

Blackbird Leys Cabinet Report 11 March 2020

Appendix 1 - Concept Masterplan

1.0 Blackbird Leys Concept Masterplan

- 1.1 The concept masterplan has been prepared by Catalyst Housing Ltd and their architects JTP in partnership with Oxford City Council and with the engagement of the local community and key stakeholders. The plan will continue to evolve during the detailed design and planning stages.
- 1.2 The masterplan is set over two sites in Blackbird Leys; the District Centre including the existing 'top shops' and community centre sites and Knights Road.

2.0 The District Centre

- 2.1 A new redeveloped District Centre will include new shops and community centre to replace the existing offer, and 203 affordable homes, with a mix of social rent and shared ownership. 12 existing flats above the 'top shops' are to be demolished including 8 OCC properties and 4 leasehold flats. An additional 191 new properties are therefore provided on this site.
- 2.2 **Site 1** - The existing community centre is to be demolished with current tenant and user groups relocated temporarily within the Blackbird Leys Estate. The site is then redeveloped to provide a new community centre next to a new mixed use building with 48 flats above new retail units.
- 2.3 **Site 2** – the existing 'top shops' site is redeveloped with 96 new affordable flats and a small terrace of 4 shared ownership houses.
- 2.4 Sites 1 & 2 are focused around an extended and improved landscaped public space.
- 2.5 **Site 3** - to the south of Evenlode Tower provides 55 new affordable flats

3.0 Knights Road

- 3.1 At Knights Road there is a new development of 74 market sale and 10 shared ownership houses.

4.0 Housing

- 4.1 The development is a mix of market sale, shared ownership and social rent housing. 74% of the new housing including shared ownership is affordable. This exceeds the requirements of the OCC emerging local plan 2036. The development also includes a mix of sizes with over 12% 3 bed flats or houses. The detailed mix for all phases is shown below.

	1B/2P Flat	2B3P WC Flat	2B/4P Flat	3B/5P Flat	2B/4P House	3B/5P House	Total	% BBL	% Policy
Social Rent	39	7	95	10			151	52.6%	40% min
Shared Ownership	13	6	23	6	6	8	62	21.6%	10% min
Market Sale					62	12	74	25.8%	50% max
Total	52	13	118	16	68	20	287	100.0%	
% Type	18.1%	4.5%	41.1%	5.6%	23.7%	7.0%	100.0%		

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5.0 District Centre Outline Plan



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6.0 Knights Road Outline Plan



7.0 Phasing

- 7.1 Phase One includes Site 1 the existing community centre and the Knights Road site. Knights Road market sale site is developed first to provide cash flow and therefore improve financial viability. The demolition of the community centre enables the construction of the new shops prior to demolition of the existing 'top shops' and in order to maintain the existing retail use during the development. Phase One also includes Site 3.
- 7.2 Knights Road and the District Centre development will commence in January 2022. Knights Road is due to be complete October 2023 with the District Centre being completed January 2024.
- 7.3 Phase Two is the existing 'top shops' site. Work on this site will only commence after the new retail space on Site 1 is available.
- 7.4 Phase Two will commence May 2024 with completion August 2026.

8.0 Design

- 8.1 The concept masterplan has been subject to formal pre-application advice and will continue to be developed in partnership with the community towards a planning application. A Planning Performance Agreement has been signed between OCC and CHL
- 8.2 The concept masterplan proposes the intensification of the District Centre with a predominantly flatted development ranging from 4-8 stories high. This will be progressed towards a planning application during the detailed design stage.
- 8.3 The concept masterplan will comply with the design and sustainability standards set out in the OCC emerging 2036 Local Plan.

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