Adopting an SPD

Houghton Regis Town Centre Master Plan
The Masterplan – what is in it?

- The Economy and Town Centre
- Urban Design
- Townscape and Landscape
- Heritage and Culture
- Traffic and Transport
- Housing
- Key Development Sites

Environmental Enhancement – principles / schemes
  - Site Concepts
  - Delivery, Phasing, Funding

Houghton Regis Town Centre Master Plan
Stakeholder Consultation

**Strengths**
- Green open space
- The community / the people
- The historic environment
- Local skill base
- Prospects for growth

**Weaknesses**
- Lack of infrastructure, traffic and congestion
- Lack of leisure facilities / nothing for young people to do
- Existing image of Houghton Regis
- Poor signage
Stakeholder Consultation

Opportunities
• Leisure / recreation for younger people
• Involve the community / partnership
• Funding opportunities
• Redevelopment of Bedford Square
• Exploiting history

Threats
• Anti-Social Behaviour
• Traffic
• Delay in the delivery of Northern Bypass
• New homes
• Other growth areas
Urban Design Goals

• Celebrate the town’s Heritage
• Improve / enhance the Image of the town
• Provide better Connectivity in the centre
Urban Design Strategy: Regeneration Sub-areas

- High Street
- Bedford Square / Coop Site
- The Green: West Frontage
High Street, c.2007

Houghton Regis Town Centre Master Plan
Issues

• Poor quality streetscape:
  - Narrow pavement on north side
  - Industrial use along south frontage
  - Existing streets do not connect through to High Street

• Traffic:
  - Volume and speed
  - Heavy goods traffic

• Disconnected from Bedford Square / Coop area
High Street – Concept 1

- Realign High Street to south
- Provide hard & soft landscape improvements to north side
- Improve setting for historic structures
- Accommodate bus/Translink stops
- Reconfigure AA Insulations block and workshops to south and east
- Extend Cumberland Street northward to the High Street for improved connectivity
- Develop new uses on Parcels A, B & C
  - retail
  - residential
  - employment

Houghton Regis Town Centre Master Plan
High Street – Concept 2

Houghton Regis Town Centre Master Plan
Bedford Square / Coop Site
Houghton Regis Town Centre Master Plan

Bedford Square and High Street service zone

Church front car park
Issues

• Inward facing development puts service areas on outside edge

• Disconnected – visually and physically – from surroundings

• Harsh environment – Bedford Square dominated by hard landscape

• Image of All Saints’ Church compromised by car park
Bedford Square / Coop Site – Concept 2

Houghton Regis Town Centre Master Plan
Older buildings faced towards The Green; recent additions turn away

Houghton Regis Town Centre Master Plan
Issues

• Poor definition of west side
  - Children’s play area
  - End of terrace housing

• Poor connection to Bedford Square / Coop sites:
  - too many road junctions
  - too much asphalt
The Green – Concept 1

- Redesign park area between Redhouse Court and townhomes along western boundary
- realign footpath
- plant outside row of trees to provide continuous edge and mask blank facades
- continue tree planting northward to reinforce connection with High Street
- up-grade children’s play areas
The Green – Concept 2

- Redesign park area between Redhouse Court and townhomes along westam boundary
- realign footpath
- define edge of The Green with new homes / flats facing onto open space
- plant row of trees to reinforce new edge of buildings
- contrast tree planting northward to reinforce connection with High Street
- up-grade children's play areas
Composite Redevelopment Options

• **Composite Redevelopment Option 1:**
  - Minor realignment of High Street
  - Redevelopment of AA Insulations, Bedford Sq and Coop sites
  - Landscape improvements along west side of The Green
  - Option 1 establishes an improved retail, living and work environment in the town centre

• **Composite Redevelopment Option 2:**
  - Major realignment of the High Street across the full extent of the town centre (will require demolition of some existing structures)
  - Redevelopment of AA Insulations, Bedford Sq and Coop sites
  - New housing constructed along west side of The Green
  - In addition to an improved environment, Option 2 allows for large area of the town centre to be pedestrian priority and/or public open space
Composite Redevelopment Option 1

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