The Beehive Redevelopment

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Masterplanning – Appendix B

Principal Design Code Controls Relating to Neighbouring Residential Conditions

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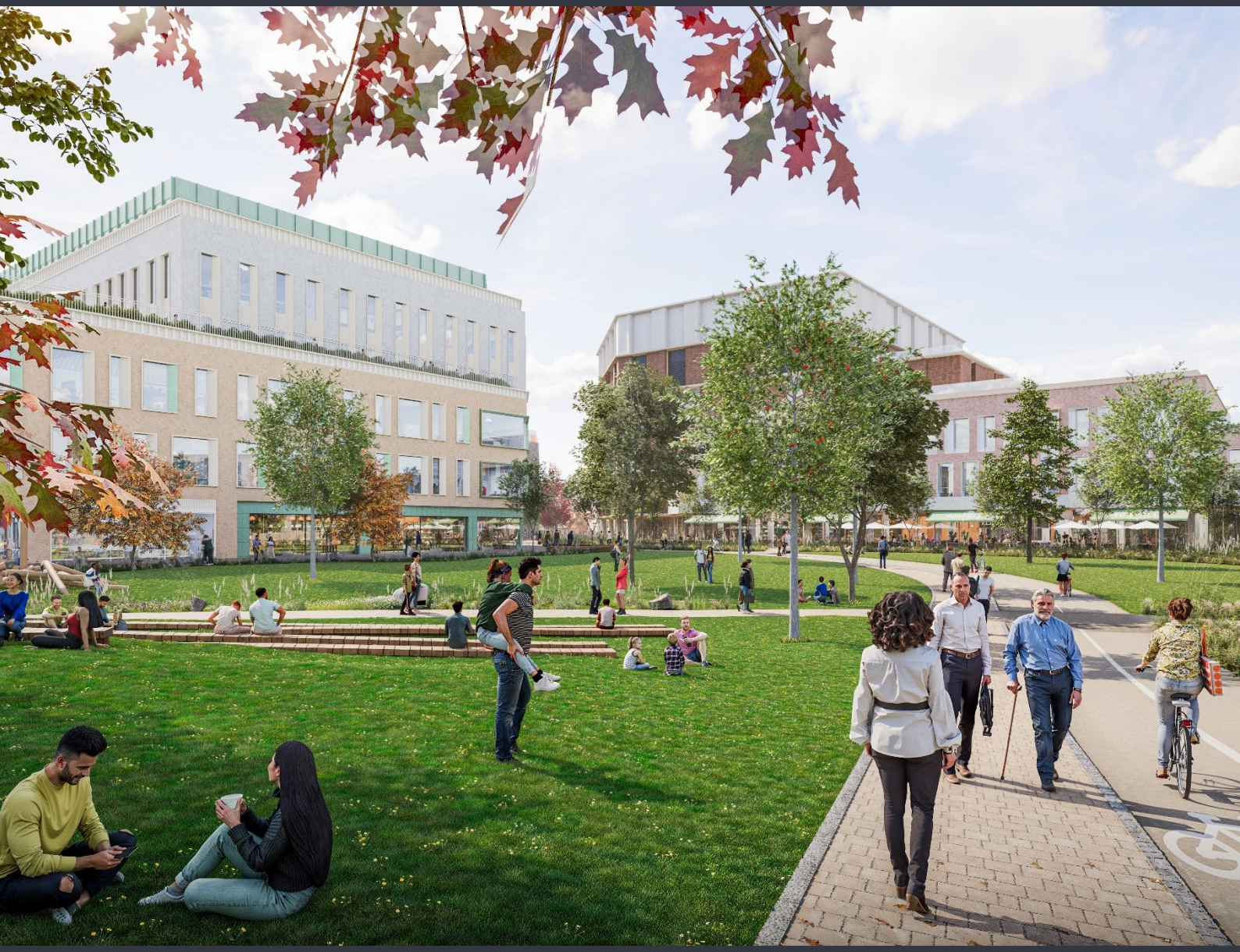

1. Introduction

1.0.1 This appendix collates the principal Design Codes which most relate to residential amenity.

1.0.2 The relevant Design Codes are collated into a table which is set out under the following headings:

(1) Code: The reference number of the Design Code

(2) Relevant Plots: The plots to which each Code would apply either as a site wide principle, by direct reference, or by association with the individual character areas as set out within the Design Code

(3) Must or Should: The nature of how the Code must be applied

(4) Direct or Indirect: Whether the Code directly or indirectly applies to residential, for example if a code would define spatial requirements that would influence the siting of a building within its plot and therefore its proximity to neighbouring properties

(5) Code Text: The unaltered text extracted from the Design Code

(6) Comment: Provided to clarify how an indirect code would influence residential amenity.

Code	Relevant Plots	Must or Should	Direct or Indirect	Code Text	Note
2.10.20	7 and 8	Must	Direct	Street E must have a substantial green buffer with tree planting between the boundary to Rope Walk and Plot 7.	
2.10.23	7	Must	Direct	Street E must have a substantial green buffer with tree planting between the boundary to Rope Walk and Plot 7.	
2.10.24	7	Must	Direct	Street E must have additional tree planting to screen views out of Plot 7 towards the neighbouring properties.	
2.10.26	8	Must	Direct	Street F must have a substantial green buffer with tree planting between the boundary to Rope Walk and Plot 8.	
2.10.27	8	Must	Direct	Street F must incorporate new tree planting to screen views out of Plot 8 towards the neighbouring properties.	
2.10.30	8	Must	Direct	Street G must incorporate a substantial planting buffer to the St Matthew's Gardens boundary edge.	
2.10.31	8	Must	Indirect	Street G must create a segregated two-way cycle route that connects to York Street via Rope Walk.	In conjunction with the movement parameter plan, this code sets out an amount of space that is functionally required to enable the proposed movement framework, thereby constraining where the building may be delivered.
2.10.33	10	Must	Direct	Street H must create a new tree planting buffer zone to the Silverwood close boundary edge.	
2.10.9	2 and 3	Must	Direct	Abbey Grove must have a substantial green buffers with tree planting between the boundary to Silverwood Close and the main access road and between the main access road and the proposed buildings.	

Code	Relevant Plots	Must or Should	Direct or Indirect	Code Text	Note
2.14.5	General	Should	Direct	A green buffer of 5m minimum width should be allowed for wherever possible to the site and residential boundaries and be optimised for ecology and to provide green corridors.	
2.14.6	General	Should	Direct	In particular locations where various constraints don't allow for 5m, a minimum width of at least 3m should still be achieved.	
2.10.34	10	Must	Direct	Street H must be designed to create an environment that mediates the influence of vehicle movements over houses and gardens of Silverwood Close	
3.1.11	General	Should	Indirect	Buildings should use setbacks, stepped plans and angled façades to reduce the visual impact of mass and break down bulk, and to create opportunities for green roofs and amenity terraces.	The use of these techniques to reduce the apparent mass of the proposed buildings would be of benefit to the outlook from facing properties in reducing the visual scale and perception of enclosure.
3.1.14	General	Should	Indirect	Façade elements should be grouped to emphasise smaller vertical volumes and reinforce smaller segments.	The promotion of finer grain architectural articulation will ensure that the proposed buildings can create a positive relationship with the surrounding residential properties
3.1.3	General	Must	Indirect	Each building must respond to adjacent buildings in scale and character and avoid visual coalescence of massing and built forms.	Visual distinction between buildings will result in a better appreciation of the granularity of the proposals, enabling it to be read as a collection of individual buildings rather than a singular entity.
3.1.6	General	Must	Indirect	Buildings must employ a modulated approach to the massing, breaking down large footprints into smaller, more distinct architectural entities.	The subdivision of buildings into smaller distinct architectural entities will allow buildings to relate well to the surrounding architectural context, benefiting the outlook from neighbouring properties.

Code	Relevant Plots	Must or Should	Direct or Indirect	Code Text	Note
3.1.7	General	Must	Indirect	Subdivided volumes must be articulated to be visually distinct, create visual interest and reduce the perceived scale and bulk of the building.	The subdivision of buildings into smaller distinct architectural entities will allow buildings to relate well to the surrounding architectural context and break down the perceived scale of the buildings, benefiting the outlook from neighbouring properties.
3.1.8	General	Should	Indirect	Longer façades should be subdivided by vertical articulation to reflect the finer grain of Cambridge's fabric.	The subdivision of longer facades will allow buildings to relate well to the surrounding architectural context and break down the perceived scale of the buildings, benefiting the outlook from neighbouring properties.
3.2.1	General	Must	Indirect	This material selection process must be informed by local and city wide context.	Materiality informed by context will create buildings that relate well to their surroundings, benefiting outlook from residential properties.
4.1.1	1, 2, 3	Must	Direct	A diverse and resilient green buffer zone, planted with trees, must be created to act as a green screen to the neighbours of Silverwood Close. Refer to Section 2.14	
4.1.9	1, 2, 3	Must	Direct	Reserved Matters applications must evidence how the design responds to the facing conditions with Silverwood Close.	
4.4.1	6, 7	Must	Direct	A diverse and resilient green buffer zone, planted with trees, must be created to act as a green screen to the neighbours of Sleaford Street and York Street. Refer to Section 2.14.	
4.4.18	6, 7	Must	Direct	Reserved Matters applications must demonstrate how the design responds to the facing conditions with Sleaford Street and York Street.	
4.5.17	7, 8, 9, 10	Must	Direct	Reserved Matters applications must evidence how the design responds to the facing conditions with York Street, Silverwood Close and St Matthews Gardens.	

Code	Relevant Plots	Must or Should	Direct or Indirect	Code Text	Note
4.5.2	7, 8, 9, 10	Must	Direct	A diverse and resilient green buffer zone, planted with trees, must be created to act as a green screen to the neighbours of York Street, Silverwood Close and St Matthews Gardens. Refer to Section 2.14.	
4.5.7	2, 3, 4, 5, 6	Must	Direct	Reserved Matters applications must evidence how the design responds to the facing conditions with the railway boundary and residential buildings to the east.	
5.1.1	1	Must	Direct	The building must reduce in height towards the boundary with Silverwood Close as defined in the Parameter Plans to create the sense of a 2 storey form to the rear and to mitigate amenity impacts.	
5.1.2	1	Must	Direct	Reserved Matters Applications must demonstrate that an acceptable relationship has been achieved with neighbouring properties through appropriate plans and 3D modelling.	
5.1.3	1	Must	Direct	Any windows within the facade facing Silverwood Close must be designed to eliminate overlooking conditions.	
5.1.4	1	Must	Direct	In order to eliminate overlooking conditions towards Silverwood Close, the first floor (second storey) of Plot 1 must not feature any windows where a direct facing view to the properties at Silverwood Close is possible.	
5.1.5	1	Should	Direct	Windows on the facade which face Silverwood Close should be limited to only those that are functionally required to meet the relevant internal lighting requirements that could not be met by any other solution than the inclusion of said windows.	

Code	Relevant Plots	Must or Should	Direct or Indirect	Code Text	Note
5.1.6	1	Should	Direct	Adequate daylighting of the spaces with restriction to glazing should be achieved by one or more of the following: Rooflights above the space High level windows with a sill no lower than 1.8m above finished floor level. Full height windows which do not directly face Silverwood Close or are glazed with obscure or translucent glass.	
5.1.7	1	Should	Direct	To manage views out of the proposed building, tree planting should be incorporated into the landscaping at the boundary with Silverwood Close.	
5.1.8	1	Should	Direct	The architectural language of the building should respond to the domestic scale and proportion of its neighbouring context by incorporating smaller scale façade components	
5.6.10	6	Must	Direct	Windows on the first and second floor façades which face Sleaford Street must be limited to only those that are functionally required to meet the relevant internal lighting requirements that could not be met by any other solution than the inclusion of said windows.	
5.6.11	6	Should	Direct	Adequate daylighting of the spaces with restriction to glazing should be achieved by one or more of the following: Rooflights above the space High level windows with a sill no lower than 1.8m above finished floor level. Full height windows which do not directly face Sleaford Street or are glazed with obscure or translucent glass.	
5.6.14	6	Should	Direct	The building should respond to the transition between the surrounding heritage context and the centre of the Proposed Development.	

Code	Relevant Plots	Must or Should	Direct or Indirect	Code Text	Note
5.6.17	6	Should	Direct	The primary material of Plot 6 should make reference to the tone and texture of materiality, and architectural articulation of the Mill Road Conservation Area.	
5.6.8	6	Must	Direct	Consideration of daylighting and amenity for neighbouring properties must be demonstrated at reserved matters application stage	
5.6.9	6	Must	Direct	It must be demonstrated how overlooking from windows and terraces facing Sleaford Street will be managed and mitigated.	
5.7.12	7	Must	Direct	Consideration of daylighting and amenity for neighbouring properties must be demonstrated at reserved matters application stage	
5.7.13	7	Must	Direct	It must be demonstrated how overlooking from windows and terraces facing York Street will be managed and mitigated.	
5.7.14	7	Must	Direct	Design strategies to positively address and manage the change in scale between the building and the neighbouring Conservation Area must be evidenced within Reserved Matters applications.	
5.7.16	7	Should	Direct	The architectural language of the 3-storey wing should be domestic in scale and proportion to relate to its neighbouring context.	
5.7.17	7	Should	Indirect	The primary material of Plot 7 should make reference to the tone and texture of materiality, and architectural articulation of the Mill Road Conservation Area.	Materiality informed by context will create buildings that relate well to their surroundings, benefiting outlook from residential properties.
5.7.3	7	Must	Direct	The building must respond to its immediate context, the Mill Road Conservation Area and the residential areas on the boundary.	

Code	Relevant Plots	Must or Should	Direct or Indirect	Code Text	Note
5.7.4	7	Must	Direct	The building must have a 3-storey edge on façades on the boundary, as defined in the Maximum Building Heights and Plots Parameter Plan.	
5.7.5	7	Must	Direct	The building must include setbacks at 3rd floor and roof level as minimum in order to reduce the apparent height and volume of the building.	
5.8.0	8	Must	Direct	The building must respond to its immediate context, the Mill Road Conservation Area and the residential areas on the boundary.	
5.8.1	8	Must	Direct	The building must have a 3-storey edge on façades on the boundary, as stated in the Maximum Building Heights and Plots Parameter Plan.	
5.8.10	8	Should	Indirect	The architectural response should take reference from the surrounding terraced streets, this may be achieved with materiality, design language, proportion or facade rhythm.	An architectural response informed by context will create buildings that relate well to their surroundings, benefiting outlook from residential properties.
5.8.11	8	Should	Direct	The facade facing St Matthews Gardens should use changes in materiality and articulation to reduce the impact of horizontality and respond to the character of the neighbouring streets.	
5.8.12	8	Should	Indirect	The primary material of Plot 8 should make reference to the tone and texture of materiality, and architectural articulation of the Mill Road Conservation Area.	Materiality informed by context will create buildings that relate well to their surroundings, benefiting outlook from residential properties.
5.8.4	8	Must	Direct	Consideration of daylighting and amenity for neighbouring properties must be demonstrated at reserved matters application stage	
5.8.5	8	Must	Direct	It must be demonstrated how overlookingfrom windows and terraces facing StMatthews Gardens will be managed andmitigated.	

Code	Relevant Plots	Must or Should	Direct or Indirect	Code Text	Note
5.8.6	8	Should	Direct	To further manage overlooking into neighbouring properties, the terraces should include an inaccessible green roof that increases the physical and visual separation between users of the building and the neighbouring gardens.	
5.8.7	8	Must	Indirect	The architectural treatment must break down the length of the long facade facing St Matthews Gardens.	The subdivision of longer facades will allow buildings to relate well to the surrounding architectural context and break down the perceived scale of the buildings, benefiting the outlook from neighbouring properties.
5.8.8	8	Must	Direct	Design strategies to address the change in scale between the building and the neighbouring Conservation Area must be evidenced within Reserved Matters applications.	
5.8.9	8	Should	Direct	The architectural language of the building should be domestic in scale and proportion to relate to its neighbouring context.	
5.9.0	9	Should	Direct	The building must have a 3-storey edge onfaçades on the boundary, as stated in the Parameter Plans.	
5.9.5	9	Must	Direct	Consideration of daylighting and amenity for neighbouring properties must be demonstrated at reserved matters application stage	
5.9.6	9	Must	Direct	It must be demonstrated how overlooking from windows and terraces facing St Matthews Gardens will be managed and mitigated.	
5.9.6	9	Should	Direct	To further manage overlooking into neighbouring properties, the terraces should include an inaccessible green roof that increases the physical and visual separation between users of the building and the neighbouring gardens.	

Code	Relevant Plots	Must or Should	Direct or Indirect	Code Text	Note
5.10.1	10	Must	Indirect	This plot occupies a central location which terminates long views into and across the site and as such must be a well-considered, cohesive hybrid building that successfully integrates the proposed mix of uses.	This promotion of a high-quality design response at Plot 10 will be of benefit to the outlook from residential properties, particularly those at Silverwood Close.
5.10.12	10	Should	Direct	The architectural treatment of the facade facing Silverwood Close should be designed to minimise overlooking and activity.	
5.10.13	10	Should	Direct	Horizontal or vertical fins or both should be used to minimise light spill towards Silverwood Close and prevent overlooking by redirecting the angle of view from inside the MSCP.	
5.10.14	10	Should	Direct	Fins that are perpendicular to the facade will reduce visibility of Silverwood Close gardens and fins at a 45 degree angle to the facade should be used to further prevent visibility.	
5.10.15	10	Must	Direct	The proposed building must feature architecture that is high quality with high quality materiality and articulation that addresses the visibility of the building in local and long distance views.	
5.10.19	10	Should	Direct	The treatment of the upper levels should be designed to break down the linear nature of the building footprint, through materiality or articulation or both.	
5.10.7	10	Must	Direct	Consideration of daylighting and amenity for neighbouring properties must be demonstrated at reserved matters application stage	
5.10.8	10	Must	Direct	It must be demonstrated how overlooking from the upper levels facing St Matthews Gardens and Silverwood Close will be managed and mitigated.	
5.10.9	10	Must	Direct	The facade facing Silverwood Close must be of high architectural quality.	

Code	Relevant Plots	Must or Should	Direct or Indirect	Code Text	Note
5.10.10	10	Must	Direct	Reserved Matters applications *must* demonstrate how light and noise from the car park will be effectively managed.	