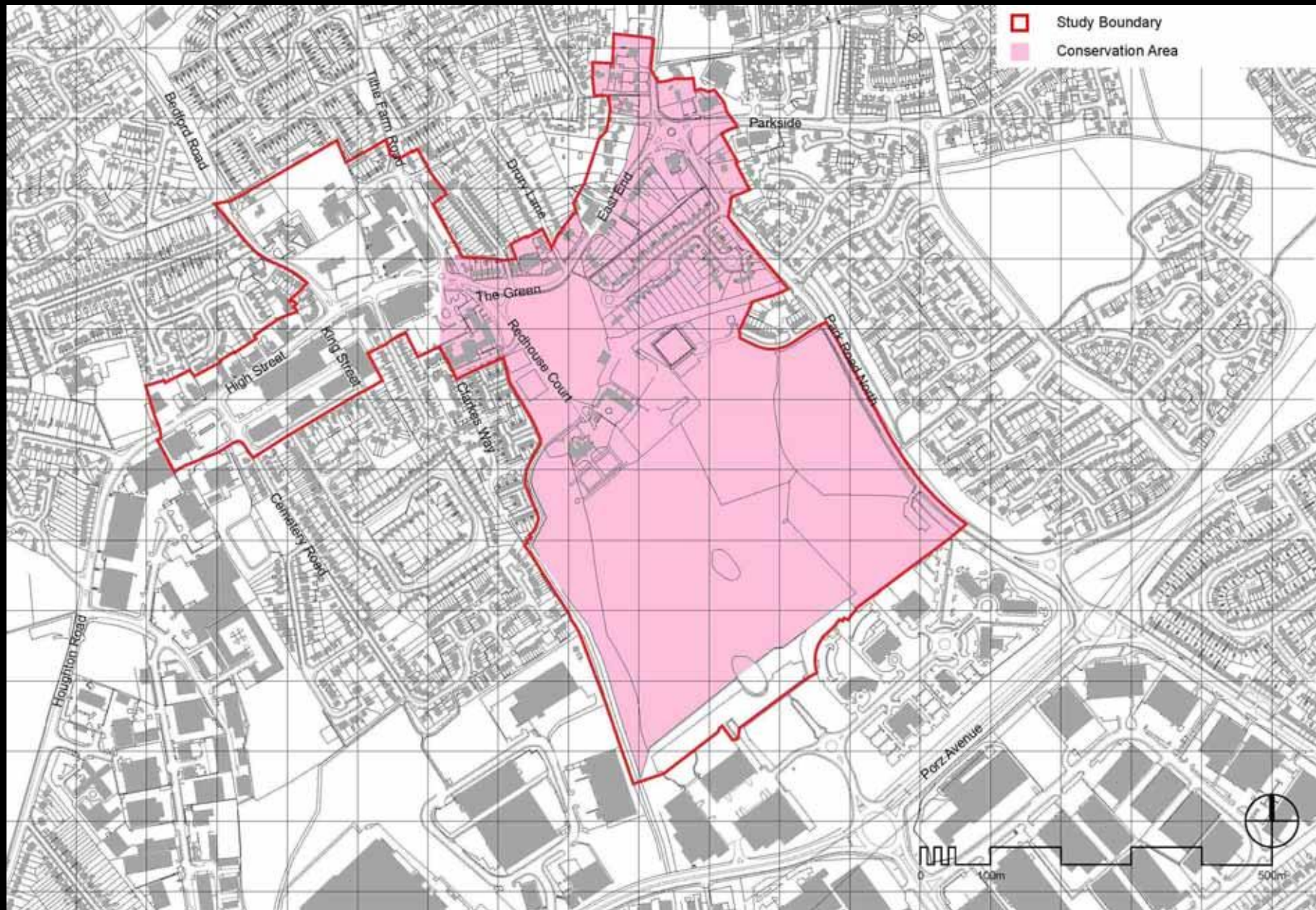


Appendix 2: Houghton Regis Town Centre Management Committee Presentation

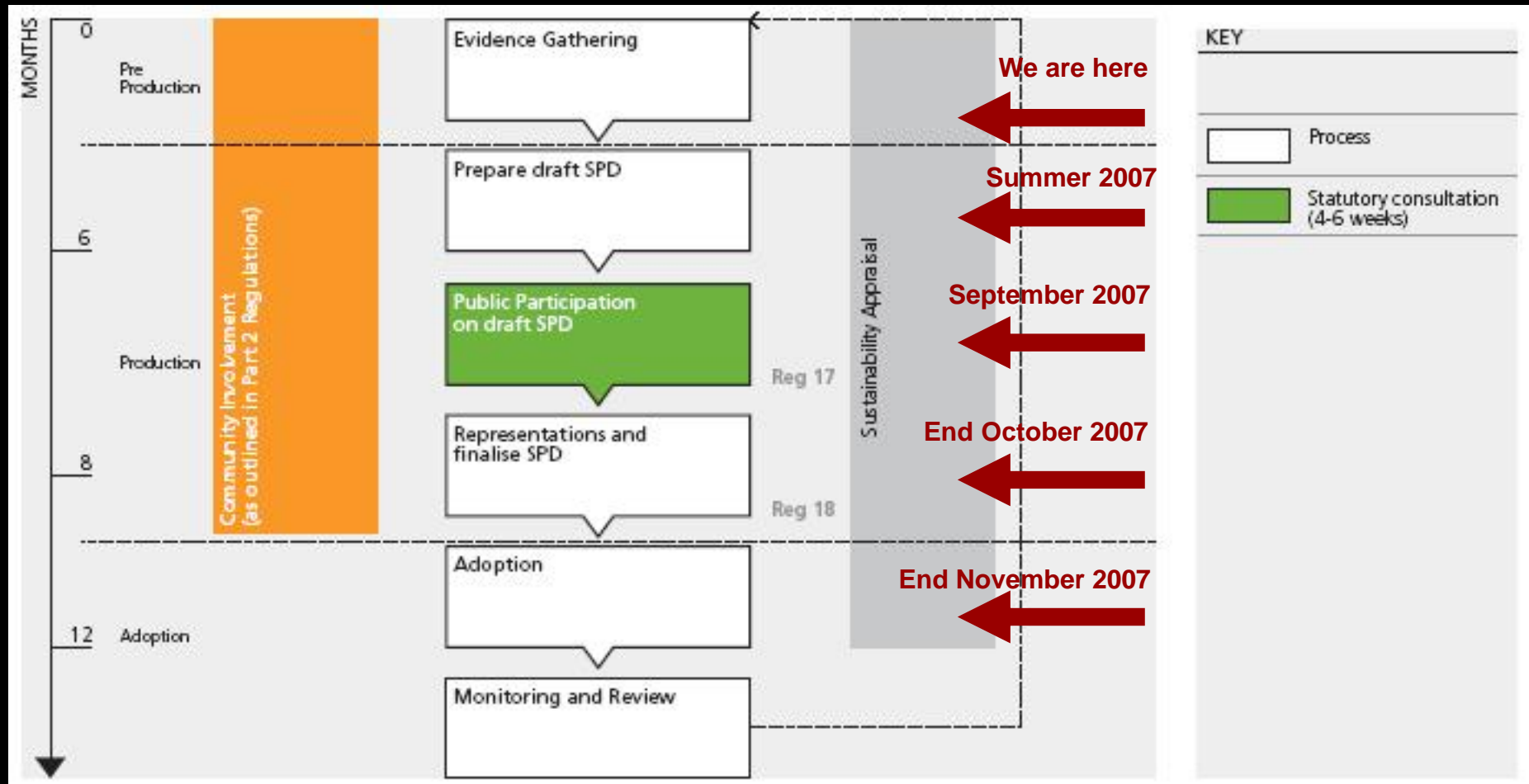
Houghton Regis Town Centre Master Plan



21 June 2007



Adopting an SPD



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



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

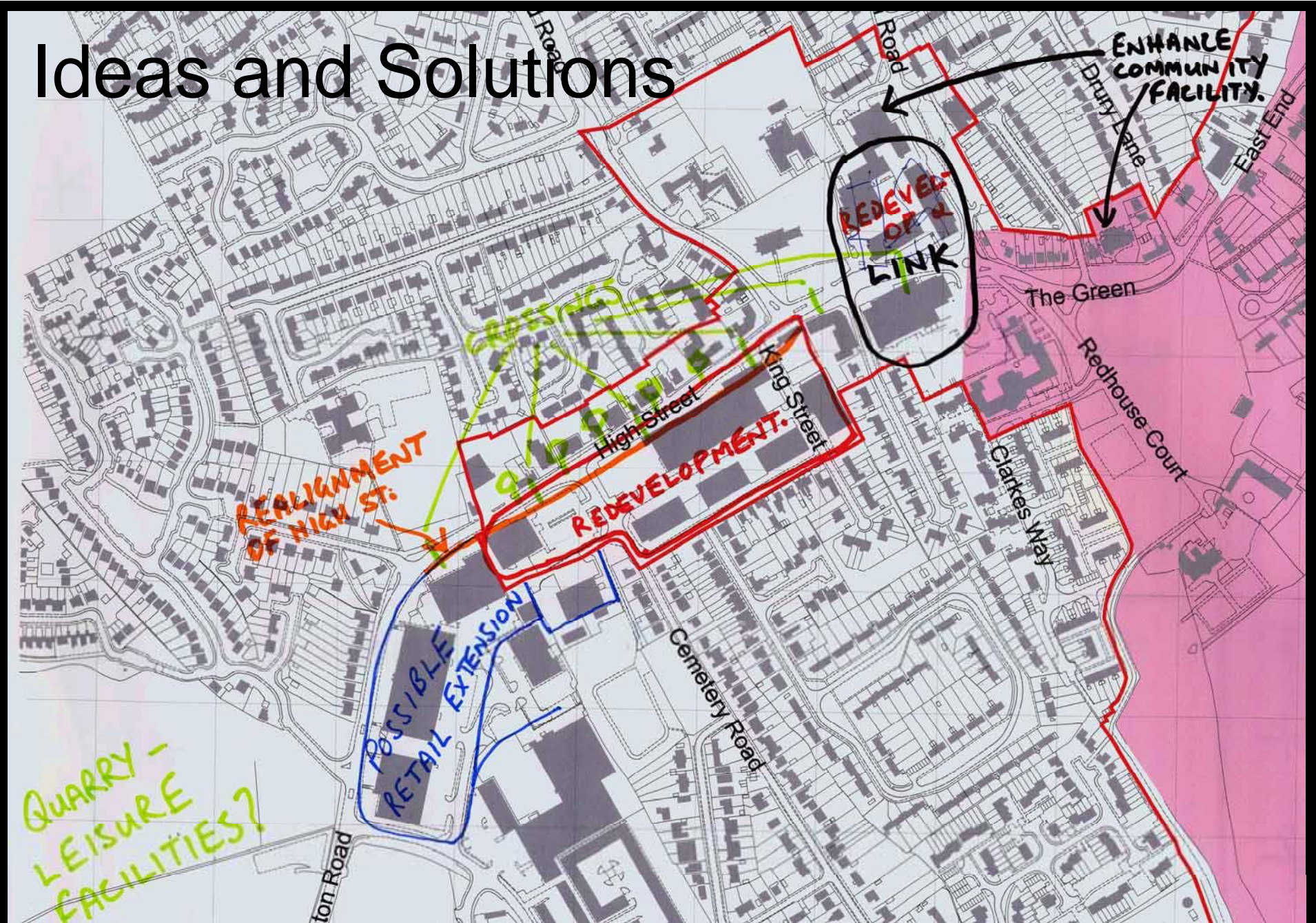
- Leisure / recreation for younger people
- Involve the community / partnership
- Funding opportunities
- Redevelopment of Bedford Square
- Exploiting history

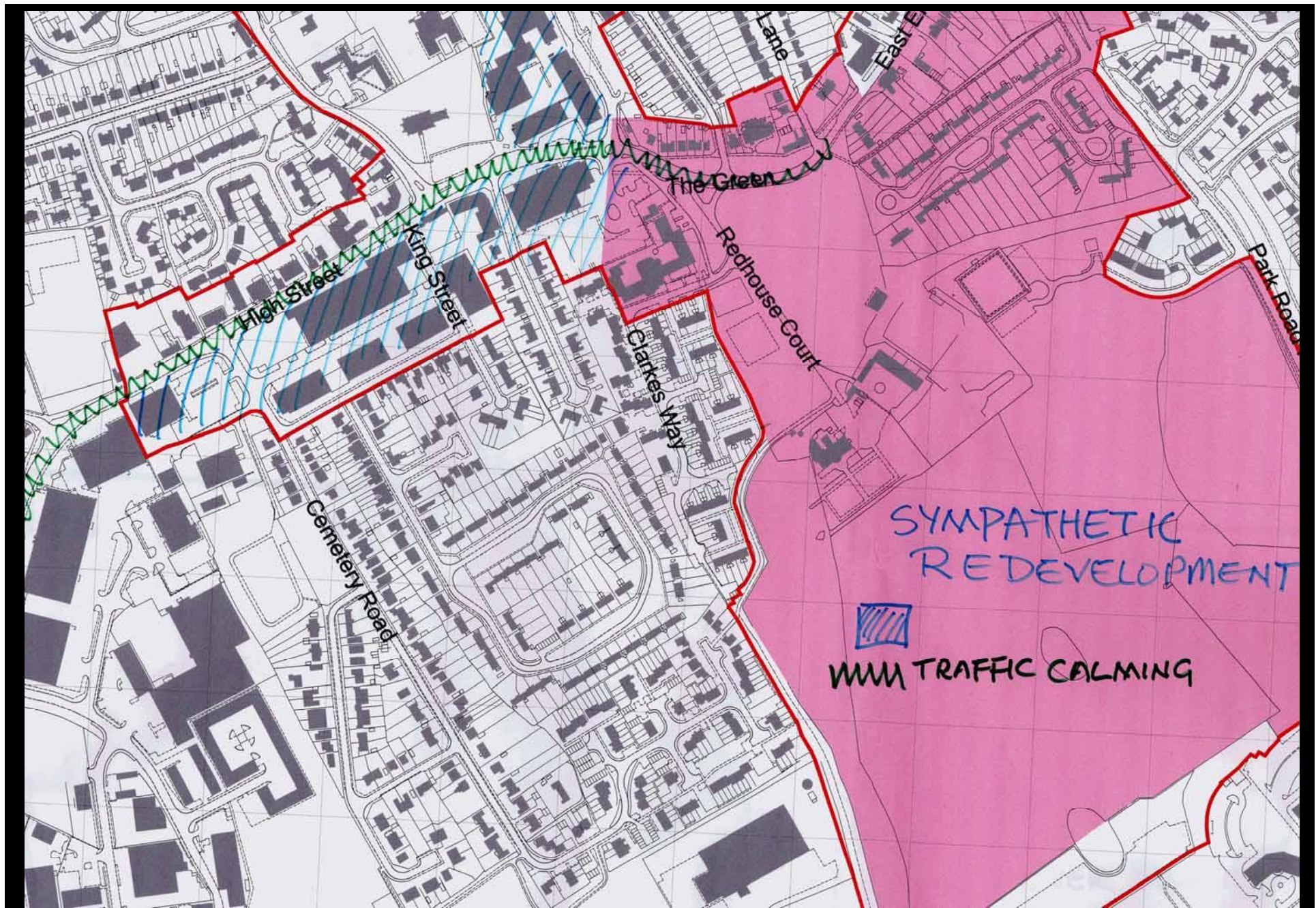
Threats

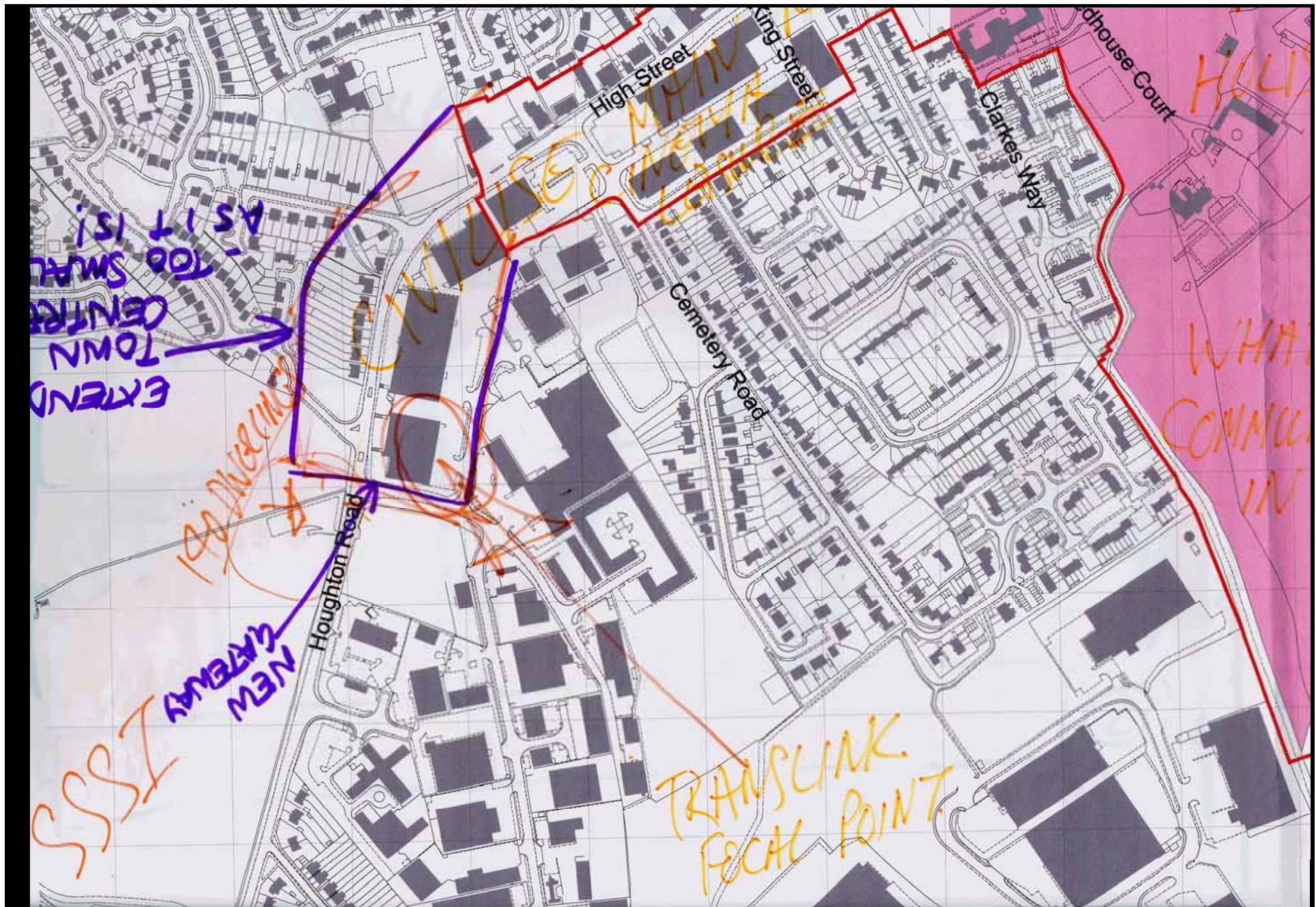
- Anti-Social Behaviour
- Traffic
- Delay in the delivery of Northern Bypass
- New homes
- Other growth areas



Ideas and Solutions





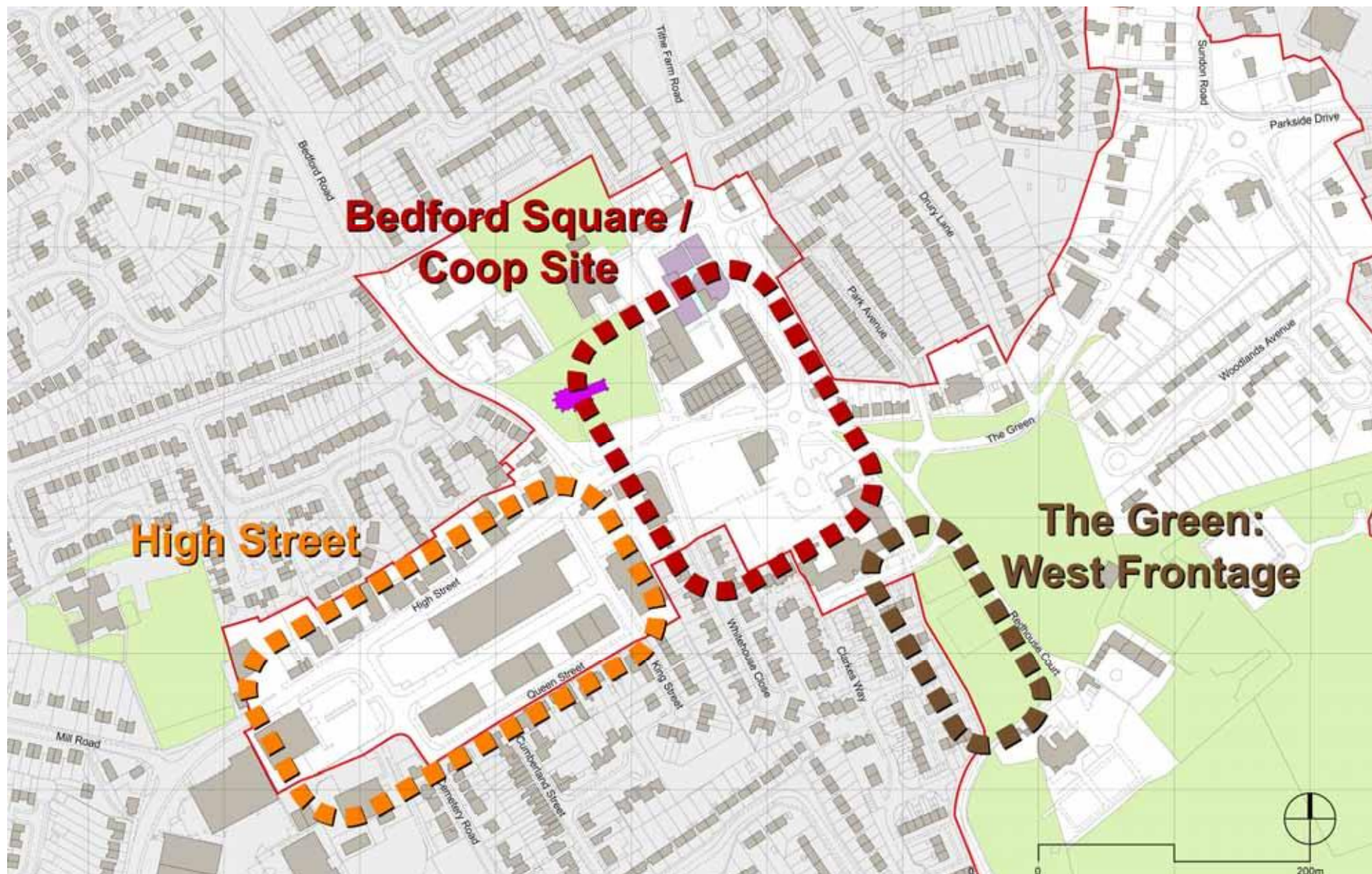


Urban Design Goals

- Celebrate the town's **Heritage**
- Improve / enhance the **Image** of the town
- Provide better **Connectivity** in the centre

Urban Design Strategy: Regeneration Sub-areas

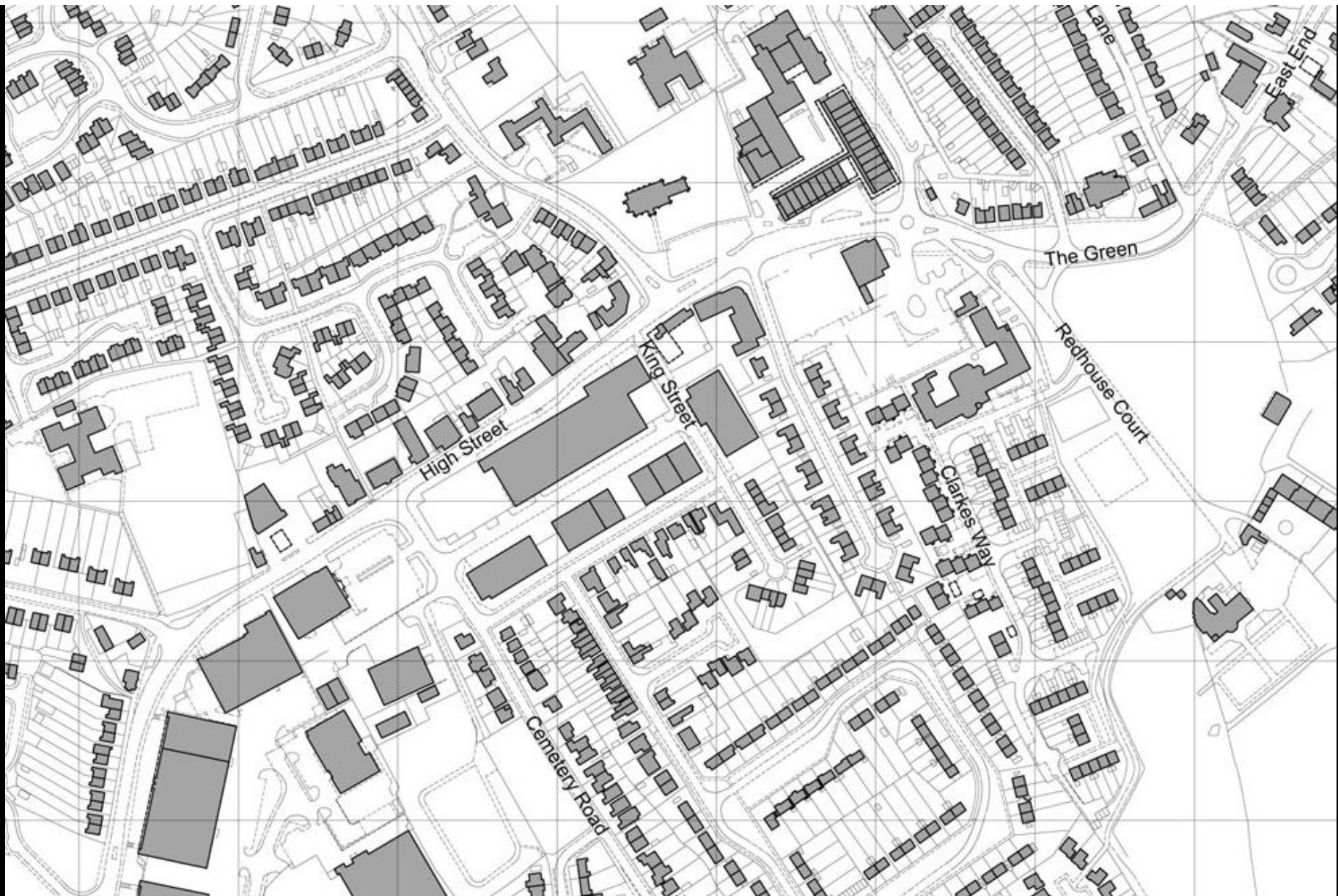
- High Street
- Bedford Square / Coop Site
- The Green: West Frontage



Regeneration Sub-areas

Houghton Regis Town Centre Master Plan

Halcrow



Houghton Regis, c.2007

Houghton Regis Town Centre Master Plan

Halcrow

The High Street





High Street, c.1877

Houghton Regis Town Centre Master Plan



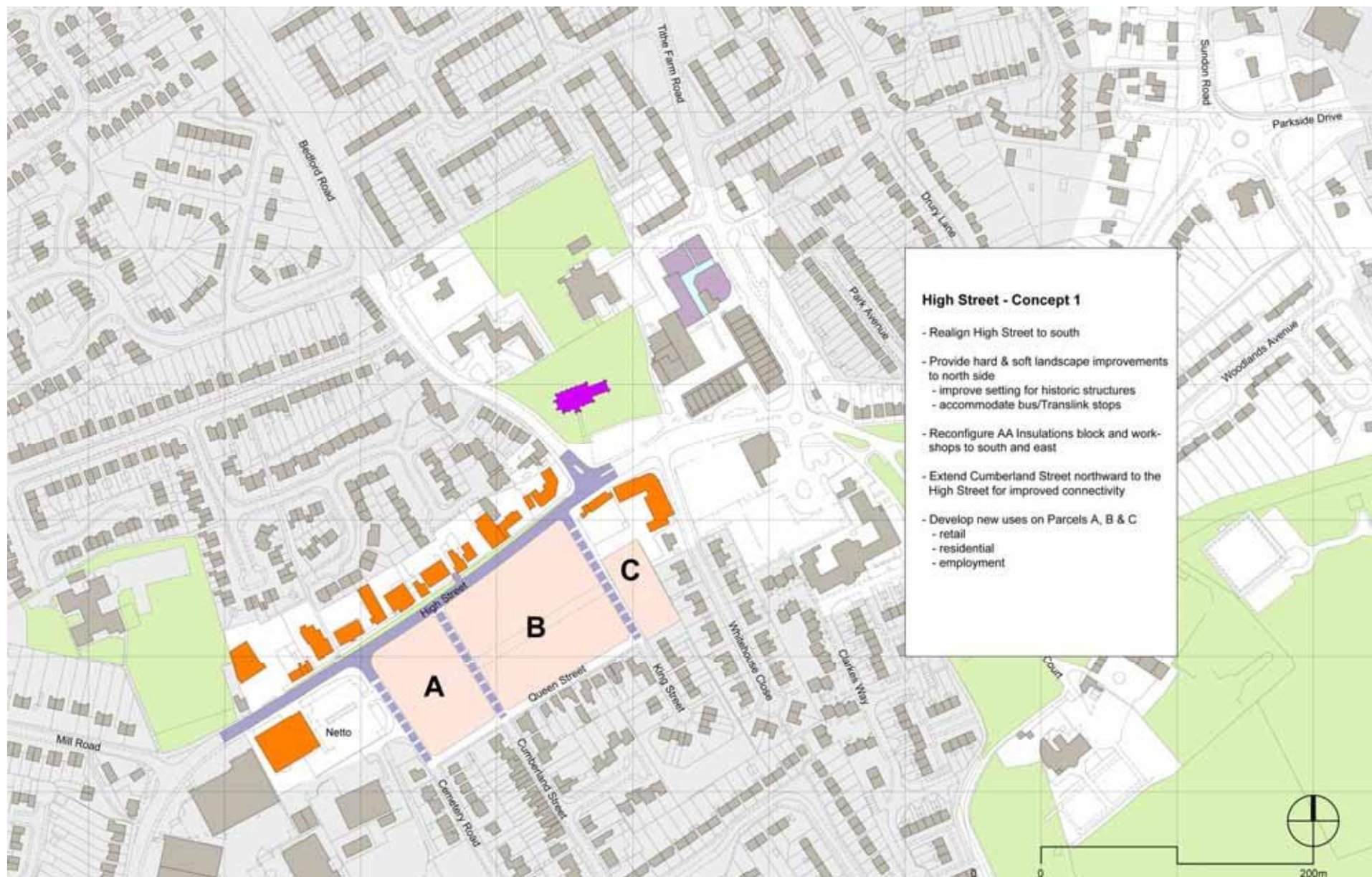
High Street, c.2007

Houghton Regis Town Centre Master Plan

Halcrow

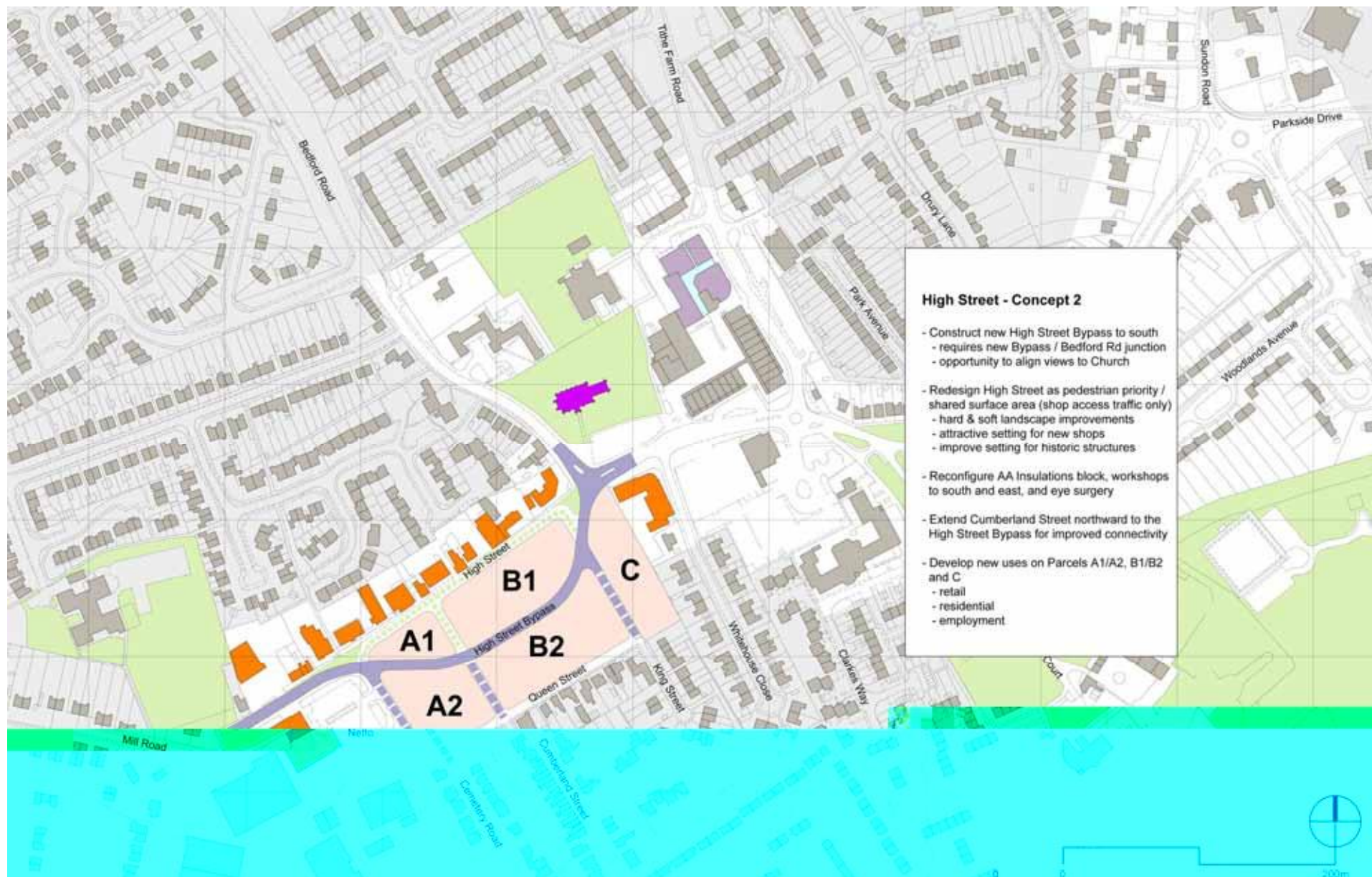
Issues

- 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

Houghton Regis Town Centre Master Plan



High Street – Concept 2

Houghton Regis Town Centre Master Plan

Bedford Square / Coop Site





Bedford Square and High Street service zone

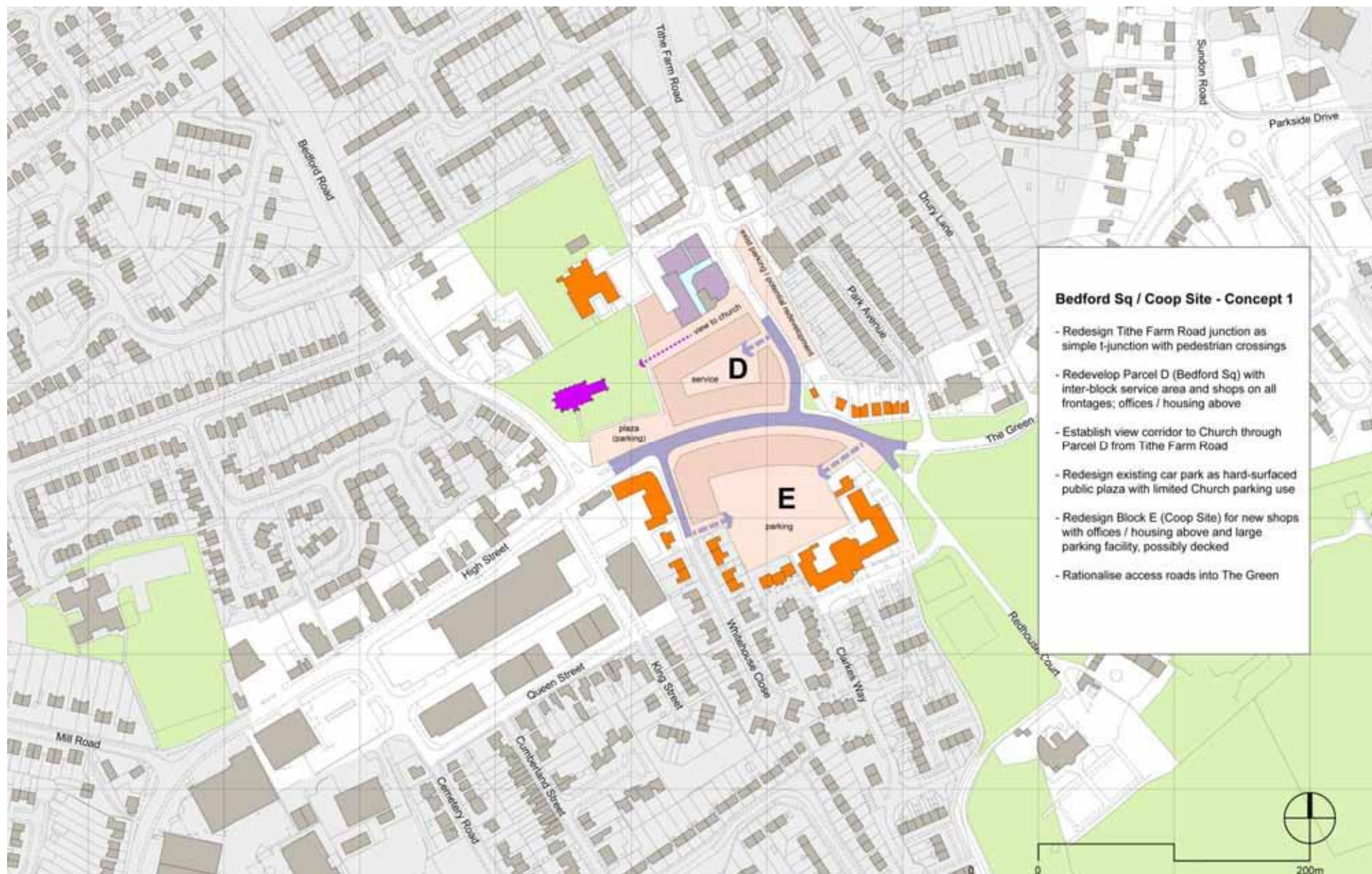
Church front car park

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Issues

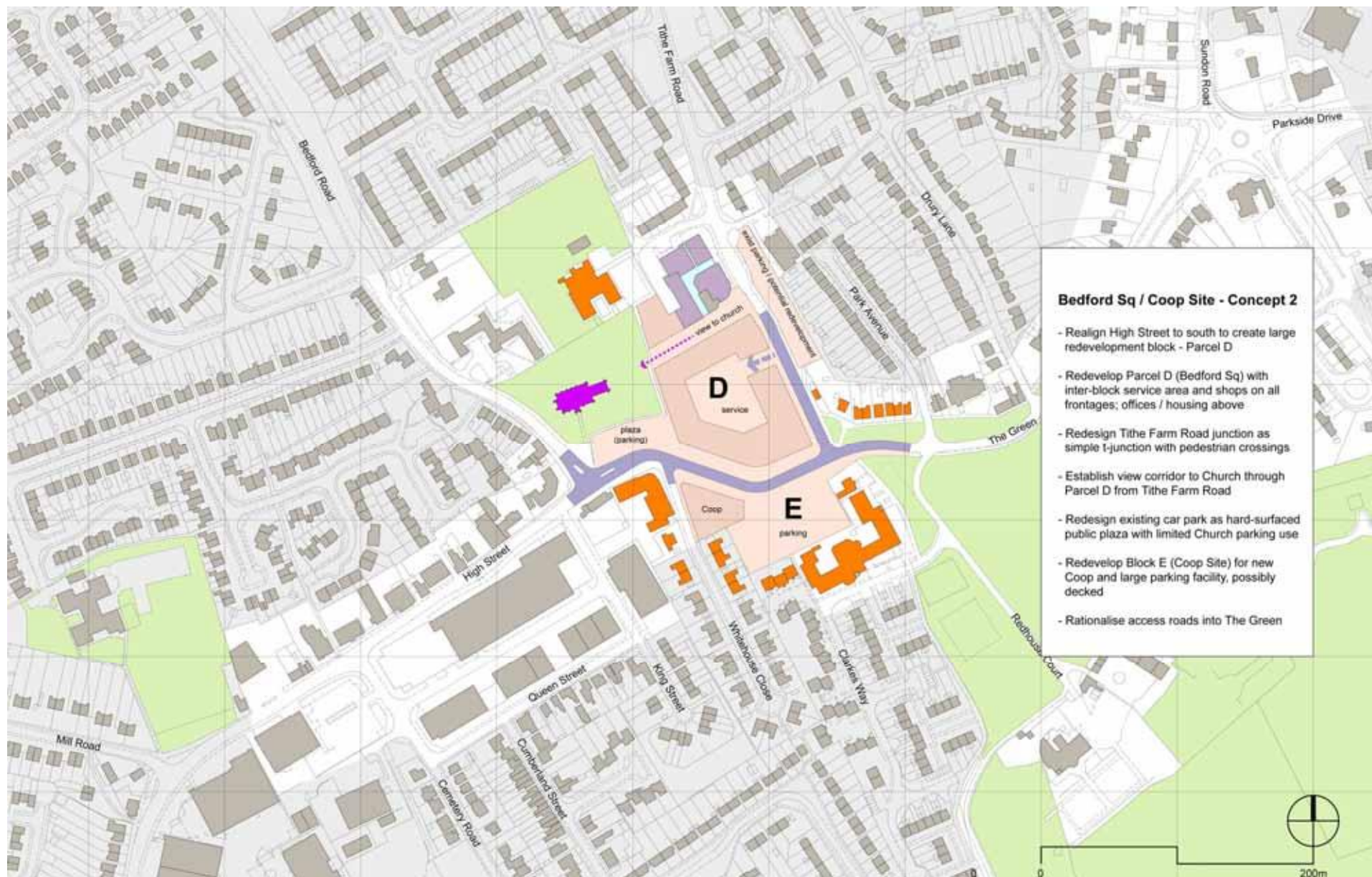
- Inward facing development puts service areas on outside edge
- Disconnected – visually and physically – from surroundings
- Harsh environment – Bedford Square dominated by hard landscape
- Image of All Saints' Church compromised by car park



Bedford Square / Coop Site – Concept 1

Houghton Regis Town Centre Master Plan

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Bedford Square / Coop Site – Concept 2

Houghton Regis Town Centre Master Plan

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The Green





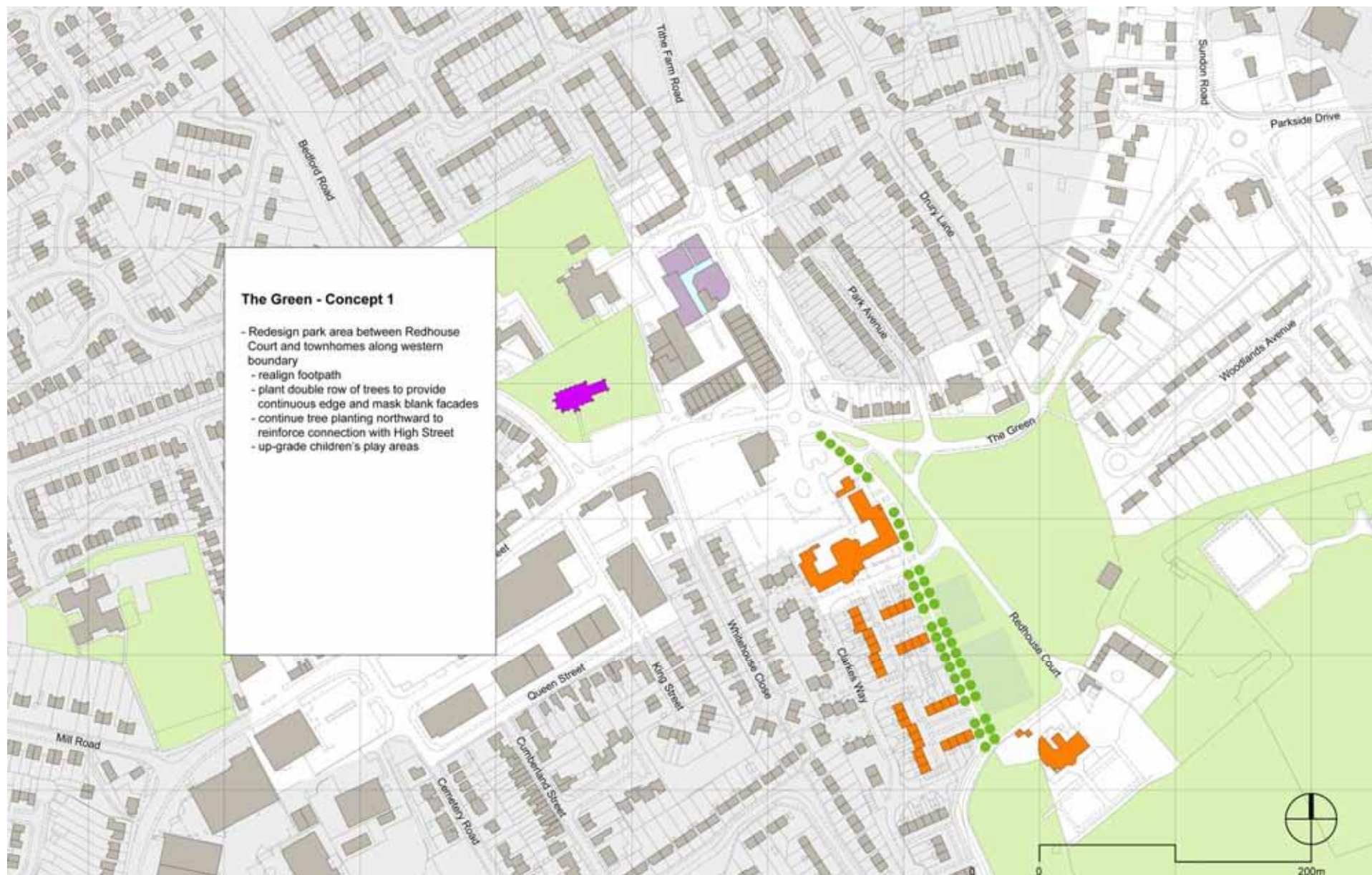
Older buildings faced towards The Green; recent additions turn away

Houghton Regis Town Centre Master Plan

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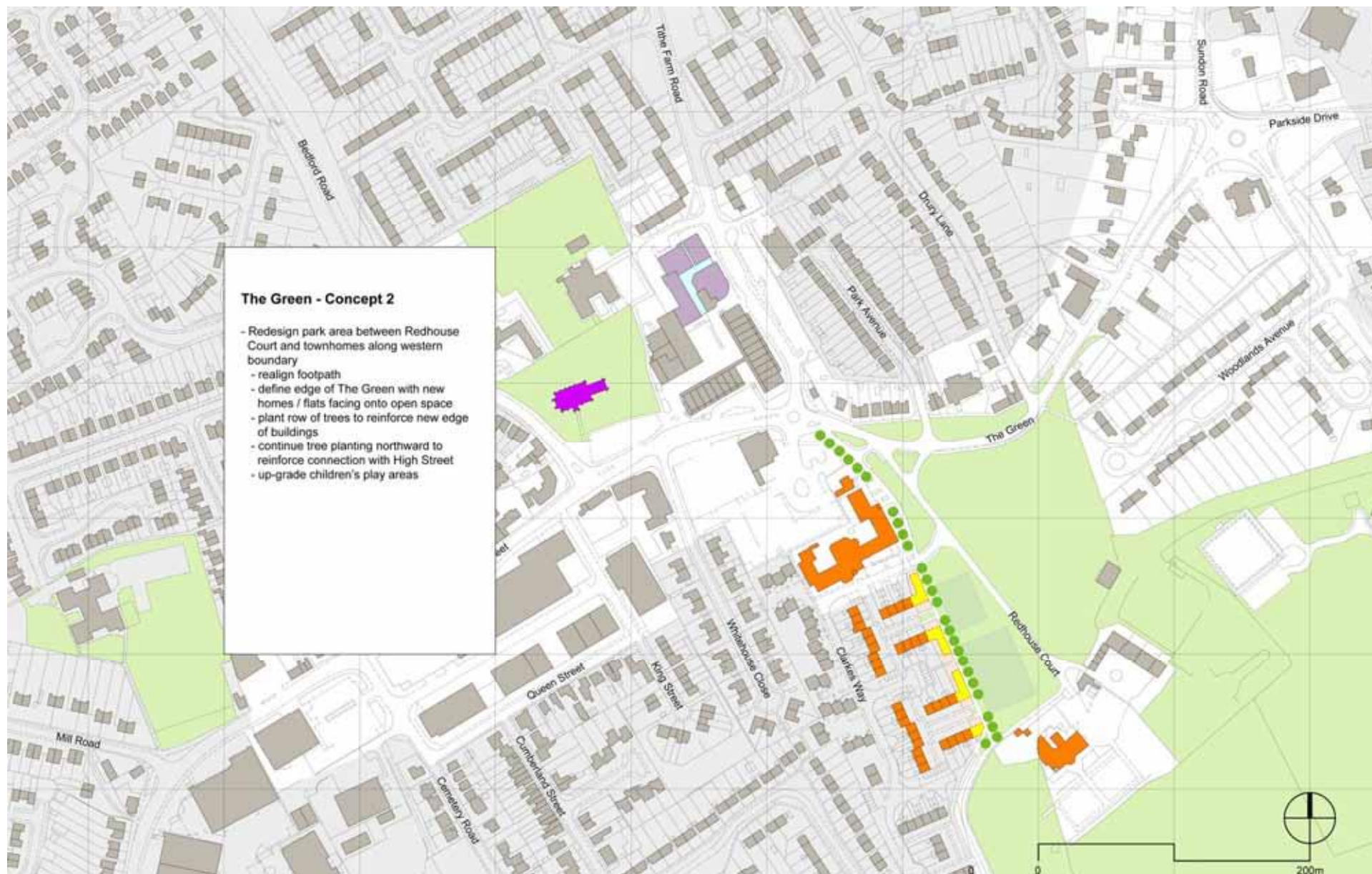
Issues

- 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

Houghton Regis Town Centre Master Plan

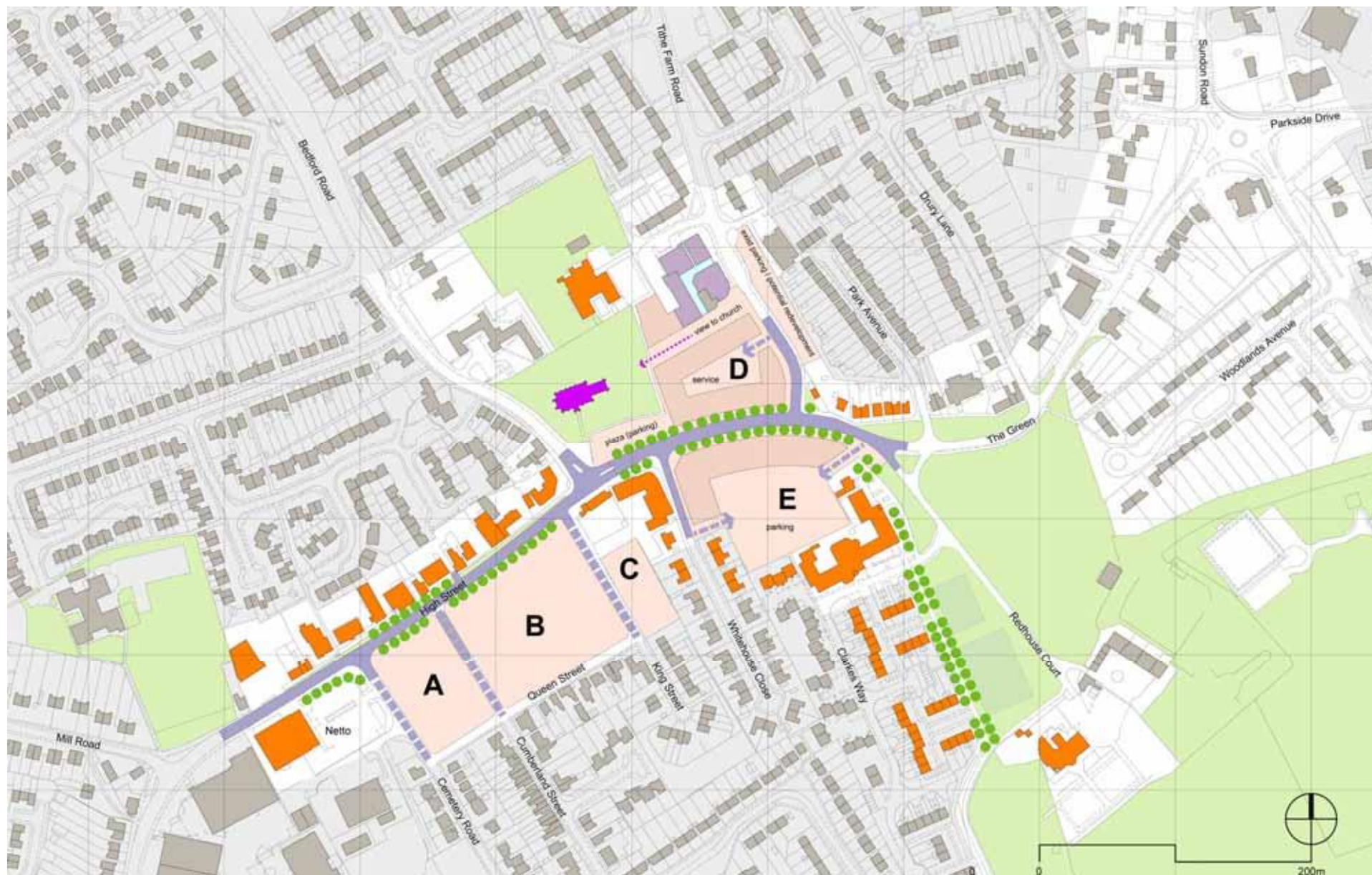


The Green – Concept 2

Houghton Regis Town Centre Master Plan

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**

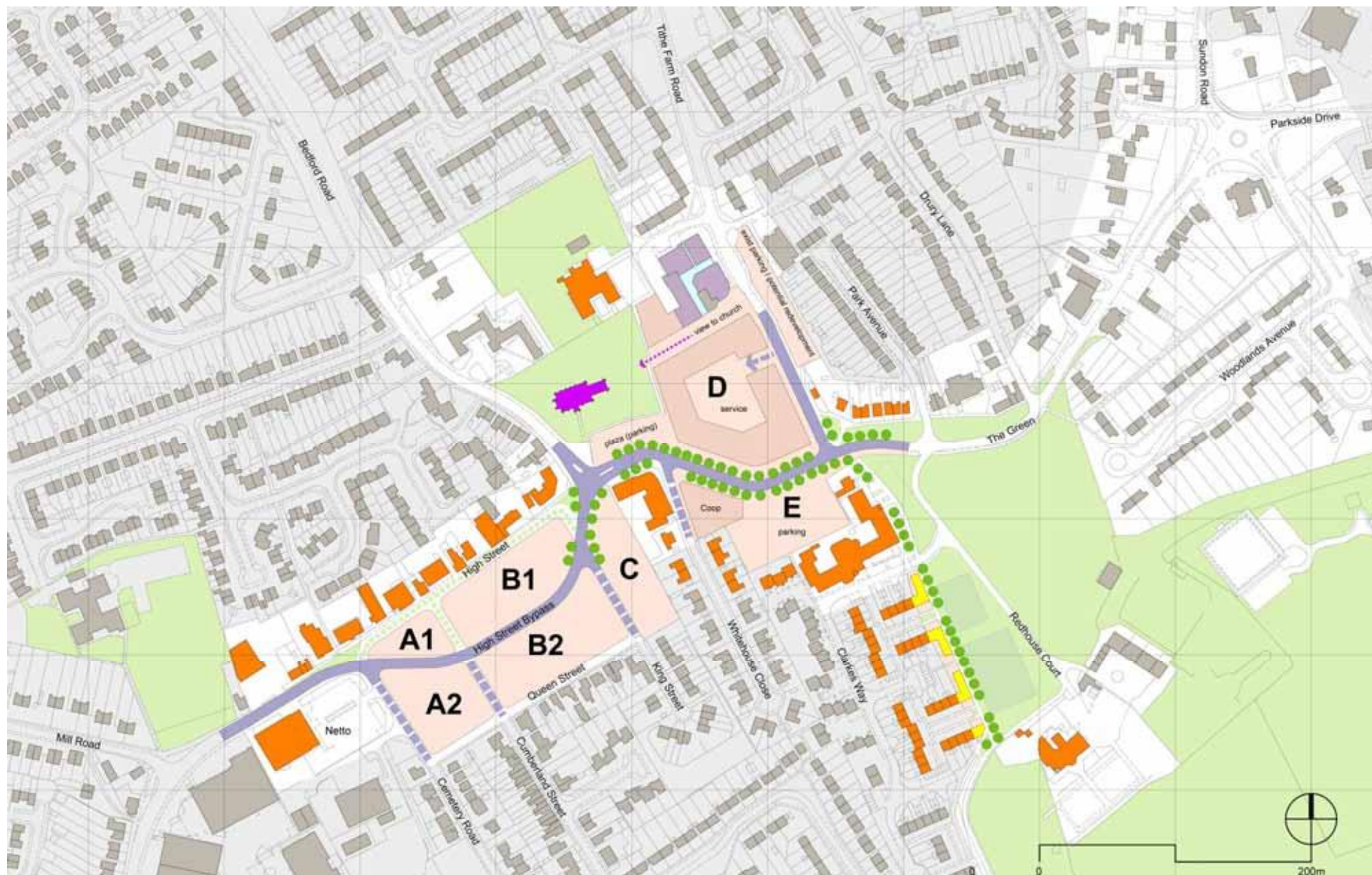


Composite Redevelopment Option 1

Houghton Regis Town Centre Master Plan

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Composite Redevelopment Option 2

Houghton Regis Town Centre Master Plan

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