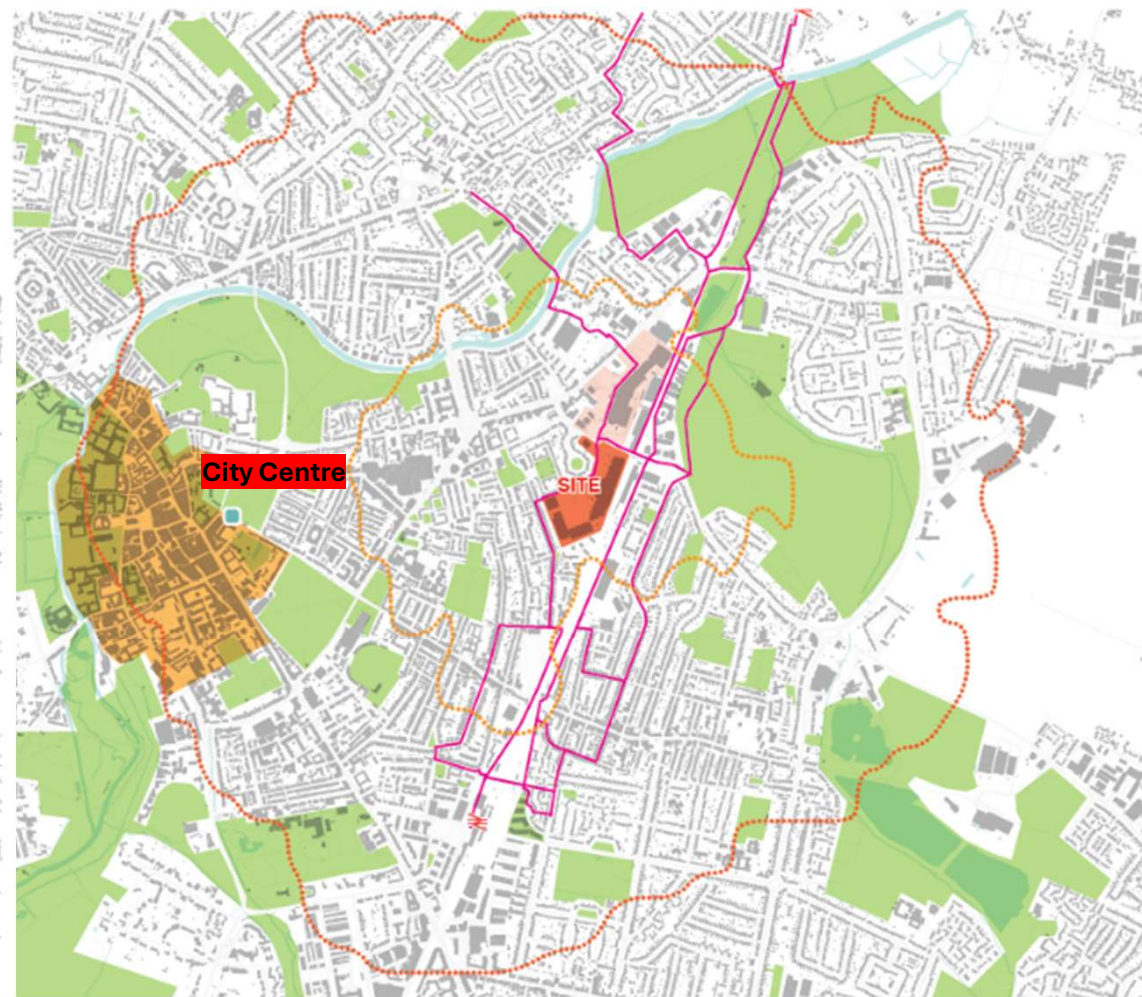
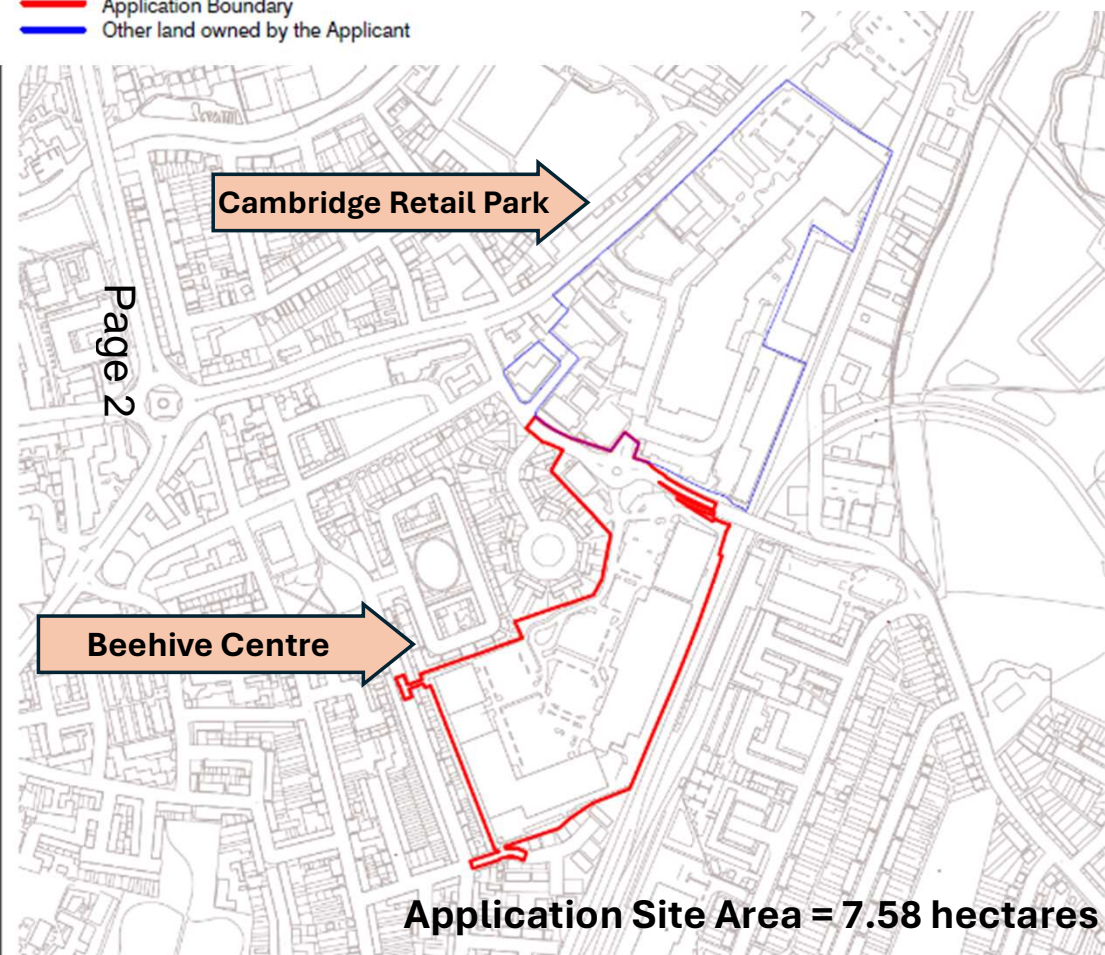


THE BEEHIVE CENTRE – DRAWINGS & INFORMATION PACK

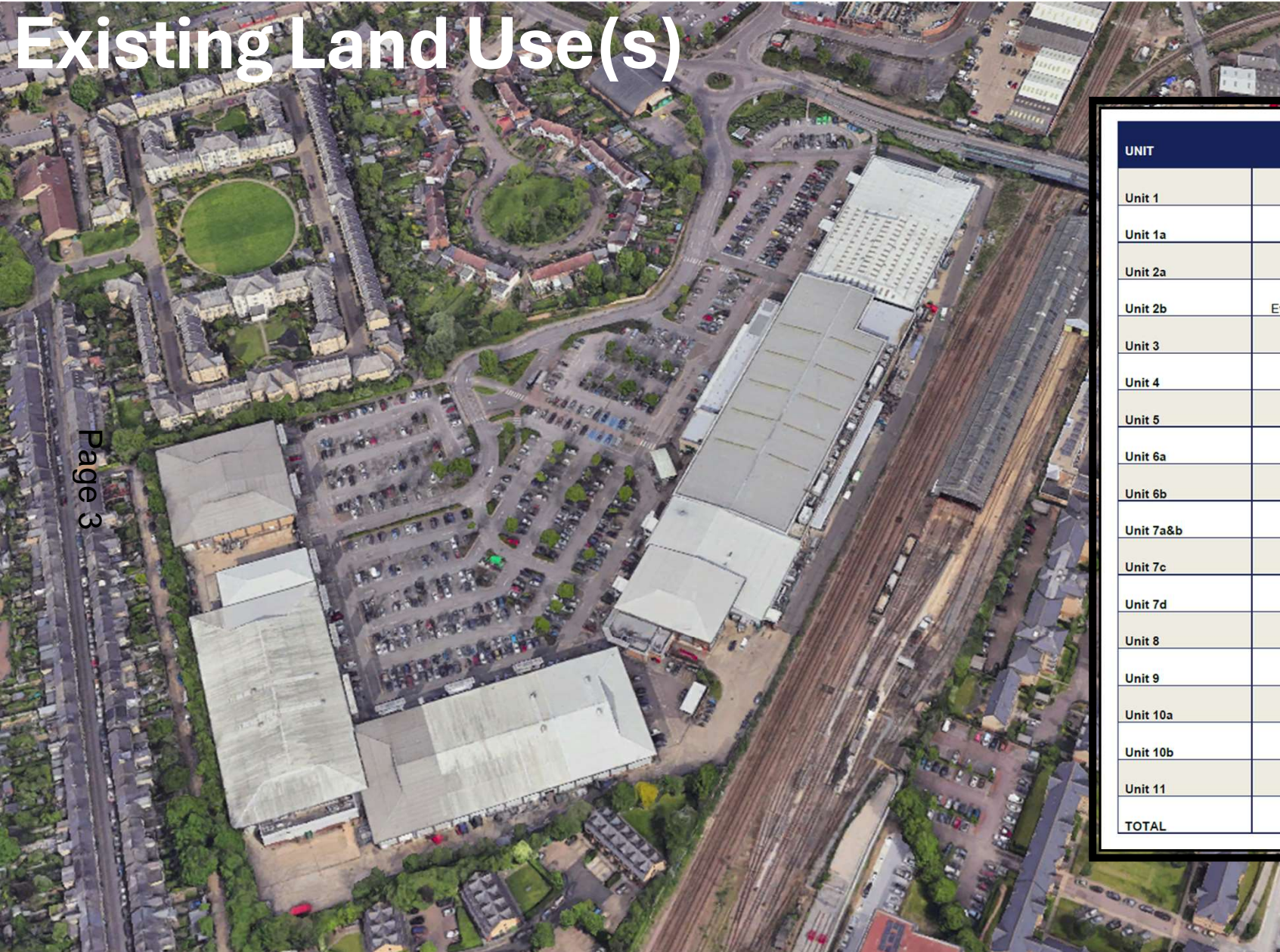
Site Location

Boundaries
 — Application Boundary
 — Other land owned by the Applicant



- 15 Minute walk from site
- 30 Minute walk from site
- ⚓ Rail station
- 🚌 Bus station
- 🚶 Park and ride
- 🚴 Chisholm Trail
- 🌿 Protected open space
- 🏡 Historic city centre
- 🔴 Application site
- 🏠 Adjacent Railpen ownership

Existing Land Use(s)



Page 3

UNIT	TENANT	FLOORSPACE (SQM) GIA
Unit 1	Dreams Ltd	693
Unit 1a	Tapi Carpets & Floors	450
Unit 2a	Carpetright Plc	710
Unit 2b	Everlast Gym / Gymfinity Kids	1,948
Unit 3	Next	995
Unit 4	Go Outdoors	991
Unit 5	B&M	1,863
Unit 6a	Hobbycraft	679
Unit 6b	Pets at Home	1,149
Unit 7a&b	Cotswold Company	949
Unit 7c	Costa	139
Unit 7d	Subway	93
Unit 8	Marks & Spencer	1,355
Unit 9	Asda	6,525
Unit 10a	TJX UK	2,040
Unit 10b	Wren Kitchens	1,490
Unit 11	Porcelanosa	567
TOTAL		22,637

Key Development Metrics

Proposed Gross Floorspace

- Gross external area (GEA) = **166,685sqm**
- Gross internal area (GIA) = **157,670 sqm**
- Commercial floorspace (office and labs only) = **85,431 sqm (GIA)**.
- Mix of ground floor uses = **5,178 sqm (GIA)**

- **Total functional floorspace** (excluding plant, basements and parking) = 90,609 sqm (GIA).

Proposed Building Heights

- Plot 1: 3 storeys, 15.9m (25.99m AOD)
- Plot 2: 5 storeys, 25.4m (35.20m AOD)
- Plot 3: 4 storeys, 20.7m (31.15m AOD)
- Plot 4: 6 storeys, 30.1m (41.30m AOD)
- Plot 5: 7 storeys, 35.7m (47.25m AOD)
- Plot 6: 6 storeys, 31.0m (42.65m AOD)
- Plot 7: 6 storeys, 28.7m (40.67m AOD)
- Plot 8: 6 storeys, 28.7m (40.84m AOD)
- Plot 9: 7 storeys, 32.9m (45.23m AOD)
- Plot 10: 8 storeys, 25.1m (37.10m AOD)

*N.B. 'Commercial' Storeys; Heights exclude flues

Proposed Car and Cycle Parking

- Car parking spaces = **395 (total includes blue badge spaces)**
- Cycle parking spaces = **4,539** accommodated/distributed on each plot.



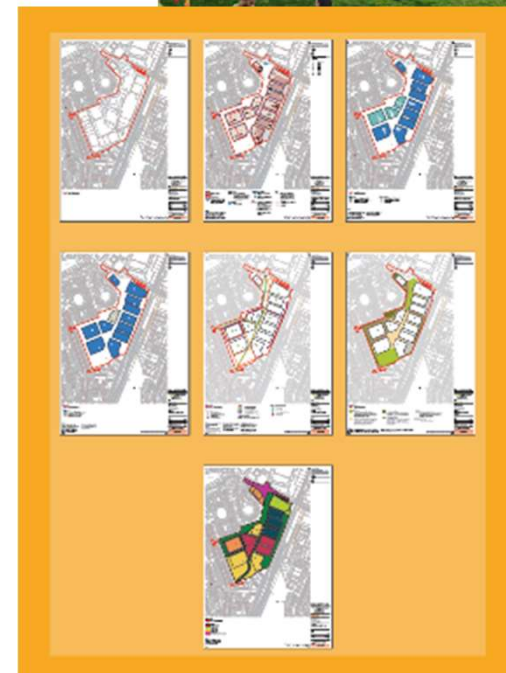
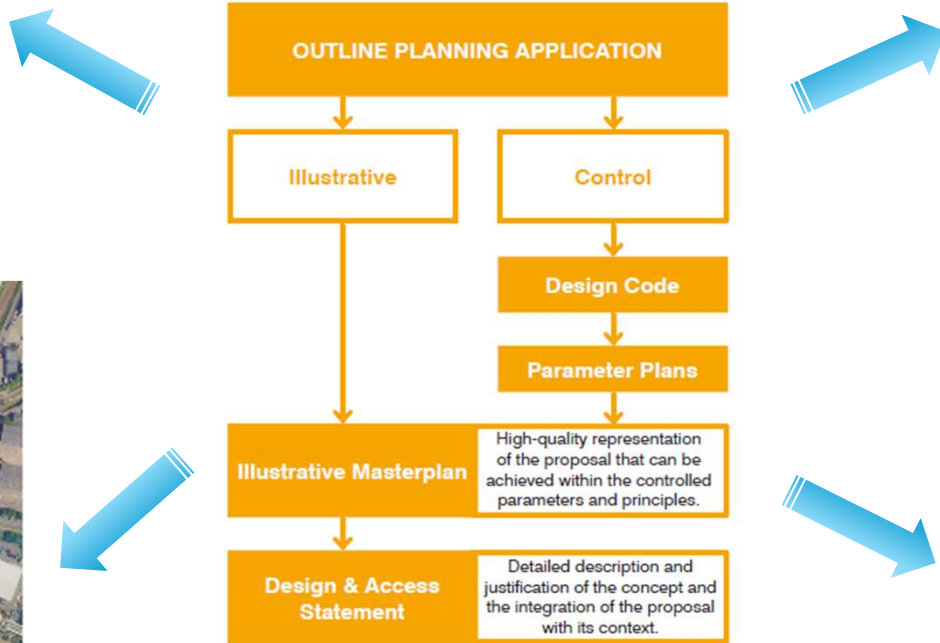
Illustrative Masterplan
Revised Application Scheme



Page 5



(Outline) Application structure



New Masterplan

Summary of key changes

- 1. Skyline and townscape:** Adjustments to height and format of buildings and increased boundary separation, tightening of parameters and changes of building use.
- 2. Movement and access structure:** re-aligned cycle route from Sleaford Street to Coldham's junction; relocated car park to minimise conflicts with active travel modes; and potential cyclops junction.
- 3. Public space framework:** Reconfiguration of the network of open spaces to create a single sequence that is realigned with the new cycle route.
- 4. Re-designed Local Centre:** grouped to south of masterplan to cater for a range of potential retail and leisure opportunities around a green open space.

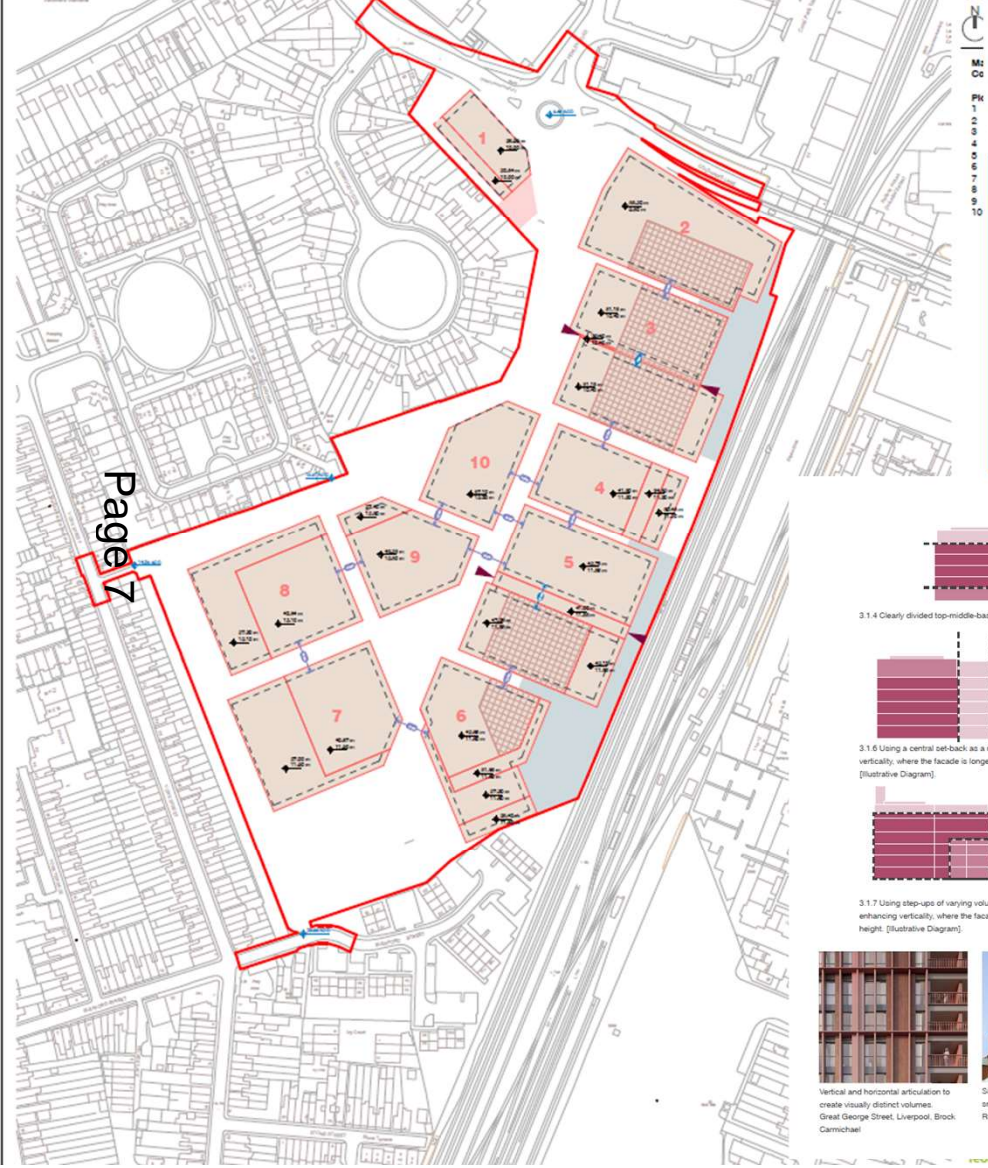


Illustrative Masterplan
Original Application Scheme



Illustrative Masterplan
Revised Application Scheme

Building Massing – Principles



3.0 Site Wide Built-Form Design Principles

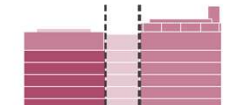
3.1 Massing

The following guidance sets out strategies to help break down the massing and perceived bulk of the large format footprints required to support the proposed uses. The application of the codes within this section will create an attractive, varied, and diverse townscape, that integrates successfully with the fabric of Cambridge.

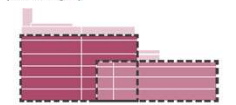
- 3.1.0** Proposals must collectively create a coherent place comprised of buildings that form a responsive and positive contribution to the skyline of Cambridge and respect relevant policy views and key landmarks.
- 3.1.1** The Legibility Framework must inform the detailed massing strategies such that the intended urban hierarchy is achieved.
- 3.1.2** Reserved Matters applications must evidence that the relationship with all plots has been considered and that the visual relationship between buildings has been tested in both near and long distance viewpoints. Relevant TVIA viewpoints to be agreed at outset of reserved matters applications.
- 3.1.3** Each building must respond to adjacent buildings in scale and character and avoid visual coalescence of massing and built forms.
- 3.1.4** The architecture and materiality of a building must respond to nature of the character area(s) it sits within. Facades must be clearly divided into a top-middle-base order through materiality or articulation or both.
- 3.1.5** Buildings adjacent to each other must complement one another through similar proportions, architectural elements and rhythmic composition.



3.1.4 Clearly divided top-middle-base. [Illustrative Diagram]



3.1.6 Using a central setback as a method of enhancing vertically, where the facade is longer than the height. [Illustrative Diagram]



3.1.7 Using step-up of varying volumes as a method of enhancing vertically, where the facade is longer than the height. [Illustrative Diagram]



Vertical and horizontal articulation to create visually distinct volumes. Great George Street, Liverpool. Brock Carmichael



Subdivision of a larger volume into smaller architectural elements. Ruby Lucy Hotel, London. Kiyon Studio



Vertical expression and subdivision combine with materiality to break down volumes into smaller elements. 30 Broadwick, London. Emrys Architects

3.0 Site Wide Built-Form Design Principles

3.1 Massing

3.3 Base: Ground Floor Activation, Transparency

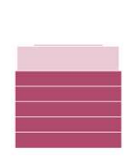
- 3.3.0** Buildings must have well-designed ground floor frontages that respond to the hierarchy of public space that they bound.
- 3.3.1** The ground floor of buildings must be informed by the Spatial Hierarchy and Legibility Framework.
- 3.3.2** Buildings must be well coordinated with the landscape design in order to create a positive ground floor experience with suitable spaces for circulation (informed by expected population and peak arrival numbers), building entrances and thresholds, short stay cycle parking and seating areas.
- 3.3.3** The main entrances to ground floor uses must be legible, well defined and contained within Primary Facades.
- 3.3.4** Entrances to work-place buildings must be generous, welcoming, transparent and positioned to activate the key spaces of the workplace.
- 3.3.5** The key public spaces of Maple Square and Five Park must be framed by ground floor active uses.
- 3.3.6** Where markers are identified, ground floor activation must be incorporated into the architecture.
- 3.3.7** Active frontages must be delivered in line with the base principles set out within 2.2 although, precise layout is Reserved.
- 3.3.8** The design of shopfronts must be in accordance with the principles set out within Plan (2018): use or heavily fitted with primary glazing floor facades unless: of house use or to

3.0 Site Wide Built-Form Design Principles

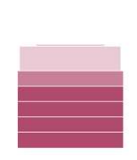
3.1 Massing

3.6 Top: Rooftop Plant

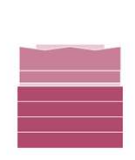
- 3.6.0** The Proposed Development has been designed to be highly sustainable and therefore requires a high allocation of rooftop plant, particularly on those buildings outlined for laboratory use. The following page details the potential opportunities for offsetting plant level facade design as illustrative material.
- 3.6.1** Significant efforts have been made throughout the outline application process to minimise rooftop plant whilst maintaining suitable building performance and allowance for the long-term adaptability of the buildings. It must be demonstrated how the footprint required for rooftop plant has been minimised at the outset of any RMA. It is proposed that there are a number of approaches to the design of rooftop plant areas as defined below. Reserved Matters applications should follow those where appropriate, with alternative proposals to be allowed which minimise visual impact in TVIA views provided that architectural quality is not compromised.
- 3.6.2** Where a single level of plant is to be provided on any building it should be designed as a single ventilated facade including, but not limited to, vertical or horizontal louvers or fins.
- 3.6.3** A single level of ventilated facade should be a necessary architectural element unless a clear and reasonable architectural rationale for not doing so can be provided.
- 3.6.4** Where providing two levels of rooftop plant is unavoidable, they should be expressed as two separate storeys with the lower storey to appear as a version of the primary building facade and the upper level designed to follow the codes for single level screened plant (above).
- 3.6.5** The lower level of plant should read as a continuation of the primary facade with glazing replaced for the necessary ventilation louvers.



3.6.3 Plant expressed as a single level recessed architectural element



3.6.4 Double plant expressed as two storeys, the first appearing as a version of the primary facade



3.6.5 Double plant expressed as two storey architectural element



3.6.2 Plant expressed as a single level recessed architectural element and horizontal line



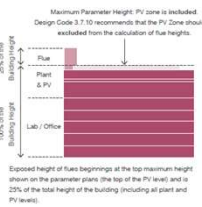
3.6.5 First level of double plant expressed as part of the primary facade, where glazing appears solid

3.0 Site Wide Built-Form Design Principles

3.1 Massing

3.7 Top: Flues

- 3.7.0** The ability to bring forward buildings for lab use is included within the proposal for Plots 2, 3, 4 and 5. It is expected that these buildings will require tune outboard extract flues.
- 3.7.1** It is recognised that these extract flues will be visible in some views both locally and within the wider townscape. The following codes aim to ensure that the opportunity to create high quality architectural features within the skyline is realised within Reserved Matters Applications.
- 3.7.2** It must be evidenced at the outset of any Reserved Matters Application that the footprint and height of any flues has been minimised without incurring compromise building function or future flexibility.
- 3.7.3** Flues must be a positive contribution of incidents on the skyline of Cambridge and not compete with the historic landmarks. Reserved Matters applications must evidence that the relationship with all plots with extract Reserved Matters approvals has been demonstrated and that the visual relationship between flues has been tested in both near and long distance viewpoints.
- 3.7.4** The appearance of flues must undergo visual testing to determine the appropriateness of their placement, materiality and articulation in relation to other flues.
- 3.7.5** The design of any flues must be fully integrated with the architectural strategy for the building and create an opportunity for high quality architectural expression at roof level.
- 3.7.6** The flues should be articulated as a maximum of two stacks per building. Where multiple stacks are adopted they should be grouped together to limit the number of locations where the prevailing roofscape of the proposal is broken.
- 3.7.7** The design of flues should reflect the innovative spirit of the laboratory whilst respecting the historic context of Cambridge.
- 3.7.8** Flues should not out-compete or overly dominate the historic spaces of Cambridge. The Maximum Building Height used to calculate flue heights is defined in the Parameter Plans. It is recommended that the PV zone should be excluded from the height used to calculate flue heights provided that it is technically allowable to do so based on the design of the PV array and edge treatment.



Maximum Parameter Height: PV zone is excluded from the calculation of flue heights. Design Code 3.7.10 recommends that the PV Zone should be excluded from the calculation of flue heights.

Flue & PV

Lab / Office

Exposed height of flue beginnings at the top maximum height shown on the parameter plans: the top of the PV level and is 22% of the total height of the building (including all plant and PV levels).

Note: Flue heights as shown in the illustrative drawings and parameter plans will have an exposed height of 25% of the highest part of the building below (including corners of PV without solid parapets), measured from ground floor level. This height is to be viewed as a maximum and reserved matters applications must demonstrate how the final proposed height of flues relate to the proposed maximum within the parameter plans.



3.7.5 Flues integrated with the architectural strategy - grouping of two flues

3.7.6 Flues integrated with the architectural strategy - with plant screen materiality

3.7.7 Flues integrated with the architectural strategy - with primary facade material



Flue design that reflects innovative spirit of laboratory and respects the historic context. Anglia Ruskin University, Cambridge. Richard Murphy Architects

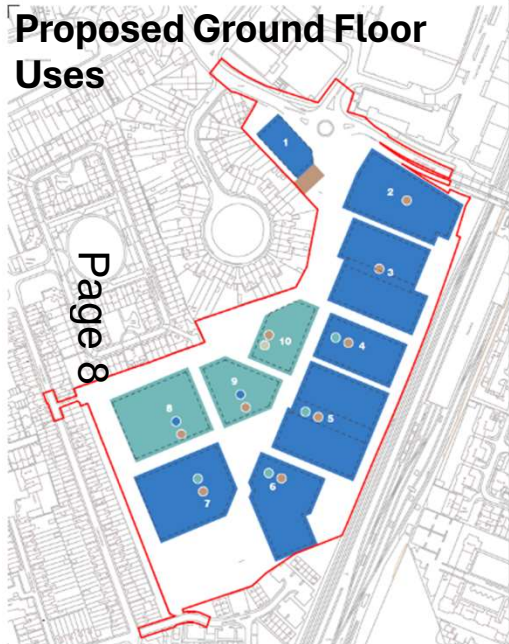
Flues that are integrated into the architectural strategy with high quality architectural expression. Discovery One, Cambridge, HSB

Grouped flue articulation St Michael Uten Hub, London. Allies and Morrison

Page 7

Building Uses & Mix - Principles

Proposed Ground Floor Uses



Proposed Upper Floor Uses

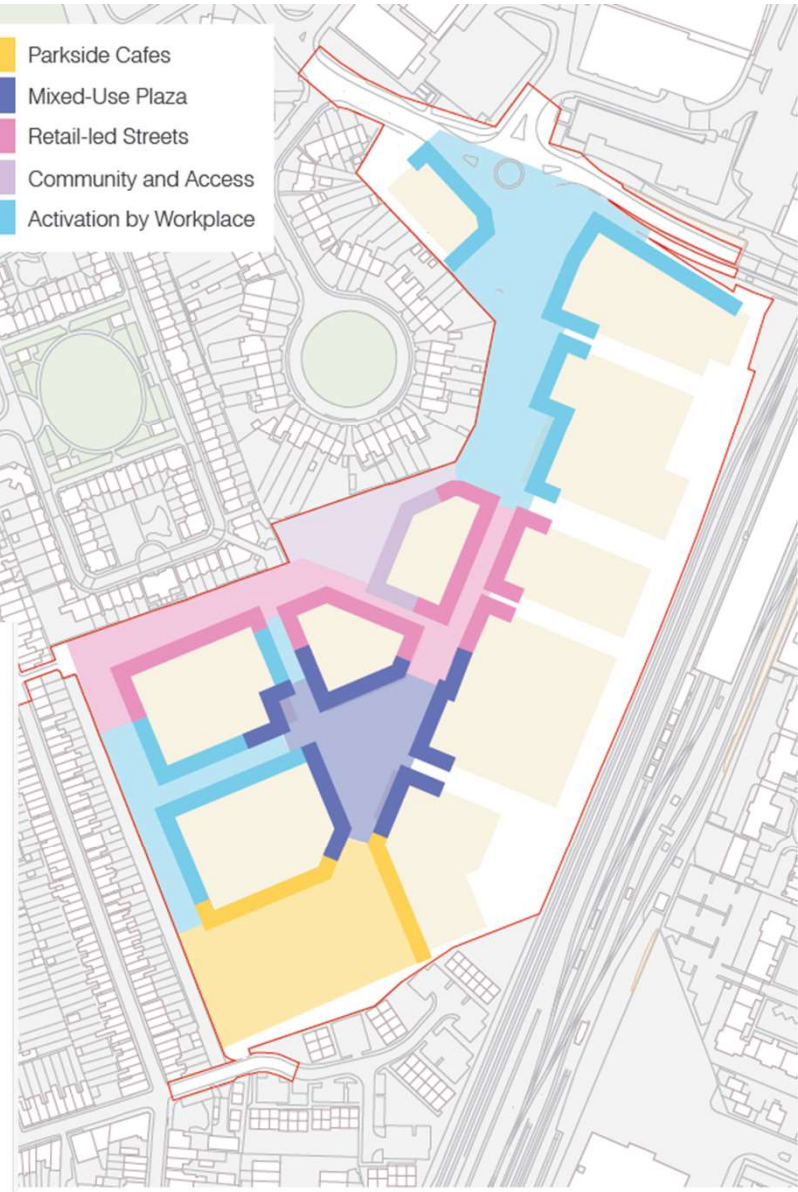


Class E
Commercial, Business and Service
Use, or part use, for all or any of the following purposes:
a) Shop other than for the sale of hot food
b) Food and drink which is mostly consumed on the premises
c) the following kinds of services principally to visiting members of the public:
i. financial services
ii. professional services (other than medical services)
iii. any other services which it is appropriate to provide in a commercial, business or service locality
d) indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms)
e) Medical services not attached to the residence of the practitioner
f) Non-residential creche, day centre or nursery
g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)

Class F1
Learning and non-residential institutions
Any use not including residential use -
a) For the provision of education
b) For the display of artwork (not for sale or hire)
c) As a museum
d) As a public library or public reading room
e) As a public hall or exhibition hall
f) For, or in connection with, public worship or religious instruction
g) As a law court

Class F2
Local Community Uses
a) A shop of not more than 200 square metres, mostly selling essential goods, including food, where there is no other such facility within 1000 metre radius of the shop's location
b) Community halls and meeting places
c) Outdoor sport or recreation (not involving motorised vehicles or firearms)
d) Swimming pool or ice skating rink

- Parkside Cafes
- Mixed-Use Plaza
- Retail-led Streets
- Community and Access
- Activation by Workplace



2.0 Masterplan Framework
2.7 Uses and Mix

Whilst the exact nature and layout of the mixed-use ground floors will be determined at Reserved Matters applications, this Code is to form organisational principles to shape the ground plane environment to ensure a synergy between ground floor uses and the public realm to create a vibrant and coherent layout.

2.7.0 The ground floors of the proposed buildings must be designed to collectively deliver a mix of ground floor uses.

2.7.1 The ground floor uses should include more than two uses other than workplace or lobby in order to create a multi-faceted new place. This code is to be applied site-wide not per building.

2.7.2 The organisation of the mix of uses should be in accordance with the principles of the zoning plan, opposite.

2.7.3 Workplace is an acceptable ground floor use anywhere on site but must adhere to the principles for active frontage outlined elsewhere in this document.

2.7.4 A strategy for meanwhile uses must be included within the first Reserved Matters Application.

2.7.5 Public facilities including toilets, drinking water fountains and seating must be included on site.

2.7.6 Ground floor uses should be organised such that they can support and extend on-site activation outside of the core Monday to Friday working day hours of 9am until 5pm.

2.7.7 The ground floors of the buildings should be designed to be flexible, allowing for future change in use of the proposed mixed-use spaces.

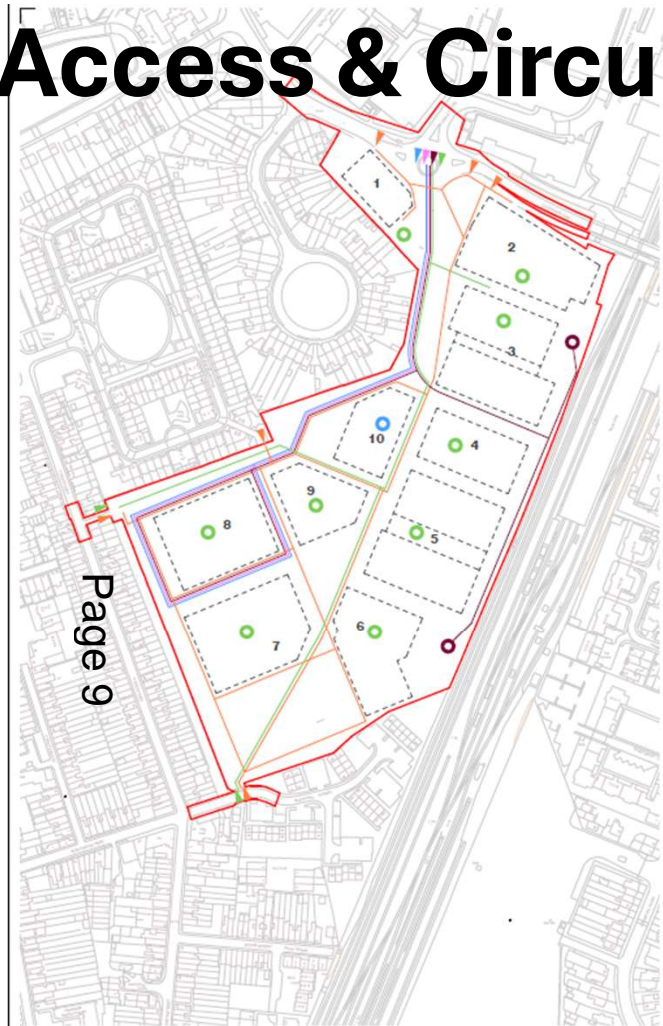
2.7.8 Spaces for community use should be included within the ground floor of at least one building.

- Boundaries**
Application Boundary
- Primary uses**
- Workplace: E(g)(i), E(g)(ii)
 - Mixed Use: E(a-f), F1(b-f), F2(b, d)
 - Cycle Parking: Sui Generis
 - Car Parking: Sui Generis

- Secondary uses**
- Workplace: E(g)(i), E(g)(ii)
 - Mixed Use: E(a-f), F2(a, b, d)
 - Cycle Parking: Sui Generis
 - Car Parking

Illustrative Ground Floor Organisation and Mix

Access & Circulation Principles



Boundaries

- Application Boundary

Entrances

- Pedestrian Entrance
- Cyclist Entrance
- Private Vehicle Entrance
- Bus Entrance
- Service Entrance

Routes

- Main Pedestrian Route
- Main Cyclist Route
- Main Private Vehicle Route
- Main Bus Route
- Main Service Vehicle Route

Building Footprints

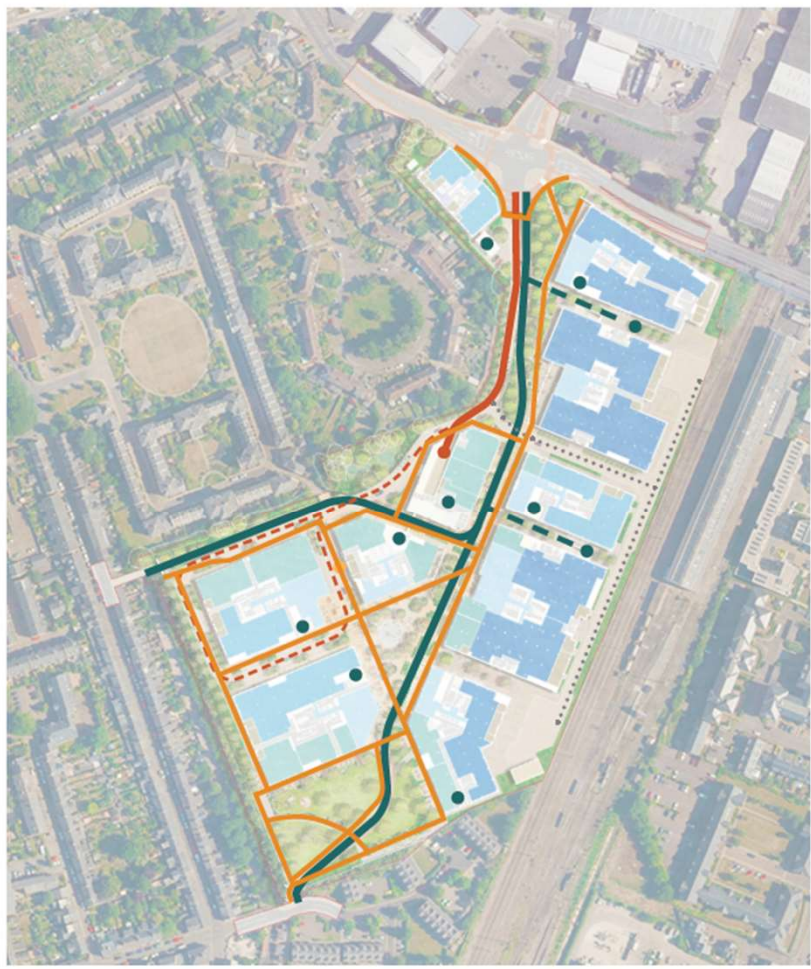
- Illustrative Building Footprint

Parking and Service Areas

- Car Parking
- Primary Cycle Parking
- Service Yard

Notes:

- Only the proposed framework of routes is shown. All other routes are subject to further design and consultation.
- Where a route is shown, it is intended to be used for the purpose of the proposed development.
- Where a route is shown, it is intended to be used for the purpose of the proposed development.



- Main pedestrian routes
- Primary cycle route
- Cycle parking
- Primary vehicle route
- Secondary vehicle route and bus route
- Car parking
- Dedicated service route
- Bus Stop

4.0 Highways Summary

4.1 Prioritising Active and Sustainable Travel

Beehive Redevelopment capitalises on a highly sustainable location to locate a new local centre and employment cluster. This central location comes out from the many constraints of the city core, with 1 quality links to the rest of the city on foot, by public transport and by car.

Transport initiatives both on and off-site aim to foster a modal shift away from private car use towards active and sustainable travel modes. There will be a direct cycle route through the site that connects the site to the city core.

- +74%** increase in sustainable modes of travel
- +25%** increase in cycling mode share
- 60%** reduction in car driver mode share
- +9%** increase in walking mode share



Parameter Plan

2.0 Masterplan Framework

2.6 Framework Towards a More Inclusive Environment

The Framework Towards a More Inclusive Environment sets out the principles that will ensure that pedestrians and cyclists are prioritised and can confidently move around the site with risks for conflict minimised. Particular focus is given to the street spaces which will contain the site.

2.6.7 Within Maple Square and Garden Walk it is required that design strategies with the objective of moderating cyclist speed must be employed. These strategies may include, but need not be limited to:

- Narrowing of cycleways

Parameter Plan

2.0 Masterplan Framework

2.4 Inclusive Design Principles

The Proposed Development will be accessible and welcoming to all: people from the local community, occupiers of the new buildings and visitors. The Development will accommodate for all abilities and backgrounds, physically and socially.

The design will reflect all national and local design requirements, guidance and Building Regulations.

The access and circulation around the site will accommodate for all abilities and modes of transport for a fully accessible development.

Spaces

2.4.0 The overall character of the site must be welcoming and inclusive to local residents and the wider public.

2.4.1 At Reserved Matters, inclusive design must be evidenced at all stages of design, from concept to completion.

2.4.2 When pedestrian, cyclist and vehicular circulation meets at a crossing junction, priority must be given first to pedestrians and then, to cyclists and finally, vehicles. Levels must work with and tie in to existing site levels and steps should be avoided. Where steps are required, an alternative minimum 1:21 graded route must be provided.

2.4.3 Landscape must be predominantly flush with gradients of 1:40 or shallower, where practical for maximum accessibility, movement, circulation and flexibility of use. All hard landscaping, kerbs and edges must be compliant with policy.

2.4.4 Accessible parking must have flush access to adjacent pavement surface, as well as road surface, with contrast low kerb outlining each bay.

2.4.5 Play areas must include inclusive play elements that are appropriately integrated.

2.4.6 Street furniture must be placed at regular intervals across the site to allow for places of rest and this furniture must be inclusive by design.

2.4.9 All public spaces must be appropriately lit for use during day and night.

2.4.10 An Accessibility Consultant should be appointed for Reserved Matters applications.

2.4.11 Level access should be available to all public open space.

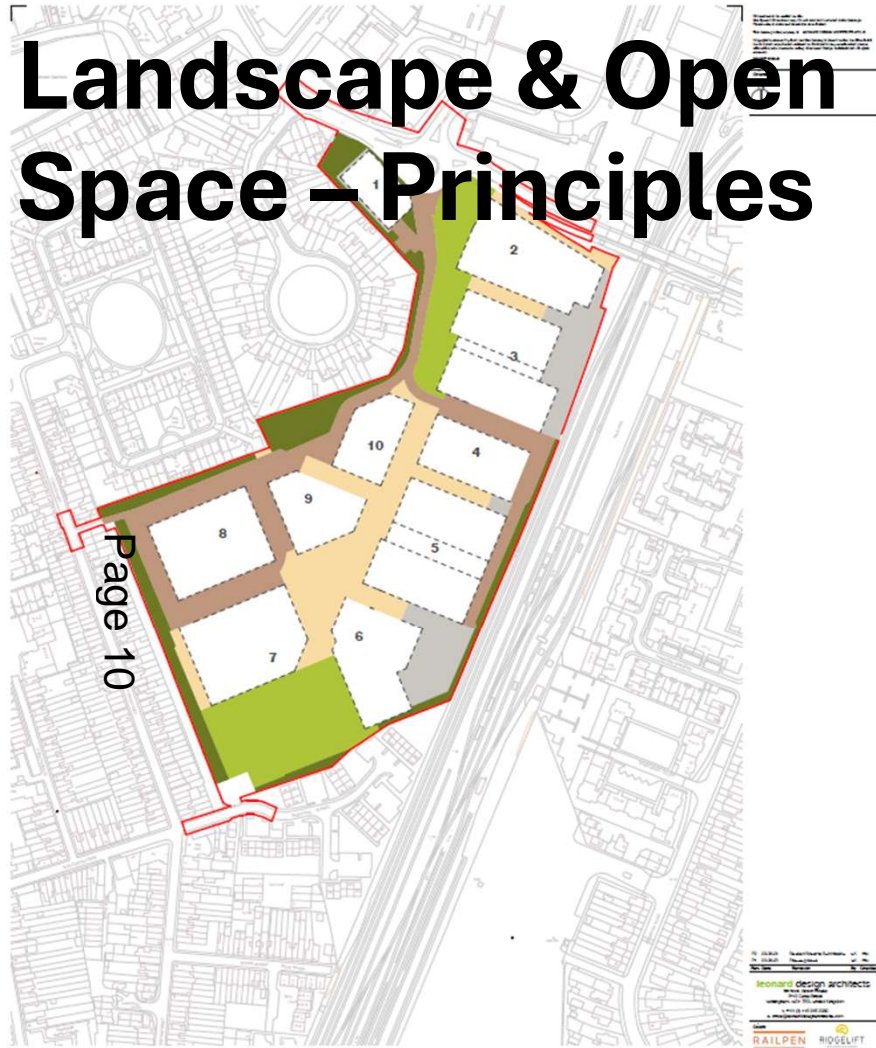
2.4.12 Signage design should be inclusive by design to ensure way-finding is possible for all.

Built Form

2.4.13 At Reserved Matters, all buildings must meet Building Regulations and the Equality Act 2010.

2.4.14 Reserved Matters internal layouts should meet design guidance for accessibility.

Landscape & Open Space - Principles



Page 10

Boundaries
Application Boundary

Landscape Zones
Publicly Accessible Green Areas: Areas characterized by soft landscape supported by areas of hard landscape and pedestrian and cycle routes.
Publicly Accessible Hard Landscape Areas: Areas characterized by hard landscape supported by incidental green space planting and pedestrian routes.

Green Planted Edges: Areas primarily for soft landscape and tree planting adjacent to site boundaries.
Streetscape Areas: Areas characterized by hard landscape to support pedestrian, cycle and vehicle movement supported by incidental green space planting.

Service or Access Areas: Areas characterized by hard landscape to support the functional requirements of neighbouring buildings.
Building Footprints: Illustrative Building Footprint

PLANNING ISSUE

2.0 Masterplan Framework

2.12 Landscape Vision

The landscape will create an enjoyable, safe and inclusive place to visit, pass through and dwell. This will include for informal and formal public open space, such as a square, a park, amenity spill-out areas, play on-the-way, buffer planting to neighbouring buildings, and structural landscape.

- Public Realm**
2.12.0 Landscape must contribute to reducing the heat island effect and mitigate against climate change.
2.12.1 All of the open space must be publicly accessible, with the exception of a dedicated wildlife area and the service yards running parallel to the railway line. Public open streets must be in line with the minimum separation width between buildings as set-out in the Parameters Plan.
2.12.2 The proposal must allow a minimum 3m wide pedestrian footpath to the perimeter of all building façades connected to the primary public realm.
2.12.3 The proposal must allow a minimum 3m wide pedestrian footpath to the perimeter of all building façades connected to the primary public realm.
2.12.4 The proposal must allow a minimum 3m wide pedestrian footpath to the perimeter of all building façades connected to the primary public realm.
2.12.5 The Beehive north-south activities.
2.12.6 The Beehive east-west localised activities.
2.12.7 Spill-out a 1.5m wide determine of the adj.

- Materiality**
2.12.8 Paving materials must be durable and functional.
2.12.9 The furniture and functional damage must be durable and functional.

54



Landscape Vision



A variety of seating with different seat heights, arm rests and backrests. Alford Place, LDA Design, London

Parameter Plan

2.0 Masterplan Framework

2.11 Urban Greening Framework

There is a public realm led vision for the whole site. This is supported by a 'People First' approach where a cultural strategy has been set up through community and youth engagement to design and enjoy a better place for all. The vision is supported by six core principles which will be delivered by the cumulative design of the individual Reserved Matters applications.

- Landscape**
2.11.0 Green infrastructure must form a part of the strategy for all landscape areas.
2.11.1 The site must feel well integrated into the local area.
2.11.2 The site must be accessible to everyone.
2.11.3 Pedestrians must have priority, from the entrances and primary circulation routes, through the varied internal spaces, active frontages and facilities, and diverse range of activities provided for, across the course of a day and week.

- Tree Strategy**
2.11.4 The detailed design must optimise the retention of existing good quality existing trees.
2.11.5 Proposed tree planting must support and enhance the street typologies, character areas, biodiversity.

- Ecology and Biodiversity**
2.11.6 The site must support biodiversity targets.
2.11.7 The site must contact with rivers and water bodies.
Water Responsive Planning
2.11.8 The site must support water management and flood resilience.



Landscape must mitigate against climate change Battersea Power Station, LDA Design, London



Defining character through planting Union Terrace Gardens, LDA Design, Aberdeen

Leonard Design Architects | August 2024 | The Beehive Redevelopment: Design Code



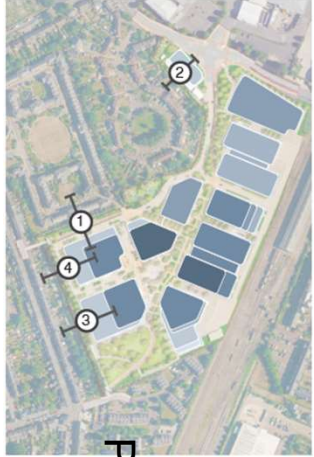
Urban Greening Framework



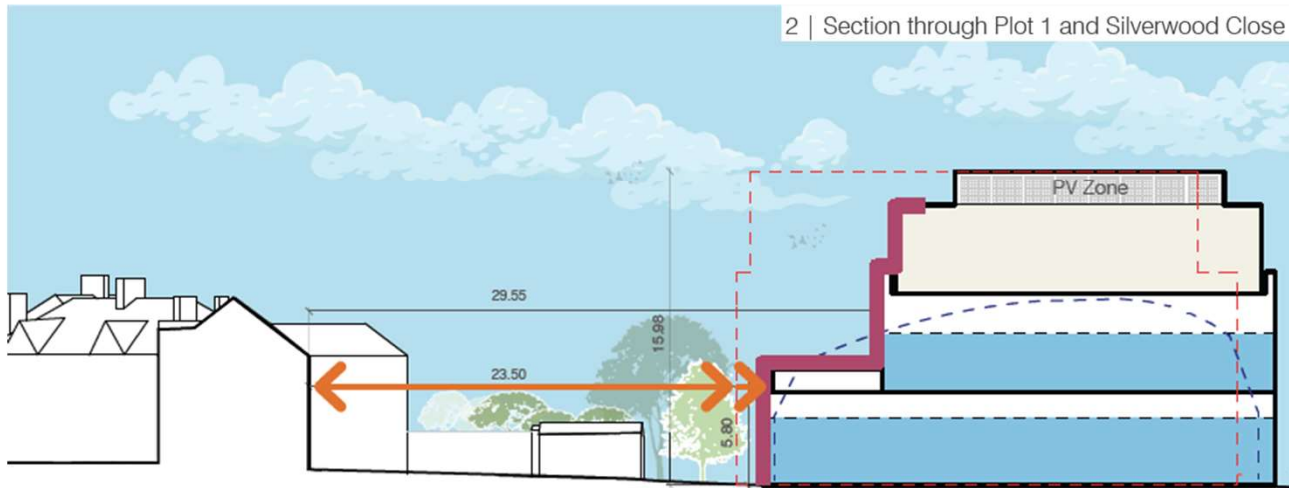
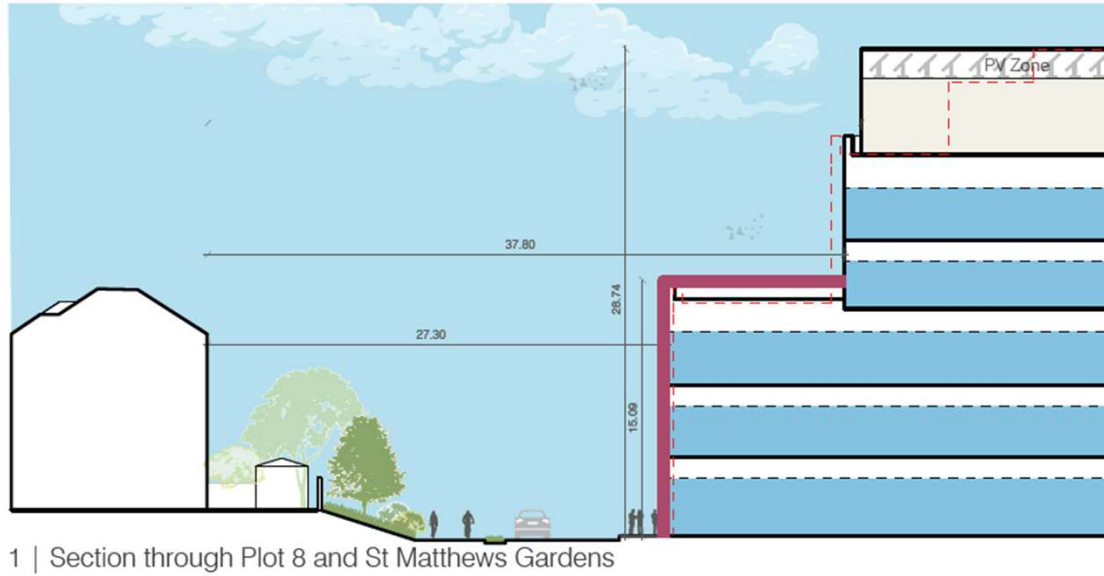
Wayfinding, Play and Leisure, Water, Landscape, Trees, Ecology

When using these Design Codes, refer to the Landscape & Open Space Parameter Plan

Building Separation

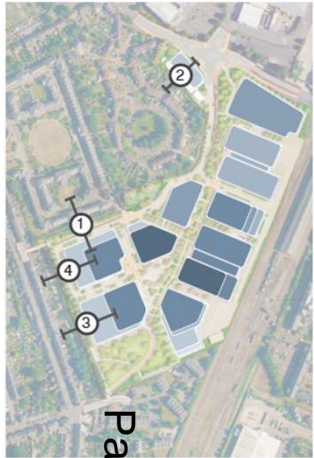


- Page 11
- Existing
 - Original Application
 - Edge Defining Scale of Space
 - Increased Distance



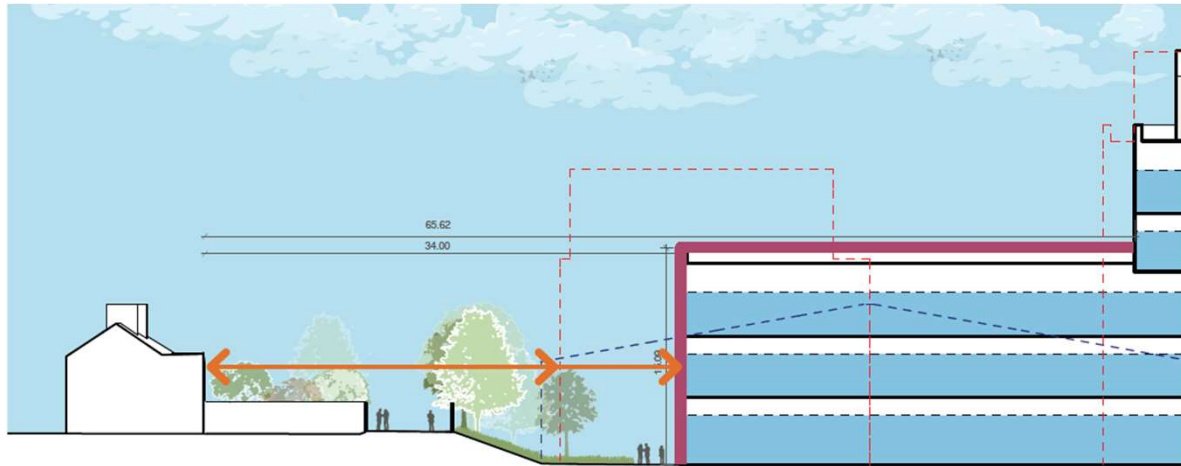
- Three Storey Edge
- Two Storey Edge
- Reduction in Height (in direction of arrow)
- Increased Distance
- Reduced Length of Facade
- Centered Mass
- Increased Green Buffers
- Rise and Fall of Massing

Building Separation (contd)

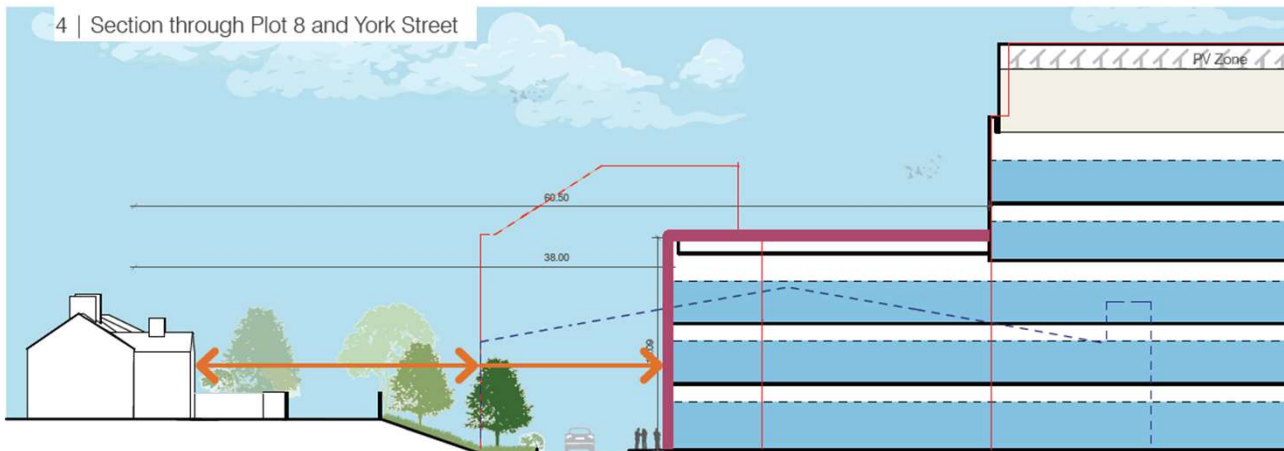


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- - - Existing
- - - Original Application
- Edge Defining Scale of Space
- ↔ Increased Distance



3 | Section through Plot 7 and York Street

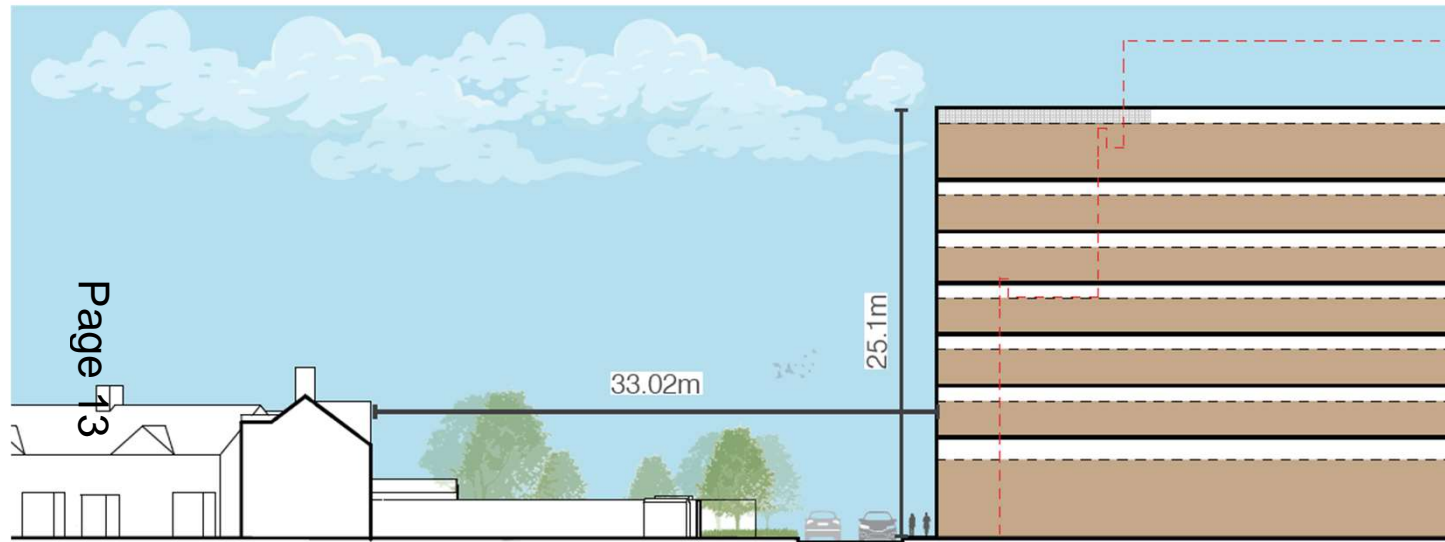


4 | Section through Plot 8 and York Street



- Three Storey Edge
- Two Storey Edge
- Reduction in Height (in direction of arrow)
- ↔ Increased Green Buffers
- ↔ Increased Distance
- ↔ Reduced Length of Facade
- Centered Mass
- Rise and Fall of Massing

Building Separation (contd)



Plot 10 Site Section [Illustrative Section]
Revised Submission Application

- - - Original Application Scheme Outline
- - - Existing Building Outline



Planning Benefits

A PLACE FOR ALL

3,700m²
NEW CIVIC PLAZA



DEDICATED
COMMUNITY
SPACE

6,450 JOBS

INCLUDING:

905 ENTRY LEVEL
1,225 MID-SKILLED

4,315 HIGH-SKILLED
IN LIFE SCIENCES, RESEARCH
AND DEVELOPMENT, SALES,
ADMINISTRATION, LEISURE,
RETAIL AND MORE



A PLACE THAT CREATES SPACE
FOR INNOVATION WITHIN THE
CITY

**OUTSTANDING
BREEAM RATING FOR
AT LEAST 5 BUILDINGS**

ALL BUILDINGS TO ACHIEVE A
MINIMUM RATING OF EXCELLENT



< 750kg/CO₂e/m² LOW
EMBODIED CARBON TARGETS
FOR LABS

A PLACE THAT PROMOTES URBAN

100% BIODIVERSITY
NET GAIN

A CHARACTERFUL LANDSCAPE WITH
PICNIC LAWNS, WILDLIFE AREA,
'PLAY-ON-THE-WAY' SPACES, WOODLAND
AND PUBLIC ART

58 RETAINED TREES

OVER 1 ACRE

**NEW
PARK**



A PLACE THAT ENABLES
ACTIVE TRAVEL CONNECTIONS

AN EXCELLENT SUSTAINABLE
TRANSPORT LOCATION FOR JOBS

25%

INCREASE IN CYCLE MODE SHARE

REDUCED WEEKDAY PEAK FLOW
FOR CAR TRIPS ON LOCAL
HIGHWAYS

60%

REDUCTION IN CAR MODE SHARE

GREENING



290
NEW TREES PLANTED



ALL ELECTRIC
BUILDINGS, WITH
NO FOSSIL FUELS

A PLACE THAT BRINGS DIFFERENT
COMMUNITIES TOGETHER

5,100m²

OF ACTIVE MIXED-USE
GROUND FLOOR SPACES

17 NEW SHOPS, CAFES,
COMMUNITY,
SERVICES AND MIXED-USE
SPACES



NEW SHOPS AND AMENITIES FOR
EVERY BUDGET.

A PLACE WITHOUT BARRIERS

2.6 HECTARES
OF OPEN SPACE



CREATED WITHIN
3.7 HECTARES
OF WIDER
LANDSCAPE

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Planning Benefits (contd)



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- Workplace
- Lobby
- Community
- Gym
- Retail
- Supermarket
- Restaurant
- Cafe
- Public Art / Flexible Space for Artistic or Cultural Activities
- Opportunity for Play-on-the-way



Illustrative visual of one of the Community Hub concepts being developed in association with local groups

STEM Education Space, Cambridge Science Centre
A new STEM educational space will be created at the Beehive. The proposed space will be an energetic hub of youth engagement and activity throughout the day, providing an exceptional and distinctive 'STEM' educational resource needed in the heart of a vibrant Beehive community. The current concept, at time of submission, is being developed with Cambridge Science Centre.



STEM Education Space Powered by Cambridge Science Centre

Skate
Skateboarding is a growing sport and Cambridge is home to the 2019 and 2022 UK Street Skateboarding Champion. We are working with Cam Skate to co-design skatable streets and skatable furniture within the Beehive to support skaters of all abilities, build confidence and raise the profile of skating in the city. The illustrative design dedicates the space between Plot 5 and 6 for skating use.



Consultation with Cam Skate, June 2023

Inclusive Open Space Powered by Make Space for Girls
Make Space for Girls is working with Raipen to help plan the open space across the development to ensure it is a welcoming and inclusive place for all. The Make Space for Girls team is working with a group of local young girls and women to investigate the experiences of young girls and women in the local area. This investigation will contextualise their experiences of youth provisioning to inform the youth strategy and open space strategy for the Beehive.



Consultation with Cambridge Youth Panel, April 2023



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