2.10 Street Typologies

The streets will respond to the character areas to create functional spaces but seamlessly designed to create a coherent, attractive, usable and legible new place.

- 2.10.0 Excluding areas that need to be separated for safety and security reasons, movement into and around the site *must* not be impeded by gates or barriers.
- 2.10.1 Where vehicle and cycle routes cross Primary spaces, the design of these routes must not unduly impact the character of the continuous Primary spaces that they interact with.
- 2.10.2 Street widths *must* be in accordance with the minimum separation width between buildings as set out in the Parameters Plans.
- 2.10.3 The diagram opposite defines each of the key street spaces within the proposals, the below codes group these streets into typologies which *must* be used to define the characteristics of these streets.

Abbey Grove

2.10.4 Street A must follow the design codes set out in the Abbey Grove typology section below

Beehive Greenway

2.10.5 Streets B, C & D *must* follow the design codes set out in the Beehive Greenway typology section below

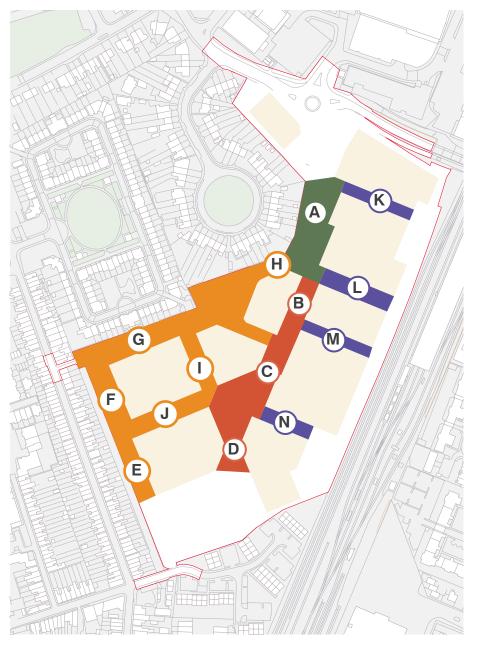
The Lanes

2.10.6 Streets E, F, G, H,I, & J *must* follow the design codes set out in the Beehive Greenway typology section below

Railway Streets

Streets K, L, M & N *must* follow the design codes set out in the Railway Corridor typology section below

The streets defined within the above codes are shown illustratively on the following pages to demonstrate their expected scale and nature. Detailed codes are used on the pages to define characteristics unique to each of these streets.



Street Typologies



Active frontages respond to landscape. Great George Street, Liverpool, Brock



Urban greening project with extensive sustainable drainage systems.
Ruskin Square, London, J&L Gibbons

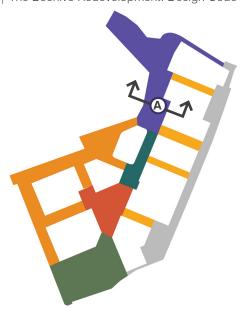
2.10 Street Typologies

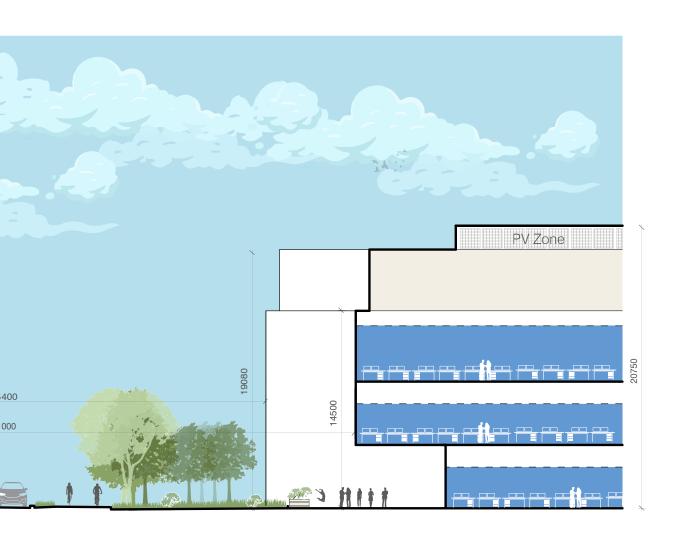
Abbey Grove (Street A)

- 2.10.7 Abbey Grove *must* accommodate a continuous cycle route.
- 2.10.8 Abbey Grove *must* have a substantial green buffers with tree planting between the boundary to Silverwood Close and the main access road and between the main access road and the proposed buildings.
- 2.10.9 Abbey Grove *should* be designed to include areas of soft landscaping whilst maintaining site functionality and connectivity.



Section through Street A within Abbey Grove character area





Plot 3

2.10 Street Typologies

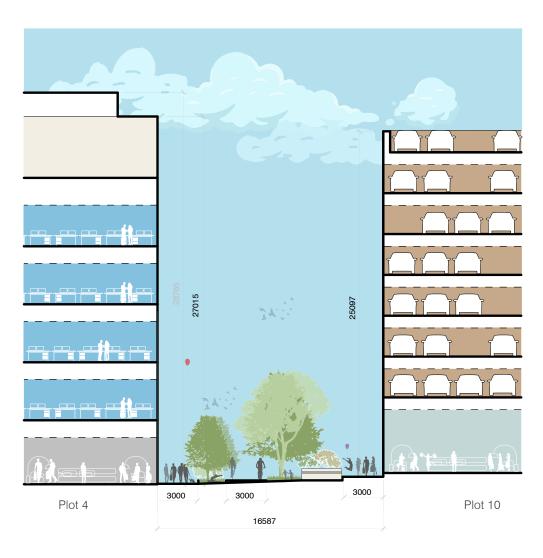
Beehive Greenway (Streets B, C & D)

- 2.10.10 The Beehive Greenway streets *must* deliver and active travel corridor that creates a safe shared environment for all.
- 2.10.11 All streets *must* have a minimum of 3m pedestrian movement zone adjacent to building façades

Street B

- 2.10.12 Street B *must* be a minimum of 16.5m in width between Plots 10 and 4.
- 2.10.13 Street B *must* create a safe and legible threshold into and from Abbey Grove.
- 2.10.14 The width and alignment Street B *must* enable the safe and legible crossing of the Beehive Greenway over the proposed service route.





Section through Street B

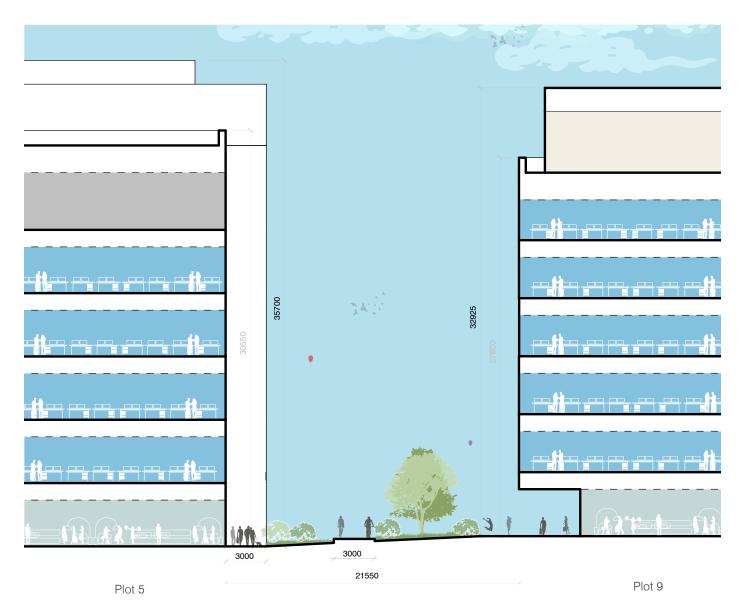
2.10 Street Typologies

Beehive Greenway (Streets B, C & D) Street C

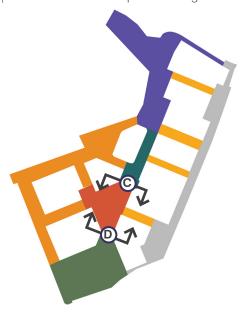
- 2.10.15 Street C *must* be a minimum of 21.5m in width between Plots 5 and 9.
- 2.10.16 Street C *must* create a safe and legible threshold into and from Maple Square.

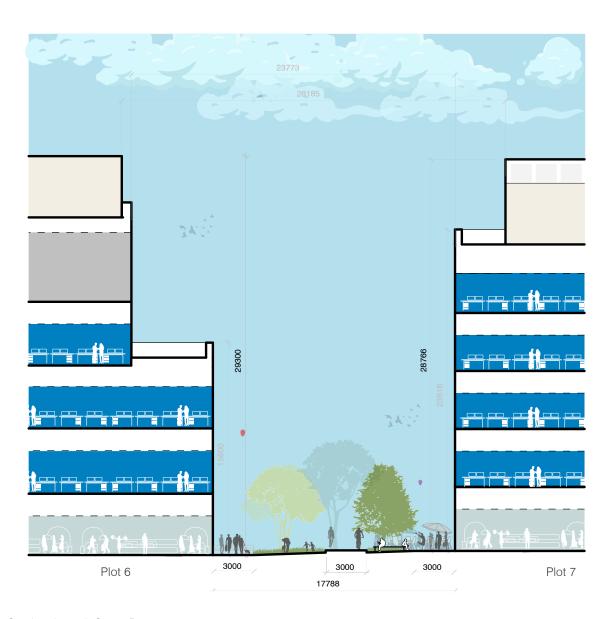
Street D

- 2.10.17 Street D *must* be a minimum of 17m in width at the closest point between the parameters of Plots 6 and 7.
- 2.10.18 Street D *must* create a safe and legible threshold into and from Maple Square.and Hive Park



Section through Street C





Section through Street D

2.10 Street Typologies

The Lanes (Streets E, F, G,H, I & J)

- 2.10.19 The Lanes *must* create an environment that mediates the relationship between the neighbouring residential properties and the new boundary streets
- 2.10.20 The Lanes *must* deliver a low-traffic transport loop that enables bus, service and accessible parking access to the south of the site.
- 2.10.21 The Lanes *must* enable connective routes between the York Street entrance and Hive Park and Maple Square

Street E

- 2.10.22 Street E *must* have a substantial green buffer with tree planting between the boundary to Rope Walk and Plot 7.
- 2.10.23 Street E *must* have additional tree planting to screen views out of Plot 7 towards the neighbouring properties.

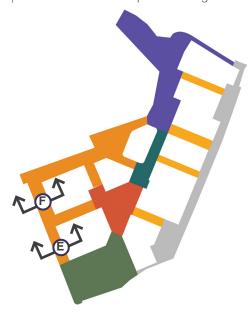
2.10.24 Street E *must* be overlooked and activated by active ground floor uses and upper floors of Plot 7.

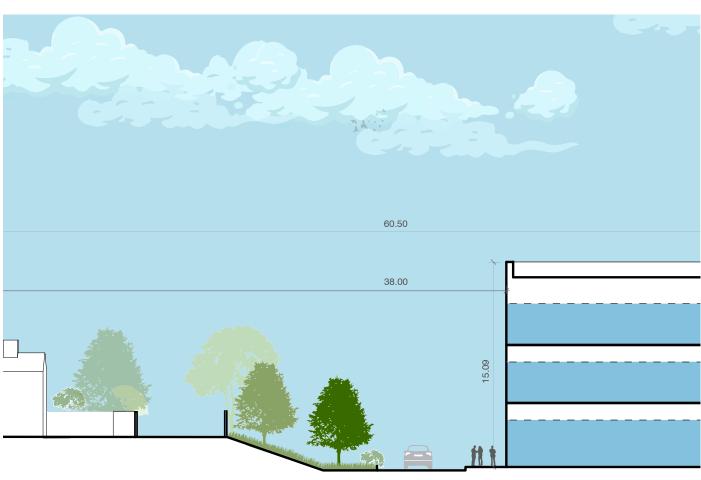
Street F

- 2.10.25 Street F *must* have a substantial green buffer with tree planting between the boundary to Rope Walk and Plot 8.
- 2.10.26 Street F *must* incorporate new tree planting to screen views out of Plot 8 towards the neighbouring properties.
- 2.10.27 Street F *must* create a circulation route to support bus, service and accessible parking access.
- 2.10.28 Street F *must* be overlooked and activated by active ground floor uses and upper floors of Plot 8.



Section through Street E





2.10 Street Typologies

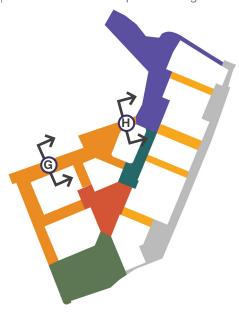
Street G

- 2.10.29 Street G *must* incorporate a substantial planting buffer to the St Matthew's Gardens boundary edge.
- 2.10.30 Street G *must* create a segregated two-way cycle route that connects to York Street via Rope Walk.
- 2.10.31 Street G *must* intersperse street side parking and service bays with tree planting to soften the influence of vehicles on this space

Street H

- 2.10.32 Street H *must* create a new tree planting buffer zone to the Silverwood close boundary edge.
- 2.10.33 Street H *must* be designed to create an environment that mediates the influence of vehicle movements over houses and gardens of Silverwood Close
- 2.10.34 Street H *must* incorporate a pedestrian route that connects York Street and St Matthew's Gardens to Abbey Grove.







Plot 10

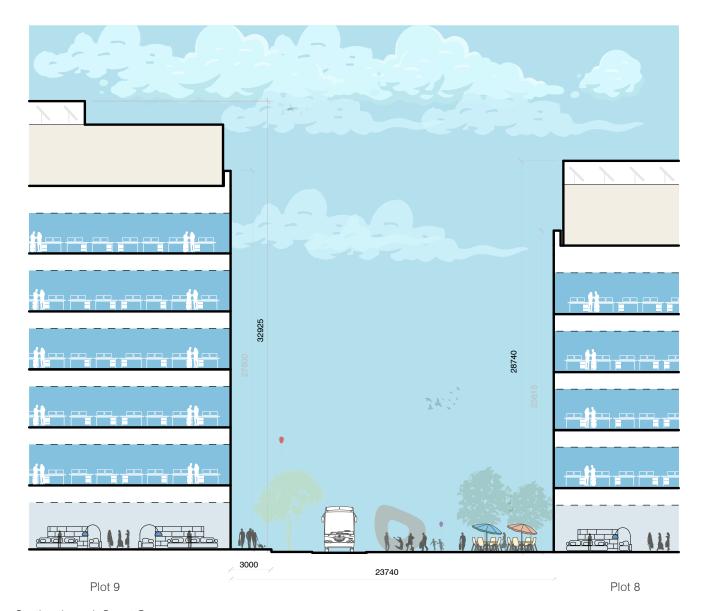
2.10 Street Typologies

Street I

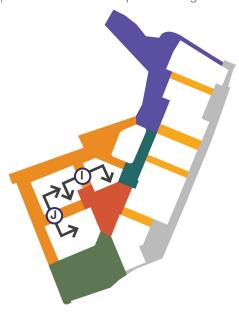
- 2.10.35 Street I *must* be a minimum of 14.5m in width between Plots 8 and 9.
- 2.10.36 Street I *must* be the location for the proposed bus stop.
- 2.10.37 Visibility of the bus stop from Maple Square *must* be a key consideration for its design and location within Street I.
- 2.10.38 Street I *must* intersperse street side parking and service bays with tree planting and soft landscape to soften the influence of vehicles on this space.

Street J

- 2.10.39 Street J *must* be a minimum of 16.5m in width between Plots 7 and 8.
- 2.10.40 Street J *must* intersperse street side parking and service bays with tree planting and soft landscape to soften the influence of vehicles on this space.
- 2.10.41 Street J *must* be overlooked and activated by active ground floor uses and upper floors of Plots 7 and 8.



Section through Street G



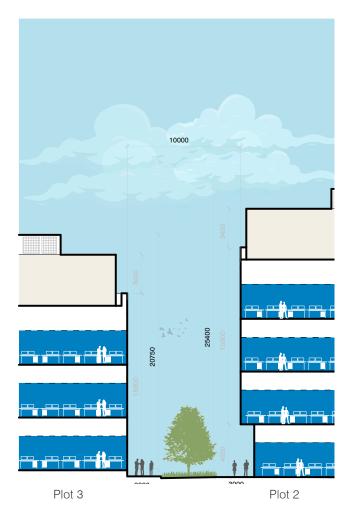


2.10 Street Typologies

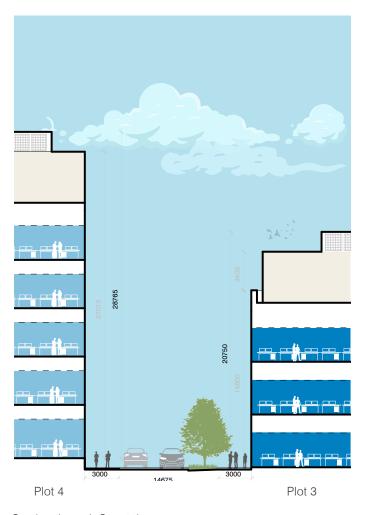
Railway Streets (Streets K, L, M & N)

- 2.10.42 Street K *must* be a minimum of 10m in width between the facing elevations of Plots 2 and 3.
- 2.10.43 Street L *must* be a minimum of 14m in width between the parameters of Plots 3 and 4 and accommodate for vehicle access to the Service Road.
- 2.10.44 Street M must be a minimum of 10m in width between the parameters of Plots 4 and 5.
- 2.10.45 Street N *must* be a minimum of 12m in width between the parameters of Plots 5 and 6.

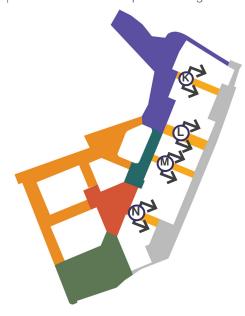
- 2.10.46 Street K should provide a welcoming arrival for cyclists entering into Plots 2 and 3.
- 2.10.47 Street L should aid legibility for service vehicles entering the Service Road and not appear as a public through route.
- 2.10.48 Street L should include soft landscape and tree planing.
- 2.10.49 Street M should provide a welcoming arrival for cyclists entering into Plots 4 and 5.
- 2.10.50 Street N should provide a suitable space for the Skate The Streets initiative.

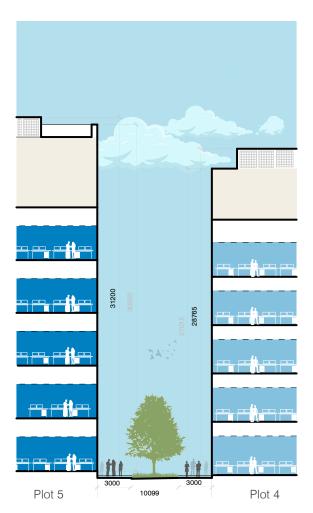




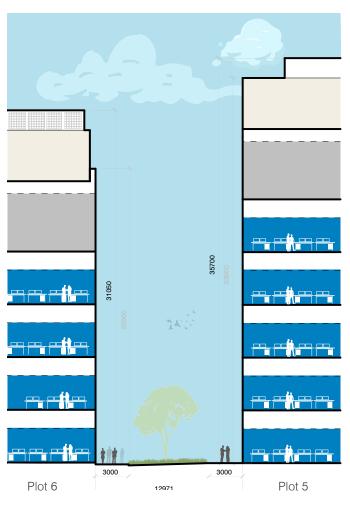


Section through Street J





Section through Street K



Section through Street L

2.11 Urban Greening Framework

There is a public realm led vision for the whole site. This is supported by a 'People First' approach where a cultural strategy has been set up through community and youth engagement to design and enjoy a better place for all. The vision is supported by six core principles which will be delivered by the cumulative design of the individual Reserved Matters applications.

Landscape

- 2.11.0 Green infrastructure *must* form a part of the strategy for all landscape areas.
- 2.11.1 The site *must* feel well integrated into the local area.
- 2.11.2 The site *must* be accessible to everyone.
- 2.11.3 Pedestrians *must* have priority, from the entrances and primary circulation routes, through the varied internal spaces, active frontages and facilities, and diverse range of activities provided for, across the course of a day and week.

Tree Strategy

- 2.11.4 The detailed design *must* optimise the retention of existing good quality existing trees.
- 2.11.5 Proposed tree planting *must* support and enhance the street typologies, character areas, biodiversity and green infrastructure.

Ecology and Biodiversity Enhancement

- 2.11.6 The site *must* exceed Biodiversity Net Gain policy targets.
- 2.11.7 The site *must* allow people to come in to contact with nature for health and well-being benefits.

Water Responsive Framework

2.11.8 The site *must* maintain a positive relationship with water throughout, at all levels (roofs, above and below ground).

Play and Leisure Strategy

- 2.11.9 The site *must* provide dedicated play equipment and incidental play opportunities, such as stepping logs, balance beams, adventure trails, sensory and quiet spaces.
- 2.11.10 The site *must* promote heath and well-being.
- 2.11.11 The site *must* provide formal and informal activities, such as green gym equipment, running track, group exercise class spaces, open space and access to nature.
- 2.11.12 The site *must* be cycle friendly.

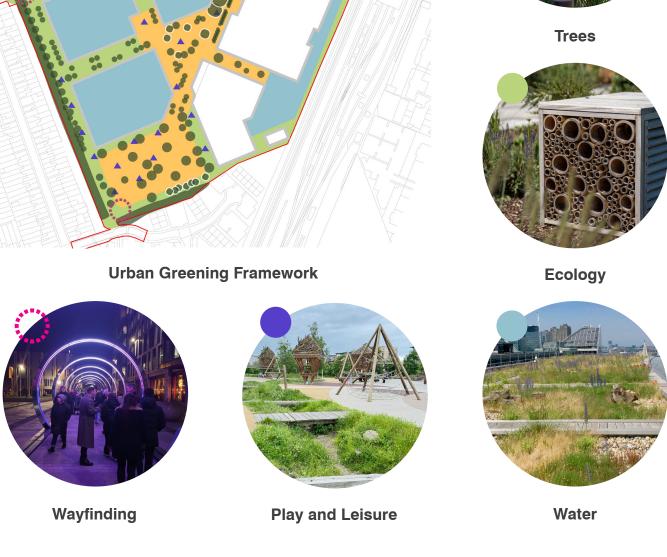
Lighting, Wayfinding and Security

2.11.13 The site must be safe, welcoming, enjoyable and inclusive to all local residents and the wider public.



Landscape





2.12 Landscape Vision

The landscape will create an enjoyable, safe and inclusive place to visit, pass through and dwell. This will include for informal and formal public open space, such as a square, a park, amenity spill-out areas, play on-the-way, buffer planting to neighbouring buildings, and structural landscape.

Public Realm

- 2.12.0 Landscape *must* contribute to reducing the heat island effect and mitigate against climate change.
- 2.12.1 All of the open space *must* be publicly accessible, with the exception of a dedicated wildlife area and the service yards running parallel to the railway line.
- 2.12.2 Public open streets *must* be in line with the minimum separation width between buildings as set-out in the Parameters Plans.
- 2.12.3 The proposal must allow a minimum 3m wide pedestrian footpath to the perimeter of all building façades connected to the primary public realm.
- 2.12.4 The proposal *must* contribute to ecology, health, and well-being by prioritising sustainable modes of transport, and sustainable drainage solutions.
- 2.12.5 The Beehive Greenway must be the main north-south green corridor across the site.
- 2.12.6 The Beehive Greenway *must* be connected east-west via active streets with a series of localised open green areas and day/night activities.
- 2.12.7 Spill-out areas should be a minimum of 1.5m wide, with their final dimensions being determined by the expected requirements of the adjoining ground floor unit.

Materiality

- 2.12.8 Paving materials *must* be selected that are durable and contribute to the drainage strategy by creating permeable surfaces.
- 2.12.9 The furniture palette *must* ensure durability and functionality through the use of robust, damage resistant materials.

- 2.12.10 The furniture palette *must* include a variety of seating that demonstrates consideration for inclusive design and social opportunities, including seats with backrests and arm rests and spaces for wheelchair users.
- 2.12.11 The furniture palette *must* include a variety of play-on-the-way and movable furniture elements to maximise the potential uses within each open space.

Planting (for Tree Planting refer to 2.8)

- 2.12.12 Planting *must* contribute integrally to the character of spaces by providing elements such as shade, privacy, separation, continuity.
- 2.12.13 The selection of planting mixes *must* maximise species diversity and resilience in order to be tolerant of future local climatic conditions.
- 2.12.14 The planting palette *must* be selected to minimise the need for irrigation (after an initial period of planting establishment and to prevent plant failure).
- 2.12.15 A thorough maintenance and management plan *must* be included as part of the landscape proposals.
- 2.12.16 The soft landscape within the public realm *should* support the Beehive's identity.
- 2.12.17 Planting *should* be utilised to define space and create a comfortable, human scale within the public realm.
- 2.12.18 The planting palette *should* incorporate features to support all life stages of pollinators.
- 2.12.19 The planting palette *should* include plants which have seasonal variation, year round interest aesthetically, or provide other sensory features.
- 2.12.20 Proposed planting beds *should* be at least 2m wide and avoid narrow pinch points in order to ensure plants have the best opportunity to thrive.

3m wide pedestrian footpath



■ ■ Beehive Greenway

Landscape Vision



A variety of seating with different seat heights, arm rests and backrests Alfred Place, LDA Design, London



Landscape must mitigate against climate change Battersea Power Station, LDA Design, London



Defining character through planting Union Terrace Gardens, LDA Design, Aberdeen

2.13 Tree Strategy

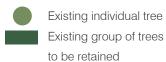
The re-imagined Beehive Centre will become a greener place with trees, soft landscape and open spaces combining to define the character of this new innovation neighbourhood. A combination of boundary trees and other individual mature tree specimens will contribute to the vision for the site as a place for nature. This strategy has the potential to implement landmark trees that contribute to the layering of trees along Cambridge's skyline.

Existing Trees

- 2.13.0 Individual and groups of trees to the boundaries *must* be retained and enhanced where appropriate.
- 2.13.1 Where any removal of existing trees is justified to support the delivery of the design principles and character areas, then compensation on site *must* be provided.
- 2.13.2 It should be considered how to re-use any removed trees in the proposed landscape, for example in the form of bark mulch, fallen playable logs.
- 2.13.3 Small trees in the existing car park areas that are relatively small but in good health should be considered for transplantation to the park in the south of the site.

Proposed Trees

- 2.13.4 The selection of proposed trees *must* maximise species diversity and resilience in order to be tolerant of future local climatic conditions.
- 2.13.5 A thorough maintenance and management plan *must* be included as part of the landscape proposals.
- 2.13.6 The mature size of trees *should* be considered at all levels, with the largest trees achievable for each area based on space both below and above ground.
- 2.13.7 Large species with broader canopies *should* be considered, where appropriate in the public realm, as they preferable for carbon storage, providing shelter and amenity value
- 2.13.8 The character areas of Abbey Grove and Hive Park present the greatest opportunities for the planting of individual 'landmark' trees that will reach a sizeable form in future decades, such as Platanus × hispanica (London Plane), and should be considered.
- 2.13.9 Medium to small tree species should be carefully selected for their features such as bark character, leaf shape, autumn colours, etc. to enhance street-scapes and to respond to street requirements.
- 2.13.10 Fastigiate trees *should* be avoided as they do not mature well and are not sustainable, biodiverse solutions.
- 2.13.11 The future of the site *should* be considered in the case of trees with large, long-lived species in key locations at they will out survive the development in most cases.
- 2.13.12 Trees *should* be planted as minimum Extra Heavy or Semi Mature across the site, unless there is good reason to source smaller specimens.
- 2.13.13 Tree pits should allow sufficient depth of typically 1m with up to a maximum 500mm of topsoil plus 500mm of subsoil. Some trees may require more cubic soil volume depending on tree size and species.



Area to be considered for proposed tree planting

Area to be considered for proposed large tree planting

Railway boundary not suitable for tree planting



Tree Strategy



Soft green edges, blend vegetation with activity spaces Kingdom Street, Townshend LA, London



Variety of tree planting, including orchard trees



Trees as features of open space Duke University, US

2.14 Ecology and Biodiversity Enhancement

The proposals have the ability to greatly enhance the number and quality of habitats on site to create a place where nature can sustainability coexist with the new innovation neighbourhood, creating a better place for nature and people. The 100% BNG aspirational target will transform the site, offering a diverse and resilient place for nature that will contribute to the social and environmental value of the development.

Policy

- 2.14.0 The target BNG for the whole site proposals is 20% which *must* be met in order to achieve both adopted and emerging policy.
- 2.14.1 Given the limited value of the site at present the aspiration is to go further still, and proposals should work together to deliver a gain of 100% (i.e. double the baseline value).

Approach

- 2.14.2 Existing features of ecological value *must* be retained and enhanced, unless a strong justification for removal can be made to fulfil the vision.
- 2.14.3 Where losses to habitats are required, the landscape proposal *must* demonstrate that these will be more than off-set for through the design.
- 2.14.4 The landscape proposal *must* include the provision of new ecologically rich areas such as species-rich grassland, tree and scrub planting, green and blue roof space.
- 2.14.5 A green buffer of 5m minimum width should be allowed for wherever possible to the site and residential boundaries and be optimised for ecology and to provide green corridors.
- 2.14.6 In particular locations where various constraints don't allow for 5m, a minimum width of at least 3m should still be achieved.

2.14.7 Non-native amenity species should be kept to a minimum, with native species

particularly those of local provenance –
favoured. In particular, species which would provide opportunities for faunal groups
(e.g. berry or nut-bearing shrubs) should be including within the planting mix.

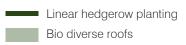
Wildlife Area

- 2.14.8 A dedicated Wildlife Area *must* be included in the landscape proposal that has restricted access by maintenance personnel and ecological professionals only.
- 2.14.9 The Wildlife Area *must* include a bioretention area to promote ecological diversity and contribute to SuDS.
- 2.14.10 Visibility of the area and interpretation boards *should* be considered and installed for the benefit of the public.

Faunal Enhancements

- 2.14.11 Faunal enhancements *must* be delivered across the site.
- 2.14.12 Long-term management objectives, such as areas where management is primarily focused on maximising ecological value, must be in place to ensure that the proposals will deliver dynamic environments which will be of benefit to a range of faunal groups.
- 2.14.13 Faunal enhancements *should* include new opportunities for nesting birds (including local priority species) and roosting bats, which should be integrated into the new buildings.
- 2.14.14 The proposal *should* install bat and bird boxes on the retained, mature trees along the site boundaries where there is minimal exposure to artificial lighting and adequate shelter.
- 2.14.15 The proposal *should* install invertebrate features (such as invertebrate hotels and bee posts) across the site.
- 2.14.16 Basking areas and hibernacula for reptiles and amphibians *should* be created to cater for local priority species such as common lizard and common toad.







Invertebrate features across the site

Ecology Strategy



Faunal enhancements across the site



Sunny area for wild planting Marmalade Lane, Mole Architects, Cambridge

2.15 Water Responsive Framework

In line with local and national policies and guidance, the SuDS hierarchy has been followed in the evolution of a conceptual surface water management scheme for the proposed development. The proposal creates the opportunity to transform a largely impermeable surface into an exemplar in sustainable urban drainage.

2.15.0 The Water Responsive Framework *must* follow Cambridge SuDS design guide.

Surface Water Management

- 2.15.1 Arrangements *must* be provided beneath active spaces to control design storm events considering future climate change allowances.
- 2.15.2 BREEAM sustainability aspirations, provision of attenuation storage, and integration of a suite of on-site SuDS measures within the landscape *must* seek to control flows much closer to predevelopment 'greenfield' runoff rates.
- 2.15.3 Lined and under-drained permeable surfaces *should* be provided across active spaces and public realm, integrated within hard and soft landscape areas where practical, accessible, and inclusive considerations allow.
- 2.15.4 Water quality benefits *should* be gained via integration of multiple treatment trains, including filter media, grassed filter strips and proprietary pollution control units.

Roofs

- 2.15.5 Blue and green roofs *should* contribute to the on-site re-use of water for building occupants and within the landscape.
- 2.15.6 Green and blue roof coverage across the site should be maximised whilst taking into account the competing demands for roof space from solar photovoltaics and critical roof top Mechanical & Electrical plant that form key components to the energy strategy.
- 2.15.7 Blue roof geo-cellular storage crates *should* be used under roofs with paving and plant

- rooms to allow runoff and pollutants to be controlled and captured at source.
- 2.15.8 Blue roof geo-cellular storage crates *should* be used in conjunction with green roofs where possible.

Water Storage

- 2.15.9 Rain gardens *should* be provided along the length of The Beehive Greenway to support surface water capture.
- 2.15.10 Other 'soft' SuDS should be provided in the form of a bioretention feature in the Wildlife Area, filter drains and natural swales.
- 2.15.11 Below ground attenuation storage *should*be proposed beneath external hardstanding areas and service yards to control and utilise runoff which can not be captured through roofs or above ground storage.

Levels

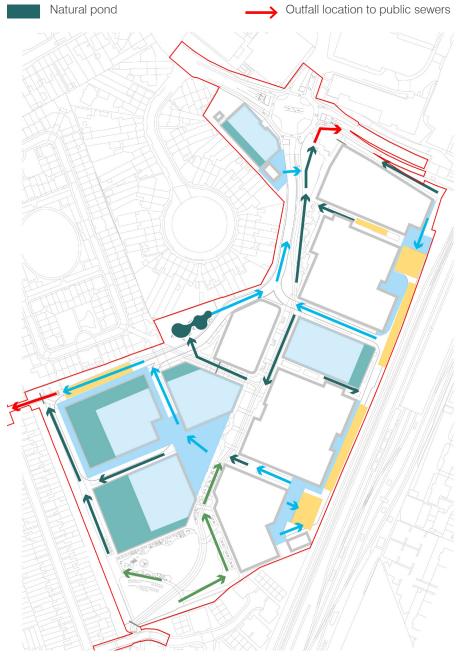
- 2.15.12 The landscape *must* tie into existing levels around the site boundary and work with the gentle slope of the existing site, which falls down towards the north-east entrance.
- 2.15.13 The landscape *must* maintain a flush surface with gradients of 1:60 or greater to support surface water runoff.
- 2.15.14 Direction of falls *should* be in line with the existing site to contribute to sustainable drainage.

Irrigation

- 2.15.15 Regularly spaced water points *must* be installed in favour of automated irrigation for planting.
- 2.15.16 Rainwater should be re-used for irrigation of soft landscaping within the public realm during particular dry summers after the planting establishment time, and service yard vehicle washdown, when not limited by internal building re-use.
- 2.15.17 Plants *should* be watered during the initial planting establishment period with an expectation of no further need of irrigation after that period.

Permeable paving

Below ground attenuation



SuDS Strategy



Rain gardens Castlegate Grey to Green Park, Sheffield

Blue roof to plant area

50/50 blue/green accessible roof





Dry Swale, SuDs Millharbour, SpaceHub, London



Wide cycle lanes along SuDS planting Avenues Mermoz et Pinel, Gautier+Conquet Architects, France

2.16 Play & Leisure Strategy

The Beehive Redevelopment integrates play and leisure opportunities throughout the public realm. It is a child-friendly proposal where young people feel welcome and included and so to create a place that all ages of the community will enjoy spending time outside. Health and well-being form one of the 7 core principles of the landscape design.

Play

- 2.16.0 Public spaces, streets and formal and informal play spaces *must* be considered together to create safe, clear and navigable networks of well-connected spaces, so children can roam and play freely.
- 2.16.1 Segregated play areas for designated age groups *must* be avoided.
- 2.16.2 Formal and incidental play spaces *must* be multifunctional and inclusive, incorporating playable elements and equipment which cater for a range of ages and abilities.
- 2.16.3 Playable elements and equipment *must* incorporate good levels of challenge and risk and include for physical, adventurous and imaginative play.
- 2.16.4 Designs *must* consider the movement and occupation of parents and carers with young children. For example, level surfaces and seating next to play areas and cycle stands.
- 2.16.5 Biodiversity and greenery for holistic sensory engagement *should* be included.

Leisure

- 2.16.6 Opportunities for improving health and wellbeing *must* be considered and integrated throughout the site.
- 2.16.7 Leisure opportunities *must* appeal to a variety of use types and abilities, for example low impact versus challenging, family-friendly versus individual, group activities versus quieter moments, etc.
- 2.16.8 The design of cycle infrastructure *must* support a range of ages and abilities and consider how cycling can be safe for younger and less confident cyclists.
- 2.16.9 The cycle lane *must* establish and connect to the wider emerging Beehive Greenway network and wider Cambridge cycle network.
- 2.16.10 Open spaces with leisure facilities *must*be located, orientated and designed to
 maximise natural overlooking from passersby and users of adjacent buildings, so
 children, young people and adults are
 visible and there is opportunity for informal
 community supervision.
- 2.16.11 It *must* be apparent to all children, young people and adults that they are welcome in public space and permitted to occupy it, during the day and after dark.
- 2.16.12 The site *should* ensure that other infrastructure, for example seating, bins, lighting, Wi-Fi, cycle stands, etc. is locating in proximity to the leisure facilities provided.
- 2.16.13 Location and design of leisure features should consider indoor to outdoor spill out and connectivity with buildings.
- 2.16.14 The site *should* incorporate leisure activities across both hard and soft landscape spaces to maximise the appeal and variety of use types.
- 2.16.15 The site *should* provide activities that can be used across the year and seasons, at different times of the day and into the evenings, as well as different weather events.

Illustrative dedicated play area

Illustrative incidental play



■ ■ ▶ Beehive Greenway

Public realm

Play & Leisure Strategy



Informal play opportunities integrated in to the soft landscape Cator Park, HTA Design, Bromley





Social spaces within the landscape Alfred Place Gardens, LDA Design, London



Play and leisure for all ages Alfred Place, LDA Design, London

2.17 Lighting, Wayfinding and Security

The below codes seek to secure the high level principles that support the combined role that Lighting, Wayfinding and Security have in the creation, and operation of, a safe, welcoming and enjoyable place.

Lighting

- 2.17.0 Physical wayfinding *must* form part of the strategy for creating a safe, legible and easily navigable part of the city
- 2.17.1 Lighting *must* provide visual interest after dark, adding to the character, amenity and usability of the public realm throughout the whole day.
- 2.17.2 Artificial lighting *must* help create a sense of welcoming, safety and security but *must* not have a negative impact on adjacent properties and habitats.
- 2.17.3 Lighting *must* minimise artificial lighting of existing vegetated boundaries.
- 2.17.4 All lighting apparatus *must* be considered as part of a palette of street furniture.
- 2.17.5 Lighting equipment *must* be coordinated with landscape layouts to mitigate against interference from and with tree canopies and pedestrian movement.
- 2.17.6 Public realm lighting equipment *must* be robust, low energy and with a long maintenance cycle.
- 2.17.7 Lighting *must* ensure a high quality night-time street scene and to help reduce the risk and perception of crime.

Wayfinding

- 2.17.8 Physical wayfinding *must* form part of the strategy for creating a safe, legible and easily navigable part of the city
- 2.17.9 Any physical wayfinding *must* be designed to adopt inclusive design practices which can communicate widely with meaning and consideration for all site users.
- 2.17.10 Wayfinding *must* enable confident and safe navigation of the site by all users
- 2.17.11 The Wayfinding Strategy *must* reinforce connections to the wider city.

- 2.17.12 The placement and design of physical wayfinding *must* promote the strategy for soft thresholds between the proposed masterplan and the surrounding residential streets.
- 2.17.13 The Wayfinding Strategy *should* support the proposed initiatives for the modal shift towards sustainable transport modes.

Security

- 2.17.14 All entrances and landscape character areas *must* be well overlooked to promote passive surveillance of public spaces.
- 2.17.15 All entrances *must* be designed to allow clear lines of sight between entrances and routes through the masterplan
- 2.17.16 Dead-end conditions are to be discouraged and, where unavoidable, suitable design mitigations *must* be provided to ensure the creation of safe and comfortable spaces



