

Burton Latimer Civic Hub Feasibility Study

Kettering Borough Council

Brief

BE Group was commissioned by Kettering Borough Council, along with BDP, Boreham Consulting and Gleeds, to undertake a feasibility study of three projects proposed in Burton Latimer's Urban Design Framework.

The study examined the viability of developing a focal point and community hub for the town, as well as a commercial-led mixed-use development.

BE Group explored the commercial viability of the schemes by looking at market demand in a number of sectors - residential, retail and office.



Activities

- Retailer survey
- Property market assessment
- Consultation with various organisations including:
 - Town and Borough Councils
 - Land owners
 - Estate agents & property developers
- Identification of floorspace and operational requirements of various partners
- Calculation of anticipated gap funding requirement.

Outcome

Realistic development options produced for all three sites. To generate value, they concentrate on providing two and three bedroom townhouses.

To maximise use of space, some apartments and offices are included, but demand is limited due to oversupply elsewhere.

Modest amount of new retail space is proposed, including some restaurant units to capture demand from the growing café culture.

