

3. Retail facilities

There were concerns raised that the size of the ground floor units cannot accommodate a large supermarket. Further, a suggestion was made to keep the Asda on the northern tip of the site to make a better connection to the retail park across the road and draw people into the site.

Maintaining key valued retailers such as Asda, M&S, TK Maxx, the vet and Hobbycraft on the site was discussed. The main priority is to maintain affordable options for local residents.

Finally, some concerns were raised about ensuring the size of the smaller units match a demand to make sure the commercial properties aren't kept empty like in Hobson square (a local new development). This would make the development feel unsafe through lack of use and people present.

4. Food & Beverage facilities

There were consistently low mentions for food and beverage facilities on both tables. Different types of cafes were discussed including a repair cafe, a games cafe, a recovery cafe similar to Edge Cafe model in Ramsey and a cheap cafe that could be subsidised by the lunch/coffee from the workers to enable use of the space later in the evening by local residents. Hot Numbers on Chesterton Rd is a good example representing this idea.

Finally, while a few participants mentioned their preference for independent cafes there was also a worry about taking business away from Mill Road's independent cafes and restaurants.

5. Green spaces

Green space provisions were not discussed at length as a separate workshop was held to specifically define these. There were some mentions for an outdoor amphitheatre, growing spaces that could be run by a local community grower called Co-Farm. There were also mentions for the architecture to include green walls and accessible green roofs. Finally tying back to leisure facilities, dispersed skating provisions and a play park for children were discussed as opportunities to make the outdoor space active and used by different groups.

6. Governance & security

Participants demonstrated the will to be involved in the future management of the space through setting up a steering committee. There were also suggestions about including notice boards in some areas of the development to highlight activities, programming, and ways to be further engaged as well as linking up different members through swap and share events.

There was an interesting discussion about making a connection with the workers of the site through knowledge exchange workshops, internships and work experience opportunities for young locals. Finally, a commercial levy for subsidising these community lead activities was suggested.

Making the site safer will be paramount to its success, and recognisable, friendly security was recommended by a few participants as well as night time patrolling on the site.

7. The environment

COMMUNITY USE AND OWNERSHIP WORKSHOP WRITE UP

5

A series of suggestions were made to ensure the development supports an environmentally friendly place including recycling facilities, scrap stores, air quality monitoring and grey water flushing throughout the site.

There was a broader mention around considering location of amenities to maximise safety and that certain corners of the site felt less safe, particularly the path from Vera's Garden down to the site.

8. Access & movement around the site

There was a general consensus that the traffic around the beehive is problematic and therefore strategies for reducing car dependency were discussed including increasing cycle parking provision, incorporating an alternative transport hub for cycle/scooter rental, and increasing bus routes into the site. Specifically, Bike lock up places need to be central and dispersed so workers and visitors can lock up near to facilities. While there was agreement on the reduction of car use, there were also concerns raised about the reduction in parking available and that motorists will spill into the adjacent residential neighbourhoods.

The route from the main station to the site needs to be developed to make sure the residential areas do not get flooded with the workers going to work. There were also suggestions about adding a train stop nearer to the site.

Safety issues were raised on the cycle trails and to consider those in the cycling provisions of the site. Finally traffic safety near the roundabout and to cross over onto the other retail park should be addressed.

3.3 Community space worksheet

Nine participants who filled out the worksheet are engaged locally and all nine mention the need for more affordable spaces. Notes included that the space should ideally be totally free to rent (2), that the stakeholders are young and have very little disposable income (1) that it would serve community groups and public meetings (3), and that the space should be well managed or risks becoming a dead space (1).

Accessibility is a recurring theme for the space in terms of pedestrian, cycling and wheelchair accessibility and social accessibility by bringing the wider community into the space (not just the activists) through a facility that is not available elsewhere.

The use for the community space section on the worksheet was conflated with the suggested uses for the development. Below is a selection of the suggestions that could be used for an affordable space. These varied including community hub (4), youth facility (5), maker space (3), repair facility (3) and skating facility (3) amongst other singular suggestions.

In terms of audience to be served by the space, there was a focus on local people neighbouring the site (8) with a mention of young people (3) and lower income residents (2) and less able residents (1). There were also mentions about attracting visitors from wider Cambridge (4).

There was a general agreement that the space should be governed with community input, particularly people who live locally (7) and not the workers who come in and out of the area (1). Suggested mechanisms for input include setting up a community board or electing local representatives. There were also a number of notes on ensuring that the security present on the site is recognised and trusted by the local community (3).

COMMUNITY USE AND OWNERSHIP WORKSHOP WRITE UP

6

4 Key Takeaways

1. Economic instability and the affordability crisis is a real fear for locals, ensuring affordable amenities are present on the site is a priority.

Affordability should be a driver for all the amenities on the site. We are entering unprecedented economic instability that is impacting most of the people living around the site. Curating spaces that will be financially accessible should be a priority to ensure the local community can access and use them.

The community provision and its activities should ideally be free to use and could be subsidised by the commercial tenants on the site.

2. Maintaining key amenities already present on the site.

A few retailers are greatly valued locally, including Asda, TK Maxx and Hobbycraft. Keeping them on the site or relocating them locally should be considered.

Other amenities such as the gym, nursery and vet are also appreciated and should be maintained on the site.

3. Including a destination venue to attract visitors into the site and ensure night time activities.

There are concerns that the site will be underused after workers leave and therefore feel unsafe. There were mentions that more will be needed than restaurants to keep the entire site active in the evening. A destination venue that isn't doubling on what is already available locally such as a music hall or theatre would address some of these concerns.

Including a new facility such as a wellness clinic may also bring locals and visitors into the site.

4. Addressing all safety issues now, during construction and in the future.

There are currently safety issues on the site that can be addressed now through better lighting along the pedestrian paths and that should be addressed through the phasing and final design of the masterplan.

For example, currently the building on the south side of the site along the wall and by the end of the path leading to Vera's Garden has no provision for ground floor use, risking the area to be very quiet and with lack of visibility around the buildings. This is also where the community garden area is planned for, there may be an opportunity to activate that corner with a facility that supports the gardens such as a garden centre.

Encouraging a neighbourhood watch scheme, connected with trusted and friendly 24/7 security on the site will also alleviate safety concerns.

Issues of safety along with affordability are the main concerns to local residents so actively addressing those will make them feel like they have been heard and can use the space as they will.

5. Taking advantage of meanwhile opportunities to bring in new interest groups to the site.

COMMUNITY USE AND OWNERSHIP WORKSHOP WRITE UP

7

Some local groups such as Cam Skate have demonstrated keen interest for meanwhile use in the closed off retail stores for an indoor skate park. Making these provisions as the project develops will bring a new cohort of people into the site and build a cultural capital that will enhance the use of the completed development in the future. There may be an opportunity to formalise a meanwhile strategy to seek out more interest groups to use the site temporarily.

6. Low need for food and beverage facilities and avoiding creating too much competition with Mill Road businesses.

Interestingly, food and beverage facilities were not discussed at length during the workshop, that may be because participants felt they already had good access to those in Mill Road and in Petersfield.

A series of cafe ideas were discussed such as a games cafe, repair cafe, recovery cafe, etc. each having a specific social agenda. The curation of the food and beverage tenants should include some of these more socially minded, unique places while ensuring they aren't doubling up on what is available on Mill Road.

7. Making safe and better connections to the adjacent retail park and addressing traffic & parking concerns.

Addressing traffic safety on Coldham lane is paramount for enhancing cycling and walking into the site and minimising car use.

Alongside any relocation strategy for some of the retail stores into the adjacent retail park, there needs to be a redesign of the crossing system into the site.

A thorough parking analysis, with better cycling parking provisions dispersed onto the site, an alternative transport facility and a new bus route into the site should address the spill out parking concerns local were raising.

8. Creating a community space that is flexible and extremely affordable.

The discussion around the community space was quite vague but it was made clear that it was needed. Flexibility and good management of the space will make it successful. The space should aim to:

- Bring people together to help, learn, exchange skills, fix things & make things
- Attract young people with free access to library, study space and after school activities
- Keeping community access extremely low cost potentially through a commercial tenant levy.
- Cross subsidise use through a social enterprise type cafe to provide free access to spaces into evening.

9. Making connections with the workers onsite through knowledge exchange, internships and work experience opportunities.

There is an opportunity to build a relationship between community members and the new workers coming into the development. This could take the form of event-based knowledge exchange, offering internships and work experience for local young people etc.

COMMUNITY USE AND OWNERSHIP WORKSHOP WRITE UP

8

1s. Consultation Website



RAILPEN

Our vision for the Beehive Centre is to create a place of community and opportunity. On this website, you can find out more about the plans, the journey we have been on to date and the next steps we are taking.

The emerging Masterplan will take a car-dominated shopping centre at risk of decline and create over 5,000 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.

OUR VISION

Benefits to Cambridge

More jobs, community facilities and open space. Reduced congestion and investment in public transport.



Job opportunities for all

Over 5,000 new jobs, from entry level to senior positions.



Retained retailers

The re-location of ASDA and other retailers to an improved Cambridge Retail Park.



Greening up tarmacked land

New public spaces free to enjoy all year round.



iGlu with Cambridge Youth Panel

A new indoor and outdoor youth facility designed by young people for young people.



Inclusive open space

New inclusive open space designed by local secondary schools and Make Space for Girls.



A High Street for all budgets

New local High Street designed with Indie Cambridge.



Accessible, safe and welcoming to all

Working with young adults with learning disabilities to create a place that is accessible to people with different sensory profiles and neurodivergent conditions.



Community pavilion

A community space to host events and support local initiatives.



Beehive Careers Academy

Working with Form the Future to provide local school students with work experience opportunities and free access to employment and careers advice.





Investing in public transport

15 new buses an hour with new local bus services and improved frequency.



The 'Makers Lab' powered by Cambridge Science Centre

A new science centre to foster a love of science in children and young people.



Reduced congestion

Removing 10,000 cars from the local road network.



Local spending

£10 million in annual spending at neighbourhood businesses.



Supporting nature

A 100% biodiversity net gain with 200 new trees planted.



Tax revenue

Over £8 million a year in tax revenue to spend on local priorities.



SUSTAINABILITY

The project is being designed to meet the highest levels of sustainability, minimising the carbon footprint in both construction and operation, while enhancing public health and wellbeing with new green spaces open to all.

[FIND OUT MORE](#)



SOCIAL IMPACT

Our ambition is that this scheme provides an example of how long-term investment can create a place that supports local people, businesses and visitors to the city.

[FIND OUT MORE](#)



CONSULTATION

Our neighbours are vital in helping us shape our plans. We know local people, community groups and businesses know their area better than anyone else, which is why we want to hear from you.

[FIND OUT MORE](#)

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[Home](#)
[Who we are](#)
[The Site](#)
[Jobs](#)
[Sustainability](#)
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[Proposals](#)
[Virtual Tour](#)
[Consultation](#)
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info@beehivecentreconsultation.co.uk

RAILPEN

Railpen are trusted with the safekeeping, investment, and administration of around £35 billion on behalf of pension schemes, supporting half a million people connected to the railway industry.

Our heritage of looking after the pension needs of the rail industry and its employees gives Railpen a unique outlook and enables us to take a holistic and long-term view towards investment – focussing on how we serve members today and how we can positively impact the communities and world members will retire into.

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Navigation

[Home](#)
[Who we are](#)
[The Site](#)
[Jobs](#)
[Sustainability](#)
[Social Impact](#)

[Proposals](#)
[Virtual Tour](#)
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THE SITE TODAY

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.

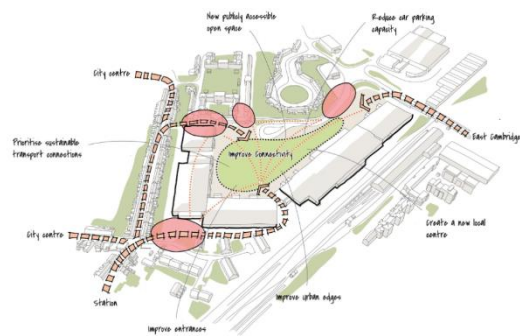
AN OPPORTUNITY AREA

Over 50% of the site area is currently car parking, and the majority of people access the site via car. In terms of access routes for vehicles, there is currently a single point of access at the roundabout from Coldham's Lane.

The site acts as a barrier to connectivity and lacks a full range of amenities which prevent it being the social and economic hub it could be.

The site has been identified as an Opportunity Area within Cambridge City Council's draft Local Plan, with the potential to fix existing problems and bring new amenities and benefits to the local area as part of any redevelopment.

ISSUES AND OPPORTUNITIES



ISSUES

- The Beehive Centre is mainly accessed by cars and this has led to congestion issues locally
- The site is not pedestrian friendly
- There is a lack of accessible green spaces for the residents of both Petersfield and Abbey
- The area has limited facilities or spaces for young people
- There is a lack of social meeting spaces and no community facilities on the site

OPPORTUNITIES

- New amenities to add to the variety of shops, services and amenities available to the local community
- New high-quality workplaces surrounded by large areas of open space accessible to the local community
- New streets with direct links to surrounding residential areas
- New open community space benefitting local residents
- Better access and cycle infrastructure
- A range of jobs for the local community
- A new social hub with an evening and weekend economy
- Involve local groups and people in the development of our plans

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PROVIDING JOB OPPORTUNITIES FOR ALL

A re-imagined Beehive Centre will significantly increase pathways to work for younger and older people and groups disadvantaged in the local labour market. Today, the Beehive Centre has the potential for 480 entry-level jobs and 370 senior-level jobs. The proposals will create over 5,000 new jobs, with 2,260 entry-level to mid-level jobs – that will require no specialist qualification and would provide on the job training – for people looking to enter the labour market, re-train or develop new skills.



THE BEEHIVE CAREERS ACADEMY

Railpen are working with Form the Future to create a careers academy to provide free careers and employability training to Cambridge students at no cost to them or their school.

Railpen are also working with a wide network of community organisations to co-create a pioneering employment and skills programme that will help residents overcome barriers to employment and gain sustainable, well-paid work.

Railpen will use its own investment and work with future employers to:



Establish local employment and skills programmes

By employing an employment and skills coordinator who will work with the Council and local partners, like Abbey People, to advertise jobs locally and establish pathways for young and older workers looking to enter the labour market, re-train or develop new skills.



Create higher-paid jobs for all

The salary profile for lower-skilled employees in the Research and Development sector is 12% higher than those in the retail sector.



Commit to the Cambridge Living Wage

This will help to reverse an increase in the number of roles paying below the Living Wage in Cambridge.



Secure pathways into higher-paid roles

The research and development sector can provide training and skills development to access new higher-paying roles in fast-growing industries.



Support education outreach

Programmes of careers insight, STEM workshops and work placements will be offered to local schools, colleges and universities.

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SUSTAINABLE BUILDINGS

Creating a community with a long-term future and minimum impact on the environment has been a guiding principle. Long-term sustainability has been factored into everything from promoting energy efficiency to encouraging green transport, sustainable building design and supporting social and cultural diversity.

The combination of these efforts will create one of the most sustainable major developments in the UK.

Water conservation

Ensuring that water use is managed and carefully stewarded is at the heart of our climate resilient design. The buildings have been designed to be ultra-low water users by recovering greywater from showers and sinks as well as collecting rainwater to significantly reduce potable water usage.

We have also considered how rainwater can be stored and collected through rain gardens, swales and the central wetlands area. Plant species will be selected to be drought tolerant and where irrigation is required, the idea would be to use rainwater / greywater to reduce the need for portable water.

Energy and carbon management

We are working with Professor John French from the Cambridge Institute for Sustainability Leadership to minimise carbon in development (embodied carbon) and only then to offset residual carbon, making the development net zero carbon at completion.

To do this, we are assessing the anticipated embodied carbon throughout the design, construction and life cycle of the development and will be setting targets that push us to be exceeding best practice market leading standards.

The latest technology and innovation will be used in the design of the buildings – not only does this minimise environmental impact but it also creates a better, healthier environment for everyone who lives and works here.

The heating, cooling and domestic hot water will be provided by air source heat pump technology and renewable energy will also be generated on site through the incorporation of Photovoltaic solar panels located at roof level of each building.

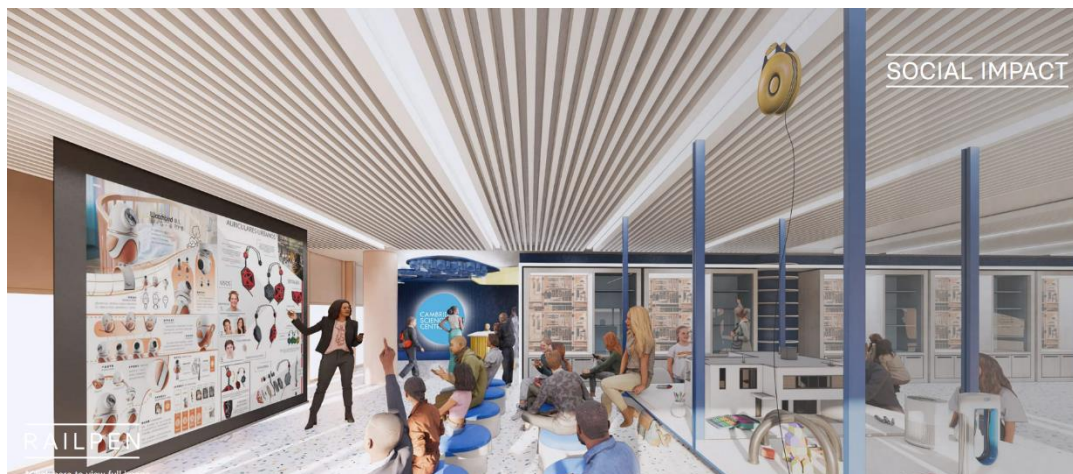
"OUTSTANDING" CERTIFICATION

We are targeting BREEAM "Outstanding" which is the highest global sustainability rating for commercial buildings. BREEAM is the world's most widely used environmental assessment method. The measure is used to judge the environmental performance of commercial buildings and helps construction professionals understand and lessen the environmental impacts of the buildings they design and build. The assessment scores buildings against a set of criteria giving a rating of pass, good, very good, excellent or outstanding.

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RAILPEN

We recognise that our places thrive when local people and organisations prosper. To be successful in the long term, Railpen will build enduring relationships with charities, schools, local businesses and community organisations to collaboratively address local priorities.



CAMBRIDGE YOUTH PANEL

Railpen has partnered with Cambridge Youth Panel to design its first ever iGlu youth facility as part of the redevelopment plans for the Beehive Centre. Designed by local young people, iGlu will host a variety of youth activities and workshops and will be used by local service providers to support the needs of young people.



"The iGlu is something that we've been striving to deliver for young people in Cambridgeshire for some time. It's a universally popular idea and it has been held back by the COVID-19 pandemic. The support of Railpen, and the opportunity presented through the redevelopment of such a key local area as the Beehive Centre, has presented an amazing opportunity to make this happen. We're very excited to be working with Railpen – and the commitment that their entire team has shown to supporting young people in Cambridge has breathed new life into the whole concept".

Phil Priestley
Founder & Lead Adult Facilitator, Cambs Youth Panel



CAM SKATE

Railpen has partnered with Cam Skate to incorporate skateboarding and roller skating within the heart of the Beehive redevelopment through the integration of skateable features into the built environment. Consultation sessions with local skaters of all ages and abilities mean that architectural features and spaces are designed with the input of the people who will use them, ensuring the plans meet the needs of skaters and pedestrians.

"Railpen understands the benefits of embracing skateboarding as part of the Beehive redevelopment. Skateboarding promotes creativity, perseverance and positive mental health for young people. Skaters bring life to urban environments and make them safer for all users. Cam Skate is excited by Railpen's approach to working with the local skateboarding community and the possibilities it brings for improving skateboarding facilities in Cambridge."

Cam Skate



ABBEY PEOPLE

Railpen has established a new long-term partnership with local community charity Abbey People to support some of the most vulnerable and excluded groups in Cambridge, with a particular focus on the Abbey and East Barnwell area of Cambridge. The overall aim of the partnership will be to ensure local residents benefit from the investment coming forward in the area through the proposed rejuvenation of both the Beehive Centre and Cambridge Retail Park. Key activities include providing core funds for the Abbey Food Hub, working with Abbey People to inspire people from underrepresented backgrounds to consider careers in Life Sciences, creating opportunities and reducing barriers to work, and developing a community volunteering programme for Railpen and its partners.

"The support of Railpen shows how the benefits of investment can be shared throughout our communities. We've been inspired by Railpen's openness to explore innovative new ideas, and their interest and enthusiasm to really get to know the community that they are part of in Abbey. We are looking forward to seeing the positive impact that this partnership will have on the lives of local people."

Nicky Shepard
CEO, Abbey People



CAMBRIDGE SCIENCE CENTRE

Railpen and Cambridge Science Centre are working together to create The Makers Lab at the Beehive. The Makers Lab will be an energetic hub of youth engagement and activity throughout the day, providing an exceptional and distinctive STEM educational resource nestled in the heart of a vibrant Beehive community.

"Working in partnership with Railpen, we have a real opportunity to create a new and engaging STEM educational facility at the Beehive Centre where children and young people can get their hands on science, try stuff out and learn about STEM. This space is so desperately needed in Cambridge to spread opportunity and address inequality - and the support of Railpen will help us reach even more children, families, and communities through our hands-on approach to STEM."

John Bull
CEO, Cambridge Science Centre



MAKE SPACE FOR GIRLS/JKA

Railpen has partnered with Make Space for Girls and Julia King Associates (JKA) to work with local young women and girls to co-design part of the external public space in the Beehive Centre redevelopment.

"We are very excited to be working with Railpen to co-design a space with young women and girls at the Beehive Centre. Traditional approaches to provision for teenagers and young people (fenced pitches and BMX tracks) tend to be dominated by boys and young men. This project isn't about painting things pink or creating separate spaces for boys and girls. But by working with young women, the Railpen team can co-design a space that is welcoming to young women, nonbinary young people and the boys and young men for whom traditional teen provision doesn't work."

Imogen Clark
Co-founder, Make Space for Girls

"We are pleased to launch this work on the back of 8 years at the London School of Economics where we have established a record of groundbreaking work with young people. This is an exciting opportunity to further our existing work which centres young people, particularly, young girls into design, planning, and development processes. The hope is to improve the sense of ownership of local public spaces by young girls and women."

Julia King
Founder, JKA



INDIE CAMBRIDGE

Railpen has partnered with Indie Cambridge to help rejuvenate the Beehive Centre into a vibrant and popular destination for local people that caters for all budgets, provides independent retail to complement existing facilities and contributes to the success of the City.



"The transformation of the Beehive Centre presents one of the most exciting and significant opportunities in the city and we are really pleased to be able to showcase the many talented independent businesses from across Cambridge."

Anne Beamish
Founder, Indie Cambridge



FORM THE FUTURE

Railpen has partnered with Form the Future to establish innovative new connections between the local young people of Cambridge and the future tenants of the Beehive Centre. This progressive partnership will establish diverse and inclusive programmes for young people to engage with a wide range of businesses, expose them to an array of careers, and develop their social and science capital.

The employer engagement projects, work placements, summer programmes and internships will give young people from all backgrounds valuable and inspirational experiences to work inside exciting new companies, and provide those young people with the opportunities to start building the critical soft skills required for a successful career.

The businesses at the new Beehive Centre will have access to new talent to build their employer brand locally, and the programmes will contribute to their corporate social responsibilities and social impact commitments. The partnership will develop work readiness initiatives and build the pathways into employment and apprenticeships across a range of sectors.

Anne Bailey, co-founder and Chief Executive of Form the Future describes this new partnership as "a unique opportunity to develop new ways of connecting young people, schools and businesses together in an inspirational environment that benefits all stakeholders. Railpen and Form the Future share a common purpose to create a diverse and inclusive programme of meaningful work opportunities to inspire the next generation, and to build a vibrant business community of employers that actively contributes to the development of young people and the growth potential of Cambridge"

Anne Bailey
co-founder and Chief Executive, Form the Future



RED2GREEN

Railpen have created focus groups with Red2Green to look closely at site plans and provide ideas on how to make the site more accessible for neurodiverse people. Red2Green are a Cambridgeshire charity and day opportunities provider for young adults and adults with learning disabilities and autism. They offer person-centred care to support their clients with life, education, and employment skills, as well as enabling positive mental health. Red2Green also have an Autism in the Workplace service which helps employers promote neurodiversity inclusion through training and long-term employee support.

"It is a great honour to work with Railpen to develop their site at the planning stage and to see that they are considering how to make their site as accessible as possible for everyone. We have been working with people with learning disabilities and autism for over 25 years and to see our autistic learners from our Aspirations service be able to have their say on a development of this size is empowering. Some discussions from the first focus group included adding a sensory garden in a quiet area of the site, making sure there are accessible public toilets, and how to support the neurodiverse workforce on site in the future."

Liz Taylor
CEO of Red2Green

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Navigation

Home
Who we are
The Site
Jobs
Sustainability
Social Impact

Proposals
Virtual Tour
Consultation
Privacy

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[HOME](#) [WHO WE ARE](#) [THE SITE](#) [JOBS](#) [SUSTAINABILITY](#) [SOCIAL IMPACT](#) [PROPOSALS](#) [VIRTUAL TOUR](#) [CONSULTATION](#)

[COMMUNITY FACILITIES](#) [SHOPS AND SERVICES](#) [A PLACE FOR PEOPLE AND NATURE](#) [WORKSPACE](#) [CREATING A SENSE OF PLACE](#)
[CONNECTIVITY AND TRANSPORT](#) [DESIGN EVOLUTION](#)

COMMUNITY FACILITIES

The Beehive is for everyone

The Beehive Centre redevelopment is one of the largest regeneration projects in the UK right now. It will be a new part of Cambridge and a community for future generations. This is a rare and exciting opportunity and we have been working hard to make sure that everyone benefits from the investment planned.



iGlu Powered by Cambs Youth Panel

The iGlu has been designed by the Cambs Youth Panel to create an indoor and outdoor space that is ideal for young people. It will be managed by Cambs Youth Panel and open to all young people, offering somewhere to meet friends, where they can relax and get advice and support in a safe place.



The 'Makers Lab' Powered by Cambridge Science Centre

The 'Makers Lab' at the Beehive Centre will be an energetic hub of activity throughout the day. It will serve as an exceptional and distinctive STEM educational resource nestled in the heart of the vibrant Beehive Centre community.

Setting itself apart from conventional educational centres, the 'Makers Lab' offers open-ended, hands-on learning experiences that will go beyond traditional workshops. Cambridge Science Centre's committed team of 'Makers' will guide and facilitate all activities, ensuring a truly unique and engaging educational journey.



A day in the life of a Maker

9am

The first of the day's school groups arrive. They take seats at the making tables and are briefed by the 'Maker'.

Today they will be creating solar-powered gadgets from reclaimed materials. They will stay until 1200 at which point the second and final school of the day arrives for their session.

5pm

Youth members of the Makers Lab arrive after school to work with our staff on their ongoing projects.

One is working on an automated coffee machine that she will be submitting for her A Level in Design Technology. Another is creating an ethical mousetrap to use in their garage.

7.30pm

The evening event starts. Adults working across the Beehive and wider Cambridge arrive to listen to a speaker demonstrating the potential of AI in the creation of contemporary art.

An enjoyable discussion is helped along with drinks from the temporary bar.



Skate the Streets Powered by Cam 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 skateable streets and skateable furniture within the Beehive Centre, to support skaters of all abilities build confidence and raise the profile of skating in the city.

Following a workshop with Cam Skate centred around the provision of skateable space within the Masterplan, a hierarchy of skateable landscape areas and features has been developed to suit a full range of ages and abilities.



Make Space for Girls; public realm in Brent



Inclusive Open Space Powered by Make Space for Girls

Make Space for Girls is helping 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 their experience in the local area and to inform the youth strategy and open space strategy for the Beehive Centre.



Accessible, safe and welcoming to all

Railpen have created focus groups with Red2Green to provide ideas on how to make the site more accessible for neurodiverse people. Red2Green are a Cambridgeshire charity and day opportunities provider for young adults and adults with learning disabilities and autism.



Community pavilion

The Community Pavilion will offer a range of programmes and activities for all ages. You have told us that the space should be affordable and bring people together to help, learn, exchange skills and fix/make things.

The space itself will be extremely flexible with space for 150 people seated. We know the space will need to be actively managed and a community manager will be appointed to arrange a programme of regular and one-off events like:

- Coding clubs
- An under 5's drop-in
- Homework support clubs
- Art and craft classes
- Tai Chi, line dancing, and yoga
- A repair café

The Community Pavilion will also be available for hire with discounted rates for local residents and community groups.

SHOPS AND SERVICES

Something for everyone on any budget

The Beehive Centre feels isolated from adjacent residential neighbourhoods and there are few opportunities to bring people from different backgrounds together. We are working with local organisations to change this by creating something unique for everyone – to cater for all budgets.

We will create a new seven-day-a-week destination for the local community with a new and exciting selection of shops, restaurants, cafés and services that will cater for local residents and people working on the site.

We have partnered with Indie Cambridge (a membership organisation for independent businesses in Cambridge) to prioritise local retailers and service providers that will add to the vibrancy of the area - and we will introduce discounted rents to support smaller retailers and service providers.

Landscape Character Areas



Living roofs and living walls

Through technical design we are exploring the possibilities for the inclusion of living roofs on all the terraces below roof level and the inclusion of living walls in locations where they will thrive and require minimal water use - for example, ground-planted plants that will climb up a building over a fully-irrigated green wall.

WORKSPACE

A place for new ideas

We think the Beehive Centre can be a powerhouse of creativity and innovation in the heart of Cambridge, where the technologies and medicines of tomorrow are developed by dynamic start-ups and larger established businesses.

Life Science and innovation businesses do not exist in isolation and a new generation of researchers and scientists is emerging, who wish to work in city centre locations and be surrounded by places offering a range of things to eat, see and do.

Affordable office space

We will provide up to 4,000 sq. ft. of affordable office accommodation at 80% below market rent. Each building will also be designed to be flexible so that a company could take part of a floor, a whole floor, or multiple floors.

What kinds of science would take place here?

The Beehive Centre redevelopment will support the ambitious growth of new and existing science and technology occupiers, from growth companies developing new treatments for disease to start-ups at the forefront of global technological innovation.

There will be no animal testing and no dangerous activities on site.

CREATING A SENSE OF PLACE

A vibrant new part of Cambridge

Our approach to place can be simply defined as a desire to bring as much joy and opportunity as possible to everyday life. Each area of the Beehive Centre redevelopment will contribute to a sense of belonging, which we hope will create a popular destination for locals and visitors from further afield.



Abbey Walk

Abbey Walk will be the arrival space if you are coming via Coldham's Lane. For some, this will be a space to pass through on the way to work or other destinations within the Beehive Centre. For others it will be a destination space with a mix of shops, services and open spaces to meet up.

There will be 55 new trees within this space alone. These trees will play an important role in filtering out the bustle of Coldham's Lane, to create calm spaces at the earliest possible point along the journey into the Beehive Centre.

The tree planting around the Abbey Walk area will also improve the environment of Coldham's Lane, providing much needed greenery to a space currently dominated by roads and hard paving.



The Creative Exchange

The Creative Exchange will be the heart of the Beehive Centre redevelopment, where five streets meet at a new public square surrounded by shops and opportunities for alfresco dining. To the south will be the Community Pavilion which will host an everchanging programme of events to bring the local community together.

The streets leading to the Creative Exchange will be extensively landscaped with planters, trees, rain gardens and areas of seating, creating a sense of place that is welcoming, safe, convenient and engaging.



Garden Square (North)

The northern portion of Garden Square sits to the south of the Community Pavilion and is a flexible space that will be ideal for a range of activities and events. This area of Garden Square will host a wide variety of events that will appeal to all ages and interests, from markets, food festivals and outdoor cinema nights to table tennis tournaments, exercise classes and other community events.

The Garden Square will host the relocated bus stop, making it the perfect arrival space for anyone arriving on-site by bus.



Garden Square (South)

The southern portion of Garden Square will feature a new wetland, fed only by rainwater collected on the site. It will be a place for people and wildlife, with floating walkways and vantage points to connect people with nature. Cafes and restaurants will line Garden Square, creating the perfect place to meet, chat and enjoy the wetlands.



Hive Lane

Hive Lane will connect York Street to the centre of the Beehive redevelopment. It will be a new local High Street which will have a continuous run of local shops and services to meet the everyday needs of local residents and people working on the site.



Vera's Garden and Vera's Way

Vera's Garden will be the entry point for people arriving from Sleaford Street. The existing Vera's Way footpath, which is named after a local resident who used the route to shop for her elderly neighbours, will be improved. A public garden with edible planting, fruit and vegetable beds will be introduced, with a series of winding routes through the garden connecting with areas of seating.

CONNECTIVITY & TRANSPORT

Reducing congestion. Prioritising cycling and walking.

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

Today, the Beehive Centre generates significant congestion locally, with over 10,000 cars accessing the site daily during the week with this increasing to 12,000 at weekends. In the future, private car use will be limited to essential use only for those who need it, with an increase in people cycling, walking and using public transport. The result would be much less traffic on surrounding streets with only 550 car trips per day to the site expected during the week and 250 at weekends.

Changes in travel choices



Investing in cycling and walking

Local cycle parking standards have been surpassed, with over 4,200 cycle parking spaces which will be located within the different buildings and separate cycle barns. Each building will include showers, changing facilities and lockers and additional short-stay visitor cycle parking will be available across the site, with a staffed cycle hub provided to assist with bike maintenance.

Additionally, we will make a provision or contribute financially towards cycle infrastructure in the area which will ensure that the site will be easily accessible from different key locations such as the train station, Cambridge North, the City centre etc.



Investing in public transport

We will deliver a significant investment into improving local public transport with an additional 15 buses per hour. This will include an increase in frequency to the Newmarket Park & Ride, with a service extension to the train station, a new service to Milton Park & Ride, as well as new direct services to Cambourne and St Neots, Huntingdon and St Ives, Ely and Waterbeach.



Offsite infrastructure improvements

We will invest in cycle and pedestrian improvements, including connections towards the train station and along Coldham's Lane and support the Council lead scheme of Newmarket Road improvements. The site access roundabout will also be improved to make it safer for both pedestrians and cyclists.



Car parking

The number of parking spaces on site will be reduced in order to ensure sustainable travel and introduce more green spaces. 460 car parking spaces will be re-provided with 428 of these in a multi-storey car park. A third of the car parking spaces will be provided with rapid EV charges and the infrastructure put in place to transform the remaining spaces in the future to meet demand.

A car park management strategy will be in place on site to ensure car parking spaces are used efficiently and to prioritise people with limited mobility. It will also ensure that a safe, secure environment is maintained and that parking requirements on the site do not negatively impact on local on-street parking.



Servicing

All delivery and servicing for the development will continue to take place on-site. The existing service yard along the eastern boundary of the site will be retained but no longer extend to border Sleaford Street.

The service yard will directly serve adjacent buildings, while buildings in the southwest will be serviced from loading bays along the internal road network.

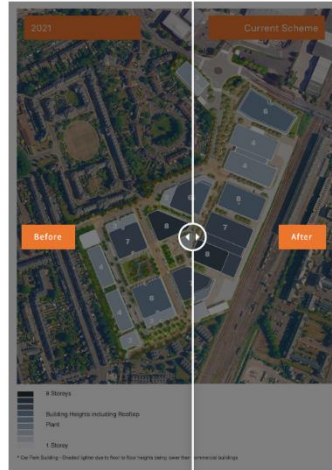
Heavy goods vehicles will be restricted from accessing the one-way loop to ensure pedestrian and cyclist safety. Deliveries by larger vehicles will unload within the service area, and goods will be transferred to smaller on-site electric vehicles for distribution, minimising interaction between heavy goods vehicles and pedestrians and cyclists.

DESIGN EVOLUTION

How have we shaped the scheme?

We have worked with the city council and local community to test ideas and develop the Beehive Centre redevelopment for the last two-years. As the plans below show, the Masterplan has changed over time to respond to its immediate context and the wider city skyline.

Two years of consultation



What's changed?



All through the design process the team has tested its ideas against four key principles:

A three-storey residential boundary

The closest buildings to residential boundaries will be restricted to three storeys, with any taller elements set away from the boundary. In two locations, this principle has been relaxed to allow four storeys due to increased distance between new and existing buildings.

Centering of mass

We have moved taller buildings towards the centre of the site to lessen the impact on immediate to intermediate distance local views and to allow lower building elements to sit alongside residential boundaries.

A varied skyline

We will create a varied skyline through a series of buildings which will gently rise and fall along the length of the railway. This brings particular benefit to views from Coldham's Common and Castle Hill Mound.

Distinct taller areas

Feedback received during the public consultation process indicated that it is important to make sure the development did not appear as a single mass on the skyline. In response, the Masterplan has taller buildings in two locations, separated by a stretch of lower buildings to create a skyline with distinct features amongst lower buildings.

STAY INFORMED

To keep up to date and informed on our plans please enter your email below.

First Name
 Last Name
 Email

RAILPEN

Navigation

[Home](#)
[Who we are](#)
[The Site](#)
[Jobs](#)
[Sustainability](#)
[Social Impact](#)

[Proposals](#)
[Virtual Tour](#)
[Consultation](#)
[Privacy](#)

Contact Us

[0800 689 5209](tel:08006895209)
info@beehivecentreconsultation.co.uk



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[HOME](#) [WHO WE ARE](#) [THE SITE](#) [JOBS](#) [SUSTAINABILITY](#) [SOCIAL IMPACT](#) [PROPOSALS](#) [VIRTUAL TOUR](#) [CONSULTATION](#)

HAVE YOUR SAY ON THE BEEHIVE CENTRE PROPOSALS

Before an outline planning application is submitted to Cambridge City Council, we asked to hear from you and we would like to thank everyone who let us know their views and submitted feedback. This is being reviewed prior to submission of our outline planning application.

View our webinar replays

View our on-demand webinar replays to hear the Beehive Centre project team talk through the Beehive Centre Masterplan and answer questions.

Monday 17 July at 6pm

[Watch now](#)

Thursday 20 July at 12.30pm

[Watch now](#)

Download our exhibition boards

Download a copy of the exhibition boards from our drop-in events:

[Exhibition boards](#)

Timeline of Activity



STAY INFORMED

To keep up to date and informed on our plans please enter your email below.

[SIGN UP](#)

1t. Webinar Presentation



THE BEEHIVE CENTRE
redevelopment
webinar
July 2023

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WELCOME

Speakers

Nick Vose
Director, Marengo Communications (Chair)

Michael Kingshott
Director, Ridgely

Lewis Kirk
Senior Project Architect, Leonard Design Architects

Mark Powers
Technical Director, Waterman Group

Guy Kaddish
Planning Director, Bidwells

Housekeeping

Ask questions using the tab on the right hand side of your screen.

Like questions to move them upstream.

Also use this tab to let us know if there are any technical difficulties.

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AGENDA

- Welcome and Introductions
- About Railpen
- Existing Retailers
- Social Impact
- Place, People & Nature
- Providing Job Opportunities For All
- Design Evolution
- Connectivity & Transport
- Sustainability
- How to Get Involved
- Next Steps
- Questions & Answers



The 'Makers' Lab Powered by Cambridge Science Centre

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ABOUT RAILPEN

Railpen are trusted with the safekeeping, investment, and administration of around £35 billion on behalf of pension schemes, supporting half a million people connected to the railway industry.

Our heritage of looking after the pension needs of the rail industry and its employees gives Railpen a unique outlook and enables us to take a holistic and long-term view towards investment – focussing on how we serve members today and how we can positively impact the communities and world members will retire into.



Above: Delivering a new youth facility with Cambs Youth Panel

Below: Railpen launches partnership with Abbey People



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EXISTING RETAILERS

Railpen will relocate ASDA and other retailers to an improved Cambridge Retail Park.

We purchased Cambridge Retail Park during the Covid-19 Pandemic when retail real estate investment was extremely uncertain – however, we made this investment to make sure we could relocate retailers.



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SOCIAL IMPACT

We know how important it is for Railpen to play an active role in the local community and it is really important to us that local residents feel this is a place that belongs to them.

We are bringing together a range of partners to create the right balance of uses on the site and to implement action plans that can address local priorities.



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SOCIAL IMPACT

Cambridge Science Centre

Railpen and Cambridge Science Centre are working together to create The Makers Lab at the Beehive. The Makers Lab will be an energetic hub of youth engagement and activity throughout the day, providing an exceptional and distinctive STEM educational resource nestled in the heart of a vibrant Beehive community.




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SOCIAL IMPACT

Cambs Youth Panel

Railpen has partnered with Cambridge Youth Panel to design its first ever iGlu youth facility as part of the redevelopment plans for the Beehive Centre. Designed by local young people, iGlu will host a variety of youth activities and workshops and will be used by local service providers to support the needs of young people.




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PROVIDING JOB OPPORTUNITIES FOR ALL

The Beehive Centre redevelopment will create over 5,000 new jobs, with 2,200 entry-level to mid-level jobs that will require no specialist qualification and would provide on the job training.

Legend:

- Managers, Directors and Senior Officials
- Professional Occupations
- Associate Professional and Technical
- Skilled Trades Occupations
- Administrative and Operational
- Caring, Leisure and other services
- Health and Customer Services
- Process plant and machine operators
- Elementary occupations
- Unemployed

Number of jobs by occupation level for the Proposed Development

Number of jobs by occupation level for the Existing Site

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PLACE, PEOPLE AND NATURE

The Masterplan

At street level, we have been trying hard to create the right balance between the mix of shops, leisure and community space, to create an active, safe and vibrant place.

Legend:

- Commercial
- Leisure
- Community
- Public realm
- High quality connectivity
- Low quality connectivity
- Green space
- Water
- Public realm
- High quality connectivity
- Low quality connectivity
- Green space
- Water



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PLACE, PEOPLE AND NATURE

Shops & Services

We want everyone to enjoy the space and to feel welcome. To achieve this, we will offer flexible lease and rental terms to shape the best mix of businesses that will add to the local community and neighbourhood.



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PLACE, PEOPLE AND NATURE

Community Pavilion

The Community Pavilion will offer a range of programmes and activities for all ages.

The space will be extremely flexible, with room for 150 people seated.



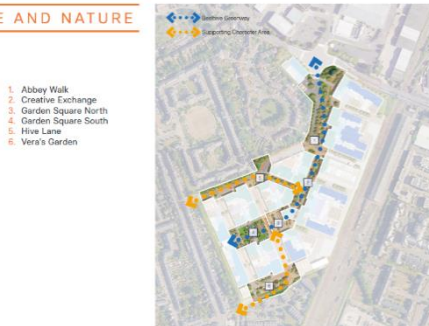
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PLACE, PEOPLE AND NATURE

Character Areas

Each area of the Beehive Centre redevelopment will contribute to a sense of belonging, which we hope will create a popular destination for locals.

We have shaped the site around a single central space called The Beehive Greenway and six different Character Areas.



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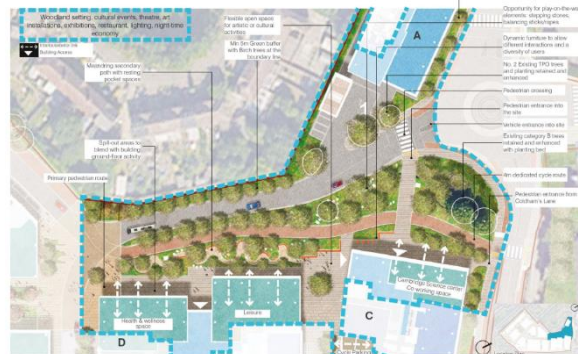
PLACE, PEOPLE AND NATURE

Abbey Walk

Abbey Walk will be the arrival space if you are coming via Goldham's Lane. For some, this will be a space to pass through on the way to work or other destinations within the Beehive Centre. For others, it will be a destination space with a mix of shops, services and open spaces to meet up.



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ABBAY WALK

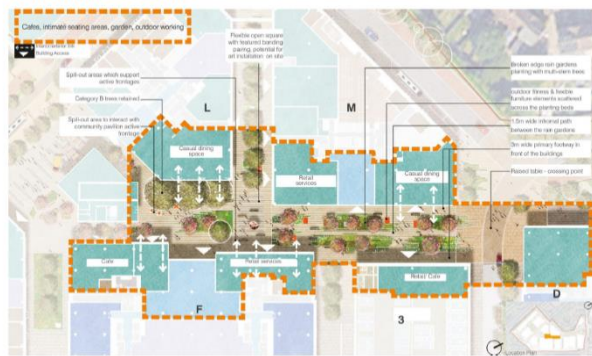
PLACE, PEOPLE AND NATURE

Creative Exchange

The Creative Exchange will be the heart of the Beehive Centre redevelopment, where five streets meet at a new public square surrounded by shops and opportunities for all. To the south will be the Community Pavilion, which will host an ever-changing programme of events to bring the local community together.



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CREATIVE EXCHANGE

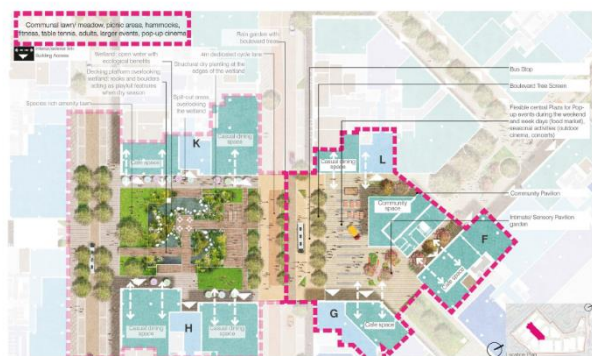
PLACE, PEOPLE AND NATURE

Garden Square North

The northern portion of Garden Square site to the south of the Community Pavilion and is a flexible space, ideal for a range of activities and events.



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GARDEN SQUARE NORTH

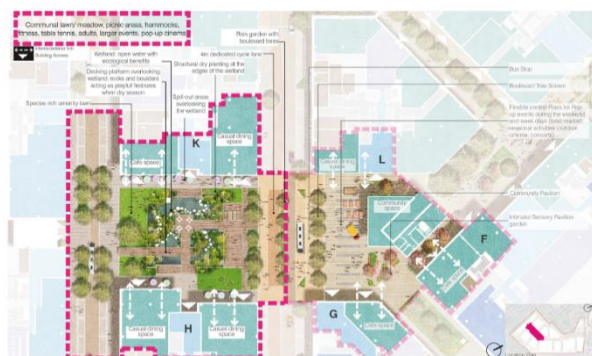
PLACE, PEOPLE AND NATURE

Garden Square South

The southern portion of Garden Square will feature a new wetland, fed only by rainwater collected on the site. It will be a place for people and wildlife, with floating walkways and vantage points to connect people with nature.



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GARDEN SQUARE SOUTH

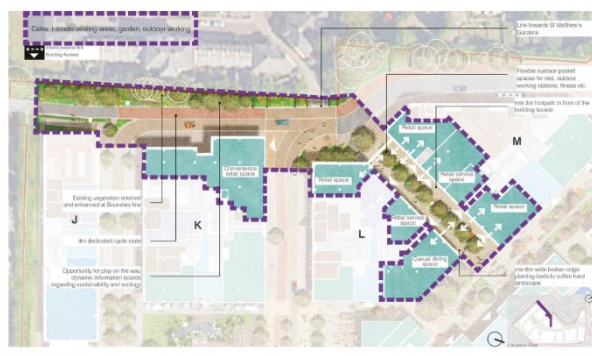
PLACE, PEOPLE AND NATURE

Hive Lane

Hive Lane will connect York Street to the centre of the Beehive redevelopment. It will be a new local High Street which will have a continuous run of local shops and services to meet the everyday needs of local residents and people working on the site.



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HIVE LANE

PLACE, PEOPLE AND NATURE

Vera's Garden

Vera's Garden will be the entry point for people arriving from Sleaford Street. It will be a public garden with edible planting: fruit and vegetable beds will be introduced, with a series of winding routes through the garden connecting with areas of seating.



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Biodiversity

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200 New Trees

Planting 200 new trees across the site.

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NEXT STEPS

Timeline

June 2022
OUR VISION

We shared and explored our vision and principles with the local community



August 2022
COMMUNITY WORKSHOPS

We held three thematic workshops to explore different aspects of the vision: landscape, youth facilities and community

July 2023
DEVELOPED PROPOSALS

Reporting back and sharing latest proposals

August 2023
OUTLINE PLANNING APPLICATION

Submission of outline planning application

August 2023
COMMUNITY ENGAGEMENT

Continued community engagement

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QUESTIONS AND ANSWERS

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1u. Webinar Questions, July 2023

Question
Webinar 17/07/2023
As you know, Cambridge is a semi-arid region. Have you modelled and calculated the expected impact on local water demand? What design elements are in your plan to minimise water use?
Is it decided where/if the veterinary surgery will be relocated?
what sustainable energy solutions will be deployed ?
Will you make community spaces available for local charities to use, whether to lease, or hire for specific events?
How do you plan to solve for the thousands of residents who rely on walking as their primary means of transportation? The relocation of shops like Asda will mean many of us won't be able to access shops without a car.
Is there any inclusion of affordable (or even free) co-working space for local professionals?
With the talk of the CONgestion charge where are the proposed 5000 workers going to be travelling from? Will they be willing to pay £5 per day?
You are encouraging youngsters onto the site with your design proposals, which is commendable, but how will you make the site safe for them and the neighbours when all the shops, offices and labs are closed as it has no natural surveillance.
The site hasn't been a great neighbour for security, is there any provision to manage any antisocial behaviour out of hours and noise pollution
Will there be any priority for leasing to supermarkets in the new Beehive Centre? Stratford Westfield, for example, has a large Waitrose. Some housing developments have a Sainsbury's/Tesco on the ground floor. Or do the shops you hope to attract exclude supermarkets?
Will there be free WiFi across the sites? Across the Channel the EU is working on WiFi4EU (https://wifi4eu.ec.europa.eu).
What proposals are there for security and safety out of 'daytime' hours. The surrounding areas have terrible knife crime problems, and whilst green wooded areas are lovely on a summers day they won't be like that at 10pm at night.
Why are there only aerial pictures of the site and not 3D ones showing how the constructed site sit in context of the site Is this because it would show how aggressively tall?
Is there any plans to talk about light rail access? Antony Carpen, councillor for Queen Edith has asked about this and the site seems idea for rail access. This reduces the car use but I understand from his notes that this was rejected early on.
What consideration been given to the fact that Peterfield is a conservation zone with the height of the buildings?
This is an outline planning application, i.e. broad concept. How many of these proposals will be definitely included in the next planning stage of the project and carried through to the reality.
Where is ASDA going to go?
Is it just me that thinks "the master plan" has quite a daunting and dubious undertone...?
How long is the construction period intended to be?
What plans are there to mitigate the dirty, noise and local disruption to local residents during the construction period?
What are the associated opex costs for this initiative 10 or 15 years into the future? Having lots of trees and walkways is fine, until they're vandalised and full of litter due to inevitable cost cutting.
How many of the existing trees are you going to be able to keep?
Your 3D picture are false there only within the site and not how they compromise the surrounding areas!!
Where would the water be sourced to water the landscape particularly the vegetation shown on the roof terraces.

Question
Webinar 17/07/2023
Can we have heights in comparison to Silverwood Close and details of how these 1930s two storey homes will be protected from noise and retain their privacy?
To avoid misunderstanding please confirm the following : 1.The height of the highest buildings in metres. 2.Explain the difference between the proposed commercial storey heights and residential storey heights and give the equivalent number of residential storeys.
8 storey buildings onto the railway line face onto residential on Cromwell Road. At 8 storey this will very much overlook residents.
Will the planners consider putting in a bridge across the railway line into Romsey for pedestrians, cyclists, disabled vehicles? This would reduce the journey into town hugely for Romsey residents, who, at the moment have to cross via Mill Road, or the Beehive bridge.
Do you have any information on the difference this additional development will have on the already significant existing Urban Heat Island in the area?
Height in metres please for each storey. How tall is that 4 storey by Silverwood Close? Are there any trees on that side to block the view. The grid isn't useful in terms of data transparency, please avoid obfuscating that detail and provide some transparency, we've asked a lot!
What about noise from outdoor events spilling out into neighbouring areas? It sounds as though it could be noisy on a regular basis. Has this been considered?
Why is there not a standing consultancy to see the 3D model? What are you trying to hide?
Why are the consultancy meetings being held outside of the Peterfield area ie Mill Road and Barnwell Community centre? Are you purposely try to prevent proper access, consultancy and objection?
Air Source Heat Pumps but no Ground Source Heat Pumps (GHSP)s? Is the ground / foundations unsuitable for GSHPs?
Is a three storey taller or smaller than Asda's roof height?
It is wonderful that you are aiming for the BREEAM standards of Excellent & Outstanding. Having reduced energy demand in the site design, how much of the energy needs of the site is expected to come from the energy generated (solar pv etc)?
St Matthews Piece and the new Ironworks community space would be ideal for a consultancy, possibly Silverwood Close's green, just to ensure that everyone including local elderly residents have a say here.
What noise impact will the Air Source Heat Pumps have on the neighbouring areas?
It looked like it was retail on the boundary with Silverwood Close, can you explain how retail deliveries work here please?
AND THE EQUIVALENT RESIDENTIAL STOREYS
There are currently 2 supermarkets (ASDA & M&S), that are a lifeline for many local residents, especially the elderly/those with low mobility. Will you undertake to ensure there is at least 1 supermarket on the new site?
How was 40m compare to the height of existing buildings on the site, e.g., Asda?
FLUES?
Wow 40 metres!! Is that why you will not supply a true 3D CAD overview?
So many existing retailers are essential in terms of access, even casual use ones like coffee/food and infrequently visited ones. Have they all been approached to engage and retain as losing the ability to visit them all in one go by bus/car would be punishing.
Is there a view from Silverwood Close's green?
HOW MANY RESIDENTIAL STOREYS DO YOU GET IN 40m
Someone has mentioned heat islands on the site. This is one concern. The height of the buildings is disproportionate and I am also wondering about the wind effects potential 'wind tunnels' on the site.
I "think" CB1 at the station (that replaced Wilton Terrace) is 21.2m

Question
Webinar 17/07/2023
Now up to 50 metre height of the buildings in total! You have show the Council a full 3D CAD view why is this not being shown to the public? What consultation?
Planting trees, particularly at the max. 12m ultimate height you suggest will not have any mitigating effect for at least 20 years - probably too late!
Will we be able to cycle across the site during the construction period?
In my living room looking at beautiful birches in Silverwood Close and trying to picture the view. A year ago, you were concerned to tell us that you'd be mindful of heights. Disappointed that there isn't any care to residents environment and how we might 'feel'.
So on top of the cctv there will be security guards on the site? Just videoing the activity isn't a plan to stop the activity. We know this from bike theft at the train station... active security would be needed.
Noise and light pollution to neighboring areas is a concern. In particular properties that will have the roads leading towards them, on te edge of st matthews gardens. Headlights from buses and delivery vans at all times of night and day.... Currently look into the wall of pets at home
Will the buildings be pile driven or another way that's more empathetic to neighbours and the impact on their homes. We suffered damage to house with pile driving during the construction of St Matthews Gardens.
You are partnering with various local organisations that focus on the needs of the young, vulnerable and excluded - this is admirable. However, I do not see a specific focus on the elderly/less mobile - who form an important part of our community. What will you do to ensure you meet their needs too?
Sorry but you have not answered previous question: HOW MANY RESIDENTIAL STOREYS DO YOU GET IN 40m
Thank you - very helpful.
I might have missed that but was it mentioned how long would it take to complete the project? And would it be done in stages allowing partial open/closure?
will you be using solar, or wind energy solutions?
Thank you.
are you open to rooftop urban wind turbines?
During the construction, would you need to make any road / roundabout closures?
What kind of timescales would you predict for relocation of the retail outlets that are being suggested?
Comment: Cambridge University Library Tower is 48m high.
Has the demand for this level of lab space been established given that the Grafton is also moving to a lab/living model?
Apologies, the issue is not visitors to the location, it's that the congestion charge will impact residents that can no longer walk to Asda and need to drive to the other location for supermarkets. You're putting many at a disadvantage financially?
Is Cambridge retail park being extended? I don't see how all of the current shops are going to fit there? There isn't that many empty units?
Have you done a forecast of the impact on neighbouring house prices using similar projects in comparable locations?
Comment: The Chimney at Cambridge Museum of Technology is 53m (https://www.museumoftechnology.com/the-chimney).
I will send full details r.e urban wind turbines by email for your consideration Paul
How many people are on the call
When is the next stage of consulation?

Question
Webinar 20/07/2023
Do you have some provision for public art in the scheme? If yes, would you call local artists, rather than national "larger" names (as has often been the case in the past)
Also looking to the future is it not time for a new out of town retail park to the east of Cambridge to accommodate all the big box retailers needed for Cambridge as it grows given that at some stage you may wish to develop CRP in the same was as at the Beehive?
Whilst you are unable to talk too much about specific retailers Asda has been a much talked about retailer that space would need to be found for. Cambridge Retail Park does not have this space as it stands so how can they be accommodated on CRP as it stands?
Thanks. What email shall I use?
How many storeys high are the buildings running parallel to rope walk/york street? Hopefully not higher than existing buildings and tree cover maintained, as it is now.
What is being done to allieviate the concerns of residents whose properties back onto the site (St Matthews Gardens, York Street, Silverwood Close, Sleaford Street)? The perimeter of the site is largely surrounded by residential housing. What impact assessments have been done for these properties?
What is the proposed height of building F?
Why air source heat pumps instead of ground source.
What plans do you have for the upper storeys?
it sounds like the new buildings will be higher then the greenery, which is a change to the existing view of trees that I have now.
Why do you believe only one retail park for the entirety of Cambridge can cater for all the retailers when most areas the same size have several?
What mitigations will be put in place for residents along the perimeter who will have to put up with potentially 7 years of construction noise and disruption?
Does Railpen have any plans to develop CRP in the future along the lines of the beehive center?
When are you looking to start the demolition as it sounds like it's better I sell up and move?
So the existing stores will be there until 2026, if they choose?
How do you the direct stakeholders' ideas for this site? i.e. residents, retailers, etc. inside or around the site.
would existing GPs be able to move into the new site?
What about the impact of the evening / leisure facilities on local residents? The outdoor cinema for example with create noise
I want to know if you have taken the comments of the people who will be affected by the site in future? Have they provided their ideas, so you can take them into account in the Master Plan?
Thanks!
Are they directly affected by the site?
or are general people from various backgrounds?