

# Blackbird Leys District Centre and Knights Road

## Background

### Introduction

Oxford City Council and Catalyst are working in partnership to bring improved shops and community facilities, and at least 250 homes to Blackbird Leys.

The project will focus on the District Centre (including the 'top shops') and land between Knights Road and the Kassam Stadium. Across both sites, we expect to build at least 250 homes, as well as improved community and retail facilities, landscaped green and open space and other community benefits.

The development will include homes for social rent and shared ownership as well as private sale. The City Council's policy is for 40% of housing development to be for social rent and 10% for shared ownership.

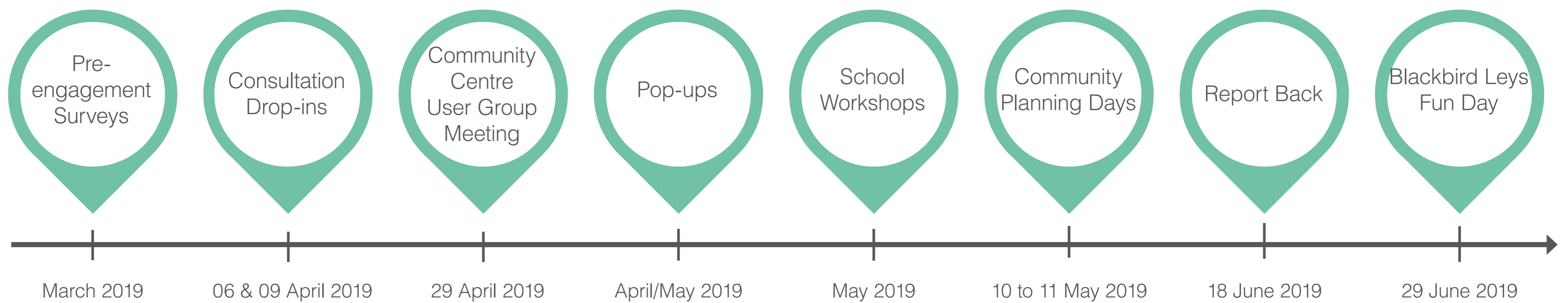
A key aim will be to address the acute need for new homes in Oxford, including social rent.

### Previous Engagement

Since Spring 2019 we have been working with the local community to develop the basic plan for the development. So far, we've:

- Surveyed homes in Blackbird Leys on how they'd like to be consulted and informed
- Held two Consultation Drop-ins on Saturday 6 and Tuesday 9 April 2019, which included a questionnaire on the proposals for Blackbird Leys
- Sent out an online version of the questionnaire from the first events to people who've signed up for updates
- Held 'pop-up' events across the local area to get more people's views.
- Met with local community groups
- Held workshops with local schools
- Held 'Community Planning Days' on Friday 10 and Saturday 11 May 2019

### Engagement Timeline

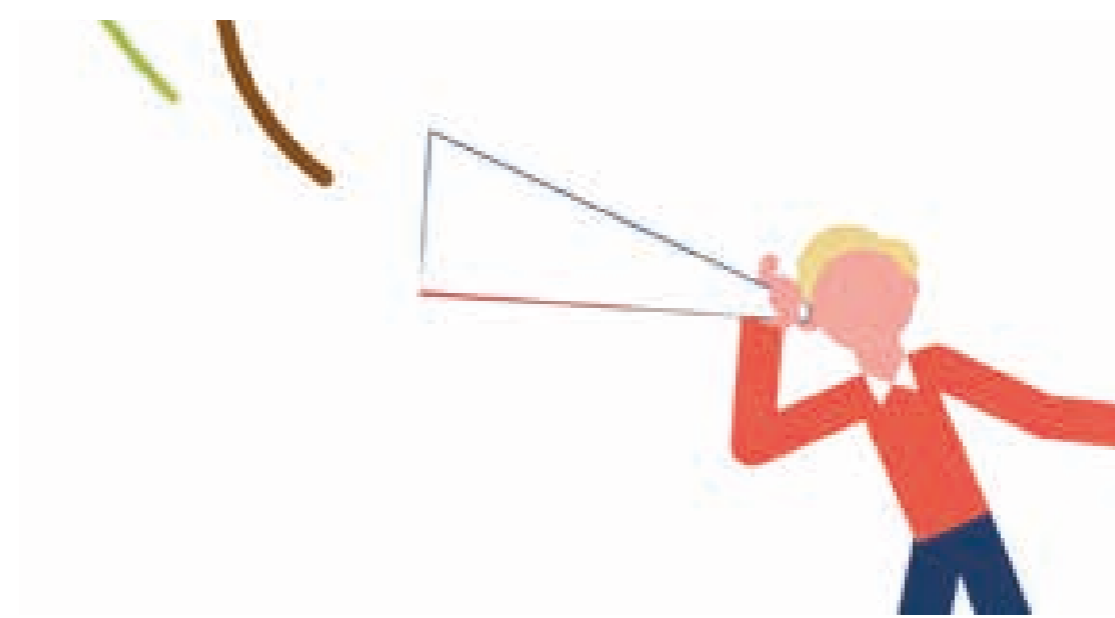


### Collaborative Placemaking



[jtp.co.uk](http://jtp.co.uk)

### We listen



### We draw together



### We debate



### We create new places and breathe life into old ones





# Blackbird Leys District Centre and Knights Road

## Blackbird Leys Consultation Drop-ins and Survey Results

Over 90 people came along to our first consultation events on 6 and 9 April 2019. 43 people filled in our questionnaire on the proposals for Blackbird Leys, at these events and online.

Please note that we're reviewing all feedback as we develop the proposals, and will report back on what we have and haven't been able to incorporate as the design progresses.

Below are some of the responses:

### Blackbird Leys

What do you think are the three most important things that need improving in Blackbird Leys?



- Affordable and social housing provision
- Green spaces
- Modernise and tidy the appearance
- Infrastructure
- Shops
- Activities and facilities for kids
- Healthcare
- Parking
- Safety and security
- Activities and facilities for adults
- Bus service
- Community centre
- Schools

What sort of new or improved community facilities – if any – do you think are needed in Blackbird Leys?



- New, modern, accessible, affordable community centre
- More for kids and families
- Club or bar
- Improved traffic accessibility
- Improve appearance of shops
- Improve library
- IT teaching facilities
- Doctor's surgery
- Shops
- Parking
- Direct bus into the city

What sort of new homes do you think are needed locally?



- Affordable
- Social
- Flats and studios
- A range for families, young and old
- For local people and key workers
- Houses with gardens
- Modern and sustainable

### District Centre

What, if anything, do you think needs improving or changing in this area and why?



- Improve the look of the shop fronts
- More variety of shops
- Improved community facilities (GP, nursery etc)
- Improve public realm and green space
- Improve safety and accessibility
- Increase parking
- Improve community centre
- More housing
- Improve road quality
- More for children

What improvements do you think are needed to open spaces in the local area, particularly around the District Centre?



- Improve public realm and green space
- More seating
- Somewhere for kids to play
- Improve safety
- Improve parking
- Improve cycle lanes
- More bins
- More shops
- No smoking

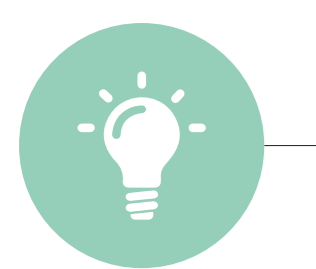
How do you think the shopping area and shops could be improved?



- More variety including café and restaurants
- Improve frontages, modernise and tidy
- Road, pavement and public realm improvements
- Addition of a supermarket
- Increase and improve parking
- Increase seating
- Improve safety and accessibility
- Automated self service facilities

### Knights Road

The site is allocated for housing development. Aside from new homes, what else would you like to see on this site?



- Improve public realm and green space
- Somewhere for kids to play
- Shops
- Doctors
- Football and sports pitches
- Parking
- Seating





# Blackbird Leys District Centre and Knights Road

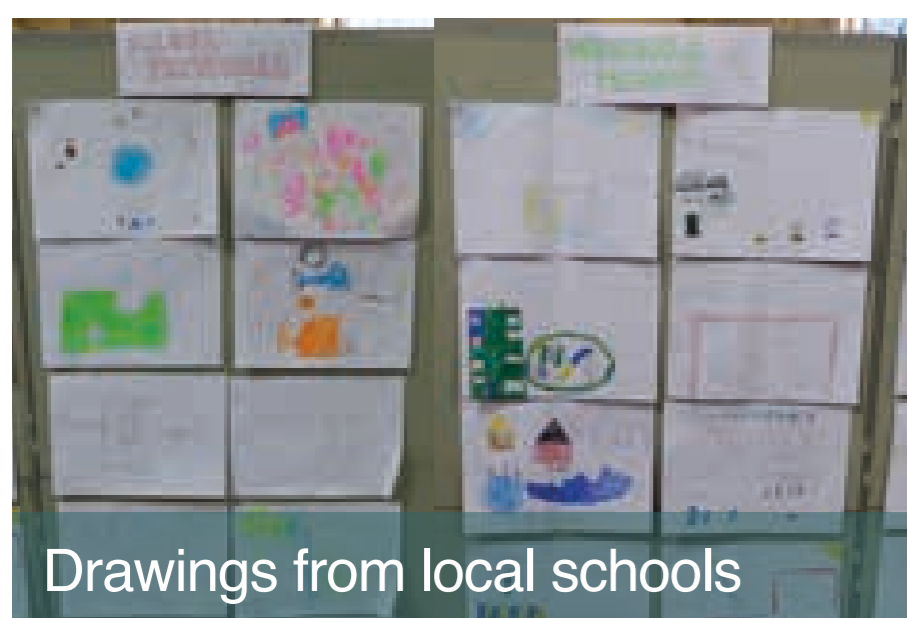
## Community Planning Days Outputs

Over 60 people took part in the Community Planning Days, which provided an opportunity for local people to share local knowledge and help shape the future plans for the area - through workshops, walkabouts and hands-on planning (HoP) groups.

Each day began with a discussion workshop. Local people were invited to share what they particularly liked and didn't like about the area; their dreams for the neighbourhood, and what they thought would make this an even better place to live.

This was followed by themed hands-on planning workshops where local people worked with JTP architects to sketch out how their ideas could be incorporated into the proposals for the District Centre and Knights Road. A representative of each group then fed back to the whole room on what they had discussed and the possible solutions they'd come up with.

The following boards show some of the community's ideas for both inside and outside the project boundary. All quotes are from participants in the process.



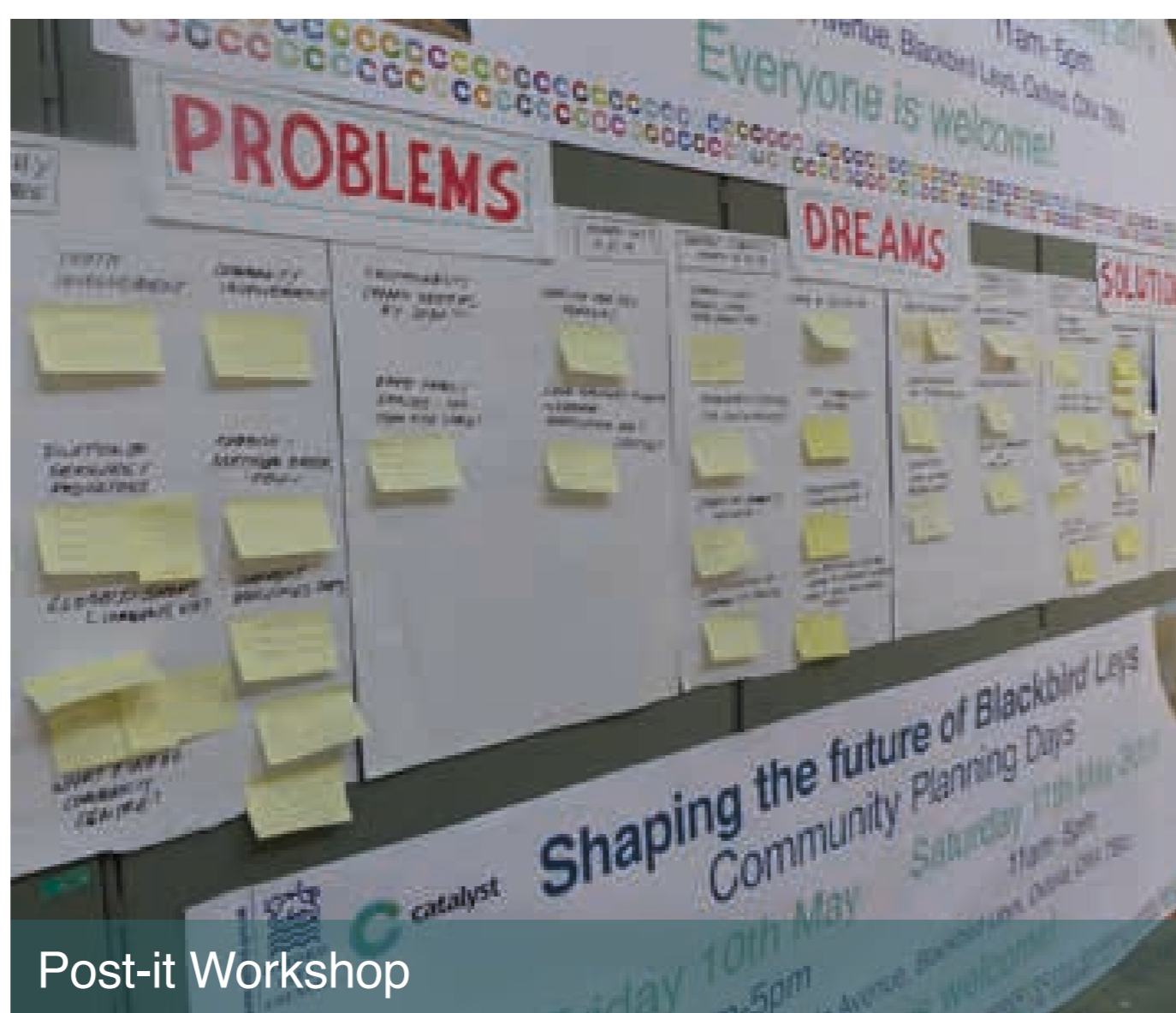
Drawings from local schools



Post-it Workshop



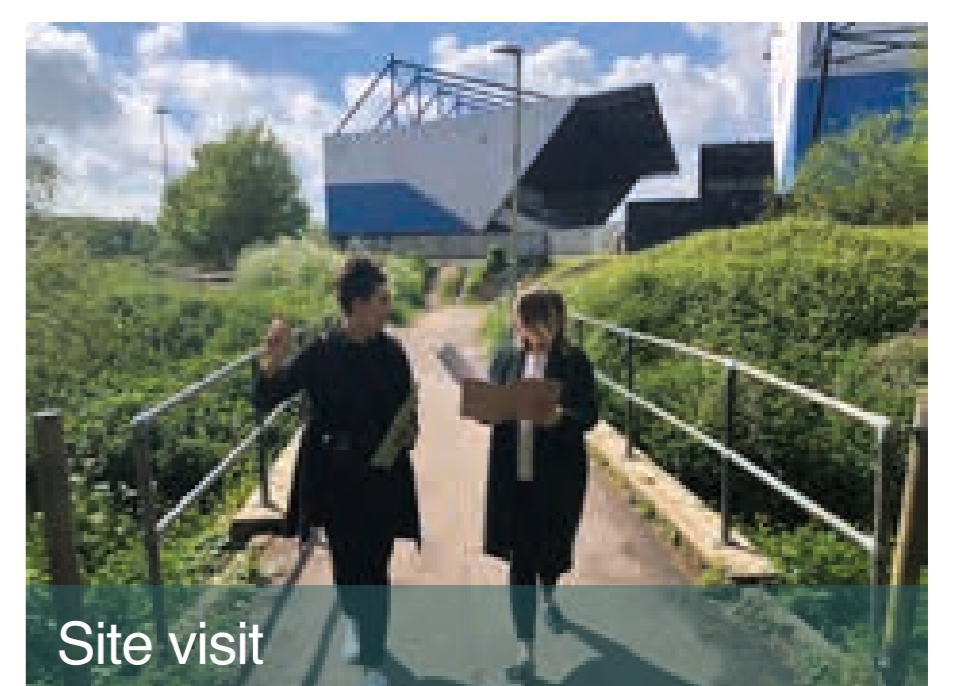
Post-it Workshop



Post-it Workshop



Hands-on Planning Workshop



Site visit



Hands-on Planning Workshop

“ Every time I've moved away, I've come back. ”

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

“ What is happening in the interim? You've got to keep things going in the short term. ”





# Blackbird Leys

## District Centre and Knights Road

### Community Planning Days Outputs



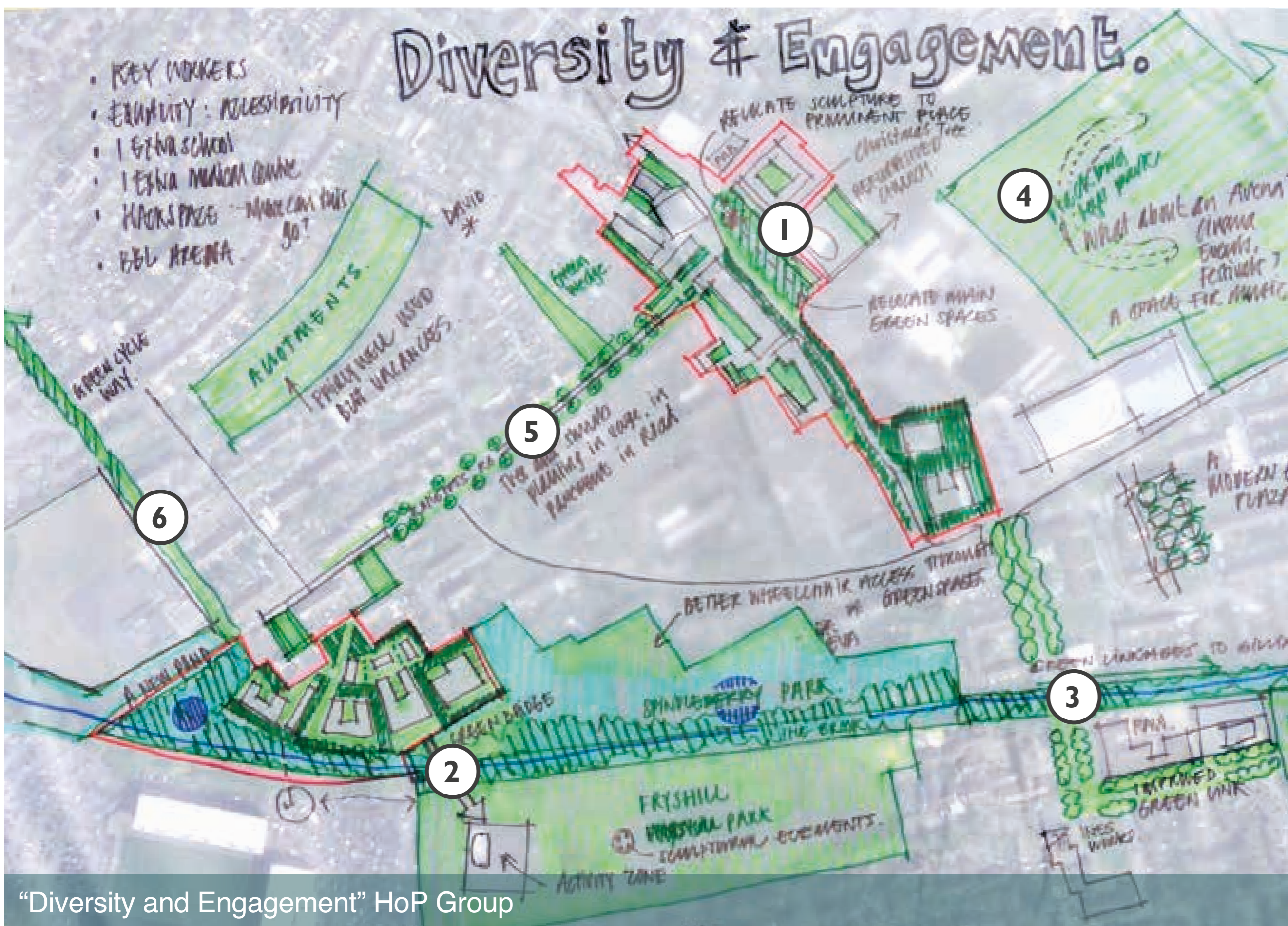
“Black Birds Future” HoP Group



“Process, Diversity & Inclusion” HoP Group



“Buffer Zone (Knights Road Neighbours)” HoP Group



“Diversity and Engagement” HoP Group

#### Key

Ideas within project boundary

- ① Relocate green space and pedestrianise

Ideas outside project boundary

- ② Green pedestrian links from Knights Road to Spindleberry Park, Frys Hill Park and Grenoble Road - improve wheelchair access
- ③ Improve green pedestrian link around RAW to Gillians Park
- ④ Blackbird Leys Park could be used as a community space for music, festivals, cinema, events and markets
- ⑤ Knights Road could be tree lined
- ⑥ Green cycle way

“ Think about issues creatively and not that it can't be done - there's always a solution! ”



“Connecting the Community” HoP Group



“Key to the Leys” HoP Group





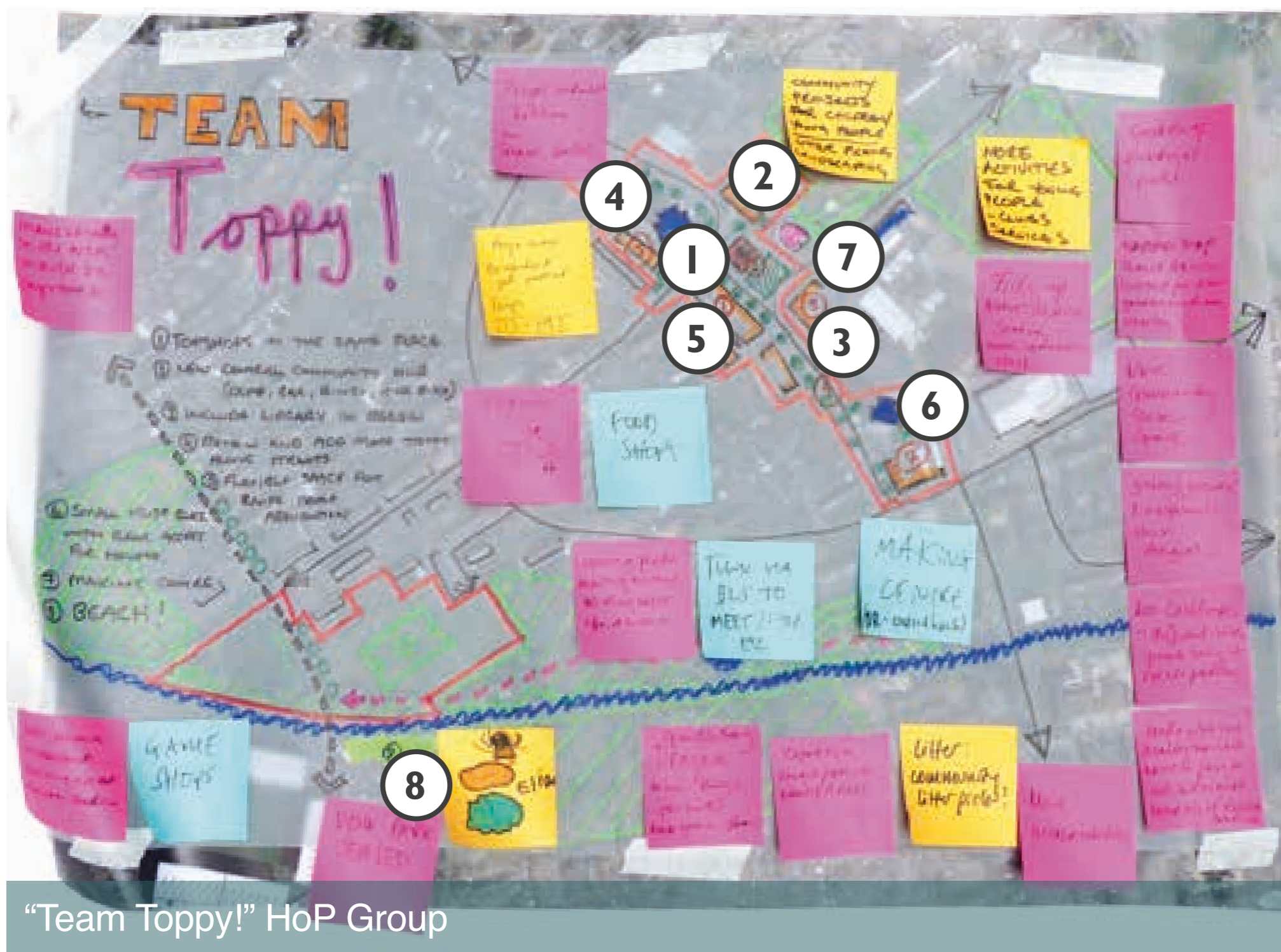
# Blackbird Leys District Centre and Knights Road

## Community Planning Days Outputs

“ Shopping has changed, so maybe we could have a different kind of shops here which could be an attraction and make Blackbird Leys a kind of destination. ”



Pop-up at the 'Top Shops'



"Team Topy!" HoP Group

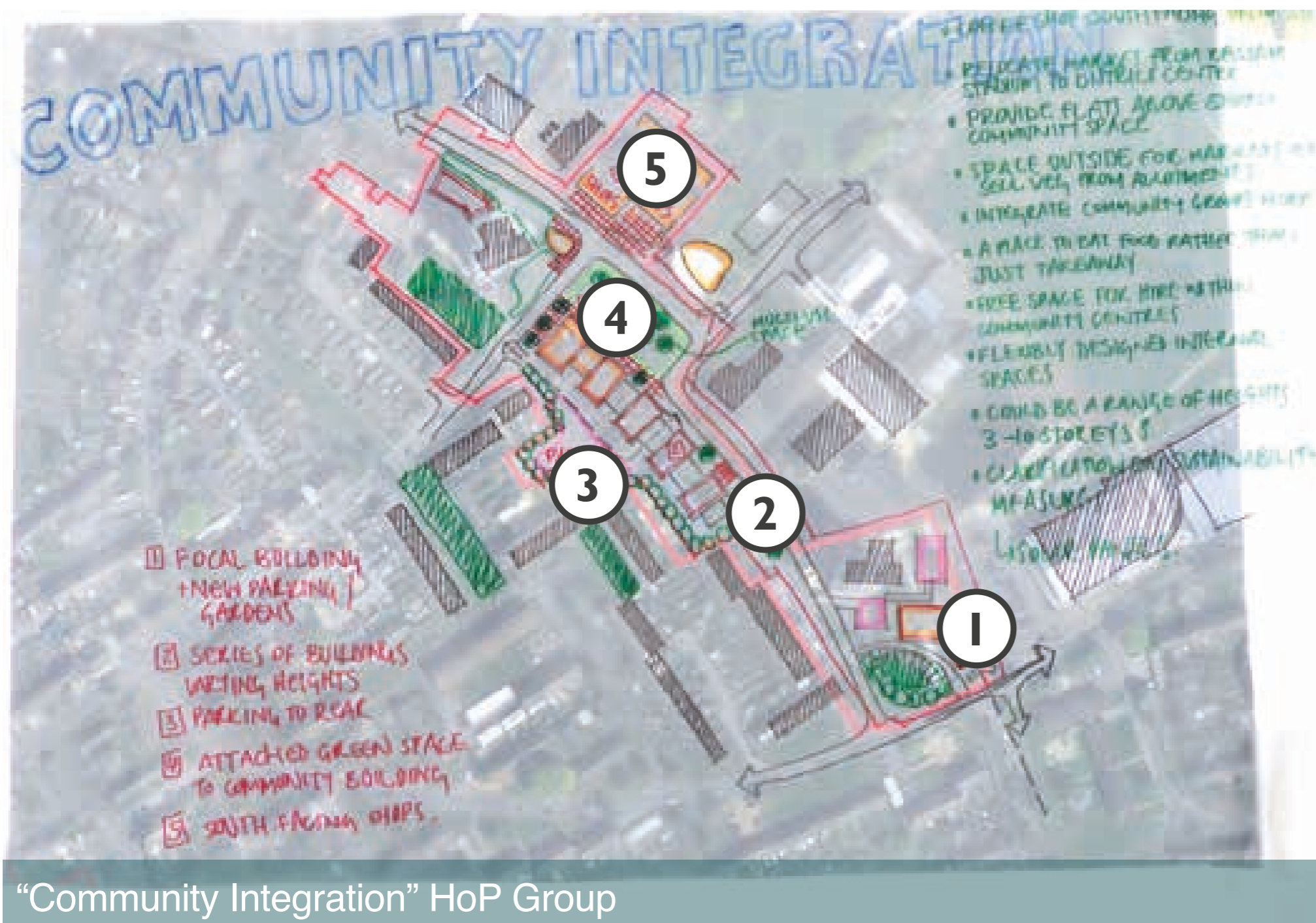
### Key

Ideas within project boundary

- ① Keep 'Top shops' in the same place
- ② New central community hub (café, bar, bingo, kids disco)
- ③ Retain and add more trees along streets
- ④ Flexible space e.g. knife crime prevention with ex-offenders
- ⑤ Small mews block with rear access
- ⑥ A 'making' centre

Ideas outside project boundary

- ⑦ Include the library in regeneration (Library currently owned by Oxfordshire County Council)
- ⑧ A beach!



"Community Integration" HoP Group

### Key

- ① Focal building, new parking and gardens
- ② Buildings with a range of heights
- ③ Parking to rear
- ④ Multi-use green space linked to community building
- ⑤ Shops and cafe south facing onto a public square





# Blackbird Leys District Centre and Knights Road

## Community Planning Days Outputs

After the Community Planning Days, the design team analysed and summarised the ideas people had, in order to start shaping the proposals.

The following key themes are a summary of the various discussions, 'pop-ups' and design workshops that have taken place to date.

The full text can be read in the broadsheet.

1. Regenerating the District Centre
2. Housing at Knights Road
3. Community amenities
4. Vibrant, mixed use District Centre
5. Community facilities in the District Centre
6. Getting around
7. Learning from elsewhere
8. Ongoing stakeholder and community involvement

*“ We used to play in the stream but I wouldn't play in it now, it's too overgrown and dirty. ”*

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





# Blackbird Leys District Centre and Knights Road

## District Centre Ideas



Please note that we're still in the early stages of the design process, so not all input has been incorporated at this stage.

### Key

-  New public square with pedestrian priority
-  Vehicle route to south
-  New mixed use buildings with retail / community / potential residential above
-  Potential mixed use pavilion within public square
-  New residential blocks
-  Opportunity for mews streets
-  Landscape improvements
-  Opportunities for landmark buildings
-  Servicing
-  Connections to public open space
-  Existing buildings












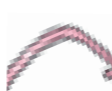





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## Knights Road Ideas



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### Key

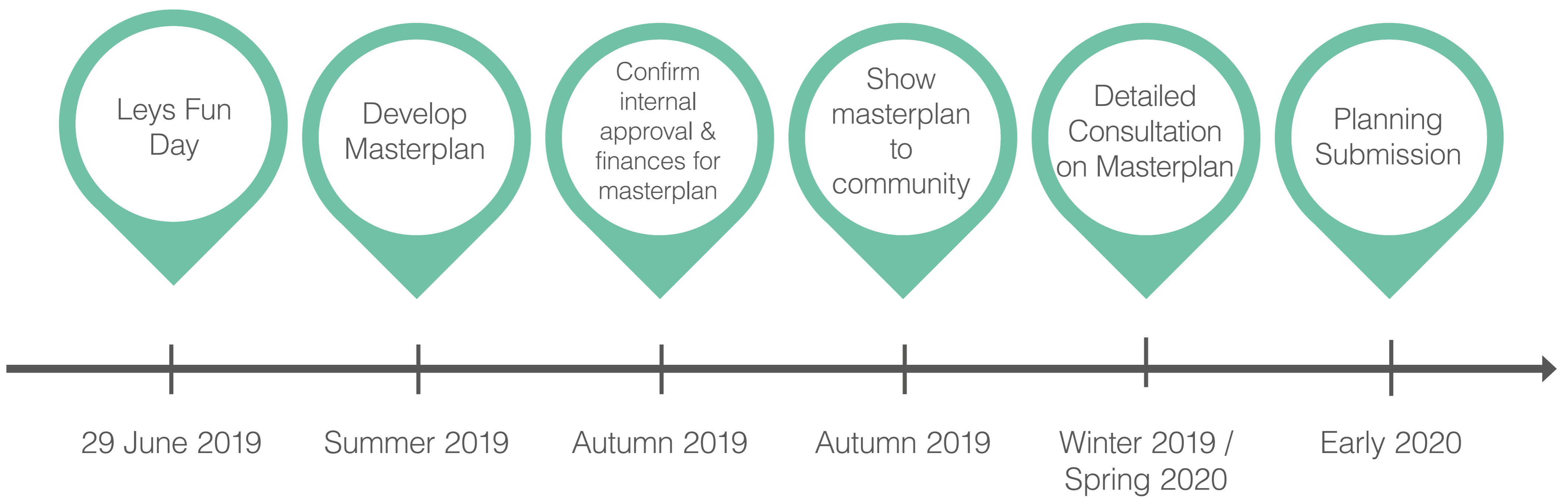
-  Create potential new connection across Northfield Brook
-  Enhance existing connection to Kassam
-  Enhance ecological areas along Northfield Brook
-  Enhance access points with new entrance courtyard
-  Take into account existing homes' privacy and access across the site
-  Homes overlooking pedestrian and green routes to create safety
-  Potential new road that is accessed off Knights Road
-  Potential emergency and refuse access only
-  Views to nature
-  New landscaped public space
-  Vehicular routes through site
-  Existing buildings
-  Pedestrian routes through site





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## Next Steps



## Feedback

Please continue to help us develop the proposals by either speaking to us in person, by completing a comment form or by emailing [bbiregen@oxford.gov.uk](mailto:bbiregen@oxford.gov.uk).

“ *Keep the dialogue open so that people don't feel decisions are being made behind their back.* ”



[bbiregen@oxford.gov.uk](mailto:bbiregen@oxford.gov.uk)

