

Benefit Delivery Plan

The Beehive Redevelopment

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



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1.0 Introduction

1.1 Description of Development

The Beehive Redevelopment will create a high-quality new local centre, workplace and innovation cluster. Eleven new buildings for life-science, innovation and office use come together to create a masterplan carefully organised around a series of connected open spaces, providing a vibrant mixed-use environment.

Unrecognisable from its current incarnation as a retail park with large areas of surface parking, the proposal will strike a balance between built footprint and open space, creating ample opportunities for outdoor activities and amenities for local residents and the on-site workforce. This emphasis on open space will also support a significant increase in biodiversity, with a target of achieving a 100% improvement on-site.

The upper floors of the buildings create a new cluster of life-science and office workspace to meet the demand for such spaces within the city. The ground floors of the buildings work together to create a new local centre that will provide an exciting and useful new mix of shops, services, leisure spaces and spaces to socialise. Ongoing consultation with community stakeholders is informing the ground floor of this new local centre and will create an inclusive place that is welcoming and useful for all.

The open spaces on site combine to create the Beehive Greenway, stretching approximately 450m. This interconnected series of open spaces will include dense tree planting, urban-scale streets, and a civic-scale square featuring a new wetland environment. Complementing this, a new local high street will connect to York Street, while a public garden and pavilion will provide opportunities for community led activity.



Existing Beehive Centre



Illustrative Beehive Visual



Illustrative Beehive Masterplan

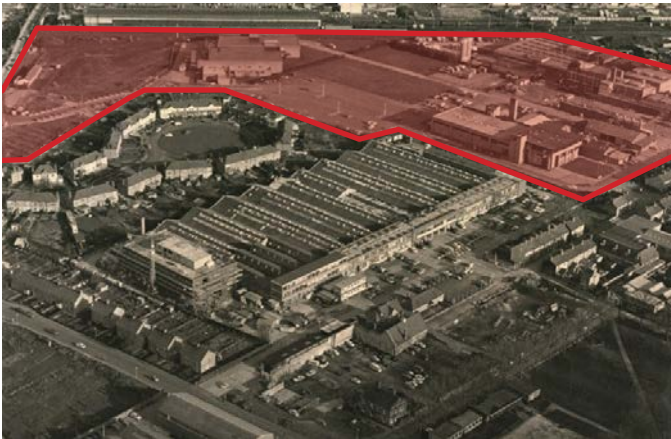
1.0 Introduction

1.2 Context and Site

The site today is home to a significant retail park, but despite several phases of development it is underused and has the potential to create many more jobs and bring valued amenities to the local area.

While the site is surrounded by a tight urban environment that continues to the city centre, it is itself a large area dedicated to a single use with large buildings surrounded by car parking.

The Masterplan will take a car-dominated shopping centre at risk of decline and create over 6,000 job opportunities for local people. We are proposing a mix of new retail, leisure, and community spaces, as well as laboratory and office space for companies in the science and technology industry – all surrounded by new vibrant streets, green public spaces, a public square and wetlands.



Historic Photograph of Site Whilst Occupied by Pye Unicam



Present Beehive Centre site



Present Beehive Centre



Future Illustrative Beehive Masterplan

Climate

Striving to become a world-class sustainable development for Cambridge through improved transport modes, 100% Biodiversity increase and BREEAM Outstanding architecture.



Community

A ground floor plane that provides a local centre destination for everyone, enhancing the existing amenity on the site for the local community.



Connectivity

A safer environment for visitors and the local community with stronger connections throughout the site and beyond.



Character

Transformation of the site from an expanse of hardstanding to a landscape-led masterplan for leisure, science and community use that responds to its context.



1.0 Introduction

1.3 Purpose of Document

We believe the reimagination of the Beehive Centre will create a lasting, measurable, positive impact. Our stakeholders rightly expect this, and we know you want to know how we are supporting the long-term wellbeing of residents.

The full suite of benefits is laid out in this document and it demonstrates the transformation for the better that a reimaged Beehive Centre will have.

For the purposes of this document the benefits are collected under five themes:

Social

Benefits which create an inclusive place makes a positive contribution to amenity and facilities for the local community

Landscape

The creation of new high-quality open spaces which will benefit local people and wildlife.

Economic

Benefits which address economic issues within the city including access to mid-skilled jobs, educational equality and the creation of affordable workspace.

Transport

Reductions in traffic and improvements to sustainable transport modes that will benefit local residents and the wider city.

Sustainability

Creating highly sustainable buildings that address the climate crisis and respond to local issues such as water conservation.

A place that creates space for innovation within the city



A place for all



A place that brings different communities together



A place that promotes urban greening



A place without barriers to entry

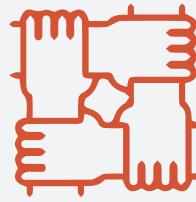


A place that enables active travel connections



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

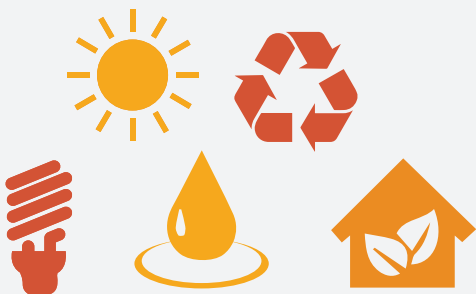
IN LIFE SCIENCES, RESEARCH
AND DEVELOPMENT, SALES,
ADMINISTRATION, LEISURE,
RETAIL AND MORE



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



INCREASE IN CYCLE MODE SHARE

REDUCED WEEKDAY PEAK FLOW
FOR CAR TRIPS ON LOCAL
HIGHWAYS



REDUCTION IN CAR MODE SHARE

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

GREENING



290
NEW TREES PLANTED



ALL ELECTRIC
BUILDINGS, WITH
NO FOSSIL FUELS

1.0 Introduction

1.4 Illustration of Proposals

1.4.1 Ground Floor Masterplan



1.4.2 Upper Floor Masterplan





Abbey Grove





Garden Walk





Maple Square





Maple Square





Hive Lane





Hive Park



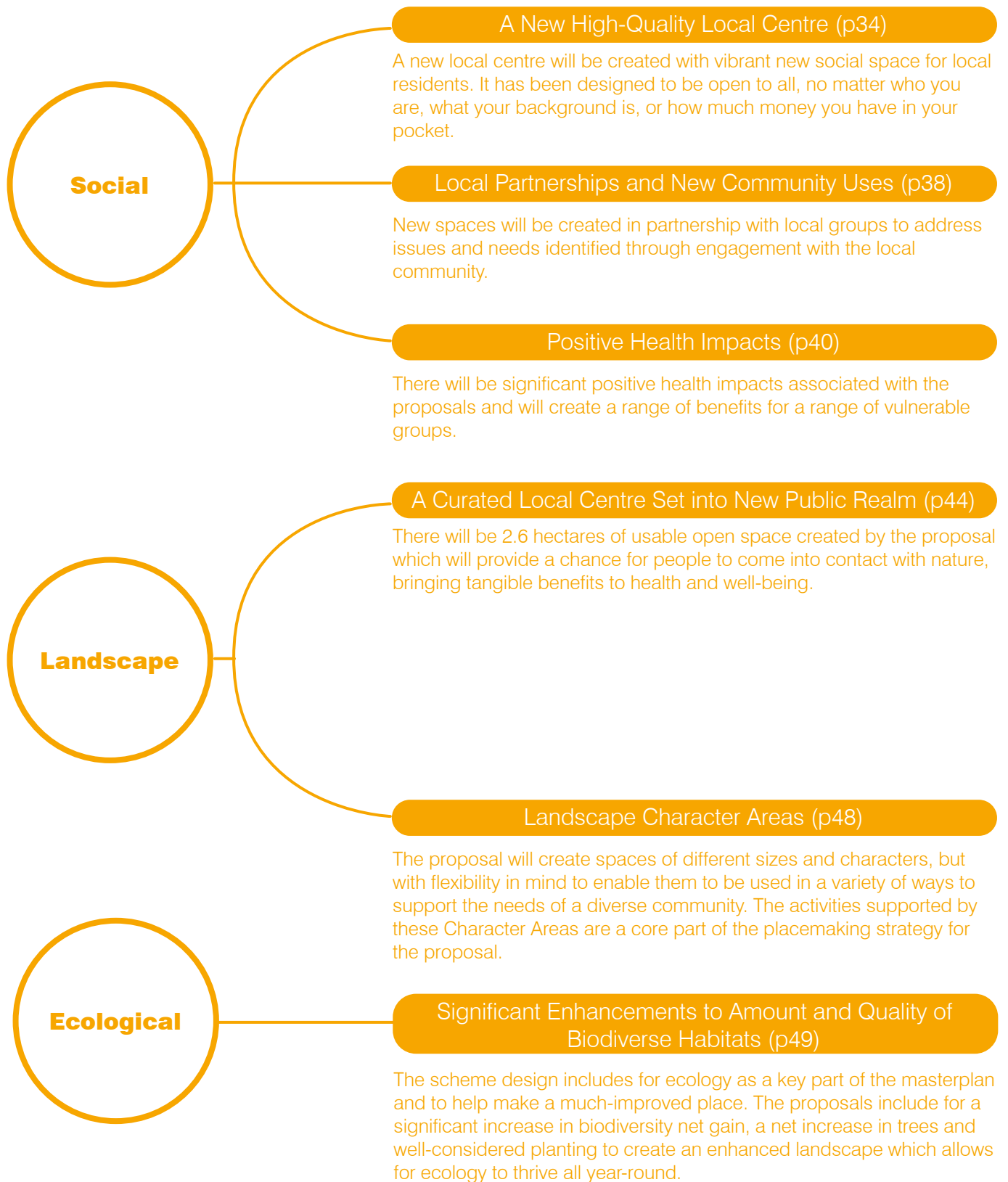


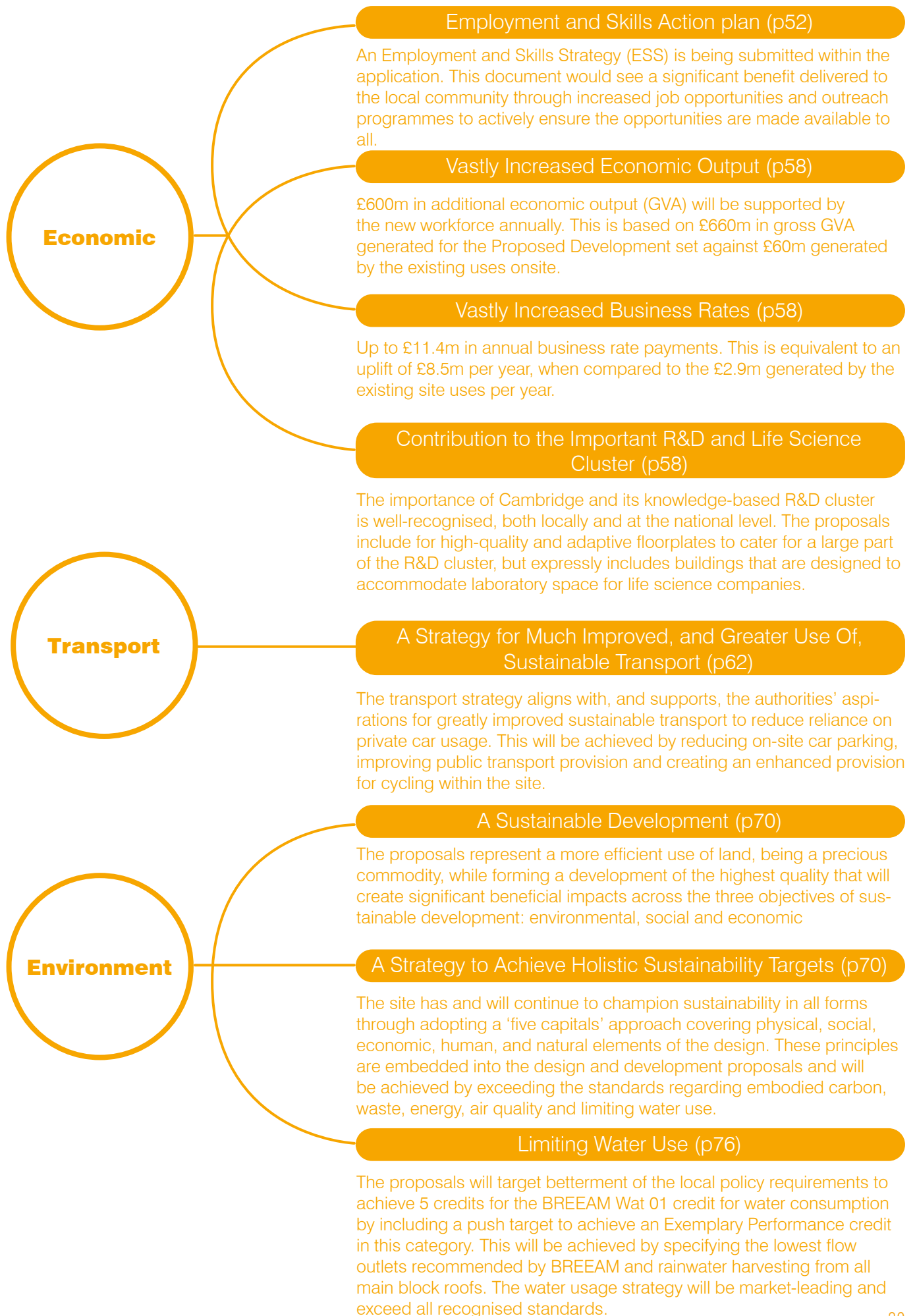
Hive Park Cafes



1.0 Introduction

1.5 Summary of Benefits





1.0 Introduction

1.6 Definition of Phasing

Infrastructure phase

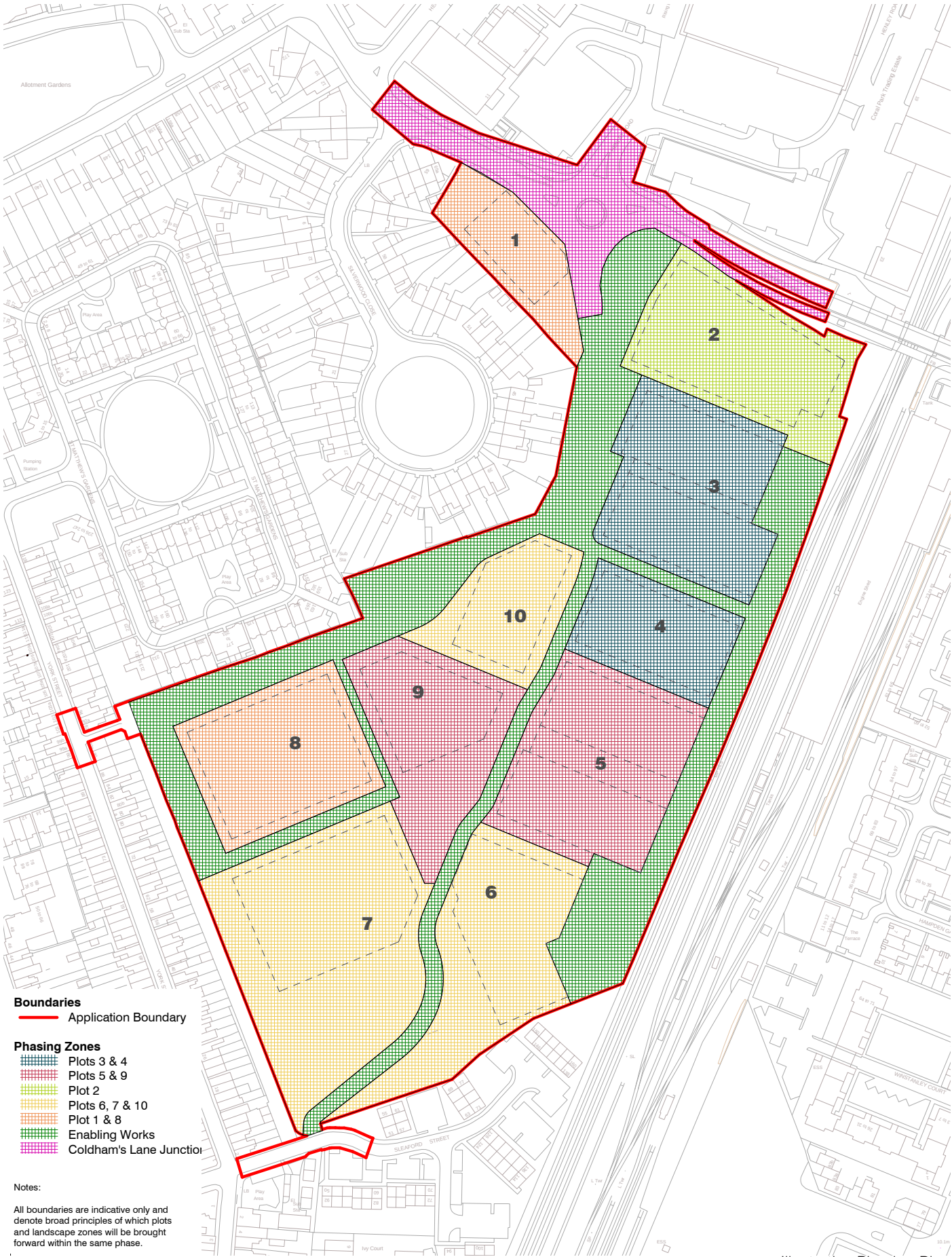
The Phasing Parameter Plan to the right explains the way in which we would look to deliver the site and community benefits.

The enabling works area (dark green) represent the initial infrastructure phase that will enable connections across the site.

Phasing by floorspace quantum

To help explain the delivery of community benefits, we have assigned each benefit to a certain phases of the development.

Certain benefits will be consistently implemented throughout the development period and these have been described as being delivered within 'All Phases'.



Illustrative Phasing Plan