

St John's Centre, Retail Park, Rope Walk, Bedford

Project Data

Client
The Howard Group

Occupier
Multi Let

Location
Bedford

Type
Non food retail

Size
11,612 sq.m
125,000 sq.ft

Value
£7.00m

Woods Hardwick were the lead consultant architects for this project and worked very closely with the Howard Group over a period of years to systematically develop the site from a former engineering works to a new non food retail park.

The earlier phase comprised of a Focus with garden centre of 36,000sq ft and a Halfords with service centre of 20,000sq ft ancillary car parking, servicing and landscaping.

The later phase was a further major expansion of the successful retail park to provide 65,000 sq ft of non food retail for major tenants such as Comet, PC World, Allied Carpet and Carpet Right.

A smaller unit of 5,000 sq ft was added later for Choice Video and the practice was retained by the client to design their head office building at a major junction approaching the site which received an architectural award

The retail park itself occupies a substantial frontage along the road main road serving this park of Bedford and is a high profile and very visible site offering easy access and generous car parking.

The architectural elements of the scheme comprise a sympathetic blend of traditional brickwork and micro-profiled composite cladding panels with feature entrances, expressed brickwork columns and glazed entrance areas.



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