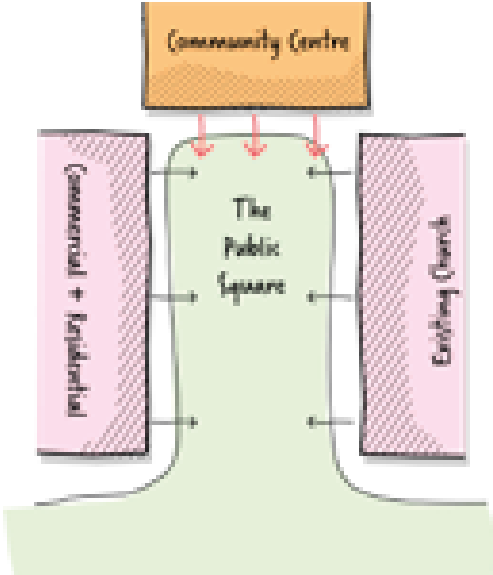


Site Constraints Plan

2. Understanding the Site & Context

Site Opportunities

The site presents an opportunity to provide a strong active frontage onto the new public square. This south-western facade is the primary public-facing frontage and should be designed to celebrate and announce this important public asset.



Key

- Opportunity to “complete the square”,** providing active frontage on all sides of the public space
- New public square** provides a setting for the new public uses
- Direct connection to public space** with opportunity to spill out
- Create **direct visual connection** between public square and BLAP
- Mature existing trees,** sit at the heart of the new public square
- South-west facing aspect**
- Opportunity to provide **private green space or courtyard** to rear



Site Opportunities Plan

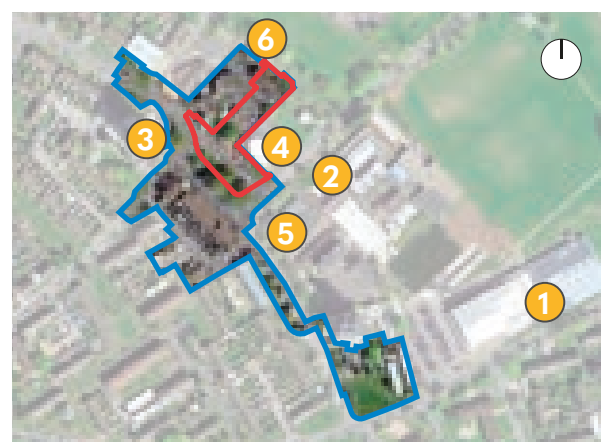
2. Understanding the Site & Context

Existing Local Context

The District Centre

The Blackbird Leys estate is located on the south-eastern edge of Oxford, approximately 5 km from the city centre, with good transport links. Notable points of interest near the site include Oxford College, Leys Pools & Leisure Centre, and the Church of the Holy Family at the District Centre.

The District Centre features a mix of uses and taller buildings surrounding this central point in the neighbourhood. The existing site is largely paved and dominated by roads, with the developable area for the hybrid application drawn from a consolidation of leftover and underused council-owned land.



Blackbird Leys Estate



1. Leys Pool & Leisure Centre



2. City of Oxford College Campus



3. Windrush Tower



4. Church of the Holy Family



5. Blackbird Leys Library



6. Blackbird Leys Adventure Playground

2. Understanding the Site & Context

The Previous Community Centre

Learning from the Past

The previous community centre was frequently used but was nearing the end of its lifespan. It had many unusable spaces, a confusing layout, and poor environmental efficiency. Despite its large footprint which the community viewed as positive, much of the space was underutilised.

The design of the new Community Centre draws heavily on an understanding of both the successes and the shortcomings of the previous building, with a strong focus on user requirements and occupancy needs.



Birds Eye View of Previous Community Centre



Sports Hall



Entrance to Community Centre



Glow Hall

2. Understanding the Site & Context

The Previous Community Centre

The old community centre was 2 storeys with a gross internal floor area of approximately 1636sqm. The centre was used by many groups and organisations, whose needs have been mapped out on the rooms to show the regular demands of the spaces as well as underused areas.

The entrance hub was very small and served as an informal place to sit, meet, or make a cup of tea.

The community kitchen was used by tenants and external catering organisations on a regular basis.

The Jack Argent Hall, the smallest of all the halls, had the largest number of user groups. It was located on the ground floor and was used for a variety of activities from community larder to musical theatre. Larger halls were used for events such as bingo, festivals and by sports groups. However; the boxing and football clubs now have new facilities and are unlikely to return to the proposed new centre.

Lettable and bookable spaces were smaller, cellular offices available for rent by local organisations with shared community interest.

Circulation was inefficient and confusing with multiple entrances and ways to navigate around the building.



Key

Old 2 storey community centre
GIFA c.1636sqm

Community Hub entrance 47sqm

Reception 13sqm

Community kitchen 30sqm

Glow hall 163sqm
West Wing hall 141sqm
Sports hall 138sqm
Jack Argent hall 116qm

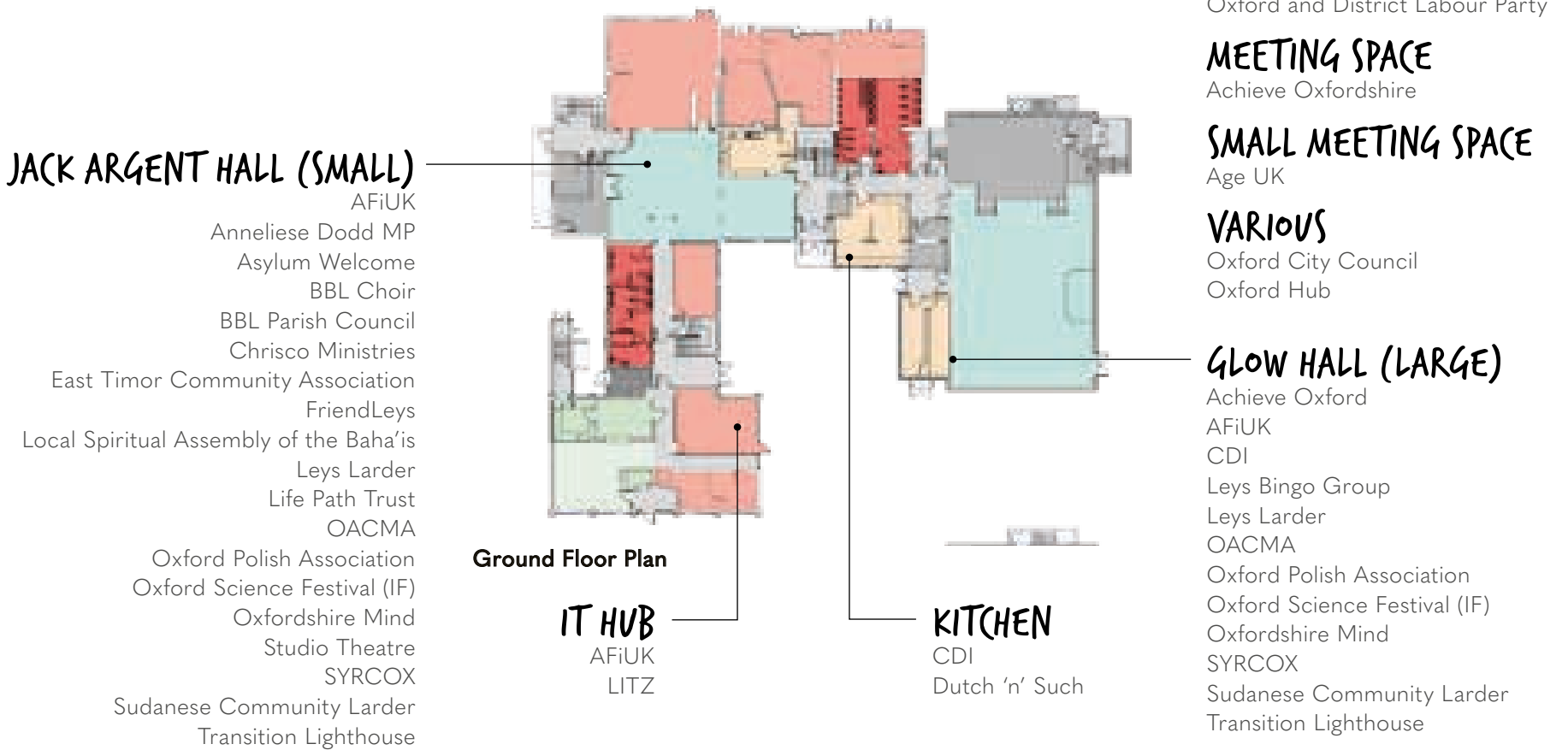
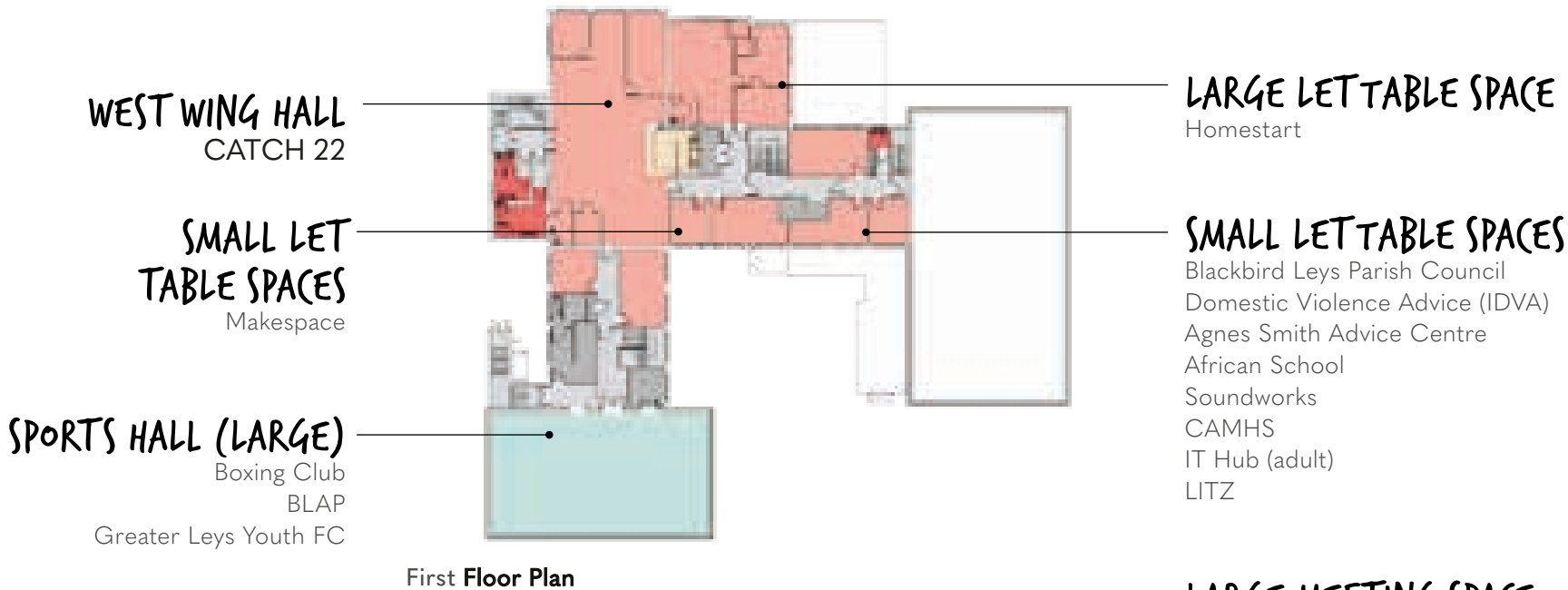
Lettable and bookable spaces
(359sqm)

Toilet and ancillary facilities

Circulation

Storage

Plant equipment and building services





The Vision

Blackbird Leys is set to have a new, prominent Community Centre to meet the current and future needs of the Blackbird Leys and Greater Leys communities. The centre will be inclusive, sustainable, and multifunctional, with vibrant and accessible public spaces.

The proposed Community Centre and surrounding public realm will complement the wider regeneration of Blackbird Leys, which includes new shops and affordable homes.

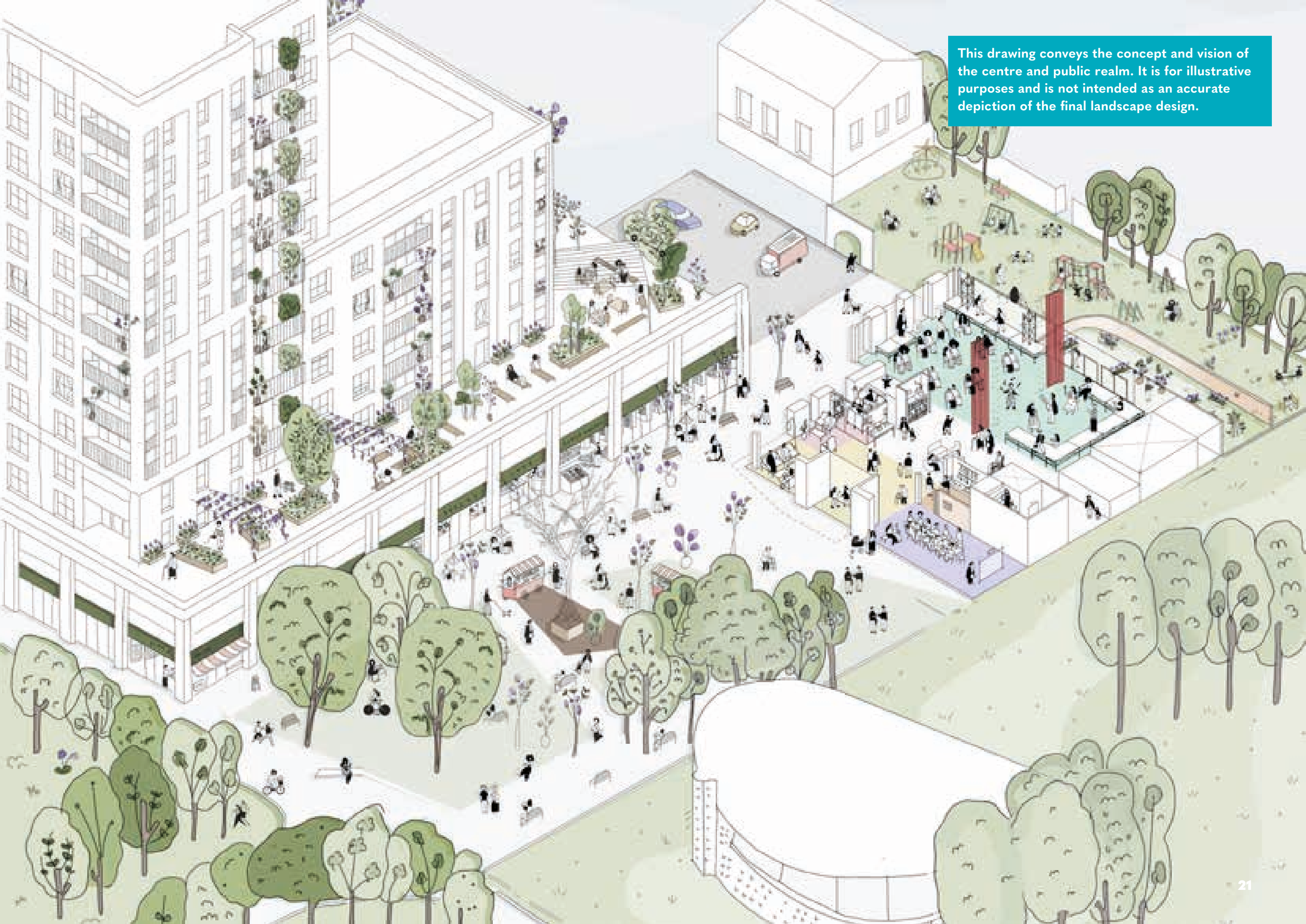
The previous Community Centre had been at the heart of Blackbird Leys for over 60 years. The new Community Centre will continue this legacy, serving as the focal point of the neighbourhood. It will be more accessible, inclusive, flexible, and environmentally sustainable.

In front of the centre, there will be a large outdoor community space, forming the heart of the District Centre.

Community engagement has been central to the design development. Engagement events have taken place throughout the process to ensure that the proposals reflect the diverse range of local voices. This has resulted in a shared vision and four key themes, which have become the guiding principles of the design, ensuring the final centre reflects the values and aspirations of the people of Blackbird Leys.



This drawing conveys the concept and vision of the centre and public realm. It is for illustrative purposes and is not intended as an accurate depiction of the final landscape design.



3. The Vision

Key Ideas & Themes



"A place to come together"

Bringing the Leys community together.

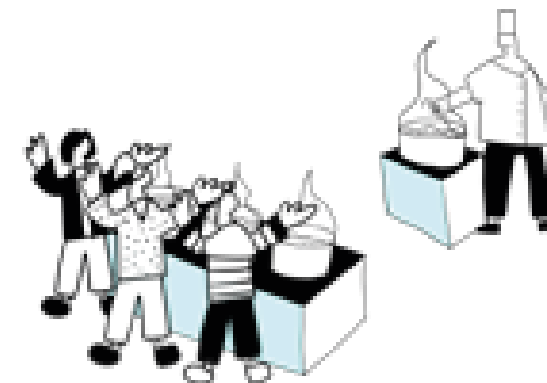
- "A unified community"
- "A real hub for everyone"



"Feels like it's ours"

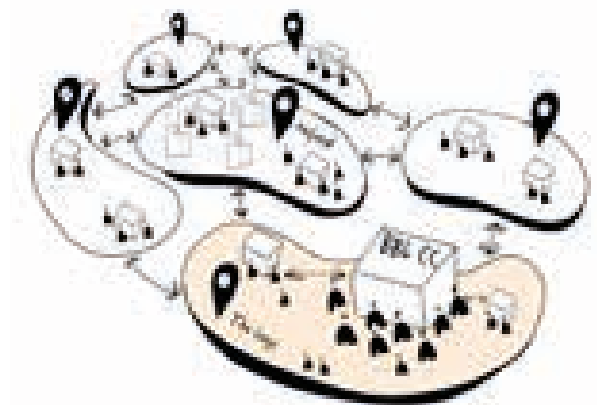
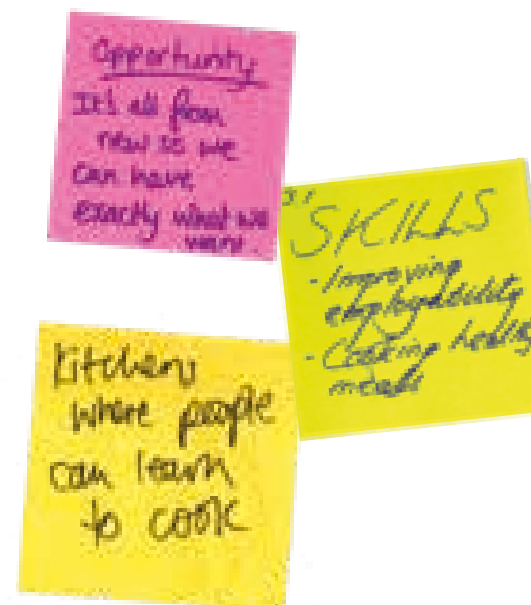
Community ownership and appropriation

- "A living space"
- "Rough around the edges"
- "Local community control – putting resources into the community"



"Providing skills and opportunity"

- Delivering an inclusive economy
- Improve employability and life chances



"The new dreaming spires of Oxford"

Pride in the Leys and the new centre

- "Something we can all be proud of"
- "Improving the 'image' of the Leys"
- "A place other communities are envious of"
- "Opening up to the rest of Oxford"
- Aligns with Oxford City Council's vision of "A World Class City for everyone."



View of the proposed District Centre Public Space, Building A, and the Community Centre



4.

The Process

Community Engagement at the Heart of the Design Process

The design for the Community Centre at Blackbird Leys employed best practices in community engagement and co-design, with social value at its core. This process has been led by Transition by Design and is detailed in their Statement of Community Involvement (SCI), submitted as part of the application materials. The key points of this process are as follows:

- The engagement strategy aimed to be inclusive, reach a diverse community, and to remain informative and engaging throughout all work stages.
- 41 public events were held, engaging directly with more than 1,100 people in person, which represents 1 in 12 of the local population.
- The communications strategy, which included leaflet drops, newsletters, posters, online content, and social media, reached over 10,000 people.
- Over 3,000 comments and design suggestions were captured throughout the process.
- Engagement methods included in-person workshops, drop-ins at public events, online and written surveys, online engagement workshops, standalone public consultation events, and organised events with targeted audiences.
- Community members participated in shaping all stages of the project, from the initial brief and reviewing designs at each stage, to final materials and colour selection.
- City councillors, the Parish Council, key stakeholder groups and Oxford City Council communities team members, all participated in the co-design process.
- Residents, members, stakeholders, and the Oxford Design Review Panel have all complimented the unique engagement approach.

- A Community Review Panel was recruited, comprising a diverse range of residents, as an independent, advisory, steering group, during the design process, discussing issues such as the brief, materials and spatial design of the Community Centre.
- The panel met with the design team throughout the year and played a key role in shaping the brief and subsequent designs.

Throughout the community engagement, we were able to follow the four key principles for effective engagement in planning. Engagement was:

1. Timely & sustained;
2. Inclusive for all people;
3. Two-way open and responsive; and
4. A matter of public record.

Statement of Community
Involvement
Transition by Design



4. The Process

Consultation & Collaboration



Community Centre Celebration Event, August 2023



User group Stakeholder Workshop, April 2024



AFiUK Community Lunch, December 2023



Community Review Panel, December 2023



Key Stakeholder Workshop, November 2023



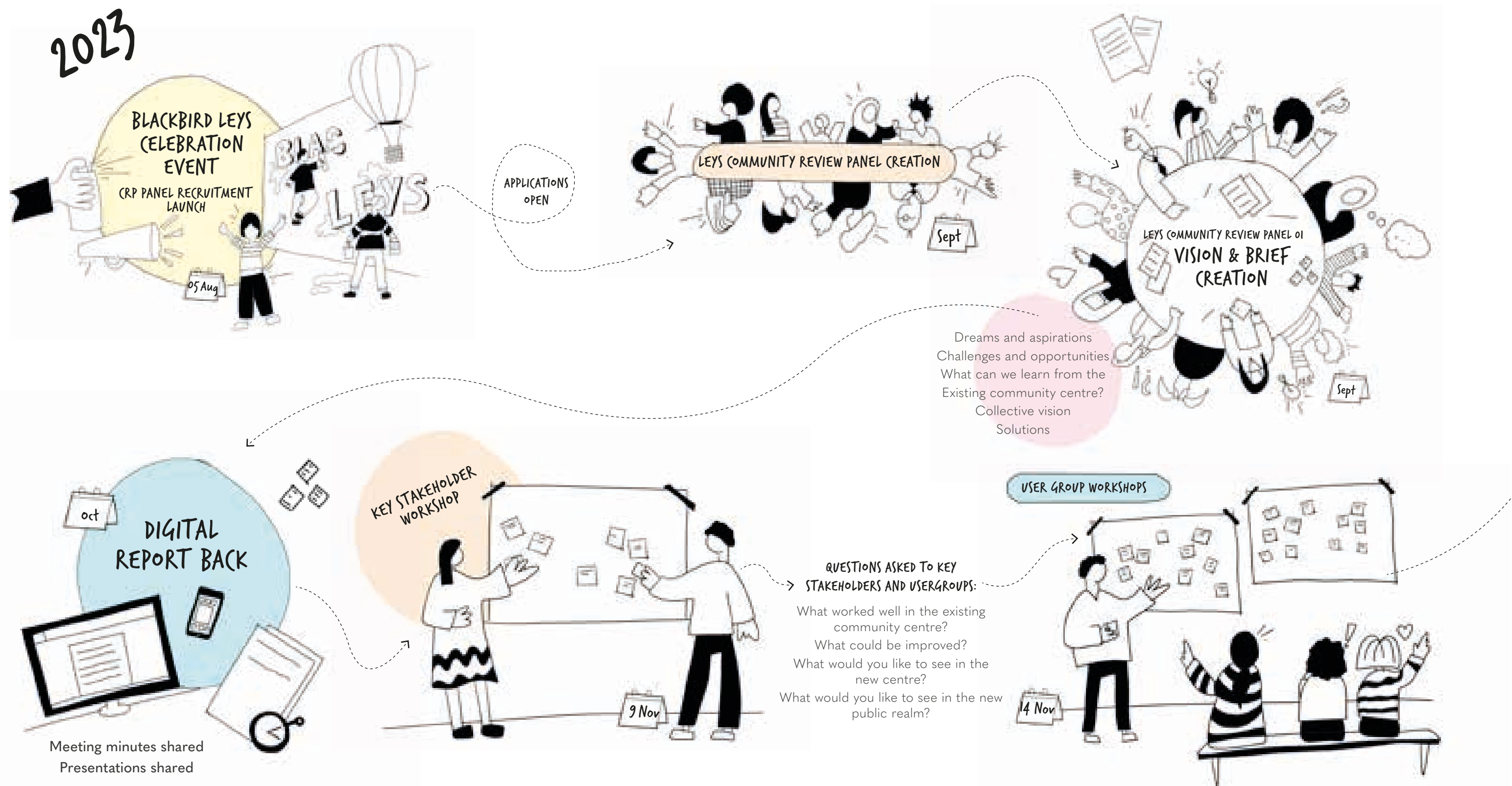
Community Review Panel, November 2023



Community Fun Day Event, February 2024

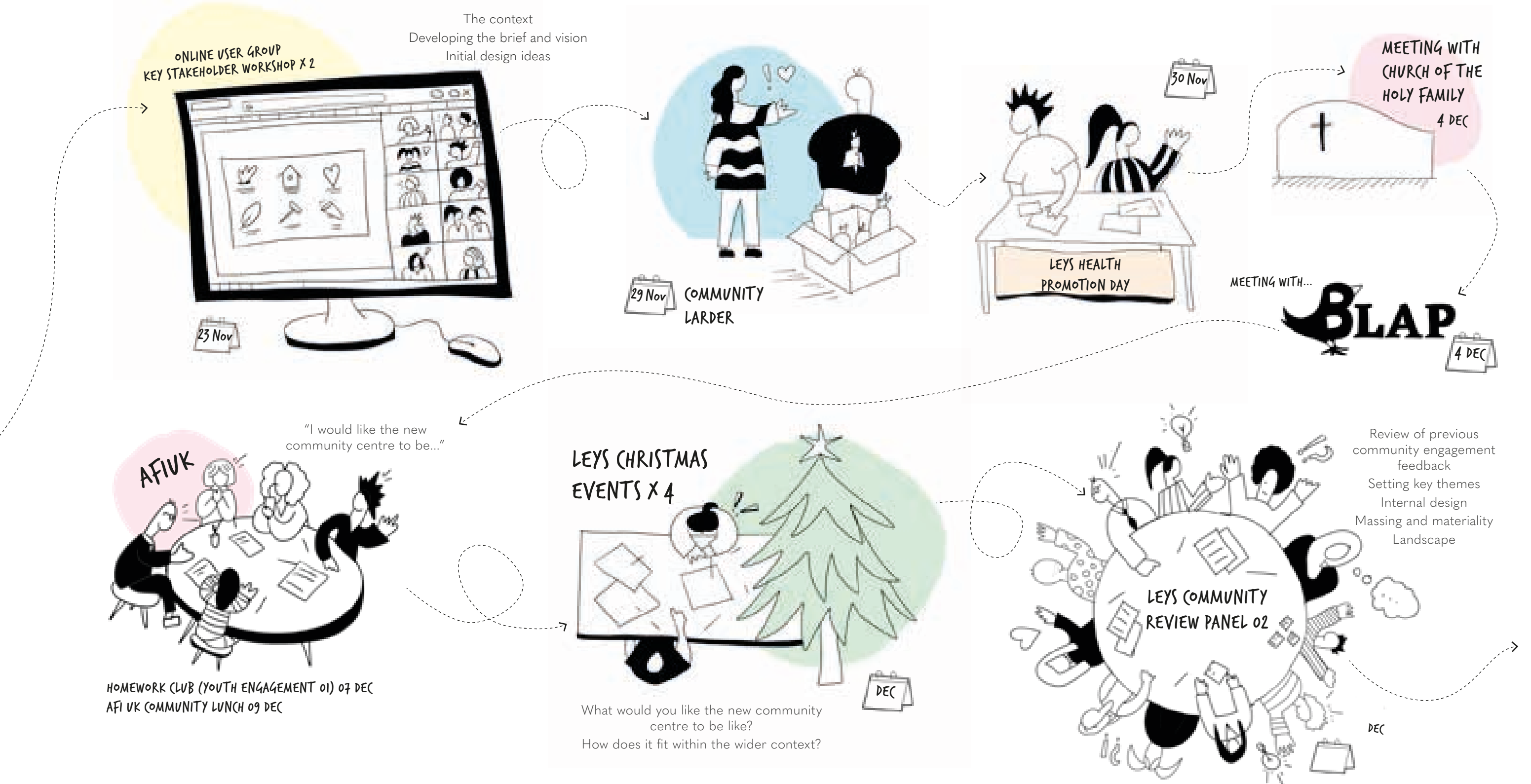
4. The Process

Timeline of Consultation & Engagement



4. The Process

Timeline of Consultation & Engagement



4. The Process

Timeline of Consultation & Engagement

2024

BULLINGTON SITE VISIT

LEARNING FROM PRECEDENTS...

- What is successful?
- What could be improved?
- What is missing?

20 JAN

COUNCILLORS MEETING & WORKSHOP

23 JAN

KEY TAKEAWAYS

- Creating a community-centric design
- Distinctive and playful aesthetics
- Sustainability, acoustics and operation
- Lighting design
- Stakeholder collaboration

COMMUNITY LARDER

24 JAN

FRIDAY YOUTH SESSION

26 JAN

DEVELOPING A YOUTH-SPECIFIC BRIEF

- Where are young people currently spending time?
- What makes a good place to hang out?
- Youth worker comments
- Design ideas

FRIENDLEYS SENIOR CAFE

30 JAN

- Public safety
- Accessibility
- Previous uses

COMMUNITY FUN DAY EVENT

OVER 102 LOCAL VOICES HEARD

10 FEB

Internal uses, capacity of spaces, public realm, external design

YOUNG WOMEN & GIRLS WORKSHOP

10 FEB

LEYS COMMUNITY REVIEW PANEL 03

29 Feb

Developed external, internal and landscape designs shared

4. The Process

Timeline of Consultation & Engagement



4. The Process Community Aspirations

Key Ideas and Themes

During the extensive consultation process, key themes reoccurred throughout the events, particularly regarding the spatial design and uses within the centre. Whilst an original brief was set out by OCC, the design team have worked closely with the community to further develop a brief that responds to the diverse range of local voices in Blackbird Leys.

1. THE HUB

The heart of the building.

"A place to connect"

"A welcoming space."

- A generous and light central atrium.
- A central space that unites all the uses throughout the building.

DROPPIN'
TEA/COFFEE/
SOCIAL SPACE

OPPORTUNITIES
CREATED
FOR LOCAL
PEOPLE

A Place
to come
together



"It should feel like a 'living space' for people in the community."

"Can be used as a co-working space."

"A place to exhibit art."

A GRAPHIC
WALL FOR A
REVOLVING
DISPLAY FOR STREET
ART



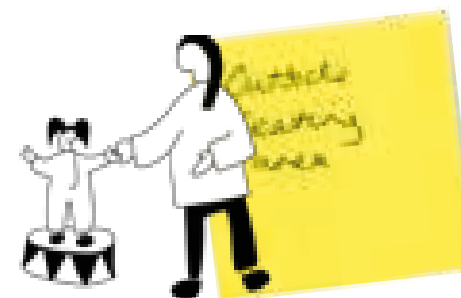
2. ART

"Artwork is key"

"Rough around the edges"

"Something we can all be proud of"

The events discussed the opportunity for local art both internally and externally. The community responded positively to the opportunity for evolving street art, and contributing to the feeling of community ownership.



Artwork -
unique, adds
colour to the
building.

3. OUTDOOR SPACE

Sensory
planting

- A safe outdoor usable space.
- Bifold doors from community spaces to outdoors.
- Should be a strong link between inside and outside.
- Can outdoor space link to the hub and allow spill out internally and externally?

4. LIGHT, WARMTH & ENVIRONMENTAL

- Soundproofing is important. Both internally and externally, between spaces and outdoors.
- Ability to open windows and get air in.
- In the current centre, the rooms are so bright that we need to constantly have the blinds closed. All the rooms currently either feel really bright or really dark.



5. FOOD

"Food is universal"

"People come together over food."

"Create places to eat together"

The Community Centre should work with other community offerings within the neighbourhood, including the training kitchens that will be offered within the leisure centre.



Rear Elevation facing BLAP



5.

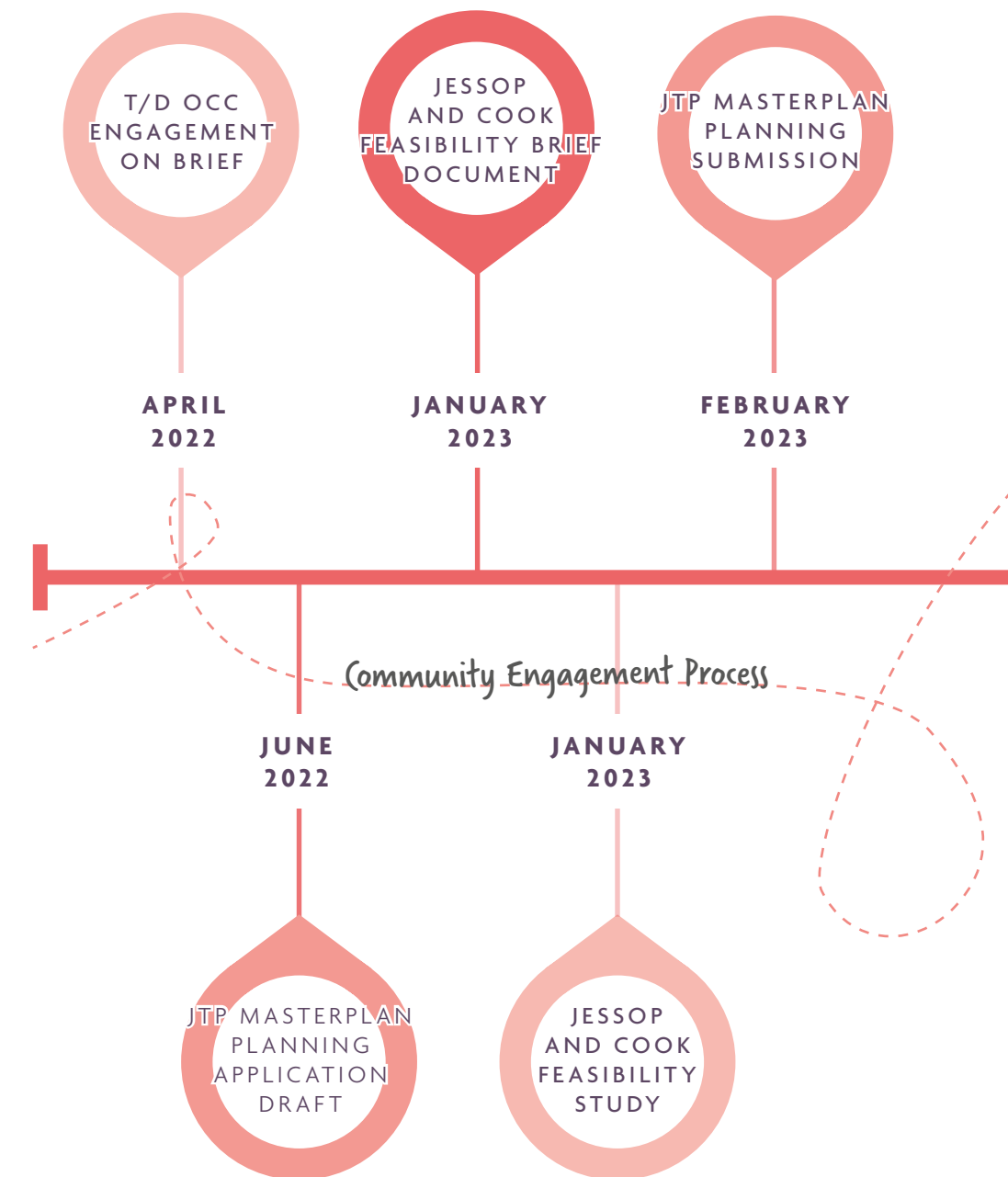
Design Evolution Timeline

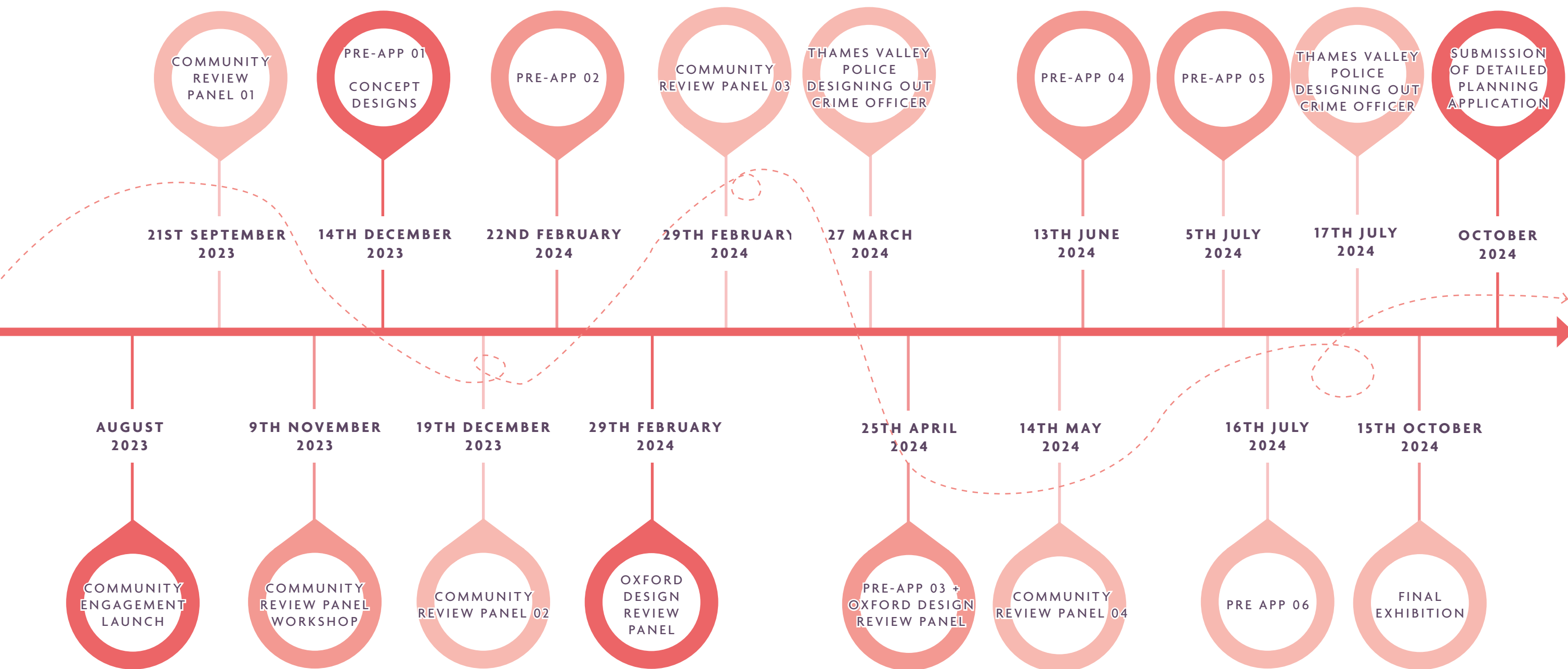
The evolution of the new Blackbird Leys Community Centre has been an iterative and collaborative process. Numerous workshops over the last two years engaged a wide spectrum of residents, stakeholders, advisors and consultants.

The design team worked closely with the planning officers at OCC through a series of pre-application meetings. Additionally, the Oxford Design Review Panel have reviewed the scheme on two occasions for the Hybrid and Reserved Matters Applications, providing both verbal and written feedback.

As part of the community engagement for the proposed Community Centre and public realm, the community review panel were consulted throughout the design process, to ensure meaningful engagement and feedback.

This chapter maps out the design process and evolution of the scheme by charting the feedback received in key meetings and describing how the design team have responded positively and meaningfully to this advice.





5. Design Evolution

September 2023

This section details a summary of the work presented, feedback received and how the design team has responded constructively to this feedback. This demonstrates how design decisions respond to feedback received during the community consultation, design review panel and pre-application processes.

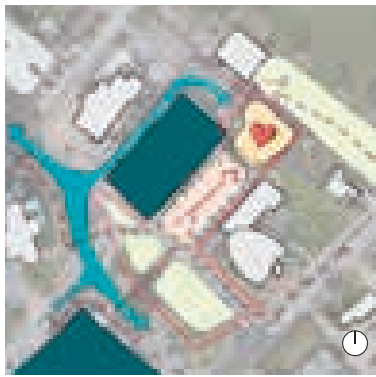
Community Review Panel 01 September 2023

Presented:

- Project background and the site
- The vision and brief
- Workshop defining the dreams and aspirations for the community



Slides shared at CRP 01



Community Review Panel 02 December 2023

Presented:

- The vision
- Programme and spatial considerations
- Initial layouts
- External layout developments
- Landscape approach



Design Development shared at CRP02

Key Feedback + Responses:

1. Feedback: Panel requested that the usability and flexibility of internal spaces should be further explored to ensure they meet the wide range of uses required.

1. Design Response: Shape of halls, entrance space and the size of lettable areas were explored further, and layout was rationalised to allow for subdivision of spaces.

2. Feedback: It was expressed that the external aesthetics of the building should align with community identity and preferences, ensuring the whole building is reflective of the users and community.

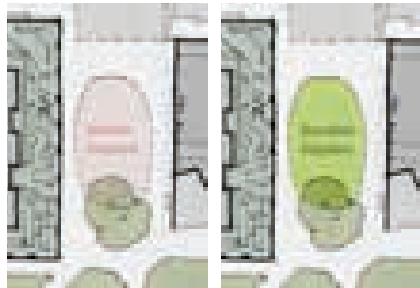
2. Design Response: Early designs were progressed in line with the outcomes from the community workshop, in which words such as joyful and playful were used to define the communities desires for the identity of the building. JTP explored use of a bright red colour brick and expressive arches to create the design shown below.



2. Response presented at Pre-App 02 and CRP 03

3. Feedback: The community feedback highlighted the importance of outdoor spaces that cater to community desires and needs.

3. Design Response: Design of public space to the front of the building was progressed to incorporate a variety of spaces, play, seating and planting, to accommodate the needs of the local community. It was understood that a large square was not desirable and smaller and more varied green spaces aligned better with the needs and wants of the community.



3. Landscape Options presented at CRP 02 to give the community to choice of potential offerings.

Key

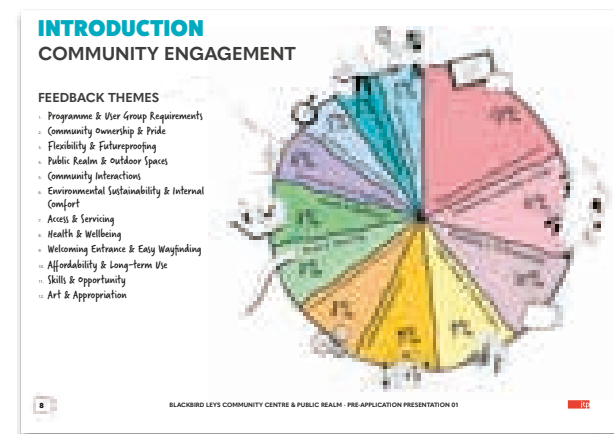
- External Design
- Internal Design
- Landscape Design

5. Design Evolution December 2023

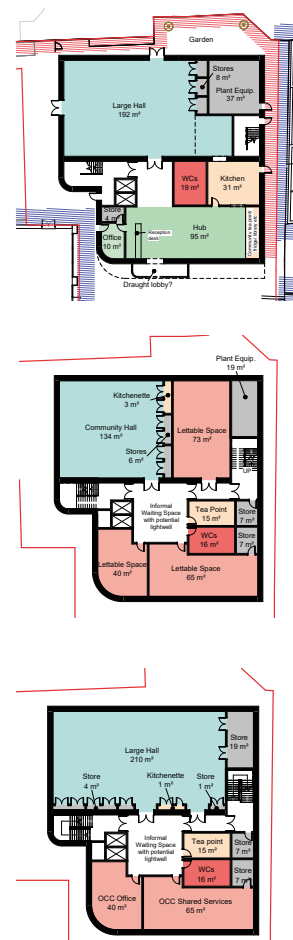
Pre App 01 December 2023

Presented:

- Project background
- Sustainability approach
- Massing and townscape
- Community and user brief feedback
- Internal layout proposals
- Initial landscape proposals



Design Development Presented at Pre App 01



Key Feedback + Responses:

1. Feedback: The opportunity should be taken to create an interesting and playful building with elements to delight and surprise. It is important this build responds to the site context while being distinct and legible as a key community building.

1. Design Response: Early designs were progressed following this meeting, making use of colour and expressive arches. Use of brick was explored to ground the building in its context.

2. Feedback: It was raised that the area between Block A and Community Centre to BLAP is difficult, particularly if this route is open at all times. The 'dog-leg' arrangement causes issues with sight lines and user safety.

2. Design Response: It is intended that the route to BLAP is managed through passive surveillance, enabled by the location of offices on the western facade. This is intended to negate the need for a gate, ensuring the public realm feels both accessible, and safe due to constant overlooking.

3. Feedback: Comments noted that while the building layout aimed to create active frontages and a large community space on the ground floor, further improvements were necessary. Concerns were raised about whether positioning an office or store along the more challenging access route between the building and Block A would effectively activate this elevation. Additionally, it was highlighted that the refuse area at the rear of Block A needed to be well overlooked and that this elevation should be activated to help discourage anti-social behaviour (ASB).

3. Design Response: Building layouts reviewed to move stores away from primary elevations, but felt that offices would provide good passive surveillance. Community space at ground floor was revised to span deeper into the building, creating a more generous public offer.



3. Presented at Pre-App 01

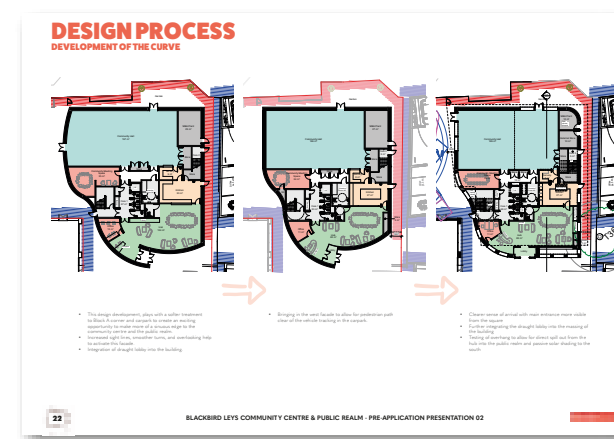
3. Presented at Pre-App 02

5. Design Evolution February 2024

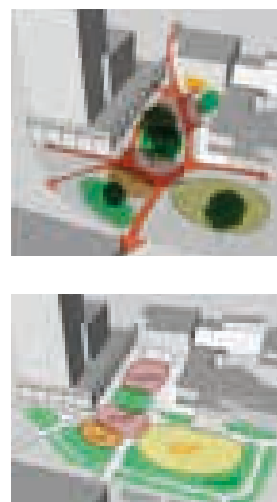
Pre App Meeting 02 22nd February 2024

Presented:

- Vision for project
- Community engagement to date
- Layout development
- External initial design
- Landscape design



Design Development Presented at Pre App 02, DRP and CRP 03



Key Feedback + Responses:

1. Feedback: Consider how the internals can create activation at first floor. It would be great to have some of the action on display if possible. First floor south-facing front windows are a primary advert for activation. Traditionally, offices aren't the most exciting spaces. Could you have any growing spaces and incorporate a terrace? Think about making the façade more dynamic and show that more is happening.

1. Design Response: The proposal was revised to incorporate a small terrace at first floor level, providing depth and activation to the upper levels of the façade and expressing the entrance.

2. Feedback: The double height aspect of the entrance is positive and don't think it feels too imposing.

2. Design Response: Following positive feedback about this aspect, the design team sought to retain and reinforce the double-height entrance by placing signage and colour around it.

3. Feedback: The officers did not understand introduction of arches on the elevation.

3. Design Response: The design team rationalised the elevation, removing the arches, instead using contrasting colours to introduce a playful element to the façades.

4. Feedback: The officers felt that the material palette had too much going on, but agreed it could be nice to have some elements of colour. They expressed the need to pare back other elements to be able to introduce the colour as it is already a very busy building.

Key

- External Design
- Internal Design
- Landscape Design

4. Design Response: The design team sought to refine the building materiality and massing, allowing the entrance and use of bright colour to be the key expressive elements.



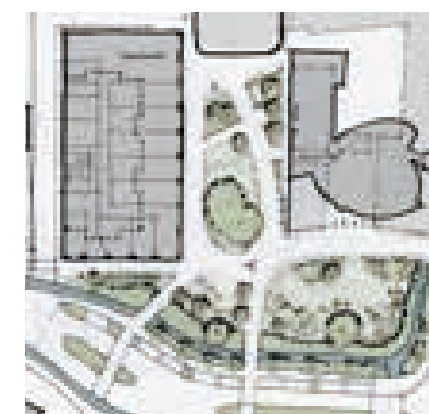
3. Externals presented at Pre-App 02



3. Externals presented at Pre-App 03

5. Feedback: The officers understood and liked that the community feedback had informed the move toward a softer, greener garden square design. They emphasised that the use of SuDS strategy for incidental play could be really successful.

5. Design Response: The landscape team strengthened the use of natural play and SuDS in the proposal to develop the character of the space as a playable and welcoming landscape, in line with ambitions for the Community Centre building.



5. Presented at Pre-App 02



5. Presented at Pre-App 03

5. Design Evolution February 2024

Oxford Design Review Panel 01 22nd February 2024

Presented: (As Pre App 02)

Key Feedback + Responses:

1. Feedback: The ODRP suggested the design team simplify façades, prioritising an activated frontage onto the public realm. They advised the team to remove colonnades, as the colonnade pushes back the windows, creating overshadowing of spaces, and darker internal spaces.

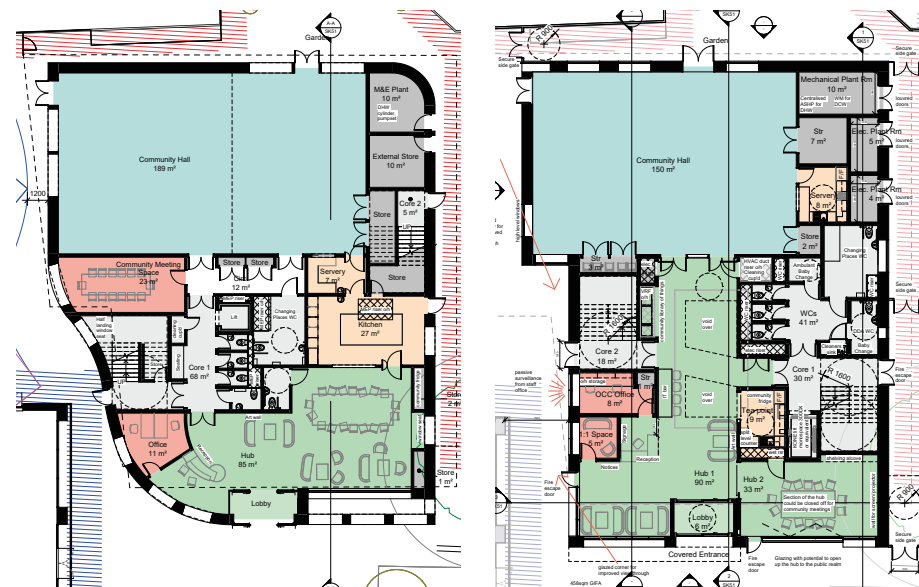
1. Design Response: In line with the ODRP advice, the next iteration of the design did not include a colonnade at ground floor, instead we are proposing a large expanse of openable glazing that could allow light into the ground floor space.

2. Feedback: There is an impractical approach to the landscape due to BNG considerations, including routes through spaces and edging treatments. The access for maintenance of landscaped spaces needs to be improved. Need a clear transition between soft and hard landscaping.

2. Design Response: The landscape design was revised to provide greater clarity between hard and soft areas, ensuring easier maintenance and legibility of routes.

3. Feedback: The design team should explore informal spaces and an atrium to improve connection through the building. The plan might benefit from sacrificing some programmed space for informal spaces. For example, provide space in the atrium for informal spaces so people don't have to book a space. A wider atrium in the middle with a greater visual connection with the first floor can make the building feel more open and welcoming.

3. Design Response: The internal design was progressed to create a deeper and more informal 'hub' space on the ground floor. The curved corner was removed to allow for more space in the hub. Above this, an atrium was created, with two openings, to let light in and create visual connection between floors.



3. Ground Floor Plan Presented at
Pre-App 02, ODRP and CRP 03

3. Ground Floor Plan Presented at
Pre-App 03 and CRP 04

Key

- External Design
- Internal Design
- Landscape Design

Community Review Panel 03 29th February 2024

Presented: (As Pre App 02)

1. Feedback: The building must be celebratory and represent Blackbird Leys.

1. Design Response: Understanding and evolving what celebratory and representative means to BBL was an ongoing process throughout the design. Introduction of bright colour and clear signage was discussed at Pre-App 03 to explore how a distinctive elevation treatment could feel celebratory and special.

2. Feedback: The panel expressed a desire for clear sightlines internally from the front to the back of the building.

2. Design Response: The layouts were revised to improve visual legibility, opening up a direct vista from the public square to the front entrance, right through the building and community hall all the way to the garden at the back. The stair cores and WCs were pushed to the edges of the plan, and voids were introduced to enhance wayfinding through the building, creating a visual connection between the centre of the building and to activity upstairs.

5. Design Evolution April 2024

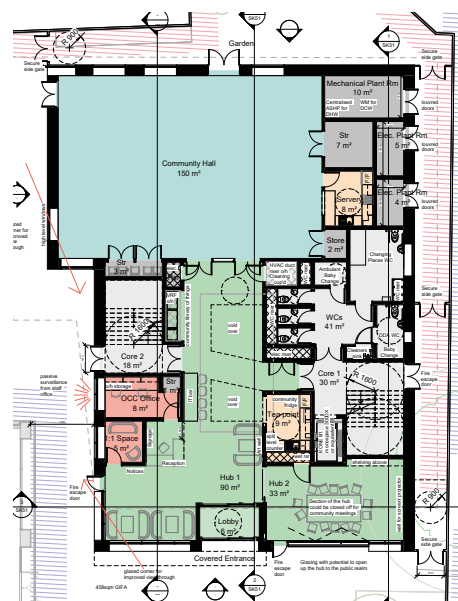
Pre App 03
(Attended by ODRP)
25th April 2024

Presented:

Updates to internal design, external design and landscape.



Design Development Presented at Pre App 03



Key Feedback + Responses:

1. Feedback: The core and circulation space should be minimised in order to free up more space for socialising.

1. Design Response: Whilst the desire to prioritise breakout and social spaces was understood, the internal restrictions of cores and circulation only allowed limited optimisation in this area.

2. Feedback: The gridded nature of the elevation is an expression more associated with housing, particularly the stacking of openings. The idea of perforated metal on the facade is seen all the time in housing, so we should do something different.

2. Design response: The design team tested several approaches to window arrangements, to both respond to the internal arrangements whilst reading as playful and relaxed. The front elevation does feature several offices that constrain both the size and placement of openings. Perforated metal screens were explored to break up the gridded, more formal window arrangement.



2. Presented at Pre-App 03



2. Presented at CRP 04

3. Feedback: Signage above entrance, mounted on balcony balustrade is a great place for the sign.

3. Design Response: The use of signage on the balcony was progressed, with the high-level signage removed.

4. Feedback: Opportunity to create a skin over the structural frame which could be more dynamic.

4. Design response: Following the Pre App 03, several options of brick or metal -lad skins were explored, testing how this could enable the elevation to feel more playful and expressive.



4. Options tested and presented at Pre App 04



5. Feedback: The stage in the public realm needs to be 360 degree.

5. Design response: The stage and associated canopy were revised to create a stage that is a freestanding platform with a canopy allowing for views through to the building.



5. Canopy presented at Pre-App 03



5. Canopy design submitted

Key

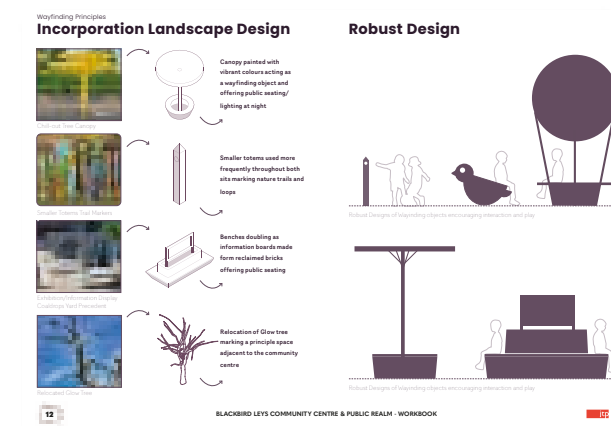
- External Design
- Internal Design
- Landscape Design

5. Design Evolution May 2024

Community Review Panel 04 29th February 2024

Presented:

- Wayfinding proposal
- Updates to external design
- Layouts (as shown in PPA 03)
- Landscape development



Proposals presented at CRP 04

Key Feedback + Responses:

1. Feedback: The front elevation is primarily a brick wall with limited window space, so perhaps explore how horizontal expression can make the facade more exciting.

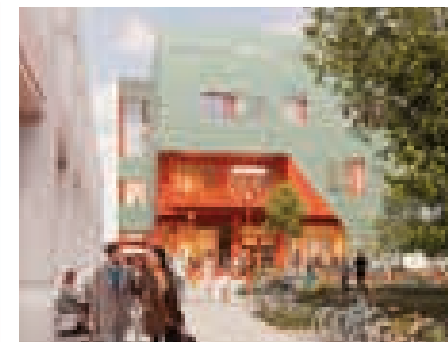
1. Design response: The design team explored how coloured materials could be used to span several floors, creating a more horizontal and dynamic expression across the facade.



1. Design presented at CRP 04

2. Feedback: Consider moving the hall to the front of the building to improve connection with the public square.

2. Design response: Whilst the halls are not at the front of the building, sightlines from the ground floor and windows on the corner on the western elevation of the building allow visual connection to the public square.



1. Design presented at Pre-App 04

Key

- External Design
- Internal Design
- Landscape Design

3. Feedback: Concerned about noise. Will the centre be able to hold music and celebration events without disturbing residents?

3. Design response: The new building will be designed to modern construction standards to minimise risk of noise both inside the building and outside the building. Management of the building use, including controlling timing of events and the opening of windows will mitigate further risk of noise disturbances.

4. Feedback: How will the shared spaces, toilets, hub etc cope with max capacity, ie: 300 people using the building?

4. Design response: The numbers of WCs, accessible WCs, and changing facilities have been designed based on British Standards design guidance for the maximum capacity.

5. Feedback: The panel liked the Bullingdon community centre precedent and would like to see the same principles of: circulation/tea points/flexible hall spaces that open to the outside/variety of rooms to accommodate different uses.

5. Design response: The layouts have been carefully considered to overlap uses of spaces such as the Hub 1 and 2 which can be separated when needed. Every floor has tea points, and meeting rooms can be used by all groups as a shared resource. Informal break out areas spill out either onto the square, the balcony or the voids to connect the building allowing people to socialise, work, or watch the world go by.

5. Design Evolution

June 2024

Key

- External Design
- Internal Design
- Landscape Design

Pre App 04 (short form)

13th June 2024

Presented:

Four external design options.



Range of external options shown at Pre App 04, with the colourful box to be further developed in the design process

Key Feedback + Responses:

1. Feedback: Colourful box option was the preferred design approach.

1. Design Response: The colourful box option was developed and refined, taking on board concerns around the cost of cladding, whether the base should be a rendered coloured option or a more robust brick, and testing colour pairings.

2. Feedback: The cladding and brickwork needs to provide more interest, perhaps consider using a shape on the cladding, or cladding could be detailed to let brick show through.

2. Design Response: The balance between the use of brickwork and cladding was further explored to ensure the building reads as a cohesive composition. By lifting the cladding higher on some elevations, key spaces were expressed externally, improving legibility of the elevations.



2. Cladding composition at Pre App 04



2. Cladding composition exploration

3. Feedback: Concerned about the western elevation. Natural surveillance is important and this elevation could be improved to connect better with the public space, improving natural surveillance.

3. Design Response: The rear elevations were carefully reviewed to allow for both a degree of passive surveillance in/out from the hall at the rear, and privacy for the users of the hall.



3. Western elevation at Pre-App 04



3. Western elevation at Pre-App 05

5. Design Evolution

July 2024

Pre App 05
5th July 2024

Presented:

JTP and Ireland Albrecht presented the latest external design and public realm proposals, including key design takeaways several colour options.



Proposals presented at PreApp 05

Key Feedback + Responses:

1. Feedback: On the rear, could add more interest by revealing some render underneath. Scope to add a bit more interest by stepping the cladding up and down. Planners referenced the ‘top shops’ tiling which don’t have a straight line.

1. Design Response: The elevational treatment was refined further on the rear elevations, taking note of the planners' desire to avoid horizontal splits in elevations, thus generating a more interesting ‘wrapped’ expression.



1. Western elevation at Pre-App 05



1. Western elevation, cladding exploration

2. Feedback: Be clear that roof equipment is hidden and integrated.

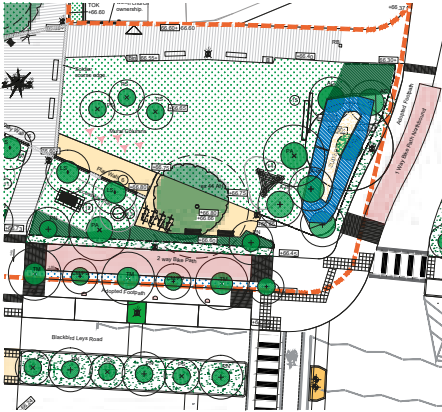
2. Design Response: The roof design was developed in the final stages of design, seeking to ensure accurate representations of roof-level equipment to demonstrate that this would be successfully concealed in key views.

3. Feedback: The area where teenage space is indicated is quite secluded, dark and far from the shops. It may be better to consider alternative locations.

3. Design Response: Large benches are placed to be closer to street lighting and the route to the south of the church. This allows good surveillance, as will be well lit, but does not encourage gathering immediately outside shops.



3. Landscape Plan Presented at PreApp 05



3. Landscape Plan, submission

Key

- External Design
- Internal Design
- Landscape Design

5. Design Evolution

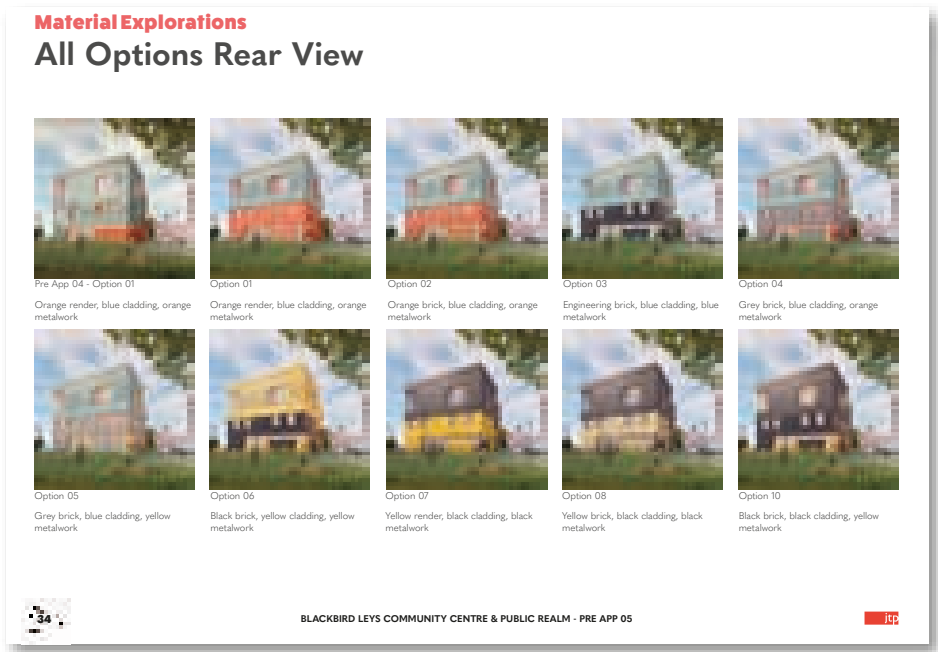
July 2024

Colour Explorations & Meeting with Planners

July 2024

Presented:

JTP explored a series of material studies in response to the community engagement feedback regarding colour options.



Key

- External Design
- Internal Design
- Landscape Design

Key Feedback + Responses:

Community Feedback:

- Mixed opinions on the brighter colour palettes, but noted that this is to be read as a distinctive building within Blackbird Leys.
- Positive views on the black and yellow options and the significance of these colours, both in connection to the references to a blackbird and the local football team.

Officer Feedback:

- Positive response to the blue and the reference to a blackbird egg.
- Negative reaction to the fully black options, particularly regarding townscape views and creating a marker.
- Concerns over too many colours within the elevations
- Positive reaction to the robustness and longevity of the black brick base compared to the previous orange render.

Design Response: The design team further refined the colour palette of the building. A third colour will be used around the entrance to create a warm and welcoming impression.

Conclusion

The proposals have been informed by continuous and meaningful engagement with stakeholders and local people from the outset of the design process. This collaborative approach has positively shaped the proposals, allowing the Blackbird Leys residents to influence the design of their Community Centre and public realm.

View of the Community Centre from the proposed public realm



6.

The Proposal

This chapter details the final proposal for the Community Centre building.



View of the Community Centre from the proposed public realm



6. The Proposal

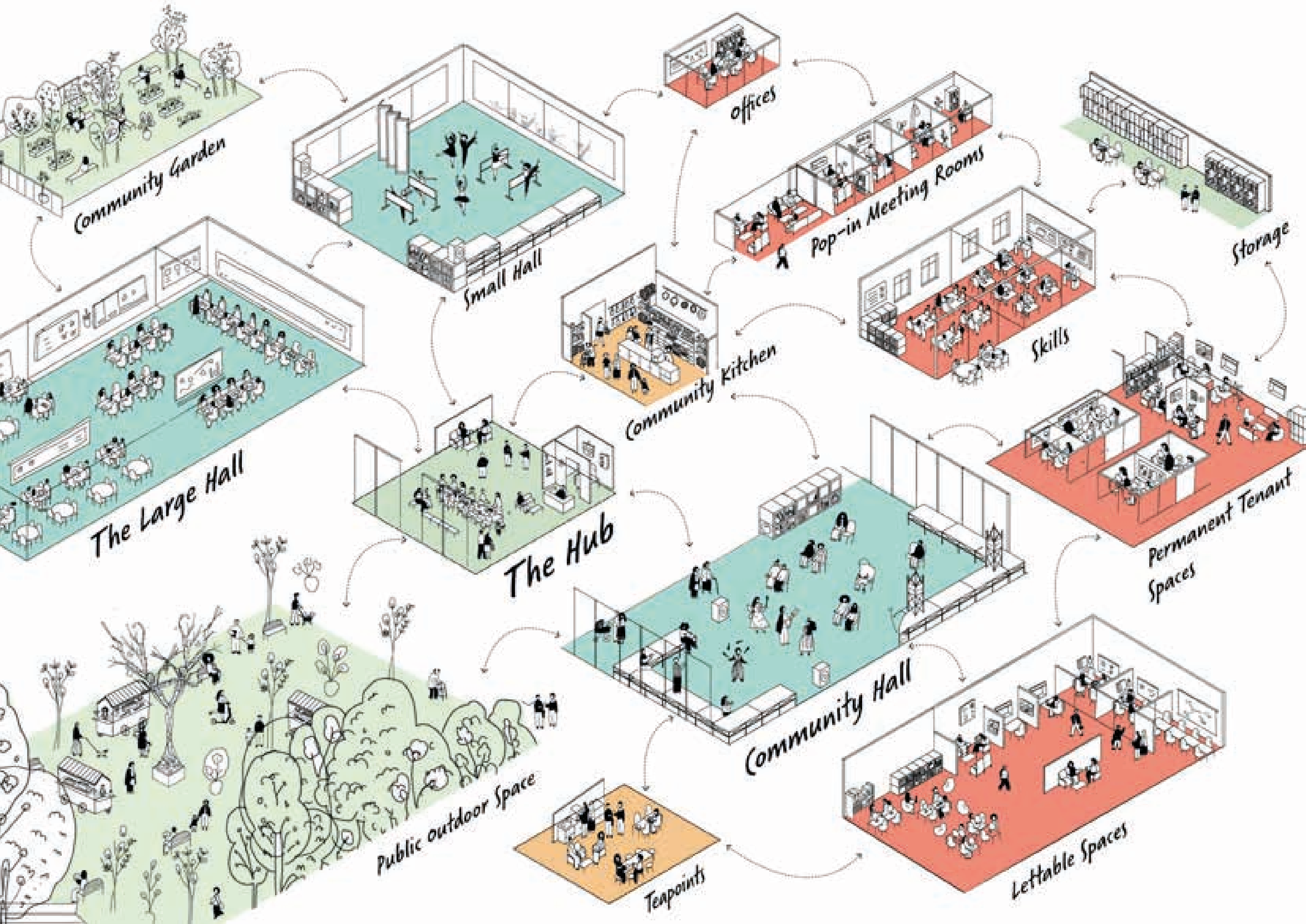
Schedule of Accommodation

BASED ON CLIENT BRIEFING DOCUMENTS, COMMUNITY NEEDS, CONSULTANT INPUT, AND BUILDING REGULATIONS

New 3 storey community centre building with minimum gross internal floor area to be 1243-1280sqm to serve a managed occupancy of 800 people.

- Community hub entrance**
A welcoming open plan living room style space with tables and seating for socialising, domestic in scale with a draught lobby and direct connections to the reception and WCs.
- Reception**
Reception desk to be open and approachable without barriers but office needs to be secure
- Large hall | Community hall | Small hall**
All halls for hire to local clubs, groups and private events (yoga, birthday parties, weddings etc.) Community hall to be located on ground floor with direct access to secure outdoor space. Structure of the halls to allow for room division for future proofing. Storage and tea points to each hall. Maximum capacity is up to 200persons for the largest halls.
- Bookable spaces**
Shared bookable spaces of different sizes to suit activities from 1:1 meetings to committee meetings.
- Community kitchen | Tea points**
A domestic style kitchen from the ground floor hub for all to use to store and heat up food and drinks. Shared tea points on each floor directly accessed from break out spaces to encourage informal social interactions between users. All halls to be served by internal tea points.
- Lettable offices**
A mix of large to small spaces for varied local needs, with flexibility to subdivide as necessary. Lettable spaces for like minded community focussed organisations. Compact office for OCC staff managing the building. Adjacent to the reception desk.
- Toilet and ancillary facilities**
Based on British Standards for the maximum capacity for the floor area.
- Circulation cores**
To be minimal and identical on every floor for ease of navigation and efficiency with protected fire escape routes as required.
- Storage**
Accessed off the circulation spaces, halls, and office spaces.
- Comms room**
For communication, data and security, central to the plan for mechanical, electrical and plumbing (MEP).
- Building services and plant equipment**
Equipment space required for mechanical, electrical and plumbing (MEP) and solar panels on roof.
- Community garden | Balcony**
Low-maintenance secure outdoor space, directly from community hall. Balcony over looking the square.





6. The Proposal

Useable Space Comparison

EXCLUDING CIRCULATION CORES, STORAGE AND PLANT

The design has undergone rigorous design iteration to match as much of the useable space as practically possible to that of the old centre.

Considering the decrease in site area, from 3,938sqm to 564sqm, the proposed useable space offer is only 31sqm less than the old centre. This is due to the flexibility of the hub and breakout space on each floor providing use for seating, hot desk working and informal socialising in a space that would traditionally be used for circulation.

Planning conditions related to the overall detailed application require the Community Centre to have a minimum gross internal footprint (GIFA) of 1,200sqm. This proposal provides 1,363sqm GIFA which is 163sqm above the minimum requirement.

OLD CENTRE	
Site Area	3,938sqm
GROUND FLOOR	AREA
Hub	47sqm
Reception	inc.
General Office	13sqm
Glow Hall (exc. stage)	163sqm
Jack Argent Room (hall)	116sqm
Bookable Old Radio Area	70sqm
Bookable Music Studio	64sqm
Bookable IT Hub	30sqm
Bookable Youth IT Hub	19sqm
Hall Servery	10sqm
Commercial Kitchen	27sqm
Subtotal	559sqm
FIRST FLOOR	
West Wing Hall	141sqm
Sports Hall	138sqm
Hall Servery	inc.
Tea Point	inc.
Lettable Space (3no. small offices)	66sqm
Lettable Space (3no. small offices)	53sqm
Lettable Space	19sqm
Lettable Space	18sqm
Lettable Space	11sqm
Lettable Space	9sqm
Subtotal	455sqm
Total Useable Spaces	1,014sqm

PROPOSAL	
Outline Site Footprint	564sqm
GROUND FLOOR	AREA
Hub 1	86sqm
Hub 2	29sqm
Reception	inc.
Community Hall	150sqm
Bookable 1:1 Space	5sqm
Hall Tea Point	8sqm
Community Kitchen	11sqm
OCC Office	8sqm
Subtotal	297sqm
FIRST FLOOR	
Breakout Space	44sqm
Balcony	34sqm
Small Hall	104sqm
Bookable Meeting Space	26sqm
Hall Tea Point	2sqm
Shared Tea Point	4sqm
Tenanted Office 1	98sqm
Tenanted Office 2	31sqm
Subtotal	343sqm
SECOND FLOOR	
Breakout Space	38sqm
Large Hall	189sqm
Bookable 1:1 Space	10sqm
Bookable 1:1 Space	9sqm
Hall Tea Point	5sqm
Shared Tea Point	4sqm
Tenanted Office 3	39sqm
Tenanted Office 4	24sqm
Subtotal	318sqm
Total Useable Spaces	958sqm

6. The Proposal

Proposed Ground Floor Plan

The proposed ground floor plan entrance is covered by a projecting balcony. The internal draught lobby is anchored to the centre of the hub with a view of the reception desk, community kitchen and hall beyond.

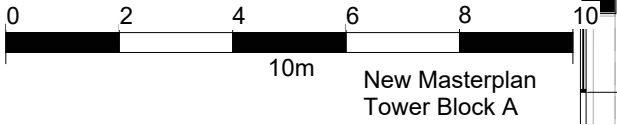
Hub 1 and Hub 2 can be divided by a sliding door to provide a large, bookable meeting space for community use. When not in use, the doors can be opened to create a comfortable nook within the main hub. Adjacent to the reception is a small, bookable space for 1:1 meetings, suitable for 2-3 people. Behind the reception is the OCC office, which has a direct view over the car park, ensuring staff presence and providing natural surveillance of the area.

Circulation cores are located to the left and right of the hub with large voids in the floors above and views to the activity on each level. Stairs, lifts, and WCs are in fixed positions on every floor to help with orientation and way finding.

At the back of the building is the community hall which benefits from direct access to the rear garden and potential future link to BLAP. Building services, plant equipment and large stores are tucked into the back corner of the site to minimise noise and unsightly elevations to the main face of the centre.

GROUND FLOOR	AREA
Hub 1 (inc. Lobby & Reception)	99sqm
Hub 2 (Bookable Space)	33sqm
Community Hall	166sqm
Bookable 1:1 Space	6sqm
Hall Tea Point	8sqm
Community Kitchen	11sqm
OCC Office	10sqm
WCs	40sqm
Core 1	29sqm
Core 2	19sqm
Storage	19sqm
Building Services	32sqm
GF GIFA subtotal	457sqm
TOTAL GIFA*	1,363SQM

*Total gross internal floor area (GIFA is taken from floor plates of internal spaces and excludes voids and balconies. This includes the areas of internal walls. Excludes roof level external space.



6. The Proposal

Proposed First Floor Plan

The proposed first floor plan welcomes everyone from the lift and stair cores 1 and 2 into the central breakout space. The voids above and below offer views of the hub on the ground floor as well as activity above to help navigate the building.

The breakout space is served by a shared tea point and over looks the public square with access to a covered balcony. There is a community meeting space that can be booked out with direct access to the balcony.

The small hall is located on the first floor level with a view to the rear towards BLAP and the leisure centre recreational ground to the east. The hall is served by a tea point in the corner of the room and direct access to the WCs.

Offices 1 and 2 provide a large and mid size office space for tenanted rent with full use of the centre’s communal areas and facilities.

FIRST FLOOR	AREA
Breakout Space	44sqm
Small Hall	117sqm
Bookable Meeting Room	27sqm
Hall Tea Point	3sqm
Shared Tea Point	4sqm
Tenanted Office 1	101sqm
Tenanted Office 2	33sqm
WCs	27sqm
Core 1	32sqm
Core 2	21sqm
Storage	6sqm
Building Services	6sqm
FF GIFA subtotal	419sqm

*Total gross internal floor area (GIFA is taken from floor plates of internal spaces and excludes voids and balconies. This includes the areas of internal walls. Excludes roof level external space.

TOTAL GIFA*	1,363SQM
-------------	----------

Community Meeting Space
26 m²



6. The Proposal

Proposed Second Floor Plan

EXCLUDING CIRCULATION CORES, STORAGE AND PLANT

The proposed second floor plan delivers everyone from the lift and stair cores 1 and 2 into the central breakout space. The voids below offer views all the way down to the first floor and the hub on the ground floor to help navigate the building. Above is a large roof lantern to bring in natural light to the heart of the building.

The breakout space is served by a shared tea point and informal seating. There are 2 bookable 1:1 spaces that can be booked out.

The large hall is located on the second floor level with 3 aspects affording viewa around the area and a special window seat facing the public square. The hall is served by a tea point in the corner of the room and direct access to the WCs which is built into a wall of storage cupboards.

Offices 3 and 4 provide a medium and smaller sizes office space for tenanted rent with full use of the centre’s communal areas and facilities.

SECOND FLOOR	AREA
Breakout Space	38sqm
Large Hall	192sqm
Bookable 1:1 Space	10sqm
Bookable 1:1 Space	9sqm
Hall Tea Point	5sqm
Shared Tea Point	4sqm
Tenanted Office 3	40sqm
Tenanted Office 4	24sqm
WCs	27sqm
Core 1	33sqm
Core 2	22sqm
Storage	11sqm
Comms Room	3sqm
Building Services	9sqm
SF GIFA subtotal	444sqm

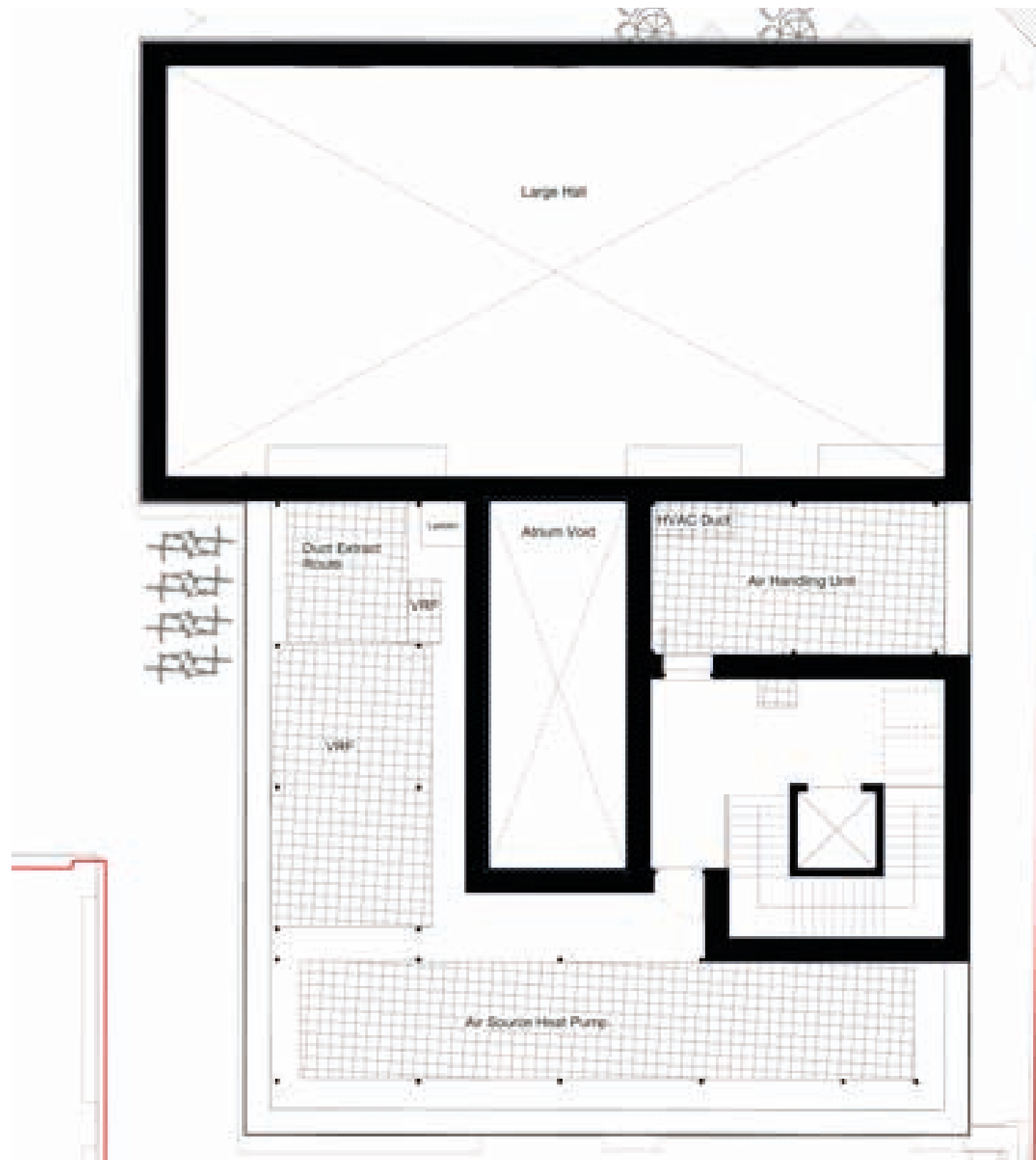
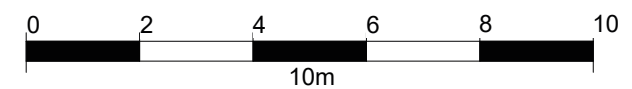
*Total gross internal floor area (GIFA is taken from floor plates of internal spaces and excludes voids and balconies. This includes the areas of internal walls. Excludes roof level external space.

TOTAL GIFA*	1,363SQM
-------------	----------

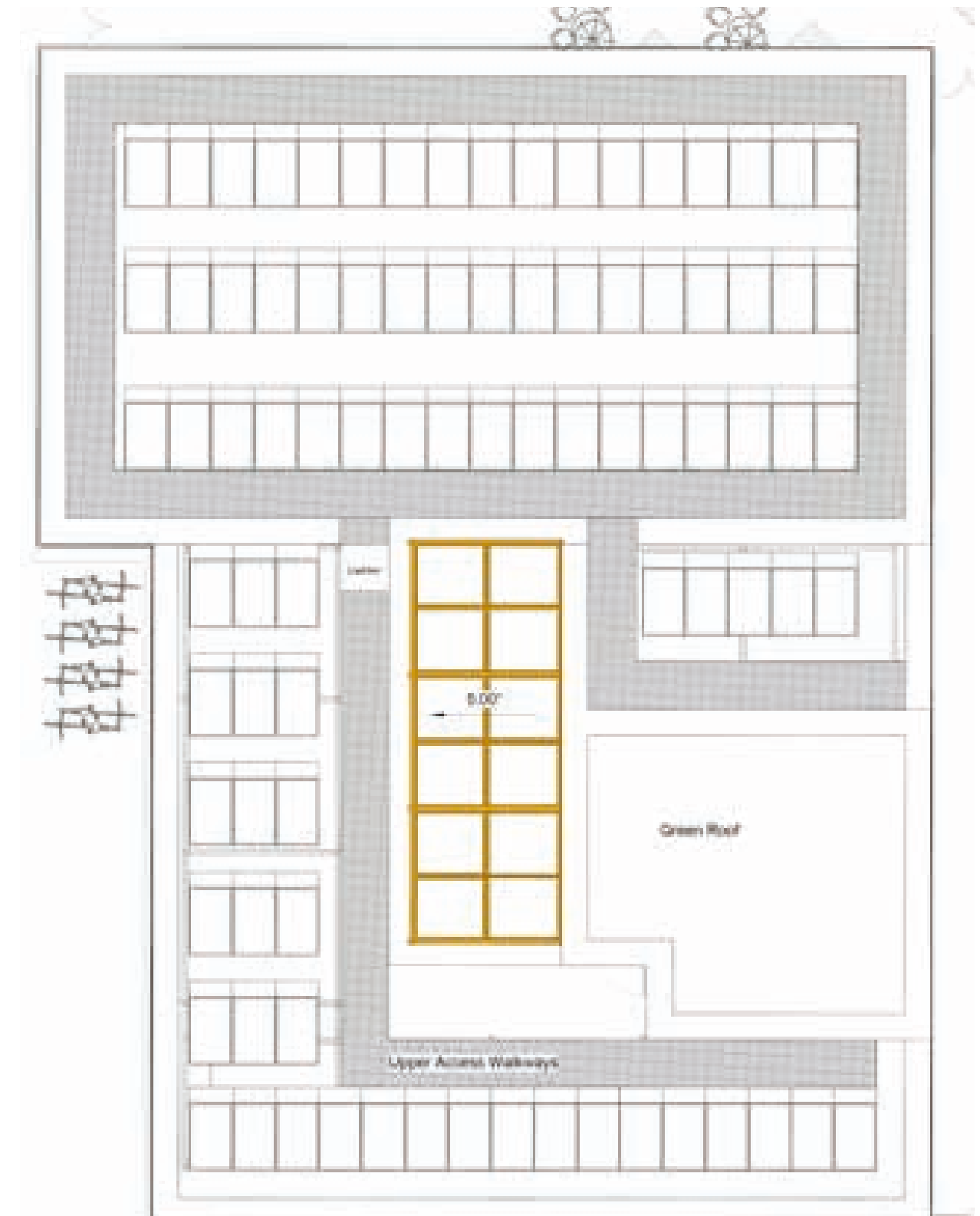


6. The Proposal

Proposed Roof Plans



Proposed Lower Roof Plan



Proposed Upper Roof Plan

6. The Brief

Site Section

SECTION FROM FRONT TO BACK

A sheltered entrance is created by the balcony which overlooks the new public square.

The ground floor hub has two large voids in the floors above to draw light into the building from the roof lantern, and provide views to each floor level.

On the first floor, the covered balcony provides an outdoor breakout space for building users to enjoy and encourage taking breaks from work.

All the halls are located to the rear of the site, furthest from

the new Tower Block A residents, and overlooking the Blackbird Leys Adventure Playground (BLAP). This design strategy seeks to reduce noise pollution to the local residents and free up the other facades for activity.

The roof of the building is stepped to adjust to the heights required over the rooms and halls below. The mechanical and electrical plant equipment will be located on the roof top to save space within the Community Centre. Above the plant equipment are solar panels to help generate sustainable electricity and help keep running costs low.

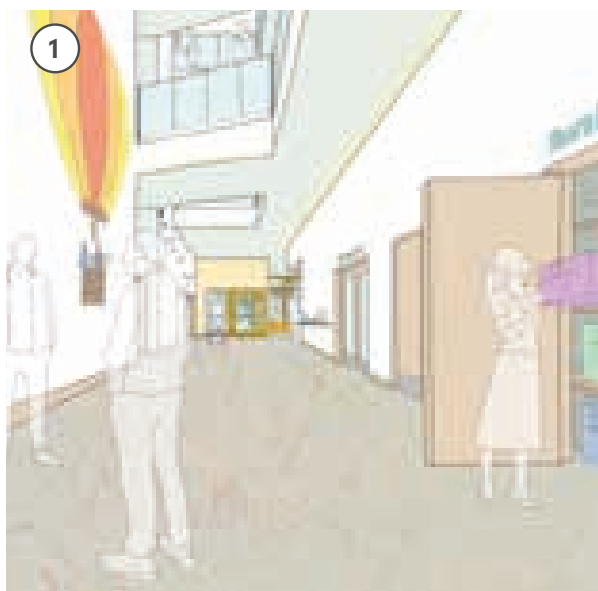


6. The Proposal

The Hub

PERSPECTIVE VIEW

Illustrations of the internal spaces are conceptual and not an accurate depiction of the internal finishes and fittings.



View from the Hub



View from the Hub

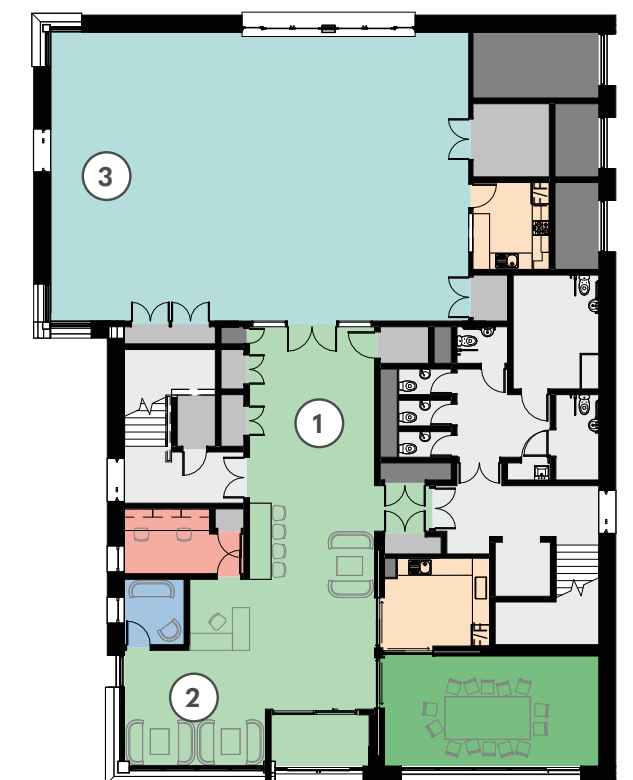
6. The Proposal

Community Hall

PERSPECTIVE VIEW



View from the Community Hall

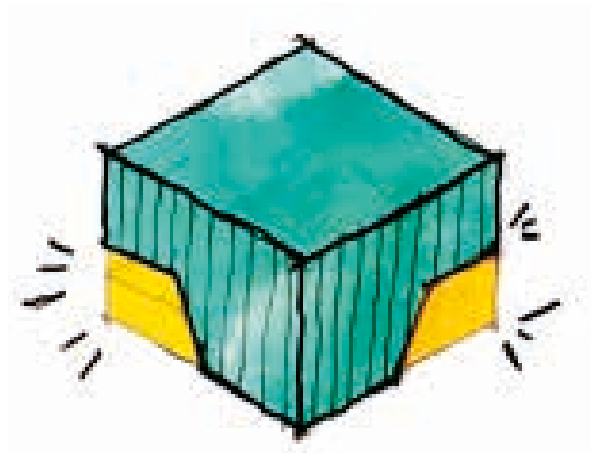


Key Plan (not to scale)

6. The Proposal

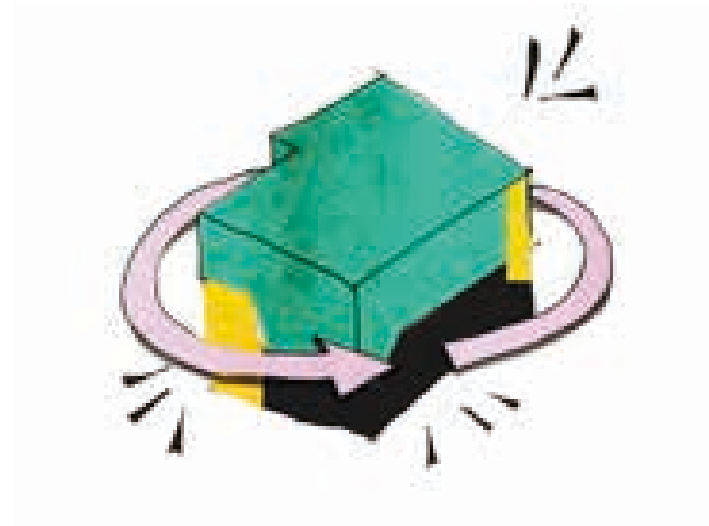
External Design Principles

Through the consultation process, it became evident that the community wanted the new Community Centre to serve as a distinctive landmark for the heart of Blackbird Leys. The external design principles were developed with the goal of creating a celebratory community building that symbolises and reflects the identity of the local residents and users.



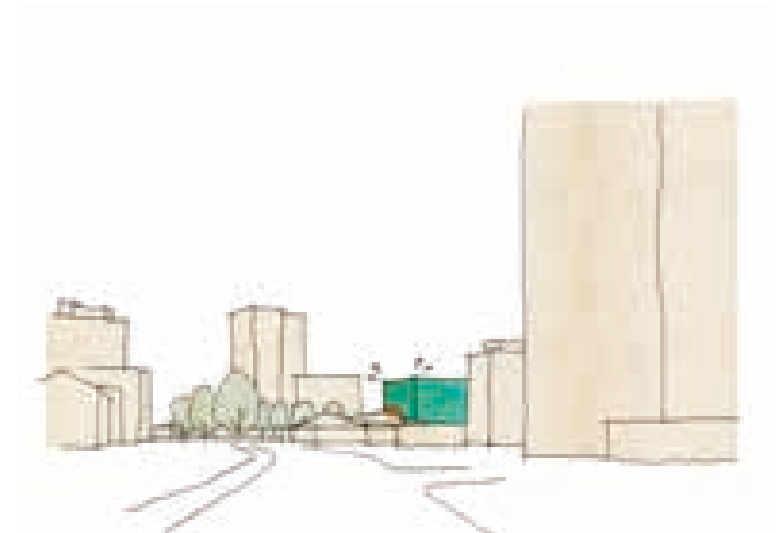
Colourful Box

The vibrant community functions are expressed through a colourful and playful box. Elements of the clad skin peel away to reveal key spaces.



A unified, holistic and celebratory approach

The language of the building is cohesive across the facades, creating a unique and unified design that can be read from all approaches.



A Marker

The building will be a distinctive object in the landscape, and so will be seen as a wayfinding marker.

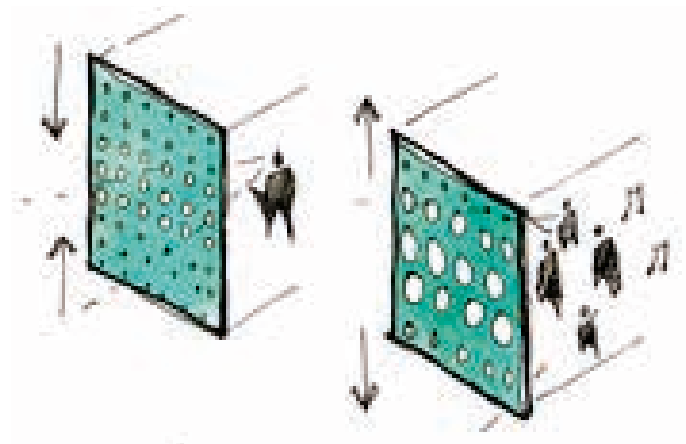
6. The Proposal

External Design Principles



Clearly defined and welcoming entrance

A warm and welcoming entrance is clearly defined through the playful architectural language and use of contrasting colour



Levels of Permeability

The scale of the perforations in the cladding responds to the internal uses; for example, public and active areas, such as the halls, feature panels with larger perforations to showcase more activity, while the offices have finer perforations.



Colours of a blackbird

Black, yellow and blue are the colours of a blackbird: feathers, beak and egg, respectively. The abstraction of the blackbird into colours will reference the Leys namesake.

6. The Proposal

Townscape & Massing

The proposal aims to become a marker within the landscape. Throughout the design and consultation process, the height and scale of the building were considered with respect to neighbouring buildings and its visibility in the wider townscape.

The massing of the building has been developed in response to three key factors:



1. Form

- What volume is required to accommodate all the Community Centre uses?
- What form should the Community Centre take?
- How can we give the Community Centre a key presence on the public square?



2. Height

- What height is appropriate for a public building in this context?
- What role will the building play within the wider townscape?
- How will the massing affect the neighbours?



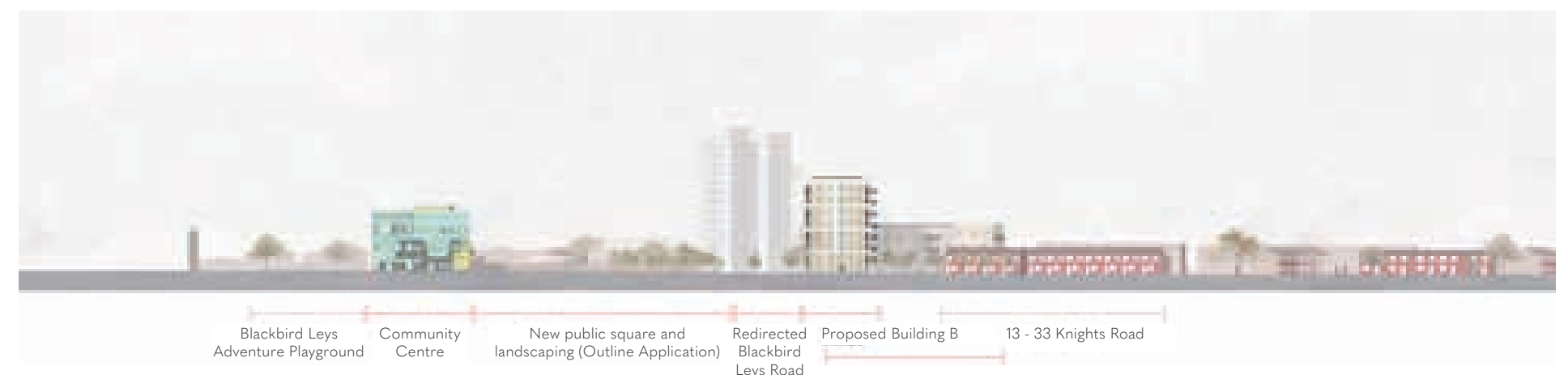
3. Community Use

- How can we make this civic building welcoming and non-intimidating?
- How can we make the building feel like it is for the community?
- How do we make this an exemplary public building that the community is proud of?

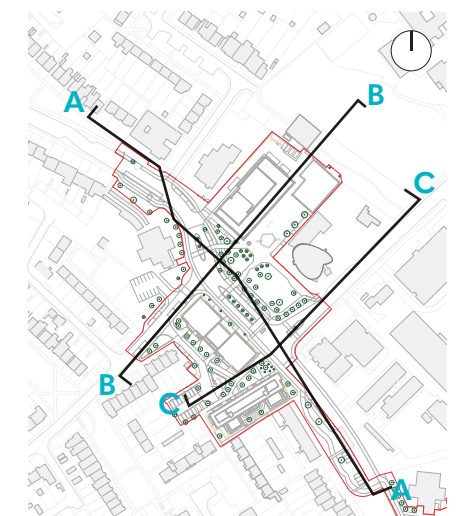
Blackbird Leys Road - West: Section AA



Knights Road - North: Section BB



Cuddesdon Way - South: Section CC

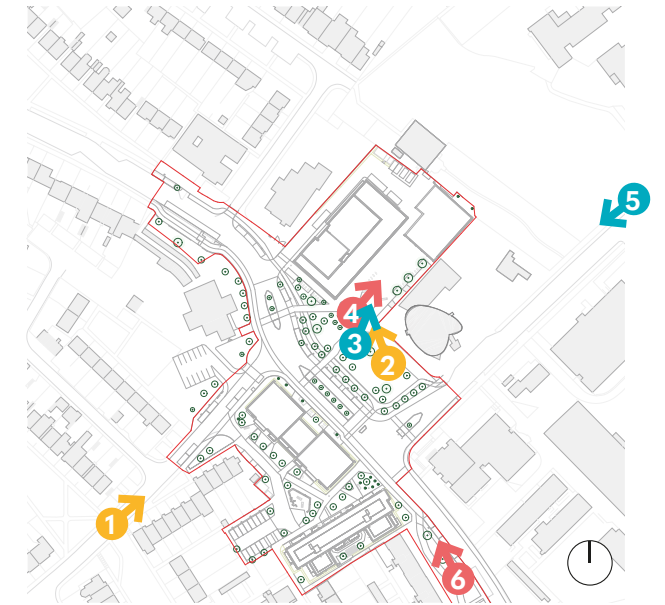


6. The Proposal

Townscape & Massing

The Community Centre is thoughtfully designed to be distinct within its setting, serving as both a visual celebration and an important landmark to assist with wayfinding, so guiding visitors to this community asset.

The strategic use of contrasting colours around the entrance further enhances its visibility, creating a defined and welcoming entry point.



1. View from Blackbird Leys Road (South), facing north.



2. View from Blackbird Leys Road South beside Block B, facing north



3. View from Blackbird Leys Road south, facing north into the public space



4. View from Blackbird Leys Road South in front of Block B, facing north into the new square



5. View from Cuddeson Way facing west towards the District Centre



6. View from Knights Road facing towards the District Centre

6. The Proposal

Material Palette

The material palette has been developed to deliver on two key aims of the Community Centre building: to be both vibrant and robust. To achieve this, a contrasting and complementary palette of materials has been proposed.

During the consultation process, the community expressed a strong desire for the building to have a distinctive connection to Blackbird Leys. To reflect this, black, yellow, and blue have been chosen to symbolize the colours of a blackbird—its feathers, beak, and eggs.

“Yellow feels like the heart of the community”

Community Larder, Wednesday 3 July 2024

“Really liked the perforation and how it lights up at night”

Youth event, Friday 28 June

“The entrance is the most important element and needs to be most visible”

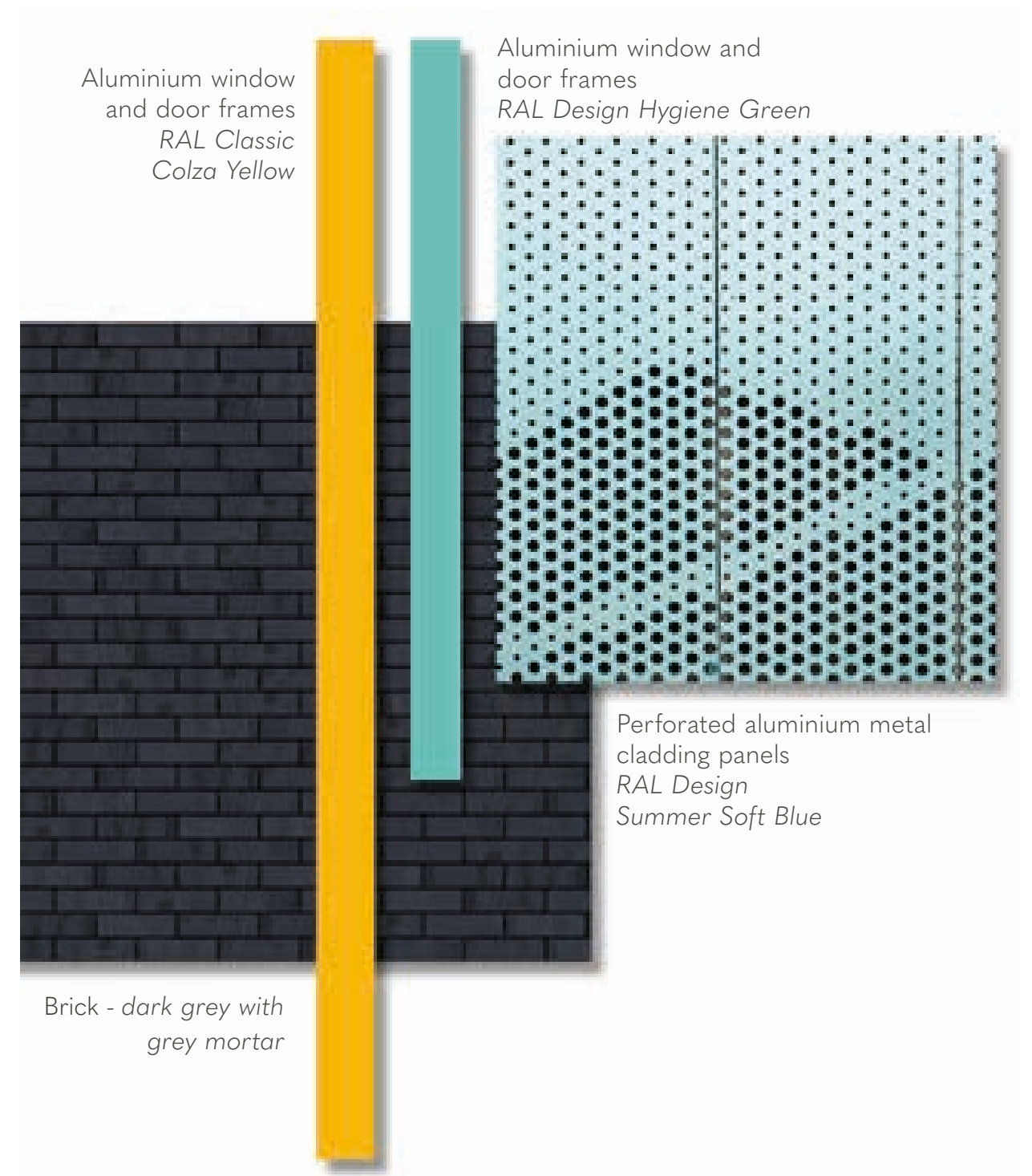
Community larder, Wednesday 26 June 2024

“Support a ‘punchy’, lively building and thinks that a building like this wouldn’t necessarily feel out of place in BBL.”

Online workshop, session 1 (user groups), Monday 24 June 2024

“(clear entrance is better with the two colours making it clearer to see”

Online workshop, session 1 (user groups), Monday 24 June 2024



6. The Proposal

Entrance Study

The entrance is a key element of the building, and the primary focus of the design development was to ensure it felt generous and inviting. Sketch studies helped inform the layered approach to depth, colour and visibility that ensures the design will result in a welcoming and warm entrance. Signage is clearly positioned on the balustrade of the terrace, ensuring it is easily legible from the public square.



Sketch showing intended ground floor activity



Rendered bay study showing ground floor and balcony detail

6. The Proposal

Elevation Studies

South Elevation

The elevation facing the public square is designed to be welcoming and inviting to the community. This is achieved through extensive use of glazing, including large windows, doors, and folding doors that can be opened to create clear views into the building’s ground floor. This serves to blur the threshold between the external and internal spaces, encouraging new members of the community to feel welcome and able to step inside.

North Elevation

The elevation facing BLAP and the community garden space incorporates perforated panels to create a dynamic facade that transforms from day to night. During the day, the partially covered windows diffuse natural light, while at night, the facade emits a soft glow, with the upper hall serving as a lantern. A base of durable black brick is designed to withstand contact and weathering, while the addition of a mural adds richness and allows the community to take ownership of the facade.

- 01 Perforated panels (panel type 03) roof level, obscuring view of plant
- 02 Perforated panels over brick wall, (panel type 03)
- 03 Perforated panels over louvre bands, (panel type 04)
- 04 Perforated panels over window (panel type 03), yellow gold window frames
- 07 Ventilation louvres to header of windows
- 06 Powder-coated metal signage over yellow perforated metal balustrade.
- 08 Glazed doors that open to public square, Colza Yellow powder-coated aluminium frames
- 05 Black brick to base of building



Southern Elevation, at day



Northern Elevation, at day



Northern Elevation, at night

6. The Proposal Arts Strategy

A Distinctive Building for the Community

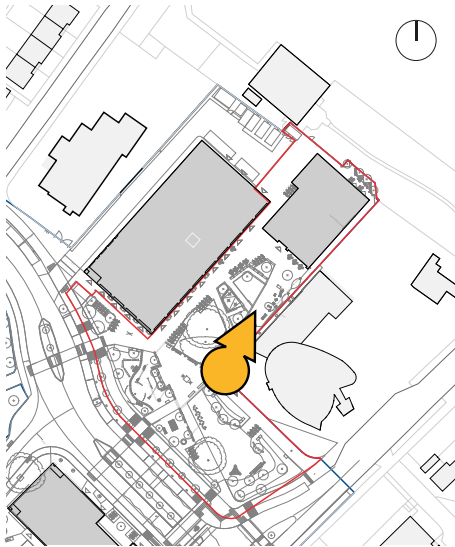
Fostering community pride and ownership of the building has been a central focus. The use of durable black brick at the base of the building provides robustness and longevity to the building and serves as a canvas for community murals. This approach creates an opportunity for local artists to contribute to the external expression, allowing residents to actively shape and personalise the facade, strengthening their connection to the Community Centre and enhancing a sense of local identity and pride.



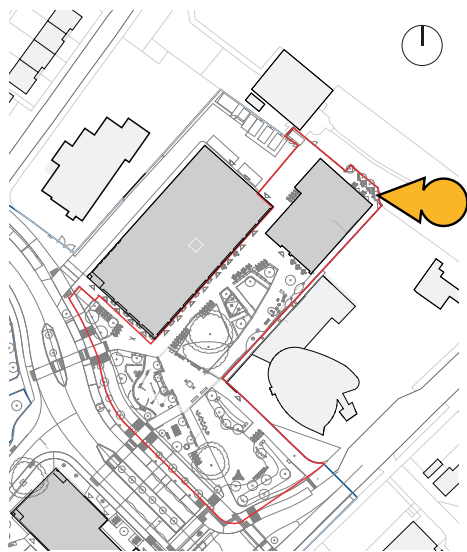


6. The Proposal

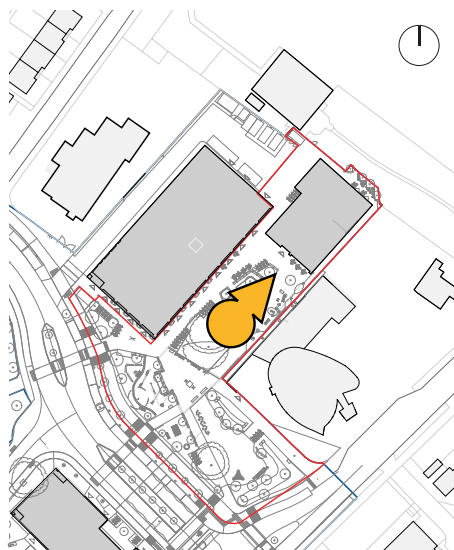
Arrival



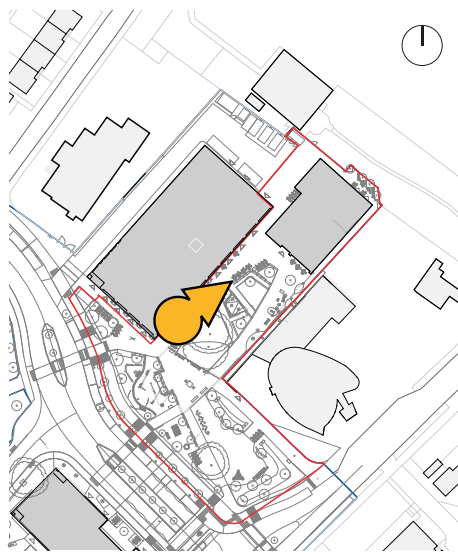
6. The Proposal View from BLAP



6. The Proposal Centre at Dusk



6. The Proposal Centre at Dusk



7

Public Realm & Landscape

The Public Realm and Landscape proposal set out here is at the heart of the new community and commercial centre of Blackbird Leys. The aspiration is for this space to become the new heart of the local centre of Blackbird Leys, loved and used for both daily trips and special events.

The Landscape pages that follow set out how the landscape has been developed over the last several months, with the following inputs and more specific design aspirations:

- Working with the Transition by Design Team to research and respond to community aspirations.
- Updated site analysis, including further consideration of how the design relates to the existing Church buildings.
- The public realm design has been developed to relate harmoniously with the design of the Community Centre building.
- Spatial Plan: 'Gateways' to the new area of public realm have been identified. A new pedestrian route to the Outer Square has been added from the southern corner of the site.
- The design has been developed to embed the principles of active travel and to develop a gender-neutral and accessible environment with aspects of interest and appropriateness for all ages.
- Community artwork and the positioning of the Glow Tree centrally in the outer square link past, present and future community involvement and pride.
- A play strategy has been developed incorporating play for younger children within a playable landscape, social spaces for older kids and adolescents and accessible play provision.
- Wayfinding: a strategy had been developed to link from all areas of the Leys and includes a colour and graphic theme that is expressed with landscape elements, such as the lampposts and two finger signage posts that link to the blue colour of the Community Centre cladding. An attractive civic grade of paving for the principle hard surface areas acts as a unifying element to lead visitors towards the community centre and commercial entrances.
- SUDS: A sustainable drainage strategy has been developed that retains both the Community centre roof run-off and all hard surfacing runoff within the subbase of the paving. A rain garden and drainage swale are the two visually obvious elements of the SUDS strategy, which will be explained by an information board.
- Trees: Strategic existing trees have been retained where possible as a feature of the landscape proposals. A total of 47 new semi-mature trees will be planted.
- Ecology: Trees and planting have been selected for ecological value and robustness to climate change. BNG metric for the RM area shows a gain of 81.38%, well in excess of the 10% Planning requirement. Please refer to enzygo.com BNG calculations.
- Maintenance: The public realm will be maintained to a high standard by Peabody. A Maintenance Plan is being developed separately.

7. Public Realm & Landscape
Approved Masterplan



Approved Masterplan



Masterplan with updated District Centre Square design

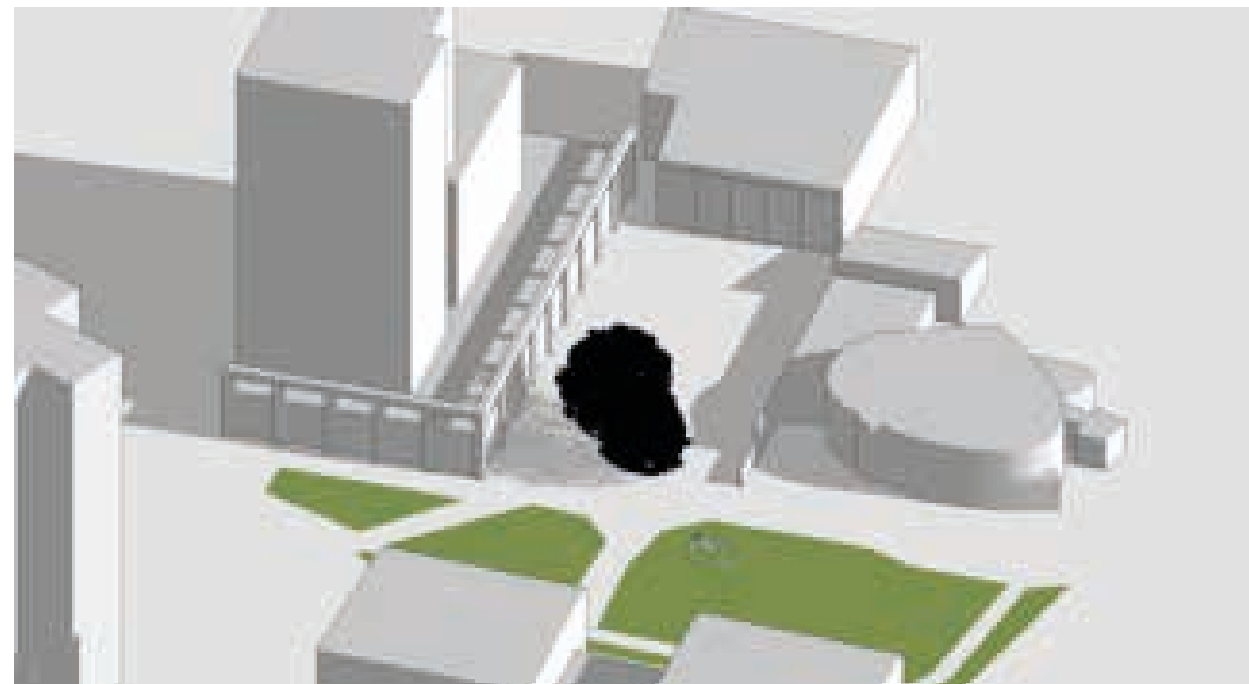
7. Public Realm & Landscape

Site Analysis - Sun & Shade

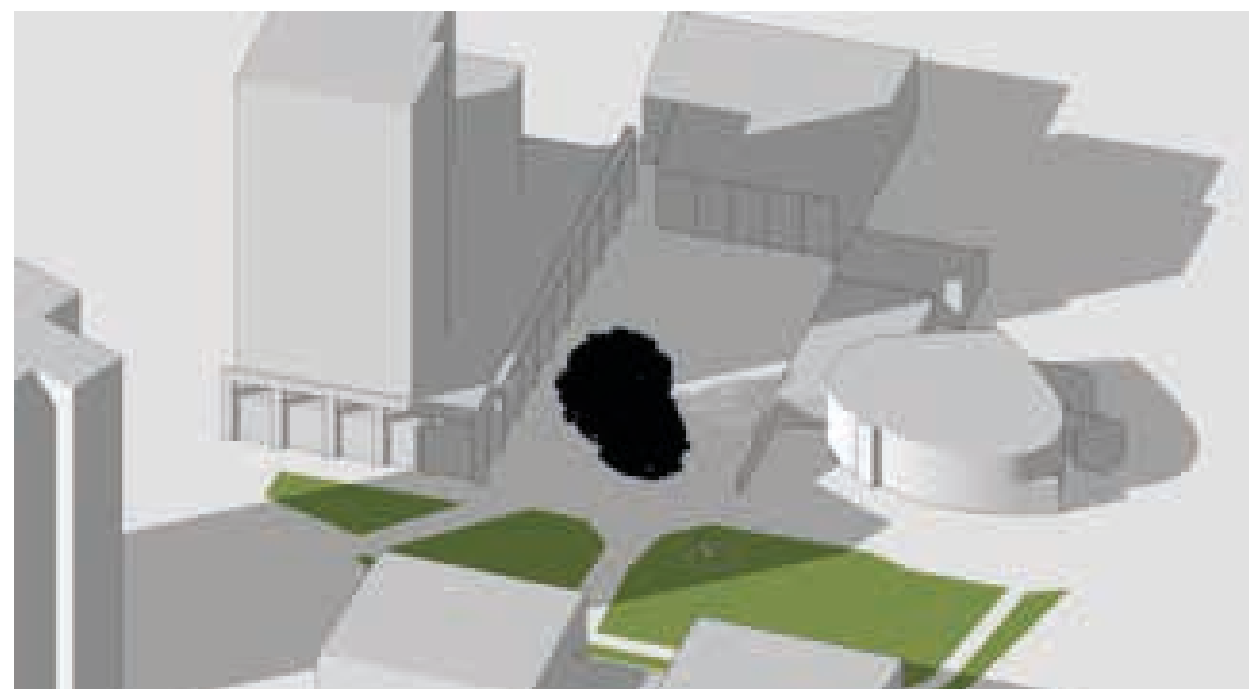
Public realm areas have a reasonably open aspect with sun reaching the site in the morning and through the day, eventually starting to be shaded by Block A and Windrush Tower in the later afternoon.

The low storey height of the Church (both existing and proposed) allows the morning sun into the Inner Square with some shade nearer the building.

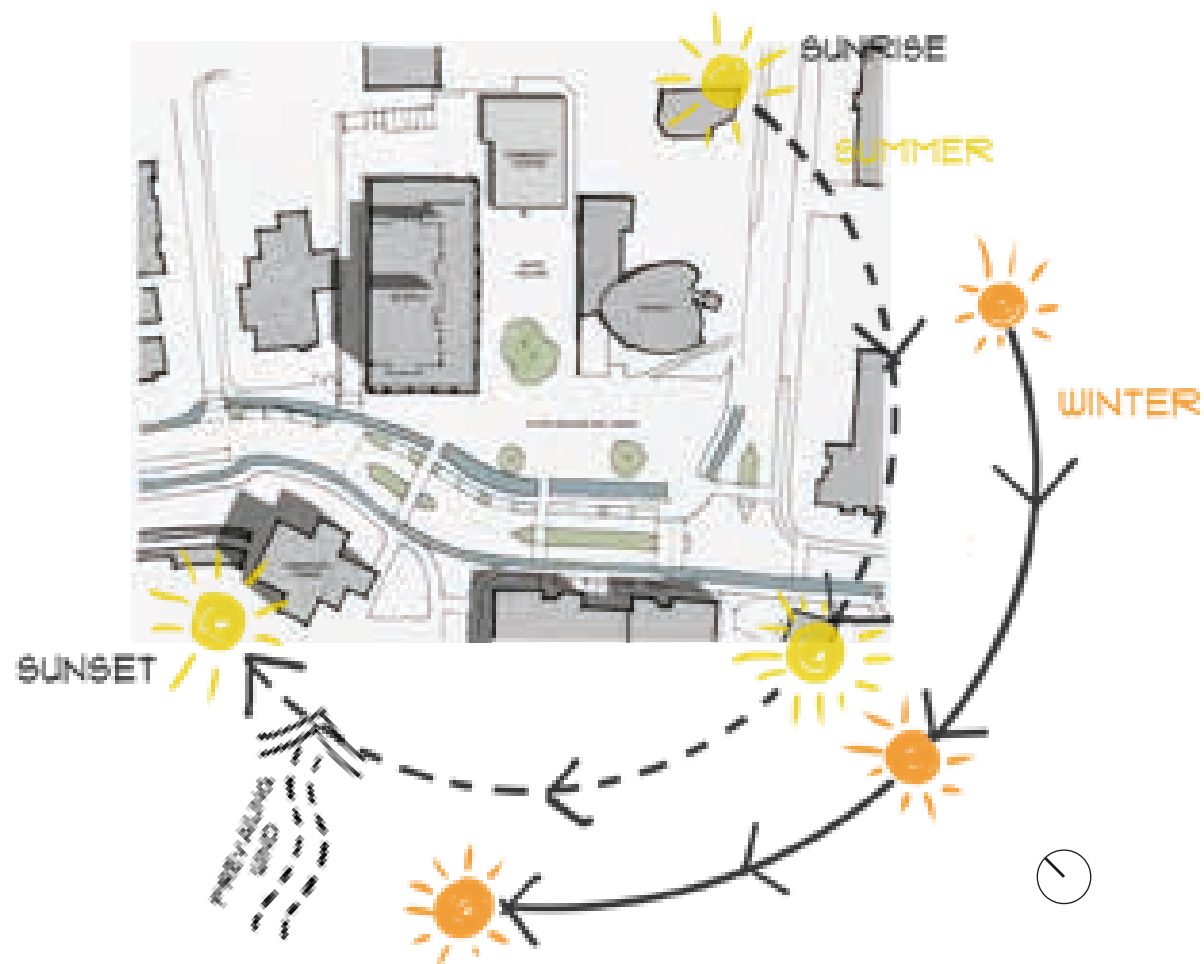
The Outer Square and Green has an open aspect until later in the day as Windrush Tower starts to partially shade the site. Shade from existing and proposed trees is therefore important to give the choice of sunny and shady seating areas.



Morning



Afternoon



7. Public Realm & Landscape

Site Analysis - The Existing & Proposed Church

We understand that the 2020/2021 proposal to demolish the existing Church buildings and rebuild a new Church, 21 residential units, and community facilities is not going ahead in its current form, but it seems likely that any future proposal to redevelop the Church site will consider the opportunity to create a more active frontage onto the Inner Square.

With this in mind, the Eastern edge of the Inner Square is designed to be flexible and adaptable to potential future redevelopment of the Church.

In the meantime the design for the Eastern edge of the Inner Square addresses the rather drab boundary wall of the Church with a colourful mural board and rain garden planting.



Existing Church



Church Proposal 2020/21 - Planning Application 20/00688/LBC - Currently Under Review

7. Public Realm & Landscape

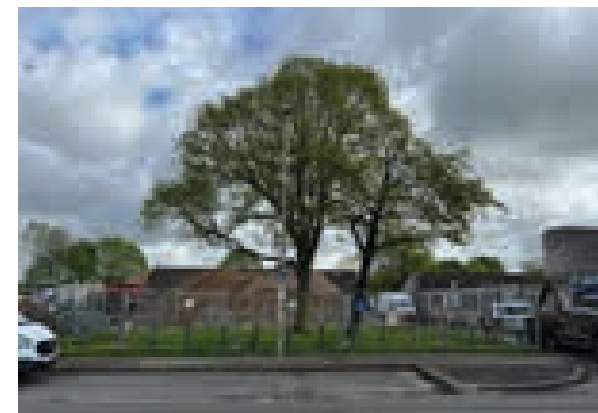
Site Analysis - Retained Trees

Retained trees 34 and 35 have been a key consideration in the design development, creating the Inner Square and Outer Square character areas.

Trees 37 and 44 will become part of the edge tree buffer in combination with the proposed trees. Tree 44 is a key gateway tree on the Eastern route into the Outer Square from the corner of Blackbird Leys Road and Cuddesdon Way.



December 2020



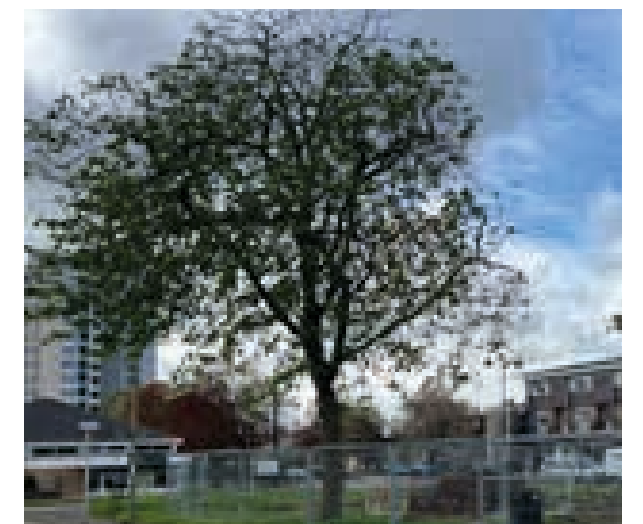
Spring 2024 - Crowns Lifted

TREE 34: *Tilia x europaea*

TREE 35: *Prunus avium*



TREE 37: *Carpinus betulus*



TREE 44: *Aesculus hippocastanum*

7. Public Realm & Landscape

Site Analysis



- Key**
- Pedestrian Routes
 - Yellow diamond Pedestrian Gateways
 - Ground Floor Frontages:**
 - Red line Commercial frontage
 - Blue line Community Hub
 - Orange line Church frontage
 - Green line Church service block wall offering no GF activation (see previous page)
 - Green line Residential frontage
 - Orange square Dwell spaces
 - Light blue square Potential stewardship and use by businesses and the Community Centre
 - Light green square Active Green Spaces with opportunities for play
 - Dark green square Green Infrastructure
 - Orange star Public Art Opportunity

7. Public Realm & Landscape Secured by Design

KEY AREAS OF CONCERN / POTENTIAL MITIGATION

1 Service Yard and BLAP Access:

Areas out of sight, corners to hid around, open access 24/7.

CCTV, Active Community rooms in the community centre overlooking the service yard & route through to BLAP.

2 The Inner Square (near the Community Centre):

Concern for ASB at night, noise disturbing residential areas, noise inside the community centre, lack of direct overlooking from residential areas

Clear sight lines to allow natural surveillance; POS well-lit at night with no dark corners; lighting control to switch on with activity; CCTV, consider management and rules for the square; security options.

3 The Wider Public Ream:

Concern for ASB at night, noise disturbing residential areas

Clear sight lines to allow natural surveillance; high level of lighting at night with no dark corners

4 Play Areas / Planting:

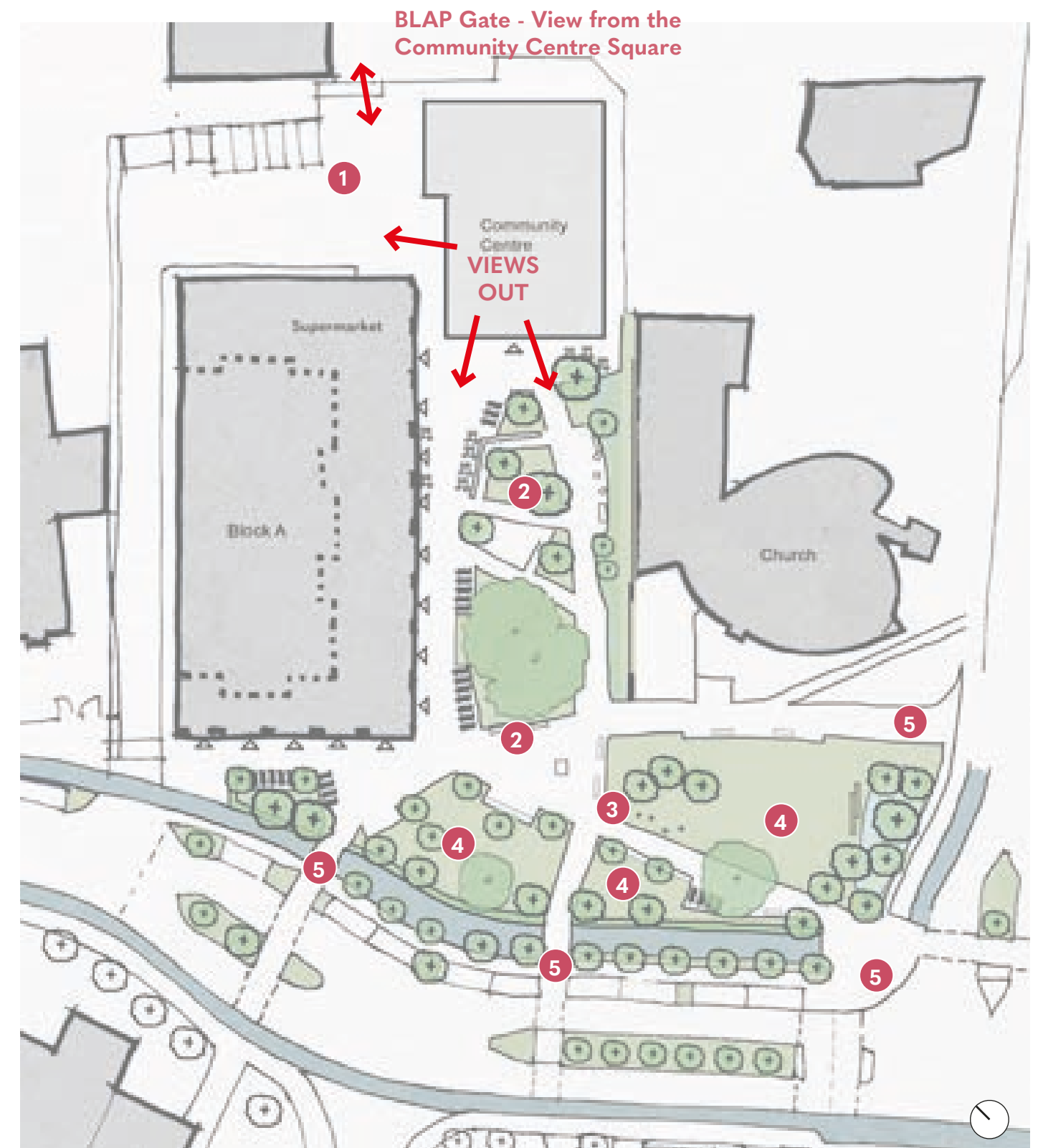
Drug paraphernalia, broken glass, ASB, rough sleeping

Maintain clear sight lines, avoid shelters, theme younger play areas to make them less attractive to older kids.

5 Pedestrian and Bike circulation:

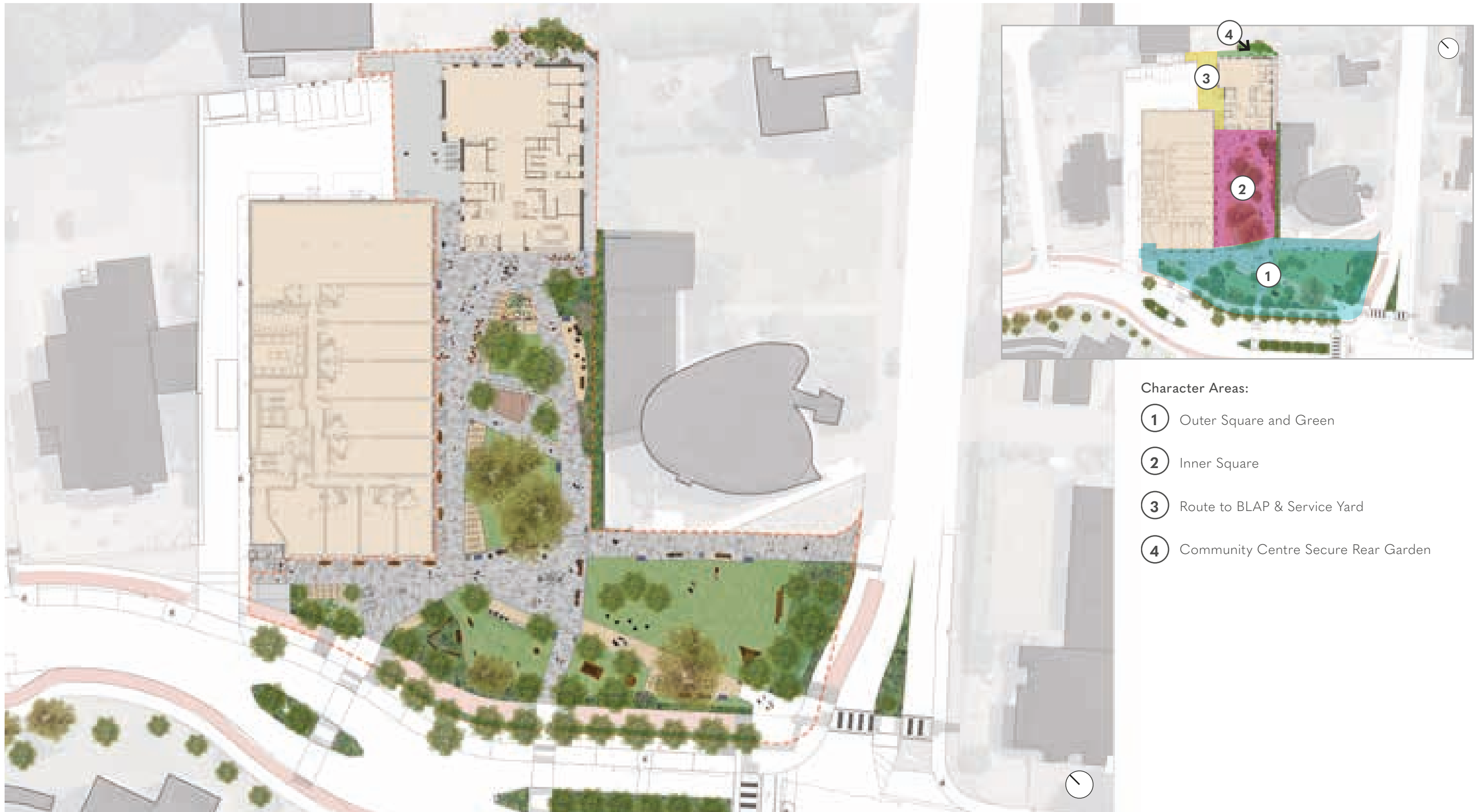
ASB, safety concerns.

Clearly defined gateways and routes into the square reduce points of conflict creating safer routes. Bike parking located close to destinations of shops and Community Centre, well overlooked with natural surveillance.



7. Public Realm & Landscape

Final Proposal: Illustrative Plan



7. Public Realm & Landscaping

Character Area 1: Outer Square & Green

Outer Square

The layout of paths in the Outer Square has been informed by analysis of pedestrian desire lines. Hedging and estate railings provide a sense of enclosure and defend the Outer Square from the bi-directional cycle path and Blackbird Leys Road.

The Outer Square contains three areas of green space. The largest of these is situated to the south of the church. Swales on the Northern and Eastern sides of this green space are integral to the wider surface water management strategy and contribute to biodiversity as less-managed areas of green space. A mown grass area of approximately 260m² includes public art in the form of Mosaic Columns, a climbing frame and a large bench as part of a 'youth hangout' theme. This area has potential for public events.

Play equipment is proposed for all three areas of green space in the Outer Square. The Western area includes equipment suitable for younger children and accessible play equipment is specified for the central green space (see Play Strategy pages below for more details).

The paved area at the heart of the Outer Square is proposed as a flexible, convivial area of public realm with fixed seating, a play wall and a water fountain. The Glow Tree, celebrated local artwork, is relocated at the centre of this area. There is potential for this space to support market stalls, street food and other local economic activation.

Alongside the retention of two established existing trees, 39 new trees are proposed in the Outer Square within the reserved matters boundary.



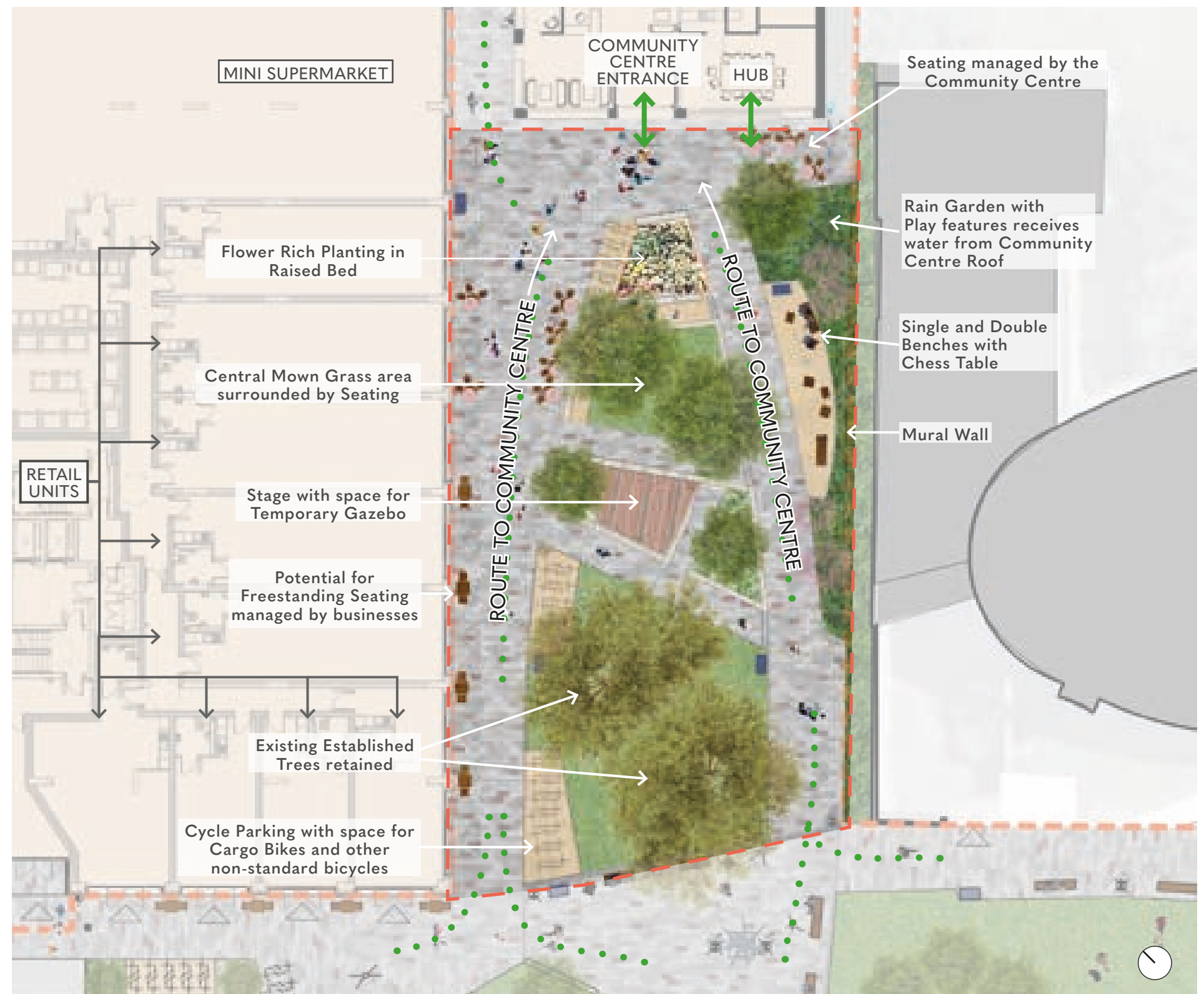
7. Public Realm & Landscaping

Character Area 2: Inner Square

There has been a strong emphasis on creating a softer and greener external environment throughout the engagement process. The design of the Inner Square responds to this whilst establishing generous paved routes to the Community Centre on the Eastern and Western sides of the Inner Square.

The central area of the Inner Square is designed as a flexible, multi-functional space with an area of mown grass, seating, a stage and areas of flower-rich planting.

The Eastern edge has an informal garden character with seating in front of rain garden planting.



7. Public Realm & Landscaping Gateways

The site is connected by 5 entrance points from the South, connecting directly to the road crossing points defined by the approved masterplan. The masterplan allowed for 3no central island crossings to increase pedestrian and cycling connectivity and safety crossing Blackbird Leys Road.



View looking East along the Southern Edge of Block A towards the Glow Tree and Green beyond.



Blackbird Leys Road crossing from Windrush Tower

7. Public Realm & Landscaping Gateways



Blackbird Leys Road crossing from Block B



Corner of Blackbird Leys Road and Cuddesdon Way



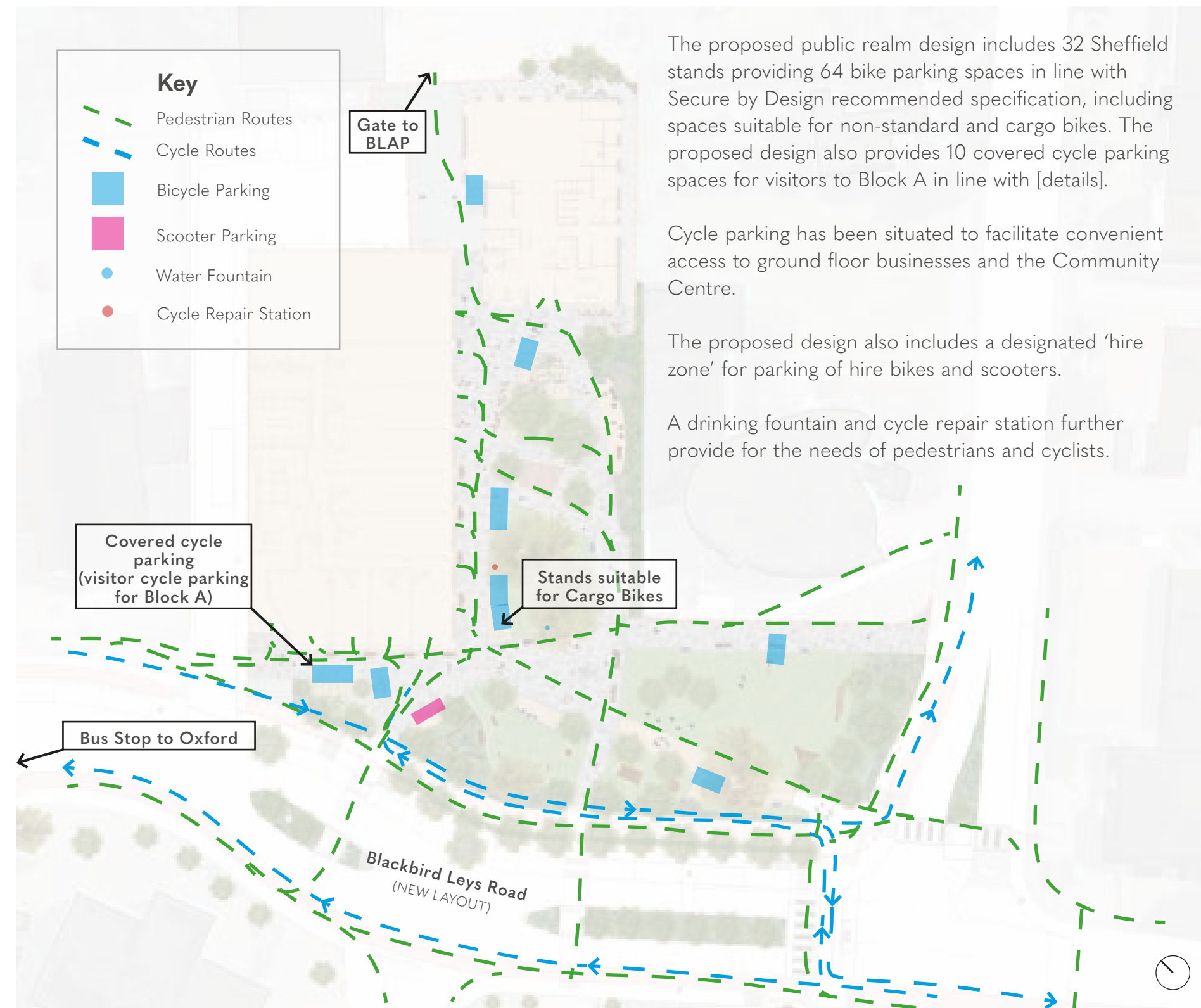
Entrance from Cuddesdon Way with the Church site to the right



View looking South from the route through to the Service Yard and BLAP

7. Public Realm & Landscaping

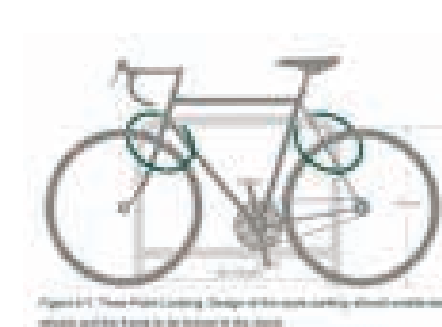
Getting to the Community Centre Square - Active Travel



Cycle parking for non standard bicycles



Green Roof Bike Shelter (visitor cycle parking for Block A)



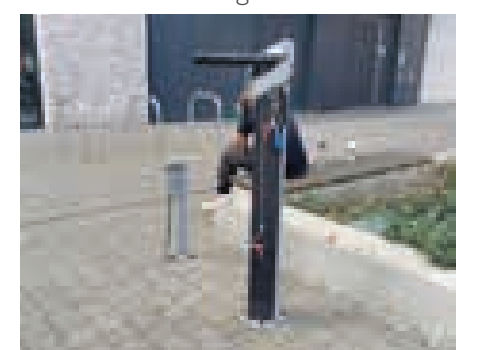
Cycle stands installed in line with Secure by Design recommended specification



Water Bottle Filling Station



Scooter and bike hire parking



Cycle Repair Station



7. Public Realm & Landscaping

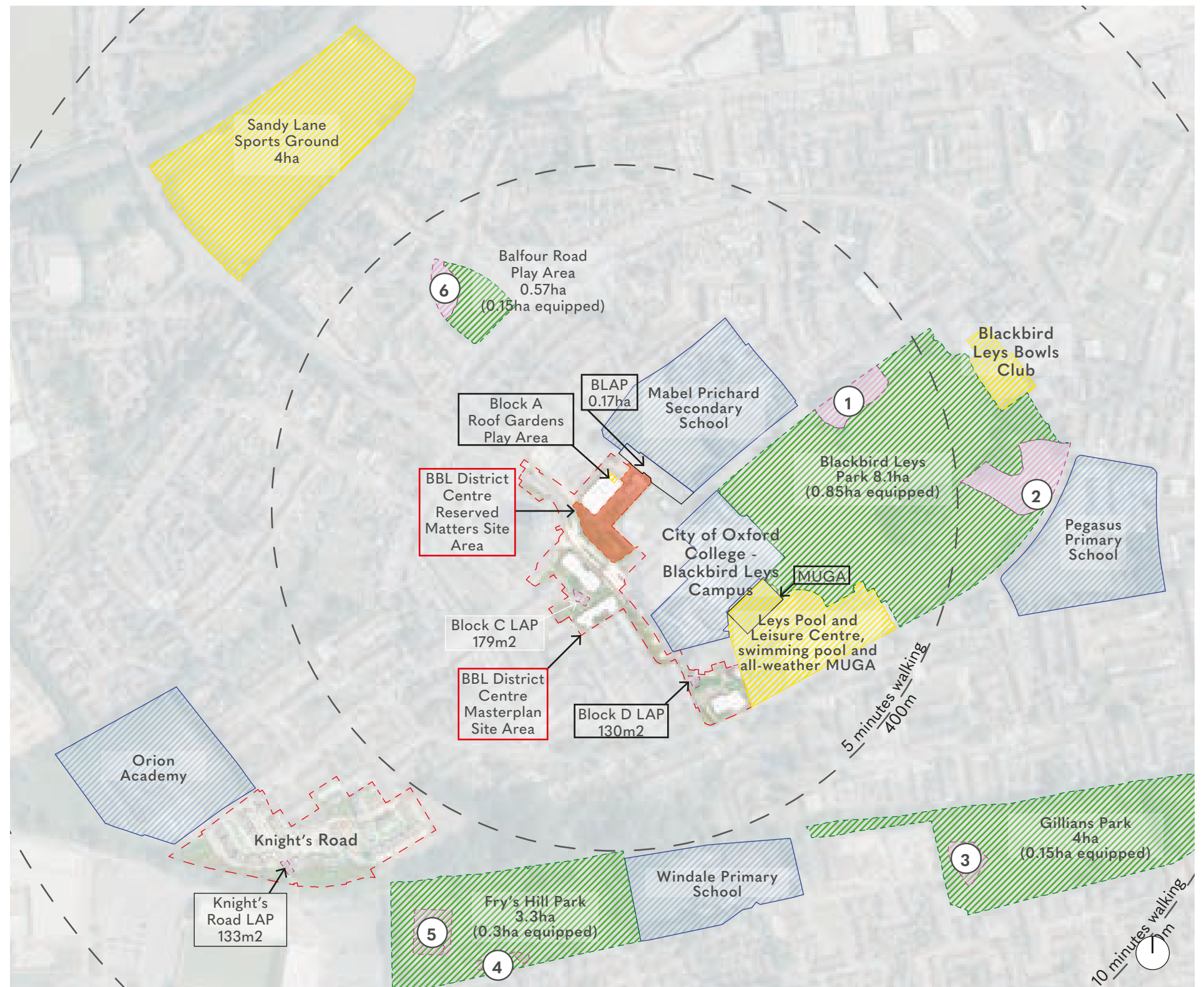
Play - Open Space & Play Areas, Wider Local Context

Play proposals for the Community Centre site have been considered and developed through the engagement process and with consideration of the existing wider public play offer in the local area.

With Blackbird Leys Park play area within 6 minutes walking distance, it was agreed to focus our play proposal towards younger children who's parents and carers can combine shopping or visiting the community centre with supervised play. We have sought to integrate a range of play opportunities suitable for younger children as part of a holistic play proposal for the reserved matters area which includes provision for older children, 'hang out' areas for teens and accessible play equipment.

Key

-  Public Open Space
-  Public Domain Equipped Play Areas
-  Other Sporting Facilities
-  Schools and Colleges



7. Public Realm & Landscaping

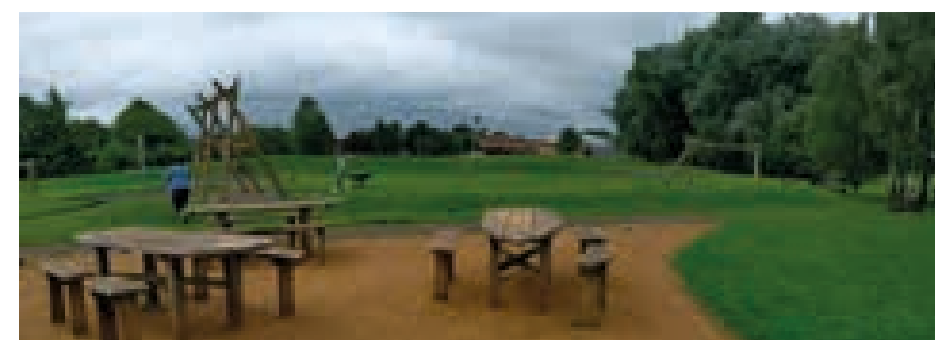
Play - Open Space & Play Areas, Wider Local Context



Blackbird Leys Park, Cuddesdon Play Area
2675m² enclosed play area, 4mins walk from BBL Community Centre.
Equipment for 0-11 years including a large climbing frame.



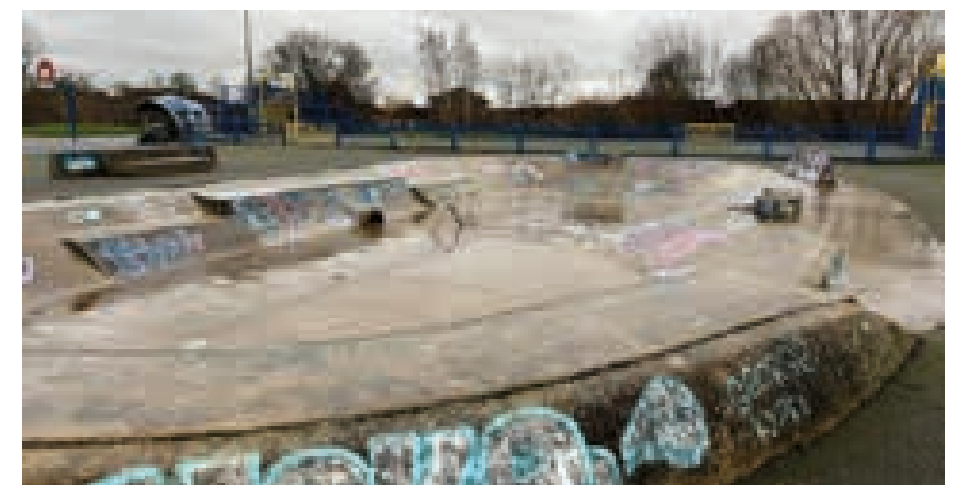
Gillians Park Play Area
1479m² enclosed play area. 7 - 8 mins walk from BBL Community Centre.



Blackbird Leys Park, Pegasus Road Play Area
5790m² total area. Partially enclosed. 5 - 6 mins walk from BBL Community Centre. A wide range of equipment for 0-11 year olds including a zip line.



Fry's Hill Park Play Area
590m² enclosed play area 7 - 8 mins walk from BBL Community Centre.



Fry's Hill Park MUGA and Skate Park
2246m² total area. 7 - 8 mins walk from BBL Community Centre.



Balfour Road Play Area
1535m² enclosed play area. 4 mins walk from BBL Community Centre.

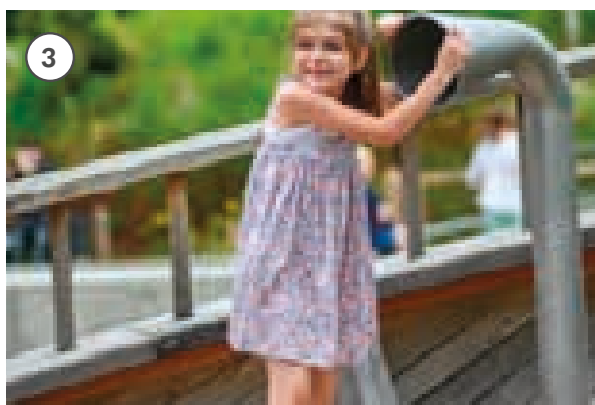
7. Public Realm & Landscape Play - Inner Square

The inner square is a social space for all ages with play integrated into the landscape proposal.

1. A water rill utilising rainfall from the community centre roof flows into the rain garden border. Water 'gates' allow children to experiment with adjusting the water flow. Of course there is only water available when it rains so there is an educational element to exploring and kids will learn when water is likely to be present. 20m2 dedicated play.
2. The Rain Garden edge with loose shingle mulch, smooth boulders



Water Gates



Talking Tubes

and sensory planting provides opportunities for sensory play.

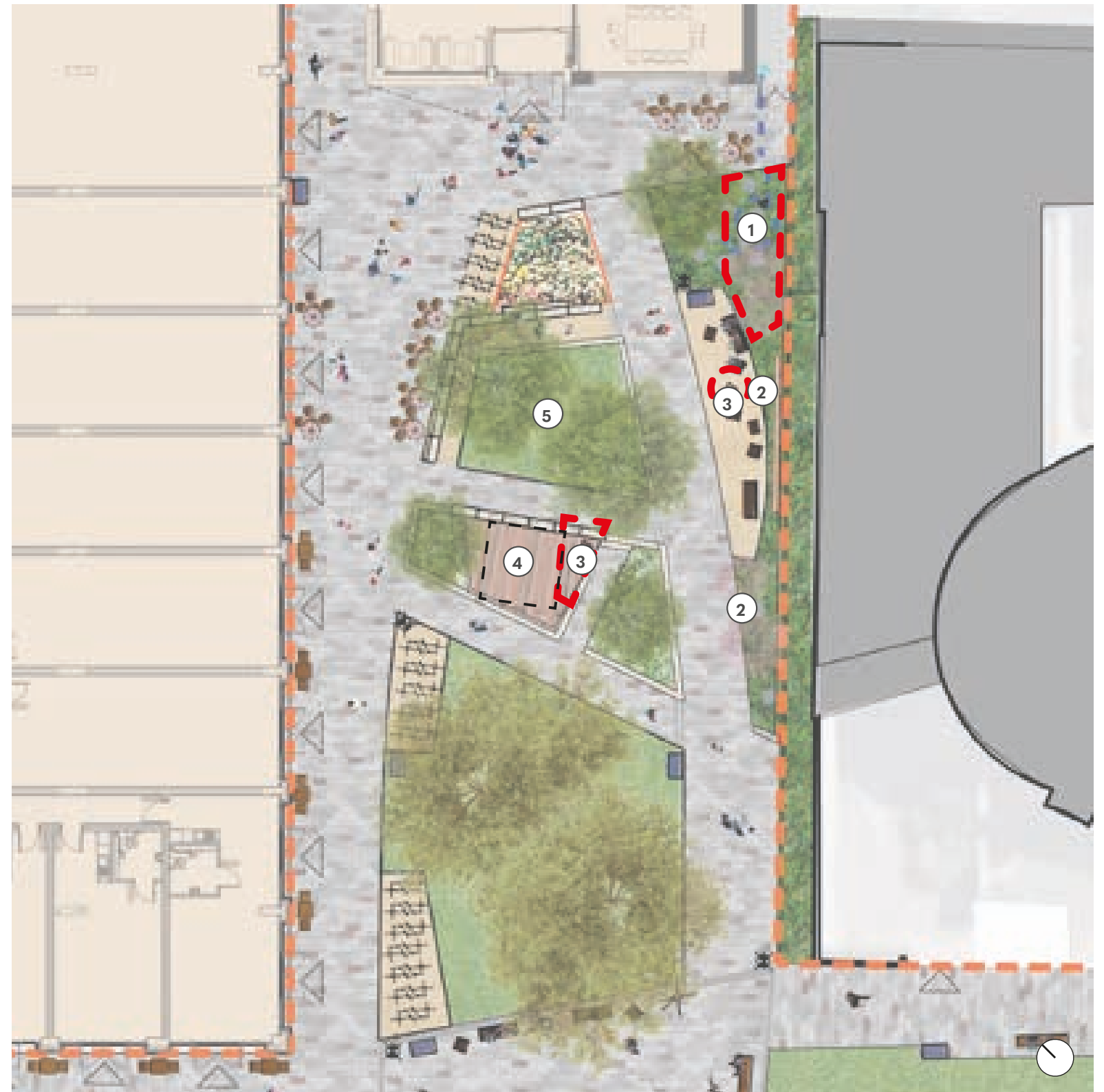
3. The event space Stage encourages imaginative role play. There is a ramped route up to the stage area to ensure it is accessible to all. A Gazebo can be erected for events - power provided.
4. Talking Tubes: Two tubes allow conversation between the stage tube and rain garden edge tube.
5. The mown grass area provides a soft surface for a range of incidental play.



Rain Garden Edge with Sensory Planting



Bandstand Stage



7. Public Realm & Landscape Play - Outer Square



Bespoke Play / Seating Wall



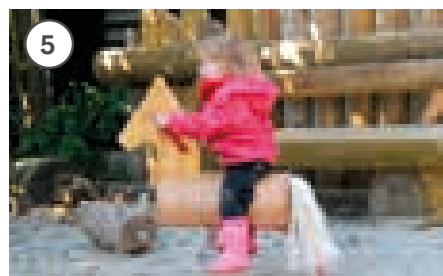
Small See Saw



Felled log seats or play walk



Climbing Net & Pole



Swinging Horses



Whirligig Spinner - Accessible



Accessible Trampoline



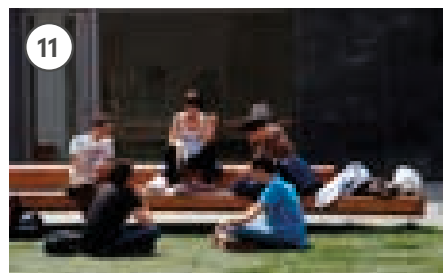
Rotating Plate - Accessible



Mosaic Columns Hide and Seek



Climbing Stack



Youth Hangout Bench



Area for stage for potential Summer events/festival use



Other Youth Seating options

The Play Wall becomes a youth seat at night when young children are at home.

A: 0 - 5 years play, 250m2 Dedicated Play. A range of climbing, spinning and rocking equipment combined with stepping stones, fallen logs, long grass natural play edge to the front boundary. The play area is not completely enclosed but defined by railings to the front boundary returning into the site by the entrance paths with the play seating wall marking the boundary to the outer square.

B: Accessible play, 88m2 Dedicated Play. Loosely defined in the same way as play area (A), here there is an accessible trampoline and a rotating plate (mini roundabout). Both of these elements can be used by all.

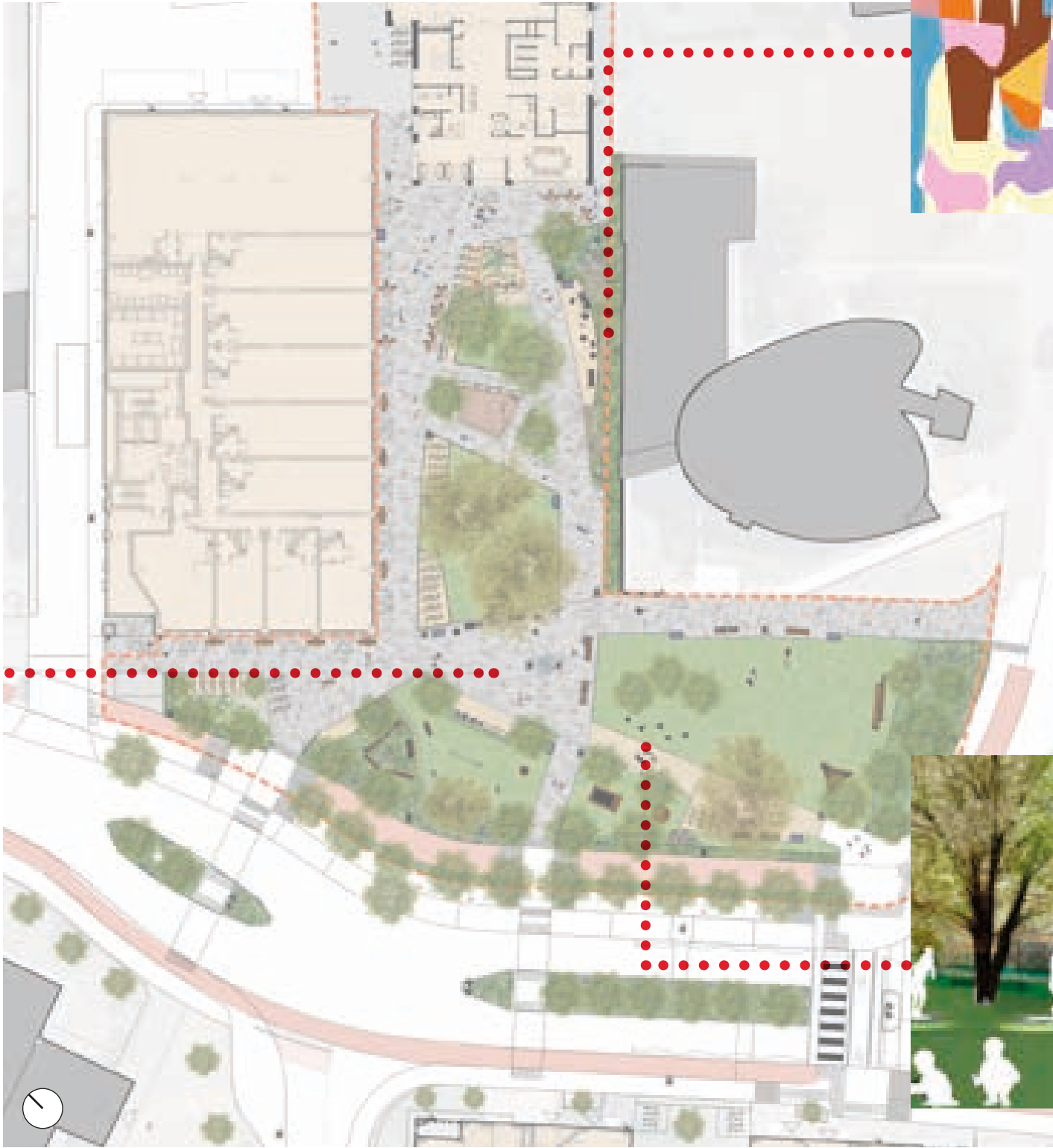
C: 5 - 11 years play, 50m2 Dedicated Play. The climbing stack offers climbing challenge and a meeting point for older children.

D: Teenager Social Bench area, 36m2 Includes a very long seat that encourages use in different ways and rounded glacial boulders set into the grass to form informal seats. The boulders also subtly break up the space to prevent the bench and wider grassed area from being used as an informal football 'goal'.

7. Public Realm & Landscape Community Arts



Glow Tree relocated with uplights in paving below



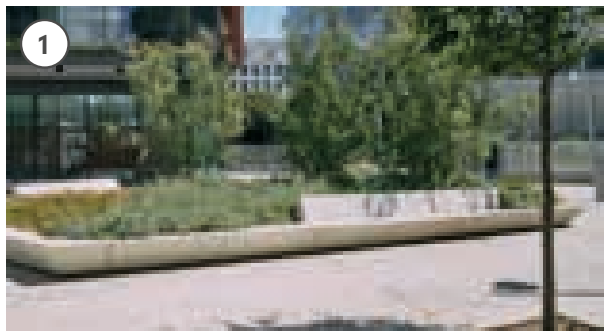
New Mural Wall
The images above and below are indicative. An oxford based artist has been selected and will be working with local schools on the design and installation of the Mural Wall and Columns.

New Mural Columns (indicative design) form part of play trail designed by local schools.



7. Public Realm & Landscape

Seating Areas



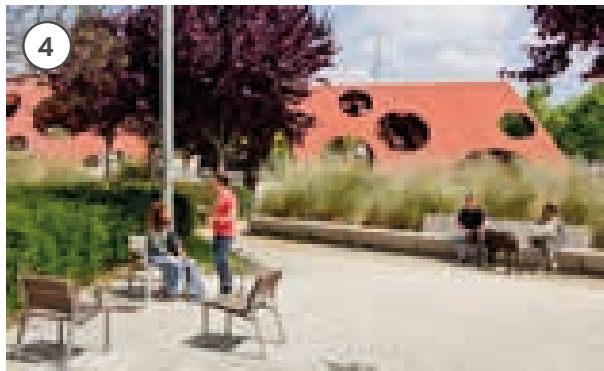
Urbidermis 108 benches



Water Bottle Filling Station



Urbidermis Bancal benches



Urbidermis 108 benches



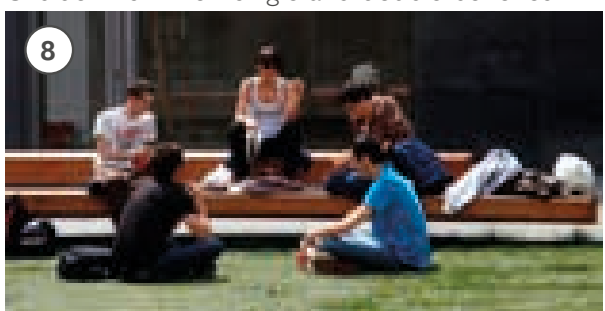
Cafe chairs and tables managed by the Community Centre and ground floor businesses



Chess Board Table



Urbidermis 'Inner' single and double benches



Youth hangout bench - Urbidermis 'Trapecio' bench

7. Public Realm & Landscape Lighting & Signage

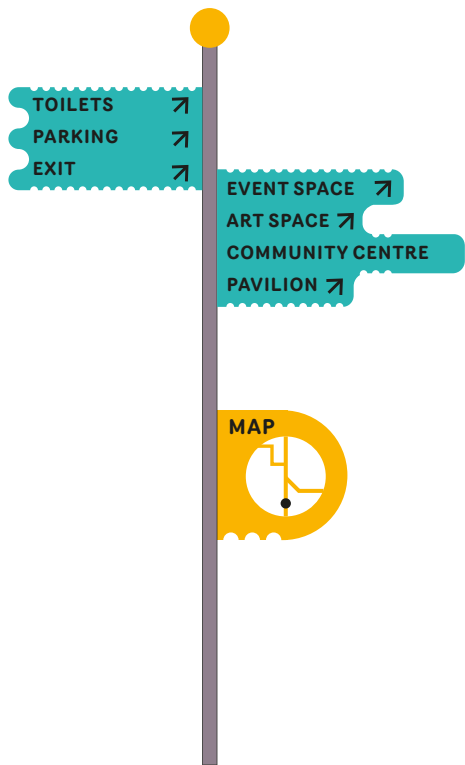
Lighting

- (a) Approved Street Lighting
- (b) Lamp Column Lights
- (c) Accent Lights to illuminate Glow Tree and Stage
- (d) Wall Lights on Block A, Block B and Community Centre

Signage

- FP Wayfinding Finger Post

Indicative design for wayfinding finger posts shown below. Final design will be developed in accordance with the final Wayfinding Strategy.



7. Public Realm & Landscape Events

- ① The space directly in front of the Community Centre can be used for outdoor seating in fine weather. There also the opportunity for events using the hub to spill out into the Inner Square through bi-fold doors.
- ② The inner square stage, grass area and seating can support a range of smaller events and performances.
- ③ The central paved area of the Outer Square can support market stalls and street food.
- ④ The grass area South of the Church can support larger events with space for a stage and/or marquees at the South Eastern end.
- ⑤ There is potential for the space to the West of the Community Centre to be used for events or for parking for events.

Vehicular service access facilitates events using all of these spaces.



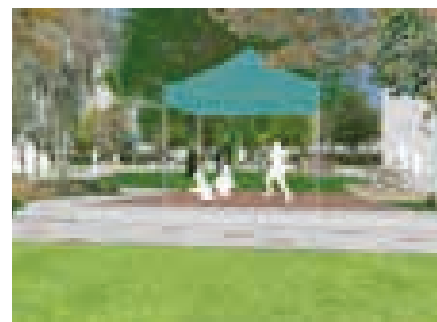
A Produce Market



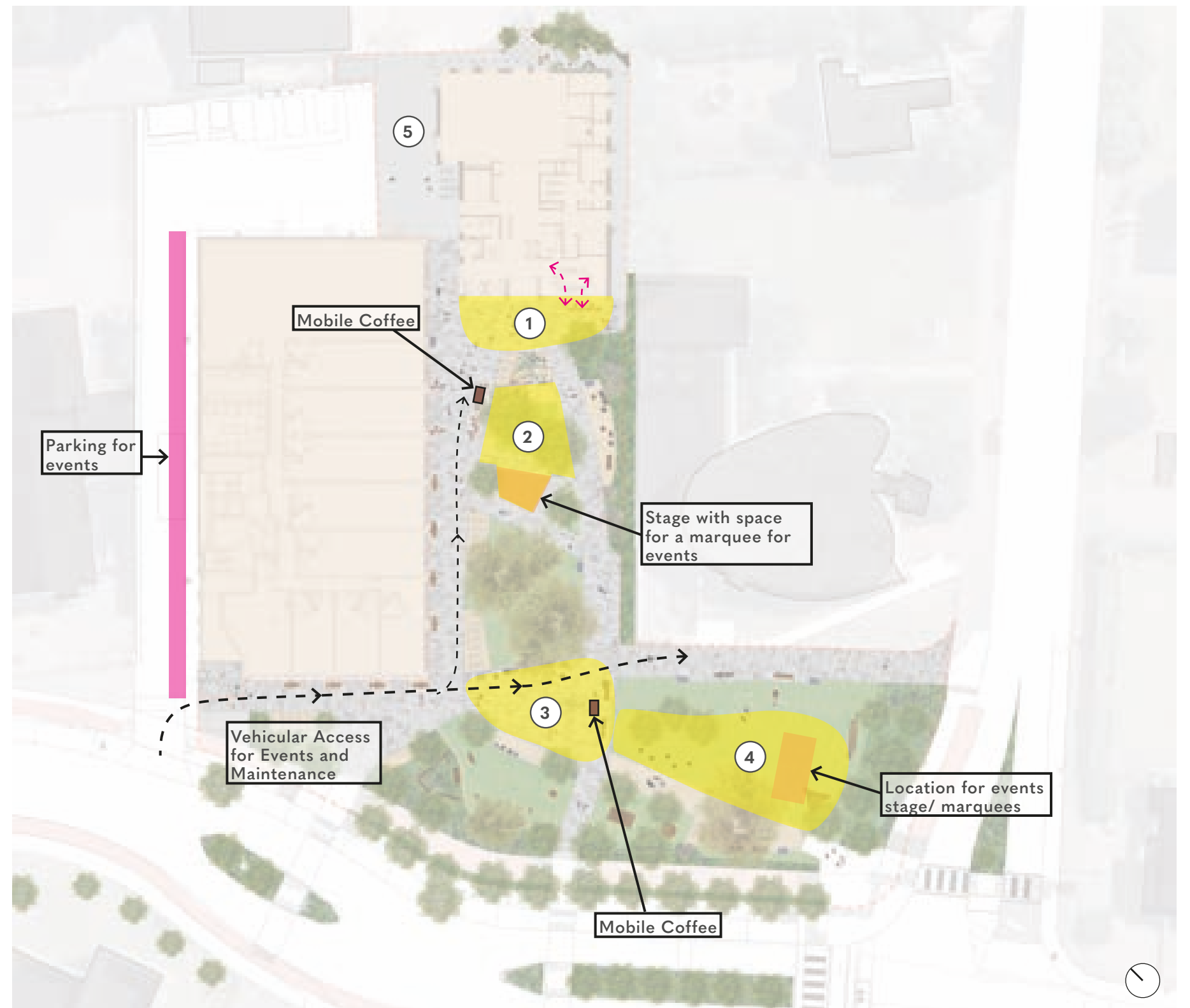
Outdoor Events



A Coffee-Mobile



The Stage



7. Public Realm & Landscape

Surface Water Strategy



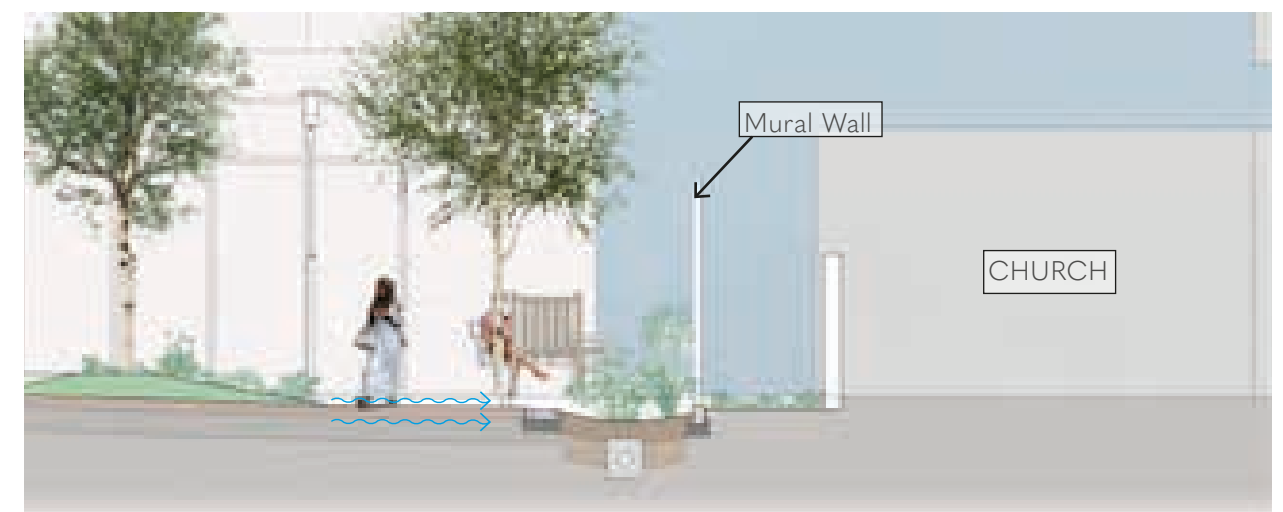
The surface water strategy is informed by the existing and proposed site levels.

Permeable paving allows surface water to infiltrate across the site.

Precipitation falling on the Community Centre roof is intercepted by a linear rain garden running along the Eastern boundary of the Inner

Square. This rain garden feeds two large swales in the Outer Square.

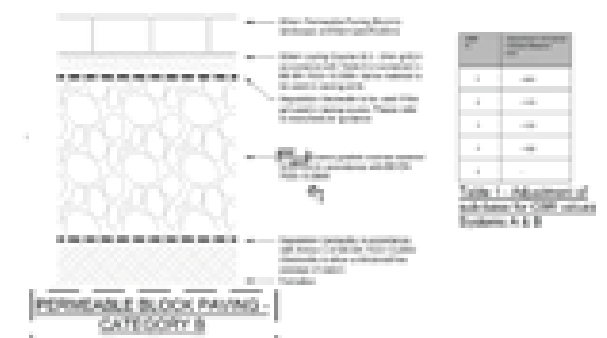
The Inner Square rain garden incorporates play features. Signage/Interpretation boards explain the surface water strategy and broader SuDS principles.



Section showing Rain Garden along South Eastern Edge of the Inner Square

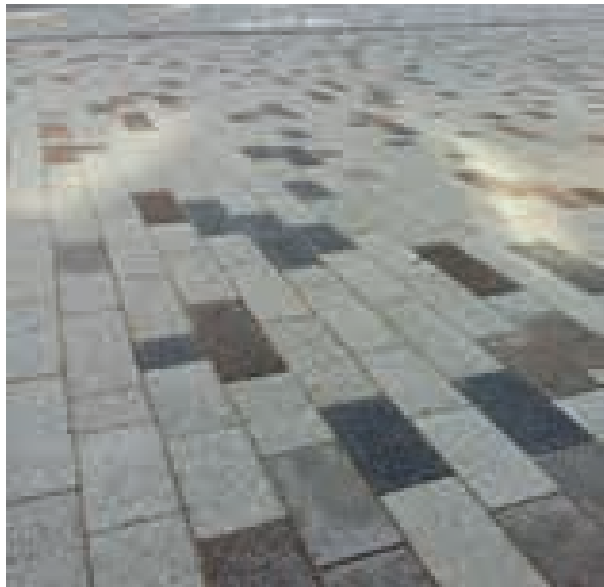


Signage/Interpretation explains the function and purpose of the Permeable Paving, Rain Garden and Retention Basin



Permeable paving build up

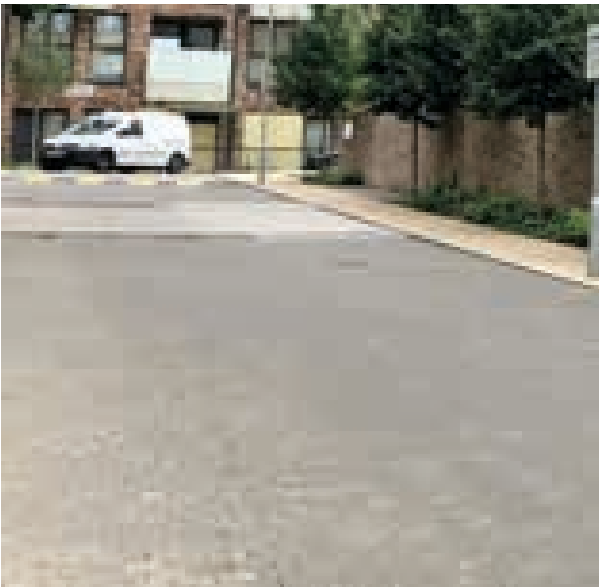
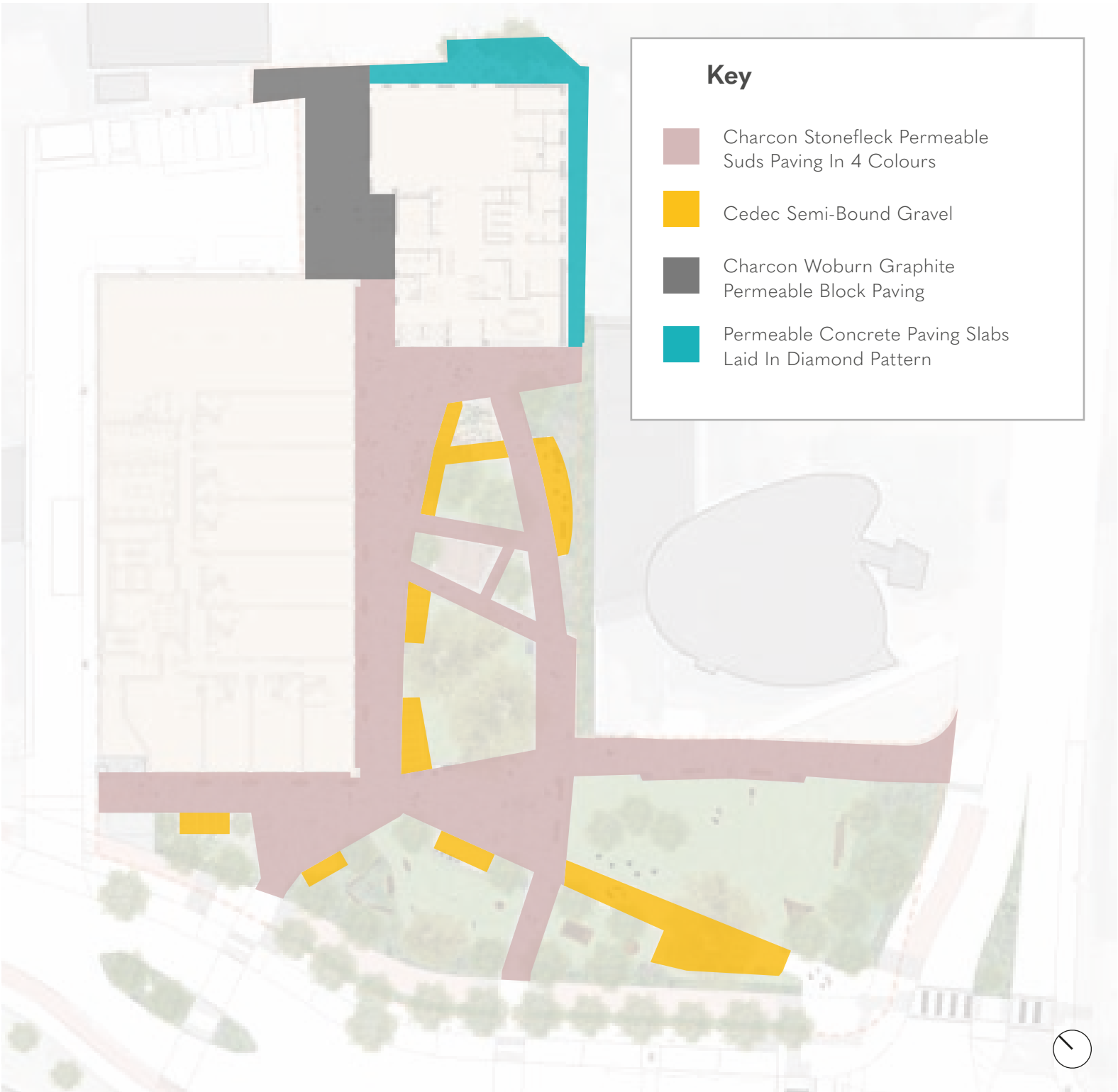
7. Public Realm & Landscape Hard Surfaces



Charcon Stonefleck permeable SuDS paving in four colours.



Cedec - semi-bound gravel



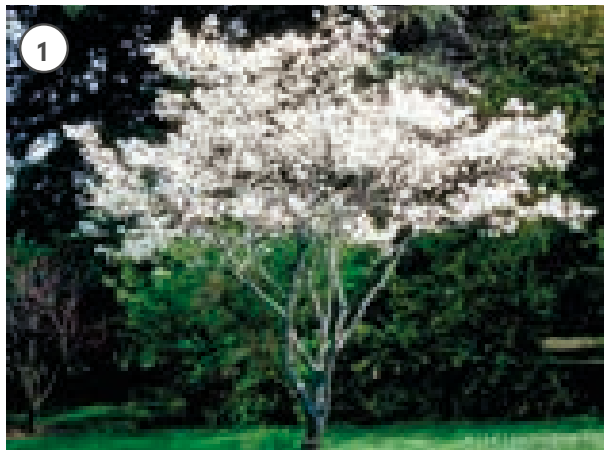
Charcon Woburn Graphite Permeable Block Paving



Permeable concrete paving slabs. Laid in diamond pattern.

7. Public Realm & Landscape

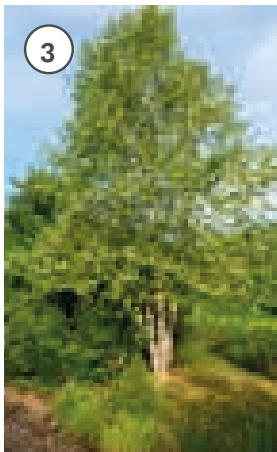
Tree Strategy - Inner Square



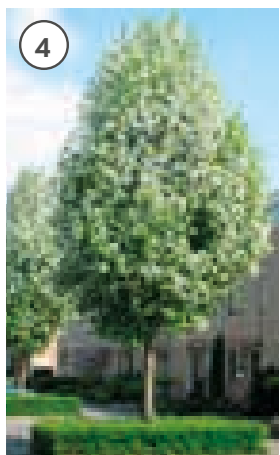
1 Amelanchier lamarcki, multi-stem



2 Betula pendula



3 Betula nigra



4 Prunus padus 'watereri'



5 Malus species -
Heritage Apples, M106 root-stock



6 Betula utilis
jacquemontii



Existing Trees:
Tilia x europaea and Prunus avium

7. Public Realm & Landscape

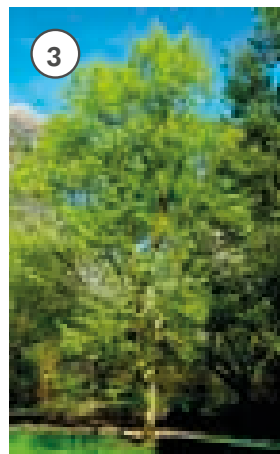
Tree Strategy - Outer Square



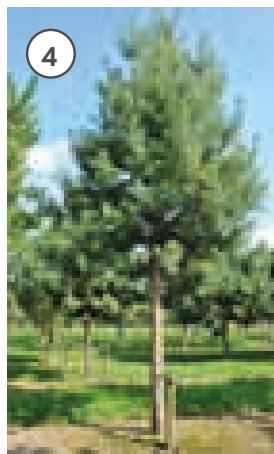
1 Ginkgo biloba



2 Tilia cordata



3 Tilia mongolica



4 Pinus sylvestris



5 Crataegus laevigata



6 Carpinus betulus



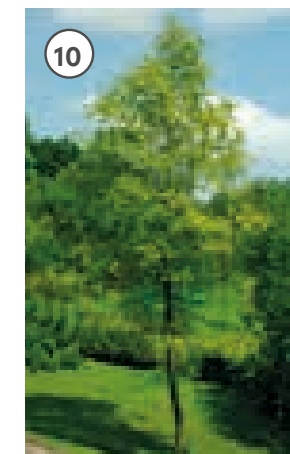
7 Liquidambar styraciflua



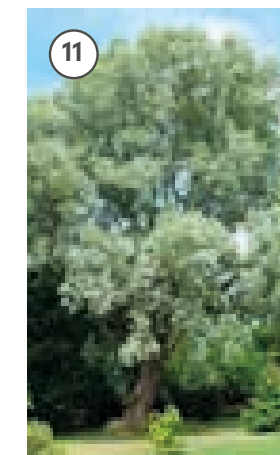
8 Pinus nigra



9 Prunus avium



10 Alnus incana

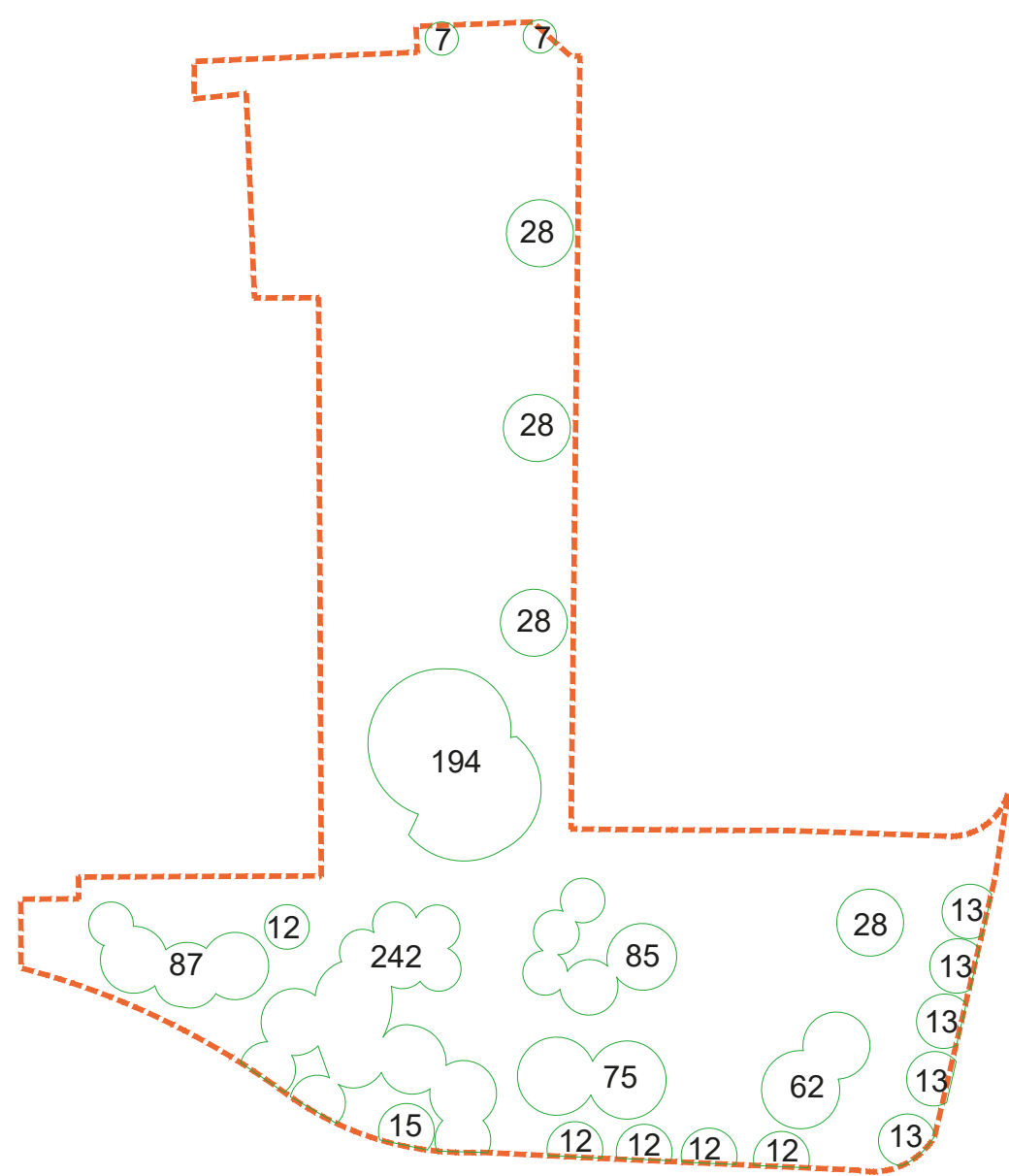


11 Salix alba

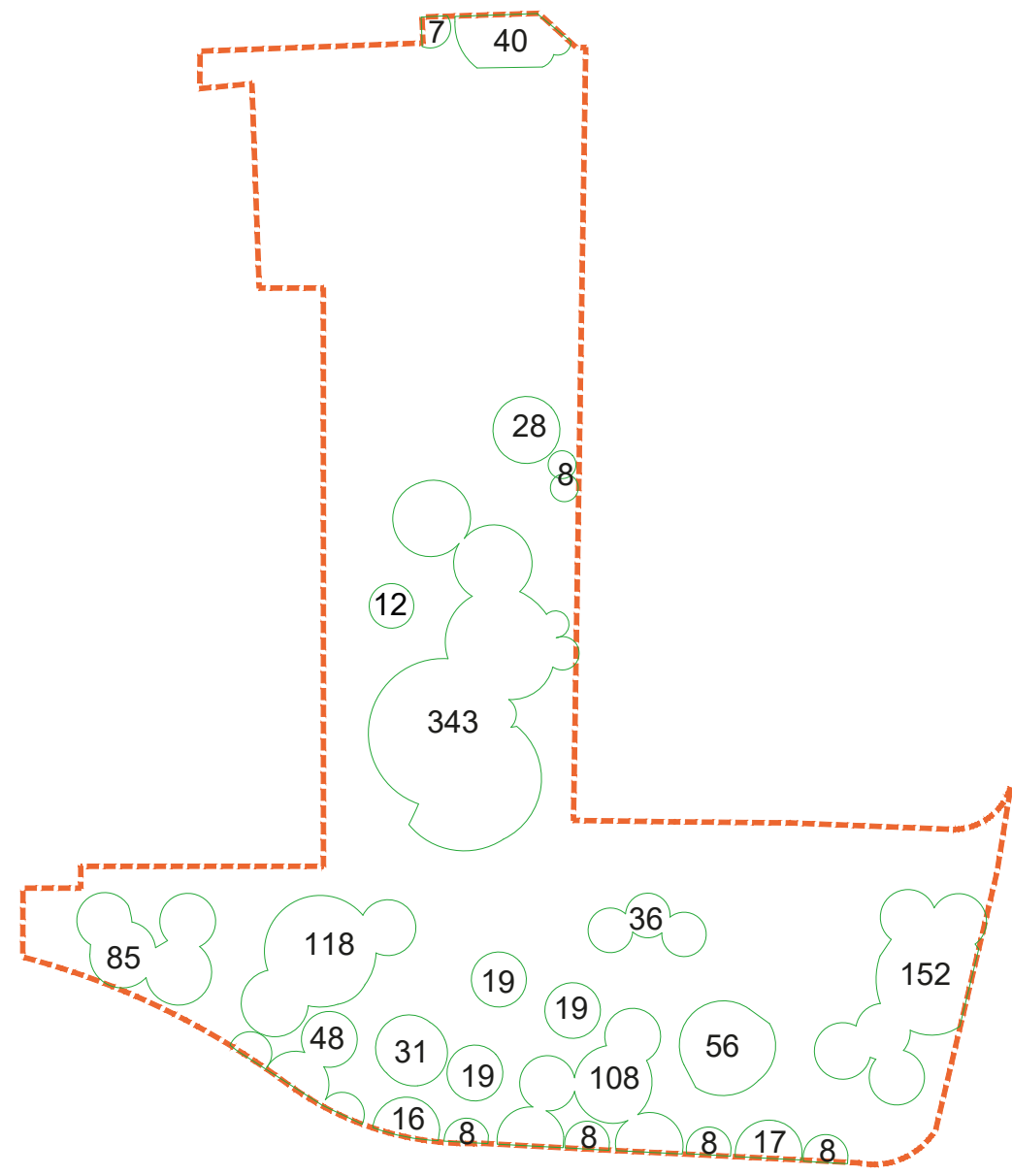


12 Alnus glutinosa

7. Public Realm & Landscape Tree Canopy Cover Assessment



At Planning: 43 Trees; Estimated 25 year Tree Canopy Area in the approved masterplan: **1,011m²**



Reserved Matters Proposal: 47 Trees; Estimated 25 year Tree Canopy Area as proposed within the Reserved Matters Application: **1,194m²**

7. Public Realm & Landscape Planting Strategy

Flower-rich perennial planting:

Echinacea pallida, Libertia formosa, Origanum laevigatum 'Herrenhausen', Pennisetum alopecuroides 'Hameln', Persicaria bistorta, stipa tenuissima, Eryngium yuccifolium, Rudbeckia hirta. Stachys 'silver Carpet'

Size: 1 to 2L planted @ 9/m²

Planted on min. 300 topsoil on 300 free draining subsoil

Mown Amenity Turf (or seed over 150 topsoil over 300 subsoil).

Meadow Grassland Seed; Emorsgate EM2

On 150 low nutrient topsoil on 300 free draining subsoil.

Rain Garden planting:

Areas of: Juncus effusus, Juncus patens, Iris sibirica 'Tropic Night', Iris pseudacorus, Dryopteris felix mas, Asplenium scolopendrium, Rudbeckia hirta, Carex Pendula, Cornus alba.

Size: 1 to 2L planted @ between 5 and 9/m²

Mixed shrubs and Perennial planting:

Shade mix: Euonymus fortunei 'silver queen' Hebe 'red edge', Hebe rakaiensis, sarcococca 'winter gem', Choisya ternata 'Aztec Peal', Hydrangea lacecap, hydrangea macrophylla lanarth white, Spiraea Arguta

Sun Mix: Choisya Winter Dazzler, Euonymus fortunei 'Emerald Gaiety' Hebe Sapphire, Perovskia little spire, Pittosporum tenuifolium 'golf ball', Rosmarinus officinalis, Viburnum opulus 'compactum' with perenial plants from mix below.

Planted on min. 300 topsoil on 300 free draining subsoil

Hedges: trimmed 2x a year

Swale / SuDS Basin Planting:

Native Wildflower SuDS Turf from Wildflower Turf



8

Social Value

As a major collaboration between OCC and Peabody, social value is intrinsic to the delivery of the Blackbird Leys Regeneration, and especially the design of the Community Centre.



The Community Centre will be a beacon of social sustainability, community aspiration and civic pride, helping to uplift and transform the lives of the residents.

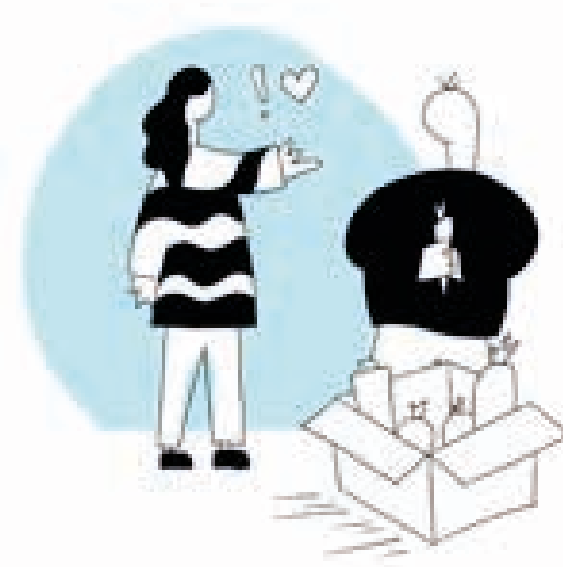
The building will build upon the successes of the previous centre, improving access for all to community activities, outreach services, socialising, learning and self-improvement.

The building is designed to be environmentally efficient and sustainable, with excellent thermal performance, employing passive design principles, and renewable energy sources such as air source heat pumps and PV panels.



The design and development of the centre has been an exemplary process of community empowerment and co-design. This can be quantified by the following measures of value delivered through the design process.

- The **40 events** that carried were out in **12 months** were attended by around **1,110 people**.
- **Over £2,500** spent supporting local catering organisations, artists, music collectives and hiring local venues for workshops and engagement activities.
- **Over 20% of our engagement involved young people and children.** This involved workshops with young women and girls, youth, and public engagement with young children



- **11 local residents were involved with the 'Leys Community Review Panel'**; an independent community advisory group that met with the design team once every quarter across the past year. The vast majority of members have not been involved with design reviews previously or worked within the built environment sector. All members were given the option to be given an honorarium payment above the Oxford Living Wage for their time to attend meetings or for this payment to be donated to the Blackbird Leys Community Larder.
- **Over £250 donated to the Blackbird Leys Community Larder through the Leys Community Review Panel.** These funds will enable the Larder to supply food to households and individuals in need and support a cause which tackles food waste

Further evidence of social value and community empowerment is highlighted within the Statement of Community Involvement produced by Transition By Design, in support of this planning application.



8. Social Value

Day in The Life of Verena..

9:00am - Morning Arrival

Verena begins her day cycling through the new District Centre, enjoying the fresh air and smooth new lanes. She parks near the shops, excited for the one-year celebration at the Blackbird Leys Community Centre.

Unlocking the doors, she steps inside, ready for a busy day and eagerly awaits the band's arrival for the evening.



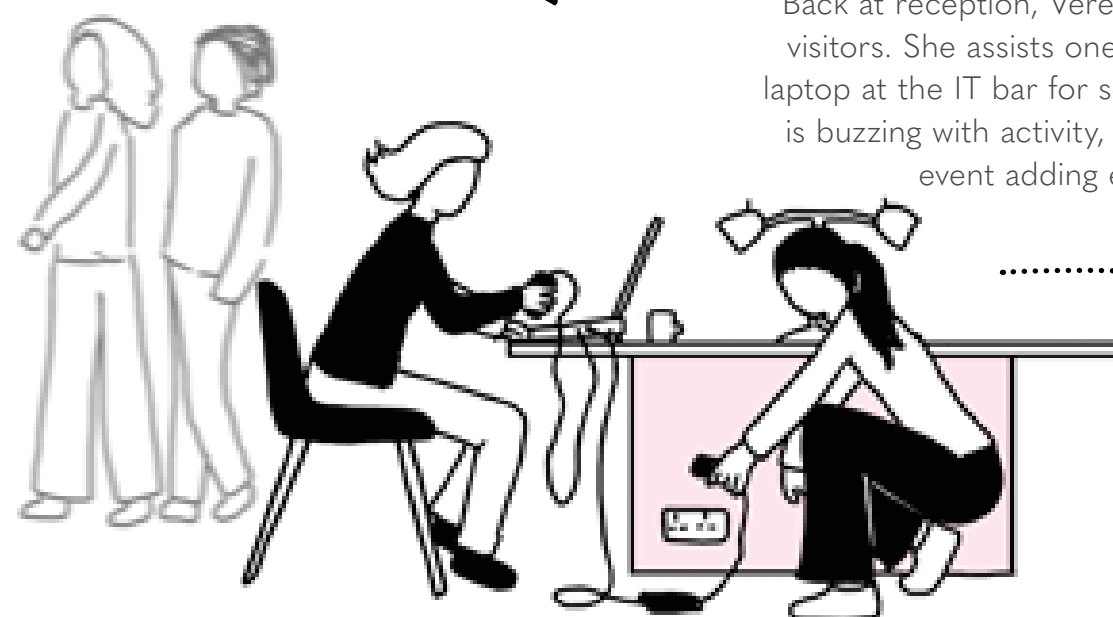
10:00am - Setting Up

Verena and the band transform the large hall into a vibrant venue, arranging tables and chairs to create a welcoming atmosphere. With most of the setup complete, Verena returns to the reception, confident in the event's success.



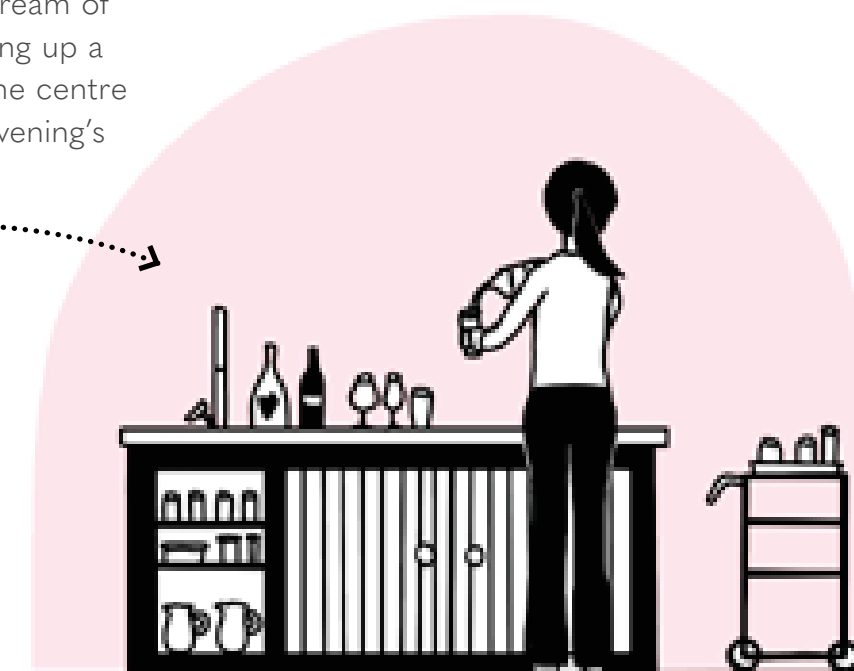
11:00am - Helping Visitors

Back at reception, Verena welcomes a steady stream of visitors. She assists one local resident with setting up a laptop at the IT bar for some household tasks. The centre is buzzing with activity, the anticipation of the evening's event adding extra energy to the air.



11:30am - Juggling Tasks

The centre is now in full swing. Verena checks in with the band to ensure everything is running smoothly, then heads to the kitchen to prepare refreshments for volunteers. She moves between tasks, keeping everything on track for the day's events.

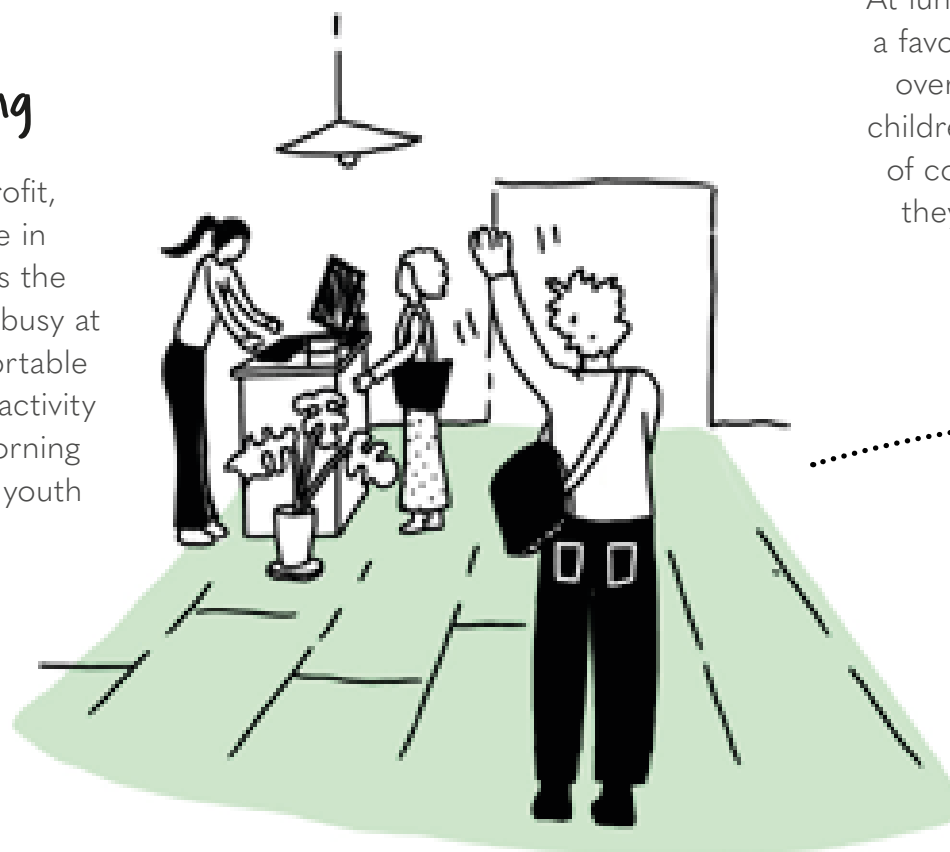


8. Social Value

Day in The Life of Otis..

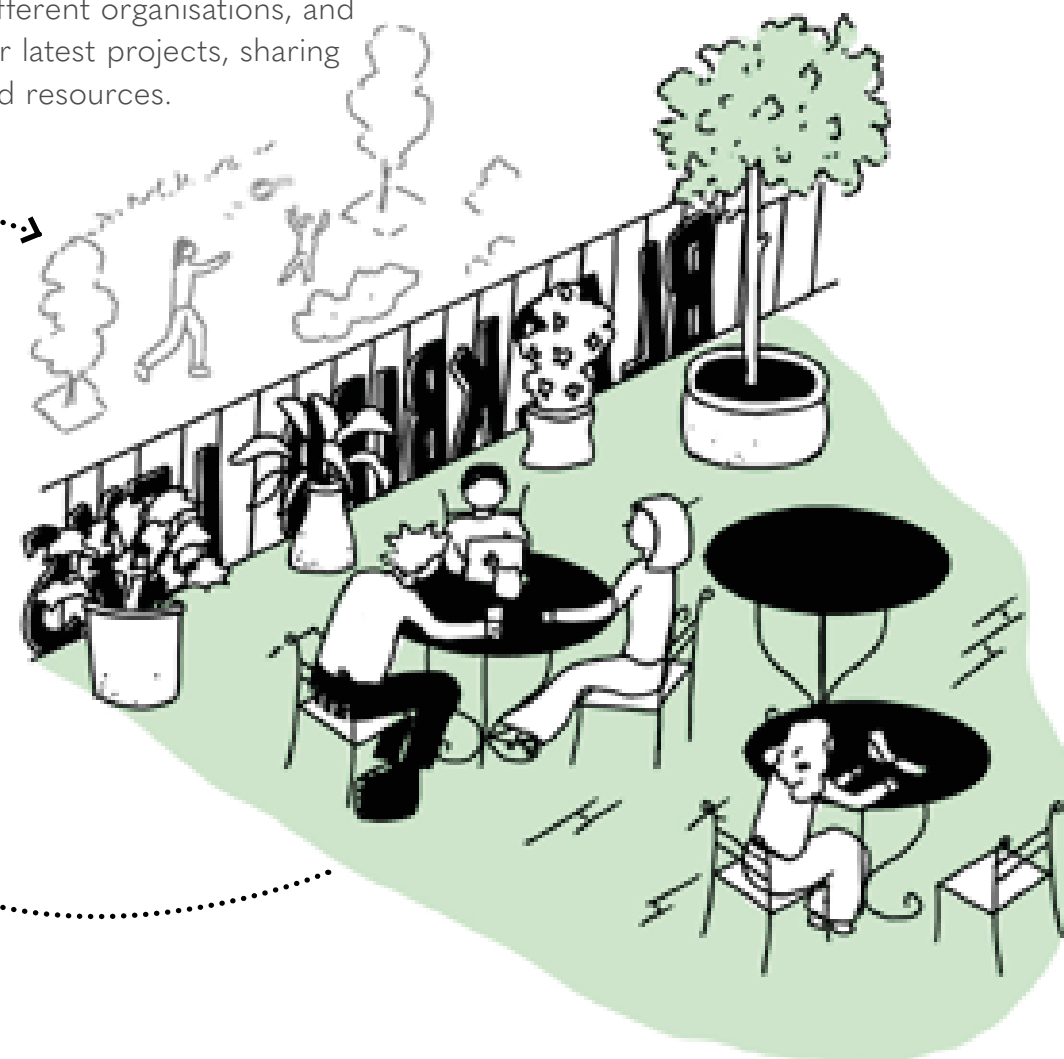
9:00am - Otis' Morning

Otis, who works for a local nonprofit, enjoys the short walk to his office in the Community Centre. He enters the building and waves to Verena, who's busy at reception. His office space is comfortable and bright, filled with the sounds of activity from the centre. He spends the morning in meetings, planning an upcoming youth outreach program.



12:00pm - Lunch break

At lunchtime, Otis heads to the outdoor balcony, a favourite spot for centre workers. The balcony overlooks the new public spaces, where local children play in the rain garden. He joins a group of coworkers from different organisations, and they chat about their latest projects, sharing ideas and resources.



1:00pm - Helping to set up the event

The outer square is coming to life as Otis and a few other tenants start putting up colourful flags and bunting at the entrances and gateways. The decorations flutter in the breeze, adding a festive atmosphere to the day. Meanwhile, in the inner square, a small coffee and ice cream wagon is setting up, with freestanding chairs and tables being arranged for people to sit and enjoy the afternoon.

8. Social Value

Day in The Life of Nazneen..



1:00pm - Nazneen Arrives

Nazneen arrives with her children, Martha and baby Felix. While Martha joins the activity club in the ground floor hall, Nazneen heads to the library of things, a cosy space filled with books, toys, and useful household items. She picks out a few storybooks to read with Felix, then makes her way to the hub.

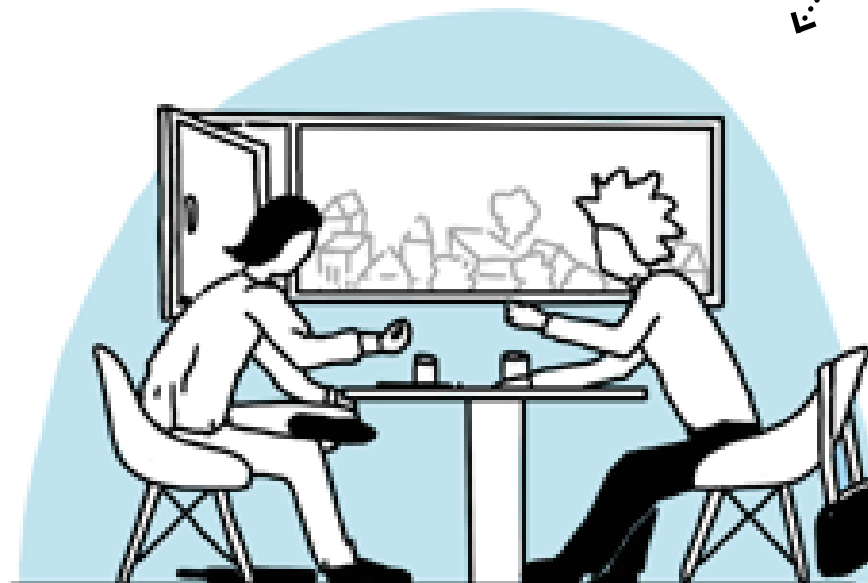
1:30pm - Relaxing in the Hub

In the Hub, Nazneen warms up food for Felix and makes herself a cup of tea. As she settles down, she runs into her neighbour Francisco, who's here for a meeting with Otis. They share a quick chat about their children's school activities before Francisco heads upstairs.



2:00pm - Francisco's Meeting

Francisco takes the stairs to the office where Otis is waiting. They've scheduled a one-on-one meeting in a private room to discuss a community project Francisco is passionate about. Their conversation is productive and filled with creative ideas and plans. Both leave the meeting feeling motivated to bring their vision to life.

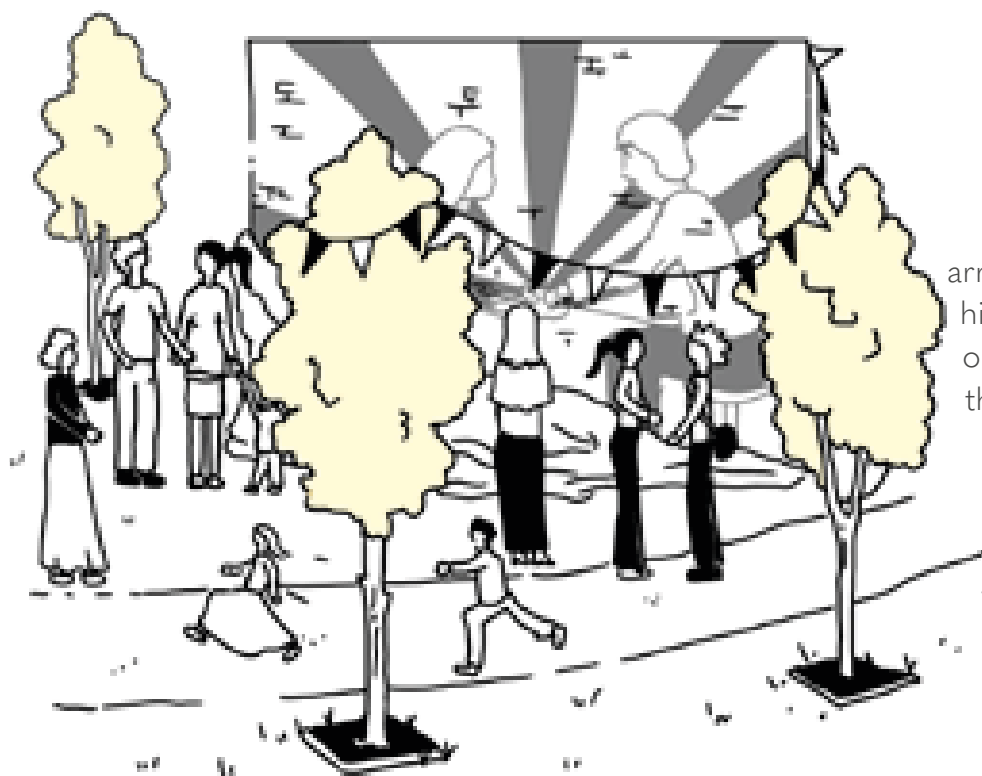


8. Social Value

Day in The Life of a Community Gathering..

4:00pm - Anniversary Celebration

The Community Centre's one-year anniversary is a big event. Friends, families, and community members arrive, greeted by colourful banners. The highlight is the unveiling of a new mural outside, a vibrant piece that celebrates the community's diversity. Cheers and applause fill the air as the mural is revealed.



5:00pm - Party Time

After the mural unveiling, the crowd spills into both the large hall and outdoor space. The inner square stage continues to host performances while the hall buzzes with excitement as the band takes the stage.



6:00pm - Community Banquet

The celebration spills into the hub, where a buffet of homemade dishes showcases the community's diverse cultures. People mingle, dance, and enjoy the festive atmosphere, with kids joining in on games and activities.



7:00pm - Evening Joy

As the evening continues, the centre is filled with laughter, music, and celebration. The BLAP Choral group fills the square, drawing a crowd of enthusiastic listeners. Verena watches from the side, pleased to see the community coming together to enjoy the event. Verena takes a moment to soak it all in, feeling proud of how the Community Centre has become a place of connection and joy. The party carries on into the evening, a true testament to the spirit of Blackbird Leys.



Access & Servicing

Prioritising Active Travel

Consented Hybrid Application

The consented access arrangements detailed in the hybrid application ensure priority is given to pedestrians and cyclists, through the reconfigured road alignment and creation of a new open green space.

Cyclist and pedestrian access to the District Centre will be significantly improved. In total, circa 480 metres of new segregated cycle lanes are to be provided, including two new formal cycle/pedestrian crossings. This layout prioritises cyclists over vehicles, allowing people to travel through the District Centre, along key desire lines, safely and efficiently.

Community Centre Provision

For this Reserved Matters Application, Curtins have produced:

- A Transport Statement
- An Outline Travel Plan
- A Car Park Management Plan

These support the overarching strategy for the promotion of active travel and include:

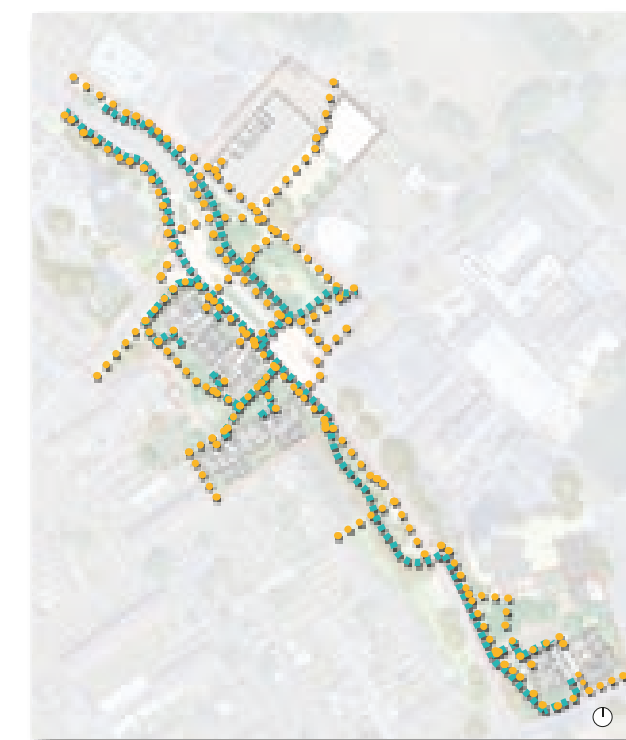
- Measures to Encourage Public Transport Travel
- Measures to Reduce Single Occupancy Car Use
- Community Centre - Staff Specific Measures
- Measures to Promote Walking
- Measures to Promote Cycling

Cycle Provision:

- 64 cycle parking spaces are proposed, inclusive of e-charging facilities.
- Ten covered cycle parking spaces for visitors to Block A
- Cycle parking is convenient for ground floor businesses and the Community Centre.
- A designated 'hire zone' for parking of hire bikes and scooters.
- Cyclist access to the District Centre is to be significantly improved.

Car parking

- Four accessible parking bays for Community Centre/retail
- Nine short-stay, parking spaces for the Community Centre/retail on Blackbird Leys Road.
- One minibus bay will also be provided adjacent to the Community Centre.
- Three car club bays proposed that can be used by those visiting the Community Centre.



Hybrid Application
Cycle and Pedestrian
Routes, Consented
DAS

Key

- ■ ■ Proposed Cycle Routes
- ● ● Proposed Footpaths

9. Access & Servicing

Active Travel Strategy

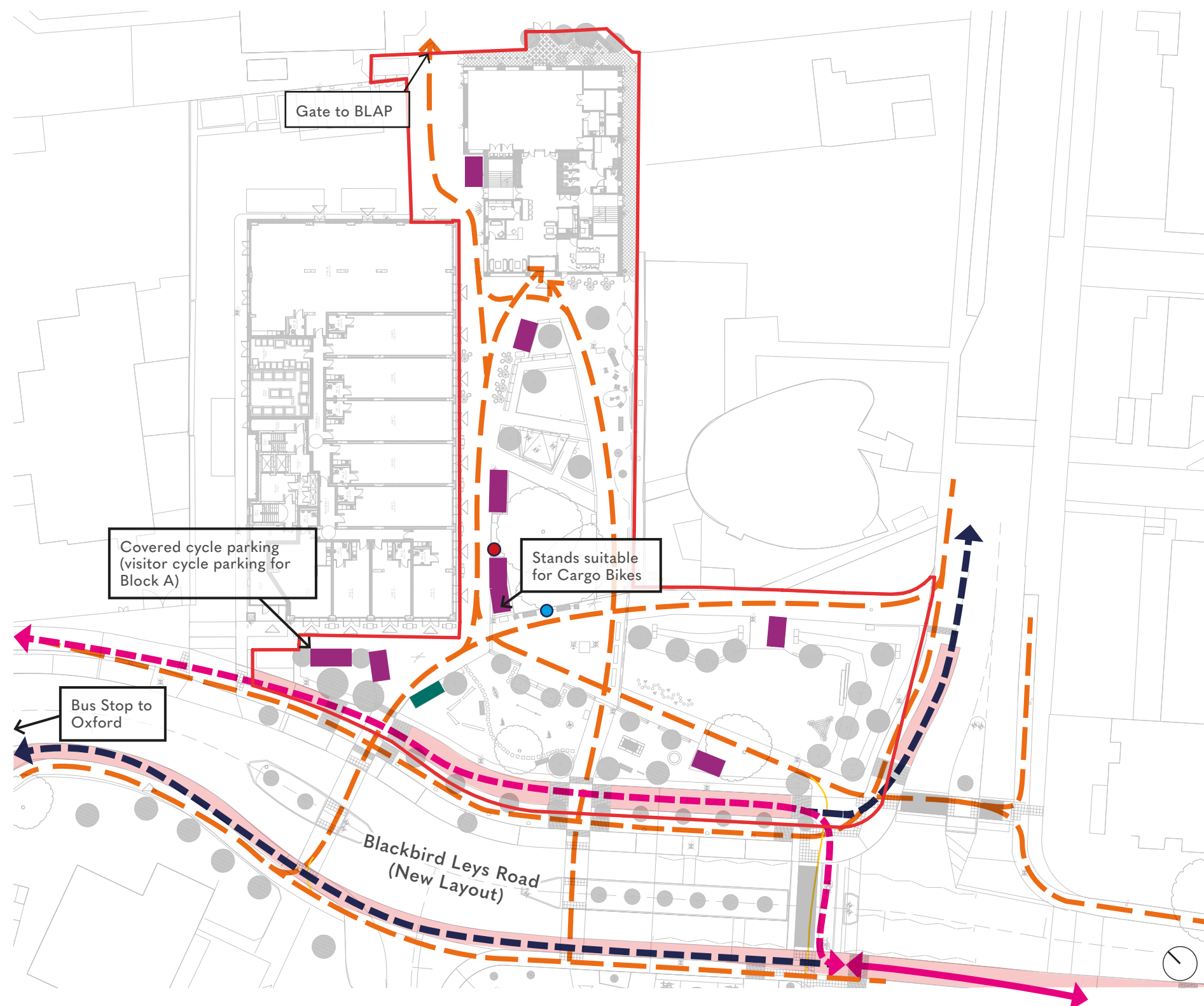
Cycle Strategy

The proposed public realm design includes 32 Sheffield stands providing 64 bike parking spaces in line with Secure by Design recommended specification, including spaces suitable for non-standard and cargo bikes. The proposed design also provides ten covered cycle parking spaces for visitors to Block A in line with the existing consent for the site.

Cycle parking has been situated to facilitate convenient access to ground floor businesses and the Community Centre.

The proposed design also includes a designated 'hire zone' for parking of hire bikes and scooters.

A drinking fountain and cycle repair station further provide for the needs of pedestrians and cyclists.



9. Access & Servicing Servicing Strategy

Servicing and Vehicular Access

As consented in the Hybrid Application, the main vehicular servicing access to the Community Centre is provided from the proposed service road adjacent to Block A, which includes a shared loading bay, accessible parking spaces, standard parking spaces and car club space. The minibus bay is dedicated to the Community Centre. It is anticipated that the minibus bay would be managed by the Community Centre based on demand and requirements.










Waste Storage

Following discussions with the existing Community Centre operations team, the waste storage for the building will be located externally next to the service yard for easy servicing. The following provision has been provided for the centre:

1 no. Bin Store for 3 no. 1100L Bins.

Public bins have also been thoughtfully integrated into the public realm to cater for the range of community and retail outlets within the centre.

Key

	Servicing Access		Loading Bay
	Maintenance Access		Minibus Bay for Community Centre
	Accessible Parking for Community/Retail		Community Centre Bin Stores
	9 Short Stay Spaces for Community/Retail		Public Bins
	Car Club Space		



9. Access & Servicing

Fire Access Strategy

Fire consultants Affinity have produced a Fire Strategy Report (RIBA Stage 3) to accompany this project.



This report provides detailed information on how the building and public realm meet fire safety objectives, including the provision of safe, appropriate access for a fire tender and safe egress from the building to a point of ultimate safety.

The public realm and vehicle access have been designed to provide access and turning for a fire tender to the rear of the Building A and the Community Centre.

Further access for emergency and service vehicles is enabled across the public space to the front of the Community Centre and Building A.

Refer to the Fire Strategy Report for all proposals relating to fire safety.

Key

-  Fire Tender Access + Turning
-  Emergency and Service Vehicle Access



9. Access & Servicing

Sustainability Strategy

Key Sustainability Moves

The project team worked closely with Introba, to ensure the design was driven by sustainability and energy principles. The centre meets the government nearly zero energy building requirements for new public buildings, Regulation 25b.

Further information can be found in the Energy and Sustainability Statement.

Building Fabric

- Enhanced building fabric achieving carbon emissions reduction.

Passive Design Approach

- Natural cross ventilation throughout the design.

Passive Solar Strategy

- Orientating the building in response to the sun path.
- Introduction of the atrium to increase natural light entering into the heart of the building.
- Perforated facade introduced to control solar gain into the spaces.

Fossil Fuel Free Development

- Maximised area for PV panels provided within the green roof to optimise passive heating and cooling.
- High-efficiency air source heat pumps to provide heating, hot water and cooling.

Improving Green Space

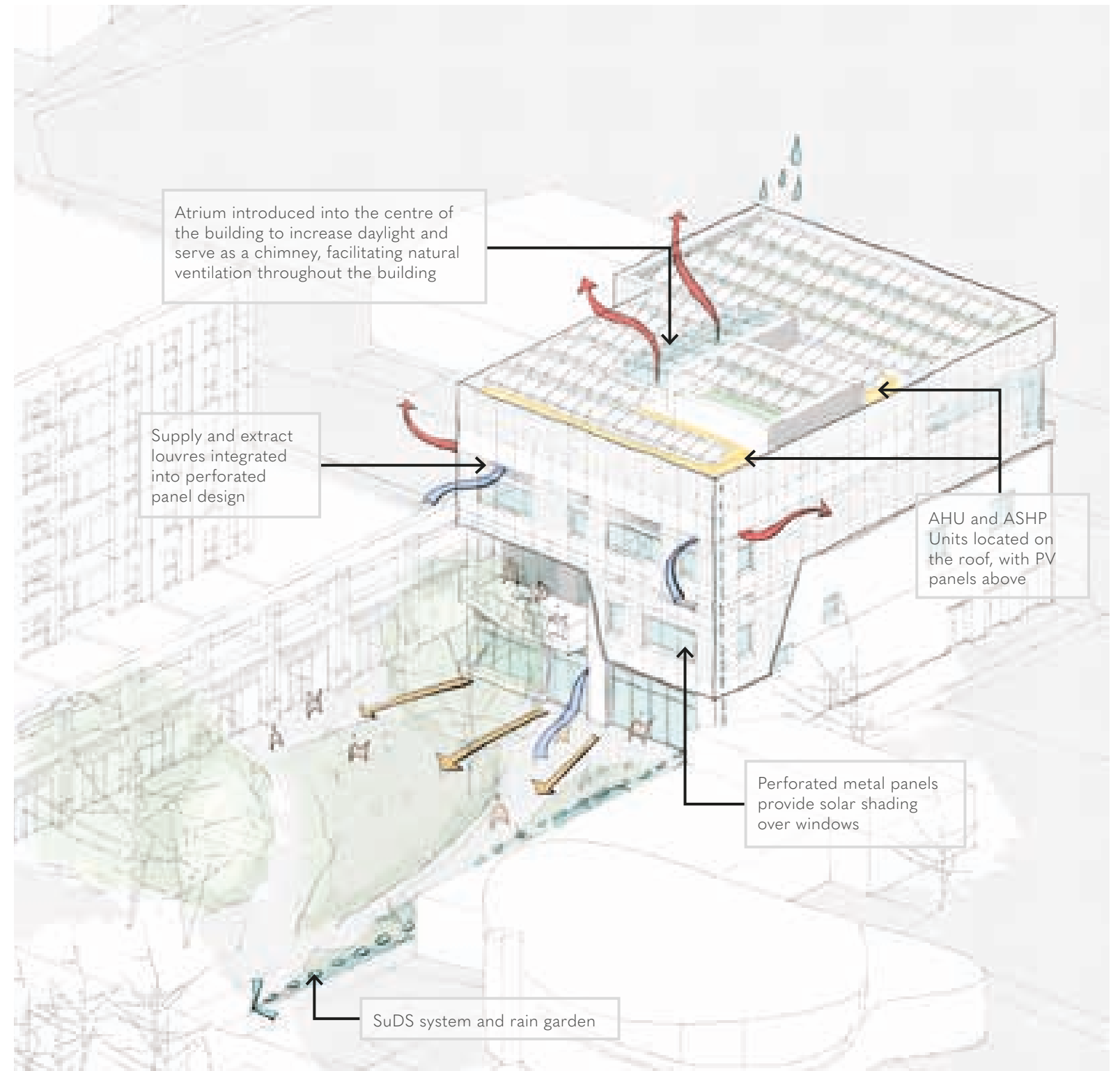
- Biodiversity Net Gain, and overall enhancement of biodiversity areas.
- Integration of SuDs into the landscape, and used as an environment engagement tool within the landscape - signage boards explain the surface water strategy and broader SuDS principles.

Designed for Future Flexibility

- Framed construction allows for future flexibility of spaces, creating a building that is adaptable for future occupier needs.

Air Tightness

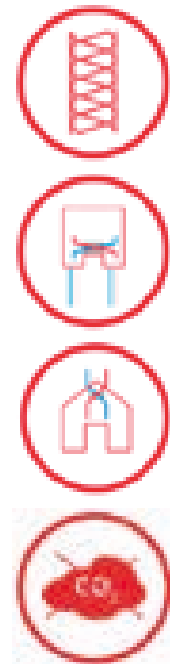
- The incorporation of best practice construction detailing and methodology will be incorporated to reduce air infiltration as much as possible.



9. Access & Servicing Sustainability Strategy

Transition towards Zero Carbon

- Energy hierarchy adopted – fabric first approach.
- Fossil fuel free development with high efficiency air source heat pumps to provide heating, hot water and cooling.
- High-efficiency heat recovery systems.
- Maximise space for photovoltaic panels.
- Targeting >40% reduction in CO2 over Part L 2021.
- Targeted EPC rating of band A.
- Undertake a whole life carbon assessment and minimise embodied carbon.



Passivhaus Design Principles

- High fabric performance.
- Low air permeability of 2m3/hm2.
- Optimise thermal mass to reduce operational carbon.
- Form factor of <3.0 to minimise heat losses and maximise efficiency.
- Optimise window to wall ratio.
- Fabric first – solar control incorporated to reduce heat loads + potential overheating.
- Mixed-mode systems – utilising natural ventilation and passive systems where possible.
- Maximise daylight.



Circularity

- Follow circular economy design principles: designing out waste, designing for longevity, designing for adaptability and flexibility, designing for disassembly, using systems that can be re-used and recycled in each building layer.
- Focus on recycled and recyclable materials with responsible sourcing.
- Minimise waste in construction and maximise recycling.
- Follow waste hierarchy.
- Include waste management strategy – to achieve landfill diversion.
- Follow design approaches as per the GLA guidance decision tree.



Ecological Enhancement

- Access to high-quality regenerative green space and landscaped areas
- Site greening strategy and ecological enhancements
- Green infrastructure also used as shading elements and suitable seating
- Smoke-free zones
- Integrated SuDS strategy in the landscape



Water

- Minimum of three credits under BREEAM Wat 01.
- Specify water efficient fixtures and fittings.
- Minimise losses from hot water tanks.
- Follow the drainage hierarchy.
- Integrated SuDS strategy reducing runoff rate on site.



Certifications

- BREEAM Excellent targeted with aspirations for BREEAM Outstanding.

*Subject to design strategies and modelling

BREEAM®

9. Access & Servicing

Sustainability, Internal Comfort & Microclimate

Introba and others have produced the following analysis and reports in support of this application:

Sustainability Statement

Sets out the sustainability vision and aspirations for the centre, providing a summary of the design approaches and performance that demonstrate the performance of the centre, exceeding building control and Council requirements, to become a truly sustainable development as part of the evolution of Blackbird Leys and in doing so help address the challenge of meeting our climate emergency.

Energy Strategy

This sets out how the physical attributes of the building, including the adoption of passive design principles, the thermal performance of the building fabric, and the systems for space heating and cooling will combine to reduce energy and water consumption, as well as carbon emissions. It describes the iterative design process for parametric analysis of the external envelope, to ensure that the internal spaces receive good daylighting and ventilation without overheating. It also highlights the use and specification of air source heat pumps and PV panels as renewable energy sources employed to make this a nearly net zero design.

Daylight and Sunlight Assessment

The purpose of this report is to ascertain whether the proposed development will create shadowing over neighbouring properties and will provide acceptable levels in terms of daylight and sunlight for proposed accommodation.

Wind Microclimate Assessment

XCO2 has produced a Wind Microclimate Assessment which assess the impact of the building on the conditions around the building, both individually and as part of the wider masterplan. IT concludes that there will be no adverse effects that require mitigation.

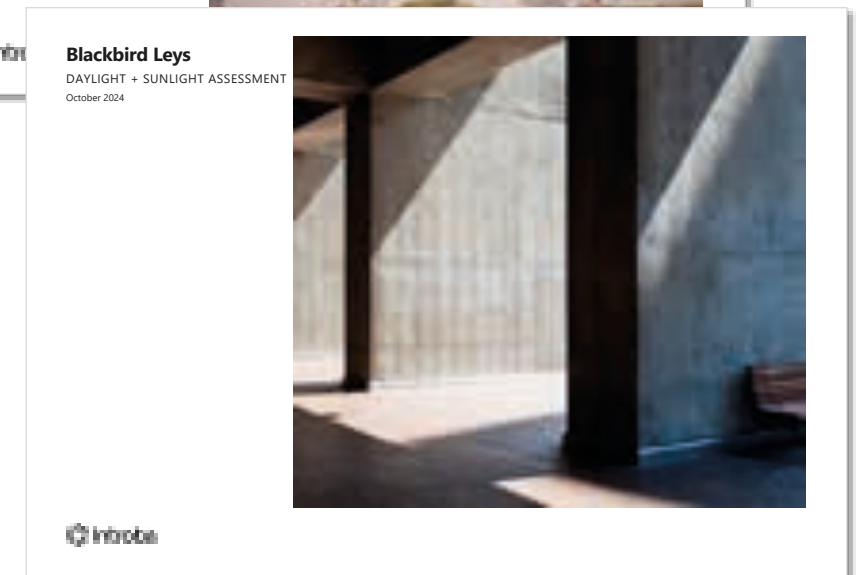
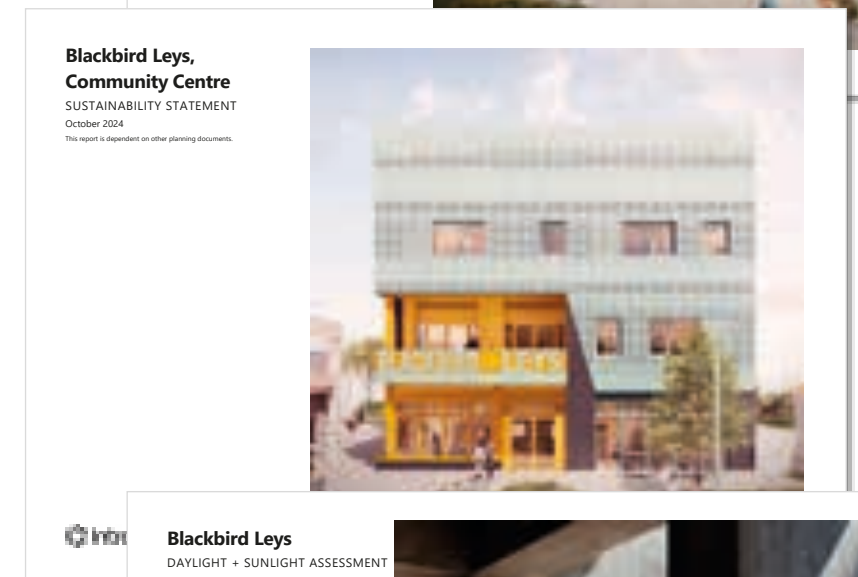
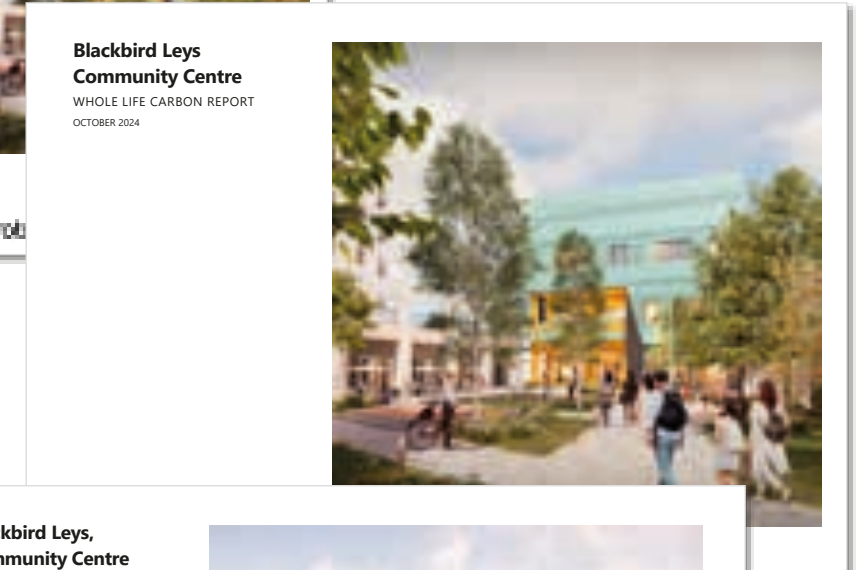
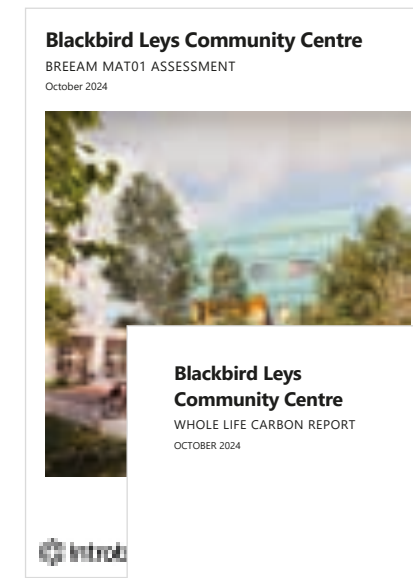
BREEAM Assessment

Sustainable Construction Services has prepared a BREEAM assessment of the project, with a target rating of Excellent.

Whole Life Carbon Assessment (WLCA)

A WLCA has been undertaken to:

- Assess the associated whole life carbon impact of the design based on current information at RIBA Design Stage 2.
- Identify high embodied carbon items and develop recommendations to reduce their impacts.
- Compare the results with existing benchmarks.



9. Access & Servicing

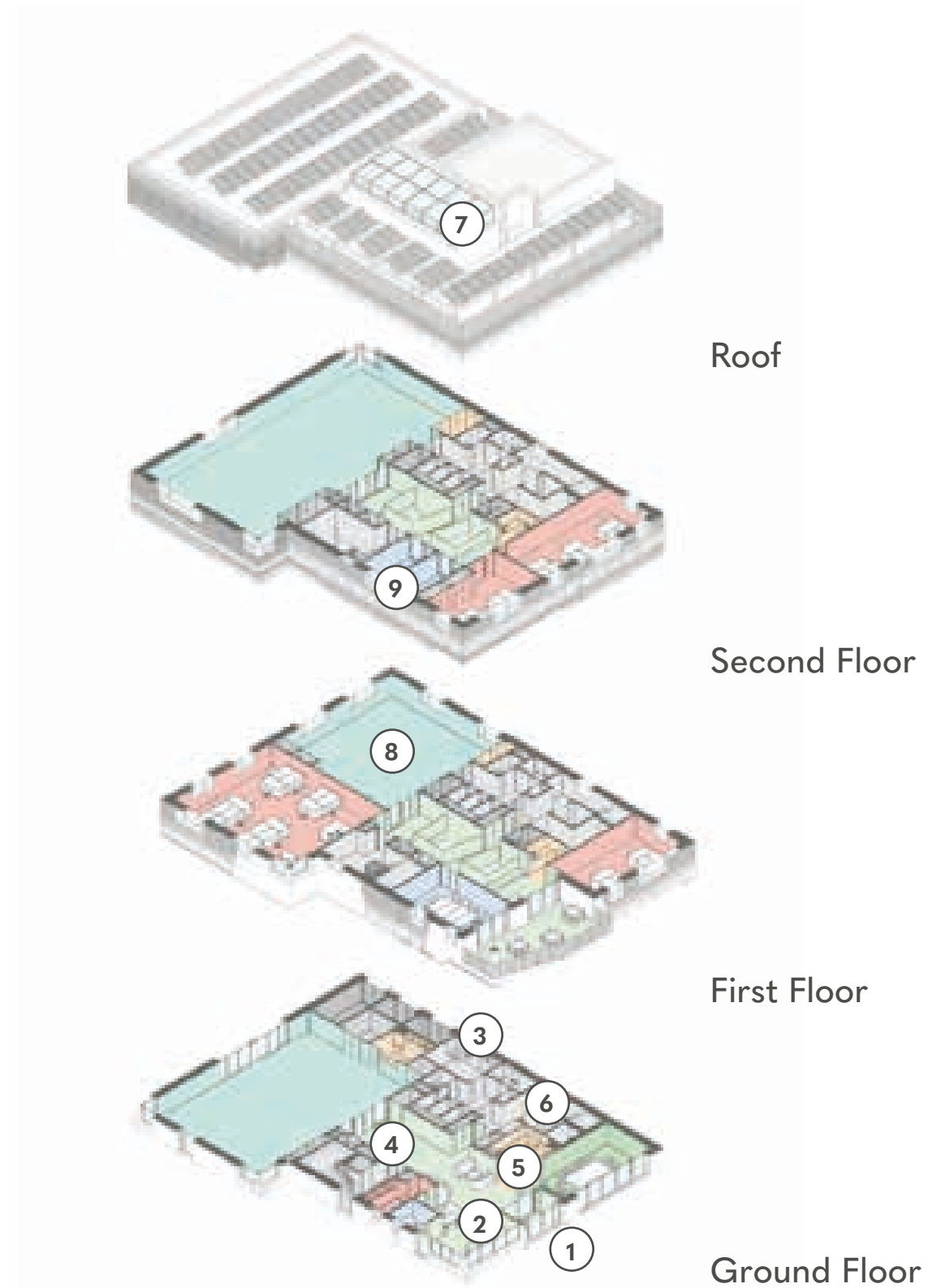
Accessibility & Inclusivity Design Measures

AXONOMETRIC VIEW OF FLOOR PLATES



Key

- ① Clear entrance articulated with building form, colour, and signage.
- ② Variety of spaces located on ground floor for access to all types of spaces at ground level including a hall, social hub, bookable meeting rooms, and kitchen.
- ③ Changing Places toilet on ground floor in addition to a wheelchair accessible and ambulant WCs on each level.
- ④ Community library of things to encourage circular and cost saving use of objects.
- ⑤ Community fridge to reduce food waste and supports local needs.
- ⑥ Easy way finding with consistent location of toilets, tea points, stair cores and a generous lift on every floor, around a central void and circulation route.
- ⑦ Voids through the floors allow visual connection with all levels and bring natural daylight into the middle of the building through the roof lantern which reduces need for artificial light and benefits the circadian rhythm.
- ⑧ Mixed room sizes to meet local needs and affordability for smaller groups/community hire and use.
- ⑨ Availability of 1:1 spaces for confidential/sensitive meetings



9. Access & Servicing

Accessibility & Inclusive Design Measures

Creating Healthy Places

The Community Centre and public realm will enhance the wellbeing of individuals, improving the quality of life for all. With a holistic approach to health and wellbeing, the proposals create a system of spaces that encourage healthy living, social cohesion and connectedness. The approach takes on four key principles:

1. Movement: Walkable Communities and Active Living

- The proposal will be designed to encourage movement, physical activity and enable exercise for all users.
- The proposal prioritises active transport, designed so that walking or cycling will always be a more appealing choice than jumping in the car.

2. Nature: Places that are embedded in nature.

- The public realm will improve access and enhancement of green amenity and recreational resources to improve health, wellbeing, and quality of life.

3. Community: Community creation - bringing people together.

- The Community Centre will aim to promote social interaction, encouraging human connections and aiming to combat loneliness by creating strong communities, promoting cohesion and inclusion within Blackbird Leys.

4. Wonder & Joy: Comfort, peace and designing for life by creating a place that can spark joy and wonder.

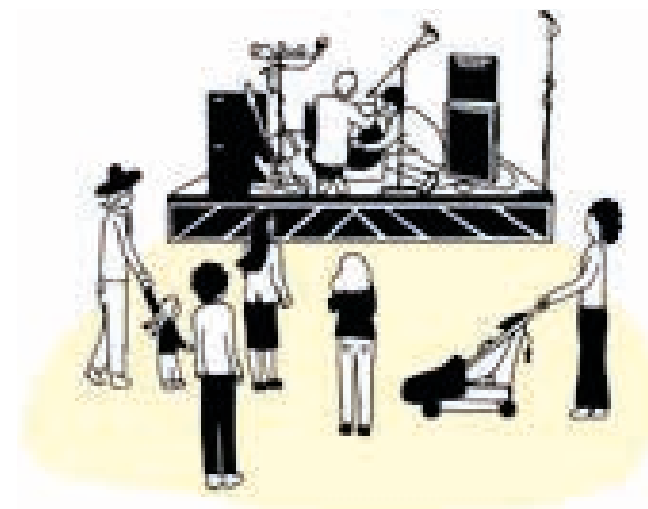
- The proposal offers choice and variety, providing a range of uses within the centre to support the creation of a mixed and varied community.
- The Community Centre creates a space that is free from physical distress and adaptive to future environmental challenges.
- The design will provide excellent daylight and sunlight levels within the centre and onto the public realm, green spaces and play spaces whilst mitigating risks of overheating through shading and naturally ventilated buildings.
- The design has also been developed to eradicate the fear and risk of crime within the area, where people can visit the centre in a safe and accessible environment.



1. Movement



2. Nature



3. Community



4. Wonder & Joy

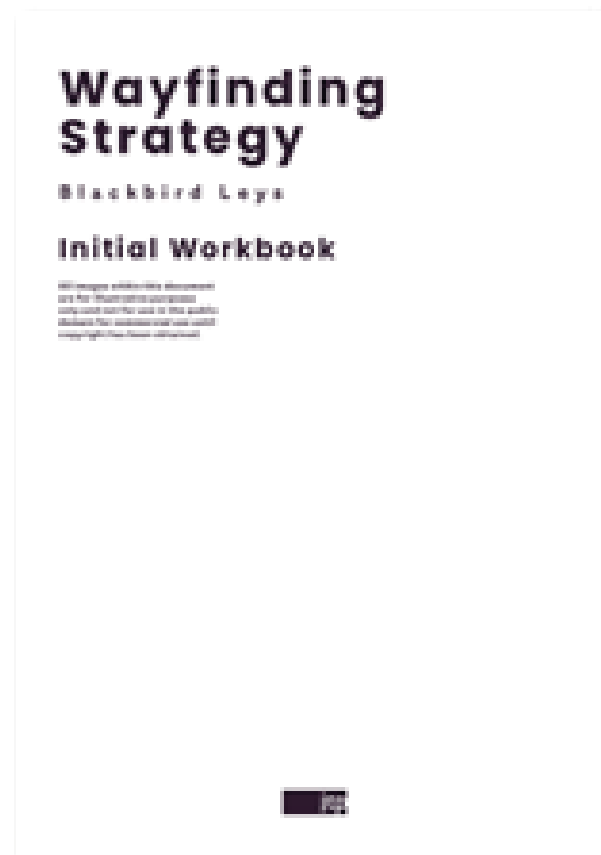
9. Access & Servicing

Accessibility & Inclusive Design Measures

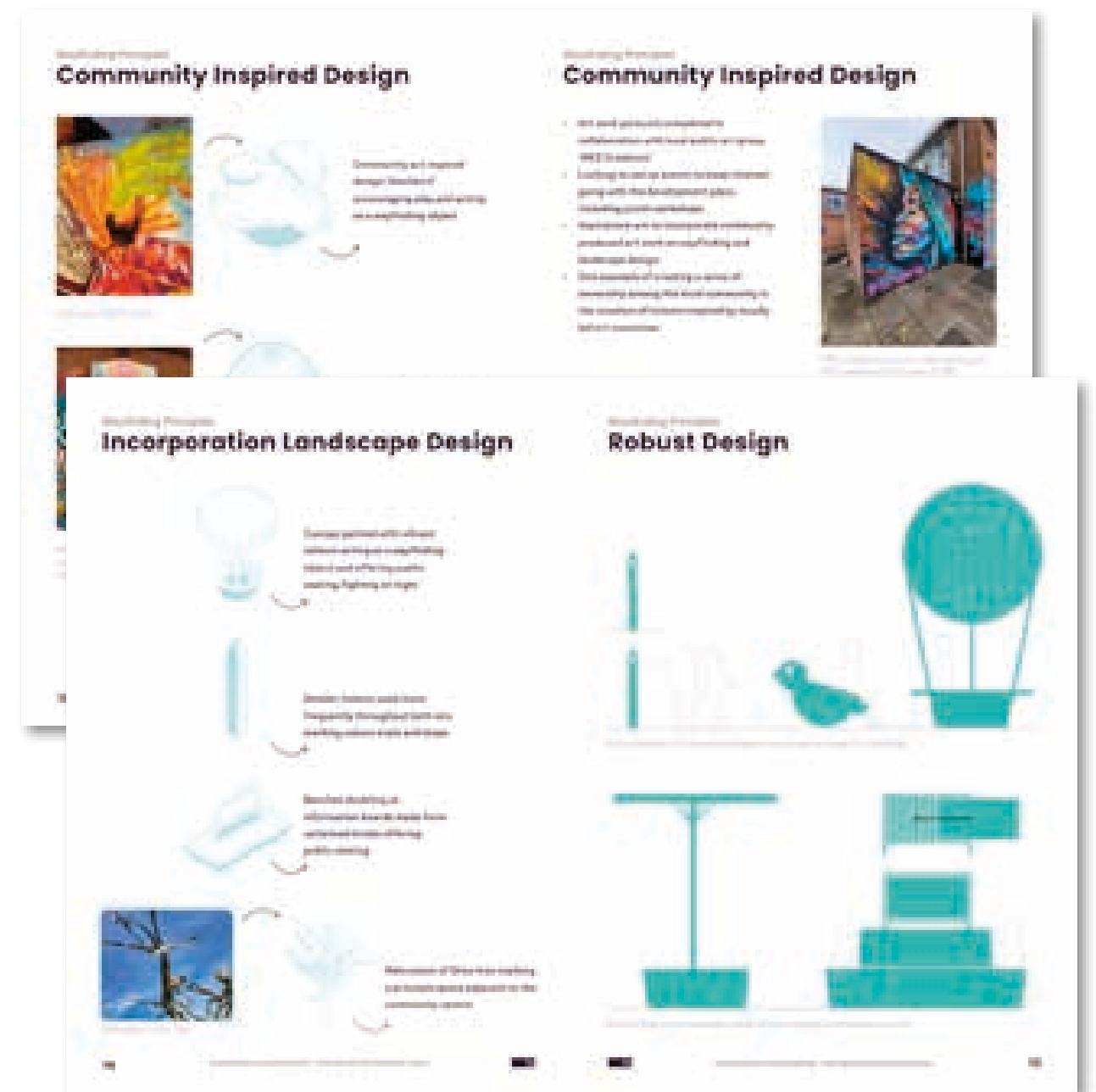
The proposed wayfinding strategy is a key component to the successful placemaking and environmental improvements for the neighbourhood, ensuring the regeneration delivers an accessible and inclusive place.

The Community Centre is located in the heart of the District Centre and has been designed to serve as a prominent wayfinding marker. Its colours and materials have also inspired the wayfinding strategy and design throughout the area, creating a cohesive and unified approach that enhances the centre's legibility and familiarity for residents and visitors alike.

For more information, please see the full Wayfinding Strategy Document.



Blackbird Leys Wayfinding Strategy, JTP, 2024

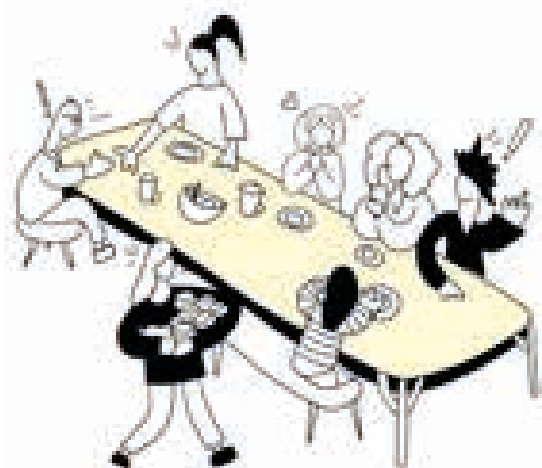


9. Access & Servicing

Accessibility & Inclusive Design Measures

The shared vision developed through the consultation process informed the key wayfinding principles for Blackbird Leys.

Vision



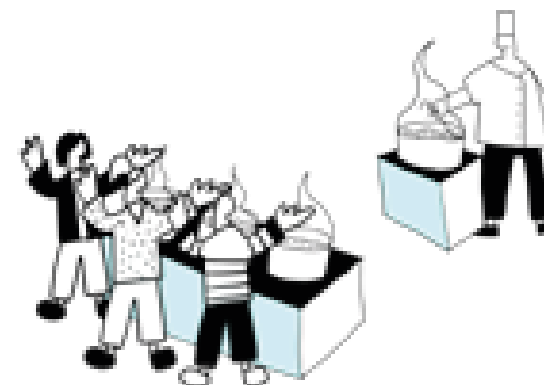
"A place to come together"

- Bringing the Leys community together.
- "A unified community"
 - "A real hub for everyone"



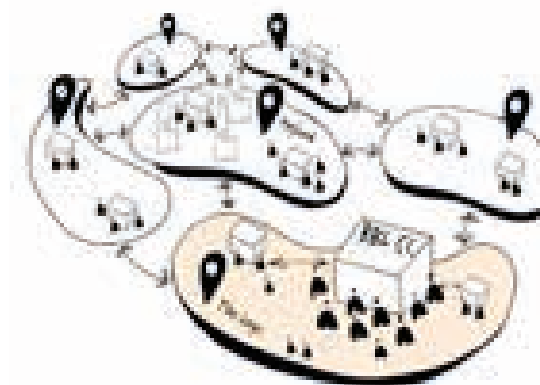
"Feels like it's ours"

- Community ownership & appropriation
- "A living space"
 - "Rough around the edges"
 - "Local community control - putting Resources into the community"



"Providing skills and opportunity"

- Delivering an inclusive economy
- Improve employability & life chances



"The new dreaming spires of Oxford"

- Pride in the Leys and the new centre
- "Something we can all be proud of"
 - "Improving the 'image' of the Leys"
 - "A place other communities are envious of"
 - "Opening up to the rest of Oxford"
 - Aligns with Oxford City Council's vision of "A World Class City for everyone."

1. Emerging Wayfinding Principle

- Key buildings and spaces such as the community centre prioritised in the hierarchy of legibility
- Community inspired wayfinding design

2. Emerging Wayfinding Principles

- Robust design encouraging interaction and engagement 'playing on climbing etc...'
- Incorporation of living landscape signage integrating with landscape strategy

3. Emerging Wayfinding Principles

- As well as being inspired by the community, the wayfinding design should focus on accessibility to encourage inclusivity

4. Emerging Wayfinding Principles

- Wayfinding strategy as a catalyst precedent to connect communities surrounding the District Centre and Knights Road - An exemplar strategy that can be adopted across Oxford

9. Access & Servicing

Accessibility & Inclusive Design Measures

A key focus of the wayfinding strategy was to improve legibility and accessibility throughout Blackbird Leys.

The strategy explores accessibility and exclusivity within the design of the wayfinding strategies, including:

- Letter heights
- Contrasting colours
- Successful precedents
- Distinctive symbols and objects
- Position hierarchy of signage

For more information, please see the full Wayfinding Strategy Document.

Wayfinding Principle

Emerging Wayfinding Principle

3. As well as being inspired by the community, the wayfinding design should focus on **accessibility** to encourage inclusivity

Wayfinding Principles Letter Heights & Contrast

Use of Lower Case Font

more accessible

LESS ACCESSIBLE

Viewing Distance	Typology	'x' Height in mm
Long Distance	External Facias	200mm
	External Location	90-120mm
	External Directions	90mm
	House Numbers	90mm
Medium Range	Location & Direction	60mm
	Identification signs	40mm
	Room Identification	35mm
Close Range	Directories	15mm
	Wall Mounted Information	15mm

Contrast

Good Contrast

Bad Contrast

Good Contrast: Aa 8.34, Background Colour #26b5b3, Text Colour #000000

Bad Contrast: Aa 8.34, Background Colour #26b5b3, Text Colour #000000

BLACKBIRD LEYS WAYFINDING - FOR INDICATIVE PURPOSES ONLY 17

Wayfinding Principles Emerging Typologies

Entrance Markers: BLACKBIRD LEYS DISTRICT CENTRE, BLACKBIRD LEYS KNIGHTS ROAD

Finger Post: TOILETS, PARKING, EXIT

Map: MAP

Totem: MARKET TRAIL

Symbol/Object: BIRD

Information Board: INFORMATION BOARD

Building Information: ENTRANCE, 200mm, 1000mm

Painted Paving Connecting Routes: Community Centre, Nature Trail

BLACKBIRD LEYS WAYFINDING - FOR INDICATIVE PURPOSES ONLY 20 21

Wayfinding Principles Position Hierarchy of Signage

Text Sizes: 90mm, 15mm-40mm, 60mm, 200mm, 200mm

Community Centre: 200mm Text Size

Nature Trail: 200mm Text Size

BLACKBIRD LEYS WAYFINDING - FOR INDICATIVE PURPOSES ONLY 22 23

Wayfinding Principles Colour Hierarchy of Signage

Most Important

Less Important

Connecting Routes/Entrances

Key Mapping Notes

Wayfinding Objects Symbols

Wayfinding Symbols/Objects

Primary/Key Spaces and Buildings

Secondary Spaces and buildings

Parking/WC

Wayfinding Principles Typology Hierarchy of Signage

Community Centre

Connecting Routes

Entrance Markers Direction

Key Mapping Nodes

Wayfinding Symbols/Objects

Primary/Key Spaces and Buildings

Secondary Spaces and buildings

Parking/WC

BLACKBIRD LEYS WAYFINDING - FOR INDICATIVE PURPOSES ONLY 24 25

Blackbird Leys Wayfinding Strategy,
JTP, 2024

10.

The new Blackbird Leys Community Centre is designed to meet the current and future needs of the Blackbird Leys & Greater Leys community. The Centre will be inclusive, sustainable and multifunctional with improved, vibrant and accessible public space.

The Community Centre will provide a strong, active frontage onto the new public open space, together with the new shops and church.

It will be the embodiment of local pride, creativity and community spirit.

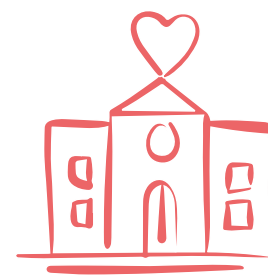
Conclusion

The previous Community Centre had been at the heart of Blackbird Leys for over 60 years, and the new Community Centre will continue this legacy within a modern building that is more accessible, inclusive, flexible, and environmentally sustainable.

The design team worked closely with the Planning Officers at OCC through a series of pre-application meetings. The Oxford Design Review Panel have reviewed the scheme on two occasions for the hybrid and Reserved Matters Applications, which has helped shape the design development towards its final configuration and expression.

The design of the new building has been realised through the best practices in community engagement and co-design, with social value at its core. This approach has ensured that the priorities and values of the community have been captured and are reflected in the design of the centre, fulfilling the aspirations for:

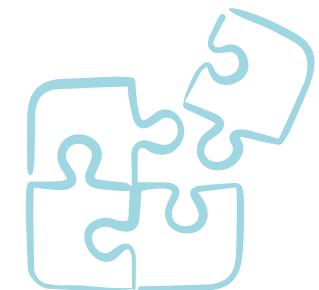
- **A place to come together**
- **A place that feels like it's ours**
- **Provision of skills and opportunity**
- **The new dreaming spires of Oxford**



1200m2+
New Community Centre



Co-designed with local community
groups, users and stakeholders



The final jigsaw piece in the Blackbird
Leys District Centre masterplan



Designed to Passivhaus
principles



Aspiration for Net Zero
in operation



BREEAM
Excellent



BLACKBIRD LEYS Community Centre & Public Realm











architects
masterplanners
placemakers

