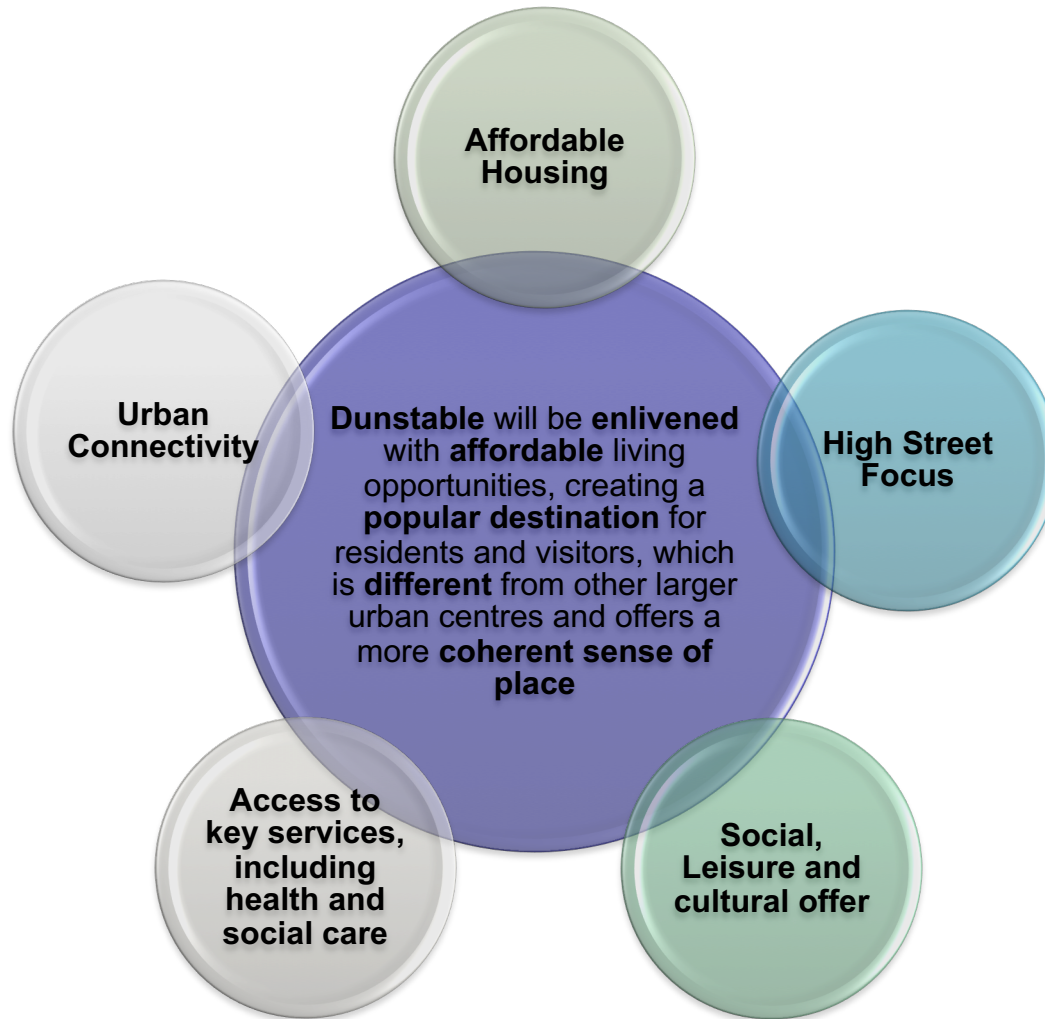


Dunstable Town Centre High Street Improvements

**Sustainable Communities
OSC March 2019**



Dunstable Town Centre Vision and Place Objectives



Town Centre Regeneration

- Anchored by the principles set out in the 2011 Masterplan
- Pivotal to regeneration of Dunstable
- Window of opportunity for Regeneration Funding
 - Local Growth Fund
 - Highways England
 - Homes England
- Celebrating heritage
- Place shaping Dunstable
- Creating economic vitality
- Breathing life back into Dunstable

Dunstable High St – The issues

Car domination

- Car culture dominant
- Severe Congestion
- Heritage is lost
- Road safety
- Public realm & Highway not fit for emerging growth



Access, Permeability

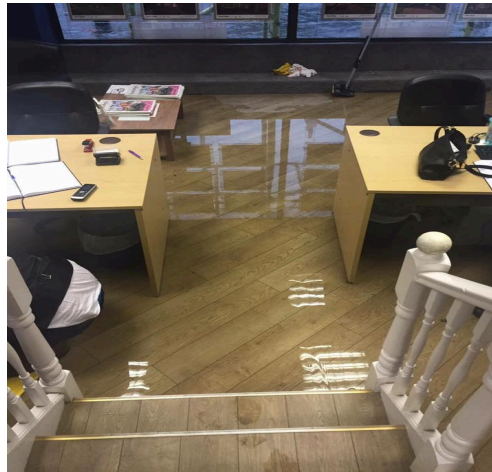
- Lack of enticement off the High St
- No opportunities to stop and look around
- Pedestrian & cyclists safety and access issues



Dunstable High St – The issues

Environment & quality of life

- Flooding and perception of future flood risk
- Lack of accessibility for non car modes
- Air quality (AQMA area)
- Aesthetic of High Street and open space e.g. barriers



Dunstable Town Centre – The issues

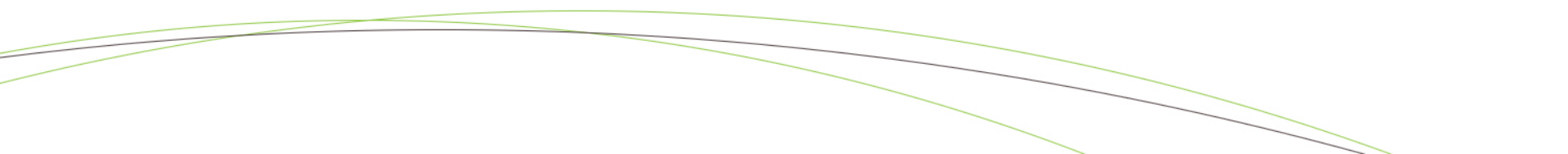
Housing need

- High demand for housing due to its strategic location, connectivity and a number of socio-economic factors.
- 56% of households in the area are unable to afford market housing without subsidy.
- Relatively high-level of growth in newly forming households each year.
- Existing level of planned growth in Dunstable is insufficient to meet the total demand for housing
- The Councils waiting list demonstrates that 374 households are awaiting affordable properties in Dunstable.
- A combination of growth in local employers and also the excellent road and public transport links, makes the Dunstable market an attractive area for both prospective renters and homebuyers



Dunstable High Street Improvements – part of a wider programme

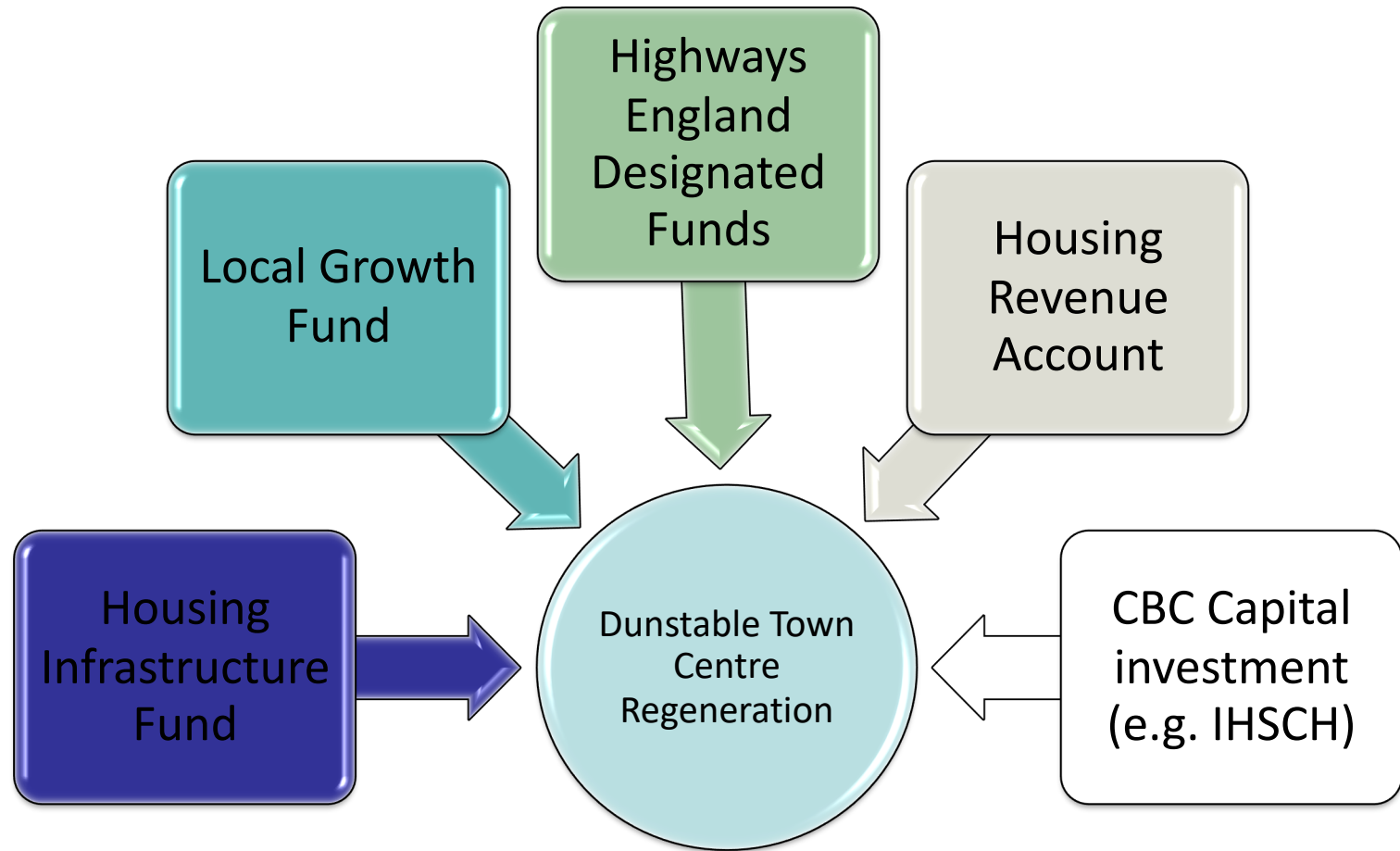
Made up of a number of live projects:

- High Street improvements – Phase 1
 - Market Town Regeneration Fund
 - High Street Improvement Scheme
 - Leisure Centre re-development
 - Future redevelopment & housing opportunities
- 
- The bottom of the slide features several thin, curved lines in shades of green and grey, creating a decorative, wave-like pattern.

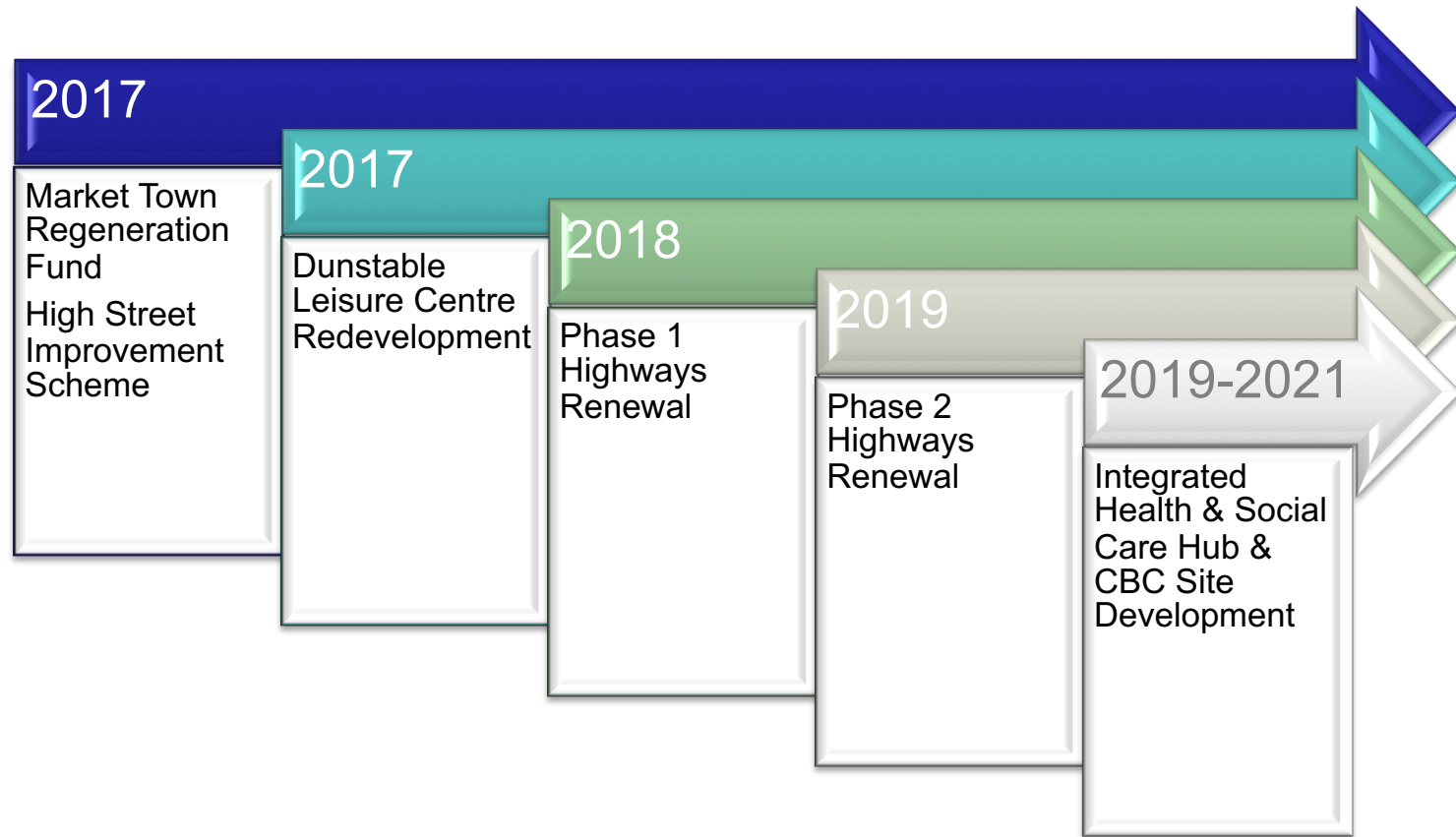
Progress so far....



Possible funding routes

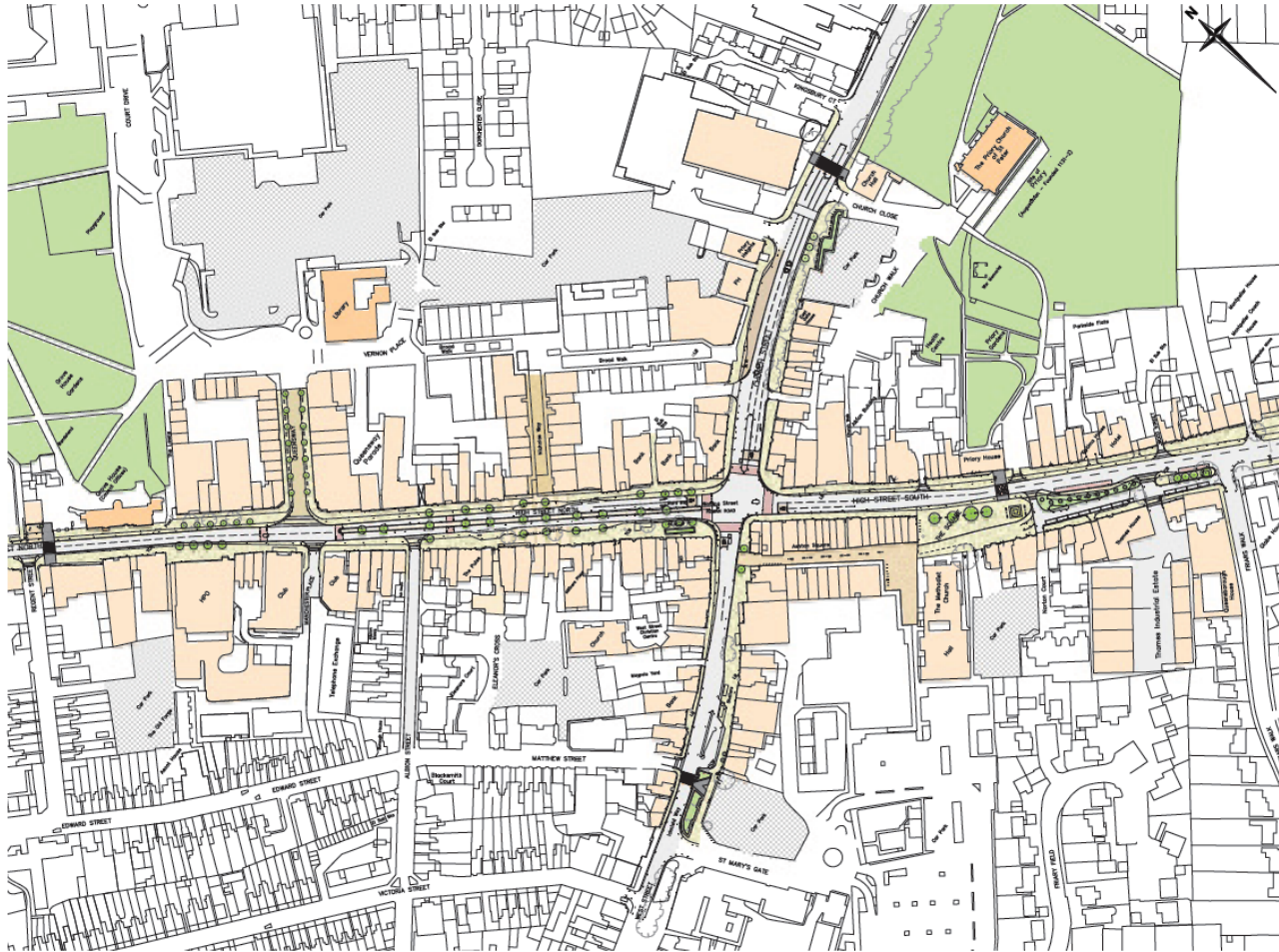


Timeline



Focus on High Street Improvements Phase 2

Overall Scheme Layout



Progress so far....

Two rounds of public consultation held in 2016 and 2017. Suggested improvements include:

- Better pedestrian and cycle routes
- Wider pavements
- Less traffic
- More greenery
- Better sequencing of traffic lights
- Remove railings
- Art/sculptures
- Make the most of Historic features
- Less HGV's
- Better placed crossings

Residents gave support to measures that:

- Prioritise pedestrians as they are the ones spending their money in the shops (68%)
- Provide short stay parking on the High Street (67%)
- Invest in cycle routes that avoid the A5 (62%)

Phase 1 works carried out late 2018.

Phase 2 works scheduled to be delivered during 2018 to 2021

High St North - Central Median

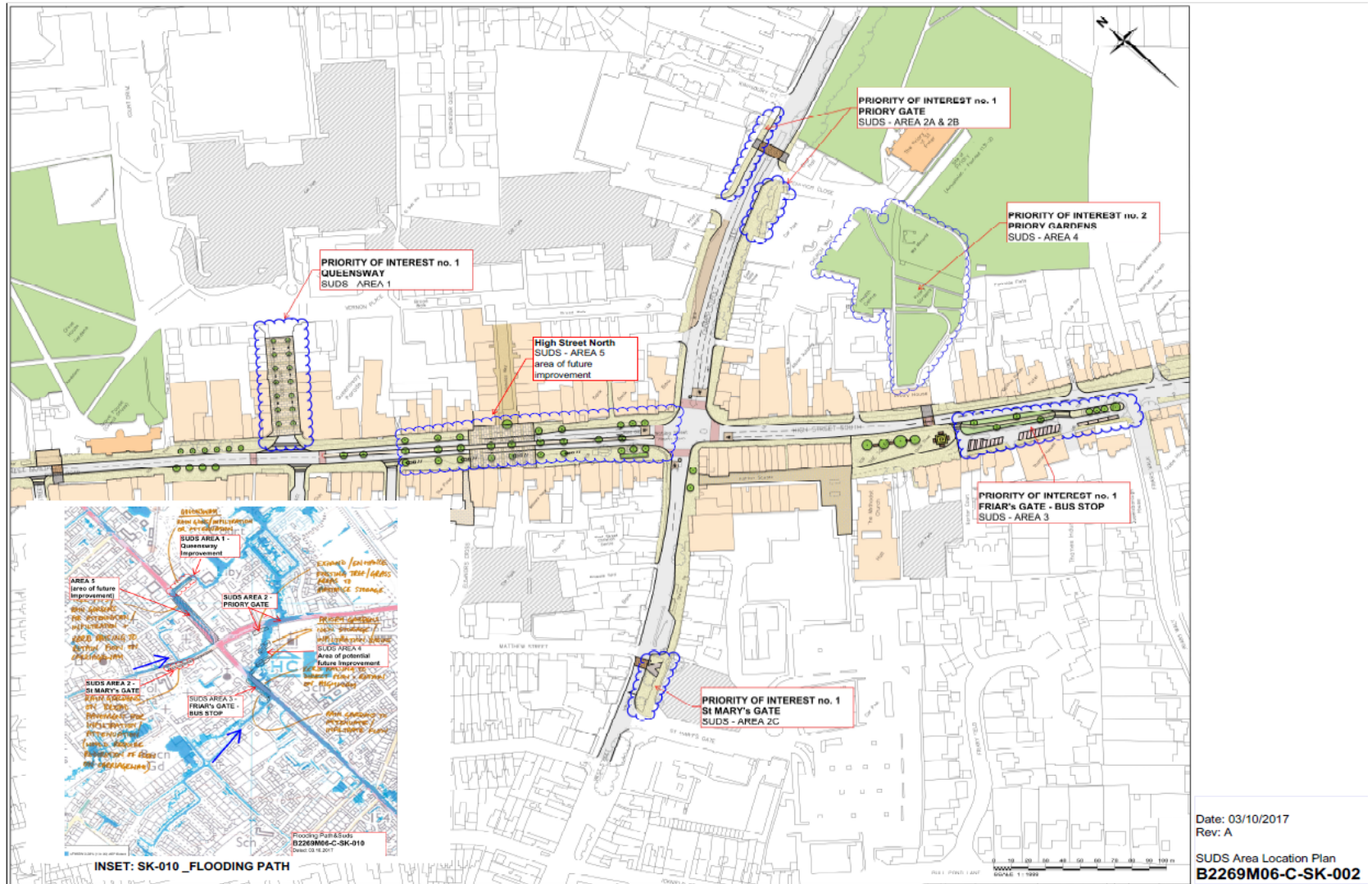
- Repurpose of central reserve to widened median allowing informal crossing
- Wider pavements and narrower roads to favour pedestrians and improve accessibility
- Incorporates significant SUDs scheme in combination with improved public realm, paving, street furniture and landscape treatments
- Clutter removed and focused placed in median
- Improved pedestrian crossings at junctions
- Pilot or trial scheme opportunities



Gateways

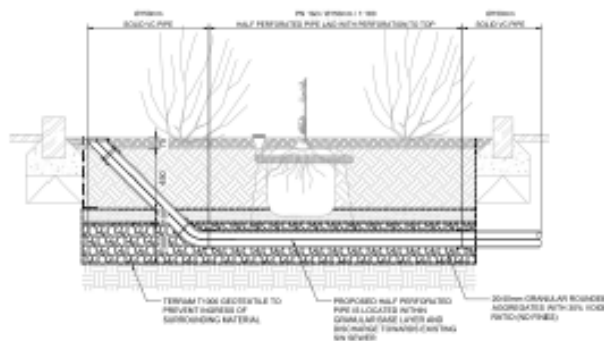


Sustainable Urban Drainage (SUDS)



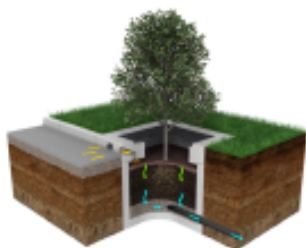
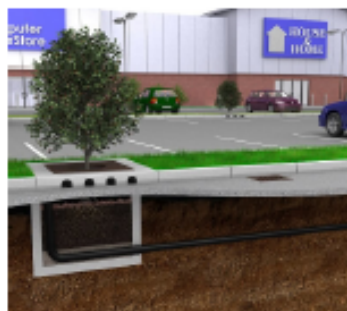
SUDS LIBRARY

Rainwater Garden (Option A)
(no infiltration/overflow)

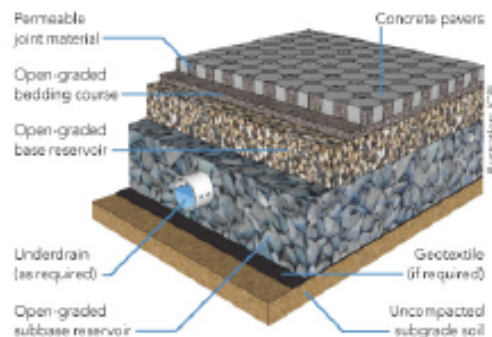


- SUDS are an integral feature of the improvements
- Phase 1 saw 140,000 gallon SUDS solution for High Street South
- Combined with pocket parks and landscaping to improve public amenities

1. Rainwater Garden (Option B) - moveable units with small planting (attenuation/discharge into public sewer)



Below-ground storage system for stormwater and surface water (Stormcell/ Stormbloc or similar)



Permeable Paving (sample)



Stormcell



Stormbloc



Thank you

Any questions?