

The Beehive Redevelopment

Topic Paper 1 – Design, Scale and Massing



Contents

1. Introduction	4
2. Scale and massing in Parameter Plans	5
2.0 Maximum Building Heights and Plots	5
2.1 Land Use, Ground Floor	7
2.2 Land Use, Upper Floors.....	9
2.3 Access and Circulation	11
2.4 Landscape and Open Space.....	13
3. Design	16
4. Illustrative Masterplan	17
4.1 Massing and Scale	18
5. LVIA Views	20

1. Introduction

- 1.0.1 This topic paper addresses the design, scale and massing of the proposed development as agreed between the parties. The applicant's masterplanning expert will address these topic areas in more detail in evidence.
- 1.0.2 There are five Parameter Plans which set out the nature of the scheme in terms of scale, use, landscape, and movement and define the parameters that the proposals must be delivered within. These plans include:
- (1) Maximum Building Heights and Plots, in which the scale and layout of the proposals are secured.
 - (2) Land Use, Ground Floor, in which the permissible uses for the ground floors of the buildings are secured.
 - (3) Land Use, Upper Floors, in which the permissible uses for the upper floors of the buildings are secured.
 - (4) Access and Circulation, in which the proposed framework of routes for pedestrians, cyclists, private vehicles, buses and service vehicles is secured.
 - (5) Landscape and open space, in which the broad definitions of the nature of the open spaces and their location are set out.
- 1.0.3 A Design Code is proposed which aims to secure design quality and other key design characteristics. It sets out rules and requirements for the design of subsequent applications. A planning condition is proposed to ensure that all reserved matters applications comply with the Design Code.
- 1.0.4 The Illustrative Scheme, as illustrated in Section 4, represents one way in which the proposed development could come forward within the limits of the Parameter Plans and Design Code.

2. Scale and massing in Parameter Plans

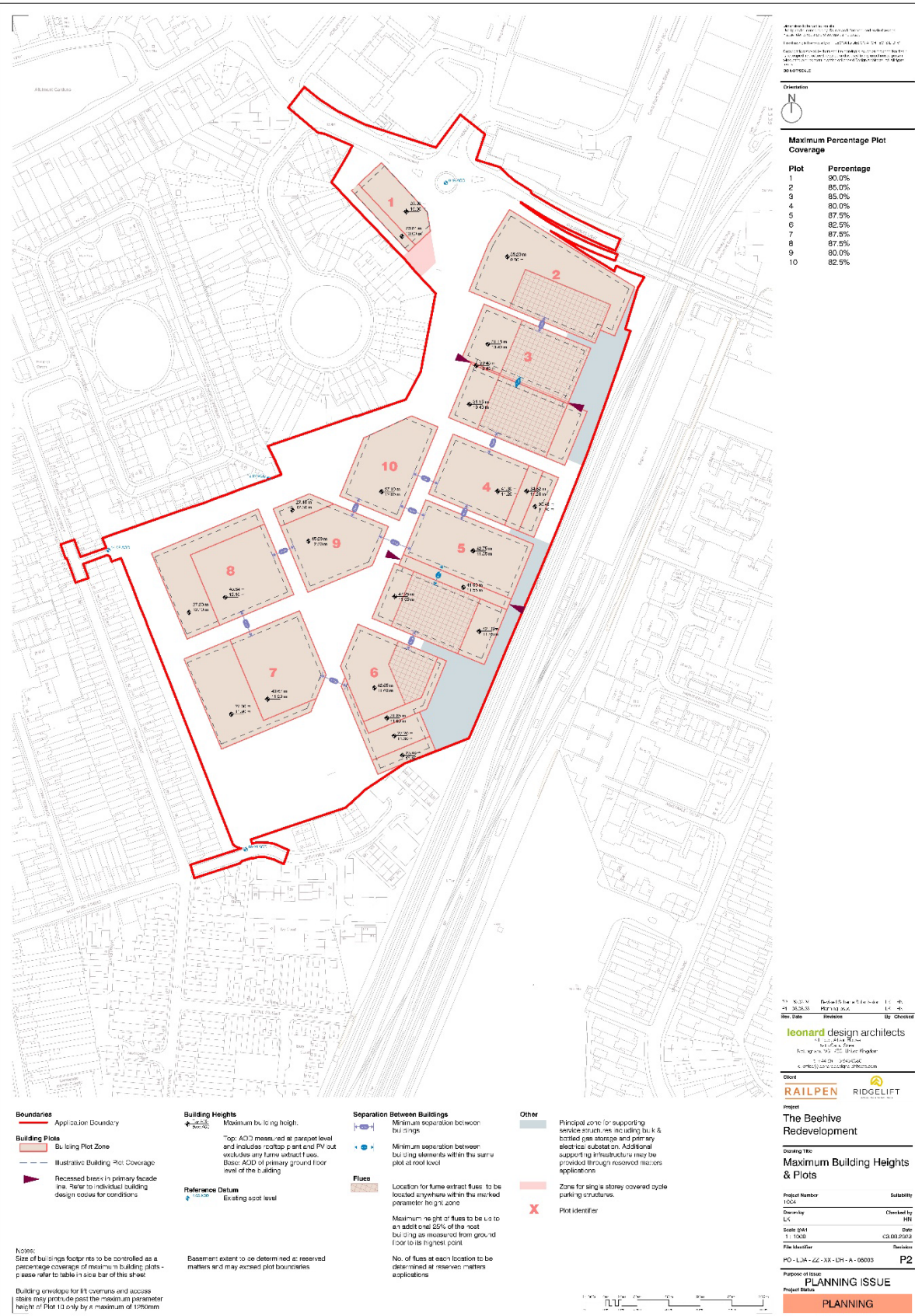
2.0 Maximum Building Heights and Plots

- 2.0.1 The Maximum Building Heights and Plots Parameter Plan sets out the zones within which new buildings may be created and the maximum height that elements within these zones may be.
- 2.0.2 Each plot is defined by a zone, with its boundary set no more than 3 metres out from the footprint of the Illustrative Scheme.
- 2.0.3 A maximum development footprint area is set for each plot as a percentage of the total plot area.
- 2.0.4 Where building massing is to be stepped, the plot zones are subdivided into zones of different height.
- 2.0.5 This Parameter Plan also shows where extract flues may be created to support laboratory use – at Plots 2, 3, 5 and 6. Flues may be up to 25% taller than the maximum height parameter for the plot in which they are set.
- 2.0.6 The maximum footprint and the maximum height of each of the buildings is as follows:

Plot number	Plot area (m ²)	Plot percentage coverage	Maximum plot footprint area (m ²)	Height of tallest parameter (m)	Height to top of extract flue (m)
1	1,343	90.0%	1,209	15.9	Not Applicable
2	4,729	85.0%	4,020	25.4	31.8
3	5,750	85.0%	4,888	20.8	26.0
4	2,973	80.0%	2,378	30.1	Not Applicable
5	6,251	87.5%	5,470	35.7	44.6
6	4,024	82.5%	3,320	31.1	38.9
7	4,767	87.5%	4,171	28.7	Not Applicable
8	4,337	87.5%	3,795	28.7	Not Applicable
9	2,718	80.0%	2,174	32.9	Not Applicable
10	2,361	82.5%	1,948	25.1	Not Applicable

Heights measured from ground floor of each plot

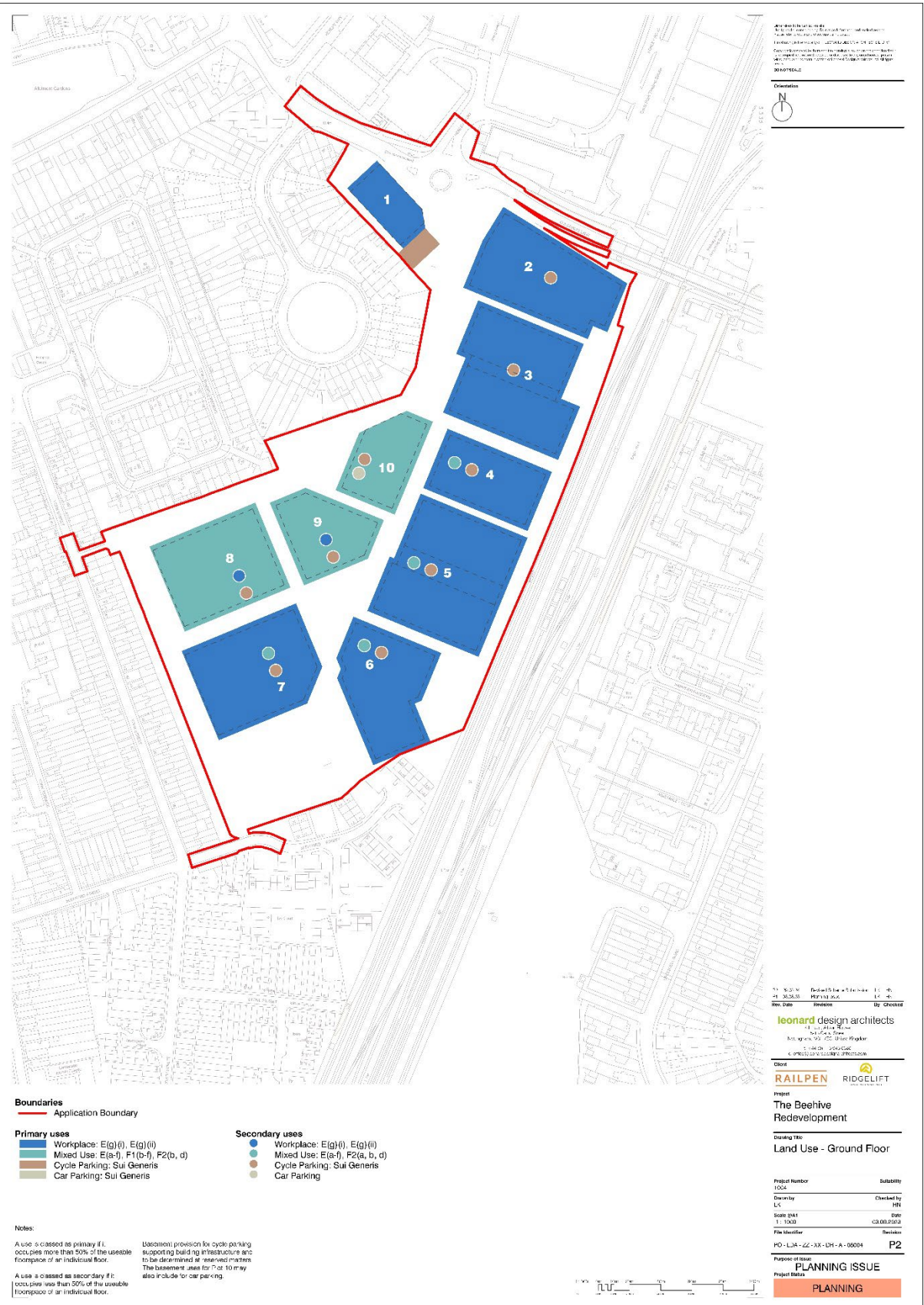
- 2.0.7 Dimensions are provided to define the minimum separation distances between plots.
- 2.0.8 Finer grain massing controls secure specific design features that were derived from the design development process and include minimum dimensions to define the separation between building elements within the same plot and notation highlighting where recessed breaks in massing would be required.



2.1 Land Use, Ground Floor

- 2.1.1 Using the plots defined in the Maximum Building Heights and Plots Parameter Plan, this plan sets out the primary and secondary uses of the buildings at ground floor.
- 2.1.2 A use is classed as primary if it occupies more than 50% of the useable floorspace of an individual floor.
- 2.1.3 A use is classed as secondary if it occupies less than 50% of the useable floorspace of an individual floor.
- 2.1.4 This plan captures the intent to deliver a mixed-use local centre focussed on Plots 4-10, these being the plots having a direct relationship with the key open spaces that would form the local centre alongside the mixed-use ground floor floorspace.
- 2.1.5 The defined primary and secondary uses of the ground floors of the buildings are as follows:

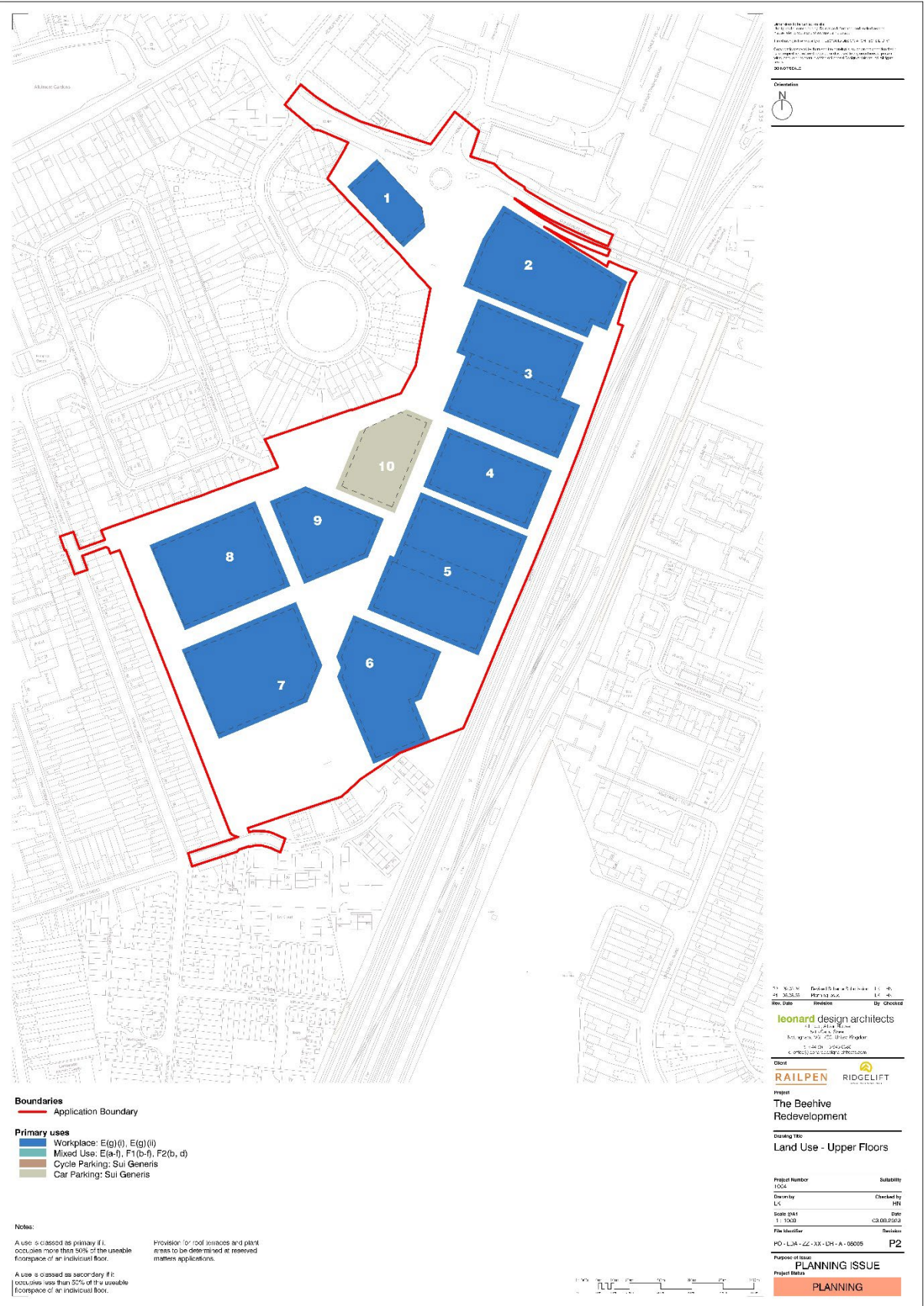
Plot number	Primary Use	Secondary Uses
1	Workplace: E(g)(i), E(g)(ii)	Mixed Use: E(a-f), F1(b-f), F2(b, d); Cycle Parking: Sui Generis
2	Workplace: E(g)(i), E(g)(ii)	Mixed Use: E(a-f), F1(b-f), F2(b, d); Cycle Parking: Sui Generis
3	Workplace: E(g)(i), E(g)(ii)	Mixed Use: E(a-f), F1(b-f), F2(b, d); Cycle Parking: Sui Generis
4	Workplace: E(g)(i), E(g)(ii)	Mixed Use: E(a-f), F1(b-f), F2(b, d); Cycle Parking: Sui Generis
5	Workplace: E(g)(i), E(g)(ii)	Mixed Use: E(a-f), F1(b-f), F2(b, d); Cycle Parking: Sui Generis
6	Workplace: E(g)(i), E(g)(ii)	Mixed Use: E(a-f), F1(b-f), F2(b, d); Cycle Parking: Sui Generis
7	Workplace: E(g)(i), E(g)(ii)	Mixed Use: E(a-f), F1(b-f), F2(b, d); Cycle Parking: Sui Generis
8	Mixed Use: E(a-f), F1(b-f), F2(b, d)	Workplace: E(g)(i), E(g)(ii); Cycle Parking: Sui Generis
9	Mixed Use: E(a-f), F1(b-f), F2(b, d)	Workplace: E(g)(i), E(g)(ii); Cycle Parking: Sui Generis
10	Mixed Use: E(a-f), F1(b-f), F2(b, d)	Workplace: E(g)(i), E(g)(ii); Cycle Parking: Sui Generis Car Parking: Sui Generis



2.2 Land Use, Upper Floors

- 2.2.1 Using the plots defined the in the Maximum Building Heights and Plots Parameter Plan, this plan sets out the primary use of the buildings at floors above the ground floor of each building.
- 2.2.2 A use is classed as primary if it occupies more than 50% of the useable floorspace of an individual floor.
- 2.2.3 This plan captures the intent to create an office and workplace cluster with car parking consolidated into a single location at Plot 10.
- 2.2.4 The defined primary uses of the upper floors of the buildings are as follows:

Plot number	Primary Use
1	Workplace: E(g)(i), E(g)(ii)
2	Workplace: E(g)(i), E(g)(ii)
3	Workplace: E(g)(i), E(g)(ii)
4	Workplace: E(g)(i), E(g)(ii)
5	Workplace: E(g)(i), E(g)(ii)
6	Workplace: E(g)(i), E(g)(ii)
7	Workplace: E(g)(i), E(g)(ii)
8	Workplace: E(g)(i), E(g)(ii)
9	Workplace: E(g)(i), E(g)(ii)
10	Car Parking: Sui Generis

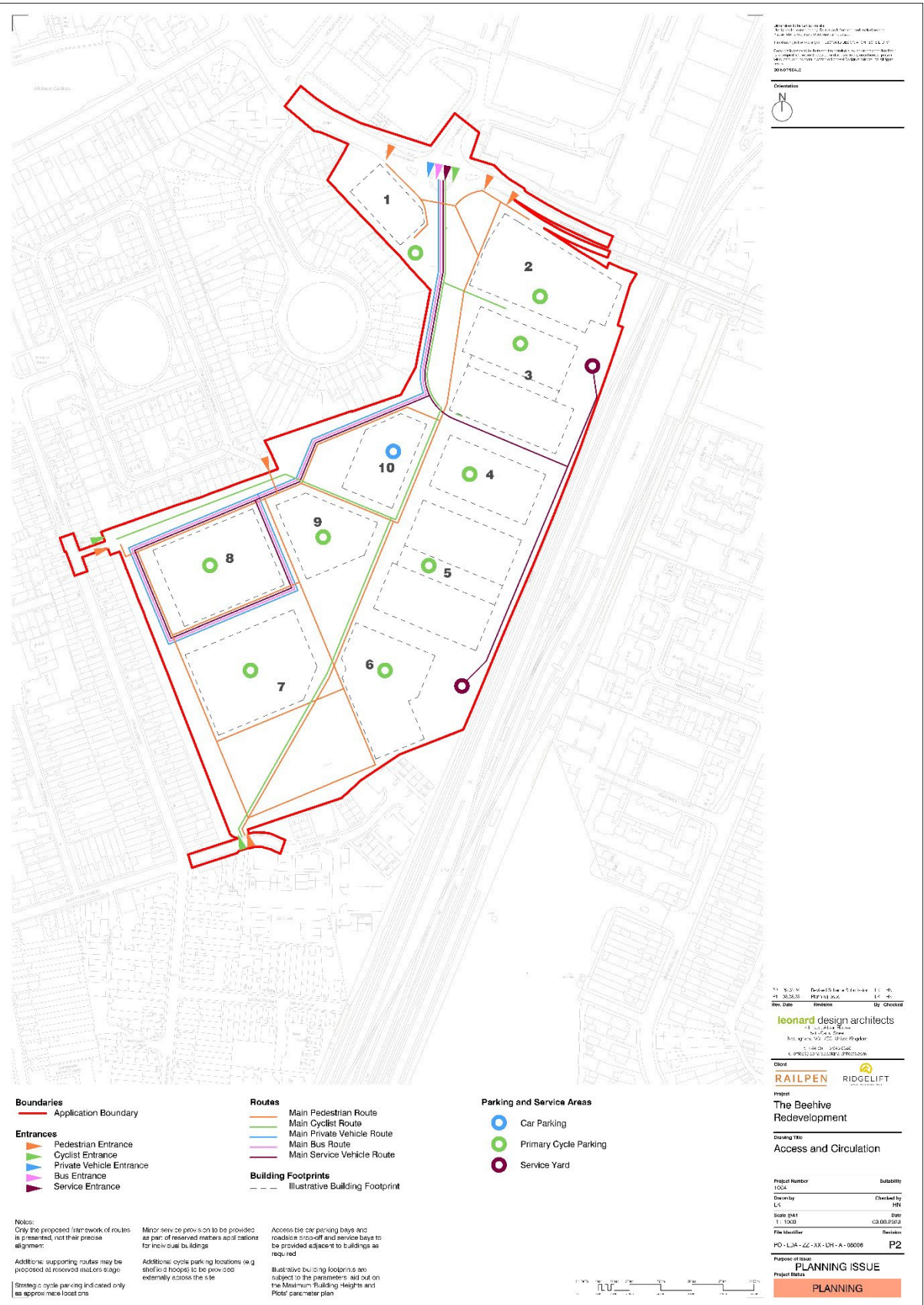


2.3 Access and Circulation

2.3.1 This parameter plan presents the proposed framework of routes for pedestrians, cyclists, private vehicles, buses and service vehicles, including locations for the parking of cycles and private cars.

2.3.2 This plan captures the intent to create:

- (1) A central movement corridor for cyclists and pedestrians that would be largely segregated from vehicle movements with only one crossing point along its length where it would cross the service route between plots 3 and 4.
- (2) A road that would run along the north-western perimeter of the site from Coldhams Lane before looping around plot 8 and returning to Coldhams Lane, this route enabling access to Plot 10 for private cars, service access to Plots 7, 8, 9 and 10, and access to the re-provided bus stop.
- (3) A dedicated service route along the railway for plots 2, 3, 5 and 6.



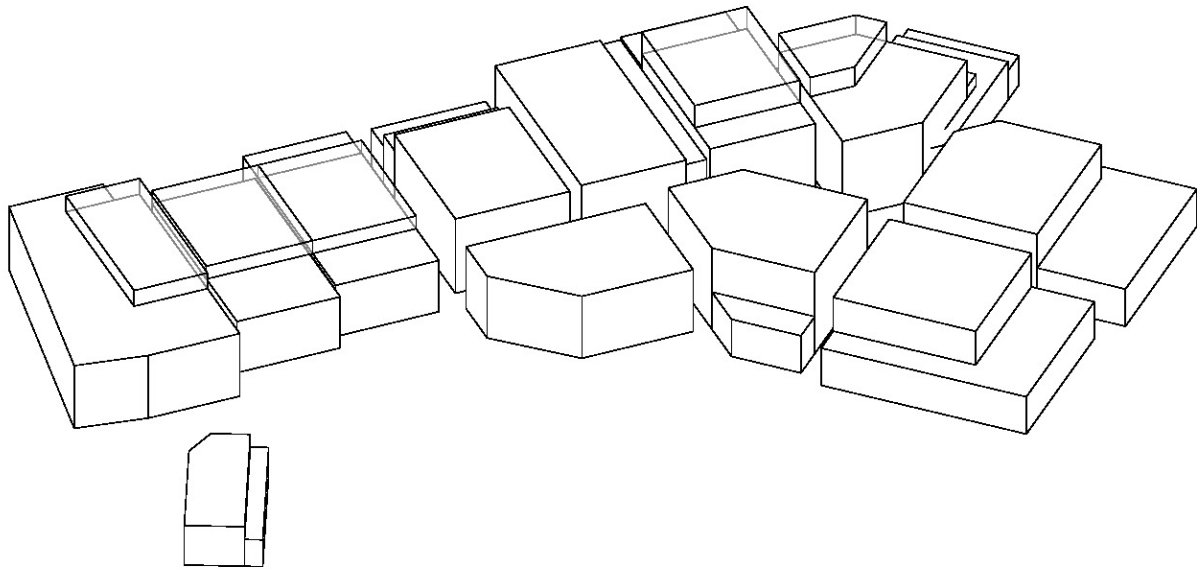
2.4 Landscape and Open Space

2.4.1 This parameter plan sets out 5 landscape typologies which are applied to zones within the site to secure the broad principles of the detailed landscape design to be delivered at the reserved matters stage, these typologies being:

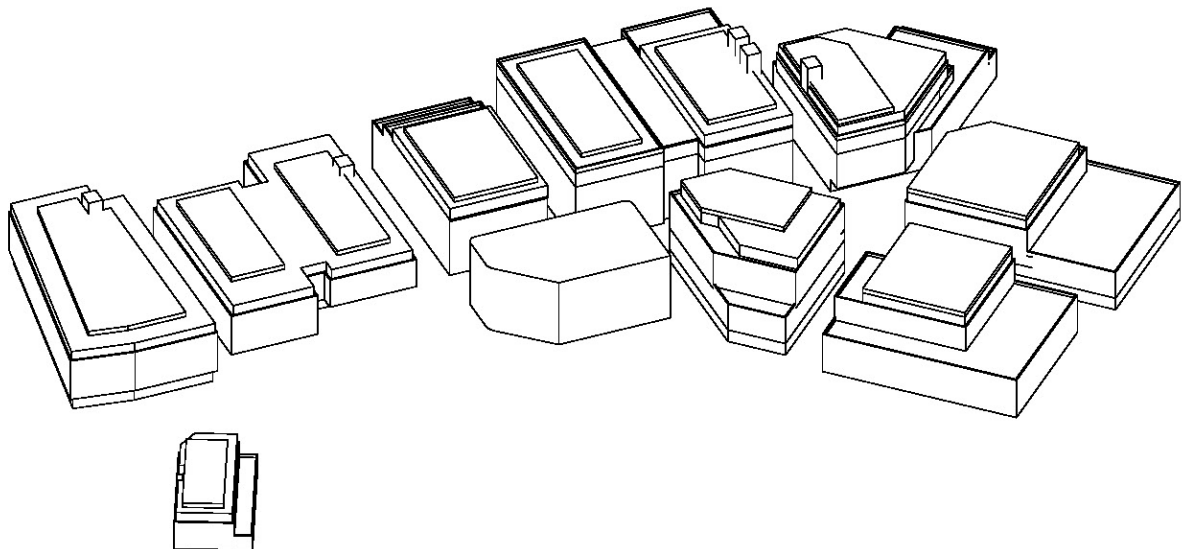
- (1) Publicly Accessible Green Areas: Areas characterised by soft landscape supported by areas of hard landscape and pedestrian and cycle routes.
- (2) Publicly Accessible Hard Landscape Areas: Areas characterised by hard landscape supported by incidental green space planting and pedestrian routes.
- (3) Green Planted Edges: Areas primarily for soft landscape and tree planting adjacent to site boundaries.
- (4) Streetscape Areas: Areas characterised by hard landscape to support pedestrian, cycle and vehicle movement supported by incidental green space planting.
- (5) Service or Access Areas: Areas characterised by hard landscape to support the functional requirements of neighbouring buildings.

2.4.2 The plan shows a large publicly accessible green area (shown as Hive Park within the Illustrative Scheme) at the south of the site and a linear publicly accessible green area (Abbey Grove) at the north of the site. Also shown is an area of publicly accessible hard landscape areas at the heart of the site that would deliver Maple Square per the Illustrative Scheme.





3D View of the Maximum Parameter Envelope



3D View of the Illustrative Scheme massing

3. Design

- 3.1.1 The proposed design is for ten buildings, of which nine will primarily be for office and laboratory use and one for car parking.
- 3.1.2 The Design Code sets out rules and requirements for the design of reserved matters applications.
- 3.1.3 The Design Code makes use of the established methodology of creating Codes using “must” or “should” notation which set out how Codes should be applied at RMAs:
 - (1) Must: A mandatory design requirement that needs to be followed.
 - (2) Should: A design principle which *should* be followed unless it can be demonstrated that an alternative proposal can achieve an equally positive design outcome.
- 3.1.4 A planning condition is proposed to ensure that the Code must be referred to for all design decisions.
- 3.1.5 The Code is made up of the following chapters:
 - (2) Masterplan Framework
 - (3) Site Wide Built-Form Design Principles
 - (4) Character Areas
 - (5) Plot Specific Codes
 - (6) Compliance Checklist

4. Illustrative Masterplan

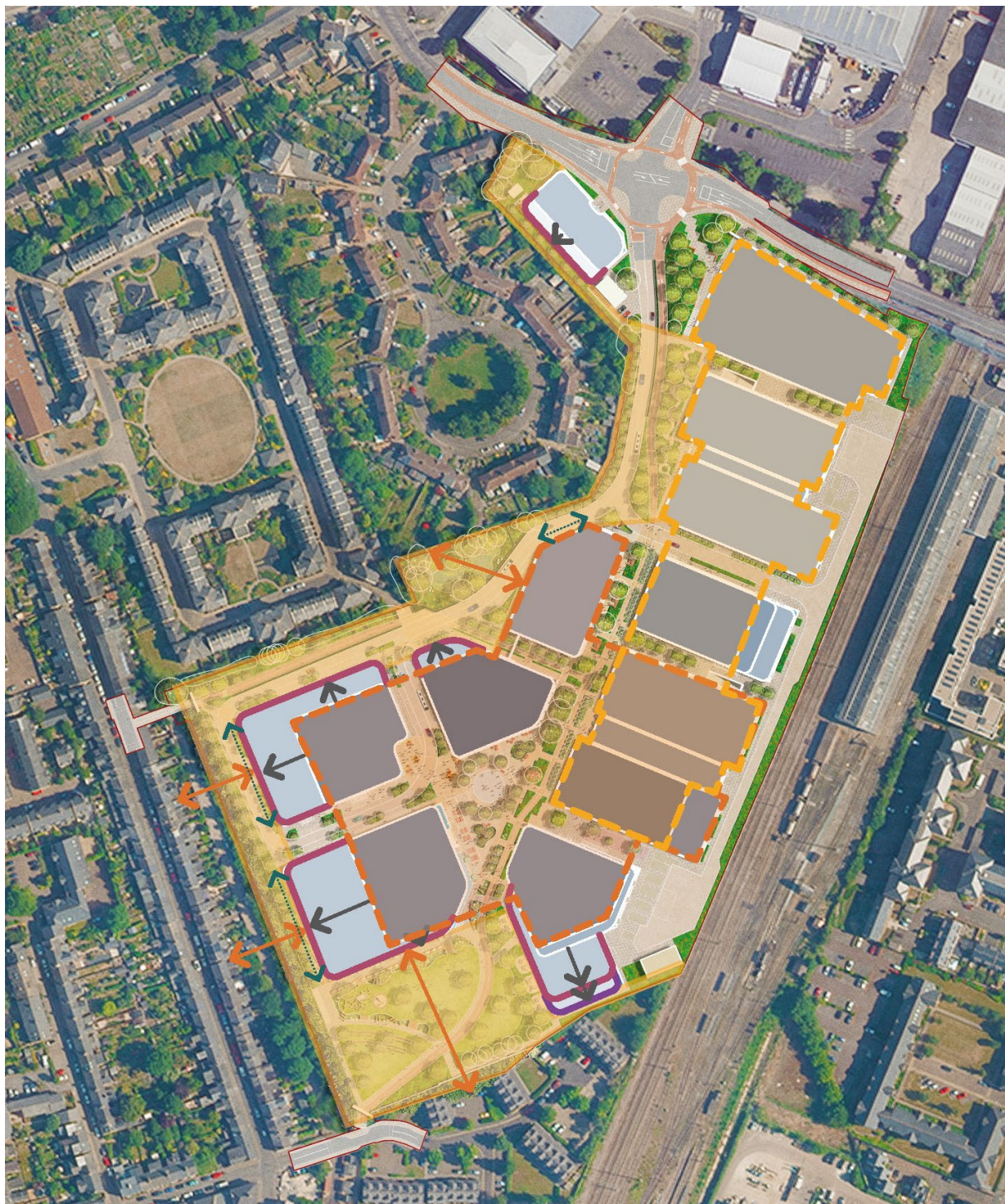
4.1.1 The Illustrative Scheme represents one way in which the proposed development could come forward within the limits of the Parameter Plans and Design Code.



Illustrative Site Plan (NTS)

4.1 Massing and Scale

4.1.1 The plan below sets out the massing strategy and of the Illustrative Scheme.



- | | | | |
|--|---|--|--------------------------|
| | Three Storey Edge | | Increased Distance |
| | Two Storey Edge | | Reduced Length of Facade |
| | Reduction in Height (In direction of arrow) | | Centered Mass |
| | Increased Green Buffers | | Rise and Fall of Massing |

Illustrative Massing Strategy

4.1.2 The plan below sets out the height and layout of the buildings of the Illustrative Scheme.



Illustrative Massing Heights – Refer to Section 2.0 and CD2.18 for Parameter Heights and Plots and their relationship to the Illustrative Scheme.

5. LVIA Views

5.0.1 The following views are extracted from the LVIA and show the Parameter Envelope and Illustrative scheme in separate views. Zones for extract flues are shown with a blue outline.

5.0.2 Castle Hill Mound – Maximum Parameter



5.0.3 Castle Hill Mound – Illustrative Scheme



Coldham's Common – Maximum Parameter



5.0.4 Coldham's Common – Illustrative Scheme



5.0.5 York Street – Maximum Parameter



5.0.6 York Street – Illustrative Scheme



5.0.7 Mill Road Cemetery – Maximum Parameter



5.0.8 Mill Road Cemetery – Illustrative Scheme



5.0.9 Elizabeth Way Bridge – Maximum Parameter



5.0.10 Elizabeth Way Bridge – Illustrative Scheme



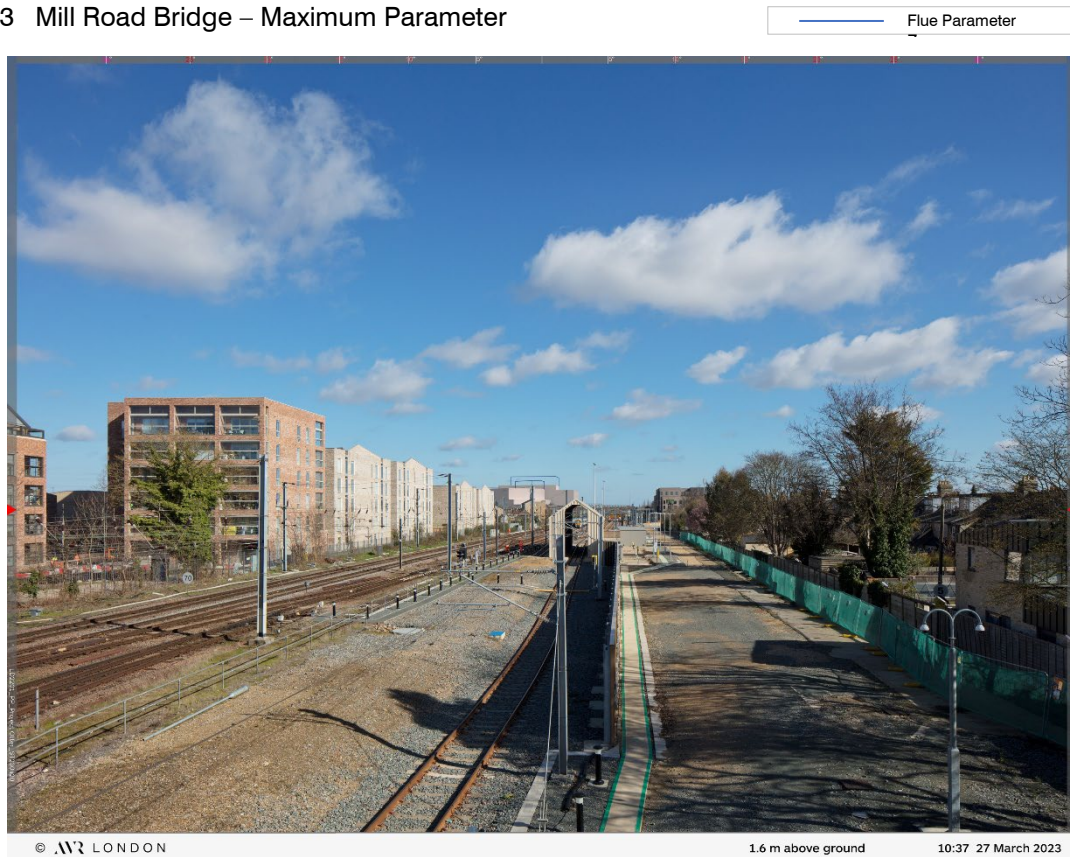
5.0.11 St Matthew's Gardens – Maximum Parameter



5.0.12 St Matthew's Gardens – Illustrative Scheme



5.0.13 Mill Road Bridge – Maximum Parameter



5.0.14 Mill Road Bridge– Illustrative Scheme



5.0.15 Red Meadow Hill – Maximum Parameter



5.0.16 Red Meadow Hill – Illustrative Scheme



5.0.17 View from Church of St Mary the Great – Maximum Parameter

Flue Parameter



5.0.18 View from Church of St Mary the Great – Illustrative Scheme



5.0.19 View from Grafton East Car Park – Maximum Parameter



5.0.20 View from Grafton East Car Park, Illustrative Scheme was not included within the LVIA due to the Maximum Parameter scheme being completely obscured in this viewpoint.