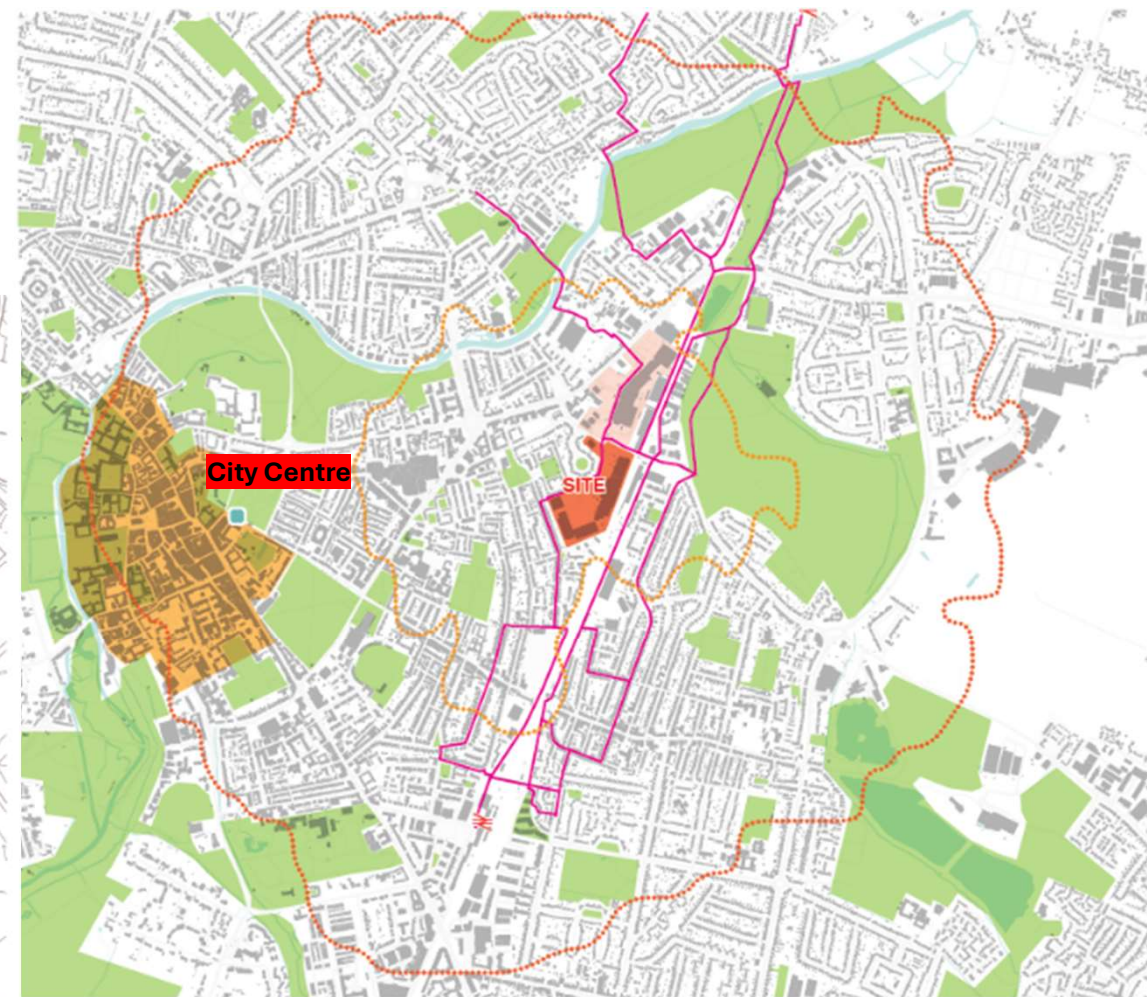
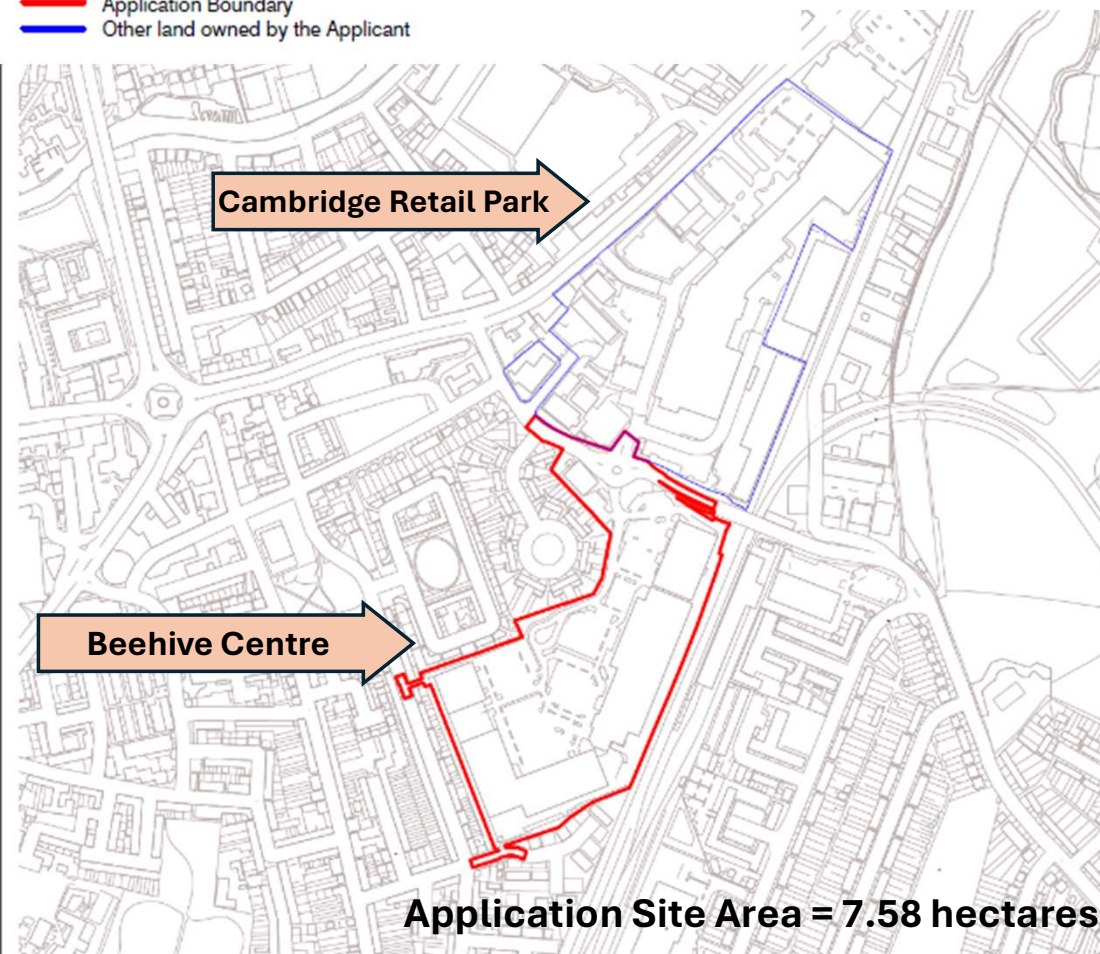


THE BEEHIVE CENTRE – DRAWINGS & INFORMATION PACK

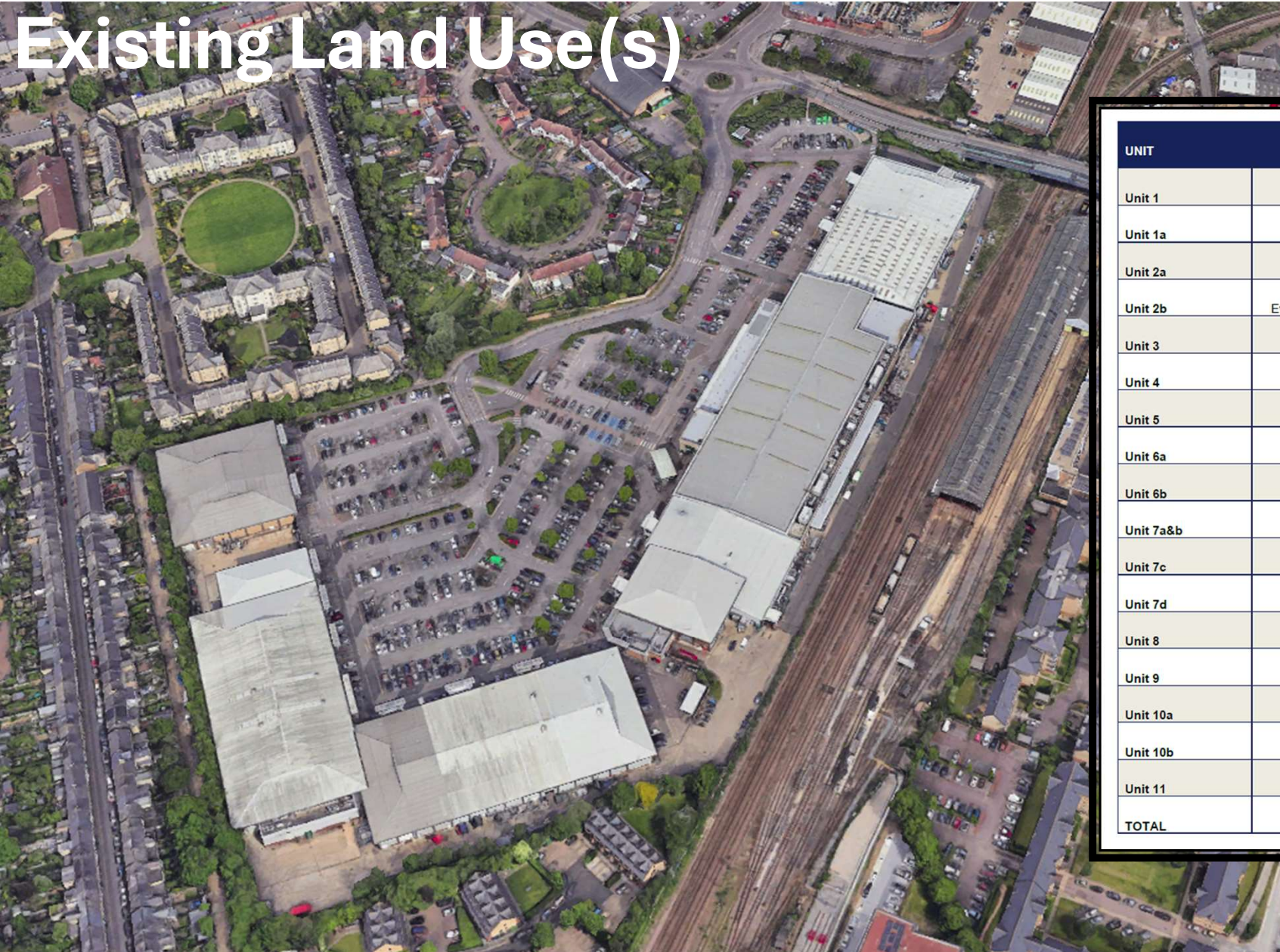
Site Location

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)



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.



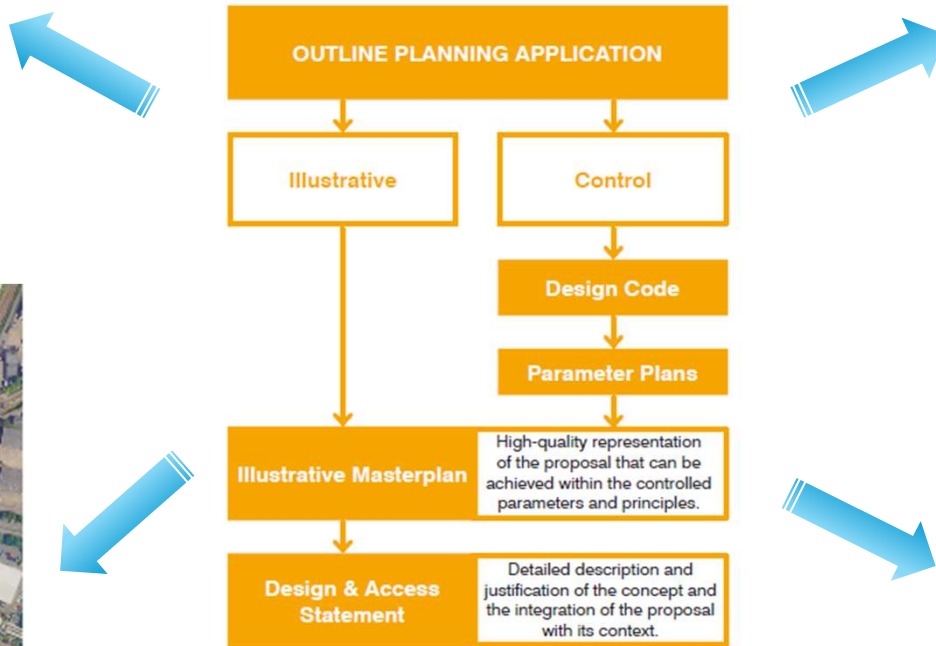
Illustrative Masterplan
Revised Application Scheme

The Beehive Redevelopment

Leonard Design Architects and LDA Design on behalf of Railway Pension Nominees Limited
August 2024



(Outline) Application structure



The Beehive Redevelopment

Leonard Design Architects and LDA Design on behalf of Railway Pension Nominees Limited
August 2024



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:** realigned 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.

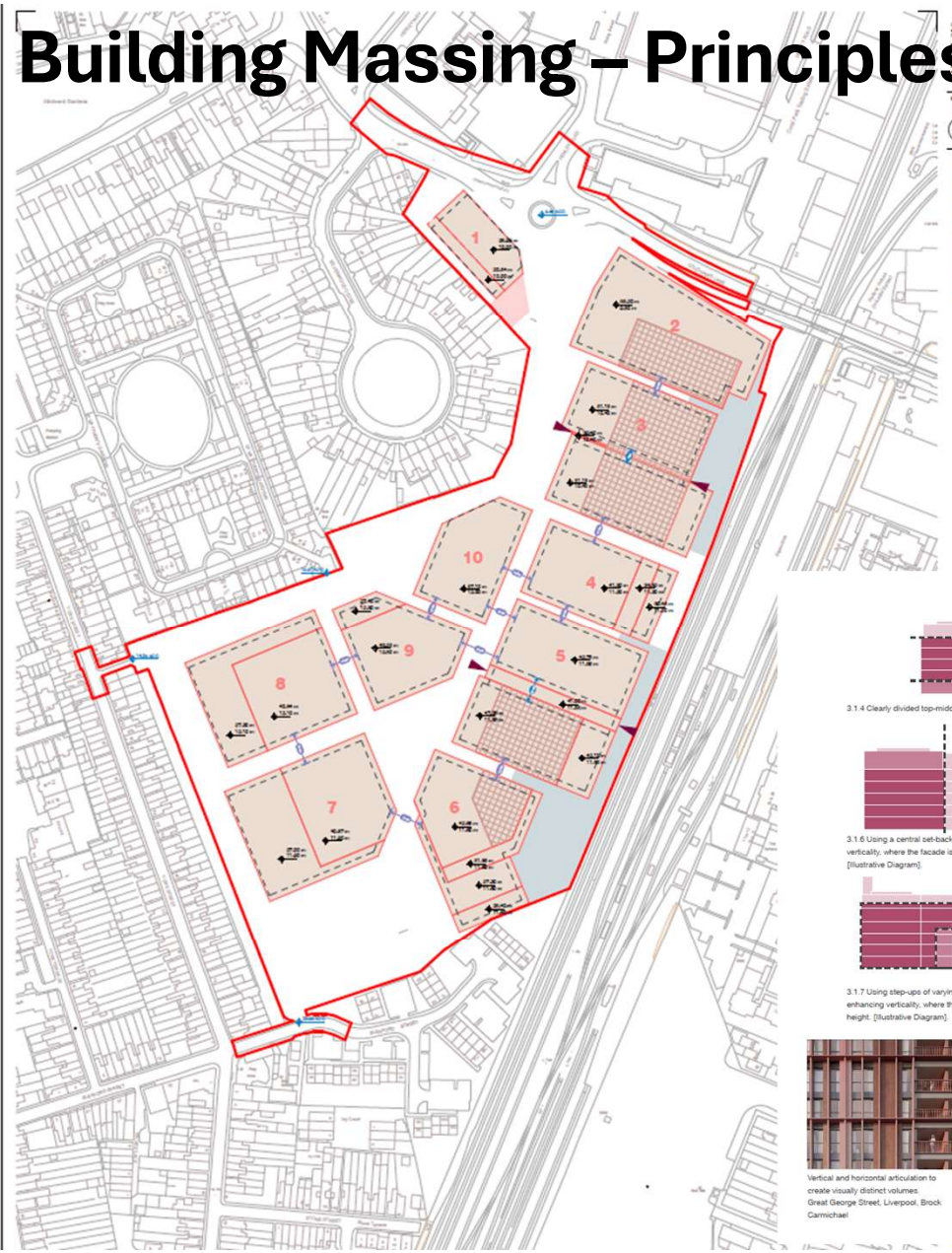


Illustrative Masterplan
Original Application Scheme



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 solid 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.

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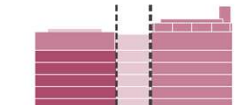
3.0 Site Wide Built-Form Design Principles

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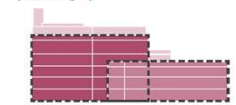
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3.1.4 Clearly divided top-middle-base. [Illustrative Diagram]



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]



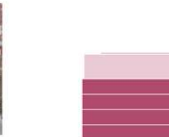
Vertical and horizontal articulation to create visually distinct volumes. Great George Street, Liverpool. Brock Carmichael

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

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



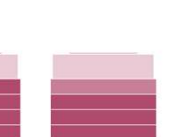
Application of fine grain articulation to break down a larger mass into smaller elements with an articulated silhouette. Keybridge, London. Allies and Morrison



3.6.3 Plant expressed as a single level recessed architectural element



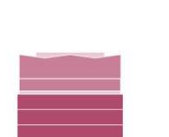
3.6.4 Double plant expressed as two storeys, the first appearing as a monor of the primary facade



3.6.7 Double plant expressed as a two storey architectural element



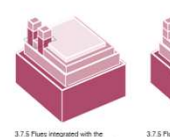
3.6.2 Plant expressed as a single level recessed architectural element and horizontal line



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



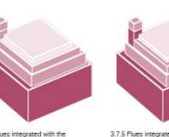
3.7.6 Flues integrated with the architectural strategy - with plant screen materiality



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



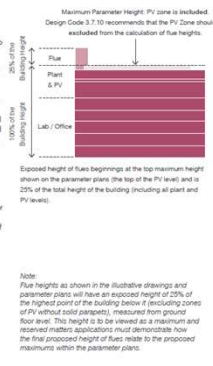
3.7.6 Flues integrated with the architectural strategy with high quality architectural expression. Anglia Ruskin University, Cambridge. Richard Murphy Architects



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



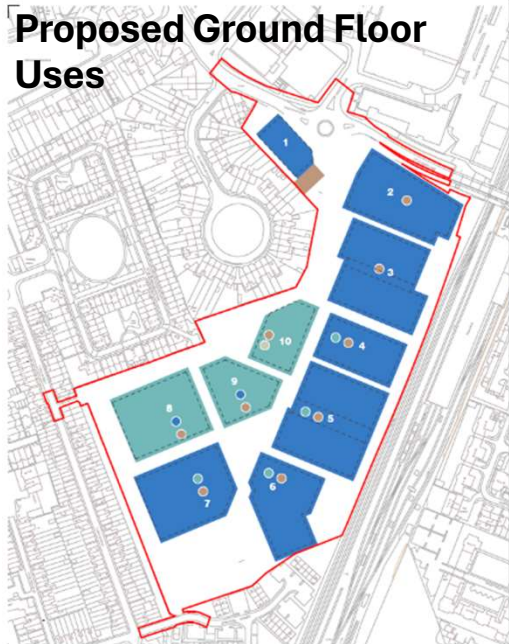
3.7.6 Flues integrated with the architectural strategy - primary facade material. Grouped flue articulation St Michael Uten Hub, London. Allies and Morrison



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

Building Uses & Mix - Principles

Proposed Ground Floor Uses



Proposed Upper Floor Uses



- 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

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

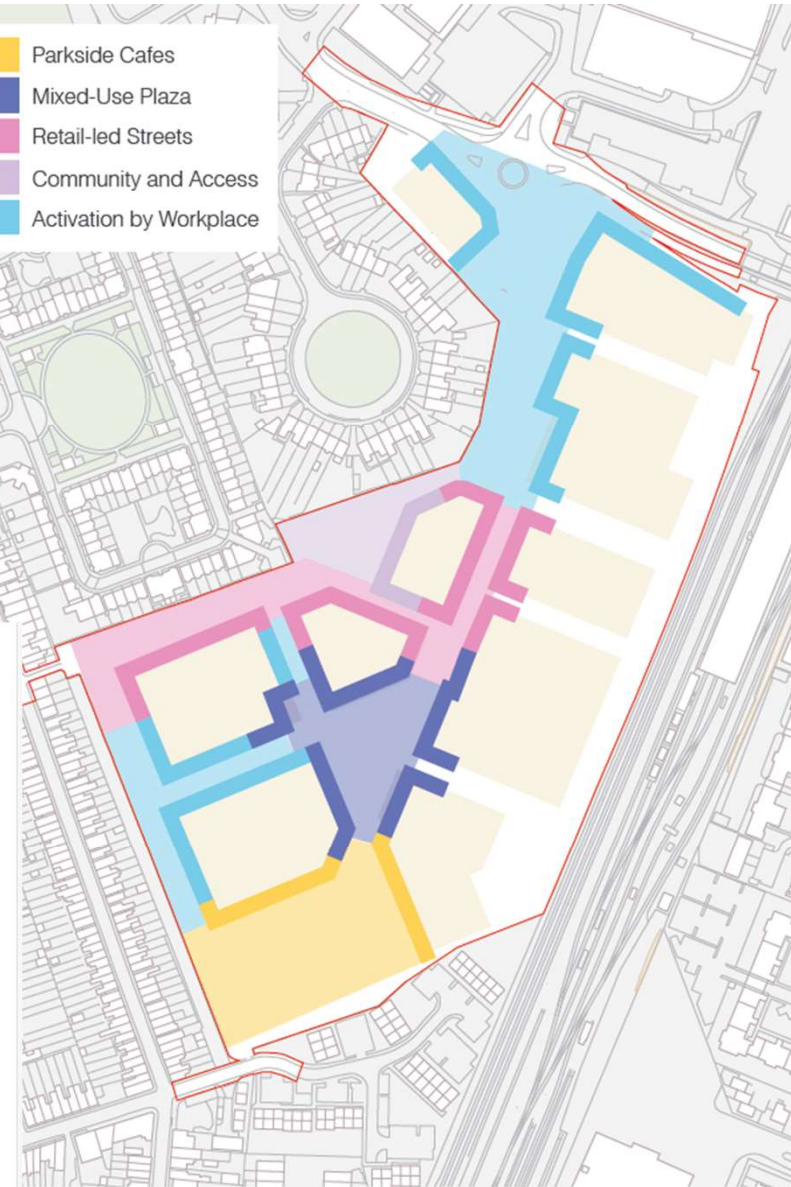
2.0 Masterplan Framework

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.

When using these Design Codes, refer to the Land Use Ground Floor Planmaster Plan.



Illustrative Ground Floor Organisation and Mix

Access & Circulation Principles



Boundaries
Application Boundary

Entrances
Pedestrian Entrance
Cyclist Entrance
Private Vehicle Entrance
Bus Entrance
Service Entrance

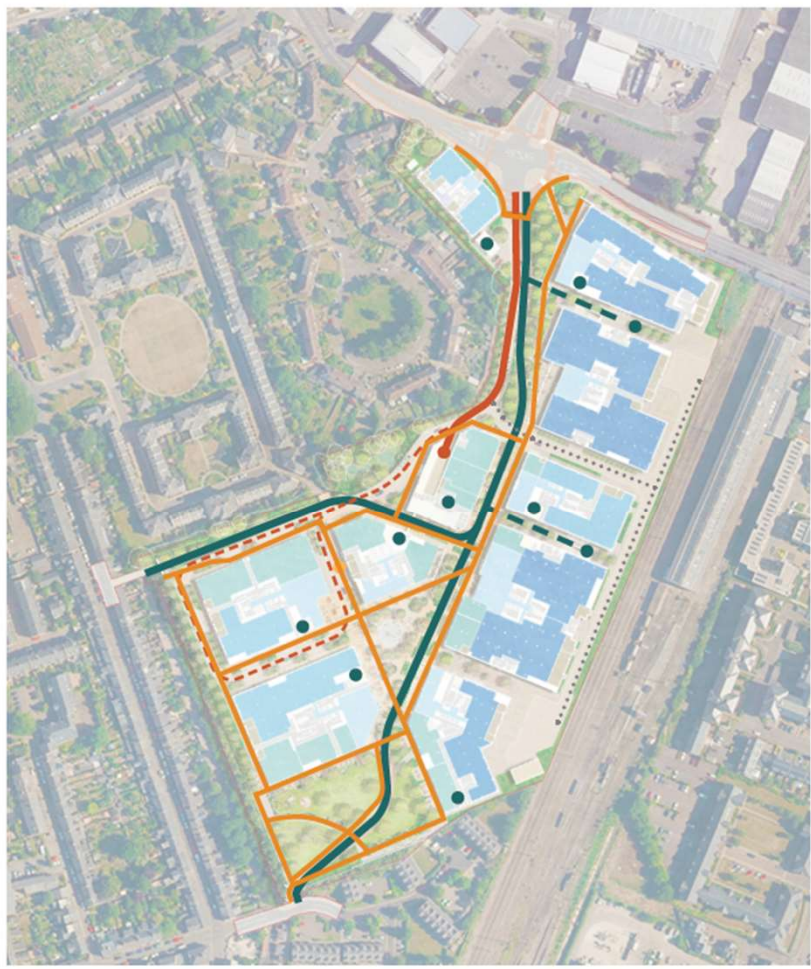
Routes
Main Pedestrian Route
Main Cyclist Route
Main Private Vehicle Route
Main Bus Route
Main Service Vehicle Route
Illustrative Building Footprint

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 the final design.
Additional supporting routes may be proposed to meet the needs of the site.
Strategic cycle parking provision only is shown in this plan.

Notes:
Where a service provision is the problem, the site should be designed to be accessible to all users. Routes should be designed to be accessible to all users.
Additional cycle parking provision is provided to meet the needs of the site.
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Notes:
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— 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 rest of the city.

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

- 2.6.0 The design and landscape spaces can be suitably achieved.
- 2.6.1 All public spaces should be accessible to all users.
- 2.6.2 Pedestrian routes should be clearly defined and well signposted.
- 2.6.3 Cycle routes should be clearly defined and well signposted.
- 2.6.4 Pedestrian routes should be clearly defined and well signposted.
- 2.6.5 Pedestrian routes should be clearly defined and well signposted.
- 2.6.6 Pedestrian routes should be clearly defined and well signposted.

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.

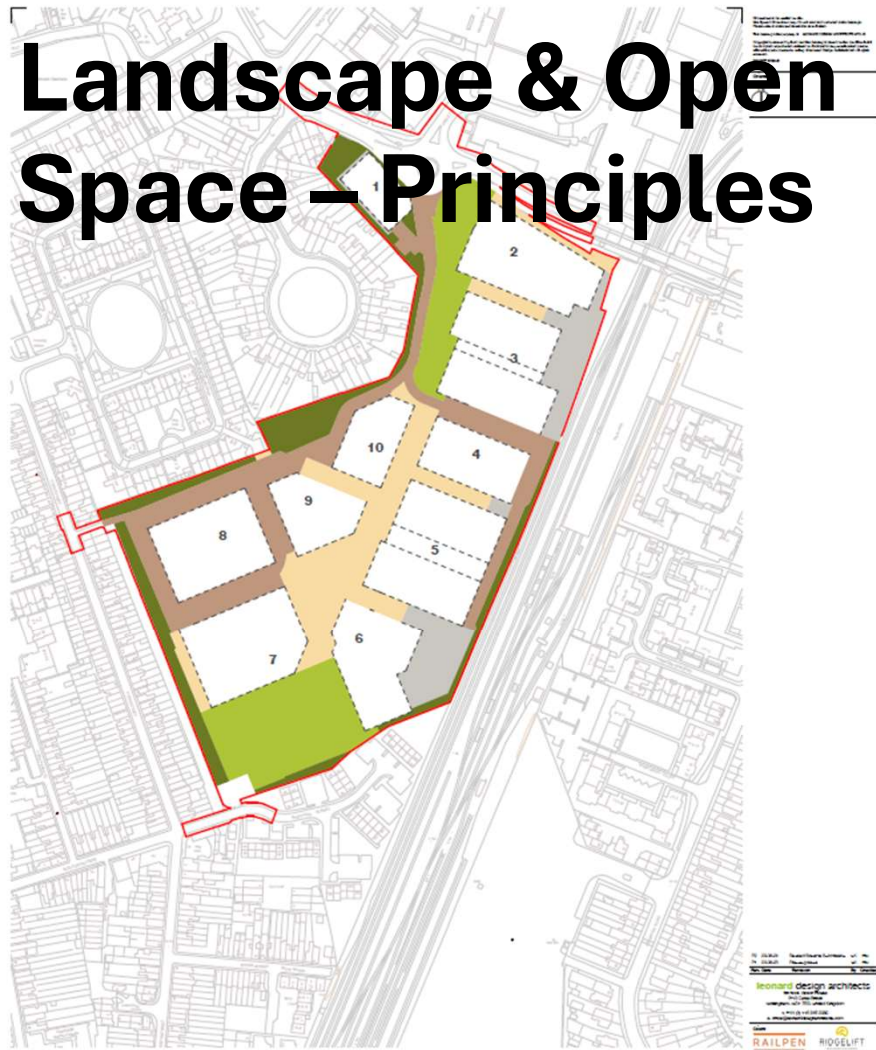
2.4.3 Landscape must be predominantly flush with gradients of 1:40 or shallower, where practical for maximum accessibility, movement, circulation and flexibility of use. All hard landscaping, kerbs and edges must be compliant with policy.

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. 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



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

Notes:
After design of the scheme is subject to relevant matters applications.
Detailed planting proposals are subject to the provisions set out in 2.10.1 - 2.10.11 (including planting heights and mix).

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.
- 2.12.4 The proposal must support the health, air quality, and sustainability of the public realm.
- 2.12.5 The Beehive north-south street must be a high quality, pedestrian-friendly street.
- 2.12.6 The Beehive east-west street must be a high quality, pedestrian-friendly street.
- 2.12.7 Spill-out areas must be a minimum 1.5m wide and determine the adjacent public realm.

Materiality

- 2.12.8 Paving materials must be durable and support the functional requirements of the public realm.
- 2.12.9 The furniture and fixtures must be durable and support the functional requirements of the public realm.



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 and climate resilience.

Ecology and Biodiversity

- 2.11.6 The site must support biodiversity and nature recovery targets.
- 2.11.7 The site must have a positive relationship with the surrounding environment.
- 2.11.8 The site must have a positive relationship with the surrounding environment.

Water Responsive Planning

- 2.11.9 The site must have a positive relationship with the surrounding environment.



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



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

Play and Leisure Strategy

- 2.11.9 The site must provide dedicated play equipment and incidental play opportunities, such as stepping logs, balance beams, adventure trails, sensory and quiet spaces.
- 2.11.10 The site must promote health and well-being through the provision of formal and informal activities, such as green gym equipment, running track, group exercise class spaces, open space and access to nature.
- 2.11.12 The site must be cycle friendly.

Lighting, Wayfinding and Security

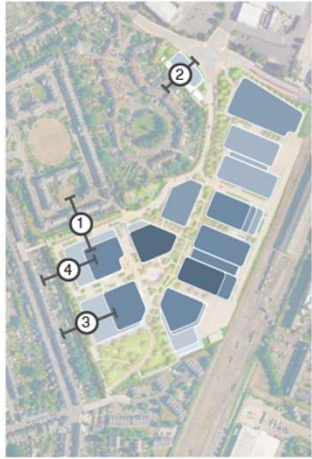
- 2.11.13 The site must be safe, welcoming, enjoyable and inclusive to all local residents and the wider public.



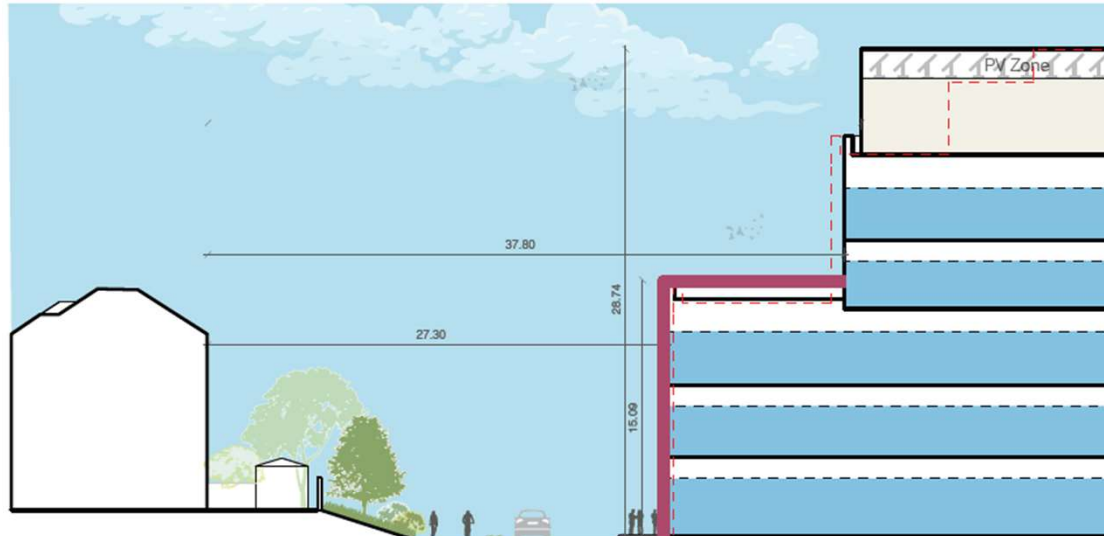
When using these Design Codes, refer to the Landscape & Open Space Parameter Plan

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

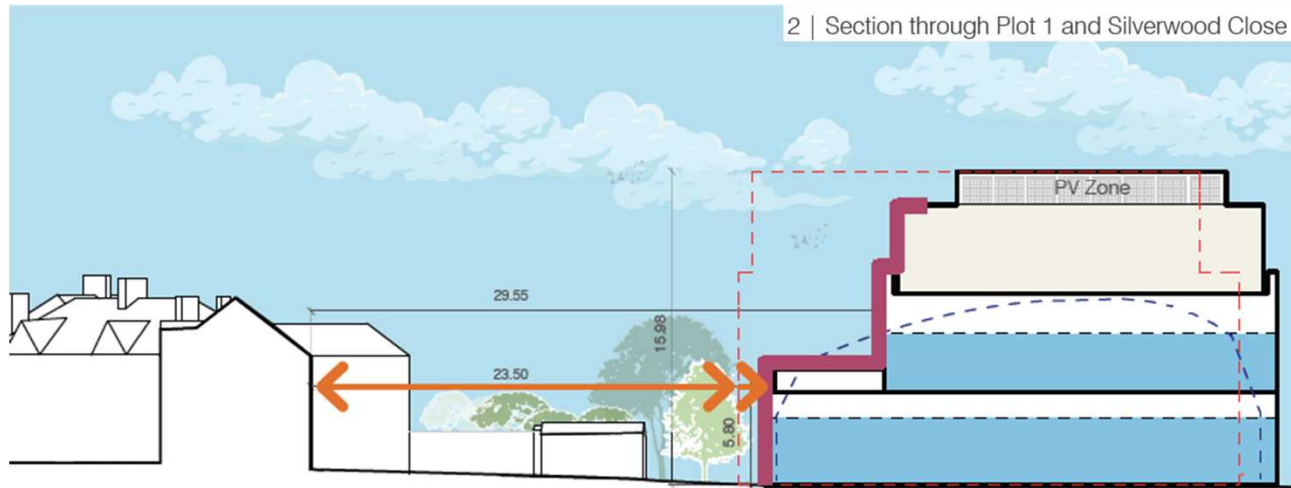
Building Separation



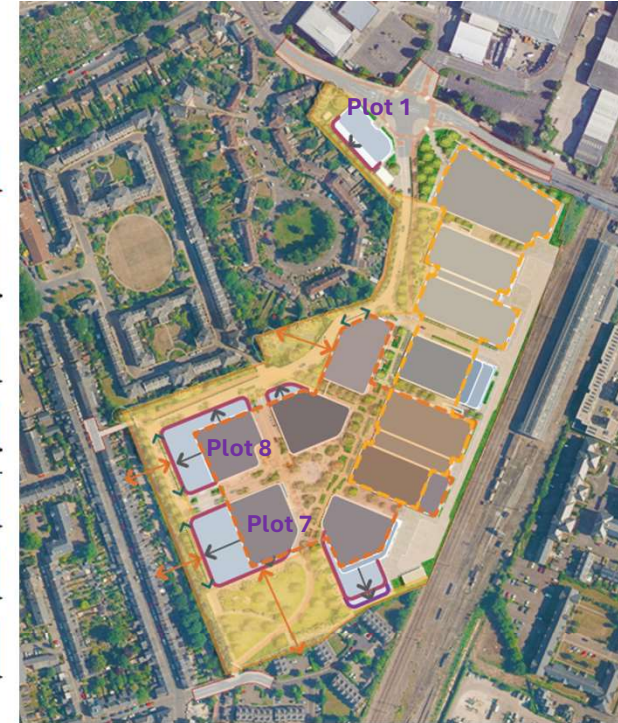
- - - Existing
- - - Original Application
- Edge Defining Scale of Space
- ↔ Increased Distance



1 | Section through Plot 8 and St Matthews Gardens

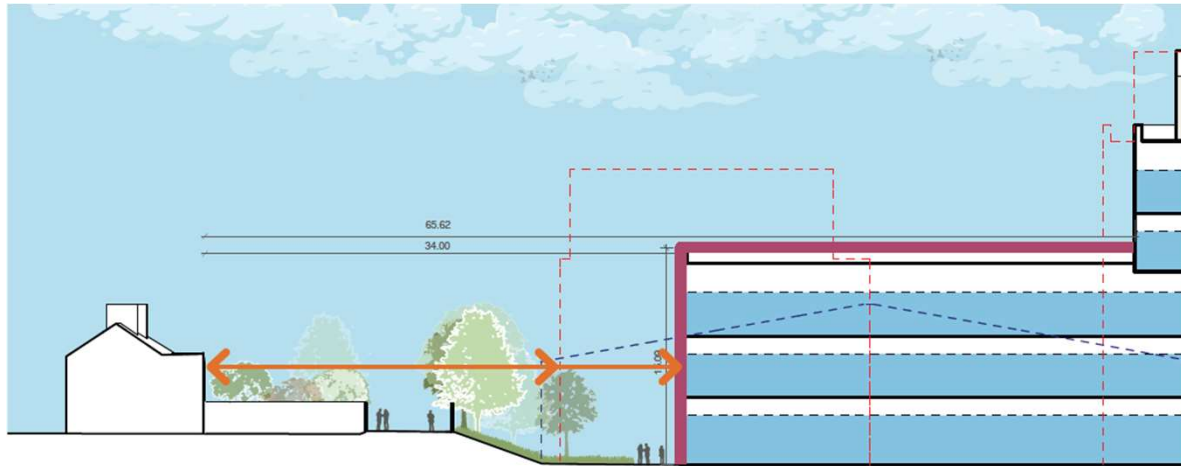
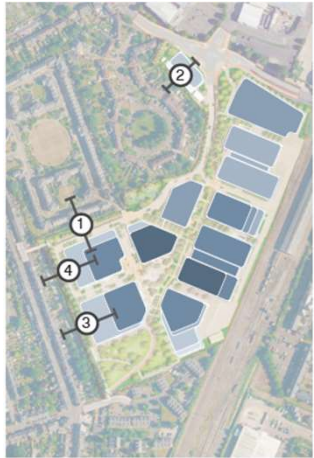


2 | Section through Plot 1 and Silverwood Close

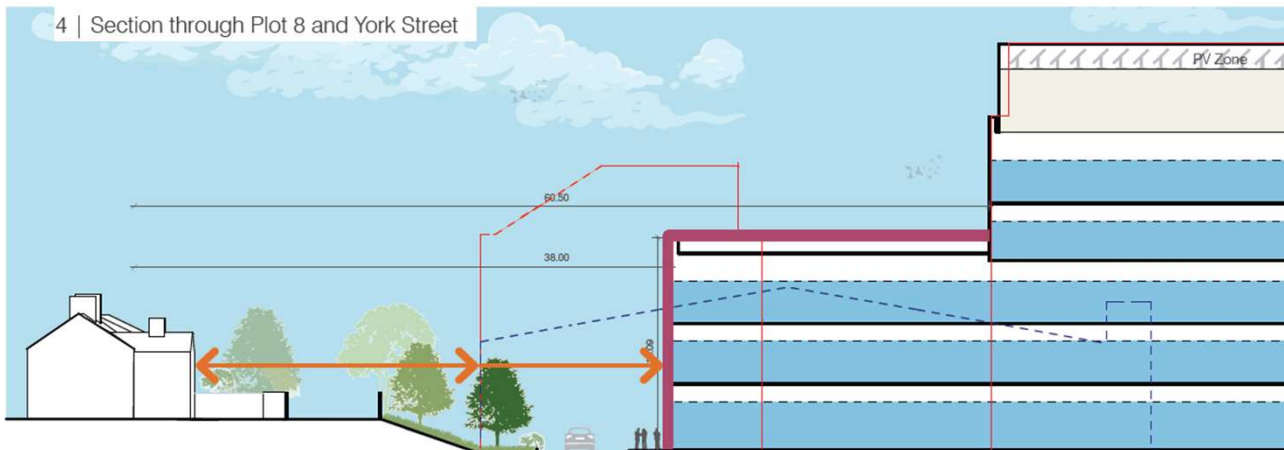


- Three Storey Edge
- Two Storey Edge
- Reduction in Height (in direction of arrow)
- ↔ Increased Distance
- ↔ Increased Green Buffers
- ↔ Reduced Length of Facade
- ⊞ Centered Mass
- ⊞ Rise and Fall of Massing

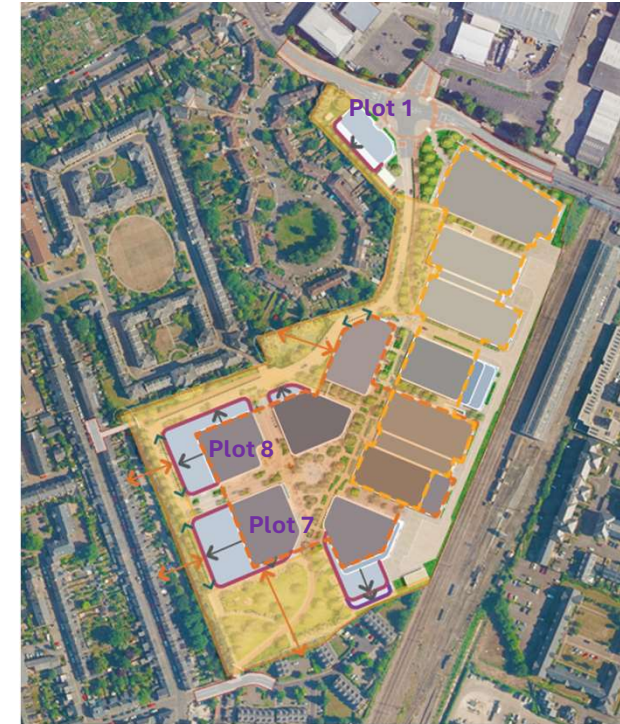
Building Separation (contd)



3 | Section through Plot 7 and York Street



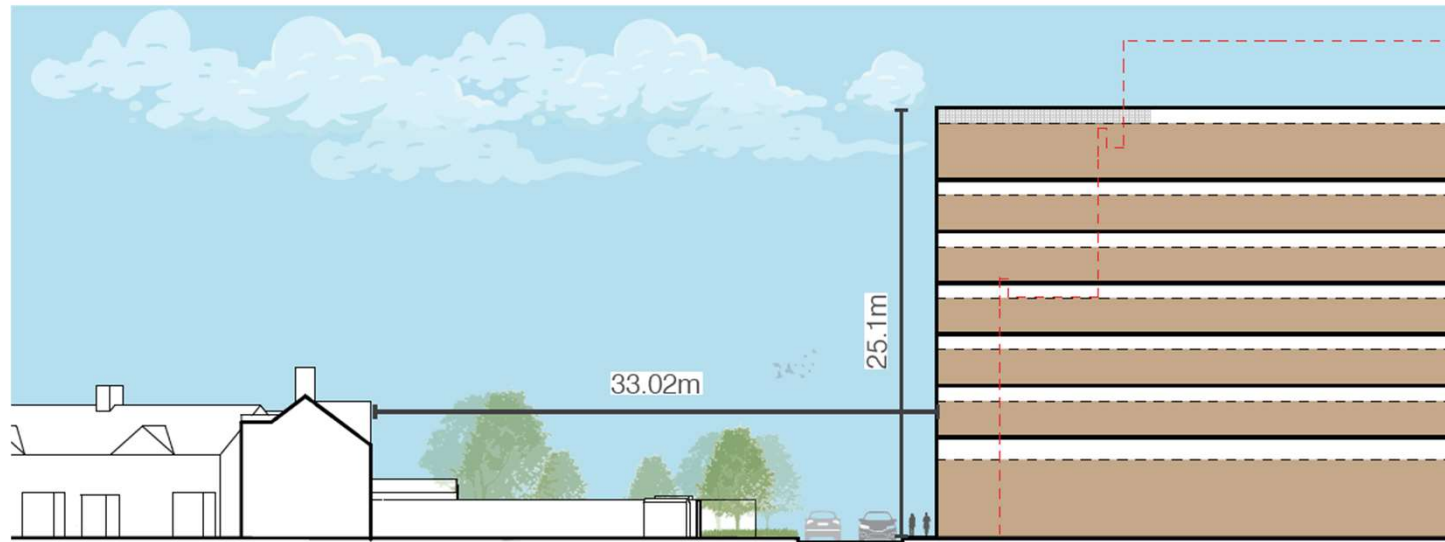
4 | Section through Plot 8 and York Street



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

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

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

Planning Benefits (contd)



- 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

