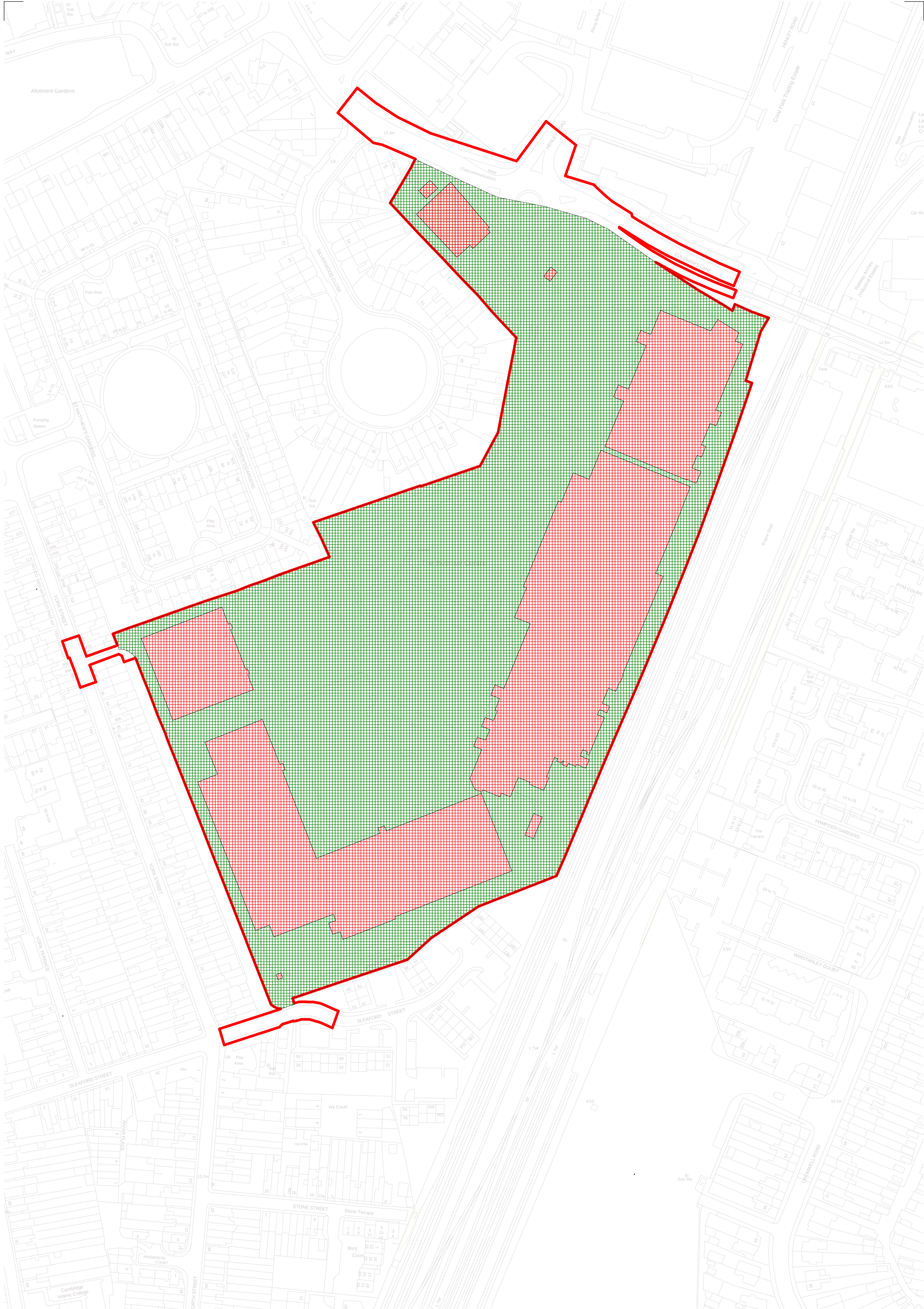


APPENDIX 4.1A

PARAMETER PLANS AND DRAWINGS



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DO NOT SCALE



Boundaries

— Application Boundary

Demolition

▨▨▨▨▨ Demolition of main building structures

▨▨▨▨▨ Demolition of supporting site structures, including but not limited to trolley bays, lighting poles & barriers

P2	29.08.24	Revised Scheme Submission	LK	HN
P1	03.08.23	Planning Issue	LK	HN
Rev. Date	Revision	By	Checked	

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Project

The Beehive Redevelopment

Drawing Title

Demolition Plan

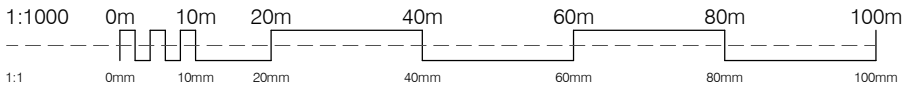
Project Number	Suitability
1004	
Drawn by	Checked by
LK	HN
Scale @A1	Date
1 : 1000	03.08.2023
File Identifier	Revision
PO - LDA - ZZ - XX - DR - A - 08002	P2

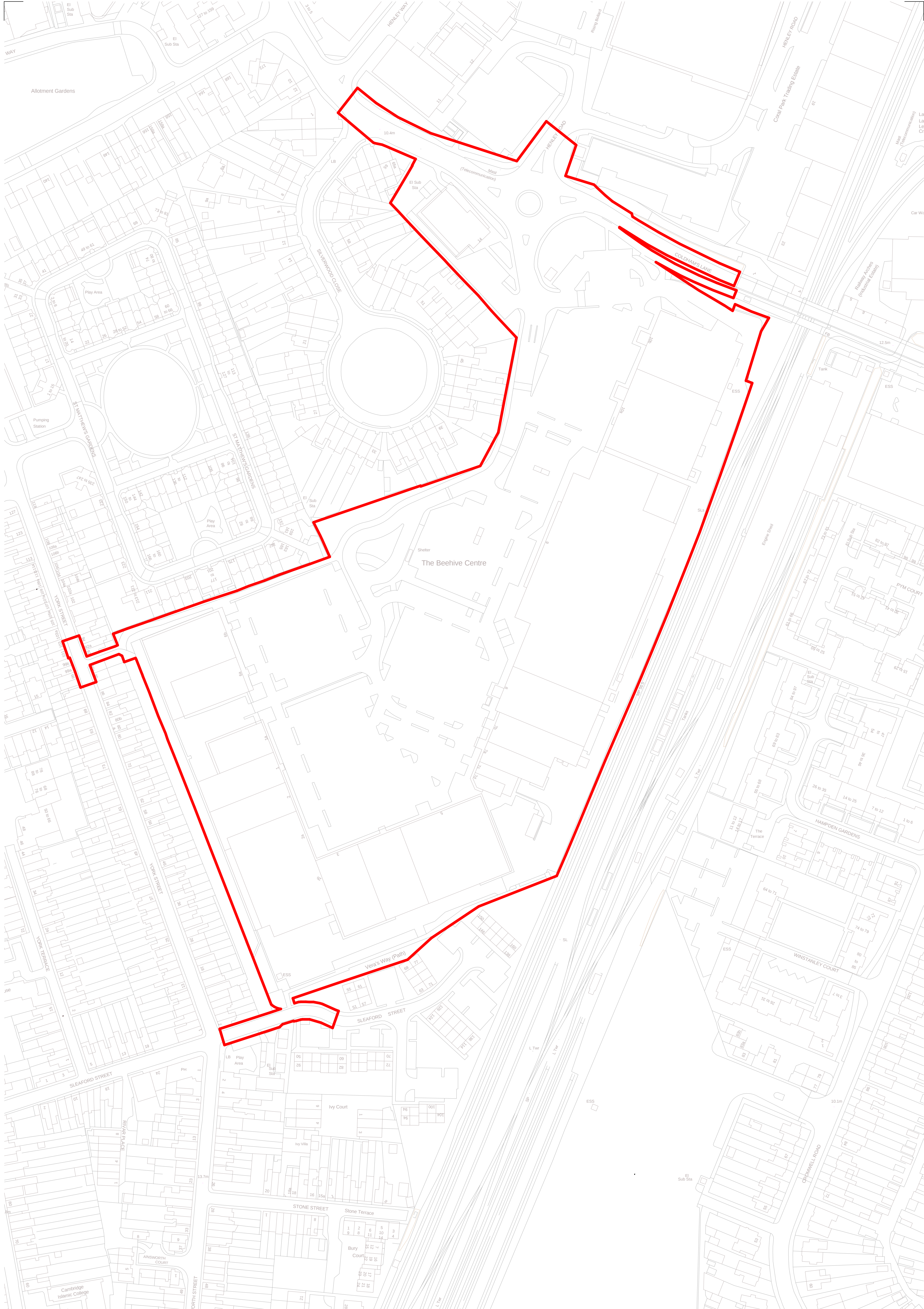
Purpose of Issue

PLANNING ISSUE

Project Status

STAGE 1





Boundaries
Application Boundary

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Client
The Beehive Redevelopment

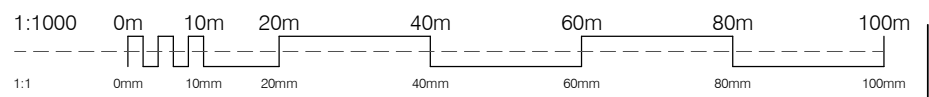
Drawing Title
Existing Site Plan

Project Number	Suitability
1004	
Drawn by	Checked by
LK	HN
Scale @A1	Date
1 : 1000	03.08.2023
File Identifier	Revision
PO - LDA - ZZ - XX - DR - A - 08001	P2

Purpose of Issue
PLANNING ISSUE

Project Status

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Sources Ordnance Survey

P03.	PLANNING ISSUE FOR RESUBMISSION
P02.	UPDATED WITH HIGHWAYS TRACKING
P01.	ISSUED FOR DESIGN FREEZE
REV.	DESCRIPTION

CI	16/08/2024
CI	01/08/2024
CI	05/07/2024
APP.	DATE

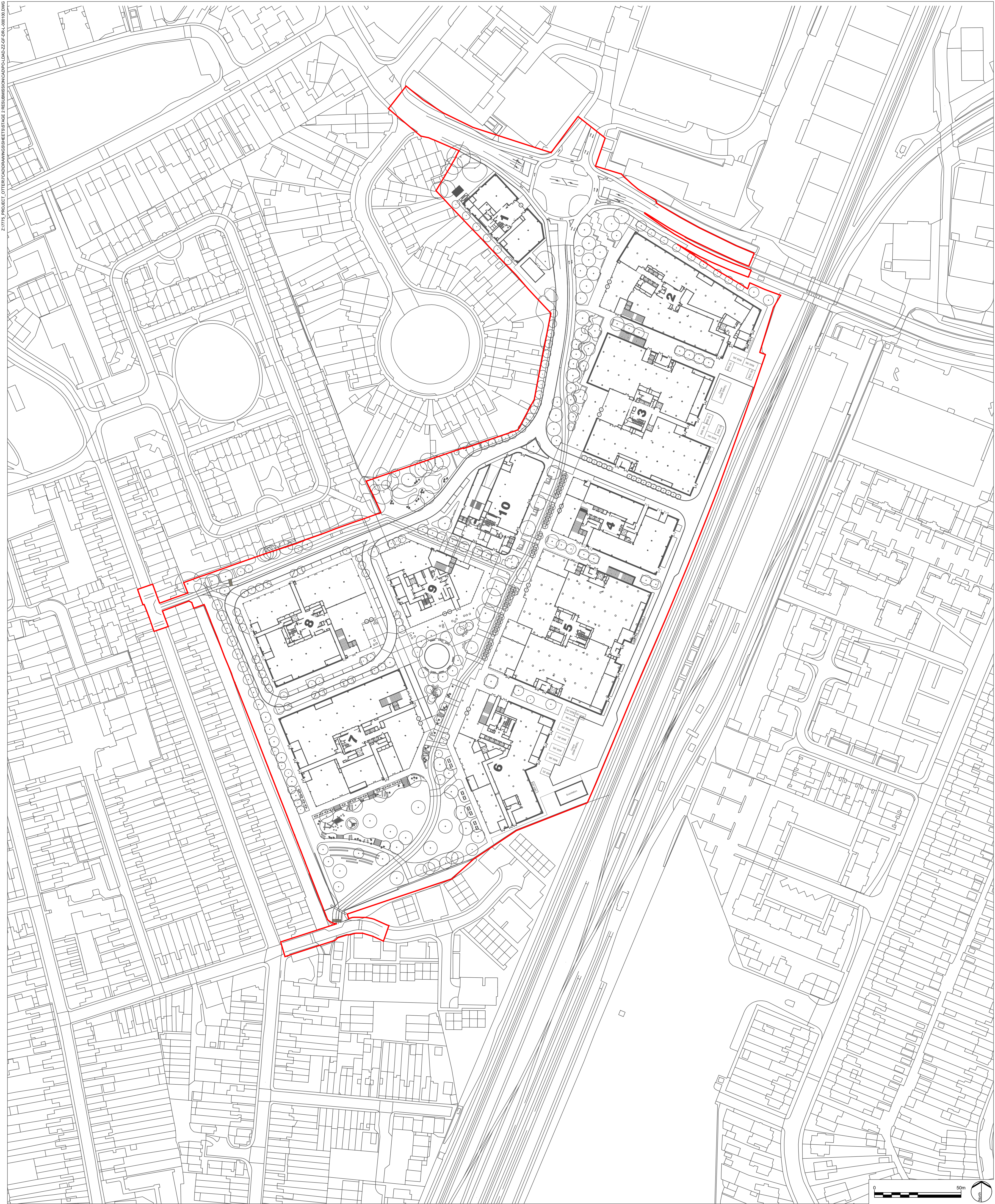
ISSUED BY	London
DATE	Jul 2024
SCALE@A1	1:1,000
STATUS	Planning

T: 020 7467 1470	
DRAWN	HF
CHECKED	LS
APPROVED	CI

PROJECT TITLE
THE BEEHIVE MASTERPLAN

DRAWING TITLE
ILLUSTRATIVE LANDSCAPE GENERAL
ARRANGEMENT PLAN

DWG. NO PO-LDAD-ZZ-GF-DR-L-000100



LEGEND

— SITE BOUNDARY

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P07	PLANNING ISSUE FOR RESUBMISSION
P06	UPDATED WITH HIGHWAYS TRACKING
P05	ISSUED FOR DESIGN FREEZE
P04	PLANNING
P03	FINAL DRAFT - HIGHWAYS LAYOUT INCLUDE
P02	FINAL DRAFT
P01	DRAFT
REV.	DESCRIPTION

CI	16/08/2024
CI	01/08/2024
CI	05/07/2024
CI	20/08/2023
CI	20/06/2023
CI	16/06/2023
CI	02/06/2023
APP.	DATE

ISSUED BY	London
DATE	Jul 2024
SCALE@A1	1:1,000
STATUS	Planning

T: 020 7467 1470	
DRAWN	HF
CHECKED	LS
APPROVED	CI

LDĀDESIGN

PROJECT TITLE
THE BEEHIVE MASTERPLAN

DRAWING TITLE
ILLUSTRATIVE LANDSCAPE MASTERPLAN

DWG. NO PO-LDAD-ZZ-GF-DR-L-000101



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— SITE BOUNDARY

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DO NOT SCALE



- Internal Uses**
- Lab
 - Office
 - Lobby
 - Local Centre
 - Back of House
 - Cycle Facilities
 - Stair Core & WC
 - Service Core
 - Internal Plant
 - Cycle Parking
 - Car Parking

P1	29.08.24	Revised Scheme Submission	LK	HN
PO	21.08.23	Planning Issue	LK	HN
Rev. Date	Revision	By	Checked	

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Client



Project

The Beehive Masterplan,
Cambridge

Drawing Title

Illustrative Masterplan

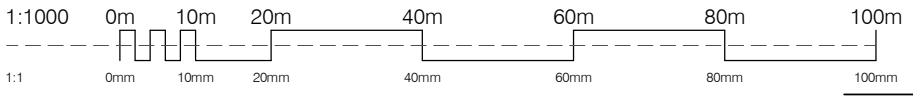
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1004	
Drawn by	Checked by
SS	LK
Scale @A1	Date
As indicated	05/19/23
File Identifier	Revision
PO - LDA - ZZ - XX - DR - A - 08010	P1

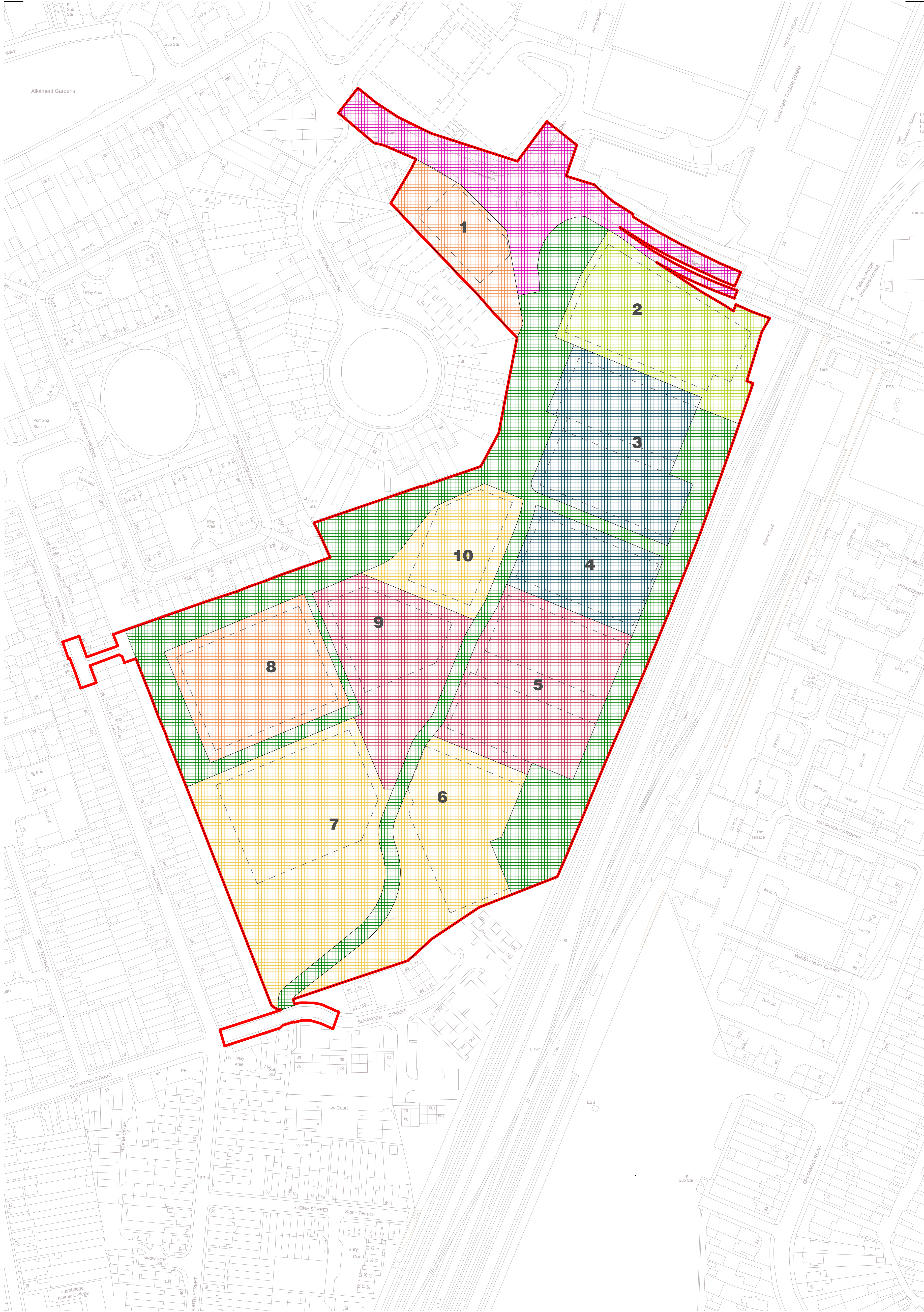
Purpose of Issue

PLANNING ISSUE

Project Status

PLANNING





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DO NOT SCALE



- Boundaries**
- Application Boundary
- Phasing Zones**
- Plots 3 & 4
 - Plots 5 & 9
 - Plot 2
 - Plots 6, 7 & 10
 - Plot 1 & 8
 - Enabling Works
 - Coldham's Lane Junction

Notes:

All boundaries are indicative only and denote broad principles of which plots and landscape zones will be brought forward within the same phase.

P2	29.08.24	Revised Scheme Submission	LK	HN
P1	03.08.23	Planning Issue	LK	HN
Rev. Date	Revision	By	Checked	

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Client

**The Beehive
Redevelopment**

Drawing Title

Indicative Phasing Plan

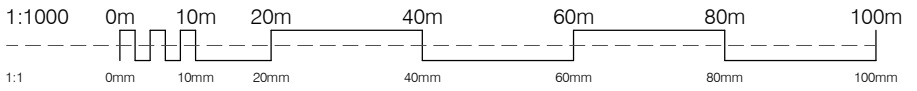
Project Number	Suitability
1004	
Drawn by	Checked by
LK	HN
Scale @A1	Date
1 : 1000	03.08.2023
File Identifier	Revision
PO - LDA - ZZ - XX - DR - A - 08020	P2

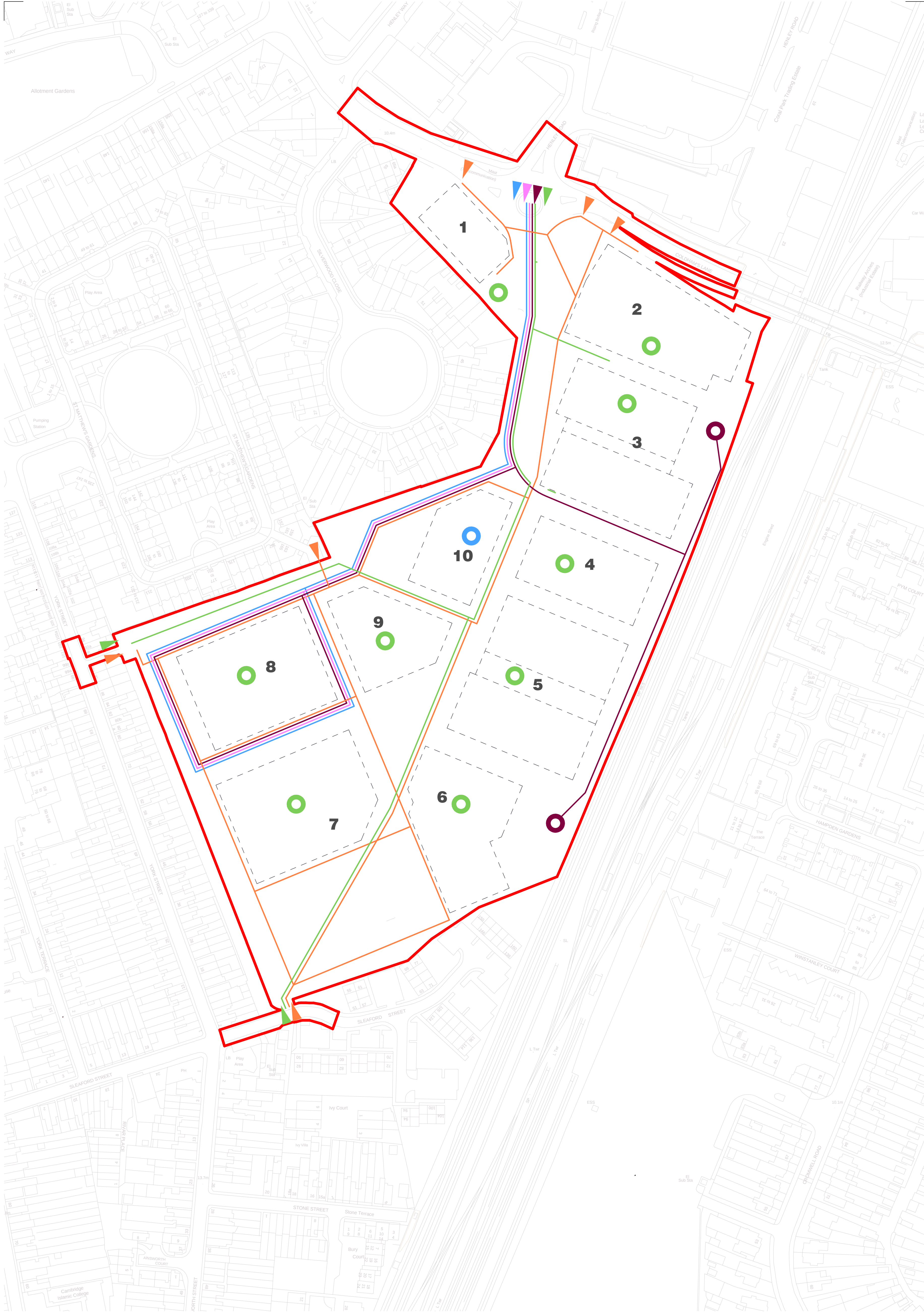
Purpose of Issue

PLANNING ISSUE

Project Status

PLANNING





- Boundaries**
 - Application Boundary
- Entrances**
 - Pedestrian Entrance
 - Cyclist Entrance
 - Private Vehicle Entrance
 - Bus Entrance
 - Service Entrance
- Routes**
 - Main Pedestrian Route
 - Main Cyclist Route
 - Main Private Vehicle Route
 - Main Bus Route
 - Main Service Vehicle Route
- Building Footprints**
 - Illustrative Building Footprint

- Parking and Service Areas**
 - Car Parking
 - Primary Cycle Parking
 - Service Yard

Notes:

Only the proposed framework of routes is presented, not their precise alignment

Additional supporting routes may be proposed at reserved matters stage

Strategic cycle parking indicated only as approximate locations

Minor service provision to be provided as part of reserved matters applications for individual buildings

Additional cycle parking locations (e.g sheffield hoops) to be provided externally across the site

Accessible car parking bays and roadside drop-off and service bays to be provided adjacent to buildings as required

Illustrative building footprints are subject to the parameters laid out on the Maximum 'Building Heights and Plots' parameter plan

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P2 29.08.24 Revised Scheme Submission LK HN
P1 03.08.23 Planning Issue LK HN

Rev. Date	Revision	By	Checked

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e. office@leonarddesignarchitects.com

Client
RAILPEN **RIDGELIFT**
DEVELOPMENT MANAGEMENT

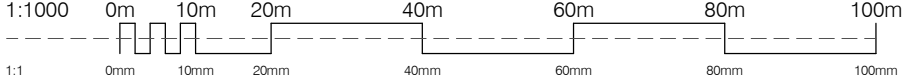
Project
The Beehive Redevelopment

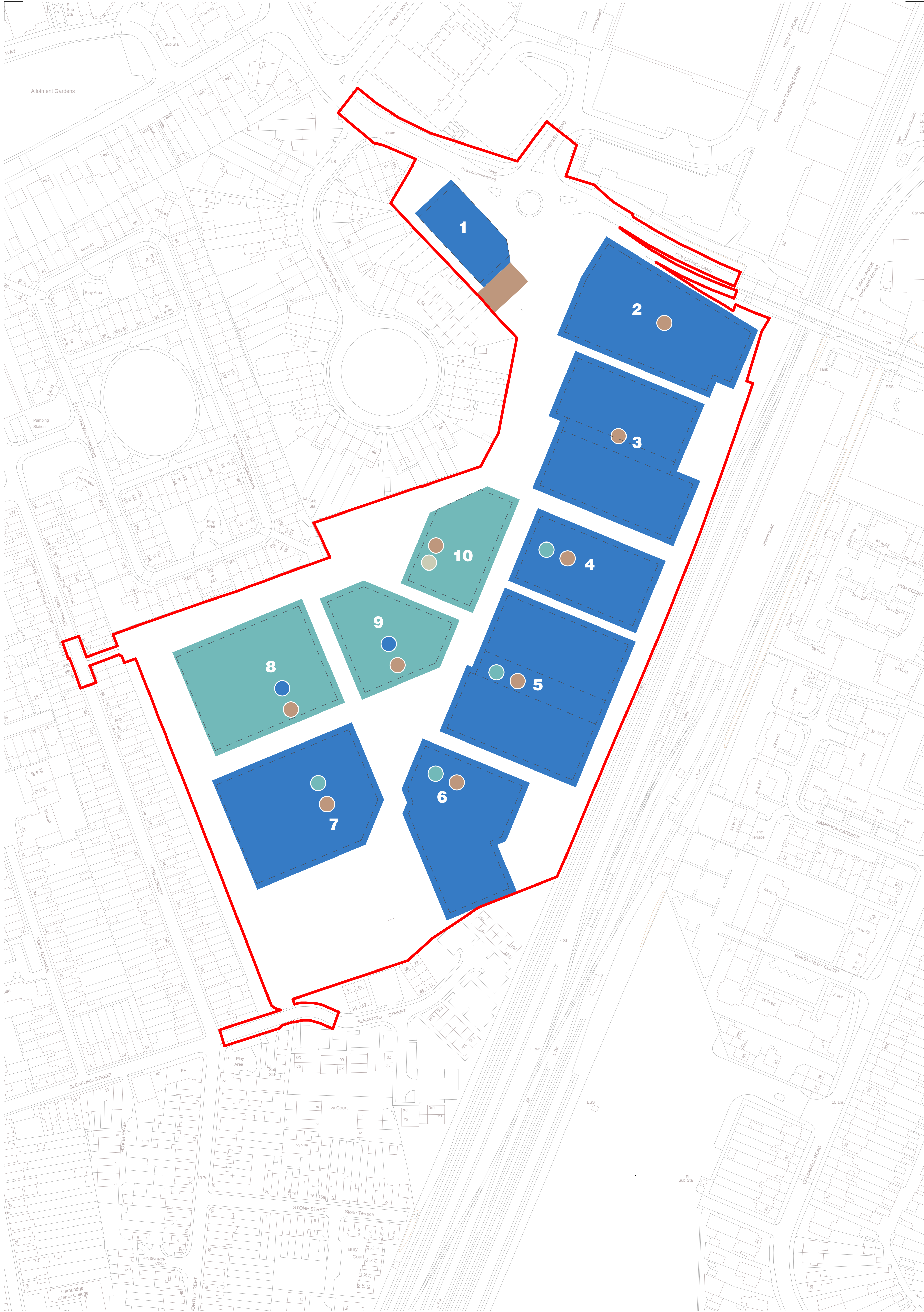
Drawing Title
Access and Circulation

Project Number	Suitability
1004	1004
Drawn by	Checked by
LK	HN
Scale @A1	Date
1 : 1000	03.08.2023
File Identifier	Revision
PO - LDA - ZZ - XX - DR - A - 08006	P2

Purpose of Issue
PLANNING ISSUE

Project Status
PLANNING





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DO NOT SCALE



- Boundaries**
- Application Boundary
- Primary uses**
- Workplace: E(g)(i), E(g)(ii)
 - Mixed Use: E(a-f), F1(b-f), F2(b, d)
 - Cycle Parking: Sui Generis
 - Car Parking: Sui Generis

- Secondary uses**
- Workplace: E(g)(i), E(g)(ii)
 - Mixed Use: E(a-f), F2(a, b, d)
 - Cycle Parking: Sui Generis
 - Car Parking

Notes:

A use is classed as primary if it occupies more than 50% of the useable floorspace of an individual floor.

A use is classed as secondary if it occupies less than 50% of the useable floorspace of an individual floor.

Basement provision for cycle parking, supporting building infrastructure and to be determined at reserved matters. The basement uses for Plot 10 may also include for car parking.

P2	29.08.24	Revised Scheme Submission	LK	HN
P1	03.08.23	Planning Issue	LK	HN
Rev. Date	Revision	By	Checked	

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Client
RAILPEN **RIDGELIFT**
development management

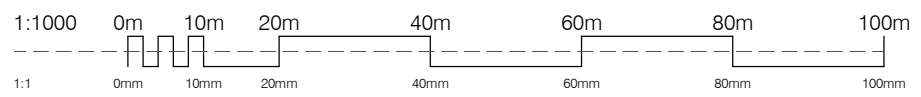
Project
**The Beehive
Redevelopment**

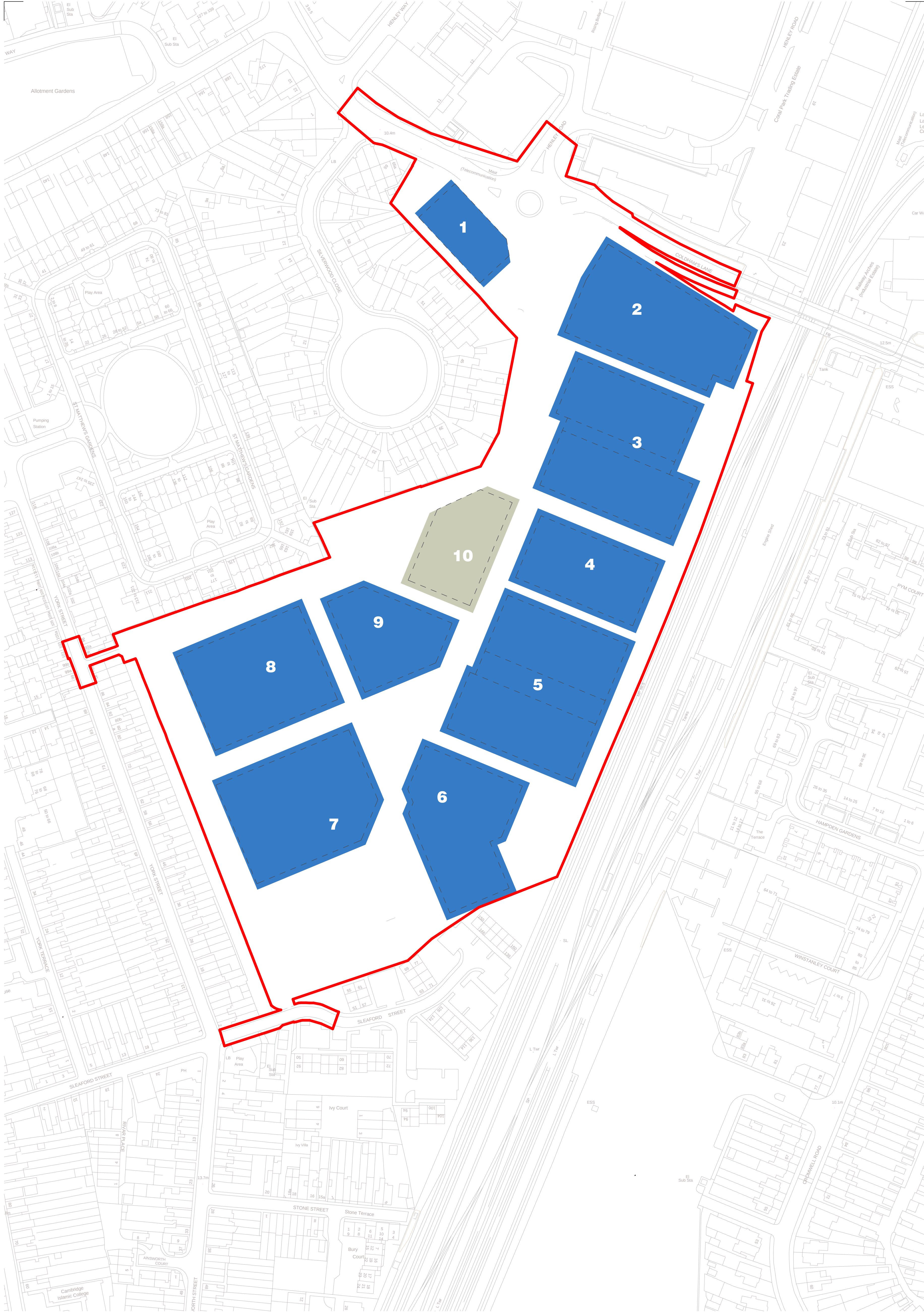
Drawing Title
Land Use - Ground Floor

Project Number	Suitability
1004	
Drawn by	Checked by
LK	HN
Scale @A1	Date
1 : 1000	03.08.2023
File Identifier	Revision
PO - LDA - ZZ - XX - DR - A - 08004	P2

Purpose of Issue
PLANNING ISSUE

Project Status
PLANNING





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DO NOT SCALE



- Boundaries**
- Application Boundary
- Primary uses**
- Workplace: E(g)(i), E(g)(ii)
 - Mixed Use: E(a-f), F1(b-f), F2(b, d)
 - Cycle Parking: Sui Generis
 - Car Parking: Sui Generis

Notes:

A use is classed as primary if it occupies more than 50% of the useable floorspace of an individual floor.

Provision for roof terraces and plant areas to be determined at reserved matters applications.

A use is classed as secondary if it occupies less than 50% of the useable floorspace of an individual floor.

P2	29.08.24	Revised Scheme Submission	LK	HN
P1	03.08.23	Planning Issue	LK	HN
Rev. Date	Revision	By	Checked	

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Client

Project

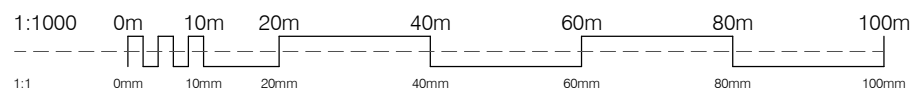
The Beehive
Redevelopment

Drawing Title
Land Use - Upper Floors

Project Number	Suitability
1004	
Drawn by	Checked by
LK	HN
Scale @A1	Date
1 : 1000	03.08.2023
File Identifier	Revision
PO - LDA - ZZ - XX - DR - A - 08005	P2

Purpose of Issue
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Project Status

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Boundaries

Application Boundary

Landscape Zones

- Publicly Accessible Green Areas:
Areas characterised by soft landscape supported by areas of hard landscape and pedestrian and cycle routes
- Publicly Accessible Hard Landscape Areas:
Areas characterised by hard landscape supported by incidental green space planting and pedestrian routes

- Green Planted Edges:
Areas primarily for soft landscape and tree planting adjacent to site boundaries
- Streetscape Areas:
Areas characterised by hard landscape to support pedestrian, cycle and vehicle movement supported by incidental green space planting

- Service or Access Areas:
Areas characterised by hard landscape to support the functional requirements of neighbouring buildings

Building Footprints

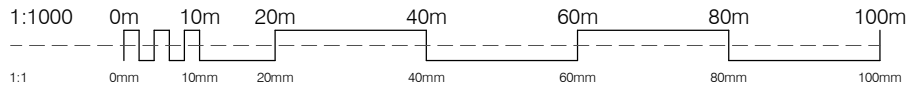
Illustrative Building Footprint

Notes:

Final design of the landscape is subject to reserved matters applications

Please refer to drawing 08001 for parameters relating to building footprints

Illustrative building footprints are subject to the parameters laid out on '08001 - Maximum Building Heights and Plots



P2 29.08.24 Revised Scheme Submission LK HN
P1 03.08.23 Planning Issue LK HN

Rev. Date	Revision	By	Checked

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Client

RAILPEN **RIDGELIFT**
DEVELOPMENT MANAGEMENT

Project

The Beehive Redevelopment

Drawing Title

Landscape and Open Space

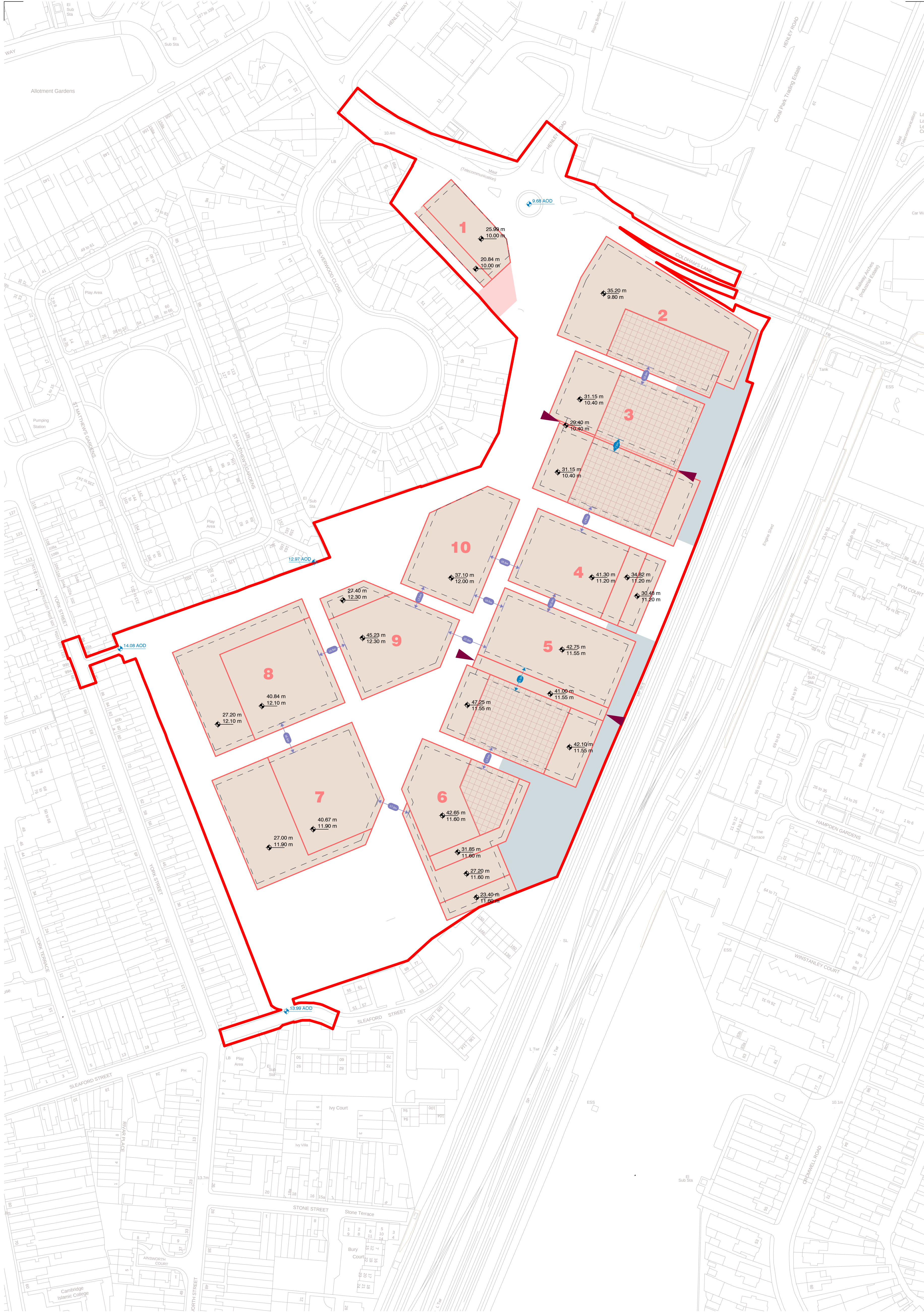
Project Number	Suitability
1004	
Drawn by	Checked by
LK	HN
Scale @A1	Date
1 : 1000	03.08.2023
File Identifier	Revision
PO - LDA - ZZ - XX - DR - A - 08007	P2

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Maximum Percentage Plot Coverage

Plot	Percentage
1	90.0%
2	85.0%
3	85.0%
4	80.0%
5	87.5%
6	82.5%
7	87.5%
8	87.5%
9	80.0%
10	82.5%

Boundaries

Application Boundary

Building Plots

Building Plot Zone

Illustrative Building Plot Coverage

Recessed break in primary facade line. Refer to individual building design codes for conditions

Building Heights

Maximum building height

Top: AOD measured at parapet level and includes rooftop plant and PV but excludes any fume extract flues.
Base: AOD of primary ground floor level of the building

Reference Datum

Existing spot level

Separation Between Buildings

Minimum separation between buildings

Minimum separation between building elements within the same plot at roof level

Flues

Location for fume extract flues; to be located anywhere within the marked parameter height zone

Maximum height of flues to be up to an additional 25% of the host building as measured from ground floor to its highest point

No. of flues at each location to be determined at reserved matters applications

Other

Principal zone for supporting service structures including bulk & bottled gas storage and primary electrical substation. Additional supporting infrastructure may be provided through reserved matters applications

Zone for single storey covered cycle parking structures.

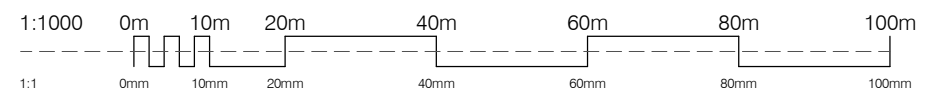
Plot identifier

Notes:

Size of buildings footprints to be controlled as a percentage coverage of maximum building plots - please refer to table in side bar of this sheet

Building envelope for lift overruns and access stairs may protrude past the maximum parameter height of Plot 10 only by a maximum of 1250mm

Basement extent to be determined at reserved matters and may exceed plot boundaries



P2	29.08.24	Revised Scheme Submission	LK	HN
P1	03.08.23	Planning Issue	LK	HN

Rev. Date Revision By Checked

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Client
RAILPEN **RIDGELIFT**
DEVELOPMENT MANAGEMENT

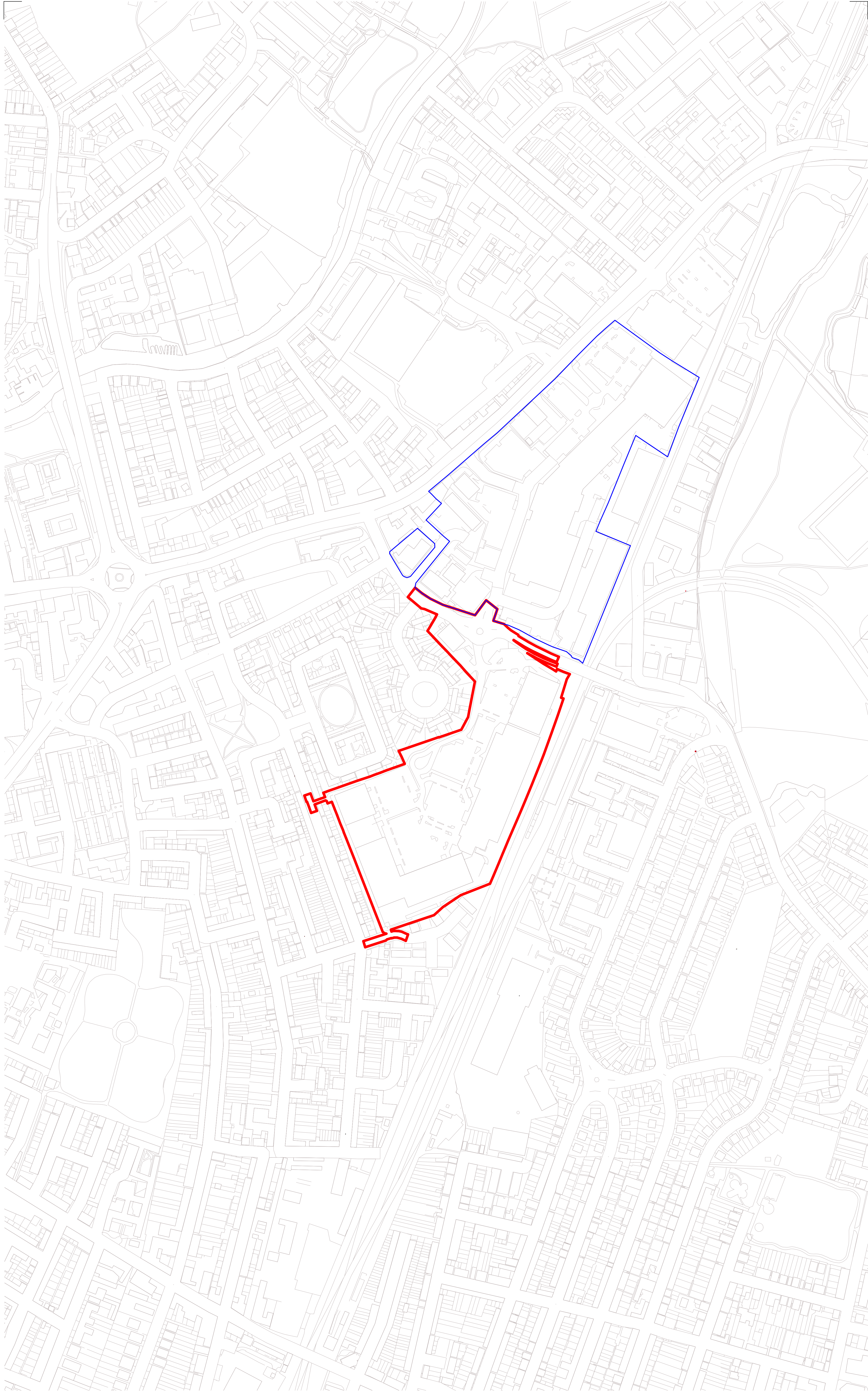
Project
The Beehive Redevelopment

Drawing Title
Maximum Building Heights & Plots

Project Number	Suitability
1004	
Drawn by	Checked by
LK	HN
Scale @A1	Date
1 : 1000	03.08.2023
File Identifier	Revision
PO - LDA - ZZ - XX - DR - A - 08003	P2

Purpose of Issue
PLANNING ISSUE

Project Status
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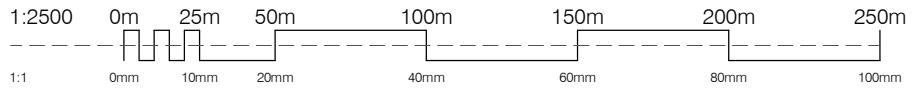
DO NOT SCALE



Boundaries

— Application Boundary

— Other land owned by the Applicant



P2	29.08.24	Revised Scheme Submission	LK	HN
P1	03.08.23	Planning Issue	LK	HN

Rev. Date	Revision	By	Checked
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Client

RAILPEN



Project

**The Beehive
Redevelopment**

Drawing Title

Site Location Plan

Project Number	Suitability
1004	

Drawn by	Checked by
LK	HN

Scale @A1	Date
1:2500	03.08.2023

File Identifier	Revision
PO - LDA - ZZ - XX - DR - A - 08000	P2

Purpose of Issue
PLANNING ISSUE

Project Status

PLANNING