

**Appendix 8: Houghton Regis Town Centre Management Committee Presentation.**

# Houghton Regis Town Centre Master Plan



06 September 2007







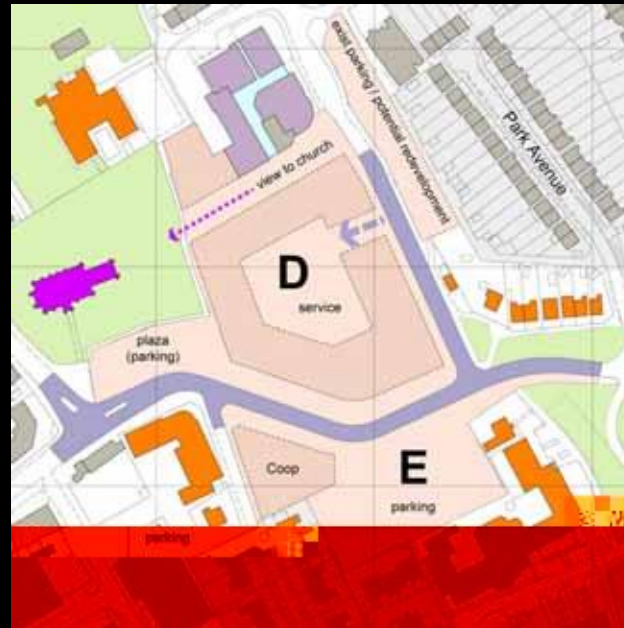
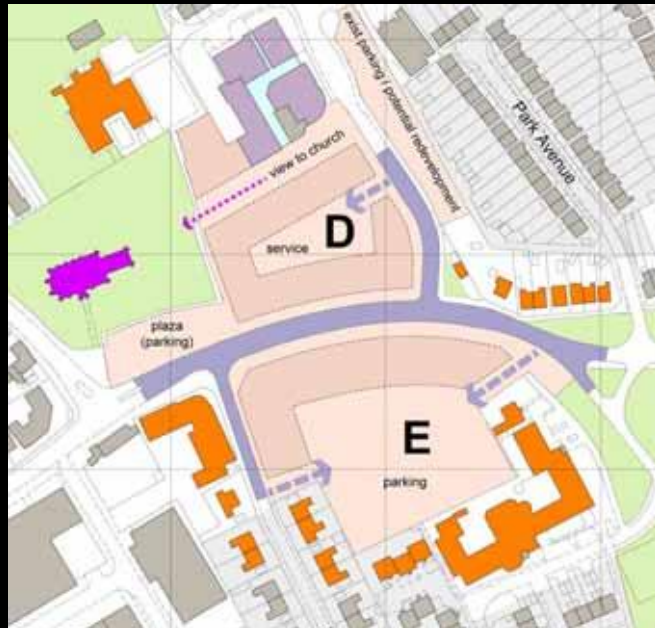
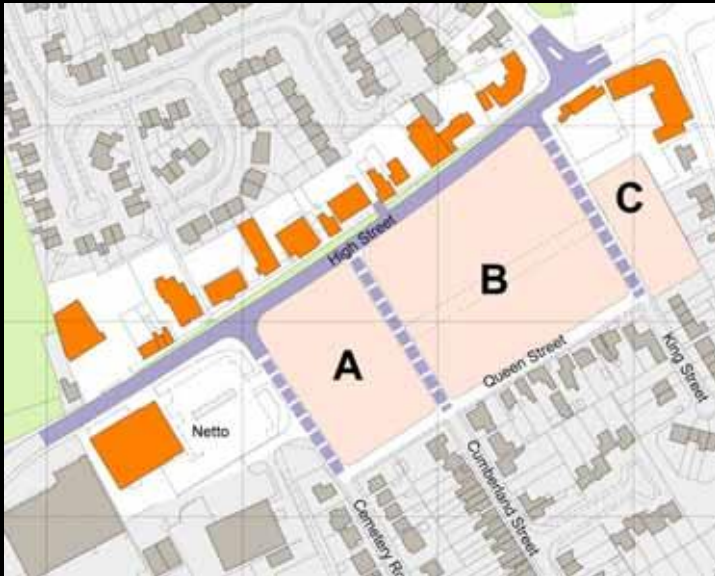
An aerial photograph of a town, showing a mix of residential housing, commercial buildings, and green spaces. A central green area, including a park and some open fields, is outlined with a red line. The text 'Study Area' is written in red in the center of this outlined area. In the top right corner, the title 'Urban Design Goals' is displayed in white. Below the title, a bulleted list of three goals is shown, with the words 'Heritage', 'Image', and 'Connectivity' highlighted in yellow.

## Urban Design Goals

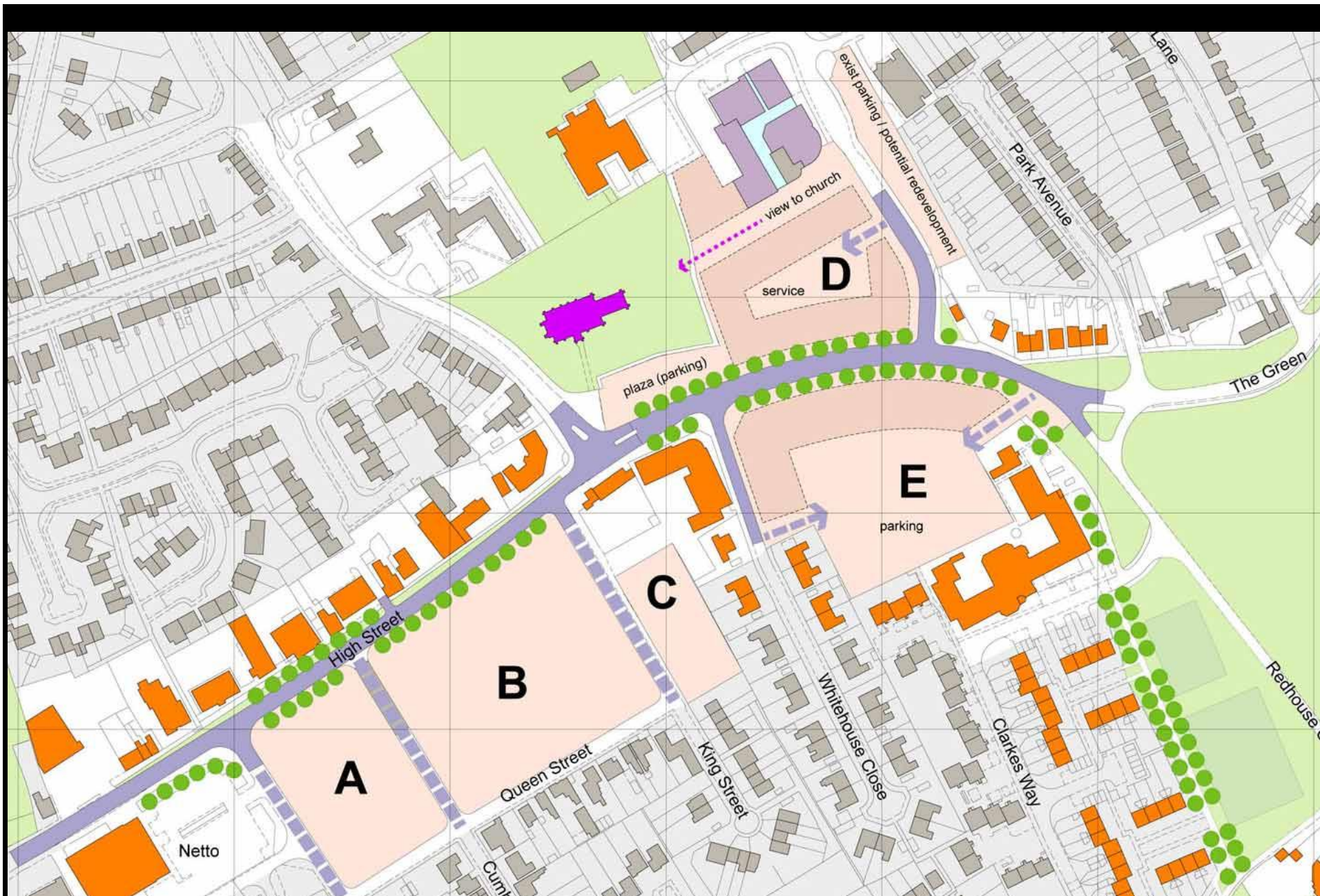
- Celebrate the town's **Heritage**
- Improve / enhance the **Image** of the town
- Provide better **Connectivity** in the centre

Study  
Area

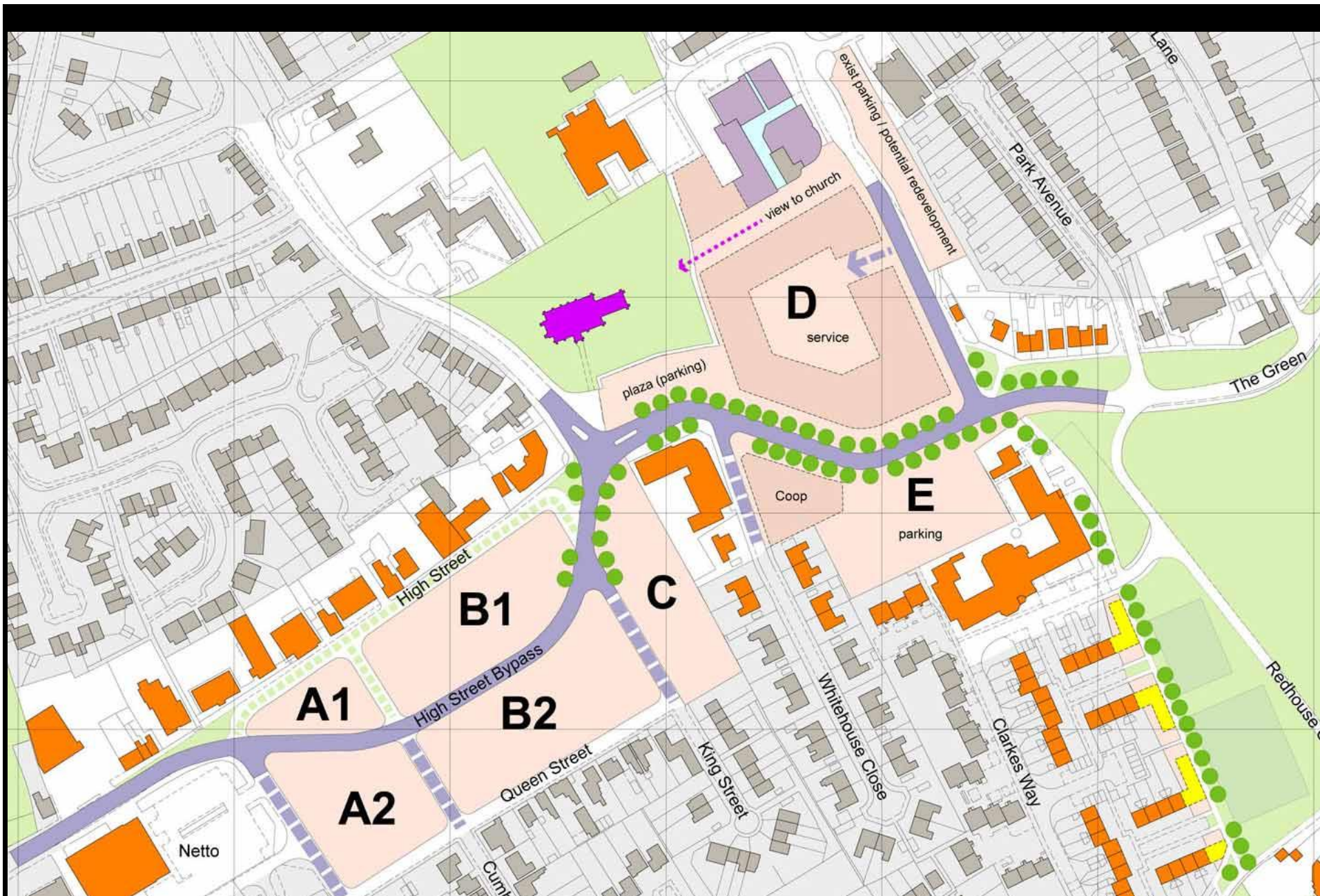












# Where did this lead us?

## Towards a solution that would....

- Alleviate traffic congestion
- Provide both short and long term benefits
- Respect views and heritage
- Make better connections but not necessarily for private traffic
- Allow development sites to be realised and maximised



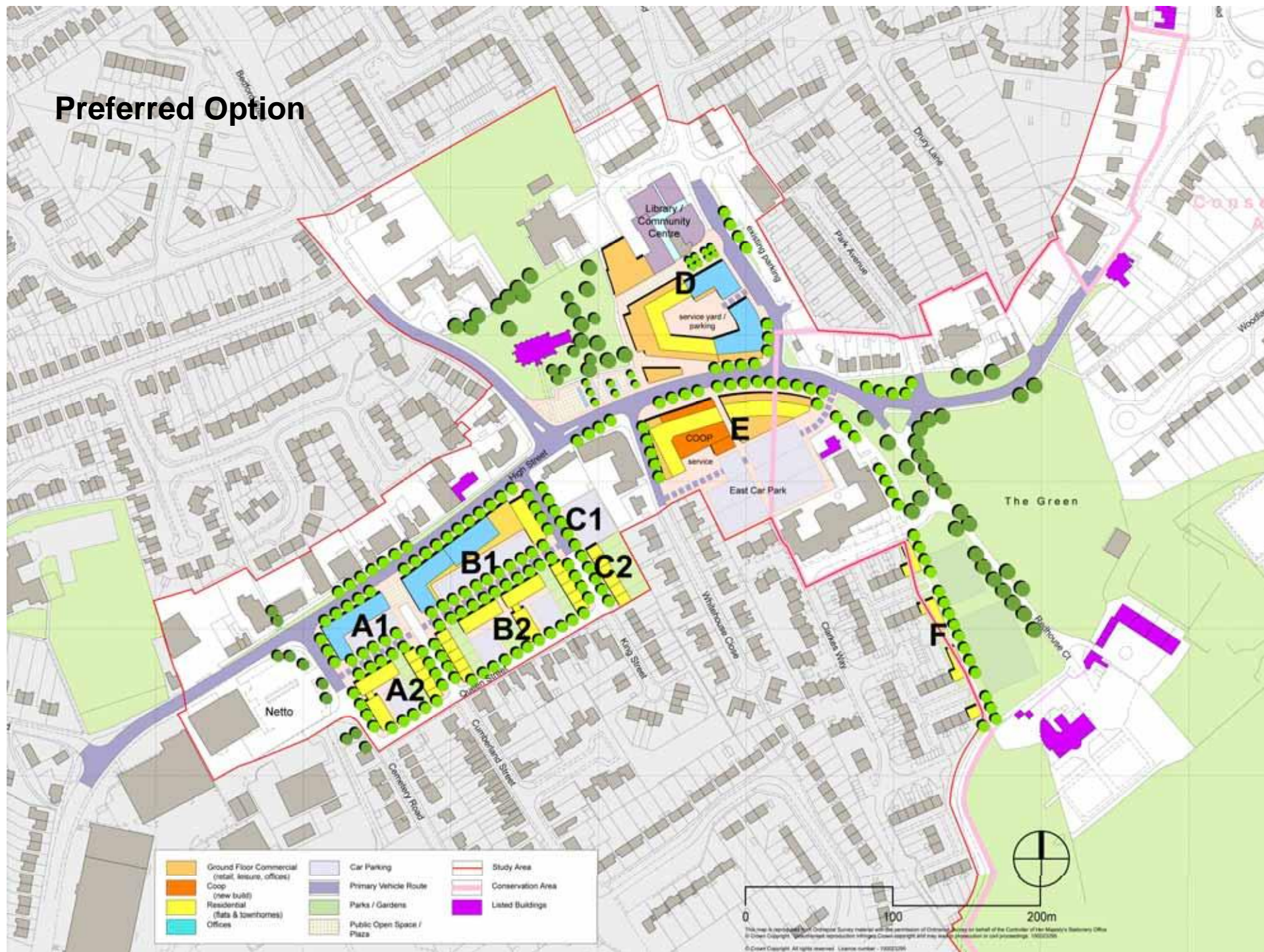


# Urban Design Strategy: Regeneration Sub-areas

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

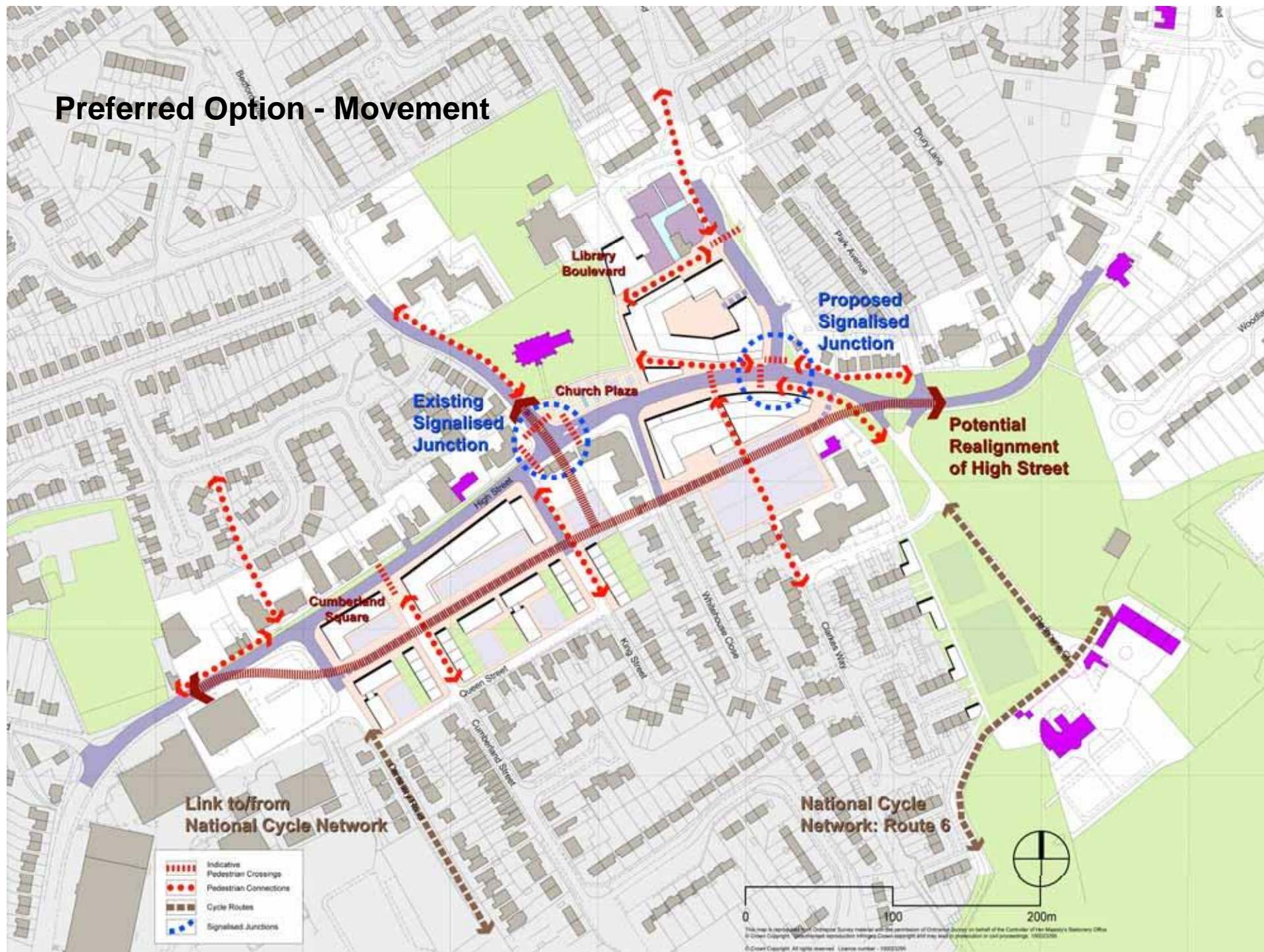


# Preferred Option

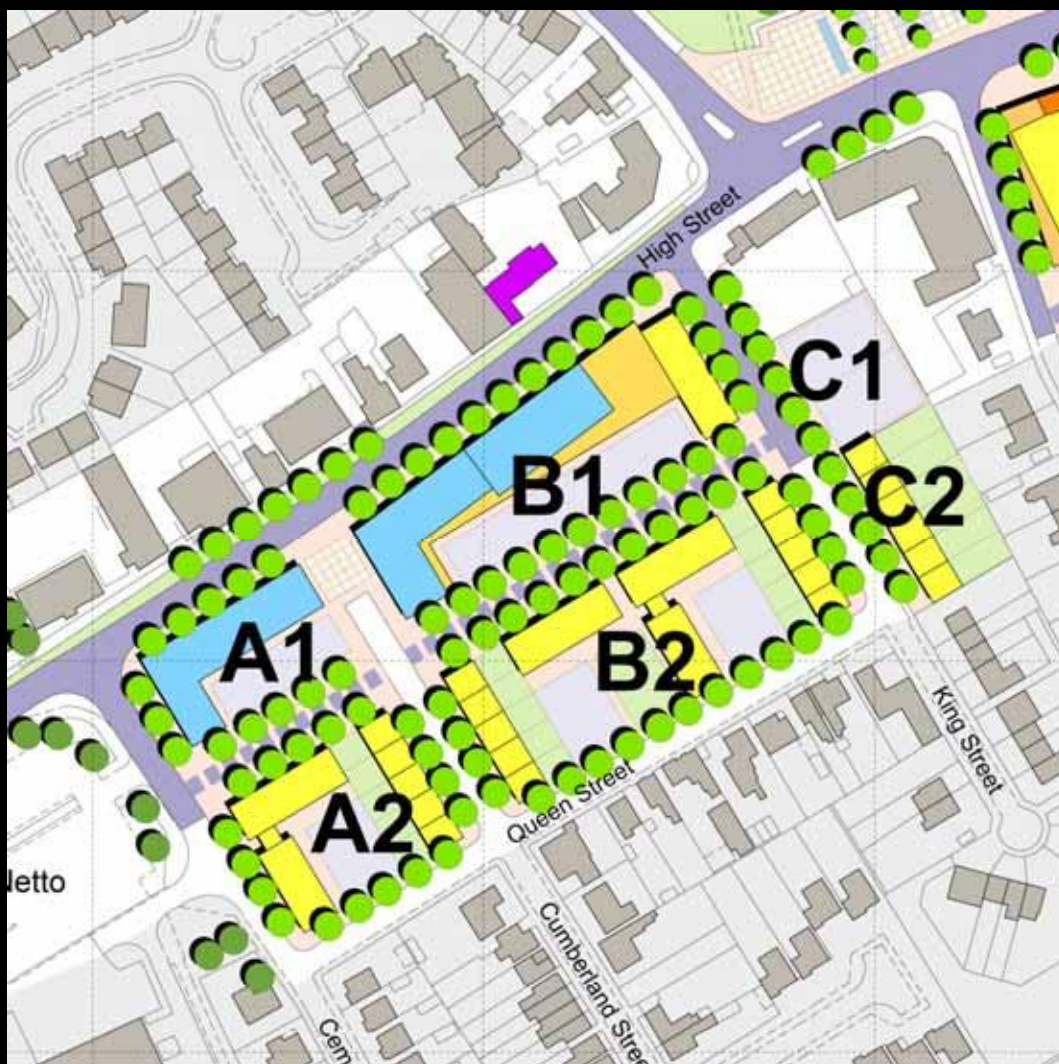




## Preferred Option - Movement







## High Street

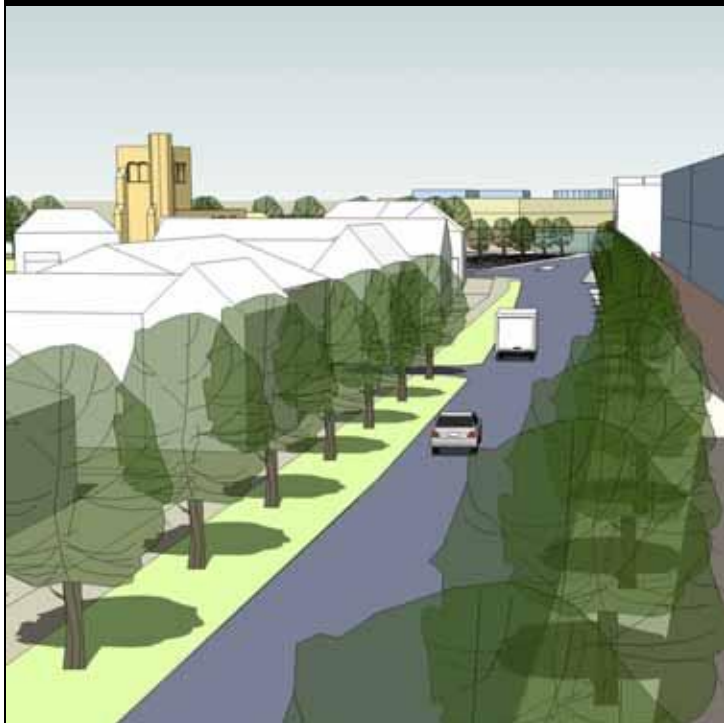
### Creating an active and vibrant western High Street frontage

- **A1:** Ground floor retail, offices above (3 storeys max.)
- **B1:** Ground floor retail, offices above; apartments on corner with King Street
- Cumberland Square
- **C1:** Car Park

### Removing industry, replacing with residential on Queen Street and King Street

- **A2:** Apartments and townhomes (2.5 storeys max.)
- **B2:** Apartments and townhomes (2.5 storeys max.)
- **C2:** Townhomes (2.5 storeys)





The High Street



Cumberland Square, new homes and flats



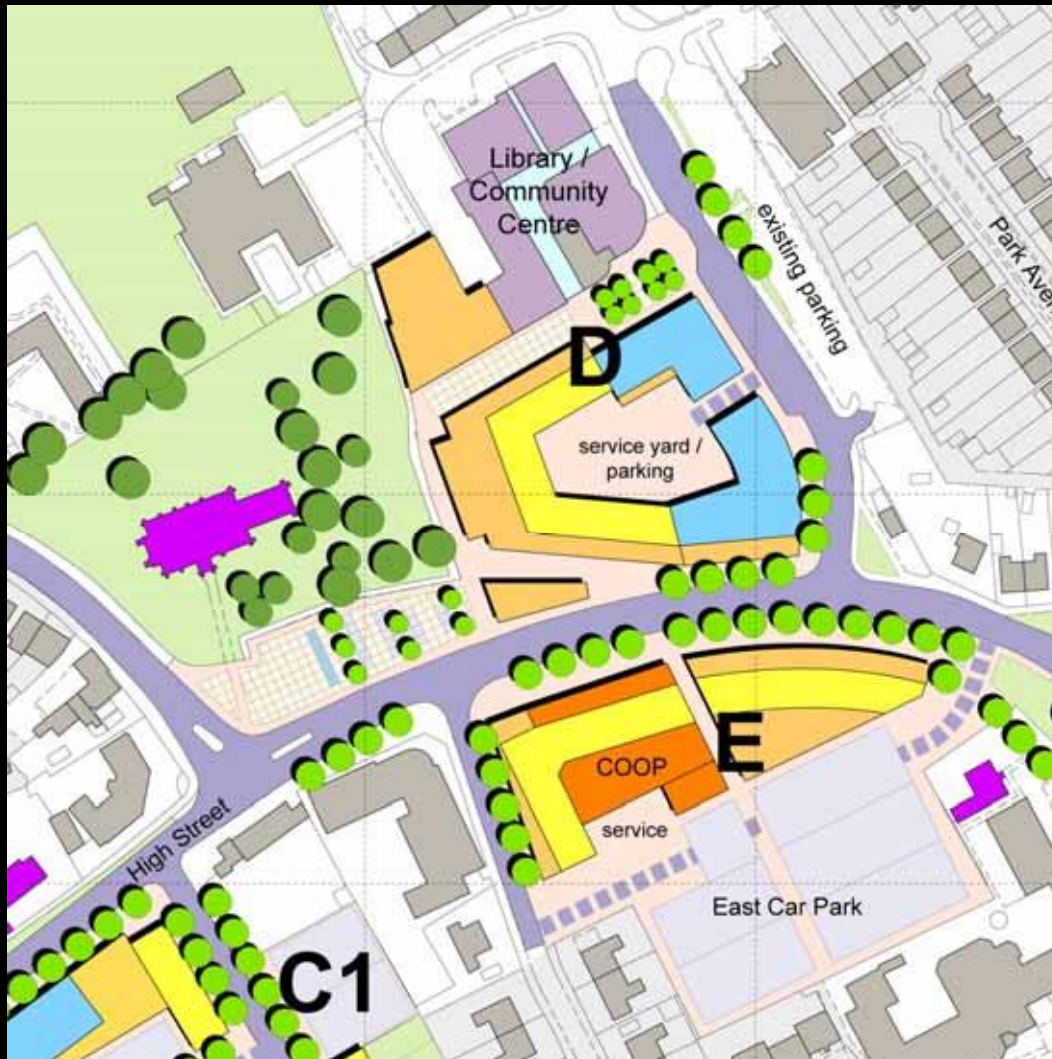


Design Precedents: Townhomes



Flats





## Bedford Square / Co-op Site

### Improving Bedford Square and creating activity on the streets

- **D:** Complete redevelopment with ground floor retail, leisure and offices; with residential and offices above (3 storeys, w/ 4 storeys at limited locations)
- Service area and resident's parking
- Retail pavilion on High Street
- Library Boulevard
- Church Plaza

### Creating an active and vibrant eastern High Street frontage

- **E:** Ground floor retail, leisure, offices; with residential above (3 storeys max.)
- New Co-op store
- Car park and service area at rear





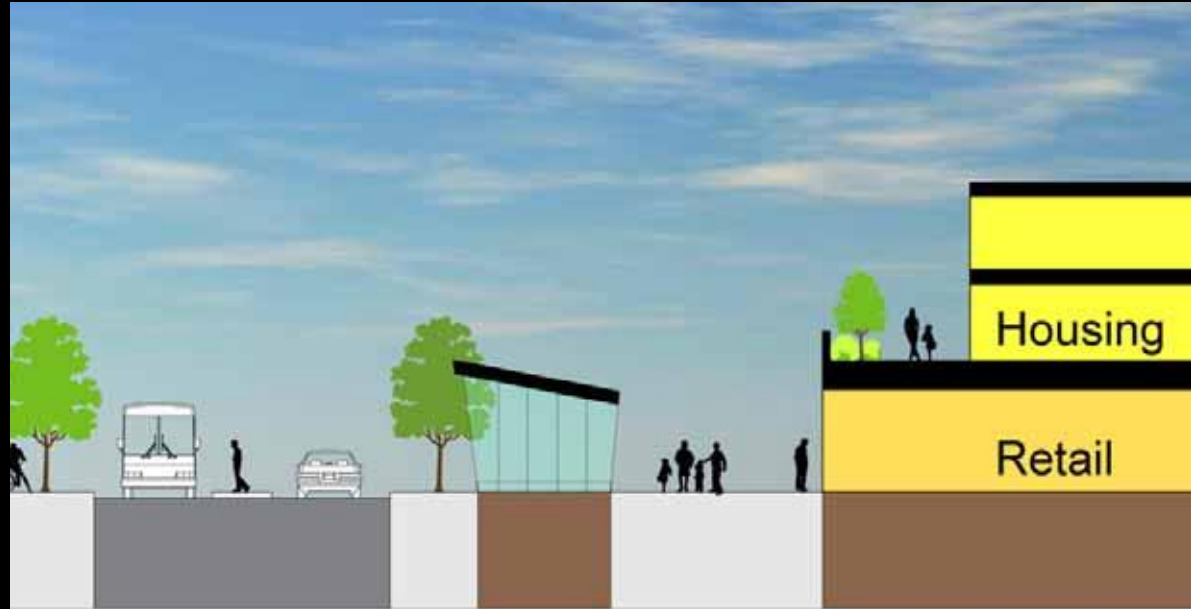
Church Plaza, Bedford Square and Co-op Site redevelopment

Houghton Regis: *Town Centre Master Plan*





Retail Pavilion



High Street

Cross Section





Design Precedents: Retail Pavilion

Houghton Regis: *Town Centre Master Plan*





Library Boulevard



Aerial View

Library and Community Centre in lower right





## The Green: West Frontage

### Improving safety on The Green

- **F:** Townhomes fronting The Green (2 storeys max.)
- Landscape enhancements
- Improvements to children's play areas







The Green: New townhomes and landscape improvements along the western frontage



The Green: view towards proposed redevelopment areas

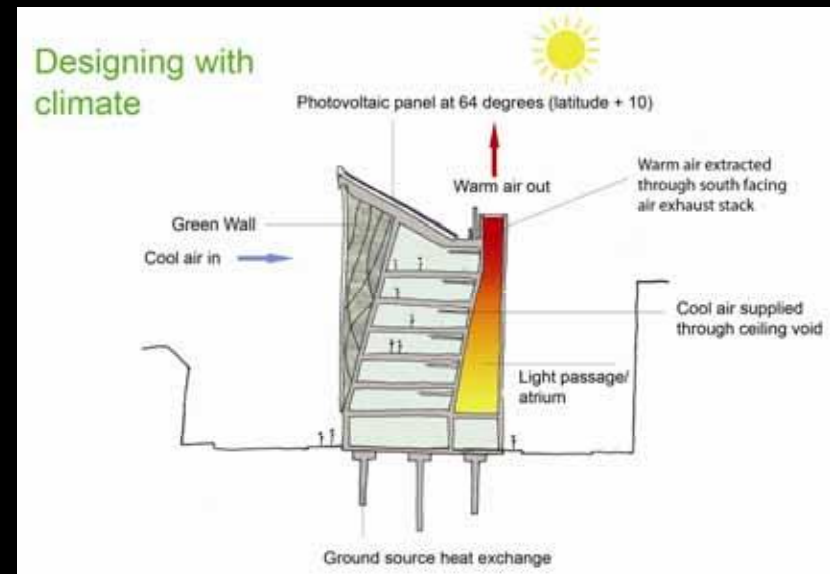




Houghton Regis: *Town Centre Master Plan*

# The Masterplan in brief

- Sustainability section
- Economy and Housing
- Future Consultation
- Transport Strategy
- Urban Design Strategy
- Development Sites
- Public Realm Strategy
- Heritage and Conservation Strategy
- Implementation Strategy







Houghton Regis: *Town Centre Master Plan*





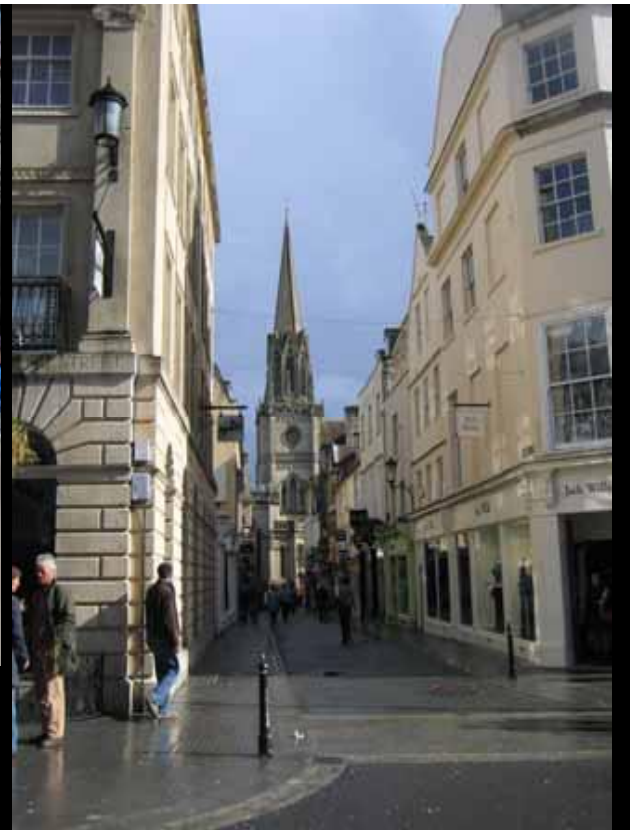
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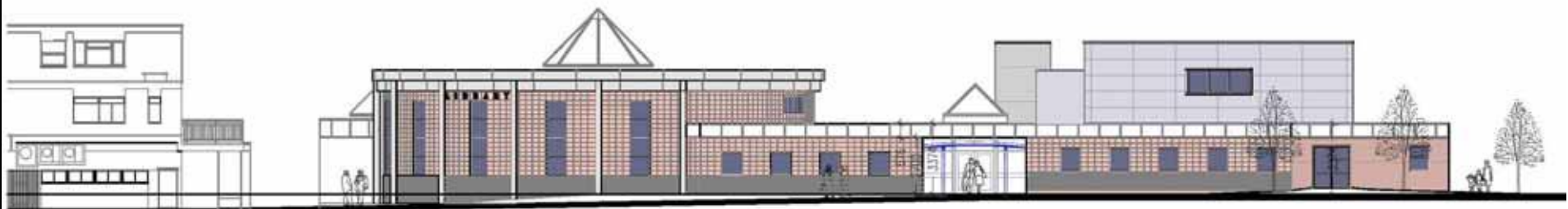








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North East Elevation - to Tithe Farm Road

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