



# **One Public Estate**

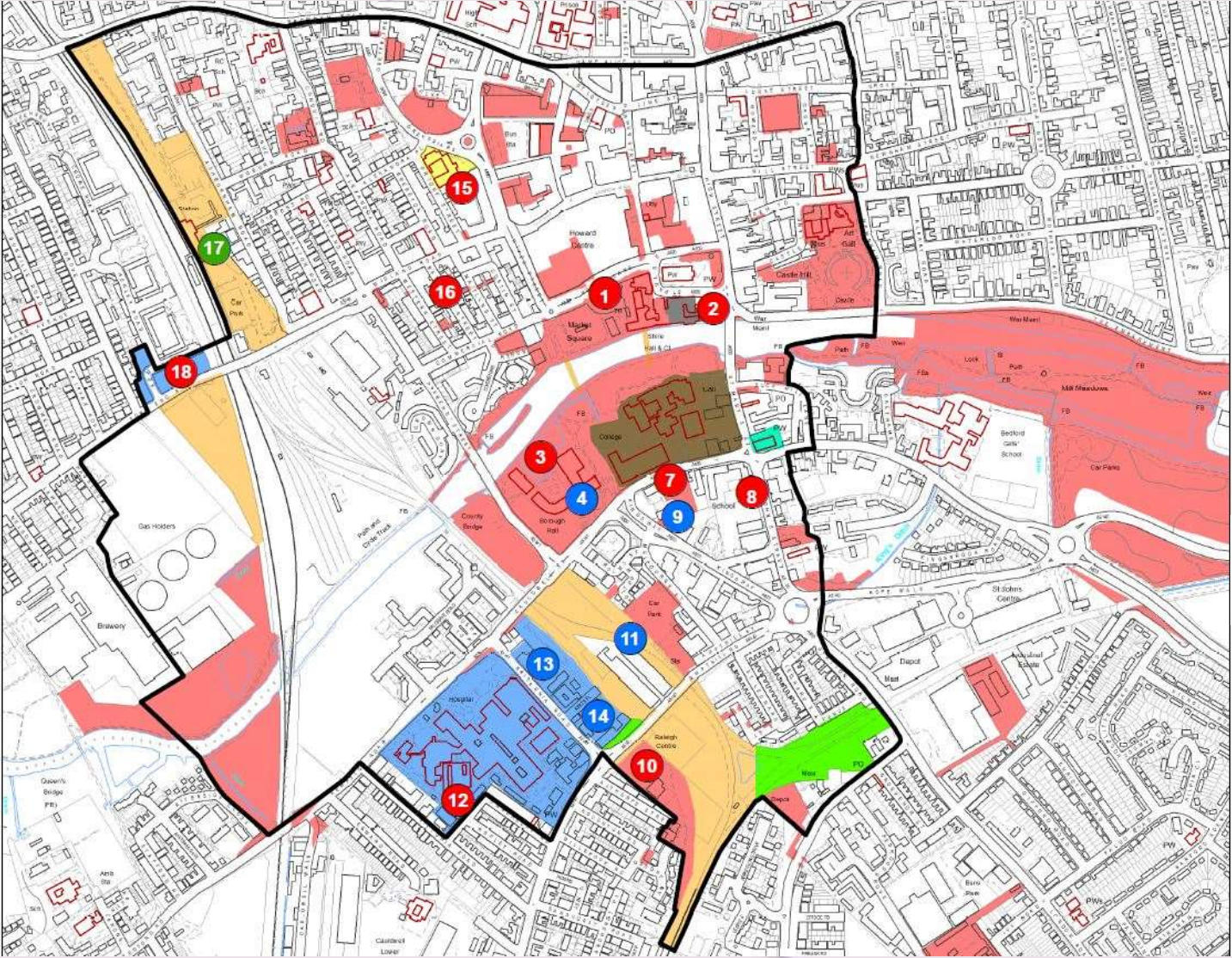
## **Bedford Town Centre South Master Plan**

**Paul Adams  
Chief Officer for Economic  
Growth and Property**

# Agenda and purpose of today

- One Public Estate
- Master Plan
- Key sites
- Next steps

# Bedford and One Public Estate



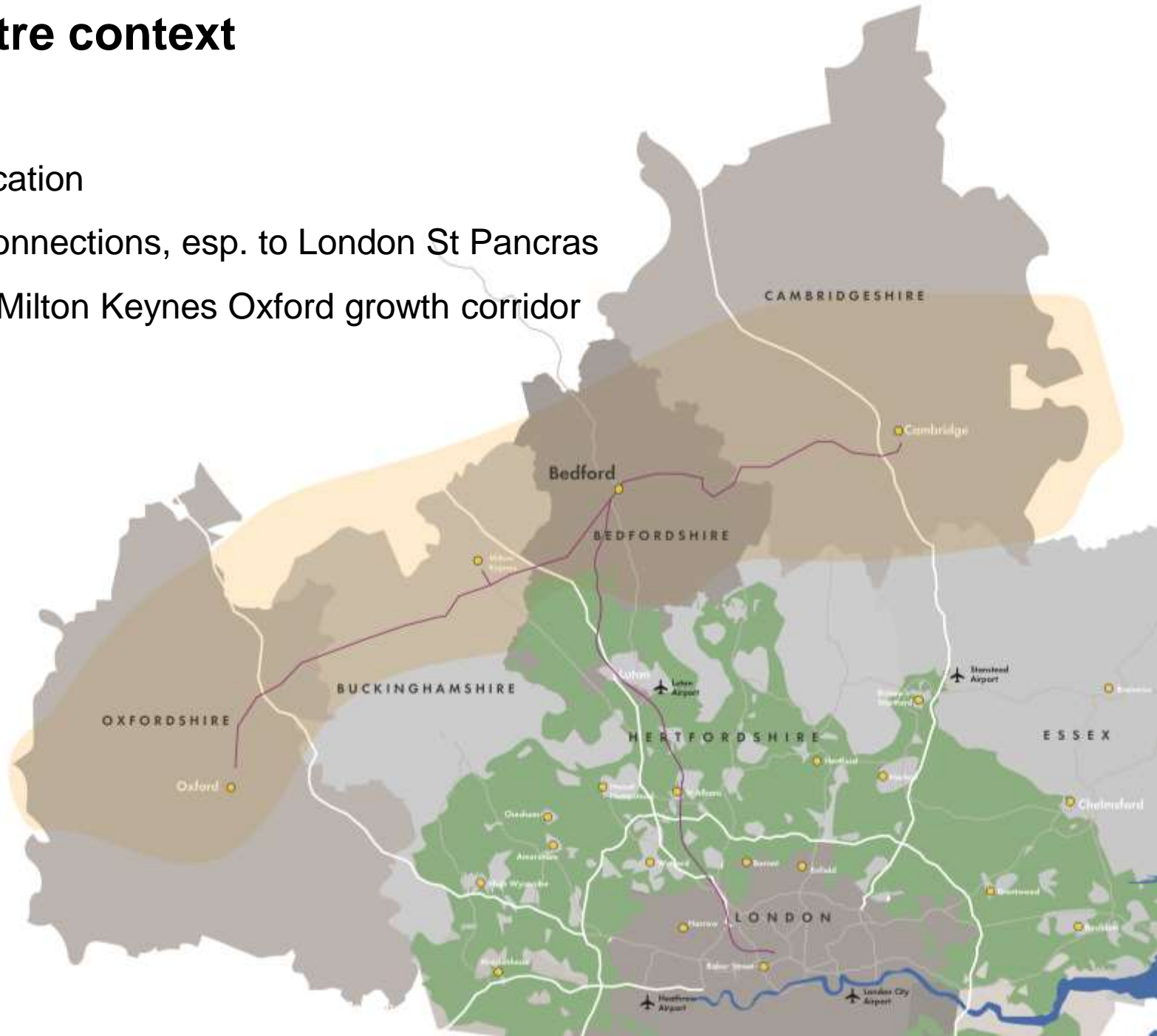
- Bedfordshire Police
- Central Bedfordshire Council
- HM Courts and Tribunal
- NHS Property
- Network Rail
- Secretary of State for Transport Inc. LCR
- Bedford Borough Council
- Bedford College

# Development areas



# Town centre context

- Strategic location
- Transport connections, esp. to London St Pancras
- Cambridge/Milton Keynes Oxford growth corridor

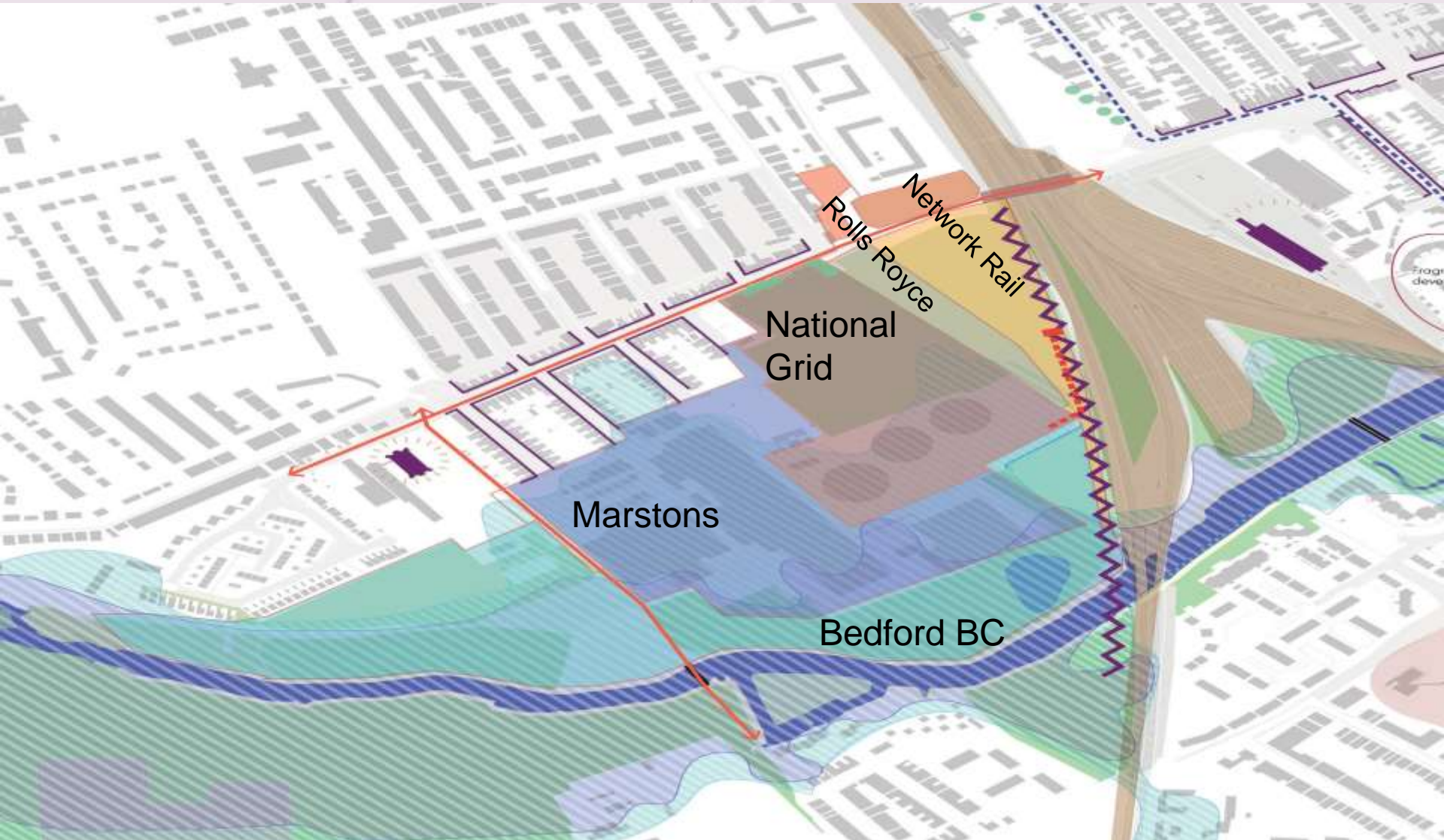


# Recent and potential town centre investment

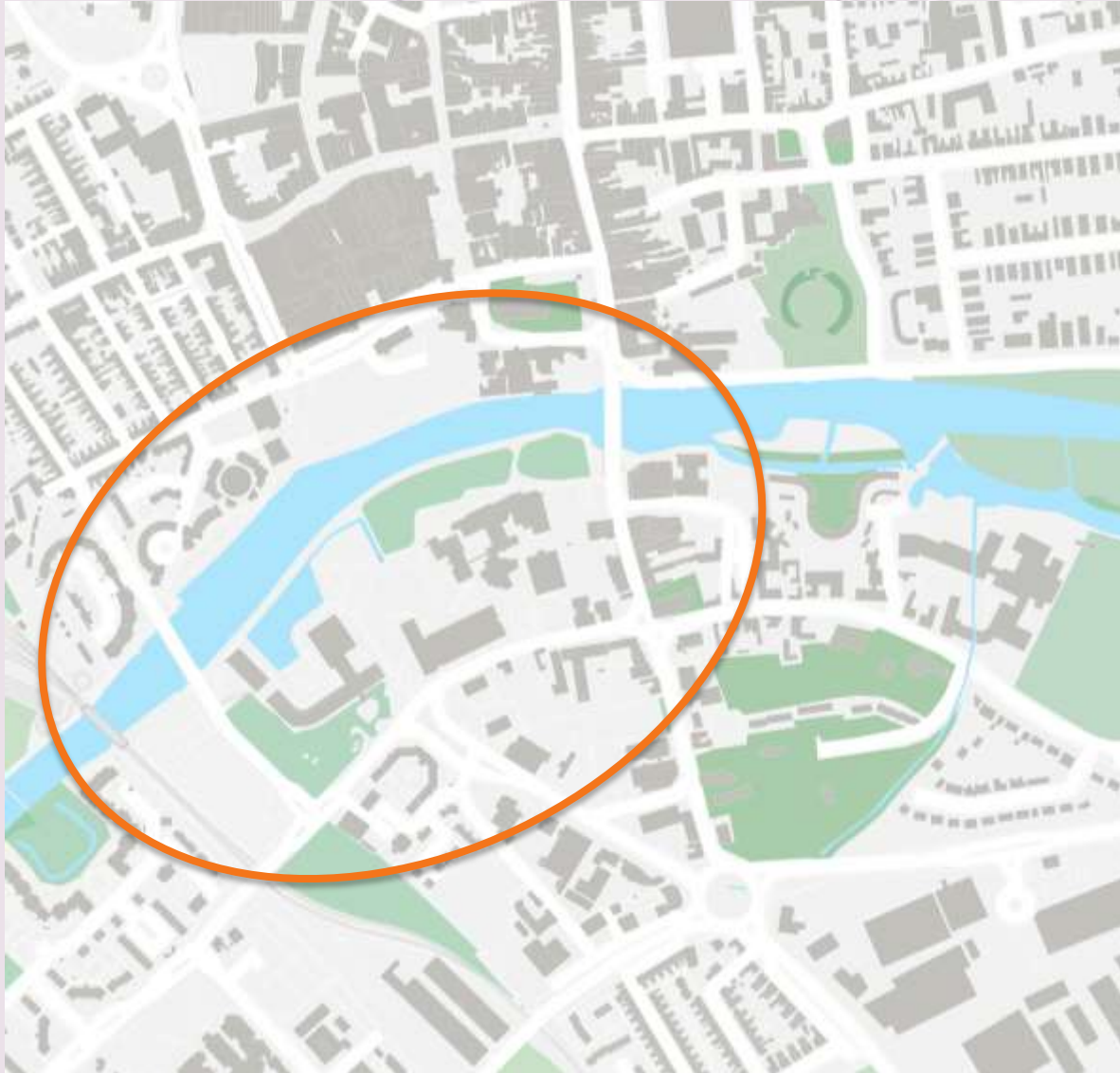
- Investment at Riverside Bedford –  
providing focus for evening economy and  
riverside living
- The potential to capitalise on the town's rail  
accessibility – commuter living/services
- The potential E-W (Oxford-Cambridge link)  
rail opportunity – R&D skills/business  
growth?



# Key areas – Ford End Road



# Key areas – Bedford Riverside



- Sustainable future for existing buildings
- Embracing the riverside
- Setting for St Paul's Square



# Key areas – St Johns



- Setting and access to rail station
- Fragmented urban structure
- Impact of surface car parking
- Under valued historic assets
- Long-term strategy of Bedford Hospital

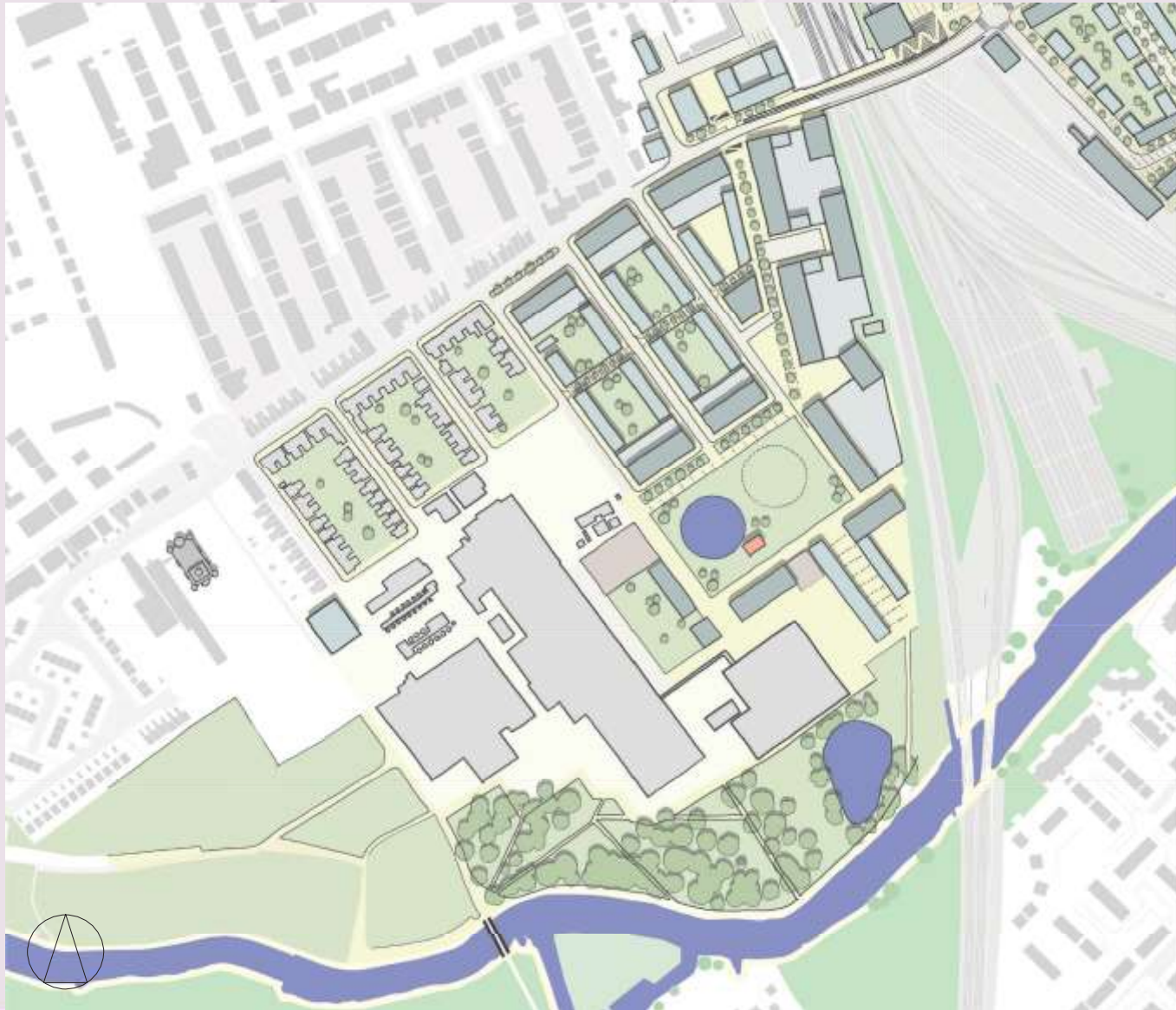
# Key areas – Station to Town



- Constraint of the existing railway crossing
- Poor link between station and town centre
- Undervalued historic character
- Environmental quality
- Social issues

# Development Proposals

# Ford End Road – Housing development



# Station to Town – Housing development

Retained station building and parking, but with the main pedestrian entrance to the station moved to the south

Residential blocks with shared green space

A new station entrance and public space

New homes with ground floor shops/offices/cafes



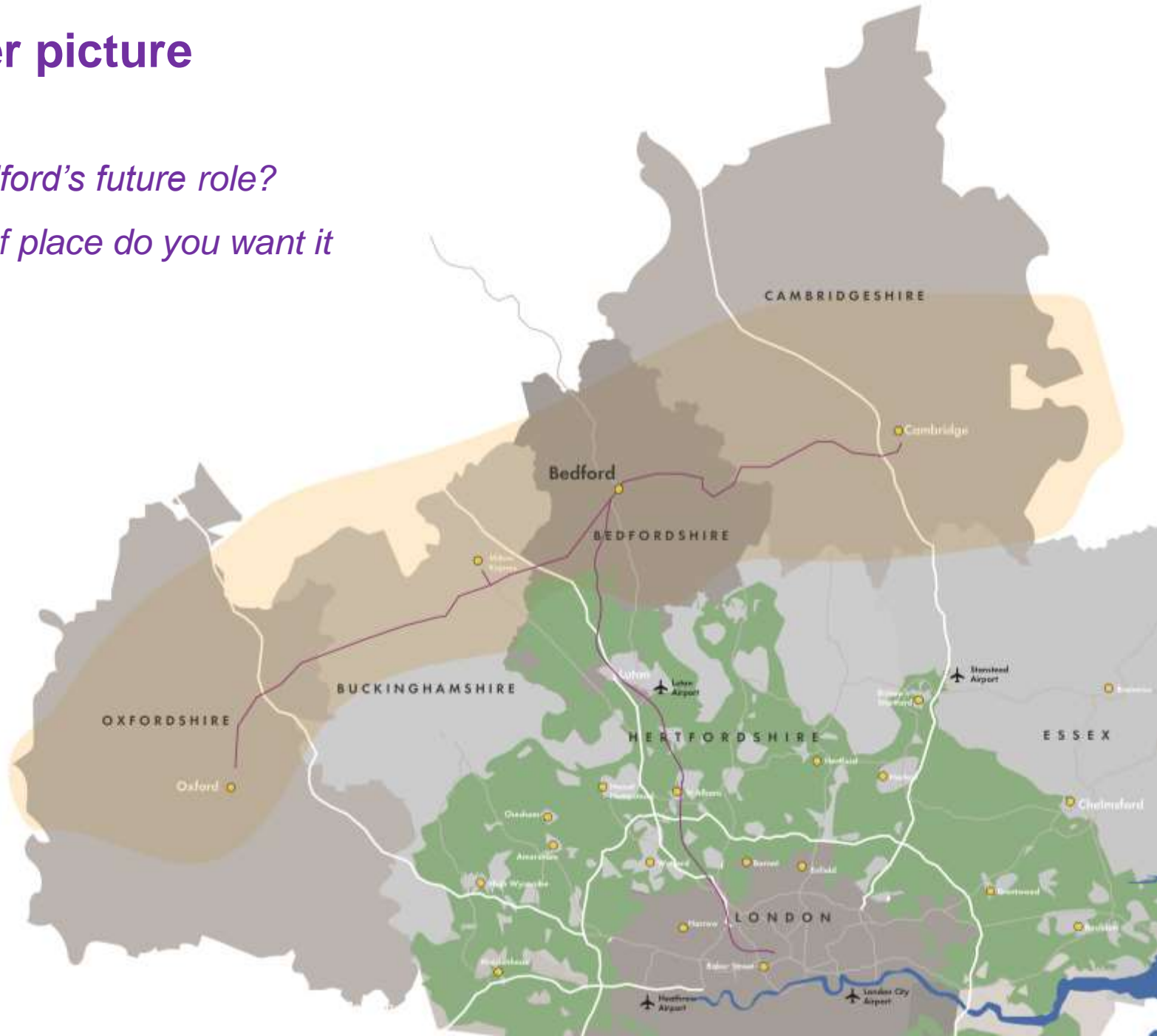
-  Proposed buildings
-  Proposed car parks
-  Proposed refurbishment
-  Pedestrian path
-  Pedestrian crossing

# St Johns – Housing development



# The bigger picture

- *What is Bedford's future role?*
- *What type of place do you want it to be?*



## Next steps

- Viability and Deliverability assessment Feb/March 18
- Final masterplan reports in Spring
- Site Developments over 2 – 5 years



**Thank you**

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