

The Beehive Redevelopment

Design Code Responses to Consultee Comments



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Page	Comment	Comment From	Action
Parameter Plan	5. Amend building height and plot parameter key text to read “Top: AOD measured at parapet level and includes roof top plant, lift overrun and PV.....”	Urban Design	Additional height parameter design code added 3.1.15: <i>Unless otherwise qualified on the parameter plans, the upper AOD level for each building must be measured at parapet level and includes roof top plant, lift overrun and PV. Flues are subject to their own maximum heights.</i>
4	Rename ‘Description of document’ heading under 0.0 Introduction to: How to use the code	Urban Design	Adopted
4	Delete paragraph 4 entirely – see further explanation in table row below.	Urban Design	Adopted
4	Status and purpose <i>This document is an approved planning document and will be used to assess Reserved Matters Applications that form forward for the redevelopment of the Beehive Centre. Text can then go on to say...It is a vital document to ensure that the new development</i> <i>Keep paragraph 2 under this section, but amend to read: The design code sets out rules and requirements for the design of subsequent applications to ensure each phase of the redeveloped Beehive will be done in a purposeful, coherent and coordinated way.</i> <i>Add new paragraphs to this introductory section:</i> <i>The code must be referred to for all design decisions. It is there to inspire good practice, sustainable design, and maintain project quality.</i>	Urban Design	Adopted
4	The code requirements <i>Suggested wording for section to read in this order:</i> <i>The design code requirements take the form of two types of compliance:</i> <i>[Add the must and should explanations as per original text on page 4]</i> <i>All reserved matters applications will need to demonstrate compliance with this Design Code. Each application will need to provide a completed Compliance Checklist, and it is suggested that this is appended to Design and Access Statements.</i> <i>The Code sets a quality baseline, but teams are invited to be innovative and show how they can deliver or exceed the quality, sustainability and placemaking requirements of the code.</i>	Urban Design	Adopted
4	The introductory text <i>Each section of the code includes a short bold introductory statement, which summarises the strategic objective that must be delivered.</i>	Urban Design	Adopted
4	Diagrams and precedent images <i>The code contains diagrams help to visually explain the key principles of the site wide strategies and are mandatory unless otherwise stated.</i> <i>The precedents within the code should be taken as indicative of a particular concept, approach or idea which is explained within the supporting caption. Precedents should not be treated as fixed outcomes to copy.</i>	Urban Design	Adopted
4	Parameter Plans <i>This design code must be read in conjunction with the following parameter plans:</i> <i>[list them]</i>	Urban Design	Adopted
4	Updating the design code <i>Amend wording of last paragraph on page 4 and include under this section. Amend wording to read:</i> <i>The Design Code will be in place to support the delivery of the whole project. However, needs and objectives relating to social, climate, and technology frameworks may change, and as such the content of the code should be open to review with the Local Planning Authority over the lifetime of the project, with any proposed changes taken to the Design Review Panel and other stakeholders as part of a collaborative approach and open dialogue.</i>	Urban Design	Adopted with minor wording change: <i>The Design Code will be in place to support the delivery of the whole project. However, needs and objectives relating to social, climate, and technology frameworks may change, and as such the content of the code should be open to periodic reviews with the Local Planning Authority over the lifetime of the project, with any proposed substantive changes taken to the Design Review Panel and other stakeholders as part of a collaborative approach and open dialogue.</i>
4	Add small vignettes to show a typical page structure that points to all the elements described above ie. The bolden introductory text, code requirements, strategy diagrams and precedents. (We previously pointed to the Oxpen Example)	Urban Design	Adopted
4	Delete the sentences in the 4th Paragraph regarding the hierarchy to the structure and that a code item can be overridden by one in a lower tier. This is a confusing paragraph, and we don't agree as it could lead to the undermining of the site wide principles.	Urban Design	Adopted
8	Delete “with all matters other than maximum massing being reserved”. There is no need to pull this out separately; it creates confusion with the description of development.	Urban Design	Adopted

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12	Insert exemplary and design excellence into the vision. Adjust wording to read: <i>The Beehive redevelopment will create an exemplary, high quality innovation neighbourhood, which delivers design excellence.</i>	Urban Design	Adopted
18	Add “Maximising vertical greening by using climbing plants on facades” under para 2.1.4 which lists strategies that can combine to mitigate urban heat.	Urban Design	Adopted with minor wording change to leading sentence: <i>The strategies to mitigate urban heat should include, but need not be limited to, strategies such as those listed below:</i>
22	Legibility Framework to stress the importance of design excellence. Add additional sentence onto end of bolded introductory paragraph: <i>All buildings regardless of hierarchy must exhibit design excellence.</i>	Urban Design	Adopted
23	Amend diagram title to “Legibility Framework”. Diagram is not just about markers and focal points.	Urban Design	Adopted
26	Add additional coding requirements after paragraph 2.5.11, including <i>High quality end of trip facilities must be integrated within on plot cycle parking such as changing rooms, showers and lockers.</i> <i>Bike maintenance stations must be provided within on-plot cycle parking.</i>	Urban Design	Adopted with minor wording change to end of trip sentence to cover scenarios where cycle parking is shared with another plot (e.g. 2 & 3): <i>High quality end of trip facilities such as changing rooms, showers and lockers must be provided within each plot, as appropriate to the uses of each plot.</i>
26	Add additional active travel example modes onto end of paragraph 2.5.16 to read: <i>Provision should be made for the parking of other active travel modes such as scooters, and hire schemes for e-scooter and ebike.</i>	Urban Design	Adopted
27	Would prefer images that show exemplary cycle stores, end of trip facilities (coding para 2.5.6), and entrances to stores that are expressed positively through the architecture of the building. (coding para 2.5.14).	Urban Design	Adopted
30	Add new coding instruction after paragraph 2.7.5 covering public WiFi access: <i>Public WiFi access should be provided across the site.</i>	Urban Design	Adopted with minor change to set out ability to review feasibility of provision: <i>The opportunity for public WiFi should be explored as part of the delivery of the main public realm areas.</i>
32	Paragraph 2.8.7 that restricts private car access to accessible only is a must, not a should. Please amend.	Urban Design	Adopted
32	Additional coding instruction required for the loop road to ensure the streets are designed to have a high place function, so that vehicles are treated as guests. Add additional coding instruction required after paragraph 2.8.7 to read: <i>The loop road must be designed as a street with a high place function, with a design speed of 15mph or lower and minimum carriageway widths, so that vehicles behave as guests.</i>	Urban Design	Adopted with minor wording change to provide clarity: <i>2.8.8 The loop road must be designed to prioritise placemaking with the impact of vehicle movements and parking to be minimised.</i>
32	Would like to see 2 additional precedent images; one image that shows a high place functioning street that accommodates servicing, and the second that shows parking broken up by trees and integrated landscape - see Nightingale Estate, Hackney example below.	Urban Design	Adopted
48-50	Wrongly labelled street sections. Please correct	Urban Design	Adopted
54	Add new coding instruction to create good ground conditions to allow climbing plants to survive. Suggested wording: <i>Where vertical greening is proposed by way of supported climbing plants adequate soil capacity must be provided to ensure vigorous and sustained growth</i>	Urban Design	Adopted
64	Not convinced by the separate Site Wide Wayfinding Strategy - whilst the high-level principles set out in the design code governing signage are sensible, we consider the submitted Site Wide Wayfinding Strategy that the code refers to requires further work before it could be considered acceptable. In our view there is simply too much signage assumed, which could lead to a cluttered public realm that is already under pressure to work very hard, and we’re not convinced by the strategy for gigantic, oversized lettering on buildings. However, this issue can be resolved at a later stage, and we advise that a condition is therefore attached requiring further work and amendments to the Wayfinding Strategy.	Urban Design	Adopted - condition to be included as suggested.
74	Reinforce design excellence. Adjust wording of para 3.4.0 to read: <i>All building facades must be thoughtfully designed, exhibiting design excellence regardless of hierarchy...</i>	Urban Design	Adopted
84	Paragraphs 4.1.3 and 4.1.4 are a repeat of one another. Design Code to be amended	Urban Design	Adopted, the more specific wording of 4.1.4 has been removed.
86	Delete the word “by” in opening paragraph as pedestrian routes are not segregated by cycle routes. Amended to read: <i>...This linear space will include legible and comfortable pedestrian routes, segregated by cycle routes with clearly legible pedestrian crossing points, social seating and a variety of tree planting...</i>	Urban Design	Adopted
99	Diagram 5.1.1, Amend to read (Code 5.1.3)	Urban Design	Adopted
110, 112, 114, 116	Neighbouring Conditions Add coding instruction to ensure further consideration of Daylight and Sunlight impacts. Suggested wording: <i>“Reserved matters must demonstrate that adequate daylight and sunlight of existing properties can be achieved”.</i>	Urban Design	New design code added to plots 7-10: <i>“Consideration of daylighting and amenity for neighbouring properties must be demonstrated at reserved matters application stage.”</i>

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112	Add “and mitigated” to end of paragraph 5.8.4.	Urban Design	Adopted
114	Add “and mitigated” to end of paragraph 5.9.5.	Urban Design	Adopted
116	Adjust introductory paragraph wording to read: <i>Plot 10 is a prominent plot within the masterplan that requires exemplary and innovative, high quality design solutions.</i>	Urban Design	Adopted with minor wording change to remove innovative as this may be unduly restrictive, given that exemplary design is already achieved by the remainder of the code change. <i>Plot 10 is a prominent plot within the masterplan that requires exemplary high quality design solutions</i>
116	Adjust Architectural Treatment paragraph to read: <i>The proposed building must feature architecture that is exemplary with high quality materiality...</i>	Urban Design	Adopted
116	Add “and mitigated” to end of paragraph 5.10.5.	Urban Design	Adopted
119	We consider that a compliance checklist should not only be used to justify a deviation but should also be used to in a concise and cogent way to demonstrate accordance with the design code. Please adjust the introductory text page 119 to reflect this,	Urban Design	Adopted: 1st para of p119 amended as below: <i>Each reserved matters application will be supplied with a compliance checklist that will concisely describe which ‘must’ codes have been complied with. The checklist will also be used to record and demonstrate the justifications provided for any deviation from codes.</i>
120	Amend checklist comments column to read: <i>To demonstrate accordance with the design code or explain a reason for a change.</i>	Urban Design	Adopted
36	2.10.6 - The definition of The Lanes after the yellow dot references the Beehive Greenway instead of The Lanes.	Landscape	Adopted
36	All definitions should refer to the ‘...section following’ instead of ‘...section below	Landscape	Adopted
36	Railway Streets is missing a paragraph reference as is the summary paragraph below	Landscape	Adopted
48, 49, 50 and 51	Sketches are mis-labelled. The sketches on pgs 50 and 51 appear to be facing the opposite direction than the arrows indicate on the plan and the measurements are cut off.	Landscape	Adopted
50	2.10.48 – ‘planing’ to ‘planting’	Landscape	Adopted
53	Urban Greening Framework. Are there areas where Ecology and Landscape overlap. Or where Landscape should take precedence such as along Streets K, L, M, N. A combined yellow and green hatch in some areas such as parts of the Lanes, the streets mentioned above may serve illustrate how the landscape will serve many facets including amenity and ecology in one.	Landscape	Adopted
54	2.12.11 Concerned over the use of ‘movable’ furniture. What does this mean? Movable furniture has the potential to be stolen or used as an object of mischief for vandals. We would recommend that street furniture is fixed in all areas. Please clarify the intent with the term movable furniture.	Landscape	Adopted: <i>The furniture palette must include a variety of play-on-the-way and furniture elements to maximise the potential uses within each open space.</i>
56	2.13.6 should be a MUST to encourage trees of all scales	Landscape	Adopted
56	The map would reflect the text better if the light green areas were defined as “Area with greatest opportunities for large and ‘landmark’ tree planting” and the darker green areas defined as “Area for tree planting of all scales with preferences for largest trees achievable within given constraints”	Landscape	Adopted
56	2.13.13 Remove reference to tree pit sizes in meter units. State that Tree Pits must be large enough to accommodate the size of tree being planted and the soil volume available must be sufficient to support the mature tree.	Landscape	Adopted: <i>Tree pits should be large enough to accommodate the size of tree being planted and the soil volume available must be sufficient to support the mature tree.</i>
58	Consider adding the Orchard tree planting to the Tree Strategy on the previous page. Orchard tree planting requires additional planning and maintenance considerations. Trees must be planted away from footways to avoid fruit drop and rot.	Landscape	Adopted
58	Include a ‘should’ clause relating to the use of this space for provision of fruiting trees, though it should also be noted that specialised maintenance may be needed with regard to dropping fruit on lawn or pavement areas. They can create slip hazards and attract pests if not monitored and removed. A small plan may be needed to identify where in The Lanes fruiting trees or plants would be welcome.		Adopted - added <i>Any orchard tree planting should be designed to minimise the risk of slip hazards and pest issues as a result of fruit drop. The design solution should be supported by a suitable maintenance strategy.</i>
88	Design Code should include a clause about the quality of materiality of this space.	Landscape	Adopted: amended 4.3.0 to be <i>As the central civic space of the development, the Maple Square character area must be of a high design quality with high quality materials.</i>

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80	The updated design code recommends the PV zone is omitted from the calculation, allowing the flues to be meaningfully shorter, which would be greatly beneficial. It is disappointing this hasn't been formalised in the parameters proposed for approval as it would assist in mitigating the remaining harmful heritage impacts.	Conservation	The parameters need to retain the flexibility to include for solid edges to the PV (which would require the taller flue height) should it be required to manage finer grain design issues such as local impact - and therefore the balance of benefit of solid PV edge vs flue height should be made at each RMA. However, the importance of minimising flue height is noted and in respect of this the wording of 3.7.9 has been amended to prioritise the use of open edged PV zones and lower flues: <i>Design strategies that allow the PV zone to be discounted from the calculation of their height should be prioritised such that design strategies that result in the inclusion of the PV in this calculation may only be acceptable where any benefit of this strategy outweighs the impact of taller flues.</i> Supporting diagram text also changed to: <i>Maximum Parameter Height: PV zone is included. Design Code 3.7.9 recommends that design strategies that enable the exclusion of the Zone should be prioritised</i>
	The masterplan framework includes elements related to urban heat including a requirement for the detailed design of both buildings and landscape to be informed by their cumulative impacts on urban heat. I would recommend that these requirements be added to the Design Code Checklist to ensure that they are integral elements of future reserved matters proposals	Sustainability	The example checklist shows a single section from each chapter, as noted on p119. The version to be submitted with each RMA would include all relevant most codes including those from 2.1 Sustainability and Mitigating Urban Heat
	I welcome the reference under site wide built form design principles to the requirement for facades to respond to plot orientation and integrate solar shading design to prevent overheating under section 3.4.3. I would suggest that this section would benefit from some diagrams showing how solar shading design should vary depending on orientation akin to those included in the Stevenage Life Science Campus Design and Access Statement.	Sustainability	Adopted
	With regards to 3.4.8 of the Design Code and glazing ratios, given the importance of getting the glazing ratios right from an environmental performance and comfort perspective, I would recommend changing this from a should to a must.	Sustainability	Rejected - the glazing ratios need to be part of a balanced approach to building sustainability, and so should remain with the flexibility provided by a 'should' code. The importance of this factor, and the LETI guidance, is recognised and so the text for 3.4.8 has been suitably strengthened. <i>Façades should adhere to a maximum glazing amount of 40% of the total facade area per the LETI Climate Emergency Design Guide. Deviations above this level are only acceptable where it would not be of detriment the holistic sustainable performance of the building.</i>
58	Suggest para 2.14.6, minimum width of 3m should apply to full extent of railway boundary, which appears to be narrower in places on the illustrative masterplan.	Ecology	Rejected, it is not possible to make this commitment for the full length of the railway boundary at this point. Current should code retained (2.14.6) and exact provision to be demonstrated at RMA
58	Suggest para 21416 reference to amphibians and reptile enhancements is caveated with 'where suitable connected habitat is created'.	Ecology	Adopted