

Consultation and
Engagement

Continuous engagement for the people of the Leys
Transition by Design has delivered the public engagement and consultation in partnership with Oxford City Council and Peabody.

We held over 40 public events and engaged over 1,000 people in person. Information gathered was continuously fed back to the design team, ensuring genuine integration of community feedback into the design development. We used 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.

We are thankful to everyone who has given their thoughts, guidance and shaped the design of the new Blackbird Leys community centre and public realm.

"Feels like it's ours"

Community ownership & appropriation

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

LOCAL COMMUNITY CONTROL - Putting resources into the community

A Space that the community feel ownership of

"The new dreaming spires of Oxford"

- Pride in the Leys and the new Centre
- "Something we can all be proud of"
- "A place other communities are envious of"
- "Opening up to the rest of Oxford"

Opening up to the rest of Oxford - cross pollination of ideas / culture / etc. Improving the 'image' of the Leys



Above: Photo taken from key stakeholder workshop



Above: Photo of mural painting during the 10 February Community Day

Community Aspirations: Key Ideas and Themes

Whilst an original brief was set out by Oxford City Council, the design team have worked closely with the community to further develop a brief that fully 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."

COMMUNITY HUB POTENTIAL CENTRAL SPACE

A Place to come together

Drop in / tea / coffee / social space

OPPORTUNITIES CREATED FOR LOCAL PEOPLE

"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."

2. ART

"Artwork is key"

"Rough around the edges"

"Something we can all be proud of"

murals

3. OUTDOOR SPACE

"A safe outdoor usable space"

"Should be a strong link between outside and inside"

Outside seating area

Sensory play area

We held an average of 3-4 events each month, reaching a range of people across the Leys, gathering as many ideas as possible

Meeting with a range of people across the Leys

We have had over 1,100 people attend either events we have attended or our public community engagement events, which equates to 1 in 12 people in the Leys being engaged to date.

We reached over 10,000 people through our wider communications strategy



Above: We were at the community-organised Santa event



Above: Photo taken from youth engagement

1 in 12 people in the Leys have been engaged in the project to date

Over 40 public events held over the course of 12 months

4. LIGHT, WARMTH & ENVIRONMENTAL

"Soundproofing is important. Both internally and externally, between spaces & outdoors"

"Ability to open windows and get air in"

Had a feeling it was a space for the community - not a council building

Lighting will be

5. FOOD

"Food is universal"

"People come together over food"

"(create places to eat together)"

To have a real hub for everyone

We went to local events to gather people's views such as the Santa Fun Day and the African Families in UK Community Lunch

Thousands of comments & design ideas captured

We have had over 3,000 comments and design suggestions captured throughout the process through workshops, surveys, verbal comments, written feedback and other methods of communication.

over 20% of engagement involved young people, which is significantly higher than average public engagement



Above: Feedback from young people at Homework Club



Above: Leys Community Review Panel Meeting

BLACKBIRD LEYS

Community Centre & Public Realm

Public Exhibition October 2024

External Design

Material Palette

The material palette has been developed to deliver on two key aims of the community centre building, to be both playful and robust.

A Graffiti Wall for a revolving site for Street art

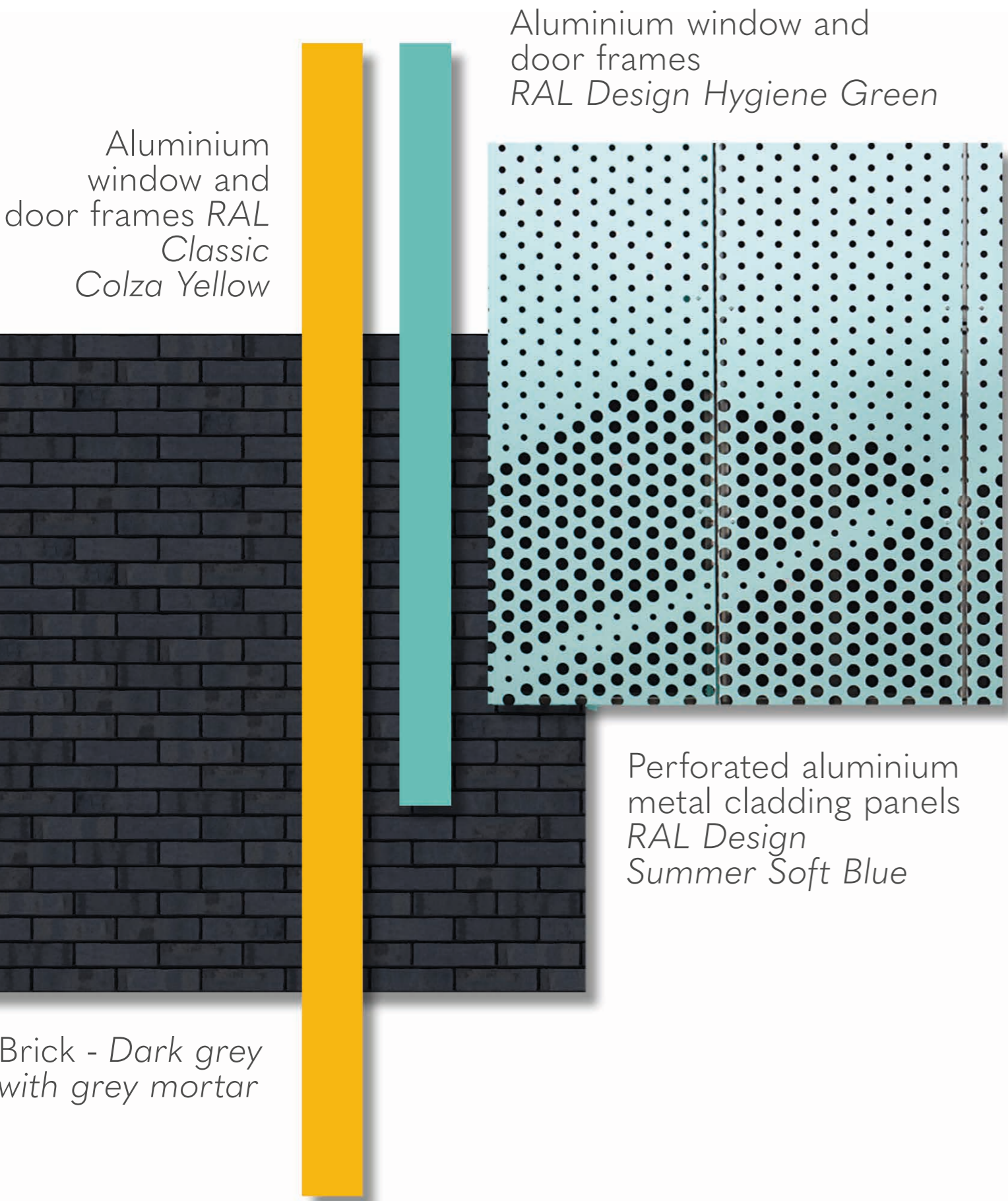
"Support a 'punchy', lively building and thinks that a building like this wouldn't necessarily feel out of place in BBL."
Online workshop, session 1 (user groups), Monday 24 June 2024

Artwork - unique, adds colour to the building.

LIKE ART - VERY CREATIVE FEEL
TREE - PART OF IDENTITY / HISTORY OF BUILDING

"Really liked the perforation and how it lights up at night"
Youth event, Friday 28 June

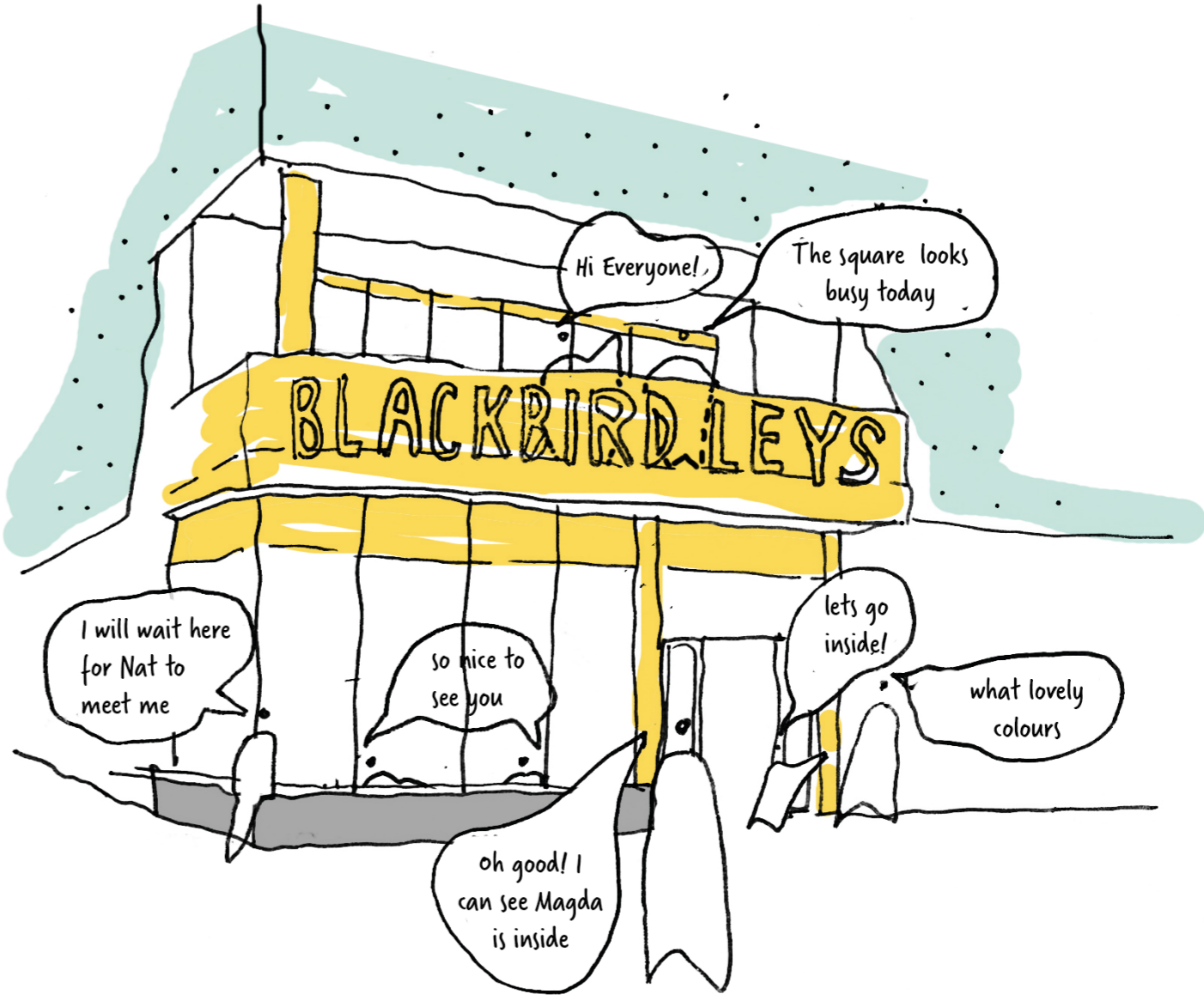
"Yellow feels like the heart of the community"
Community Larder, Wednesday 3 July 2024



"The entrance is the most important element and needs to be most visible"
Community larder, Wednesday 26 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

murals
☺



Sketch showing ground floor activity

Bay Study

- 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



BLACKBIRD LEYS Community Centre & Public Realm

Public Exhibition October 2024

External Design

1. Front elevation facing the new public open space



The proposals for the Community Centre and new public open space represent a culmination of 7 years of design and community engagement, to transform the physical environment of Blackbird Leys, and deliver tangible benefits to the those who live, work and learn here.

The centre will create a marker at the heart of the district centre and 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.

2. A new vibrant, welcoming entrance



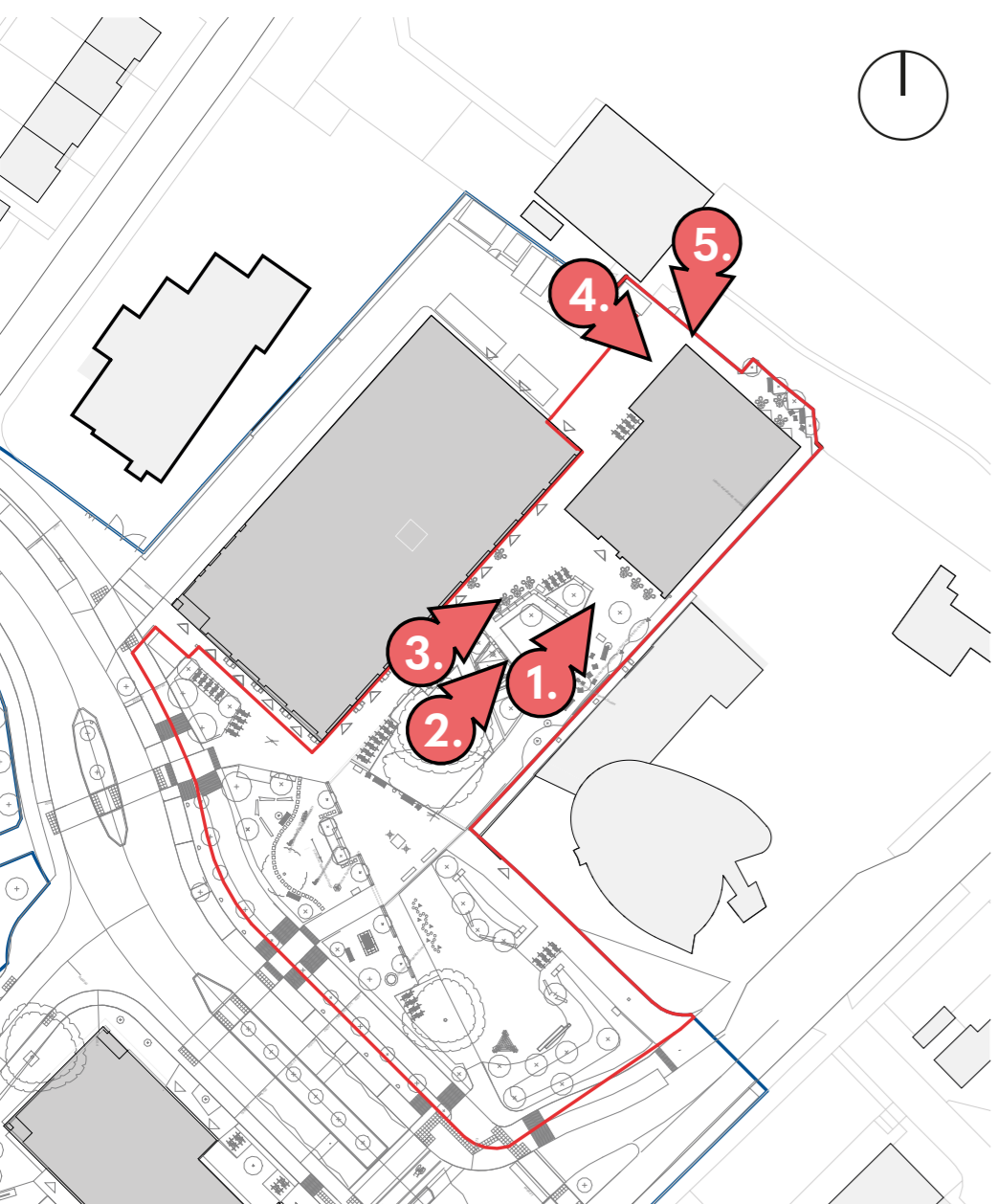
3. Animated Public Open Space



4. Side Elevation with ground floor mural



5. Rear Elevation facing BLAP



BLACKBIRD LEYS

Community Centre
& Public Realm

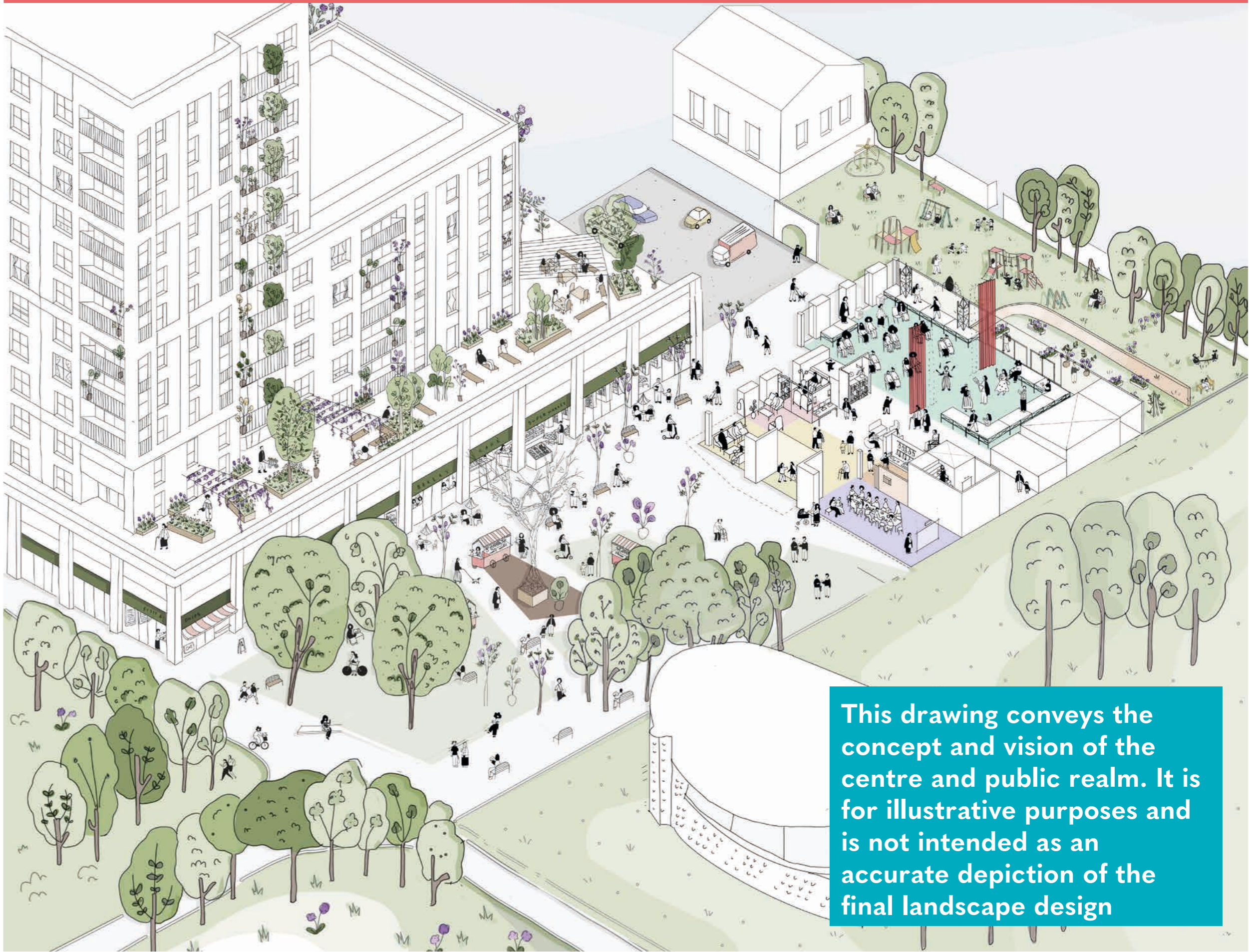
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Sustainability and Social Value

The New Community Centre

- Will be a beacon of social sustainability, community aspiration, and civic pride.
- Will improve access to community activities, outreach services, socialising, learning and self improvement.
- Will be extremely environmentally efficient and sustainable
- Is realised through an exemplar process of community empowerment and co-design.

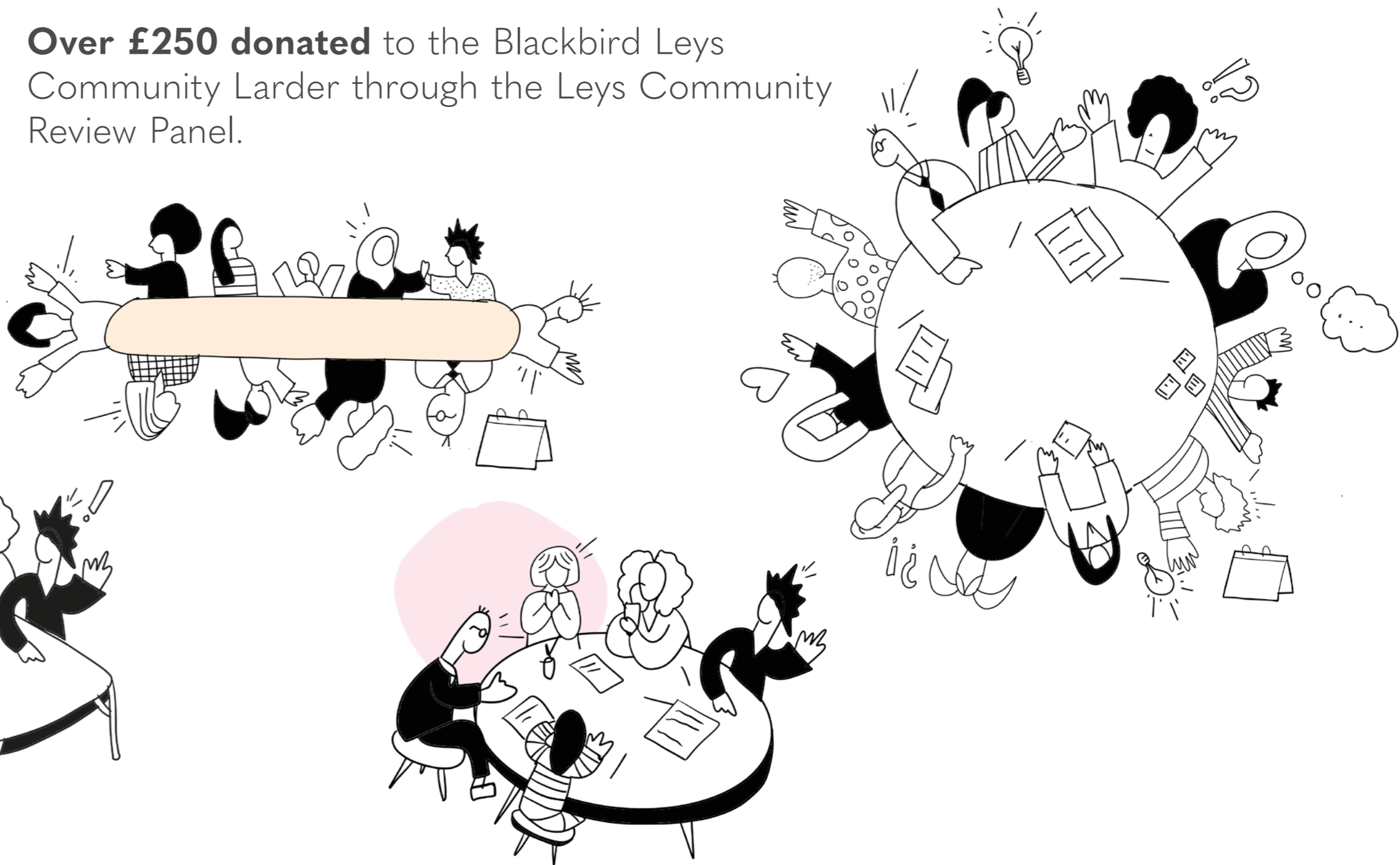
Illustrative Axonometric



The design and development of the centre has been an exemplar process of community empowerment and co-design.

- **1 in 12 people** in the Leys were involved with the community engagement. With 1,100 people engaged across 40 events in 12 months.
- **Over £2,500** spent supporting local catering organisations, artists, music collectives and hiring local venues.

- **Over 20% of our engagement** involved young people and children.
- **11 local people were involved with the 'Leys Community Review Panel';** an independent community advisory group who met with the design team once every quarter across the past year.
- **Over £250 donated** to the Blackbird Leys Community Larder through the Leys Community Review Panel.



The community centre embodies the aspirations set out by Oxford City Council. These underpin the design process and set out key sustainability targets to be reached:



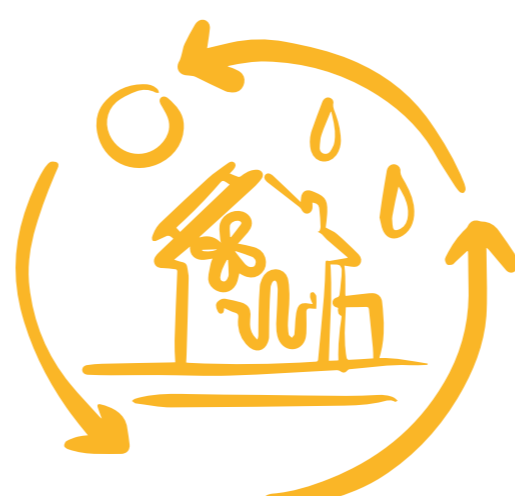
1200m2+
New Community Centre



Co-designed with local
community groups, users and
stakeholders



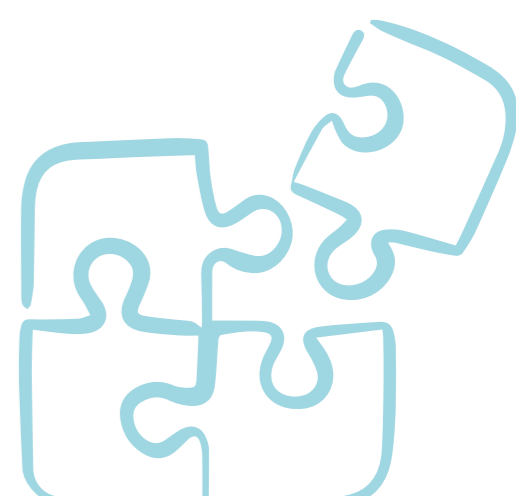
BREEAM
Excellent



Designed to passive
House principles



Aspiration for Net Zero
in operation



The final jigsaw piece in the
Blackbird Leys District Centre
masterplan

BLACKBIRD LEYS

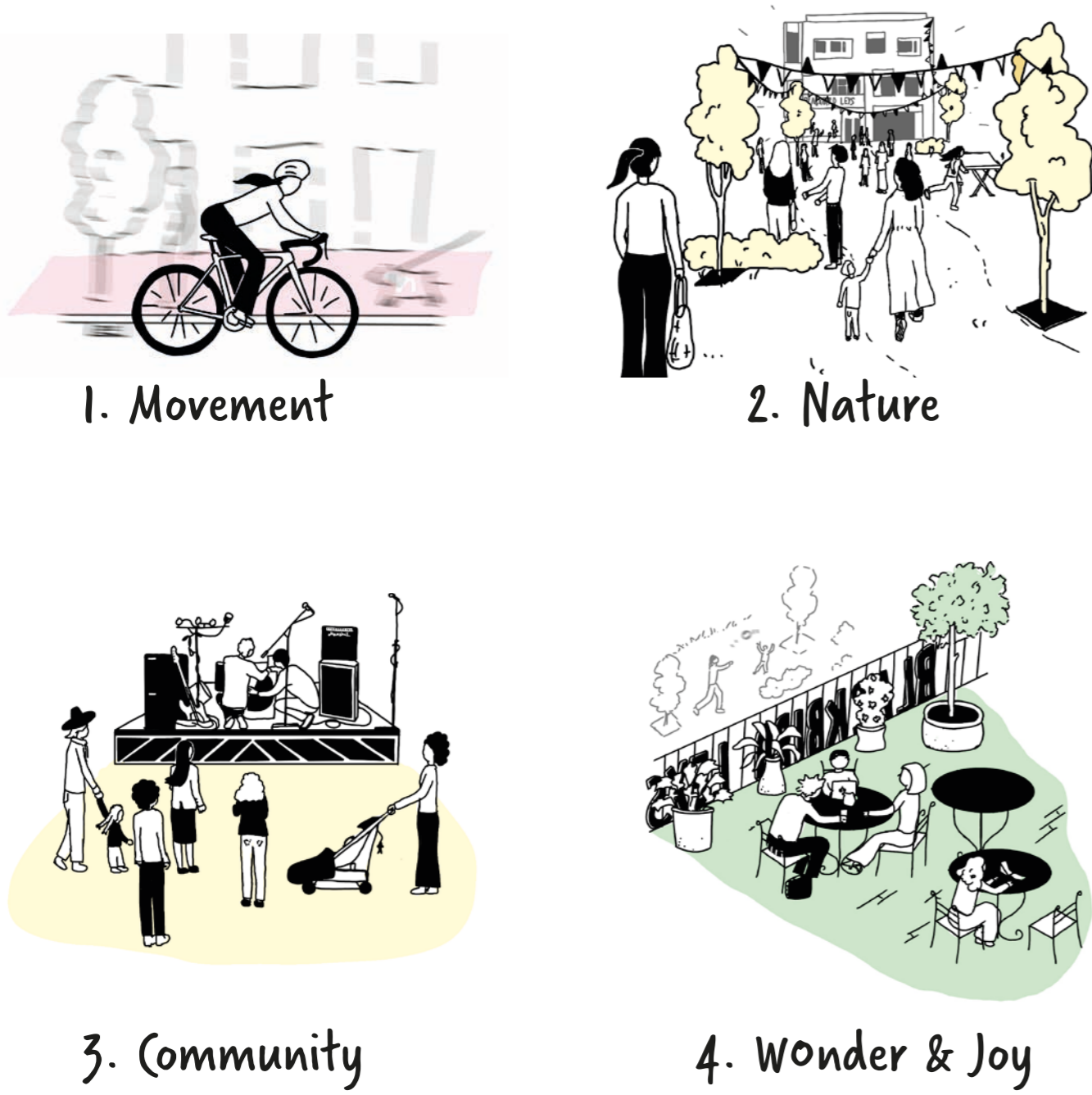
Community Centre
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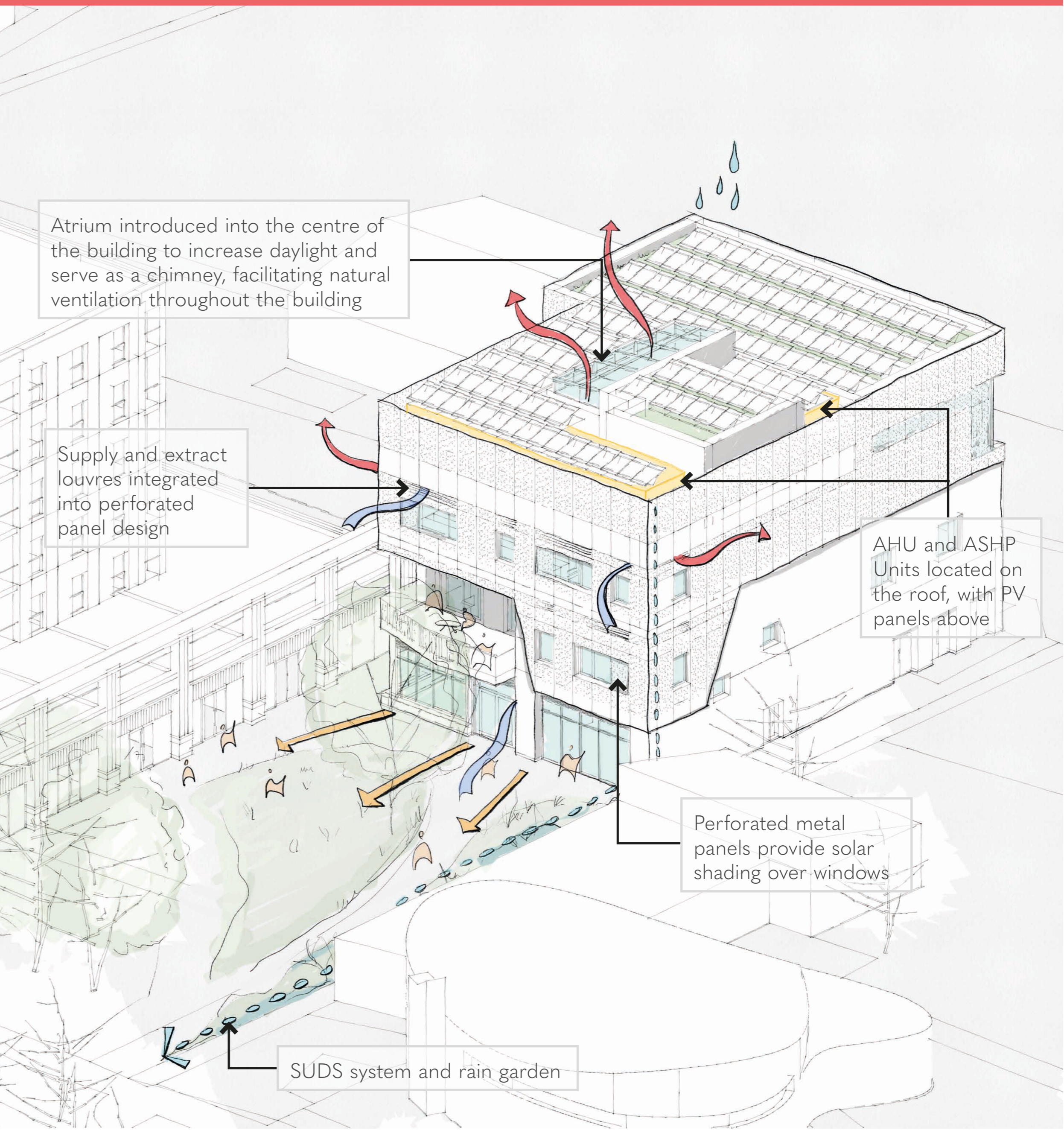
Sustainability and Social Value

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.

- Fossil Fuel Free Building
- Passive Design Approach
- Enhanced Building Fabric and Air Tightness
- Designed for Future Flexibility
- Atrium improves Natural Ventilation and Daylighting
- Solar Panels on the Roof
- Improving Green Space for Biodiversity Net Gain
- Sustainable Urban Drainage



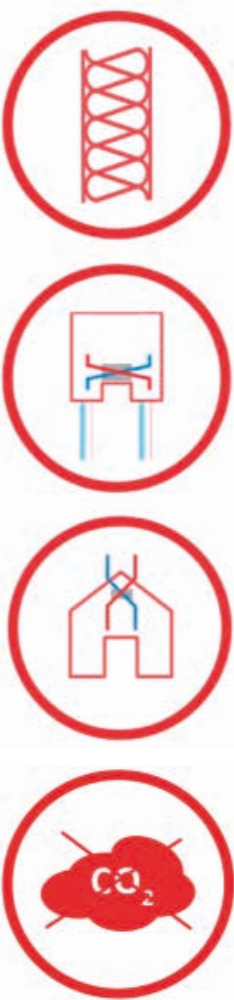
Sustainability Measures



Sustainability Strategy

Transition towards Zero Carbon

- Energy hierarchy adopted – fabric first approach.
- Fossil fuel free development with high efficiency ai source heat pumps to provide heating, hot water + 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.



Passive House 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.

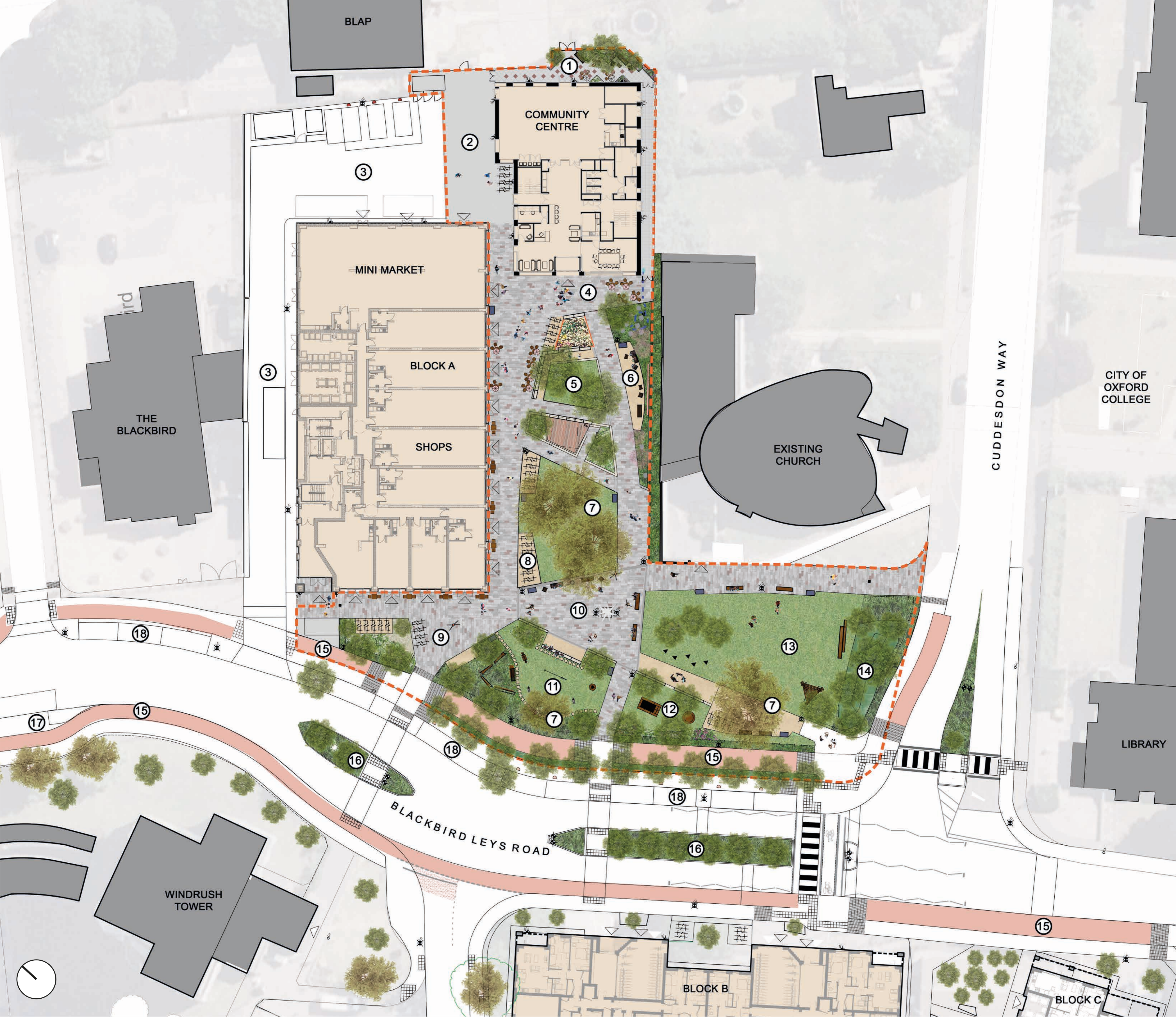
BREEAM®

*Subject to design strategies and modelling

BLACKBIRD LEYS
Community Centre
& Public Realm

Public Exhibition October 2024

Landscape and Public Realm
Illustrative Masterplan



Key

- ① Community Centre Rear Garden with link to BLAP

② Route to BLAP / delivery and emergency vehicle turning area

③ Service Yard with disabled and mini-bus parking

④ Community Centre main entrance and break out space

⑤ Inner Square with central lawn with seats around, cherry trees and stage with power supply for events.

⑥ Rain Garden planting with orchard trees, explorative play for younger children and comfortable seating for all. Mural Wall centrally.
- ⑦ Existing Trees Retained

⑧ Cycle Parking

⑨ Entrance Area with space for delivery bikes and Scooter Parking

⑩ Outer 'Glow Tree' Square. A meeting place/convergence of many routes with wayfinding signage, varied seating for all, drinking fountain and play wall / informal seat. The Glow Tree is located centrally and uplit with in-ground lighting.

⑪ Play Area for Younger children with seats around.

⑫ Accessible Play Trampoline and mini roundabout
- ⑬ Pocket Green with Mural Columns, Scott's Pine's Marker Trees centrally, play for older kids, youth themed bench, space to run or sit on the grass.

⑭ Drainage Swale for surface water retention at peak times.

⑮ Dedicated Cycle Lane

⑯ BBL Road Pedestrian Island

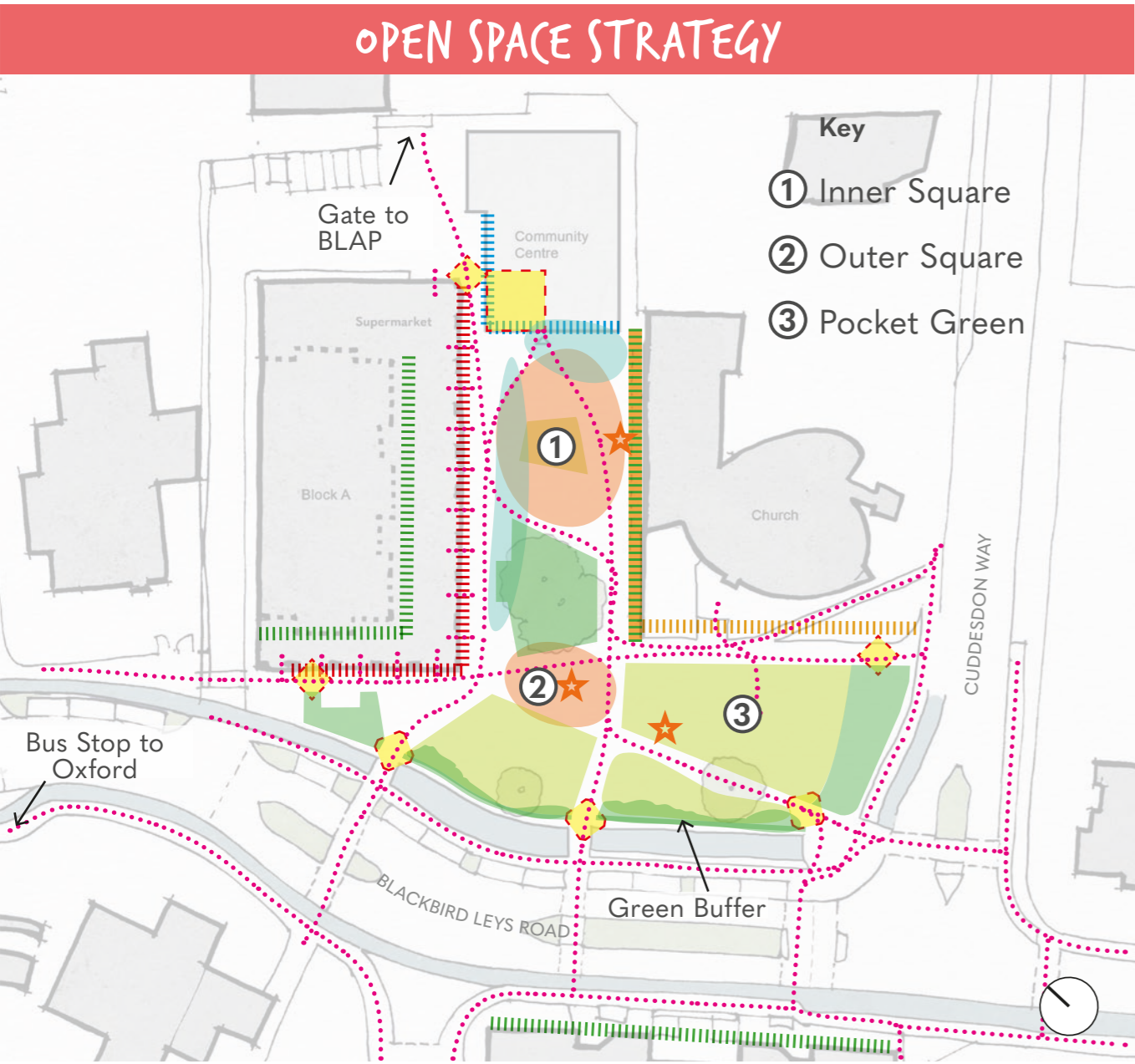
⑰ Bus stop to Oxford

⑱ Street Parking

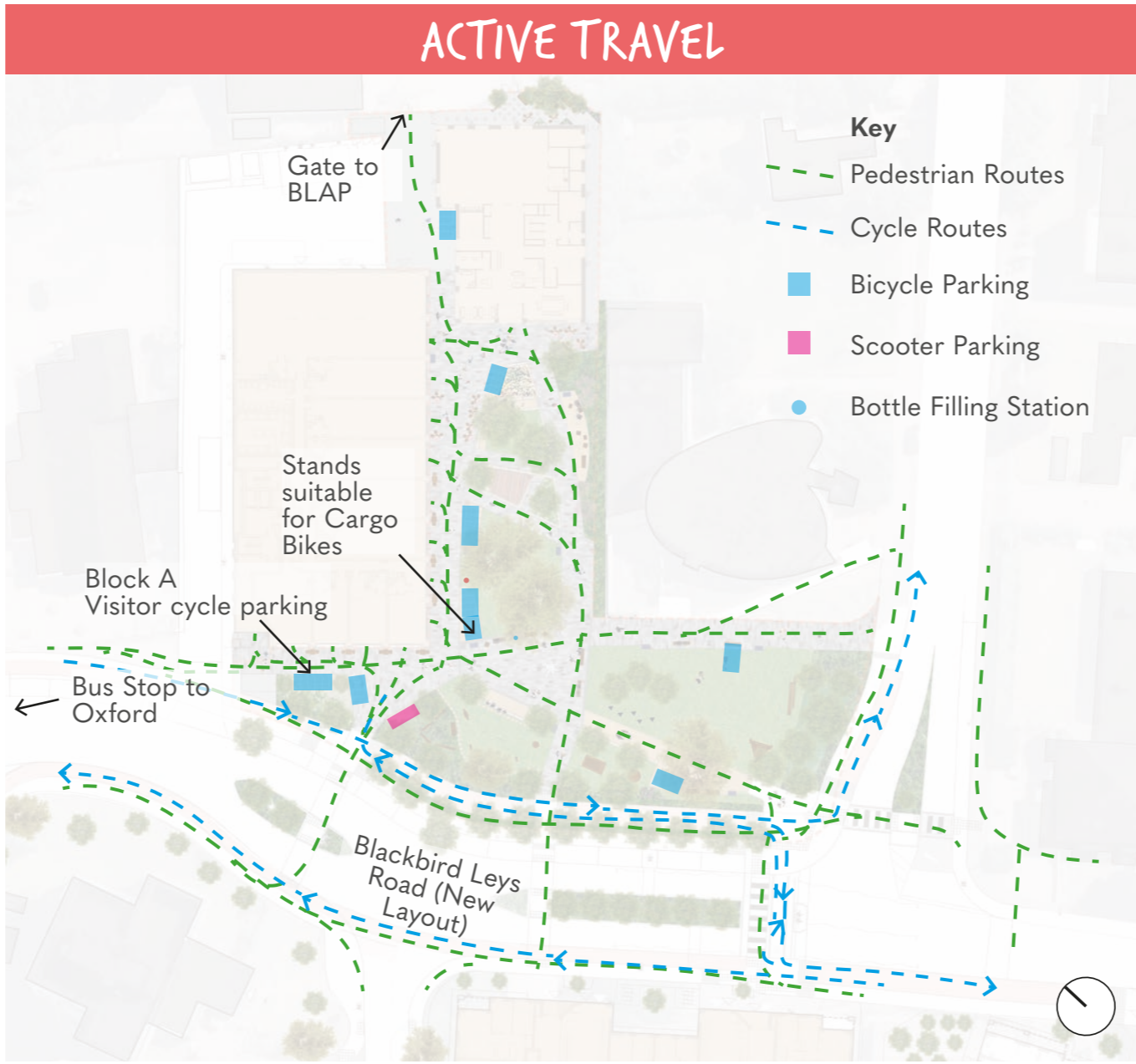
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Community Centre
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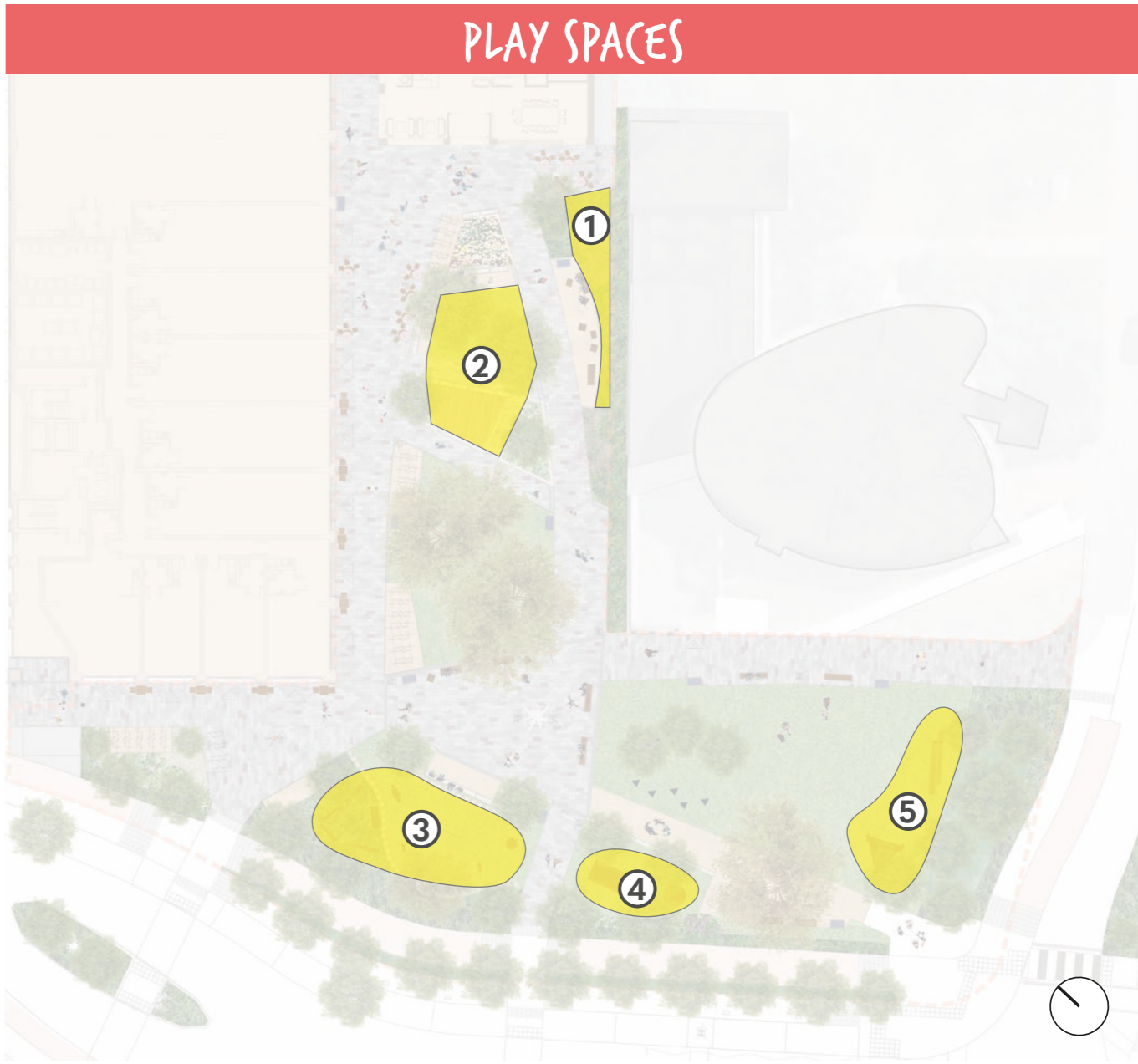
Landscape and Public Realm



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.



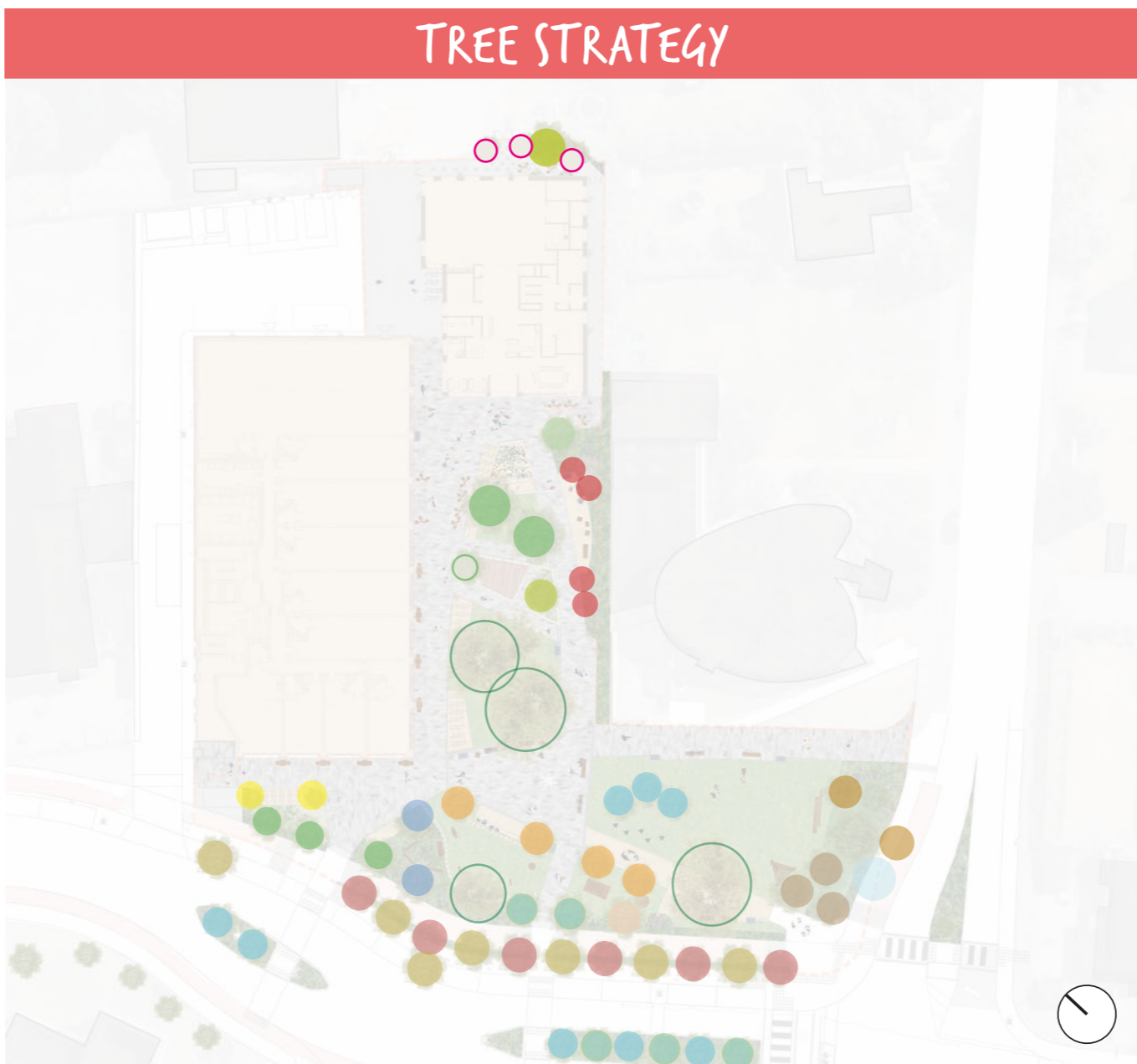
The layout of paths in the Outer Square connect directly to the road crossing points defined by the approved masterplan. The proposed public realm design includes 34 Sheffield stands providing 68 bike parking spaces in line with Secure by Design recommended specification, including spaces suitable for non-standard and cargo bikes.



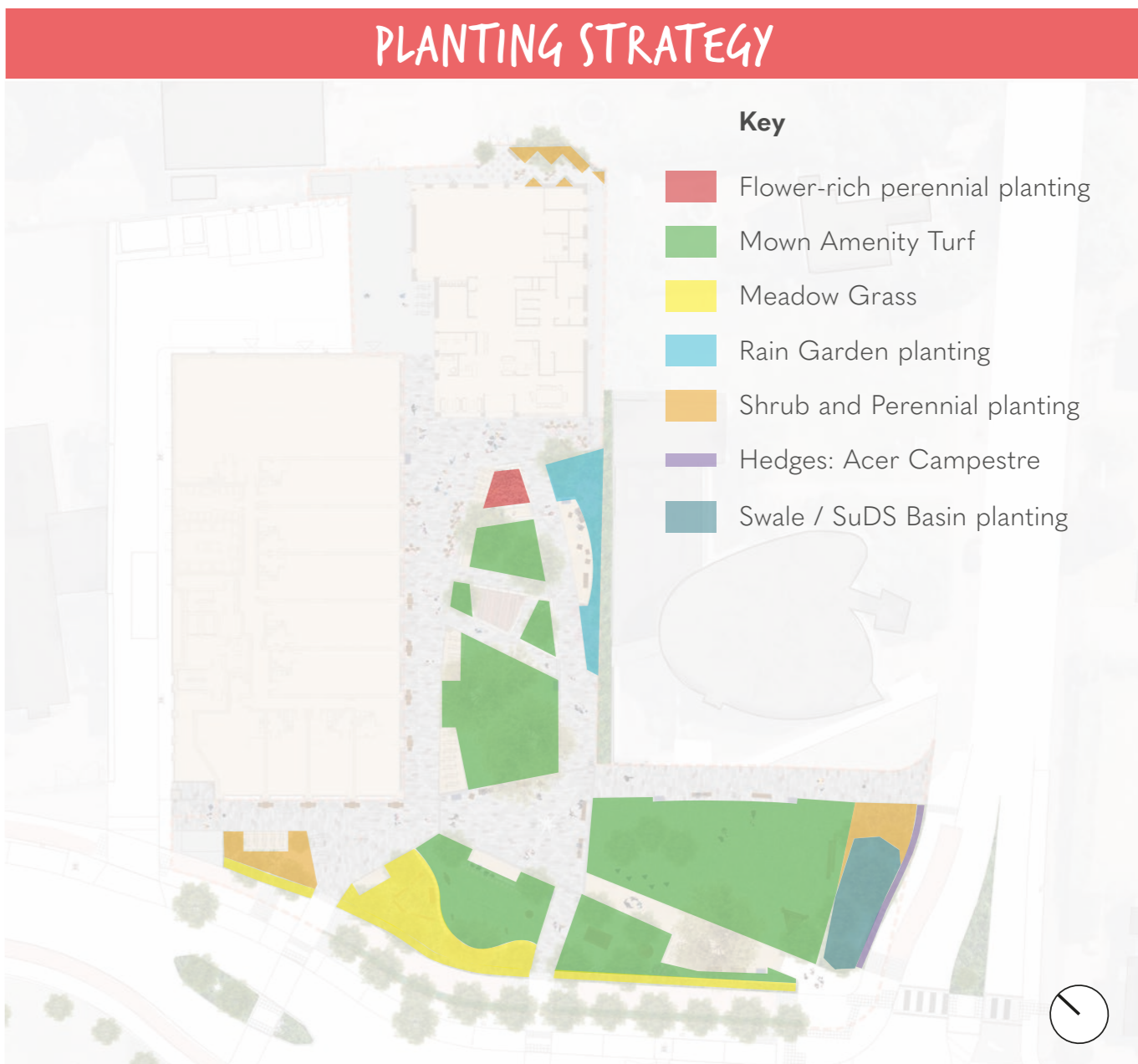
- ① Rain Garden Edge with water play features and sensory planting.
- ② Inner Square mown grass area and stage for role play.
- ③ Outer Square play area with play equipment designed for younger children.
- ④ Outer Square play area with accessible play equipment
- ⑤ Outer Square play area with a 'youth hangout' theme



- ① The space directly in front of the Community Centre.
- ② The Inner Square Stage, Grass Area and Seating.
- ③ The Central Paved area of the Outer Square.
- ④ The Pocket Green South of the Church.
- ⑤ Space to the West of the Community Centre.
- ⑥ Vehicular service access.



Strategic existing trees have been retained where possible. 47 new semi-mature trees will be planted. Tree species have been selected for ecological value, robustness to climate change, tree canopy coverage as well as their aesthetic qualities.



Proposed planting mixes have been selected for ecological value and robustness to climate change. The Biodiversity Net Gain metric for the Reserved Matters area shows a gain of 81.38%, well in excess of the 10% Planning requirement.

BLACKBIRD LEYS

Community Centre

& Public Realm

Public Exhibition October 2024

Internal Design

New 3 Storey Community Centre

The proposed design has undergone rigorous design iteration to provide 1,363sqm GIFA.

- 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**
Mixed large and 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, next to reception.
- Toilet and ancillary facilities**
Based on British Standards for the maximum capacity.
- Circulation cores**
To be minimal and identical on every floor for ease of navigation and efficiency with protected fire escape routes.
- 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.

Ground Floor Plan



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

