



DIAMOND PLACE

Update from the Project Team – 16 November 2020

Carter Jonas



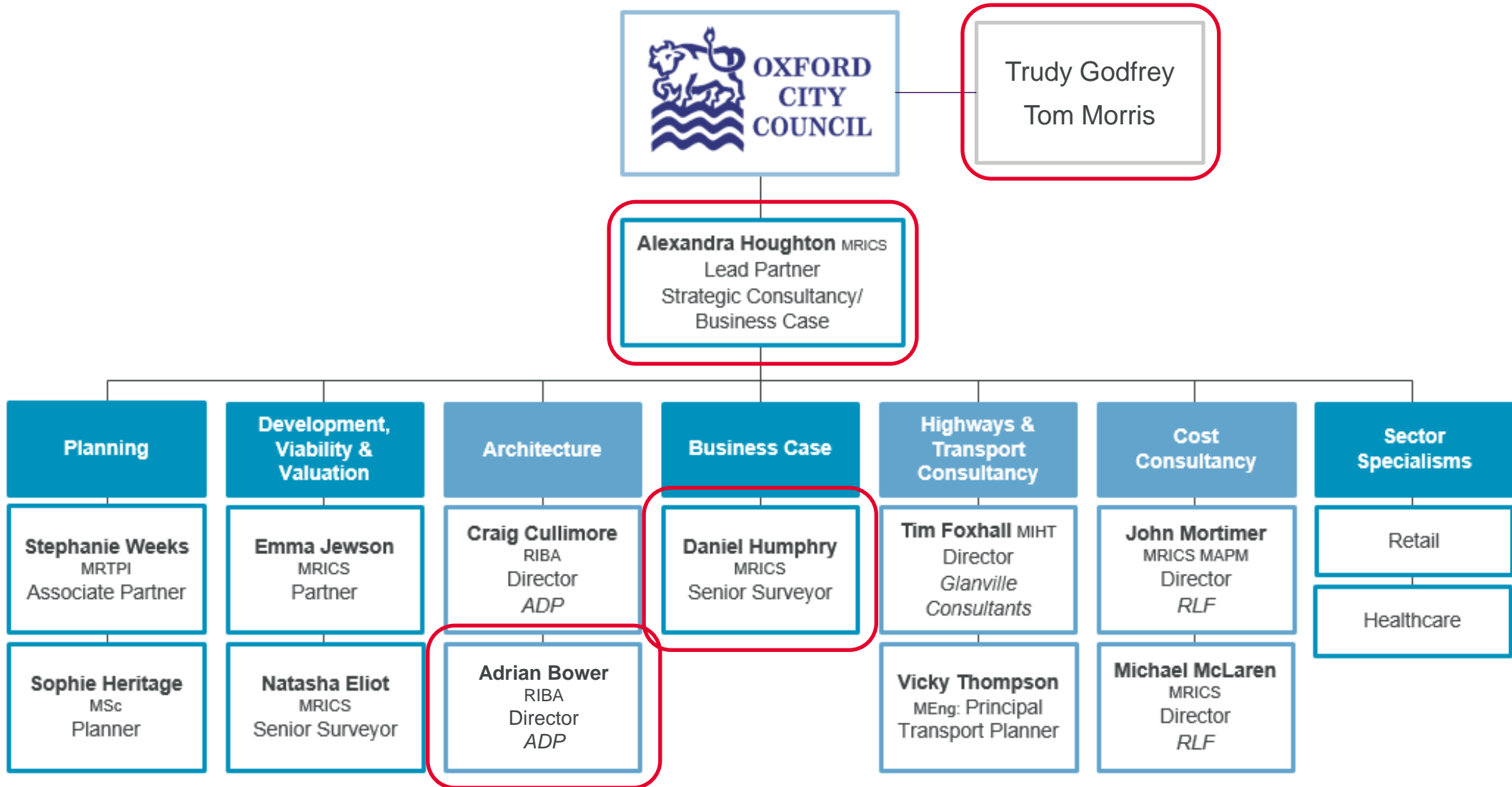
AGENDA

- 1. Project Team**
- 2. Brief & Objectives**
- 3. Site Context**
- 4. Business Case process**
- 5. Consultation programme**
- 6. Next Steps / AOB**
- 7. Q&A**



PROJECT TEAM

Carter Jonas



BRIEF & PROJECT OBJECTIVES

“Identify whether Diamond Place could be brought forward as a viable, comprehensive mixed-use redevelopment that enhances the local area and meets policy objectives.”

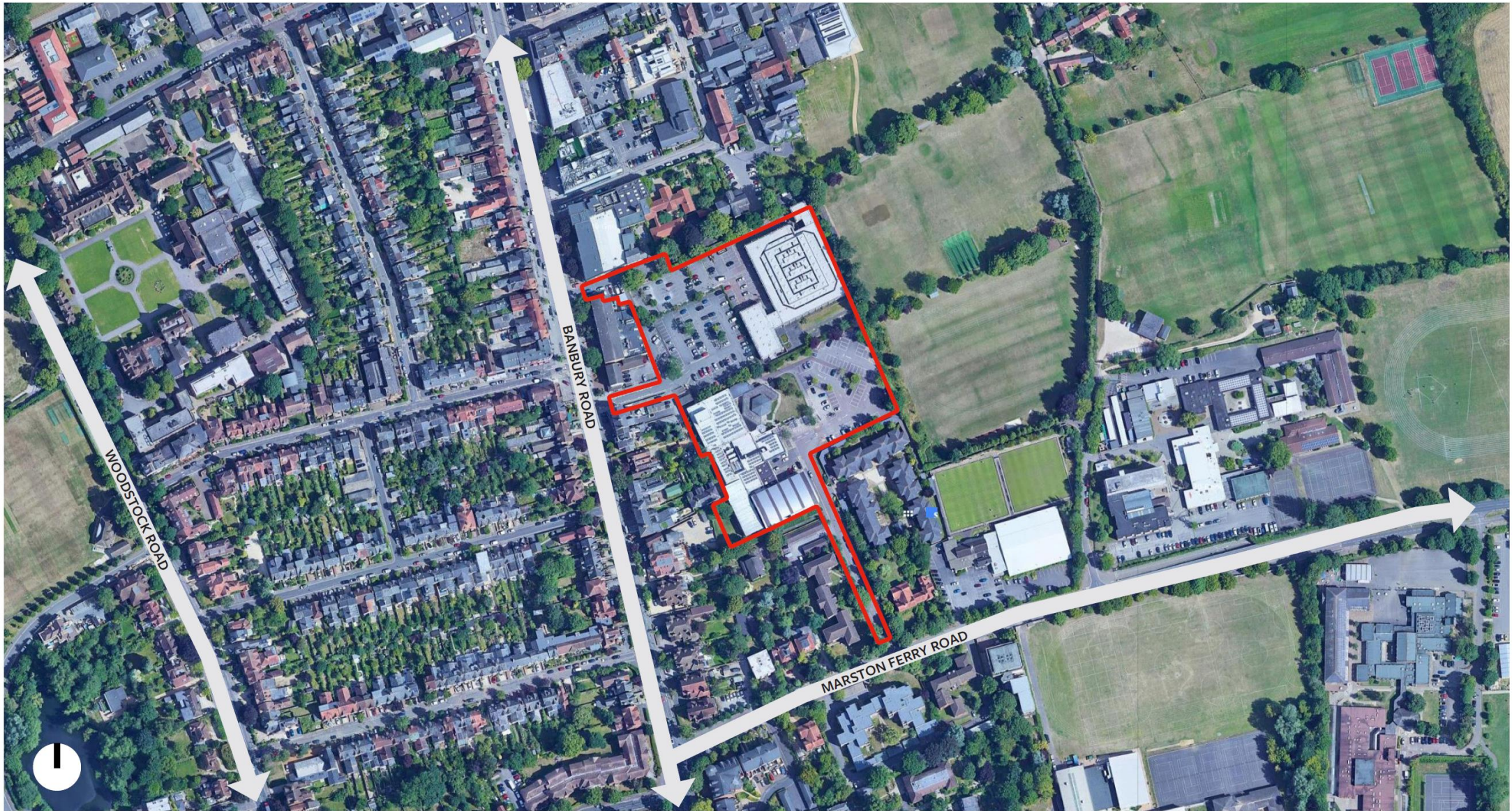
Planning and all relevant consultation stages to follow

Local Plan / Neighbourhood Plan / Diamond Place SPD

- Residential led
- Leisure & Community Uses to be maintained
- Health
- Student Accommodation
- Commercial Use
- Public Parking



SITE INTRODUCTION / CONTEXT



Aerial Views



Aerial photo looking west

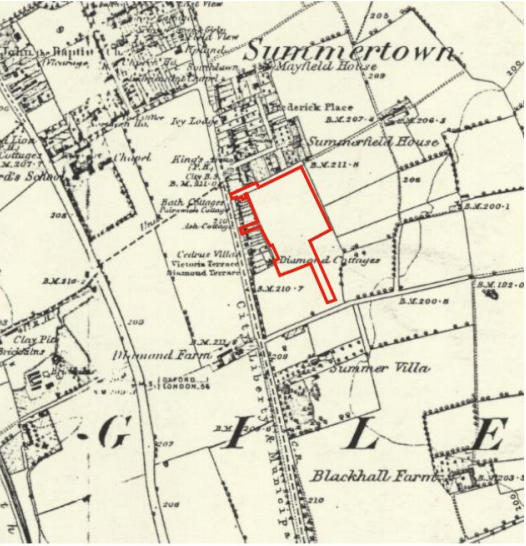


Aerial photo looking east

Views



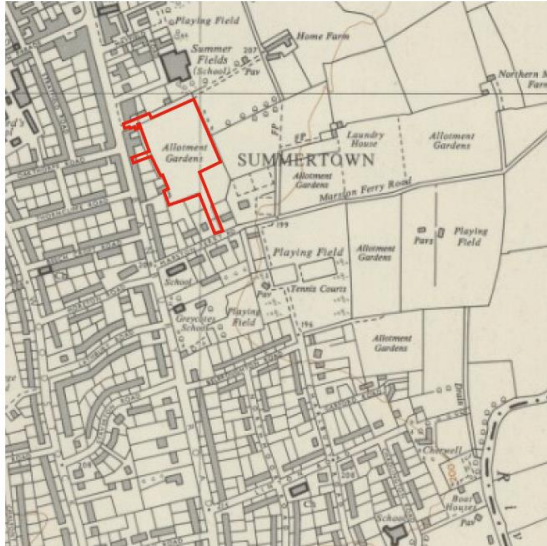
History



Ordnance Survey Map of Oxfordshire (XXVII.SW)
- Published 1887



Ordnance Survey Map of Oxfordshire (XXVII.SW)
- Published 1922



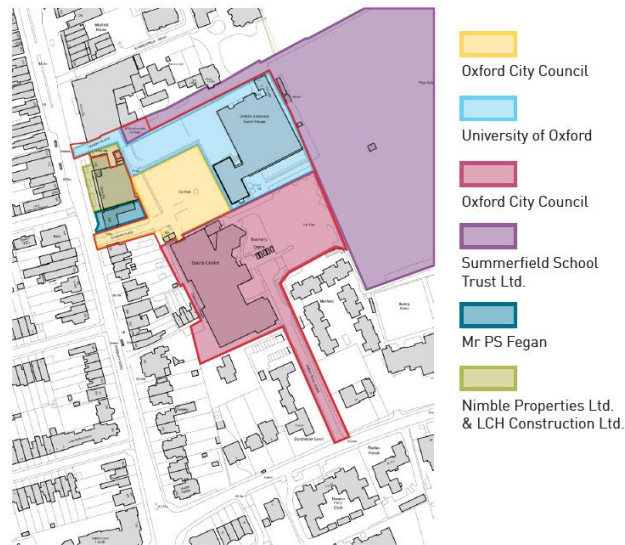
Ordnance Survey Map of Oxfordshire (XXVII.SW)
- Published 1961



Site Analysis



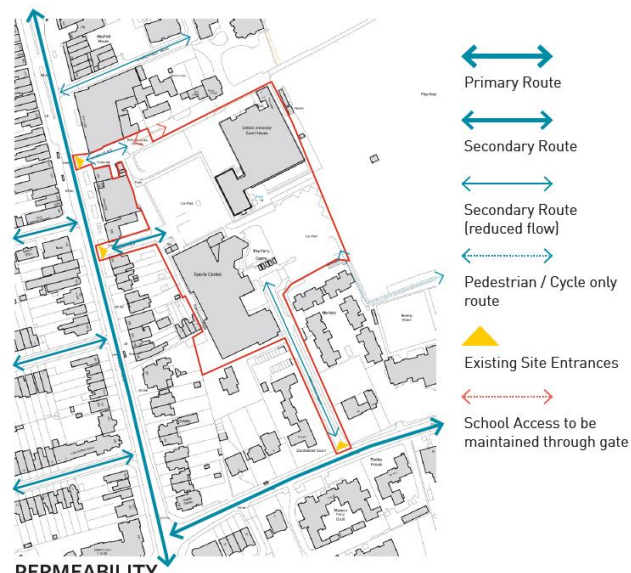
BUILDING HEIGHTS / MASSING



OWNERSHIP



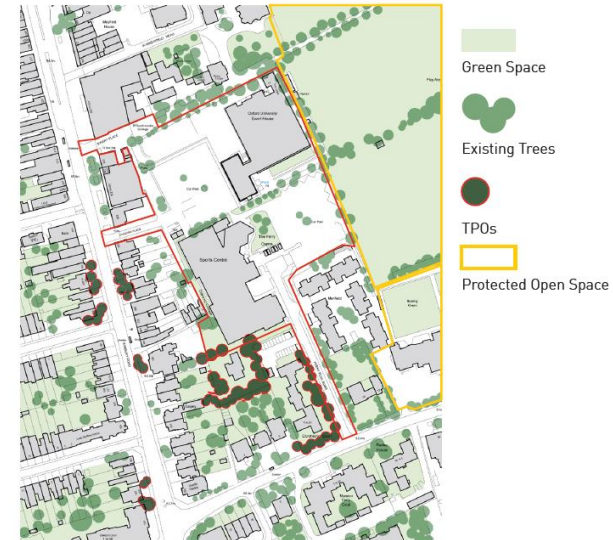
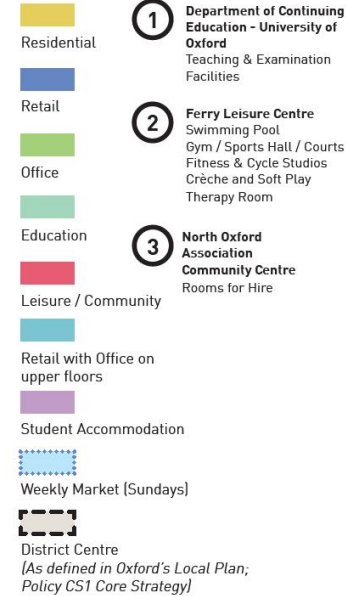
URBAN GRAIN



PERMEABILITY



BUILDING USES



GREEN SPACE / ECOLOGY



Key Observations

- 1 Vehicle Access off Banbury Road to Summertown Public Car Park (86% Max. occupancy)
- 2 Ewert Place vehicle and servicing access off Banbury Road. Access to D'Overbroecks College and Oxford Uni dept.of Continuing Education
- 3 Servicing area to Co-op
- 4 Level change
- 5 Inactive frontage to rear of Co-op - Issues with graffiti and anti-social behaviour
- 6 Diamond Cottages (Grade II listed)
- 7 Ferry Leisure Centre
- 8 North Oxford Association Community Centre
- 9 Vehicle Access off Marston Ferry Road
- 10 Ferry Sports Centre car park (44% occupancy)
- 11 Oxford University Department of Continuing Education
- 12 Groups of TPO trees
- 13 Residential Boundaries
- 14 Protected open/green spaces - potential future residential development
- 15 No vehicle access through site
- 16 Access to rear of Banbury Road properties and Diamond Cottages








Opportunities

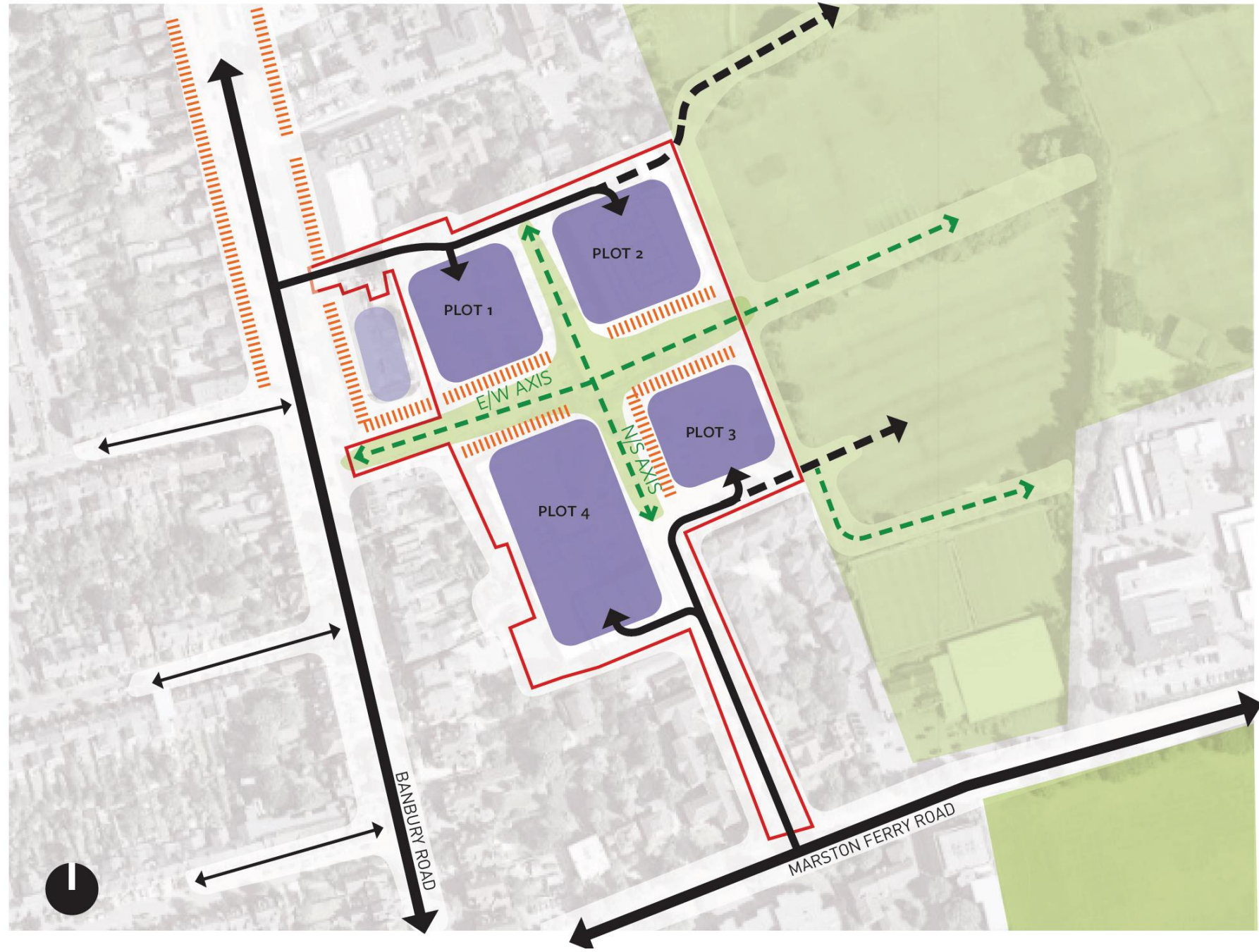
A New Neighbourhood



Opportunities

The strong E/W and N/S axis of the site divides the development area into four potential development plots.

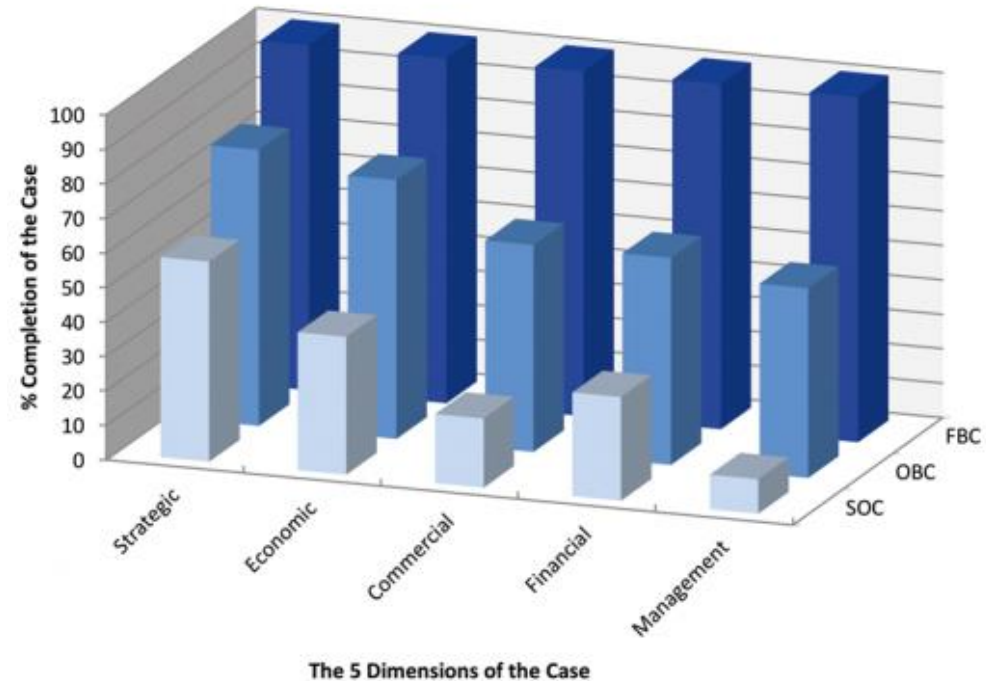
-  Development Plot (opportunity)
-  Public Realm/ green space
-  Active Frontage
-  Pedestrian Route (opportunity)
-  Vehicular Route



BUSINESS CASE PROGRESS

Green Book Appraisal / HMT 5 Case Model:

- Supported by a robust Case for Change – the **Strategic Case**;
- Optimise Value for Money – the **Economic Case**;
- Is commercially viable – the **Commercial Case**;
- Is financially affordable – the **Financial Case**; and
- Can be delivered successfully – the **Management Case**.



- **Producing Various Development Options**
- **Running Financial & Non-Financial Cost Benefit Analysis (incl. Social Value)**
- **Informal discussions with OCC planning (incorporate feedback into Business Case)**
- **Stakeholder Engagement**
- **Public Consultation**



CONSULTATION

1. Who is being consulted?
2. What will be consulted on?
3. When will consultation take place?

October 2020

Landowners

Individual Stakeholder consultation is underway and will continue over the coming months.

January 2021

Public Consultation

Subject to Government advice around lockdown / social distancing although virtual consultation is possible

Options Review

Review of options that could be delivered on the site.

December 2020

Outline Business Case

Build on Strategic Outline Business Case to be in a position to deliver the preferred option.

2021



Feedback

Q&A

Thank you for listening.

