Appendix 8: Houghton Regis Town Centre Management Committee Presentation.
Houghton Regis
Town Centre Master Plan

06 September 2007
Houghton Regis: Town Centre Master Plan

Urban Design Goals

• Celebrate the town’s Heritage
• Improve / enhance the Image of the town
• Provide better Connectivity in the centre
Houghton Regis: *Town Centre Master Plan*
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
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
c- **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)
Houghton Regis: *Town Centre Master Plan*

**The High Street**

**Cumberland Square, new homes and flats**
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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
Houghton Regis: *Town Centre Master Plan*

Church Plaza, Bedford Square and Co-op Site redevelopment
Houghton Regis: *Town Centre Master Plan*
Design Precedents: Retail Pavilion

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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*
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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