

Design Code

The Beehive Redevelopment

Leonard Design Architects and LDA Design on behalf of Railway Pension
Nominees Limited
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Contents

0.0 Introduction

- 0.1 Executive Summary
- 0.2 National Design Code
- 0.3 BIDEN Principles

1.0 Vision and Place Principles

- 1.1 The Vision
- 1.2 Place Principles

2.0 Masterplan Framework

- 2.1 Sustainability and Mitigating Urban Heat
- 2.2 Spatial Hierarchy and Public Realm Framework
- 2.3 Legibility Framework
- 2.4 Inclusive Design Principles
- 2.5 Active Travel Framework
- 2.6 Framework Towards a More Inclusive Environment
- 2.7 Uses and Mix
- 2.8 Servicing, Access and Car Parking Strategy
- 2.9 Character Areas
- 2.10 Street Typologies
- 2.11 Urban Greening Framework
- 2.12 Landscape Vision
- 2.13 Tree Strategy
- 2.14 Ecology and Biodiversity Enhancement
- 2.15 Water Responsive Framework
- 2.16 Play and Leisure Strategy
- 2.17 Lighting, Wayfinding and Security

3.0 Site Wide Built-Form Principles

- 3.1 Massing
- 3.2 Materiality
- 3.3 Base: Ground Floor Activation and Entrances
- 3.4 Middle: Facade Hierarchy
- 3.5 Top: Rooftops
- 3.6 Flue Articulation

4.0 Character Areas

- 4.1 Abbey Grove
- 4.2 Garden Walk
- 4.3 Maple Square
- 4.4 Hive Park
- 4.5 The Lanes
- 4.6 Railway Corridor

5.0 Plot Specific Codes

- 5.1 Plot 1
- 5.2 Plot 2
- 5.3 Plot 3
- 5.4 Plot 4
- 5.5 Plot 5
- 5.6 Plot 6
- 5.7 Plot 7
- 5.8 Plot 8
- 5.9 Plot 9
- 5.10 Plot 10

Appendix

Example Compliance Checklist

0.0 Introduction

How to use the code

Status and Purpose

This document is an approved planning document and will be used to assess Reserved Matters Applications that form forward for the redevelopment of the Beehive Centre. It is a vital document to ensure that the new neighbourhood reaches the quality of design, placemaking, inclusivity and identify that is illustrated in the outline proposals.

The design code sets out rules and requirements for the design of subsequent applications to ensure each phase of the redeveloped Beehive Centre will be done in a purposeful, coherent and coordinated way.

The code must be referred to for all design decisions. It is there to inspire good practice, sustainable design, and maintain project quality.

The code must be applied at all stages of the development process, from concept design to planning and throughout construction.

The Code Requirements

The design code requirements take the form of two types of compliance:

Must

A mandatory design requirement that needs to be followed.

Should

A design principle which *should* be followed unless it can be demonstrated that an alternative proposal can achieve an equally positive design outcome.

All reserved matters applications will need to demonstrate compliance with this Design Code. Each application will need to provide a completed Compliance Checklist, and it is suggested that this is appended to Design and Access Statements.

The Code sets a quality baseline, but teams are invited to be innovative and show how they can deliver or exceed the quality, sustainability and placemaking requirements of the code.

Where recommendations are not followed, alternative proposals must be justified by their potential benefits, this could include the need to meet changing legislation or technological advancements. All deviations from the Code must demonstrate an improved design outcome, and show how they maintain the wider quality, sustainability and placemaking requirements of the code,

The Design Code is comprised of 'musts' and 'shoulds' to create a framework to be sufficiently prescriptive to ensure the vision is delivered, while finding those areas where more flexibility is possible to promote design creativity and innovation through the detailed design stages.

The Introductory Text

Each section of the code includes a short bold introductory statement, which summarises the strategic objective that must be delivered.

Diagrams and Precedent Images

The code contains diagrams help to visually explain the key principles of the site wide strategies and are mandatory unless otherwise stated. The precedents within the code should be taken as indicative of a particular concept, approach or idea which is explained within the supporting caption. Precedents should not be treated as fixed outcomes to copy.

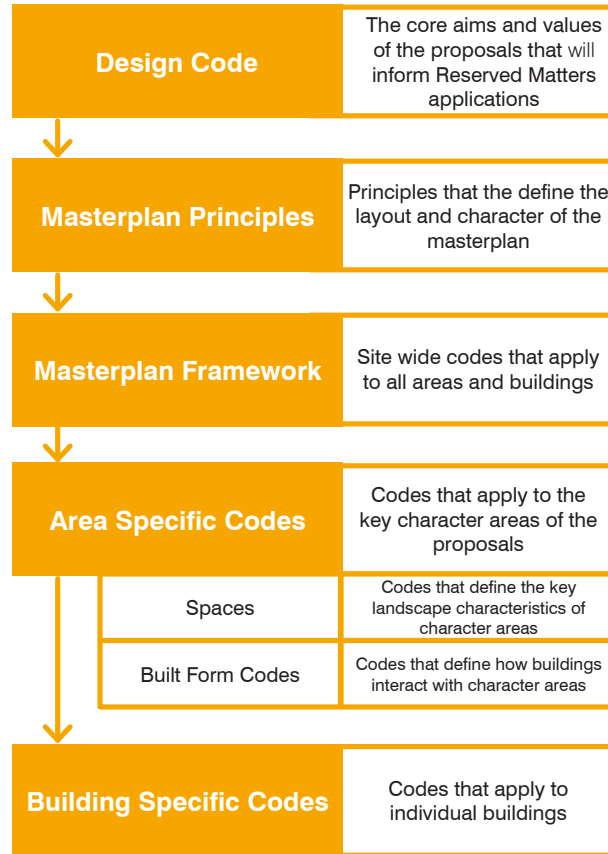
Parameter Plans

This design code must be read in conjunction with the following parameter plans:

- Maximum Building Heights & Plots
- Access and Circulation
- Land Use Ground Floor
- Land Use Upper Floors
- Landscape and Open Space

Updating the Design Code

The Design Code will be in place to support the delivery of the whole project. However, needs and objectives relating to social, climate, and technology frameworks may change, and as such the content of the code should be open to periodic reviews with the Local Planning Authority over the lifetime of the project, with any proposed substantive changes taken to the Design Review Panel and other stakeholders as part of a collaborative approach and open dialogue.



Introductory Text

Provided for each section to summarise the strategic objective that must be delivered.

Code

The primary content of the document to be used to influence future design work. Divided in *shoulds* and *musts*. Must codes are highlighted with a yellow bar.

Notes

Provided to add detail and clarity to Codes.

When using these Design Codes, refer to the Landscape & Open Space Parameter Plan.

2.0 Masterplan Framework

2.2 Spatial Hierarchy and Public Space Framework

The proposal will be a public realm led development and will create a clear network and hierarchy of streets and spaces. The following design codes apply across the whole site to form a clear network and hierarchy of streets and new public open spaces that are well framed and overlooked by active frontages.

2.2.0 These Design Codes must be read in conjunction with the Landscape & Public Realm Parameter Plan.

2.2.1 Spaces within the masterplan must be defined as primary, secondary or tertiary and are allocated per the site plan on the opposite page to support the movement hierarchy.

2.2.2 The definitions of a Primary, Secondary and Tertiary spaces are given below and must be used to define the characteristics of the spaces and the buildings that form them:

- **Primary:** A highly active street or space forming a focal point of activity or acting as part of the main circulation around the site. It is expected that these streets will be bounded by the primary active spaces within buildings.
- **Secondary:** A connective street or space creating routes across the site between primary streets or spaces. It is expected that these streets will host some activity but be less active than the primary streets.
- **Tertiary:** A functional street or space that is intended to feature little or no public facing activity. Typically found at 'back-of-house' areas.
- **Access:** A zone for reconfigurations and improved access to the site. There are no codes for access areas.

Note:
An active frontage is a frontage created by populated internal space that has a direct visual relationship with the external environment.
Active frontages provide activation and amenity to the streetscape and improve public security by enabling passive surveillance of spaces.

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- Primary
- Secondary
- Tertiary
- Access

▶ Entry Point

▶ Active Frontage

Spatial Hierarchy and Active Frontage

Space for cultural events and interactive art.
Times Square Design Pavilion Event, NY

Urban green space with layers of smaller spaces.
Vedda HQ, Auburnville, Vic

Secondary street example
Southbank Place Masterplan, London, Squire and Partners

Diagrams

Provided to support the written Code by illustrating how codes apply to the proposals or how they may be interpreted and followed.

Example Images

Provided to further describe the intent of the Codes and to illustrate key principles.



0.0 Introduction

0.2 National Design Guide

This Design Code has been created to deliver the core principles of the National Design Guide to a level of detail appropriate to an Outline Application.

Context		
C1	Understand and relate well to the site, its local and wider context	11
C2	Value heritage, local history and culture	12
Identity		
I1	Respond to existing local character and identity	15
I2	Well-designed, high quality and attractive places and buildings	15
I3	Create character and identity	16
Built form		
B1	Compact form of development	19
B2	Appropriate building types and forms	19
B3	Destinations	20
Movement		
M1	A connected network of routes for all modes of transport	23
M2	Active travel	23
M3	Well-considered parking, servicing and utilities infrastructure for all users	24
Nature		
N1	Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play	27
N2	Improve and enhance water management	28
N3	Support rich and varied biodiversity	28

Public spaces		
P1	Create well-located, high quality and attractive public spaces	31
P2	Provide well-designed spaces that are safe	31
P3	Make sure public spaces support social interaction	32
Uses		
U1	A mix of uses	35
U2	A mix of home tenures, types and sizes	35
U3	Socially inclusive	36
Homes & buildings		
H1	Healthy, comfortable and safe internal and external environment	39
H2	Well-related to external amenity and public spaces	39
H3	Attention to detail: storage, waste, servicing and utilities	40
Resources		
R1	Follow the energy hierarchy	43
R2	Careful selection of materials and construction techniques	43
R3	Maximise resilience	44
Lifespan		
L1	Well-managed and maintained	47
L2	Adaptable to changing needs and evolving technologies	47
L3	A sense of ownership	48

0.3 BIDEN Principles

The Government in 2022 introduced a set of guiding principles for new development.



BEAUTY

The Design Codes will help to ensure good design is considered at Reserved Matters Applications across all spatial scales, individual plot architecture and landscaped zones. This is illustrated in the Area Specific Codes and Plot Specific Codes.



INFRASTRUCTURE

The Development brings forward significant transport infrastructure improvements defined by the Movement and Servicing Design Codes including new sustainable transport infrastructure. The Ground Floor Plane vision is integrated to ensure new shops, services and healthcare to support the local community.



DEMOCRACY

As a result of extensive community consultation, the Design Codes will encourage creation of community spaces. The Local Centre Public Realm Management Strategy and the Planning Benefits document reference the further commitments to working with the community on this Development.



ENVIRONMENT

Throughout the Design Codes, commitments are made to ensure further Reserved Matters applications meet the sustainability targets of the Development including BNG, glazing amounts, materiality choices, future proofing design, SuDS, strategic tree planting and species mix.



NEIGHBOURHOODS

The Design Codes ensure the Development will enhance the local offer and not compete with it providing services the community need through continued engagement. Further information on these commitments can be found in the Local Centre Public Realm Management Strategy and the Planning Benefits documents.



1.0 Vision & Place Principles

This chapter outlines the vision for the new innovation neighbourhood that the re-imagining of the Beehive Centre will create. This vision is supported by the place

principles which capture the core values and objectives of the proposals and should inform the detailed design of the new buildings and spaces.

1.1 Vision

1.2 Place Principles



1.0 Introduction

1.2 Place Principles

A place that creates space for innovation within the city

The proposed re-imagining of the Beehive Centre as a new innovation neighbourhood responds to the ongoing demand for high quality innovation space in Cambridge. Providing this space on brownfield sites within the city reduces further greenbelt development, creates a better experience for workers, provides local amenity and increases economic activity within the city; all in a location that is more accessible for sustainable transport modes.



A place that brings different communities together

The unique combination of innovation space, mixed-use ground floor and extensive public realm that the Beehive Redevelopment creates will enable the coming together of different groups in a vibrant and diverse new place. A new population of workers will help to support and drive activity within the diverse mix of uses within the ground floor, which alongside the new high quality open space will create a new local destination.



A place without barriers to entry

Creating a place that is free to use and without physical barriers to entry is key to ensuring that this new place can become a fully integrated part of the city. Allowing access for all promotes the intermingling of diverse communities that will drive the ongoing development the character and identity of this new place.





A place for all

The combination of open space, ground floor, community and workplace strategies will create a place for all people at all ages. The variety of new workplaces creates opportunity for jobs at all career stages. Open spaces will be designed to include space for play, space for activity and space for rest. The mixed use ground floor will create a diverse mix that will appeal to a wide range of people and the community spaces within this mix will create space for local groups to use.



A place that promotes urban greening

There will be a significant transformation of the site from a place of hard landscape and trees planted between car parking to one of green streets and a new city park. A diverse tree retention and planting strategy will add over 275 new trees that will be a key contributor to urban greening alongside new planting, lawns, green roofs and potential for green façades on key buildings. The greening of this site will play a vital role in the ongoing response to the urban heat island effect.



A place that enables active travel connections

The proposals have the capacity to unlock a key direct active travel connection between the dense streets of the Mill Road Conservation Area and the north of Cambridge. The connective route through the site from Sleaford Street to Coldham's Lane, here named the Beehive Greenway, enables a direct pedestrian and cyclist route through the site with very little interaction with vehicles. Onward connectivity beyond the Beehive site is promoted by a commitment to a redesigned Coldham's Lane junction that will prioritise pedestrian and cyclist movement and safety.