

## The Team

Central  
Bedfordshire

Central Bedfordshire Council has committed to invest some £30million in a brand new Independent Living scheme in Houghton Regis, based on land of the former Co-Operative store and surrounding area. It is proposed that some 170 apartments will be made available either for rental, shared ownership and sale. The scheme will also provide for shared community spaces and new retail opportunities.

The proposals for Houghton Regis are part of a bigger plan the Council has to make sure we have the right sort of housing available for our older residents, most of whom want to live in their own homes for as long as possible. Having flexible care services available on site will give residents and their families the peace of mind that their new homes will give them the right balance of privacy and independence, with the support they need. There will also be a real focus on social activity with lots of shared space for both residents and the community.

### Kyle Smart Associates Limited

Chartered Architects & Building Consultants

Kyle Smart Associates is a local practice of chartered architects and building consultants, based just north of Dunstable in the quiet village of Sewell. We were appointed as Architects to lead the Design Development of the proposed scheme following an invited competition held by Central Bedfordshire Council in the summer of 2015.

We have extensive experience in designing award winning Extra Care and Independent Living projects for older persons, of designing for people with learning and physical disabilities, 30 years of designing social housing and housing for sale and have been designing for Code for Sustainable Homes since inception in 2007.

We have worked extensively in the Home Counties and understand the differences between Hertfordshire, Bedfordshire and the London Boroughs. We have been involved with consultations in Houghton Regis on previous occasions and understand the visions of residents for the future of the town.

jtp

JTP is an international placemaking practice of architects and urbanists with extensive experience of delivering successful projects for both the public and private sectors throughout the UK and internationally.

We use participatory techniques pioneered and honed over two decades to build collaborative Visions for our projects with the very people who will go on to use them.

This means putting people at the heart of the creative process, unearthing the real needs of a community, empowering stakeholders, creating goodwill, inspiring community spirit and building consensus. Far from imposing ready-made off the shelf solutions, we build a Vision together. This leads to places that are vibrant, valued and sustainable from the outset.

These participatory techniques can be applied at any scale of project, and have been shown to accelerate the decision-making process, break down barriers and achieve a common sense of ownership. Together these create a shared vision for the future that is attractive to investment, whilst facilitating capacity building within local communities.



#### Related Work:

##### Priory View, Dunstable

Central Bedfordshire Council and Kyle Smart Associates have worked together on Priory View, a landmark development in the heart of Dunstable which sets a new standard for Independent Living. Opening in early 2016, it will offer 83 one and two bedroom apartments for the over 55s for rent or shared ownership. Having flexible care services available on site will give residents and their families the peace of mind that their new homes will give them the right balance of privacy and independence, with the support they need. There will also be a real focus on social activity with lots of shared space for both residents and the community.



#### Related Work:

##### Calton House, Hertford

Kyle Smart provided full architectural services for this Independent Living development. The scheme consists of 55 new apartments, whilst also providing support and communal facilities for use by the residents, their families and support staff along with the local community.



#### Related Work:

##### Market Street, Newbury

JTP, on behalf of Grainger Plc, has worked with over 200 local people through a Community Planning Weekend and subsequent events to enable the community to develop a Vision for a new urban village in the market town. The emerging plans will create a new gateway to Newbury from the railway station with attractive buildings and spaces designed with a Newbury character – “Newburyness”. There will be strong pedestrian and cycle links and a range of uses to ensure mixed and active “community living”.



#### Related Work:

##### Collaborative Planning for All

JTP has worked with Civic Voice – the national charity for civic societies – to produce guidance on using Charrette methodologies to involve communities in shaping plans to improve their towns, villages and neighbourhoods.

