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3.0 Vision

3.1 Objectives



A better place for all.

The Beehive Redevelopment will provide a new local centre that includes a vibrant mixed-use ground floor providing useful shops, cafés, restaurants, services and leisure facilities all arranged around a network of attractive open spaces.



A sustainable place.

We have set ambitious, achievable, targets that contribute to the City's response to the climate emergency. Our buildings will be energy efficient and all electric, minimise embodied carbon in construction and be designed to conserve water.



A welcoming place for nature.

The masterplan has been designed to balance open space and new buildings with the aim of improving on-site biodiversity by 100%. This will be achieved through creation of diverse habitats within the extensive new public realm.



A welcoming place for all.

The Beehive Redevelopment will be open to everyone, all day and every day of the week. There will be spaces and places suitable for all, in the landscape and inside the buildings.



A well connected place.

A shift in modes of transport used to access the site will be achieved by off- and on-site measures. The design will prioritise pedestrian, cycle and public transport access while discouraging private car use for all but those who need it.



A place of opportunity

The scheme will create a range of new jobs close to the city centre with the proposed workplace and life-science buildings and the mixed-use ground floor both contributing to the opportunities. These jobs will be available at all skill levels and access to them will be supported by a suite of economic commitments.

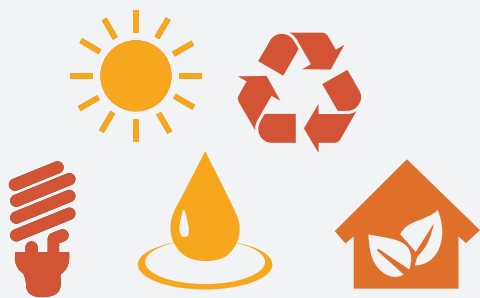


OUR LOCAL STRATEGY FOR THE PROPOSAL MAXIMISES THE WIDE-RANGING BENEFITS FOR LOCAL PEOPLE, UNDERPINNED BY STRATEGIES FOR LOCAL OPPORTUNITIES AND WELLBEING.

A SUSTAINABLE PLACE

OUTSTANDING BREEAM RATING FOR AT LEAST 7 BUILDINGS

ALL BUILDINGS TO ACHIEVE A MINIMUM RATING OF EXCELLENT



<750kg/CO₂/m² LOW EMBODIED CARBON TARGETS



ALL ELECTRIC BUILDINGS, WITH NO FOSSIL FUELS

WELCOMING PLACE FOR ALL

2.1 HECTARES OF OPEN SPACE

CREATED WITHIN 2.7 HECTARES OF WIDER LANDSCAPE



UP TO

4.3m²

OF OPEN SPACE PER EMPLOYEE ON SITE AT AVERAGE DAILY POPULATION



SPACE FOR COMMUNITY & YOUNG PEOPLE INCLUDING A COMMUNITY GARDEN

WELCOMING PLACE FOR NATURE

100% BIODIVERSITY NET GAIN

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

45



RETAINED TREES

212



NEW TREES PLANTED

A WELL CONNECTED PLACE

AN EXCELLENT SUSTAINABLE
TRANSPORT LOCATION FOR JOBS



INCREASE IN CYCLE MODE SHARE

REDUCED WEEKDAY PEAK FLOW FOR
CAR TRIPS ON LOCAL HIGHWAYS



REDUCTION IN CAR MODE SHARE

A PLACE FOR JOBS

6,710 JOBS

INCLUDING:

986

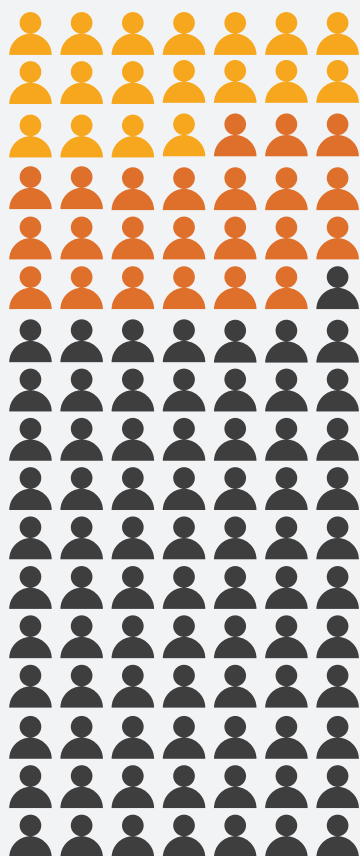
LOW-SKILLED

1,275

MID-SKILLED

4,448

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



5,460

PEAK EXPECTED DAILY
EMPLOYMENT POPULATION



£625m

ECONOMIC OUTPUT (GVA) SUPPORTED
BY THE NEW WORKFORCE ANNUALLY

BETTER PLACE FOR ALL

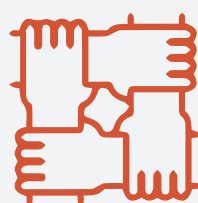
7,000m²

OF ACTIVE MIXED-USE
GROUND FLOOR SPACES

21 NEW SHOPS, CAFES,
SERVICES AND MIXED-USE
SPACES



NEW SHOPS AND AMENITIES FOR
EVERY BUDGET.



1 COMMUNITY PAVILION

FOR LOCAL GROUPS,
EVENTS AND CLASSES

3.0 Vision

3.2 A Better Place for All

Core to the principles of this masterplan is the mixed use ground floor that will create a new local centre for Cambridge residents and the occupants of the workplaces that also form a part of the vision for the site.

Ten buildings within the masterplan will feature ground floor mixed use space with some buildings having local centre uses forming the primary space user at ground floor. Local centre units have been organised to activate spaces across the masterplan with a higher density towards areas that are expected to be the most frequently used or towards spaces that connect to key entrances.

The local centre mix of spaces that will occupy the ground floors will be informed by ongoing consultation with local people to ensure that the masterplan brings the best uses to the area.

7,000m²

Mixed use local centre
at ground floor

21

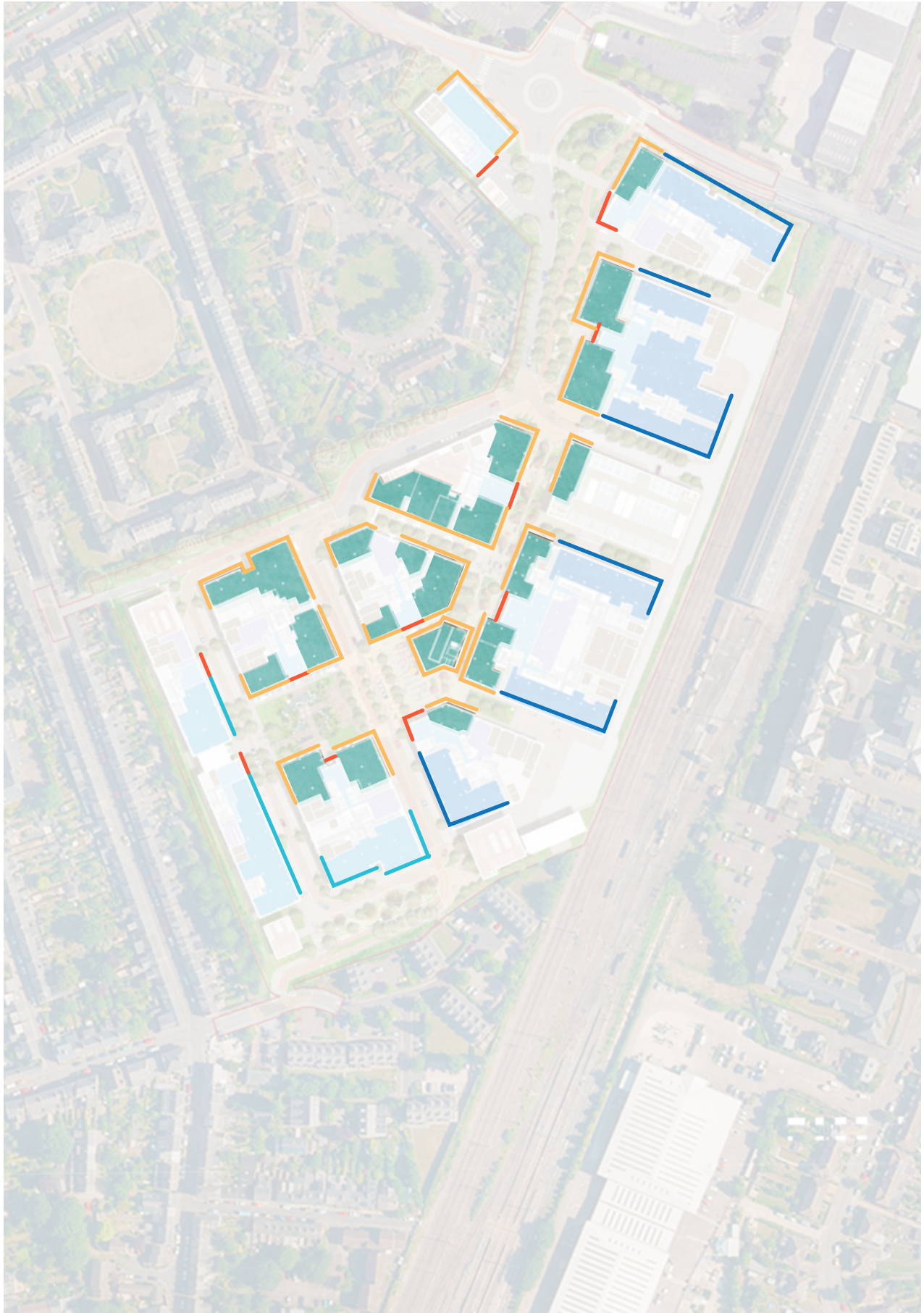
Useful shops, services
cafés and leisure
spaces

1,750m

Active Frontage

1

Community Pavilion



- Local Centre Units
- Local Centre Frontage
- Lobby Frontage
- Office Frontage
- Lab Frontage

3.0 Vision

3.2 A Better Place for All

Working with the local community, a proposal for the uses that will make up the local centre has been proposed and will continue to be developed throughout the next period of reserved matters applications and construction. Some key themes that have emerged from our research are that the local centre should be:

Affordable

Proposals should be affordable for local people and businesses.

Safe

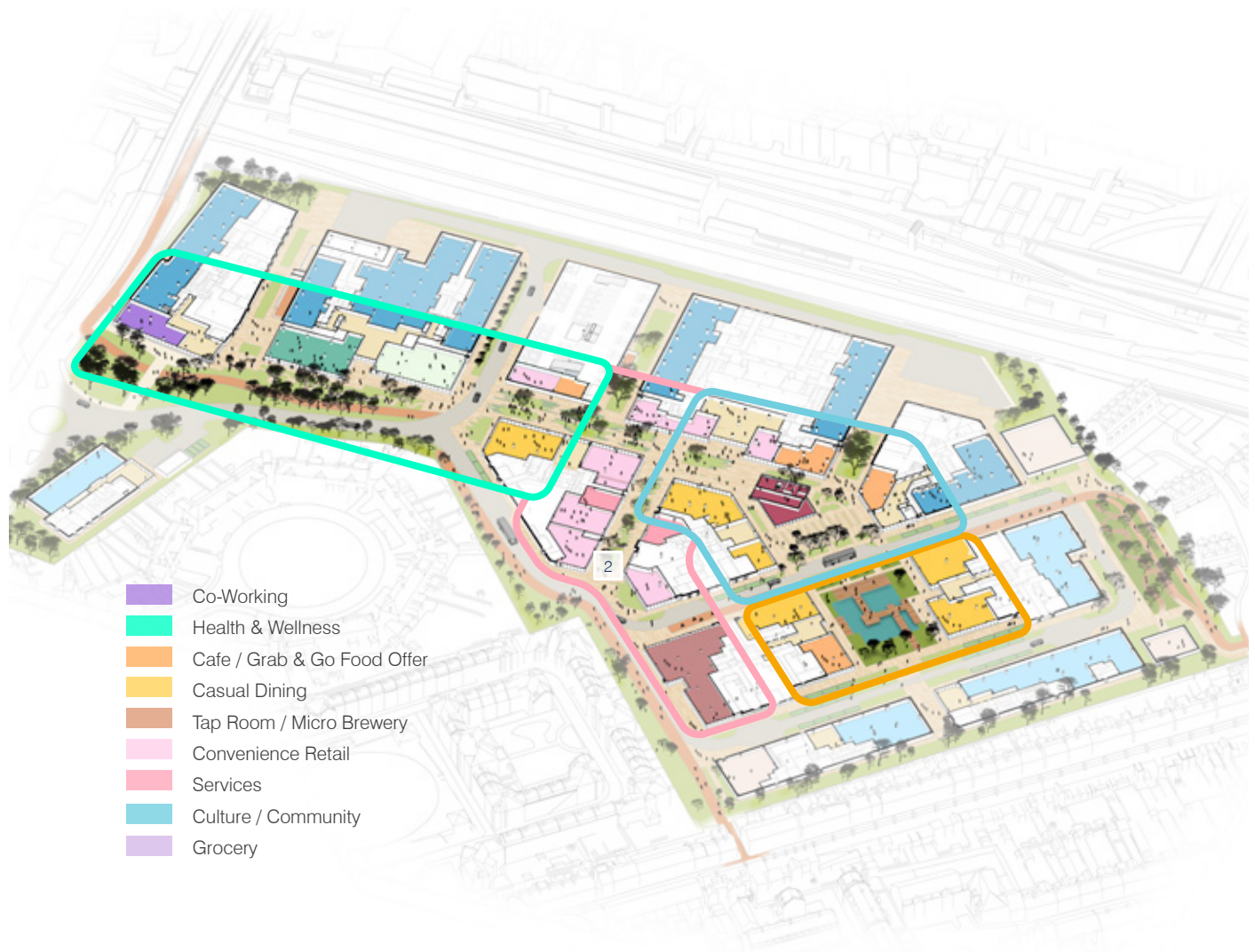
All spaces should be designed with safety in mind and be active all day and all week.

Unique

Create a unique destination through the curation of occupiers including cultural, health and wellness.

Interactive

Create opportunity for interaction between workers and locals with community facilities at the heart of the site.





3.0 Vision

3.3 A Sustainable Place

Our plans will make the site a greener, cleaner and a more sustainable place. We have set ambitious, achievable, targets which will contribute to the City's response to the climate emergency.

Our commitment is to champion environmental sustainability by adopting a 'five capitals' approach that covers wide ranging issues including water use, waste reduction and whole life carbon.

The scheme will design for performance and not compliance, exceeding current sustainability standards by maximising use of an "all electric" strategy and sustainable water management systems. Whilst putting people at the heart of the sustainability strategy, providing excellent internal environments and thriving open spaces.

Excellent

Minimum BREEAM rating targeted for all buildings

All Electric

All building heating, cooling and hot water powered by electricity

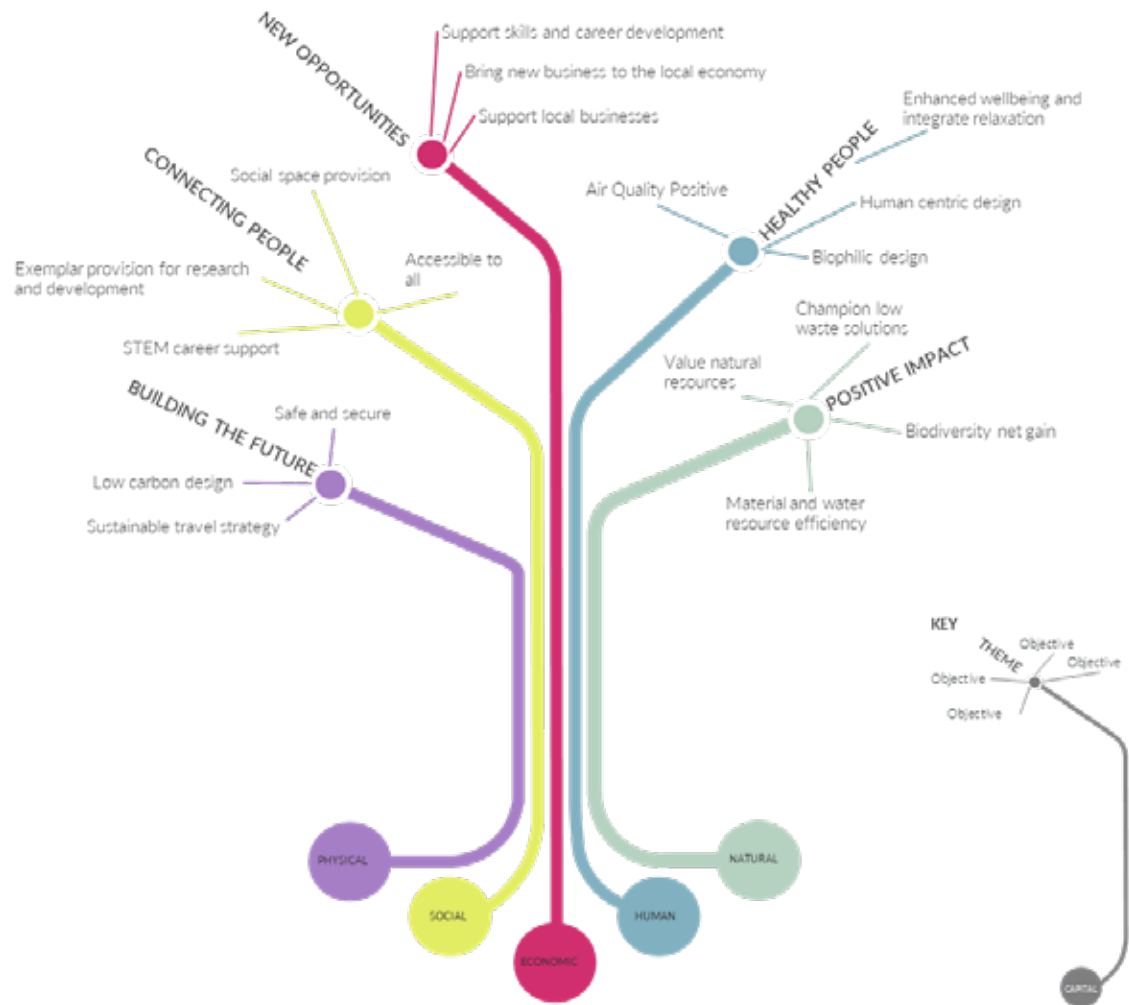
Fabric First

High performance buildings to reduce energy use

5+1 Credits

Buildings will achieve a full 5 BREEAM credits for water use including an additional Exemplary Performance Credit

The Five Capitals Framework



PHYSICAL	SOCIAL	ECONOMIC	HUMAN	NATURAL
Building the future	Connecting people	New opportunities	Healthy people	Positive Impact
A future looking, flexible energy strategy benefiting from ongoing decarbonisation. Considering all potential emissions – from construction to operation. Public realm that encourages travel on foot and by bicycle. Pedestrian and cycle access with facilities	Provide places for building users and wider community all year round including weekends. Create a public realm that is accessible, inclusive and inviting whilst considering safety and security of the users. Provide adaptable spaces that can respond to the social needs of the area. Create exemplar and competitive provision for the research and development sector.	Support the local economy with opportunities for local people and businesses to become stakeholders. Promote education and employment through skills development and career support. Apply circular economy principles to the construction and operation of the development.	Have a human centric design. Support high levels of mental and physical wellbeing. Integrate relaxation and interaction. Design the development to be air quality positive. Use biophilic design to elevate the sense of wellbeing and provide a link with nature.	Champion low waste solutions. Value natural resources. Enhance biodiversity and ecological value. Seek opportunities to reduce demand on resources such as materials and water. Invest in innovative solutions to environmental challenges.

3.0 Vision

3.3 A Sustainable Place

The application sets a number of challenging targets that will ensure that buildings will meet the necessary performance requirements to respond to the climate emergency and ensure that the buildings will remain suitable for use in a changing climate.

The below targets make up part of the charter that is included within the sustainability statement, these are discussed later in this document in greater detail.

<55kWh/m²/yr

Buildings will use less than 55kWh/m²/yr of energy in operation

<750kg CO₂/m²

Buildings not to exceed 750kg CO₂/m² Embodied Carbon

6 Energy Credits

All BREEAM Outstanding buildings to achieve 6 ENE01 Credits, all other buildings to achieve a minimum of 4

85%

All 11 workplace buildings will be high performing and achieve a BREEAM score 85%

Outstanding

At least 7 workplace buildings will achieve BREEAM Outstanding with the remainder achieving a minimum of Excellent

5+1 Water Credits

Achieve at least 5 credits under BREEAM WAT01 plus an additional Exemplary Performance Credit

Apprenticeships

Create a minimum of 10 construction and 4 professional skills apprenticeships

<3.2 tonnes

Non-hazardous construction waste per 100m²GIA

Circular Economy

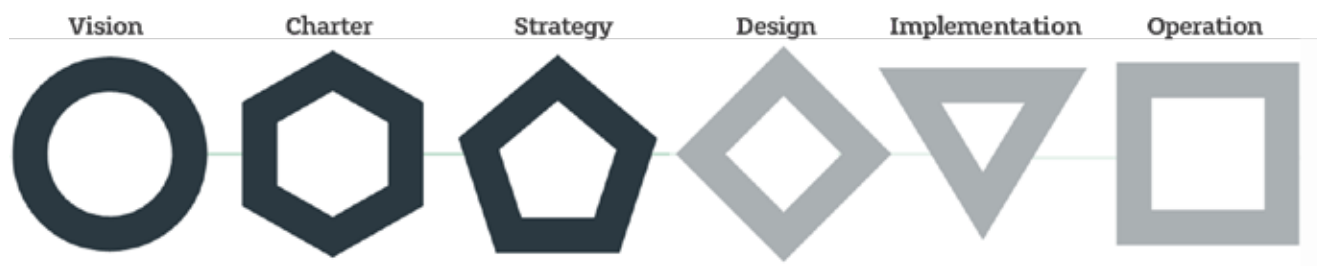
Produce a circular economy strategy for the masterplan

100%

Target for Biodiversity Net Gain

30%

Reduction in surface water run-off rate





3.0 Vision

3.4 A Welcoming Place for Nature

The Beehive Redevelopment will radically transform the site to create space for nature in the form of new trees and planting and a wide range of new habitats. An ambitious target of achieving a Biodiversity Net Gain of 100% has been set.

While the existing site does contain some green spaces and public realm, the vast majority of space is dedicated to parking and service areas. The proposal will transform almost all of this area into public realm, much of which will be dedicated to new planting.

With some 45 existing trees retained the masterplan will bring 212 new trees to the site with new trees in every character area.

Existing habitats, such as the ecologically valuable scrubland along the railway line, will be strengthened and supported by carefully selected planting within the green buffer spaces at site boundaries.

New habitats are being brought to the site, the most significant of which is the proposed wetland space with the Garden Square. The wetland space will be fed by water collected on site and allowed to fill and dry naturally in line with seasonal cycles and will provide important habitats for invertebrates and other wildlife.

45

Retained existing trees

212

New Trees

1.1 Hectares

Soft landscaping within 3.1 hectare of public realm

500m²

Wetland habitat

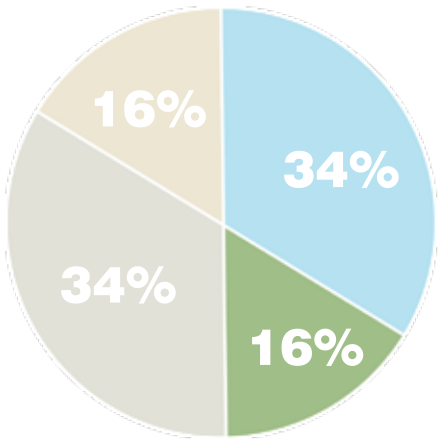


- Building Footprints
- Public Realm and Landscape

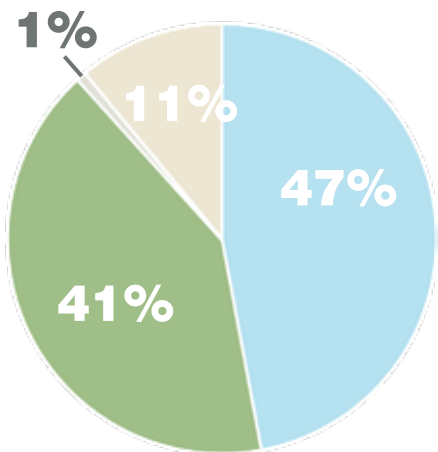


- Surface Car Parking
- Other Hardstanding

Site Usage
Existing Beehive Centre



Site Usage
Proposed



3.0 Vision

3.4 A Welcoming Place for Nature

The redevelopment of the Beehive Centre will see a significant uplift in the total Biodiversity of the site, with a Biodiversity Net-Gain of 100% being projected.

The masterplan and landscape design aims to retain features with a high biodiversity value such as the mature treelines at the site boundary that contain native species.

The retained biodiversity assets are supported by substantial new habitats and enhancements to retained habitats to achieve qualitative enhancements over the existing situation.





3.0 Vision

3.5 A Welcoming Place for All

The landscape-led approach to the masterplan has allowed the creation of a series of well-scaled places and spaces that will improve local access to open and green spaces.

At present, the site is dominated mostly by the hard, impermeable surfaces required by the current layout of the site, the primary use of which by area is car parking.

Central to our plans is the creation of new public realm and green spaces for the public that will be free to enjoy all year round.

The central spaces of the development will act as a single continuous landscape intermittently broken by highways and cycle routes which act as boundaries to define character areas within the wider landscape.

The character areas within the landscape inform and respond to the proposed uses for the major landscape spaces and will create spaces for leisure, places for movement and places for community.

The landscape design will be informed by ongoing community consultation and will include spaces dedicated for community use, including the proposed 'Vera's Garden' space which creates the opportunity for a community garden.

350m

Length of central urban and green space - the Beehive Greenway

6

Distinctive character areas

1,800m²

Community garden space at Vera's Garden

The Landscape Character Areas



1 Abbey Grove



2 Creative Exchange



3 Garden Square (North)

4 Garden Square (South)



5 Hive Lane



6 Vera's Garden



3.0 Vision

3.5 A Welcoming Place for All

In addition to a comprehensive public consultation process that incorporated public exhibitions and specialised workshops, the masterplan has been crafted in collaboration with various local groups, each representing their unique requirements and specialized areas of interest. These collaborations

have influenced the allocation of spaces within buildings and the design of the landscape, thereby infusing the scheme with a diverse range of perspectives and fostering a strong connection with the local community. Continued engagement with local groups includes ongoing initiatives such as:



iGlu by Cambs Youth Panel



The Makers Lab by Cambridge Science Centre



Skate the Streets by Cam Skate



Inclusive Open Space by Make Space for Girls & Red2Green

The Community Hub / Pavilion



Illustrative view of the Cambridge Youth iGlu Pavilion



3.0 Vision

3.6 A Well Connected Place

The Beehive Redevelopment capitalises on a highly sustainable location to locate a new local centre and employment cluster. This central location comes without the many constraints of the city core, with high quality links to the rest of the city on foot, by bike, 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 new network of high quality cycle routes that connect to wider city initiatives by the much improved entry points, including the re-designed Coldham's Lane roundabout.

The existing bus stop will be relocated centrally on site as a new high quality stop with shelter, seating and live departure information. Additional services will increase the number of bus services to the site to 15 per hour at peak times.

While private car use is de-prioritised it is acknowledged that for some it will be the only suitable mode of travel. The number of car parking on site will be reduced from 885 to 460 spaces and a management plan will be in place to limit car access to those who need it.

+74%

Increase in sustainable modes of travel

+24%

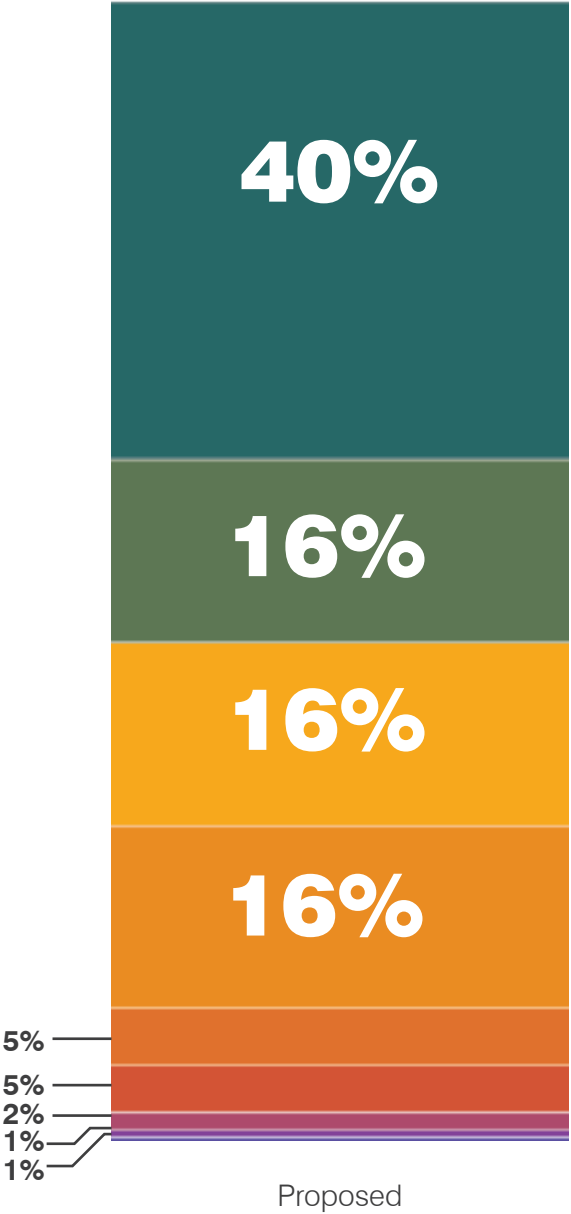
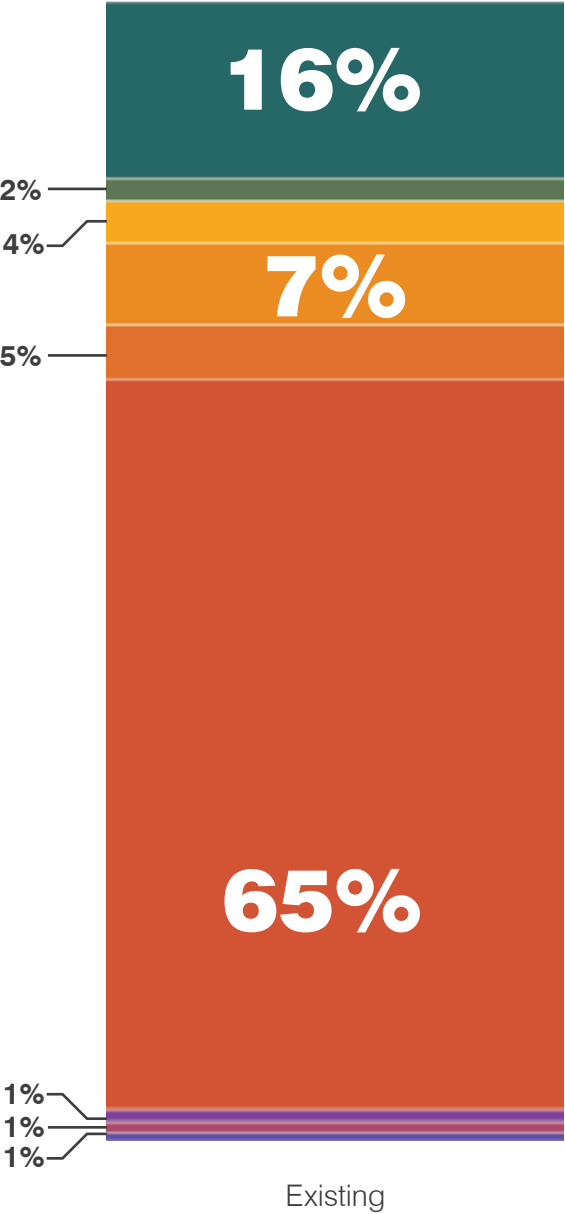
Increase in cycling mode share

-60%

Reduction in car driver mode share

+9%

Increase in walking mode share



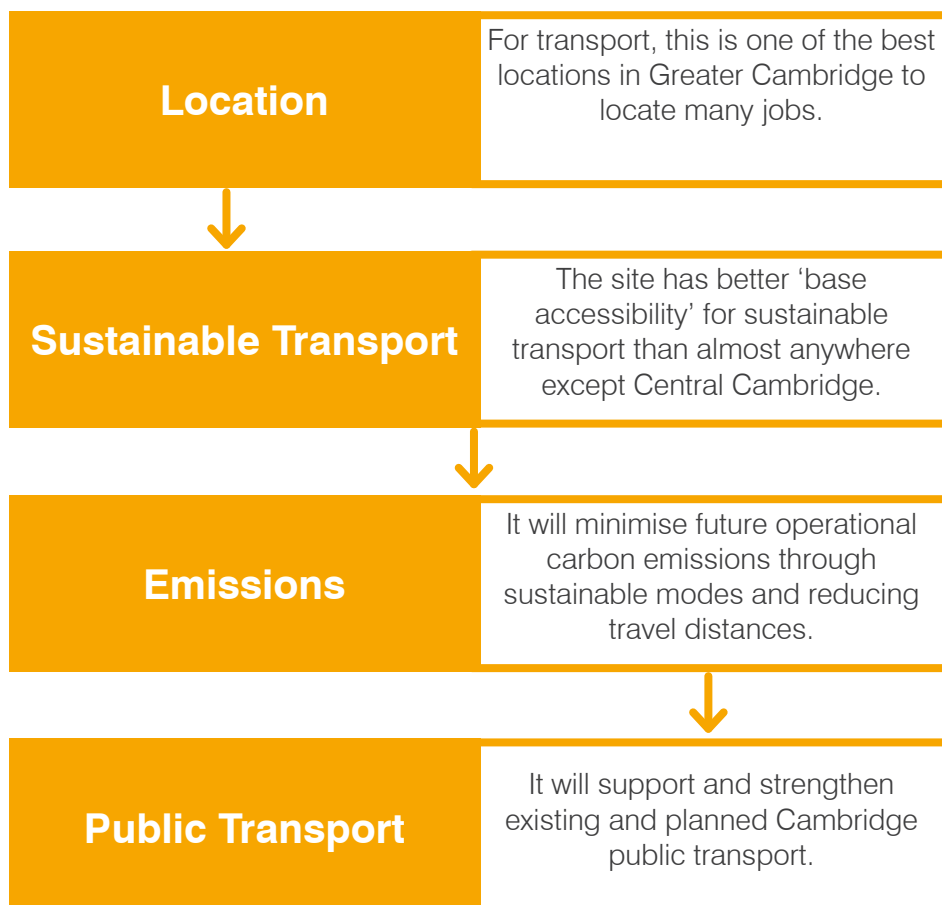
A suite of on and off-site transport strategies will support a planned modal shift away from private car use towards active and sustainable transport.

3.0 Vision

3.6 A Well Connected Place

Our proposal will transform the site into one focused on people and place, with reduced car dominance, improved air quality and significantly enhanced provision for pedestrians and cyclists.

Private car use will be limited to essential use only with higher target mode shares for bus, rail, cycle and walking. It is expected that this shift will help reduce congestion in the local area.



Cambridge Local Plan (2018) Transport-related objectives the site will achieve



Promote economic growth in environmentally sustainable and accessible locations.



Minimise the distance people need to travel.



Access jobs and services by sustainable modes of transport.

What does this mean for Cambridge?

This inner Cambridge location has a 'base accessibility' for sustainable transport almost as good as the city centre.



This means that any improvements funded by the development are focused on strengthening the core transport networks of the centre.



This will enable the Greater Cambridge sustainable transport network to thrive in the future.



3.0 Vision

3.7 A Place of Opportunity

The creation of new workplace will dramatically change the employment landscape of the local area. There will be new opportunities for local people with 6,710 jobs in a variety of roles. This change is present at all levels of the skills spectrum and it is expected that low-skilled jobs will increase by 1,520 while high skilled jobs will increase by 4,335.

The development has the opportunity to address key employment and skills issues facing Greater Cambridge such as, the growing cost of living, the educational attainment gap, lack of mid-level skilled jobs, need for apprenticeships and improving diversity and inclusion within the life sciences sector. The Applicant is committed to working with all tenants to adhere to these commitments.

An Action Plan of the Employments and Skills Strategy sets out how the commitments will be delivered, including the appointment of an Employment and Skills Coordinator and a monitor and manage strategy. The Applicant will explore opportunities to collaborate with existing employment and skills programmes alongside the current established partnerships.

The following economic impacts are based on the most likely end-use of the proposal, including the illustrated use of lab-enabled buildings. Further information and economic impacts can be found in the Economic Impact Assessment.

6,710

direct jobs supported by the Proposed Development.

£8.9m

in additional annual business rate payments.

£625m

additional economic output (GVA) supported by the new workforce each year.

£10.1m

additional operational worker expenditure, helping to support businesses in the local area.



Number of jobs by occupation level for the **Proposed** Development



Number of jobs by occupation level for the **Existing** Site

+4,335
High-skilled Jobs

+1,520
Low-skilled Jobs

- High-skilled
- Low-skilled
- Managers, Directors and Senior Officials
 - Professional Occupations
 - Associate Professional and Technical
 - Skilled Trades Occupations
 - Administrative and Secretarial
 - Caring, Leisure and other service
 - Sales and Customer Service
 - Process, plant and machine operatives
 - Elementary occupations
- = 5 employees

3.0 Vision

3.7 A Place of Opportunity



The growing cost of living and jobs paid below the living wage

Cambridge is ranked the 5th most expensive city to live in the UK. Recently, there has been an increase in the proportion of jobs paid below the living wage 9% to 11%. More workers are likely to experience financial pressures as the cost of living crisis continues.

The Applicant would advocate for all tenants to become Cambridge Living Wage Employers. Ensuring employees at all skill levels have financial security during the cost of living crisis and the course of their employment.



Improving Diversity and Inclusion in the Life Sciences Sector

The life sciences sector has a low representation of women and ethnic minorities within senior positions. This lack of representation constrains the supply of talent to the sector.

The Applicant will work with tenants to seek pathways for priority groups into the types of jobs available. Tenants would be prompted to release data on diversity within their workforce, at all levels, to encourage representation.



Lack of mid-skilled jobs and the adult skills gap

The lack of mid-level skilled jobs causes issues for adults who are less qualified. Most training opportunities are provided for younger people which has caused adults who require retraining to be left behind.

Tenants will be expected to provide adult training opportunities for both younger and older generations. This could be achieved through partnership with the CPCA Adult Education Budget, which provides training to adults that lack qualifications helping to improve employment prospects in areas where levels of educational attainment are low, such as north east Cambridge.



Need for apprenticeships and new pathways

Cambridge has a low proportion of apprenticeships in its workforce. In 2021, there were 4.4 apprenticeship starts per 1,000 workers, way below the national average of 13 apprenticeship starts per 1,000 workers.

All tenants at the Proposed Development will be asked to provide apprenticeships, and so will contractors during the construction period. These should focus on learners from a variety of backgrounds.



Educational Attainment Gap

43.5% of pupils receiving free school meals achieved grades A*-C in both English and Maths, compared to 75.3% of those who were not eligible.

The Applicant has committed to ensuring tenants will engage with local primary and secondary schools, focusing on schools with lower achievement rates in STEM subjects. It is recommended that the Applicant works with the local authority and partners such as the Form the Future to identify schools in deprived areas or with limited existing help.





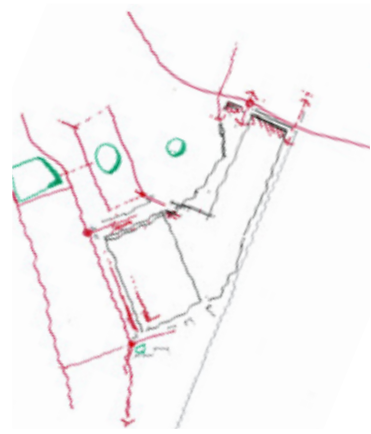
4.0 The Beehive Redevelopment



- 4.1 Creating a Masterplan
- 4.2 The Illustrative Scheme
- 4.3 A New Local Centre
- 4.4 Sustainability
- 4.5 Connectivity and Transport
- 4.6 Townscape
- 4.7 Heritage
- 4.8 Character
- 4.9 Open Space

4.0 The Beehive Redevelopment

4.1 Creating a Masterplan

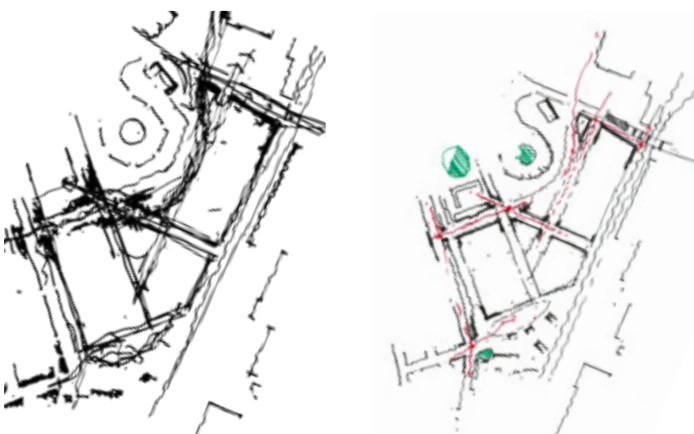


Early Masterplan Sketches

The proposed masterplan takes full advantage of the unique opportunity to create a completely new piece of Cambridge close to the city centre. The design development of the masterplan has been guided by principles centred around open spaces, urban fabric, and the surrounding context. These principles have played a significant role in shaping the development of the masterplan.



Wider Urban Connections



The masterplan that has been prepared for consideration has been developed according to the following principles:

Consolidation and densification

The Heritage Statement found that the existing condition of the site makes an adverse contribution to the setting of assets within the immediate and wider context. The masterplan has taken a 'blank canvas' approach to development, creating the best possible piece of urban design within the constraints of the site.

Considered response to context

The site is surrounded by three distinct urban typologies: the residential to the south and west, the Cambridge Retail Park to the north and the railway line to the east. Parts of this context have heritage and townscape value and the potential effects of the proposals on this value has been taken into account in the development of the proposed scheme. The masterplan has therefore been developed to respect the constraints created by these areas while capitalising on the opportunities they offer.

Creation of true urban fabric

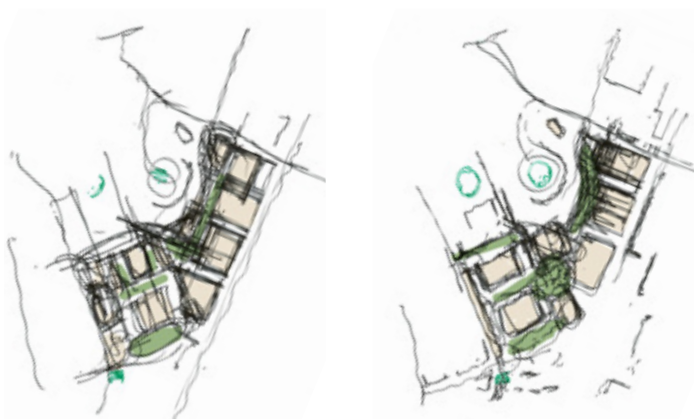
The approach that has been taken has allowed the potential to create a new network of streets and open spaces that combine to create a sizeable new piece of city with its own areas of distinct character and scale. This development has taken inspiration from the existing streets, grids and open spaces of the neighbouring heritage asset, Mill Road Conservation Area.

Creation of accessible open space

The Heritage Statement found that a key aspect of the city's character is the numerous areas of open space that punctuate the built form. Within the proposal, multiple generous open spaces are created by the masterplan acting as amenity for both occupants of the site and neighbouring residents. All open spaces not dedicated to the servicing of the buildings on site will be openly accessible to all.

Improved connectivity

Access to and from the site is already tightly constrained with only four entrances, only one of which is for vehicle access. The proposal will result in an enhancement to the setting of assets within the immediate context, due to the improvement of the public realm and landscaping and improved connectivity across the site.



4.0 The Beehive Redevelopment

4.1 Creating a Masterplan

4.1.1 Design Principles

Design Principles

The following site-wide design principles are illustrated in this document. Further details are given within the Design Code document which controls the design principles to ensure the vision for the site is realised.

Connectivity

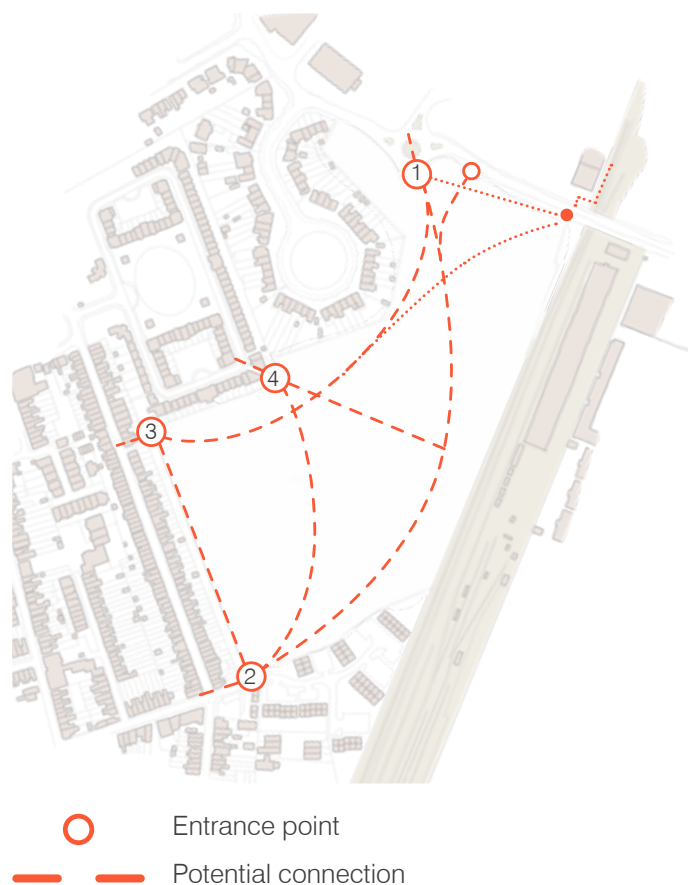
The site may be accessed from four well defined entry points:

1. Coldhams Lane - vehicle, cycle and pedestrian
2. Sleaford Street via Vera's Way - cycle and pedestrian
3. York Street via Ropewalk - cycle and pedestrian
4. St Matthews Gardens - pedestrian

There are some pre-existing on-site connections between these points, for example the cycle route between York Street and Coldhams Common which should be made use of, but there is an opportunity to create new connections and strengthen weaker or underutilised ones.

There is potential for a future connection under Coldham's lane bridge but it does not form part of this application. The spatial layout will not exclude this connection from being made at a later date.

The connections between the 4 nodes created by the pre-existing entry points will define the framework from which the rest of the masterplan will be developed.



Streets and Squares

Division of the site by key routes helps to define the potential for a formal street grid with public realm at key intersections. The intersection of routes from the two opposing urban grids creates opportunity for a tighter urban grain and smaller building footprints.

Where many routes meet there is potential to create very hard working pieces of public realm that aid site legibility and also act as focal points for activity.

Larger open spaces at entrances or in the centre of the site provide opportunity for slower movement and more flexible transit between spaces.



Early Masterplan Sketches

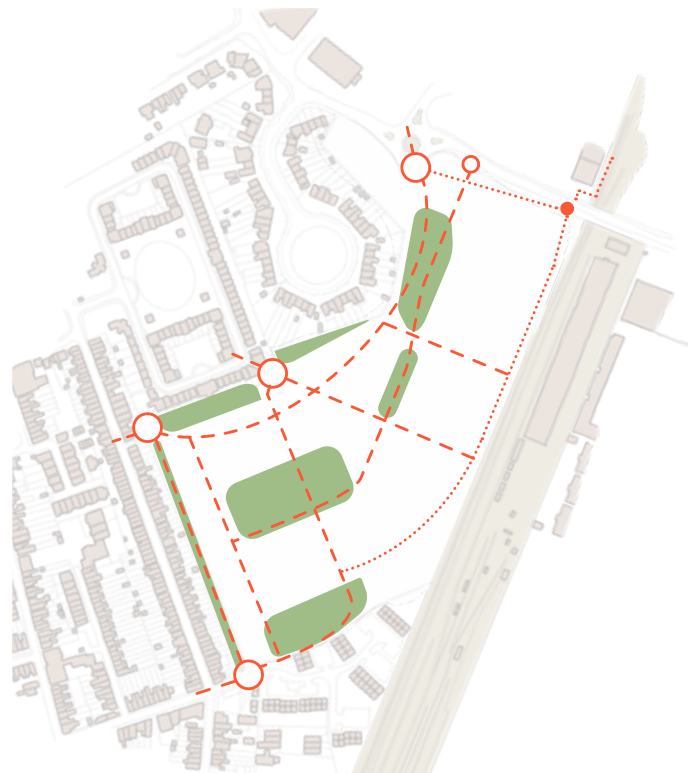
Open Space

Having defined the routes which create the loose framework for the development the position of open spaces should be determined.

In the first instance, open spaces should be used to create arrival spaces and buffers between the site and neighbouring residential areas, namely Silverwood Close, Sleaford Street, York Street and St Matthews Gardens. These spaces will serve a townscape purpose, separating the lower scale buildings of the neighbouring houses from the proposed taller commercial buildings, and also provide public realm immediately adjacent to entrances to the site.

There then follows the opportunity to create larger open spaces at the heart of the masterplan. These spaces will create areas of distinct identity within the new innovation district but will also comprise of high quality public realm that will be accessible to all.

The proposed open spaces inform the internal site circulation so that spaces may be connected together with an emerging urban grid.



-  Entrance point
-  Potential connection
-  Potential new entrance point
-  Potential additional connection
-  Potential open space

4.0 The Beehive Redevelopment

4.1 Creating a Masterplan

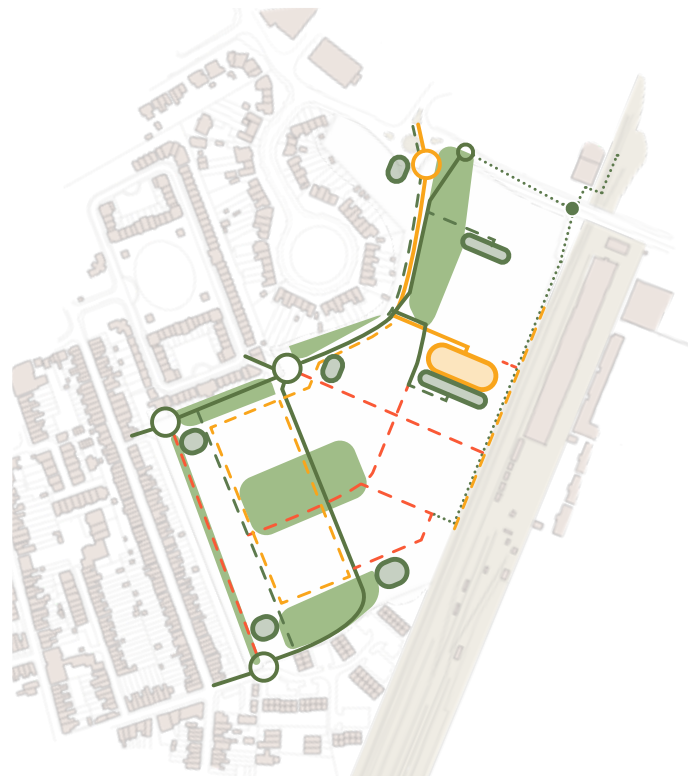
4.1.1 Design Principles

Connectivity

Once a rational street pattern and hierarchy of routes has been defined, consideration can be given to how the different users may move through the site.

At this point some key principles begin to take shape, including the key decision to provide a single car parking space as far north as possible without compromising the quality of space at the north of the site. This principle will release the rest of the site for a close to car-free condition.

Other principles to take into account at this stage are the primary cycle routes that cross the site, the dedicated HGV servicing route that sits along the railway away from the centre of the site and the principles for a dispersed series of cycle hubs that form a core part of the cycling strategy.



-  Entrance point
-  Pedestrian Route
-  Cycle Route
-  Vehicle Route
-  Cycle Parking
-  Car Parking
-  Open Space

Plots and Footprint

Within the new network of streets, building plots can be defined. Generally plots are smaller towards the south of the site where there is a more direct relationship with the surrounding residential areas. Building plots are allowed to become larger along the railway line where residential properties are more distant.

In order to create good commercial floorspace, larger footprints are needed but must feature smaller scale articulation in order to create more comfortable relationships with the surrounding urban fabric. Buildings are divided into two or even three parts to create lengths of facade that are more in keeping with nearby urban forms.

The plots L and M are able to follow a different strategy to create a unique character at the heart of the site.



- Key Route
- Building Plot or Footprint
- Key Frontage
- 360° Building



4.0 The Beehive Redevelopment

4.1 Creating a Masterplan

4.1.1 Design Principles

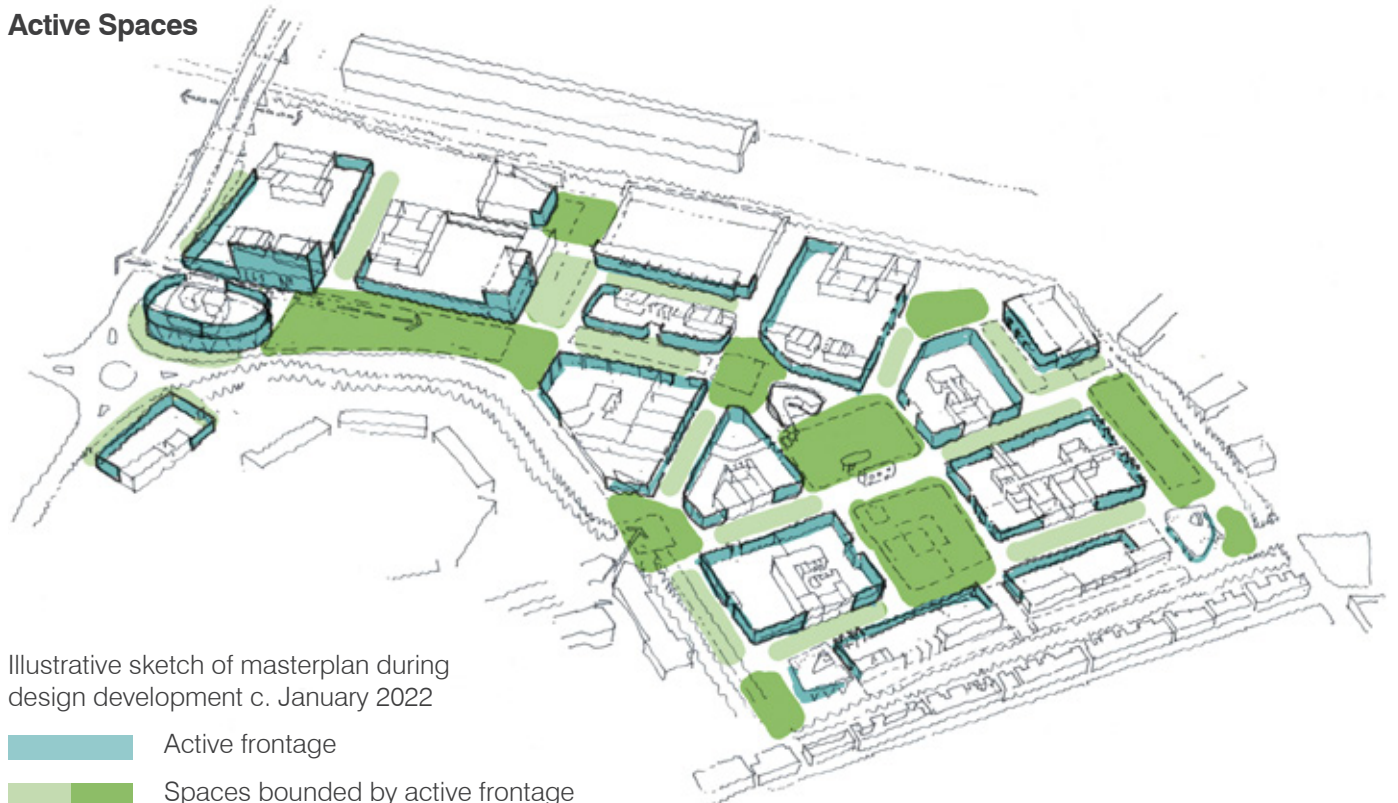
Building Plots and Heights

There are eleven primary buildings plots that have been identified between the proposed connections and open spaces. The footprints of the plots varies across the masterplan in order to provide an interesting collection of buildings suitable for many different kinds of occupier. This variation of size and shape will create a visually interesting area with a character that changes according to the buildings that bound its open spaces.

The height of buildings is determined by both the effect on local context and also the wider townscape and skyline which has been rigorously tested. Typically, buildings adjacent to neighbouring residential plots are lower and feature steps in height so that the impact on the neighbouring properties is minimised. Additionally, to minimise the impact on the surrounding heritage assets both along the wider skyline and the immediate Conservation Area. It has been identified that there is an opportunity for taller buildings adjacent to the railway line as the impact on nearby housing is reduced.



Active Spaces

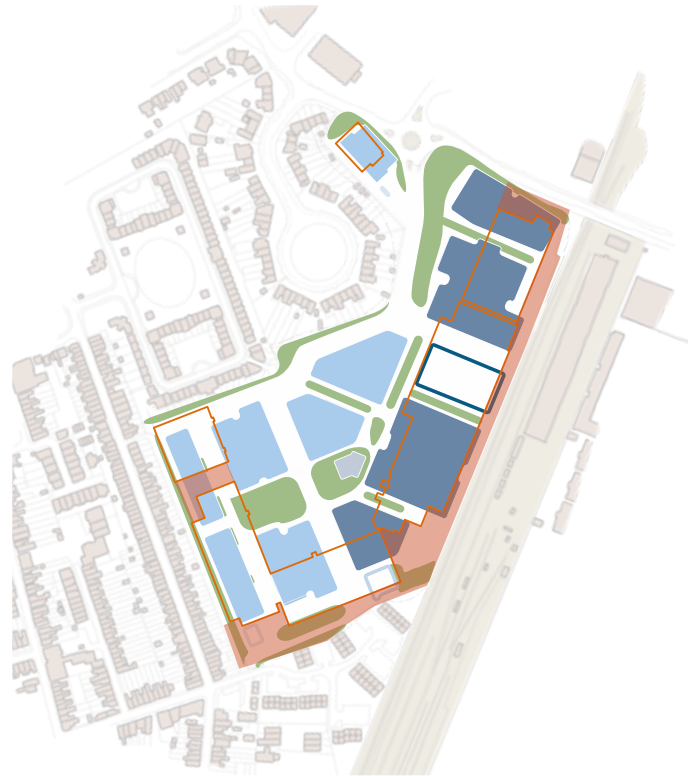


Illustrative sketch of masterplan during design development c. January 2022

Neighbourly Matters

The building plots have been aligned at boundaries to create wider entry spaces and better separation between existing neighbouring buildings and the proposed new buildings.

In most instances this additional separation is used to create improved entrances or public realm in place of existing buildings or service yards. In the proposed masterplan, there are no service yards directly adjacent to neighbouring residential properties.



A Welcoming and Inclusive Place

The success of the proposals will depend on the ability of the masterplan to create a truly welcoming and inclusive place that integrates seamlessly with the surrounding area. This will be achieved by ensuring that entrances into the site are designed to be 'soft' thresholds that lead to high quality spaces that lead visitors through the site to the key central spaces.

This might be achieved by the creation of a new community garden, as is being proposed at the south of the site at Vera's Way, or by the inclusion of a key retailer in line-of-sight from an entrance as is expected to be the case at the York Street entrance where the illustrative plan shows a convenience store in Plot K.

- Existing Footprint
- Existing Service area
- Point of Interest or Public Space
- Connection



4.0 The Beehive Redevelopment

4.1 Creating a Masterplan

4.1.2 Design Evolution

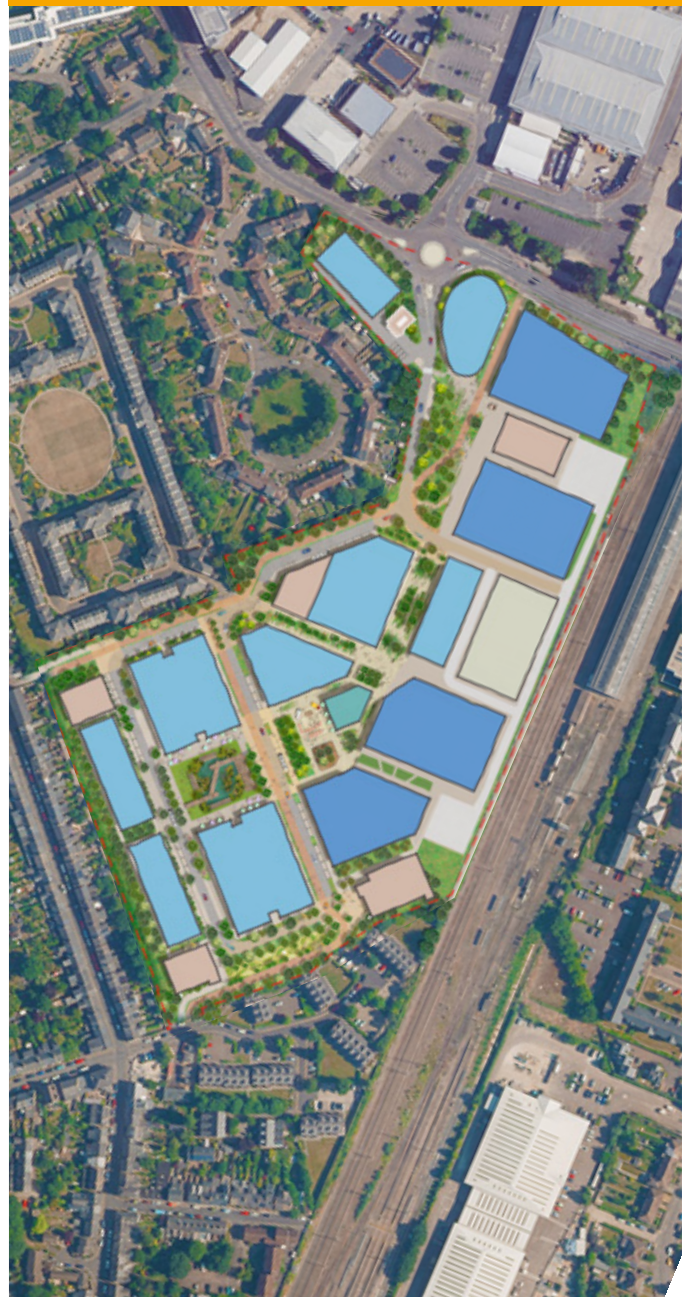
The proposed redevelopment of the Beehive Centre has been developed and improved through an engaging consultation process with the public and Local Authority. Through the consultation process the scheme has been through several design iterations to arrive at the illustrative scheme that informs the parameters of this application.

This iterative process which has been informed by public consultation, specialist stakeholder consultation, impact on heritage assets, the TVIA and pre-application consultation with planning officers and Design Review Panels, is described in detail in Section 6 of this document.

2021



January 2022



May 2022



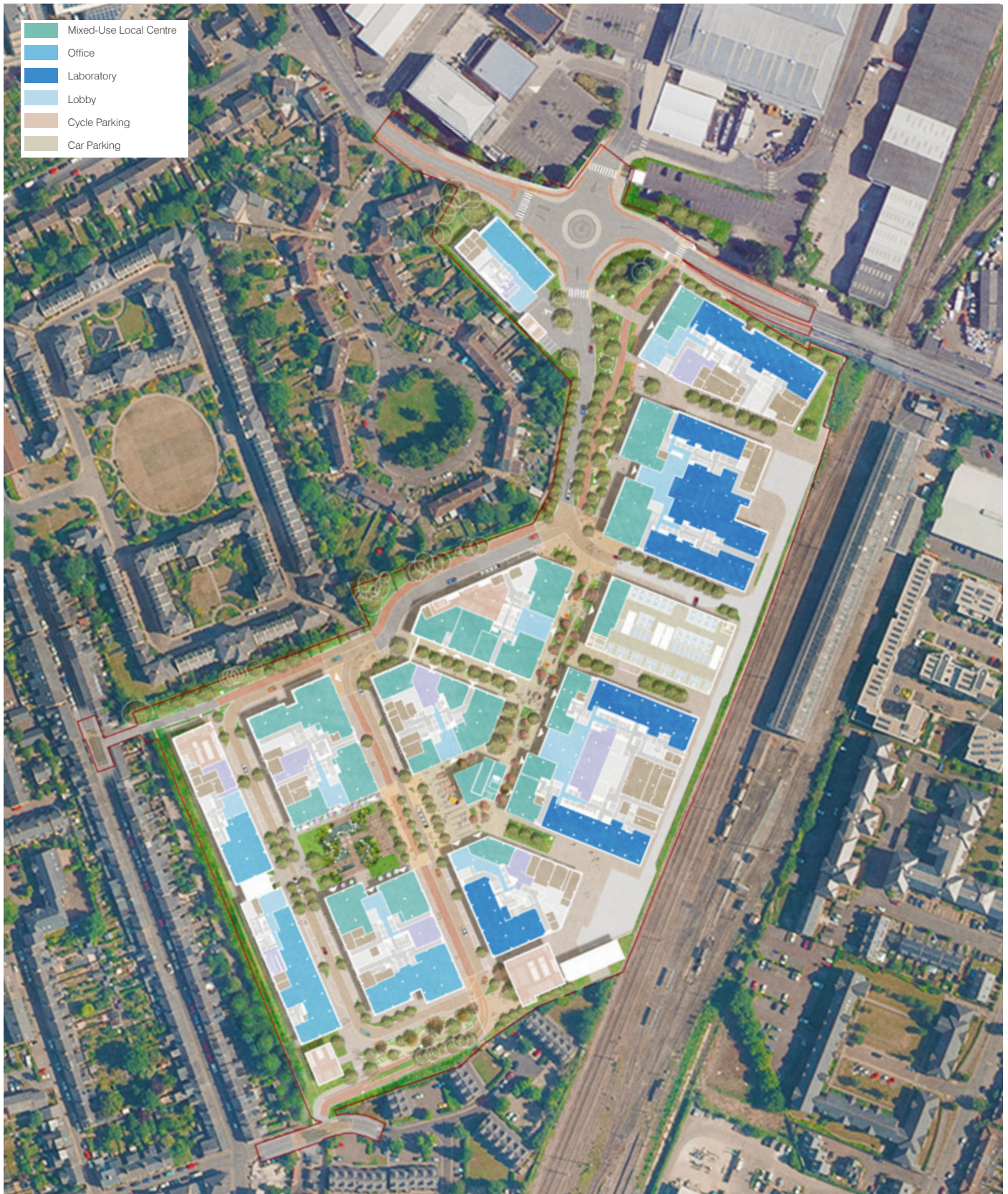
Application



4.0 The Beehive Redevelopment

4.1 Creating a Masterplan

4.1.1 Ground Floor Masterplan



4.1.2 Upper Floor Masterplan





-  Buildings within 1km of centre of proposal
-  Area within 15 minute walk from centre of proposal
-  Residential Area
-  Residential
-  Retail, Food & Drink, Leisure, Services
-  Workplace
-  Education, Culture, Religious, Public
-  Light Industry, Parking

4.0 The Beehive Redevelopment

4.2 A New Local Centre

4.2.1 A Mixed Use Centre for All

A new local centre mix of uses will fill the ground floor of the masterplan to create an exciting and useful addition to the city. Uses are grouped into zones to help define the character of key spaces and encourage movement to all areas of the site.

The illustrative mix of uses shown opposite shows one way in which the site may be populated, this mix will continue to evolve alongside ongoing consultation and research to ensure that the masterplan delivers the best possible local centre.

1 'Destinations'

A new seven-day-a week landmark destination for the local community, with a diverse mix of shops, cafes, restaurants and services to cater for all budgets.

2 'High Street'

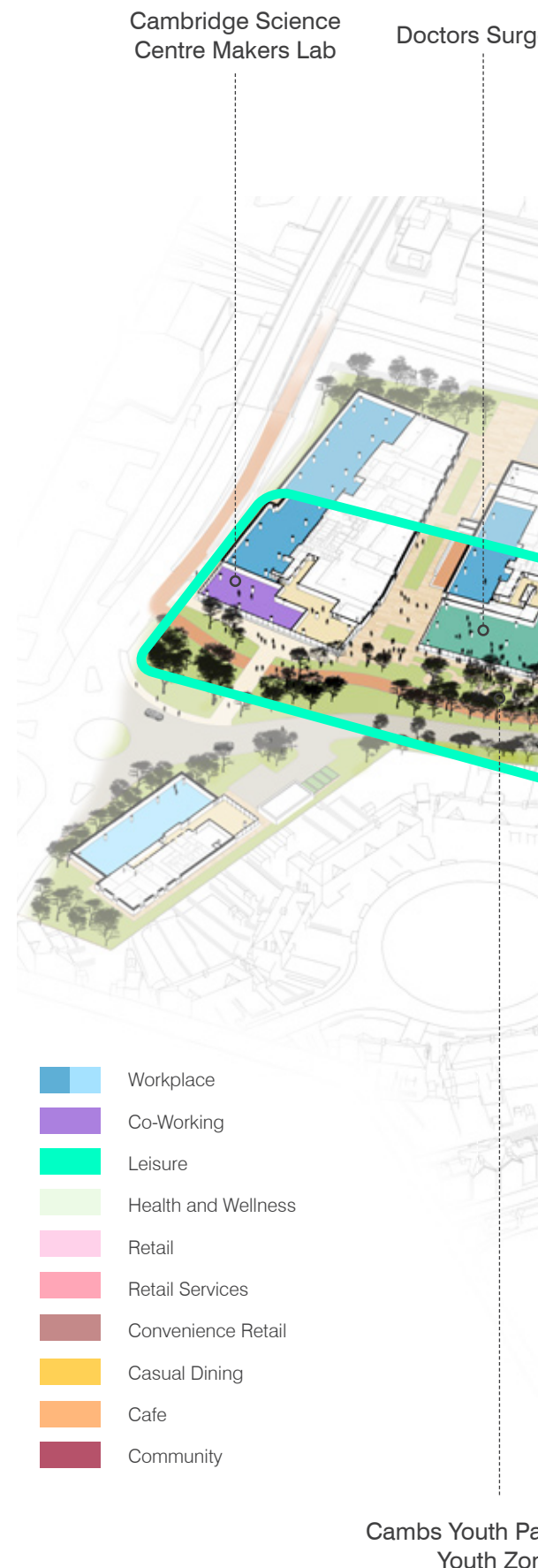
A place for the community. Working with local community representatives, we want to develop dedicated spaces for the community, including a new community pavilion.

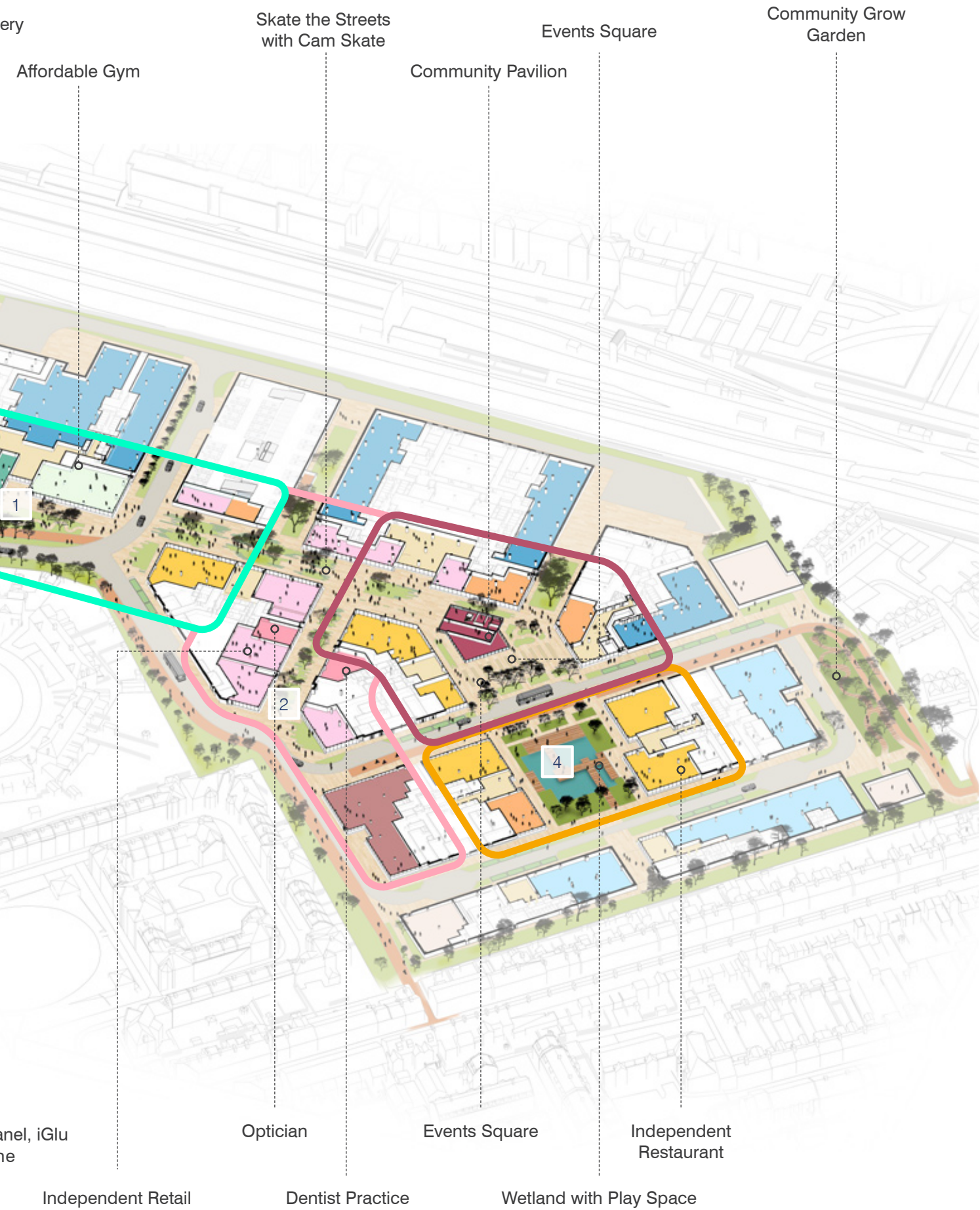
3 'Square'

A City destination offering new public realm and green spaces, with a 21,000m² network of open spaces and an ambitious Biodiversity Net Gain target of 100%.

4 'Waterfront cafes'

A vibrant centre for people with a more open, safe and inclusive environment that integrates with surrounding neighbourhoods.





4.0 The Beehive Redevelopment

4.2 A New Local Centre

4.2.2 Public Open Space and Ground Floor

The majority of the site will be accessible to the public, with no gates or barriers to access, at any time of the day or week. Between the accessible areas of the landscape and the local centre ground floor uses there is over 45,500m² of publicly accessible space, which is equivalent to 60% of the total site area.

Office lobbies have the opportunity to become semi-public spaces depending on the uses that they host in their front of house areas which may include publicly accessible cafe and lounge areas.

The dedicated service yards for the life-science buildings along the railway will not be accessible to the public due to security and safety constraints which include the bulk storage of lab gasses such as liquid nitrogen.