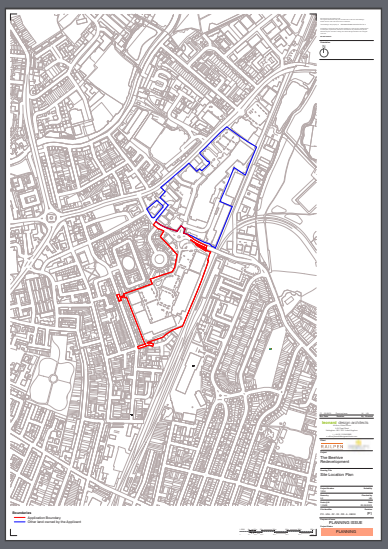
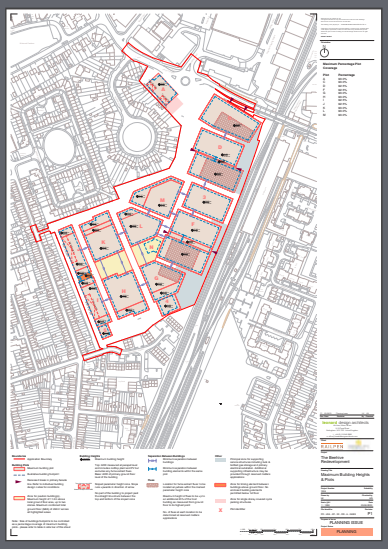
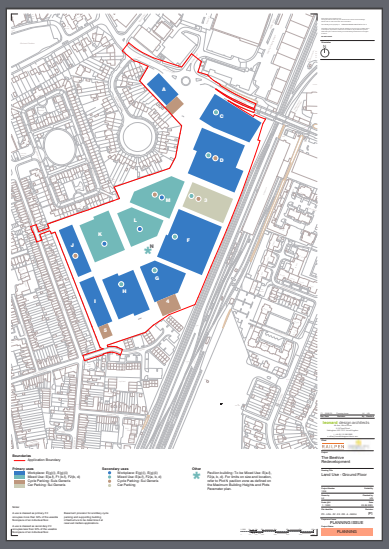
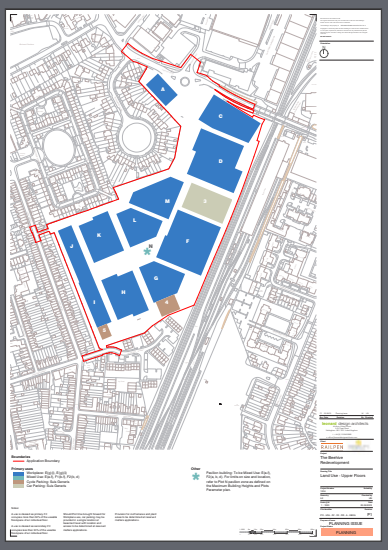
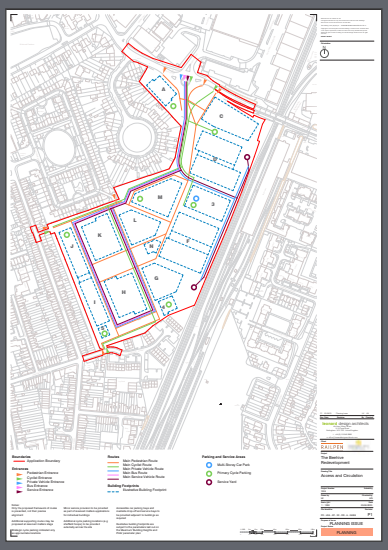
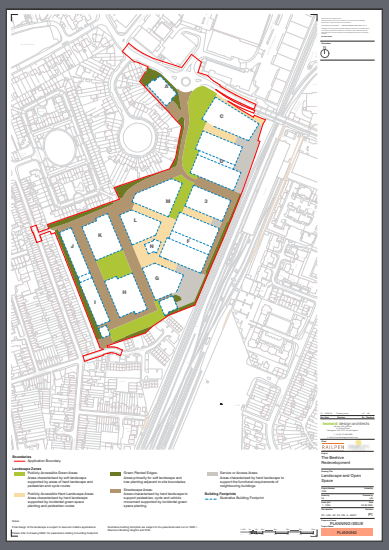


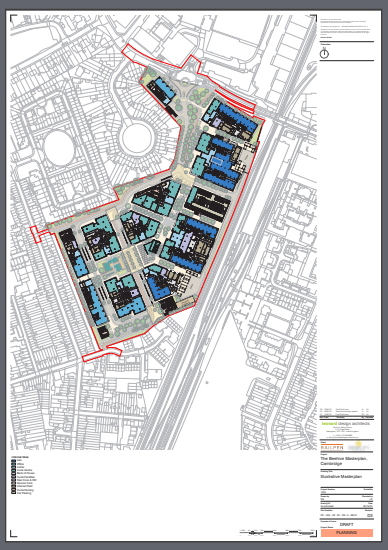


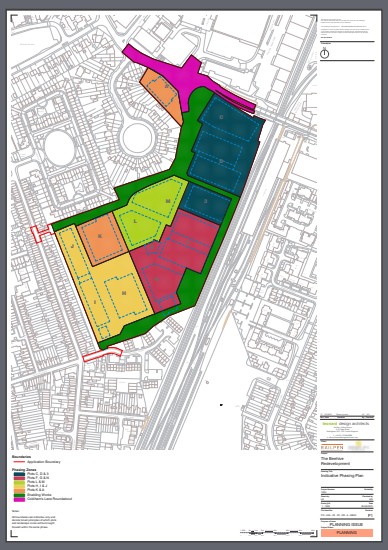












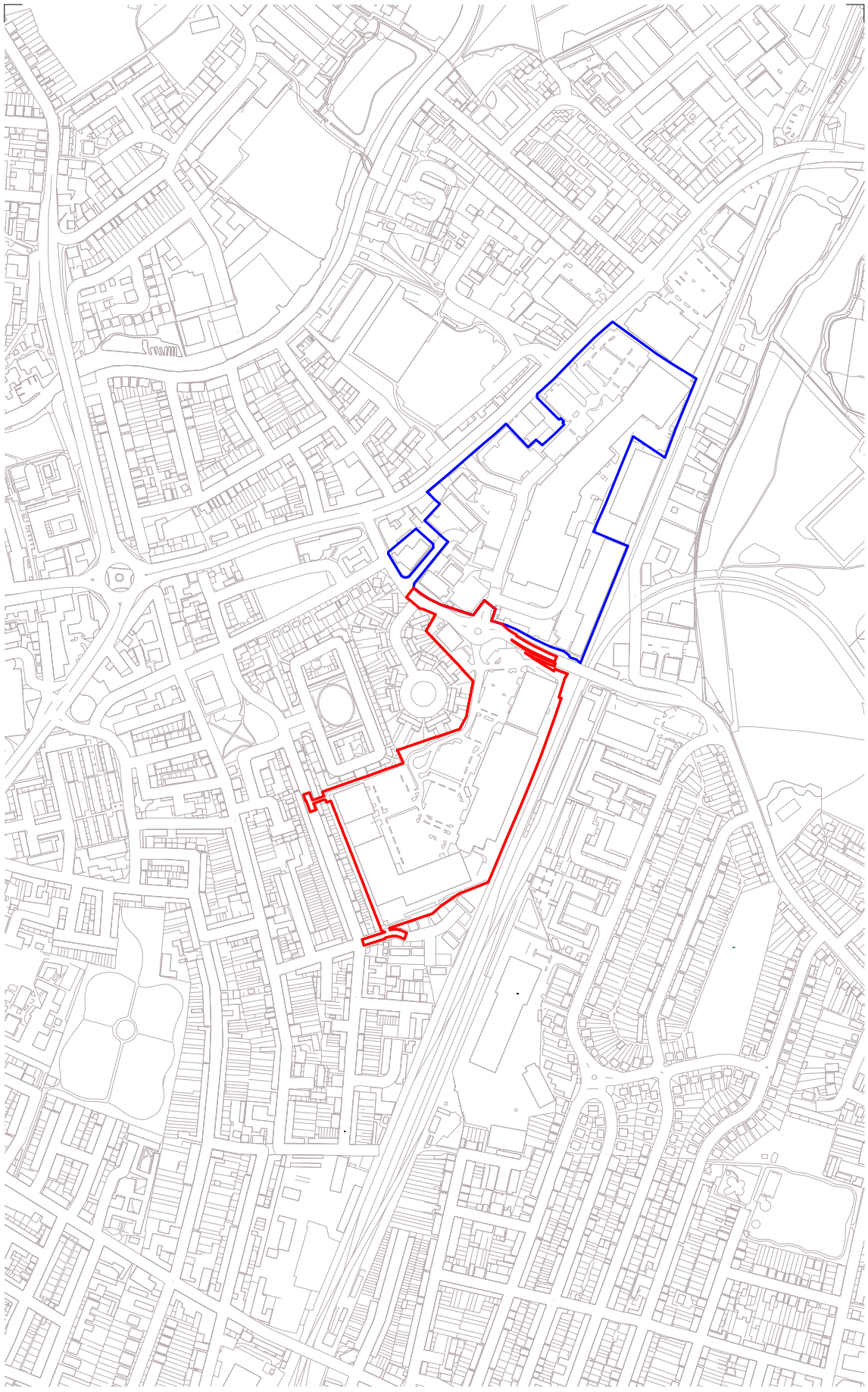
7.0 Application Plans

7.0 Application Plans

7.1 Location Plan

The red line boundary comprises the estate of the Beehive Centre and some areas of adopted highways that enable improvement works to the incoming highway, cycle and pedestrian connections.

The red line boundary area is 7.58 Hectares.



Boundaries
- Application Boundary
- Other land owned by the Applicant

1:2500 0m 25m 50m 100m 150m 200m 250m

DO NOT SCALE

Orientation

N

Rev.	Date	Revision	By	Checked
P1	03.08.23	Planning Issue	LK	HN

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Client

RAILPEN RIDGELIFT

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	P1

Purpose of Issue

PLANNING ISSUE

Project Status

PLANNING

7.0 Application Plans

7.2 Parameter: Maximum Building Heights & Plots

The Maximum Building Heights and Plots plan sets out the key spatial constraints that will apply to any future reserved matters applications.

All heights shown are maximum values and are based on the illustrative scheme with some tolerance built in to allow minor changes to storey heights to accommodate sustainable structural solutions or higher performing MEP equipment.

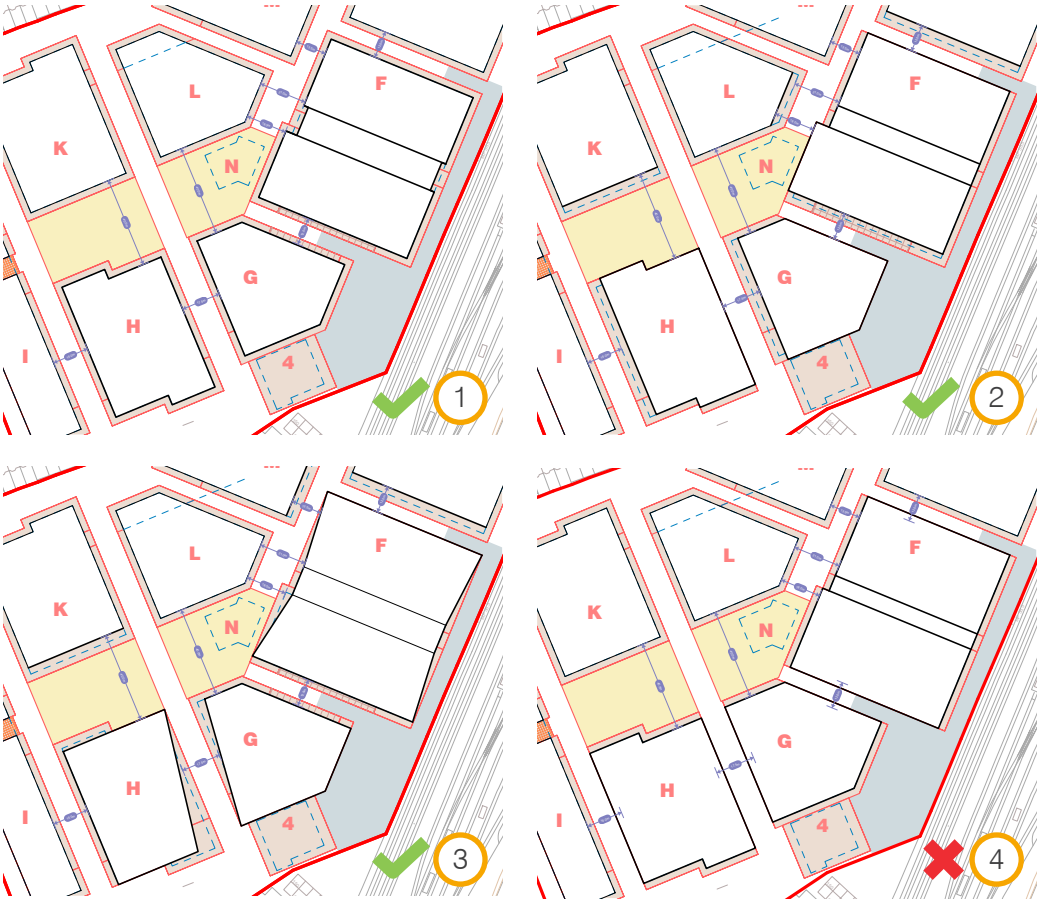
Key minimum street widths and separation between building elements are based on the illustrative scheme with some degree of flexibility built in certain locations.

Plots are based on the illustrative scheme with a maximum offset of 3m to allow future flexibility to allow a response to any unforeseen future scenarios. Where massing is more sensitive this offset is reduced or removed.

Building footprints are able to change within the allocated plot provided that they do not exceed the maximum percentage occupation area defined on the plan, some scenarios of how this flexibility may work are shown below.

Massing set-backs at upper levels are more closely related to the illustrative scheme with little or no deviation. This is to secure key relationships that were defined during the pre-app consultation.

Laboratory fume extract flues are allowed for in 4 plots. These are controlled by a maximum height which is based on a best-practice factor of an additional 25% on top of the building height. The zones have been limited as much as possible at this stage of the design and based on the design development during pre-application consultation. Further restrictions on flues are set out in the Design Codes.

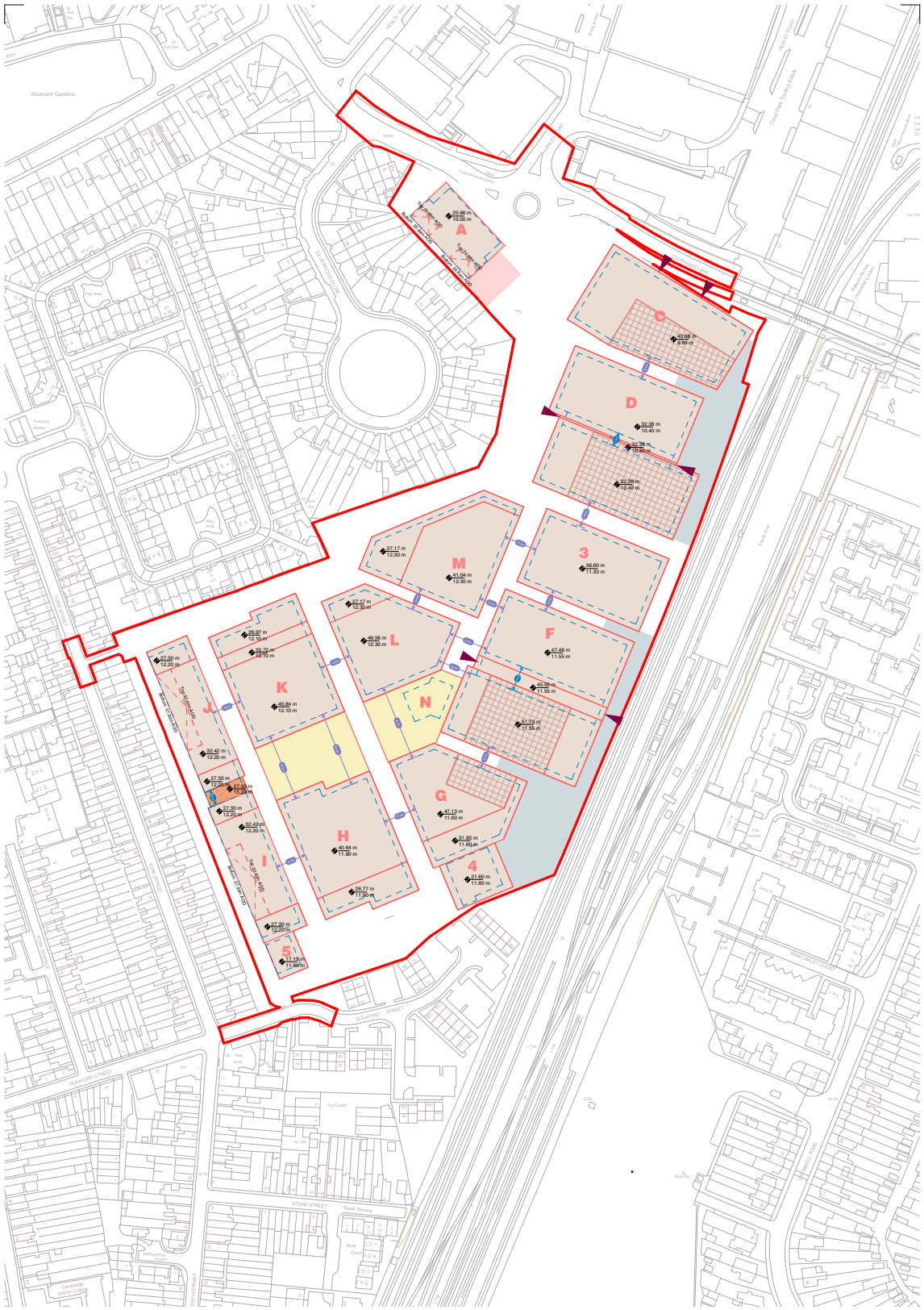


1. Block F, G, H, per the Illustrative Scheme.

2. Block F, G, H building footprints amended within the boundaries of the allocated plots. Minimum street widths are maintained.

3. Block F, G, H building footprints amended with greater flexibility, within the boundaries of the allocated plots. Minimum street widths are maintained.

4. Block F, G, H building footprints extended to maximum percentage occupation area. This is would not be permissible as it does not achieve the minimum street widths.



Orientation

N

Maximum Percentage Plot Coverage

Plot	Percentage
A	90.0%
C	90.0%
D	92.5%
F	92.5%
G	90.0%
H	90.0%
I	92.5%
J	92.5%
K	90.0%
L	90.0%
M	90.0%

Boundaries
- Application Boundary

Building Plots
- Maximum building plot
- Illustrative building footprint
- Recessed break in primary facade line. Refer to individual building design codes for conditions
- Zone for pavilion building(s). Maximum height of 11.0m above local ground floor area, up to two stories. Maximum combined total ground floor (GEA) of 450m² across all highlighted areas

Note: 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 Heights
- Top AOD / Base AOD — 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

- Top of slope x.xxm AOD / Bottom of slope x.xxm AOD — Sloped parameter height zone. Slope runs upwards in direction of arrow

No part of the building to project past the straight line struck between the top and bottom of the sloped zone

Separation Between Buildings
- Minimum separation between buildings
- Minimum separation between building elements within the same plot

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 linking element between buildings above ground floor. No enclosed building elements permitted below 1st floor
- Zone for single storey covered cycle parking structures.
- X — Plot identifier

1:1000 0m 10m 20m 40m 60m 80m 100m

Rev.	Date	Revision	By	Checked
P1	03.08.23	Planning Issue	LK	HN

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Client
RAILPEN RIDGELIFT

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	P1

Purpose of Issue
PLANNING ISSUE

Project Status
PLANNING

7.0 Application Plans

7.3 Parameter: Land Use - Ground Floor

Ground floor uses are defined by primary uses which are expected to occupy more than 50% of the ground floor area, including back of house areas.

Secondary uses are allowed for on a per building basis and designed to allow future flexibility of the masterplan, whilst generally not permitting a wholesale change of use from the illustrative material. Buildings may be brought forward without their designated secondary uses with reasonable justification for doing so.

Basements may be included in the reserved matters applications for any plot.

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: Suis 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

Other
Pavilion building: To be Mixed Use: E(a-f), F2(a, b, d). For limits on size and location, refer to Plot N pavilion zone as defined on the Maximum Building Heights and Plots Parameter plan.

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 ancilliary cycle parking and supporting building infrastructure to be determined at reserved matters applications.

1:1000 0m 10m 20m 40m 60m 80m 100m

Dimensions to be verified on site.
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Client: RAILPEN / RIDGELIFT

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	P1

Purpose of Issue: PLANNING ISSUE

Project Status: PLANNING

7.0 Application Plans

7.4 Parameter: Land Use - Upper Floor

Upper floors are predominantly E(g)(i) and E(g)(ii) Workplace use with the exception of any car or cycle parking structures or the community pavilion (Plot N)

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: Suis Generis
Car Parking: Suis Generis

Other
Pavilion building: To be Mixed Use: E(a-f), F2(a, b, d). For limits on size and location, refer to Plot N pavilion zone as defined on the Maximum Building Heights and Plots Parameter plan.

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.

Should Plot 3 be brought forward for Workplace use, car parking may be provided in a single location at basement level with location and access to be determined at reserved matters applications.

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

1:1000 0m 10m 20m 40m 60m 80m 100m

Dimensions to be verified on site.
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Orientation
N

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Client
RAILPEN
RIDGELIFT

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	P1

Purpose of Issue
PLANNING ISSUE

Project Status
PLANNING

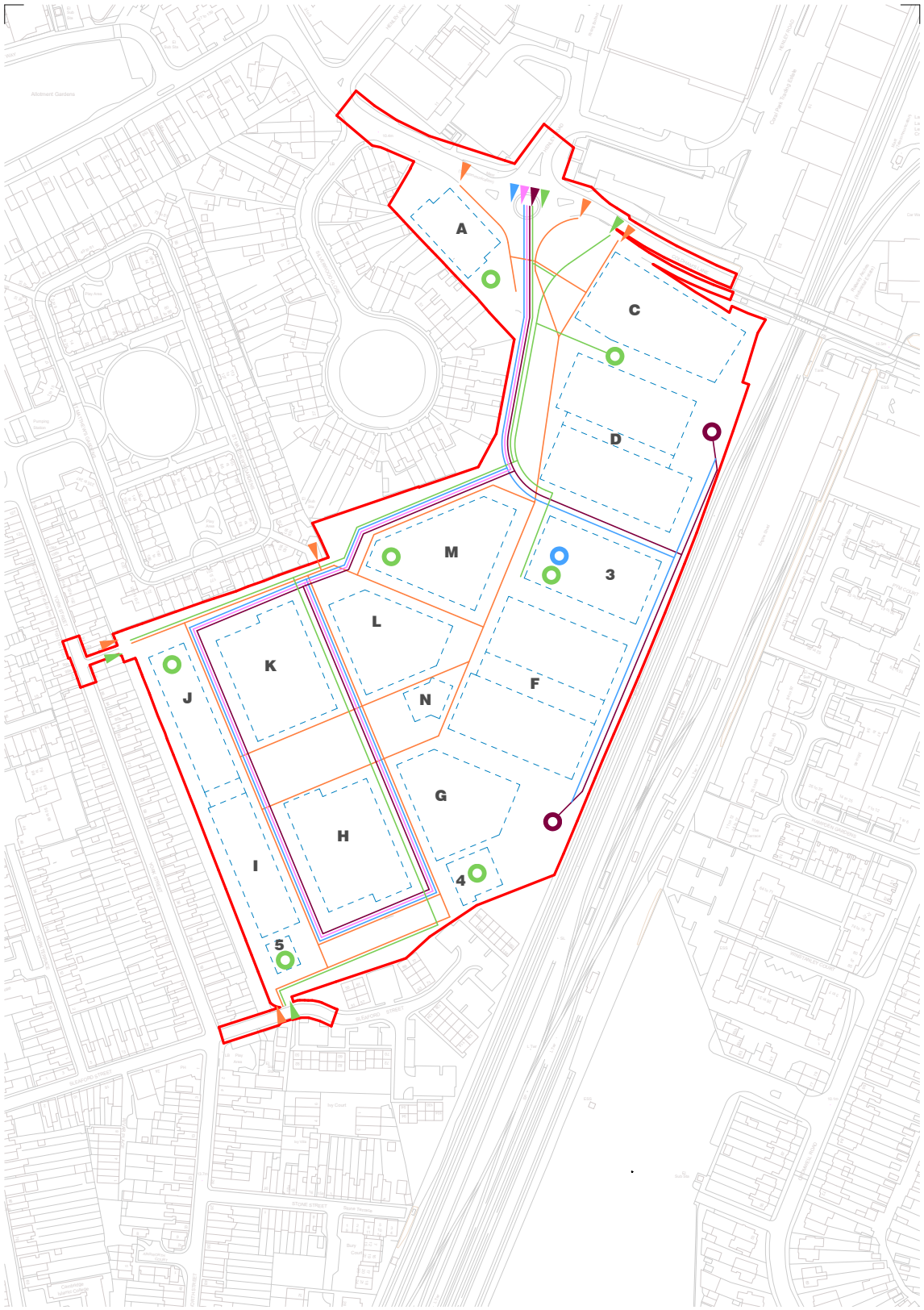
7.0 Application Plans

7.5 Parameter: Access and Circulation

This plan shows the proposed network of routes around the site by to be used by each transport mode.

The plan defines the proposed framework of routes and does not represent exact locations.

Not shown on this plan but expected to be shown in reserved matters application are external short stay cycle parking locations, at-grade parking for accessible spaces and drop off, and any street-side service bays required for buildings without a dedicated service yard allocated to them on this plan.



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
- Multi-Storey Car Park
- 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

1:1000 0m 10m 20m 40m 60m 80m 100m

Dimensions to be verified on site.
Use figured dimensions only. Do not work from reduced scale drawings.
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Orientation: N

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Client: RAILPEN / RIDGELIFT

Project: The Beehive Redevelopment

Drawing Title: Access and Circulation

Project Number: 1004	Suitability
Drawn by: LK	Checked by: HN
Scale @A1: 1 : 1000	Date: 03.08.2023
File Identifier: PO - LDA - ZZ - XX - DR - A - 08006	Revision: P1

Purpose of Issue: PLANNING ISSUE

Project Status: PLANNING

7.0 Application Plans

7.6 Parameter: Landscape and Open Space

The landscape and open space shows defines areas of landscape into five categories based on a qualitative description provided on the plan. This plan sets the overarching strategy for the landscape masterplan and is based on the illustrative scheme.

The final design of the landscape and exact boundaries between the different Landscape Zones will be defined within reserved matters applications.

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

1:1000 0m 10m 20m 40m 60m 80m 100m

Dimensions to be verified on site.
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Orientation: N

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P1	03.08.23	Planning Issue	LK	HN

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Client: RAILPEN / RIDGELIFT

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	P1

Purpose of Issue: PLANNING ISSUE

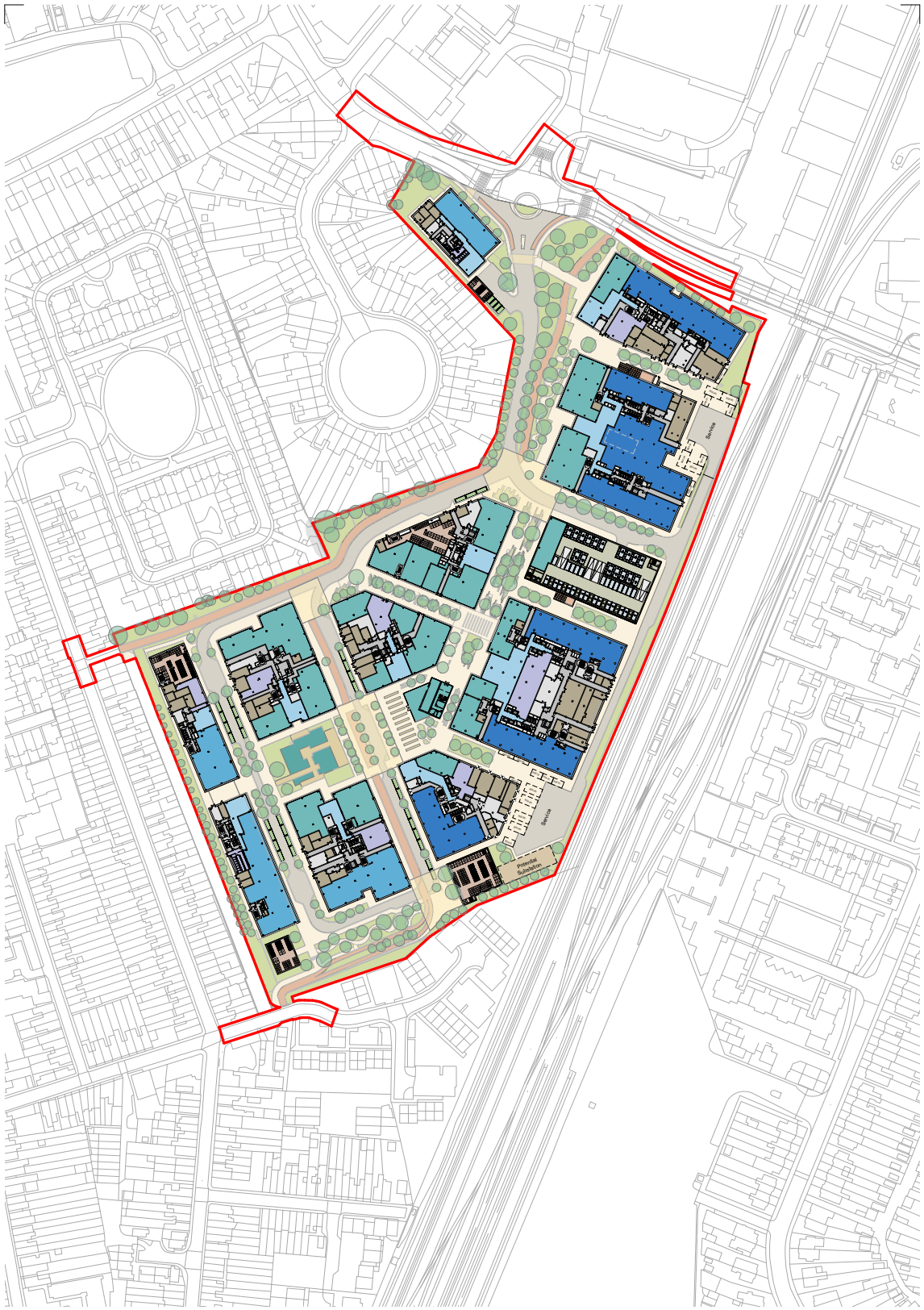
Project Status: PLANNING

7.0 Application Plans

7.7 Illustrative Masterplan

This plan shows the landscape and ground floor of buildings of the illustrative scheme. Uses are defined by colour scheme and illustrate the strategies for defining a new local centre as described in this document.

Reserved matters applications are able to deviate from the illustrative scheme provided that they conform to the parameters set out in this application.



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Orientation

N

Internal Uses

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

1:1000 0m 10m 20m 40m 60m 80m 100m

Rev.	Date	Revision	By	Checked
D3	16.06.23	Final Draft Issue	JL	LK
D2	09.06.23	External landscape update.	JL	LK
D1	19.05.23	First Draft Issue.	SS	LK

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Client

RAILPEN RIDGELIFT

Project

The Beehive Masterplan, Cambridge

Drawing Title

Illustrative Masterplan

Project Number	Suitability
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	D3

Purpose of Issue

DRAFT

Project Status

PLANNING

7.0 Application Plans

7.8 Indicative Phasing Plan

The Indicative Phasing Plan divides the site into the clusters of buildings that are likely to be brought forward within the five planned phases of development.

The plan should not be used to infer a construction programme or order of construction as this will be influenced throughout the construction period by a number of internal and external factors.

The enabling works phase indicates the intent to deliver improvements to site connectivity early within the construction programme alongside landscape improvements at the north of the site.

Boundaries
- Application Boundary

Phasing Zones
- Plots C, D & 3
- Plots F, G & N
- Plots L & M
- Plots H, I & J
- Plots K & A
- Enabling Works
- Coldham's Lane Roundabout

Notes:

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

1:1000 0m 10m 20m 40m 60m 80m 100m

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Client
RAILPEN
RIDGELIFT

Project
The Beehive Redevelopment

Drawing Title
Indicative Phasing Plan

Project Number 1004	**Suitability**
Drawn by LK	**Checked by** HN
Scale @A1 1 : 1000	**Date** 03.08.2023
File Identifier PO - LDA - ZZ - XX - DR - A - 08020	**Revision** P1

Purpose of Issue
PLANNING ISSUE

Project Status
PLANNING

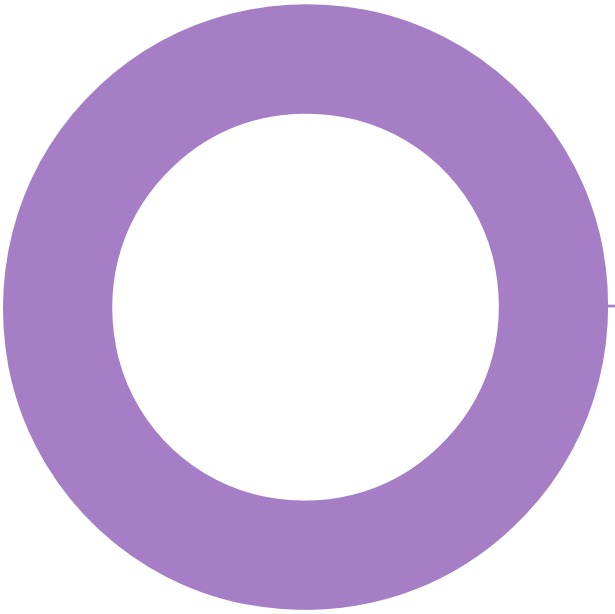

THE BAR & GRILL

8.0 Appendix

HOARE LEA

Project Otter.
Cambridge.
Railpen.

SECURITY
DESIGN & ACESS STATEMENT
CRIME PREVENTION MEASURES
REVISION 01 – 26 MAY 2023



1. Introduction

1.1 Overview

This section represents the scheme for crime prevention measures for the Project Otter site.

1.2 Approach

A Security Risk Assessment (SRA) has been developed by Hoare Lea to identify the security needs for the site. This will form the basis for the crime prevention measures for the development and will identify several Operation Requirements (ORs) that will be co-ordinated with the client and the design team. Input has been obtained from the Cambridgeshire Constabulary Police - Designing Out Crime Officers, which has been incorporated into this report and into the scheme.

2. Secured by Design

From consultation with the Cambridgeshire Constabulary Police Design Out Crime Officer[1], it is understood that the Secured by Design (SbD) initiative will not be conditioned for planning. However, the principles to achieve SbD accreditation have been followed throughout the security design for the Project Otter site. Consequently, the Designing Out Crime Officers have identified the following key design principles that need to be developed and discussed with the design team. These will be developed and co-ordinated by Hoare Lea.

- Physical security measures on externally accessible doors (i.e. main entrances, final emergency escape exits and cycle store entrances). These doors are recommended to be rated LPS 1175 B3 (SR2). Note, if main entrances are to utilise revolving doors, then lesser standards such as EN 1627 RC3 will be acceptable. The MSCP vehicle access point (recommended to be a roller shutter) is recommended to be rated LPS 1175 B3 (SR2).
- It is recommended that the reception lobbies in all buildings incorporate turnstiles as a first line of control during standard operating hours. Note, where reception lobbies are linked to retail units, the access should not occur behind the secure line (i.e. turnstiles).
- Compartmentalisation is recommended to be applied to the circulation cores of each building to control access, with a focus on vertical compartmentalisation controlling access to each floor.
- Electronic security systems will be provided that deter, detect, delay and allow facility management to respond and recover. These electronic systems will likely include:
    - Electronic access control
    - Video surveillance systems
    - Audio and visual intercoms
- All cycle storage provided should provide the ability for 3-point locking (i.e. Sheffield stands)
- SbD principles for external designs, including uniformity of lighting and considerations for enhancing natural surveillance and specifying street furniture designs that mitigate ASB.

3. Focussed strategies

Crime prevention for the development will be strongly influenced by best practice guidance for the creation of sustainable and secure developments and communities. These include approaches such as Crime Prevention Through Environmental Design (CPTED) and the SbD initiative described above. It will also incorporate those principles outlined in the Cambridge Local Plan and consider the newly issued Protect Duty Bill. The Cambridge Local Plan aims to create successful developments through high quality, accessible, inclusive and safe designs[2].

[1] Hoare Lea consulted with Dave Griffin & Jules Hanrahan on the 13th April 2023.

[2] For more information see Cambridge Local Plan: Section 7, Policy 56.

These best practice guidance and requirements all outline high level attributes that the Project Otter site is required to possess in order to successfully create safe and secure environments. These include:

- Operational management
- Access and connectivity
- Surveillance
- Structure and spatial arrangements
- Ownership and activity
- Physical protection
- Adaptability.

3.1 Operational management

The security of a site cannot solely rely upon physical and electronic security; the safety and security of a site is positively influenced by the quality of its general operational management, of which security management forms a part of.

The wider site (i.e. all buildings, MSCP, pavilion and external spaces) will be managed 24/7 by an on-site security team that operates out of a security control room located within the multi-storey car park (MSCP). The SCR will have the ability to monitor security systems such as view CCTV images 24/7, monitor access control notifications and receive intercom calls (to remotely release landlord-controlled doors and communicate with reception staff).

The reception for each building will be responsible for managing local operational processes, including visitor management, deliveries, contractors, waste management etc. The reception desks will also have the ability to monitor their respective security systems, including CCTV images and access control alarm notifications.

3.2 Access and connectivity

Clear distinctions between user groups will be created through physical barriers and access control methods (combination of electronic, physical and operational). It is essential that there is a separation between commercial tenant users and the general public. A layered security approach will be adopted to create a series of zones to provide this separation.

As a minimum two lines of control will be employed before any user can access commercial spaces (i.e. labs and offices). Retail FOH spaces will not be secured during standard operating hours to allow the general public free access. However, outside of standard operating hours the retail units are recommended to be secured.

It is recommended that some form of vehicle barrier (i.e. a rising arm barrier or external gates) is employed at the site perimeter to control vehicular access to the site out of operating hours from Coldhams Lane.

3.3 Surveillance

Surveillance will be achieved through a balance of natural and active surveillance (video surveillance Systems / CCTV). The optimisation of natural surveillance, through spaces that are well lit, are naturally overlooked by users, and has the increased benefit of reducing the need for active measures, whilst remaining an excellent deterrent for crime within that space.

Active surveillance will reinforce the natural surveillance as well as provide mitigation for those vulnerable areas of the development (i.e. points of ingress, reception lobbies, cycle stores, building curtilages and escape exits).

Surveillance, largely acts as a deterrent, helping to reduce the likelihood of many conventional crimes (i.e. trespass, theft and insider threat) from taking place. Furthermore, the ability of active surveillance to capture and identify individuals provides plenty of forensic support for any investigations into incidents that may have occurred on site.

3.4 Structure and spatial arrangement

Conflict between users can occur within a development where there is no clear designated purpose of a space. Clear demarcation between the public realm, retail spaces and commercial areas should be achieved via dedicated pedestrian, cycle and vehicle access routes.

The following have been considered in relation to the spatial arrangements:

- The relationship between publicly accessible external areas and the site's buildings (including the pavilion)
- Reduction in secluded spaces and general arrangements in order to maximise natural surveillance
- External spaces benefiting from natural surveillance by introducing and maintaining clear sightlines
- Service yard and management of deliveries.

3.5 Ownership and activity

Safety and security of a site is enhanced where there is a clear understanding of what space is to be used for (i.e. its primary activity) and where the sense of ownership lies. There will be clear ownership of external spaces, retail units, the pavilion, commercial buildings, cycle routes and vehicle access roads. Robust waste and delivery strategies for both retail and commercial areas should be developed such that the ownership of back of house spaces and the service yards are clearly identifiable.

3.6 Physical protection

Physical protection of assets within the development has been identified in the Security Risk Assessment and has been developed in accordance with the SbD principles specified above.

Additional physical security to control and manage vehicle access to site realm should also be considered and designed into the scheme, such that the site is in compliance with the Protect duty legislation.

3.7 Adaptability

Safety and security of a development is enhanced where there is adaptability within the space to manage changes in security needs.

The layering of security within the development allows for a more robust security posture to be adopted should certain threats increase through the life of the development or ownership change. Furthermore, access permissions can be tightened within the electronic access control system, to restrict access to authorised users should the risk to the development change.