

Grays Town Board

22nd March 2022. Notes of Meeting / Key Action Points

ATTENDANCE

Board Members

Justin Thomas, New River; Chair
 Jackie Doyle-Price, MP; Vice-Chair
 Lucy Harris, Creative People and Places Partnership
 Adam Bryan, SELEP
 Teresa O'Keefe, Love Grays Partnership

Board Advisor

Clifford Read

Council

Henry Kennedy-Skipton, Strategic Lead – Regeneration
 Bernice Lim, Capital Project Manager
 Yomi Shodimu – Senior Project Officer

DLUHC

Nigel Stewardson,

Multi-Disciplinary Design Team

Riccardo Bobisse, AR Urbanism
 Catherine Healy, Tonkin Liu
 Tim Beckett, Beckett Rankine
 Graham Gathergood, Beckett Rankin

Apologies

Cllr Mark Coxshall, Thurrock Council
 Angela O'Donoghue – South Essex College
 Cllr Jane Pothecary, Thurrock Council
 Brian Priestley, Thurrock Council
 Rebecca Horne, Thurrock Council

| | | Action |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1. | Welcome and Apologies | |
| | <p>Justin welcomed everyone.</p> <p>The Design Team was introduced to the Board.</p> <ul style="list-style-type: none"> • Riccardo Bobisse, AR Urbanism (Lead Consultant, Master Planner) • Catherine Healy, Tonkin Liu (Architect) • Tim Beckett and Graham Gathergood, Beckett Rankine (Marine Engineers) • Ali Pretty, Kinetika (Community Engagement) | |
| 2. | Design Development Update | |
| | Beckett Rankine presented the technical analysis undertaken by ARUP and Beckett Rankine on the viability of a sandy beach and explained the challenges. | |

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| | <p>The Board recognised the challenges of a sandy beach nevertheless highlighted the importance of a beach offering; a place that is easily accessible and where local people can enjoy the water.</p> <p>The Board acknowledged that AR Urbanism had understood the essence of what the Board is trying to achieve for the Riverfront (an inviting, ecologically and environmentally balanced destination) and its importance.</p> <p>The Board highlighted the need to consider climate change resilience on the seawall/flood defence adaptation.</p> <p>JT noted that there should be a better relationship between the park and river as they are currently very much separated. Gravesend was given as a good example of the park and riverfront working well together.</p> <p>RB stated that the design will be refined to reflect the Board's comments.</p> <p>Action: RB to update the concept design and present it to the Board at next meeting.</p> <p>Action: TC to circulate all presentations that were presented.</p> <p>Actions: Board to review Strategic Brief that was circulated and provide feedback.</p> | <p>RB</p> <p>TC</p> <p>TB</p> |
| 3. | Minutes of last meeting | |
| | <p><u>Updates from Clifford</u></p> <ul style="list-style-type: none"> - JT thanked CR for his frequent updates to the Board which was very useful. <p><u>Terms of Reference</u></p> <ul style="list-style-type: none"> - HS noted that the role of the Board is to provide strategic vision and oversight to the Programme - The Board recognises that the Council is the Accountable Body for the programme. - TC reviewed TOR for other Towns Fund Boards and, a dispute resolution clause was not included in them. | |

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| 4. | Programme Update | |
| | <ul style="list-style-type: none"> - Discussions are currently being had with the Yacht Club. - It was noted that the Board wanted to work closely with the Yacht as the club will be instrumental in the success of the riverfront programme. <p>Action: BL to keep the Board informed on discussions with the Yacht Club.</p> | BL |
| 5. | AOB | |
| | <ul style="list-style-type: none"> - JDP noted that London Resort is keen to include Grays Riverside in their scheme and would provide financial contribution to enable it. The Board welcomed this as an additional investment in the area. <p>Nigel will provide further update on the £100K Active Riverfront Connectivity change request. BL anticipates change request will be required for all other projects given the significant construction costs price inflation since the submission of the Town Investment Plan (Stage 1 Towns Fund Application).</p> <p>Action: JT to circulate contact details for London Resort.</p> <p>Action: TC provide schedule of meeting dates</p> | <p>JT</p> <p>TC</p> |

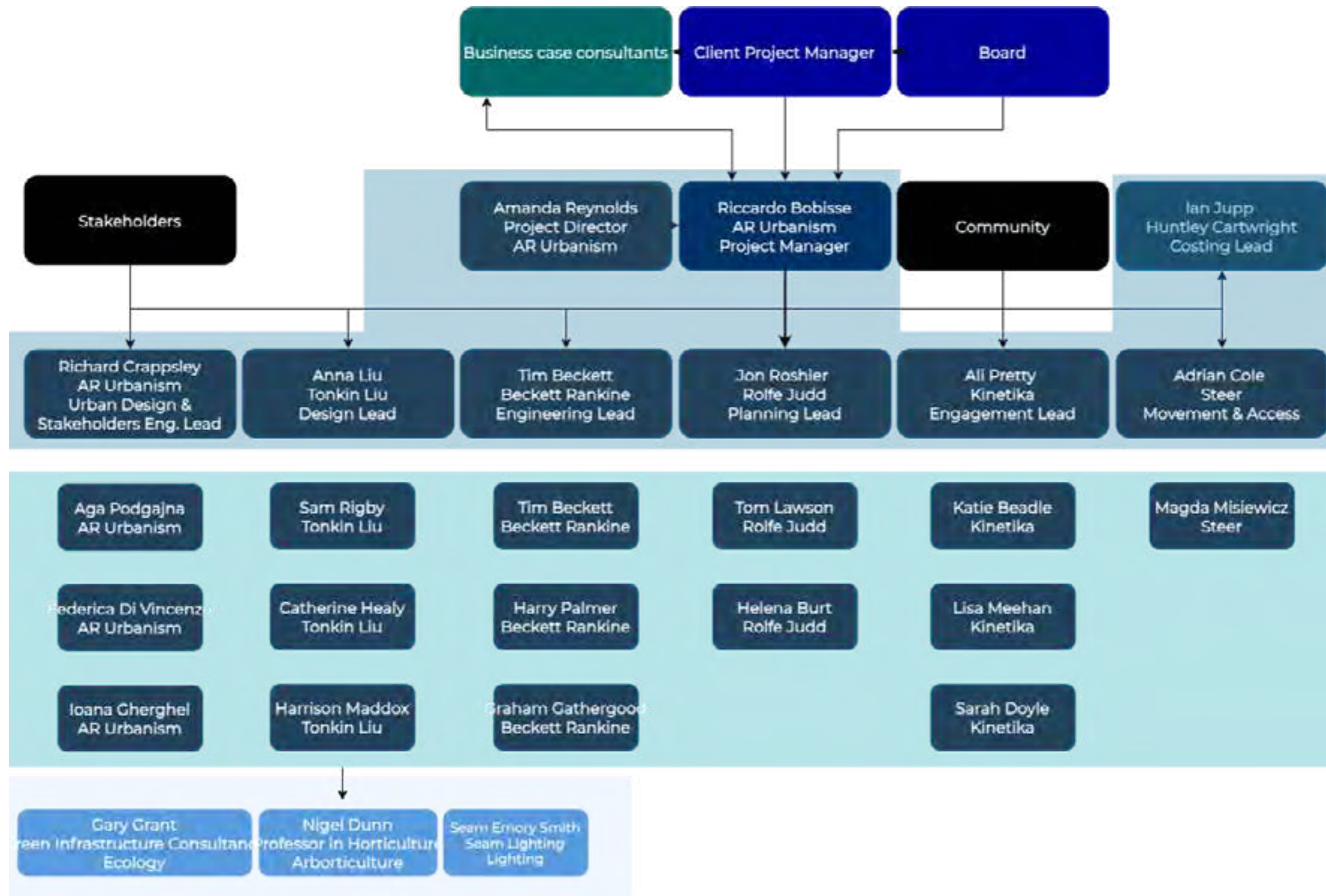
Grays Riverside Programme

Masterplan Progress Update

22.03.2022

The Team

The Team







The Brief

The Brief

“Thurrock Council together with Grays Town Board are seeking to appoint a designer led **multi-disciplinary** team to work collaboratively with the **community and stakeholders** to develop the vision and strategic proposals within Grays Town Investment Plan; which include a **destination riverside park** with a **jetty** for a river bus service along the River Thames, a **multi-use activities centre**, an **enhanced café provision**. In essence, the Grays Riverside Programme aims to create a high quality cultural and recreational amenity (which is accessible, inclusive and productive) that reconnects the Thames riverfront with the town centre.”

- Design to RIBA Stage 2
- Support the Business Case
- Planning Application

Stakeholders Engagement

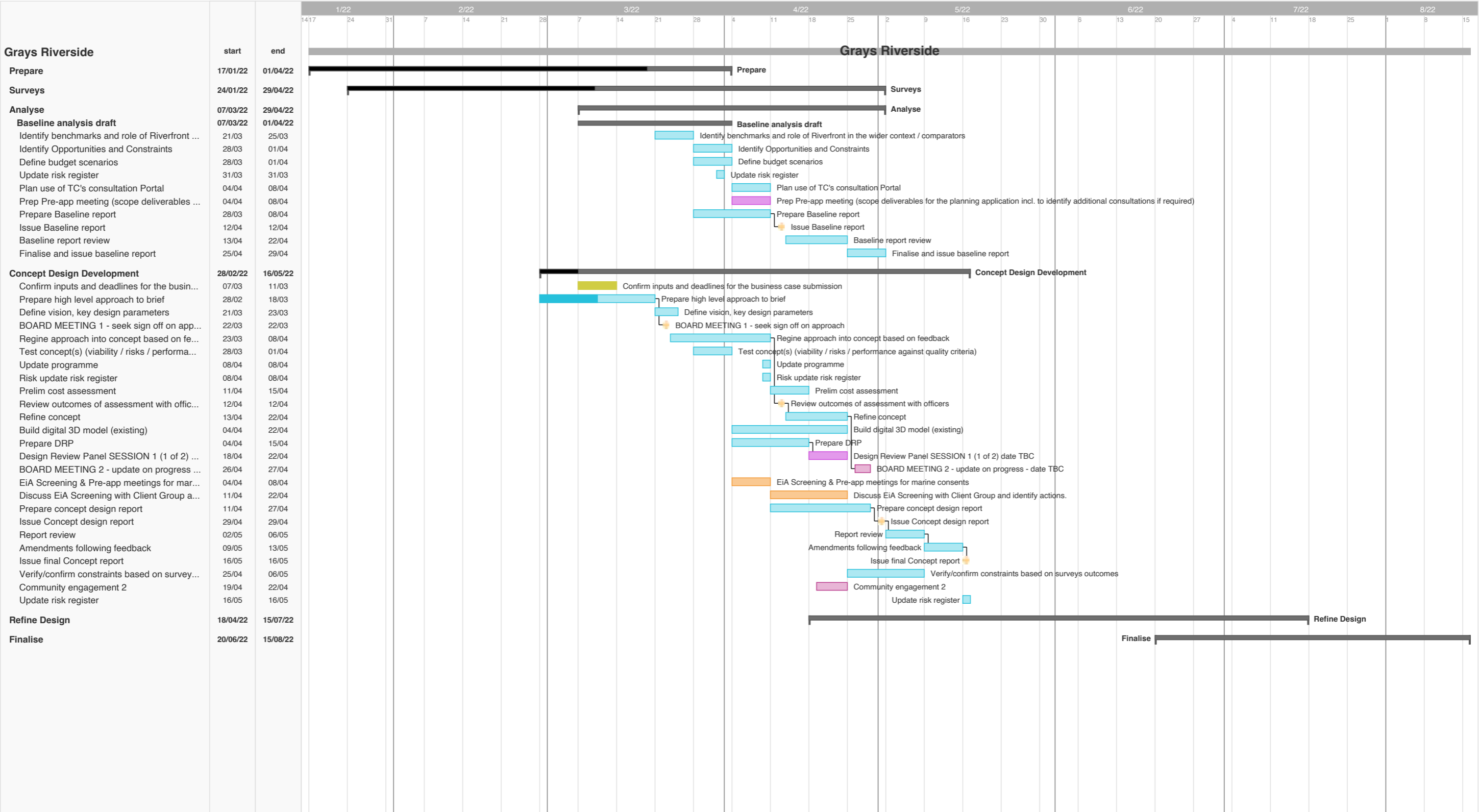
Stakeholders Engagement

| Stage | Dates and times | Detail |
|---------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outreach | February /March 2022 | Sharing workshop details to a wide range of groups in Grays. Working alongside the Thurrock comms team to share via council channels. |
| Workshop 1 - Gathering / Listening | Saturday 19 March 10am to 1pm and 2pm-5pm Yacht Club | 30 capacity per workshop Book on Eventbrite: https://www.eventbrite.co.uk/e/292501940177 Participants will be asked to bring photos and / or stories with them which show why Grays is special to them. |
| Workshop 1 – Zoom session | Thursday 31 March 5.30-7pm | Similar format to the community workshop with the walking tour being a presentation. Ask participants to drop off or send creative work to the studio. |
| School Workshops – Listening | 1.5 hour sessions Monday 28 or Tuesday 29 March | Similar format to the community workshop with the walking tour being a presentation instead. Grays Convent School to be confirmed Quarry Hill or Thameside Primary School tba SE College tba |
| Workshop 2 – Inform / testing | Wednesday 20 April 5.30-7pm Local restaurant? | Facilitated session with consultants. Invite the same people to present ideas back to the developers. Ali to facilitate discussion. A chance for the community to have their voice heard and for the developers to feedback on this. |
| Workshop 3 – Consult / validation | Saturday 14 May 10.30-12.30pm and 2-4pm Lightship Café? | Lead a concluding walk with the consultant team presenting the vision - showing how the ideas for the areas have developed and changed as a result of the engagement process, ending with plenary session and creative workshop at the Yacht Club refining creative ideas to produce final set of postcards. |
| Workshop 3 - Zoom session | Monday 16 May 5.30-7pm | Similar format to the community workshop with the walking tour being a presentation instead. |

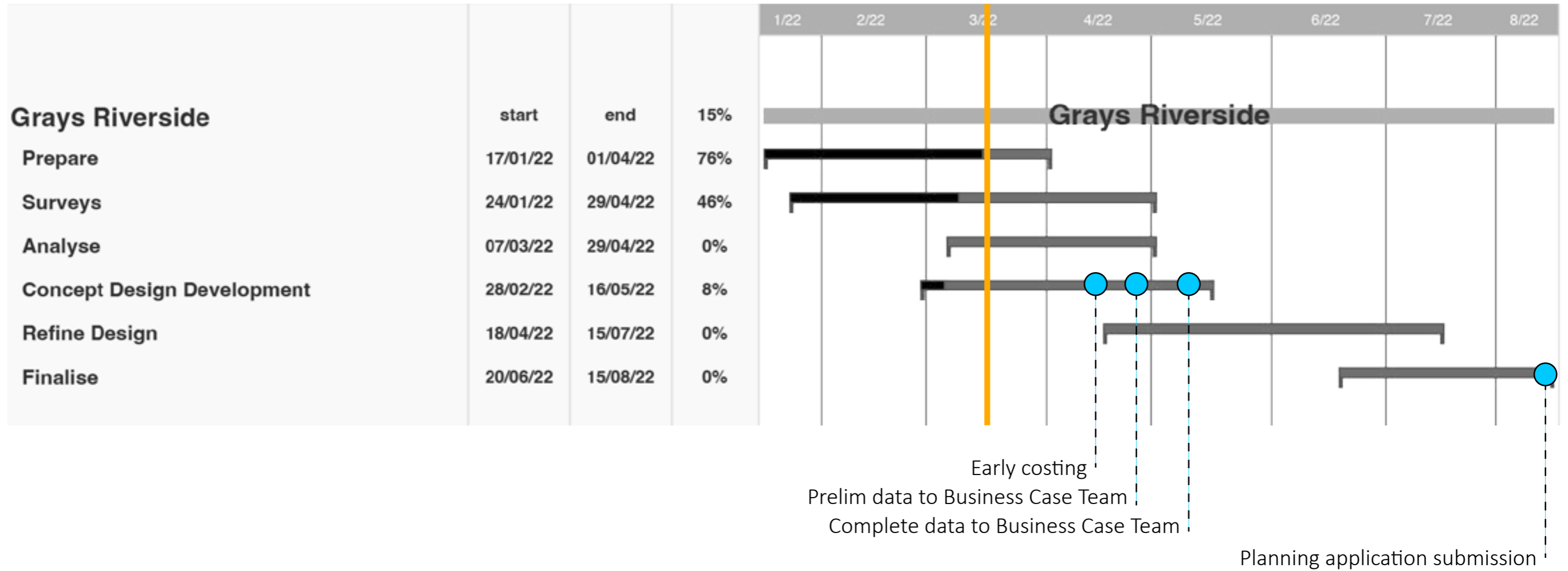
Further stakeholders sessions with various departments of Thurrock Council, Thurrock Adult College, South Essex College, Grays Yacht Club, Lightship Café, Port of London Authority (PLA), Marine Management Organisation (MMO), Environmental Agency (EA), Grays Riverside Community Association, Seabrooke Rise Residents Group.

The Programme

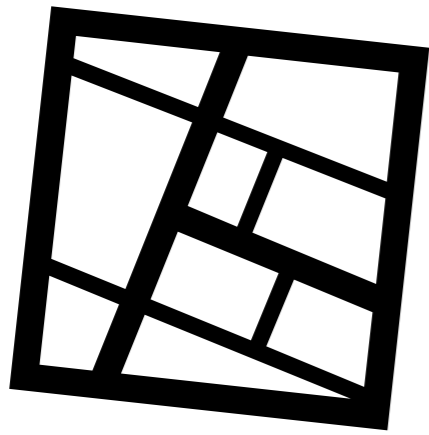
The Programme



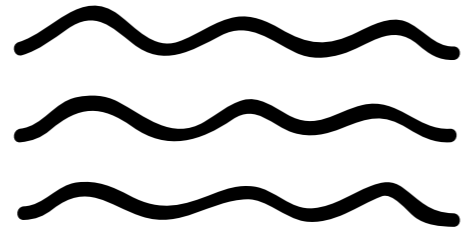
The Programme (simplified)



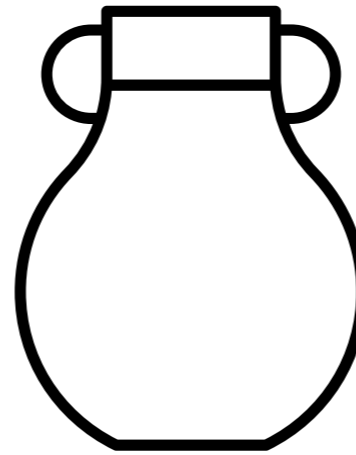
The Surveys



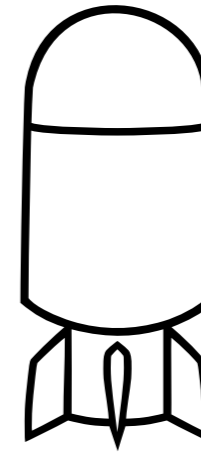
**Topographic &
Bathymetric**



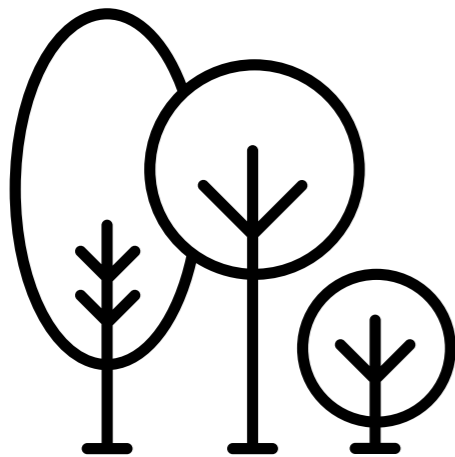
Hydrodynamics



Archeological



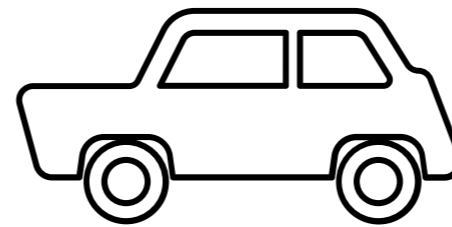
UXO



Trees



Ecological



Parking

Emerging Technical Findings

Thank you



Grays Beach

Technical Consideration



BECKETT RANKINE
Marine Consulting Engineers

Agenda

- 1 Existing Grays Beach
- 2 Proposed Scheme
- 3 Potential Challenges
- 4 Conclusions



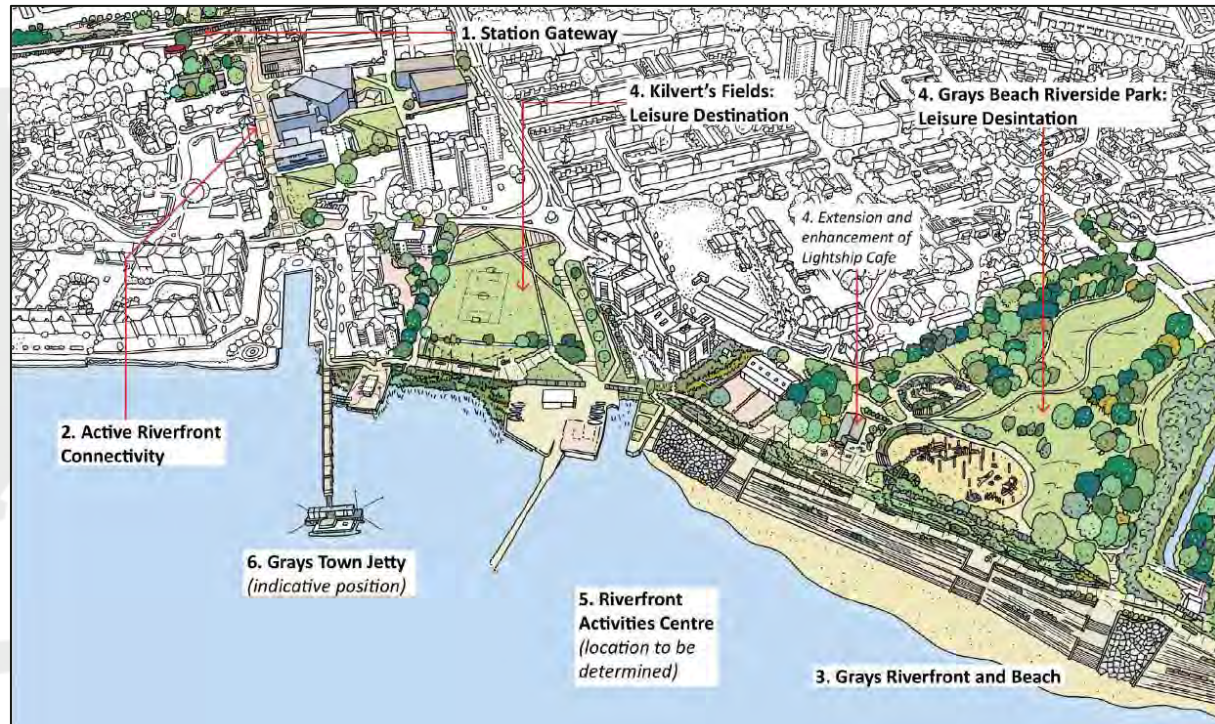
River Frontage and Beach

Existing Beach



River Frontage and Beach

Proposed Scheme



“reanimate the riverfront and give it prominence with modern amenity and infrastructure. It will provide a quality environment and a publicly accessible beach reconnecting the community with nature and aiding a range of social benefits”

Potential Challenges

Ecology & Environment

Habitat Consideration

A sandy beach is not in keeping with natural habitat types naturally found in this area.

Site area include UK BAP (Biodiversity Action Plan) Priority Habitats for both Saltmarsh and Mudflat

Protected Sites

The beach is in close proximity to:

- West Thurrock Lagoon & Marshes (SSSI)
- Swanscombe Peninsula (SSSI)

Water Quality

Thames Middle WFD water body is currently heavily modified.

Scheme would further modify water body and put pressure on the river and intertidal zone.



Potential Challenges

Interaction with the River

Erosion

Potential for strong erosive forces on outside of meander.

Material may be lost as within intertidal zone.

Sediment Availability

Thames catchment is high in silt and clay content.

Material would be imported to create and maintain beach feature.

Water Edge Safety

Scheme must not introduce the public to additional risks.

Retaining beach may allow for public to access deeper into the channel where they are high current velocities.



Potential Challenges Associated Costs

Ongoing Maintenance

Any lost material must be replenished which, dependent on the quantity of material lost, could represent an ongoing cost.

*(Southend-On-Sea Shoreline Strategy
Plan 1997 suggests ~£1,900.00 per annum,
1997)*

High Level Costing

ARUP order of magnitude costing suggest works will cost £6mill to £10mill.



Conclusions

A sandy beach at Grays may not be impossible. However, the difficulties which would be encountered in terms of permissions, river safety, and river morphology are considered to render a sandy beach undeliverable within the current project price.



Grays Riverside

22_03_22 Board Meeting

Existing Site



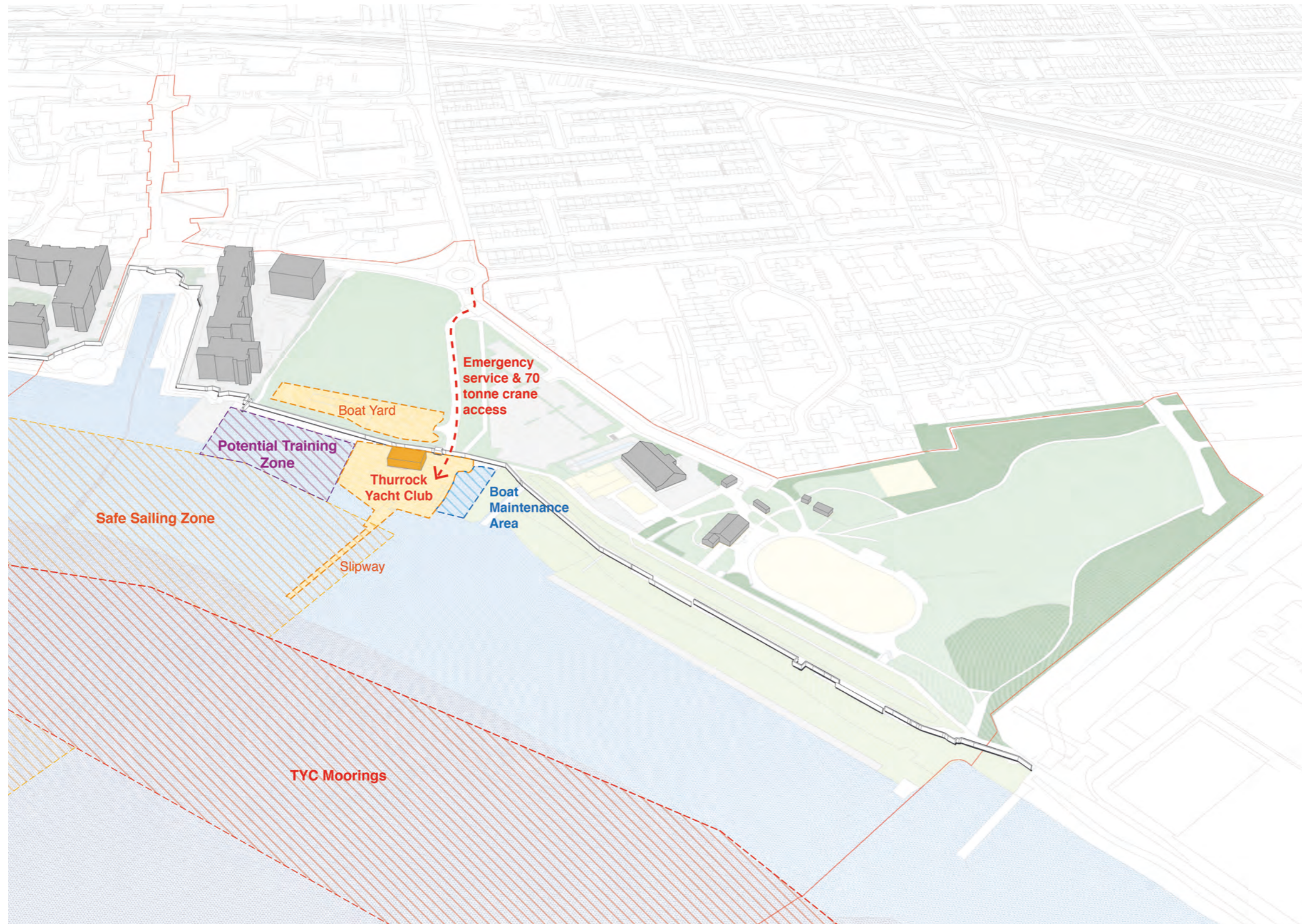
1 Zoning & Existing Activites



2 Tidal Wall & Barriers



3 Thurrock Yacht Club



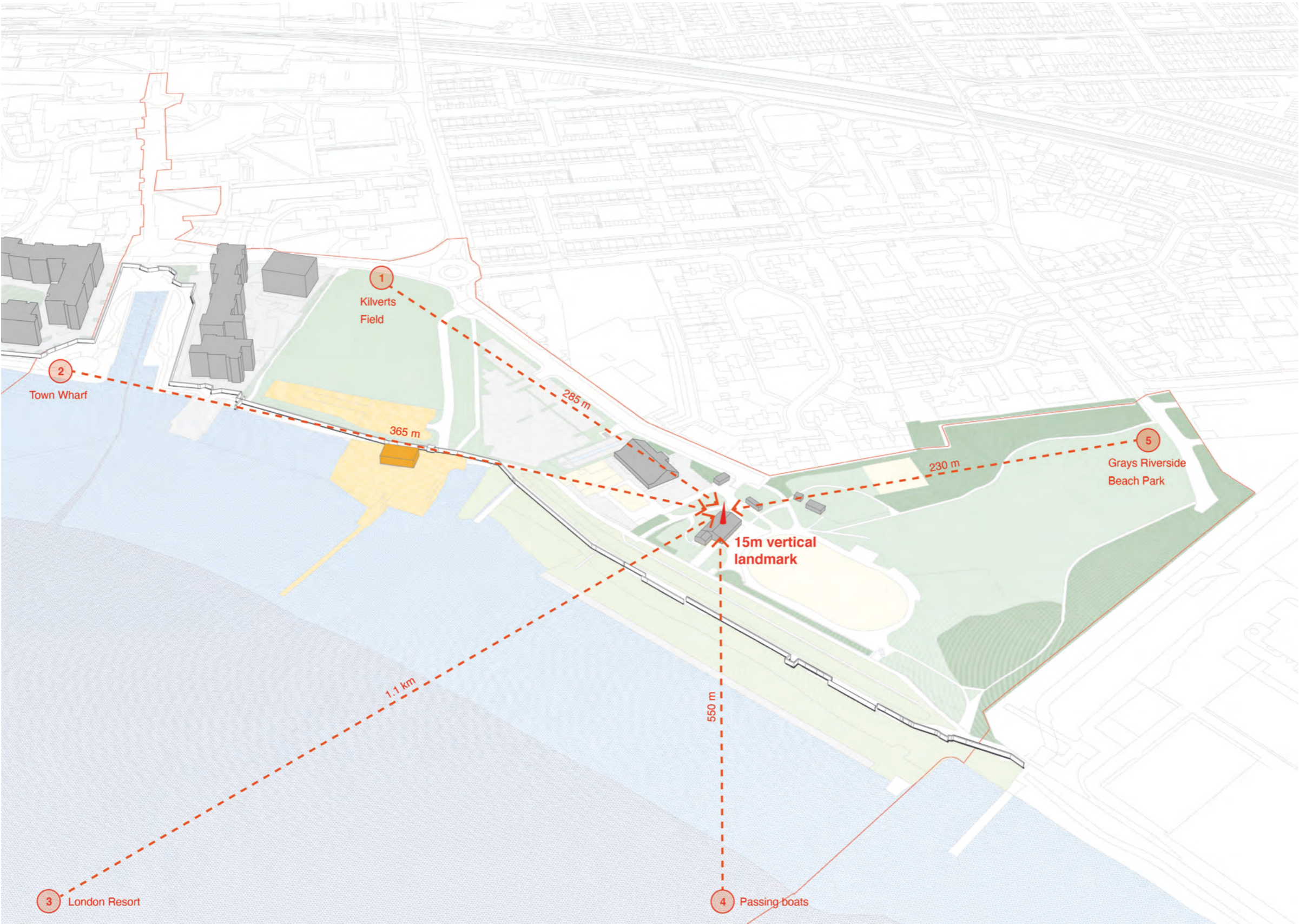
4 Linking the Landscape



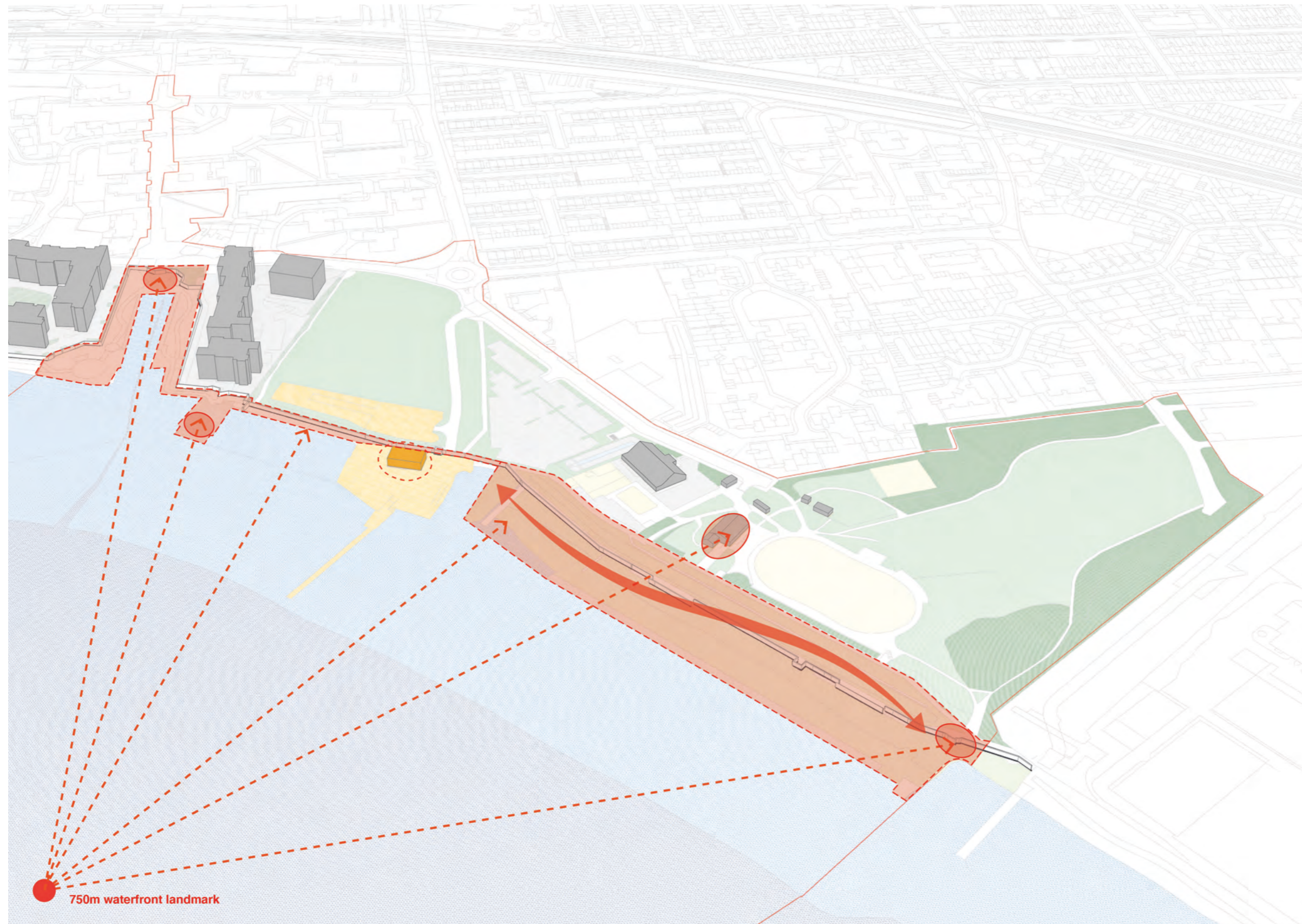
5 Proposed Access



6 Vertical Landmark



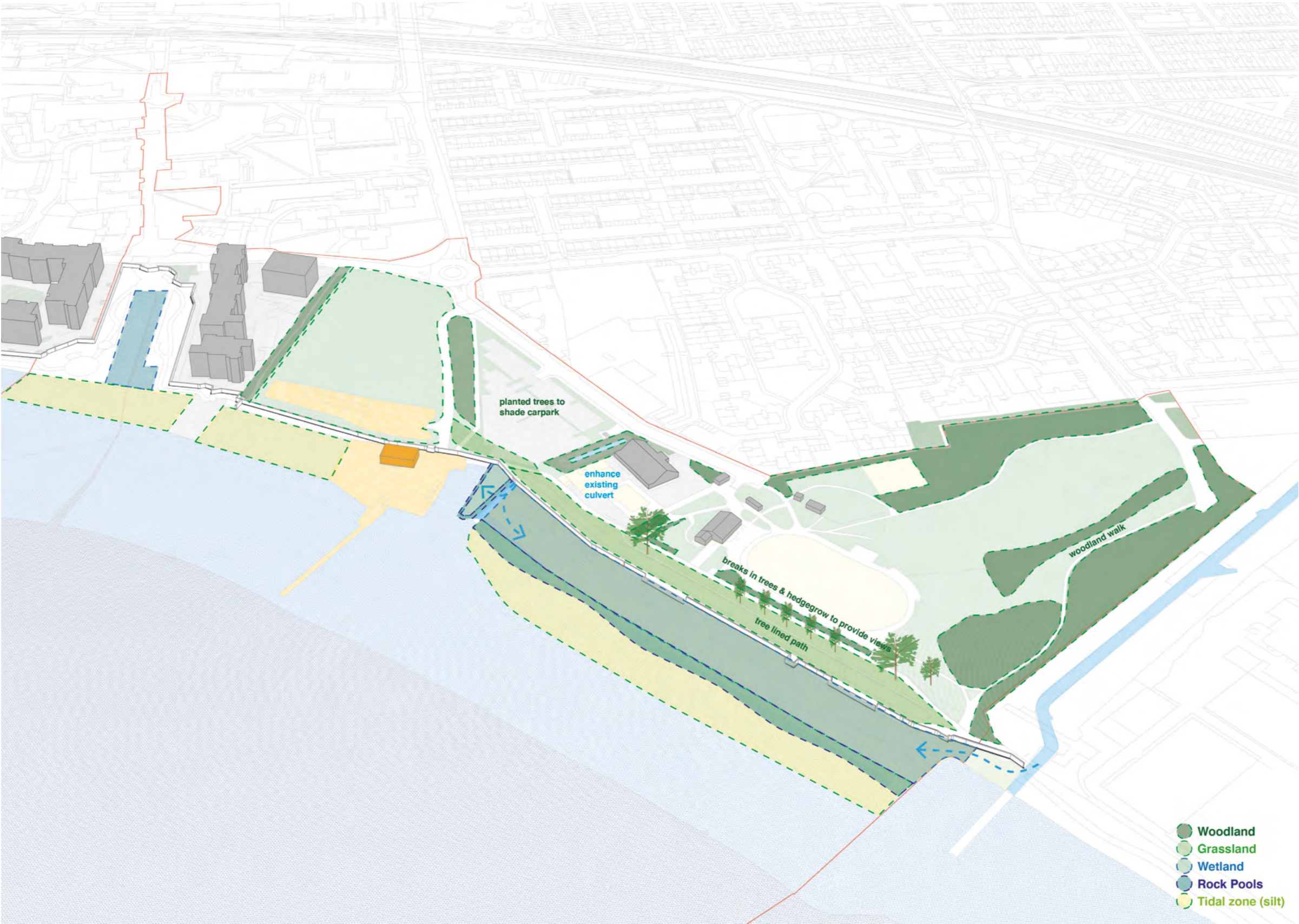
7 Waterfront Landmark



8 Existing Habitats



9 Proposed Habitats







Asking Looking Playing Making: 08 February Team Workshop



It could be.. a Thames riverside ecological wonder



It could be.. a resilient, biodiverse landscape



It could be.. a beacon on the river, illuminated at night



It could be.. inspired by the flowing mud forms



It could be.. opening the gates, reconnecting the river and town



It could be.. inspired by water, play on motion, light and patterns



It could be.. connectivity, a landmark



It could be.. bringing people closer to nature. Sensory experience. Nature to see, hear and touch

Activity Centre Locations

Hub 1: Cultural Activity Hub

- cafe
- multi-purpose space for adult & youth education classes, dance, yoga, etc.
- performance space (potentially external)
- market garden
- external bike store

Hub 2: Maritime Hub

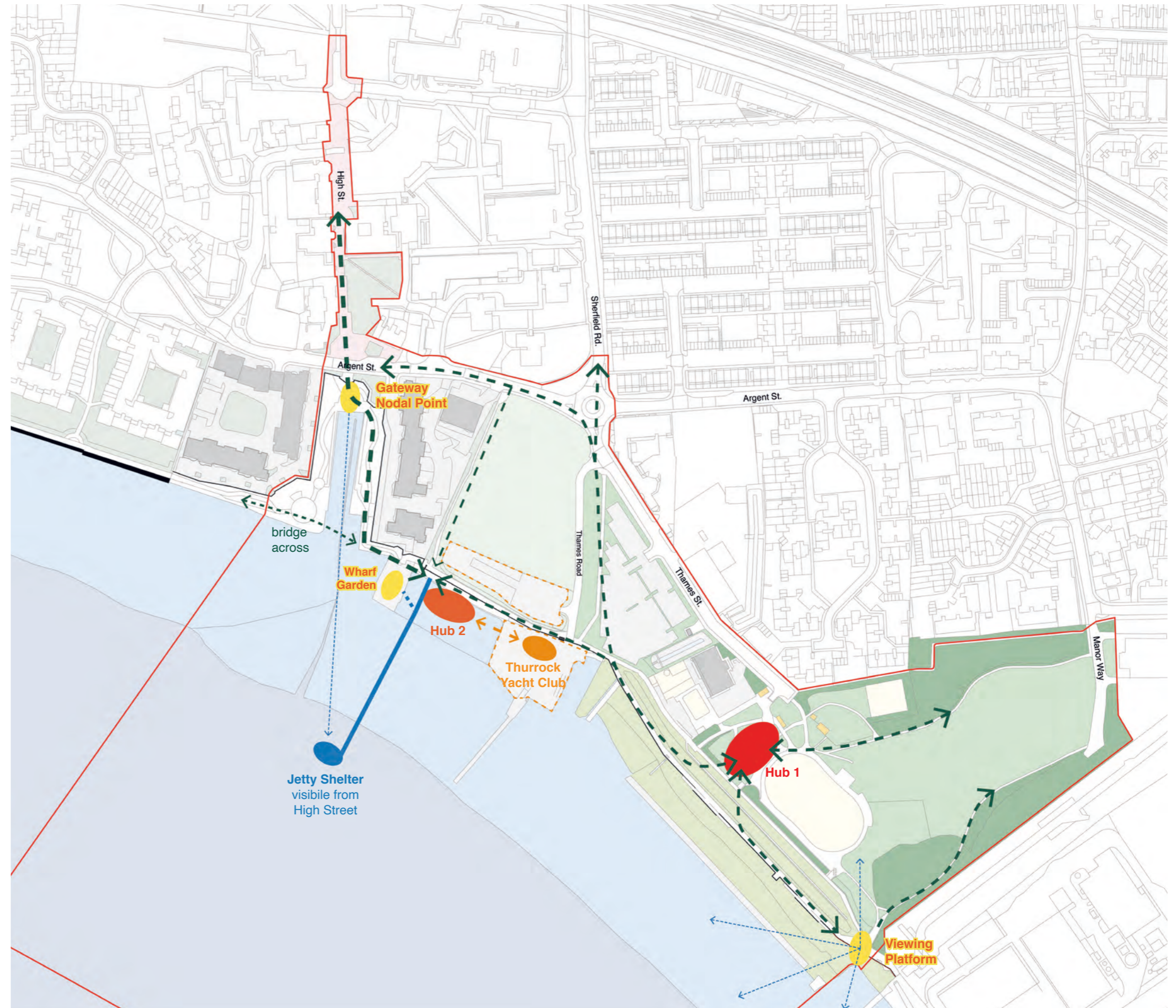
- maritime sports facilities for sailing, kayaking, etc
- meeting room
- cafe / bar

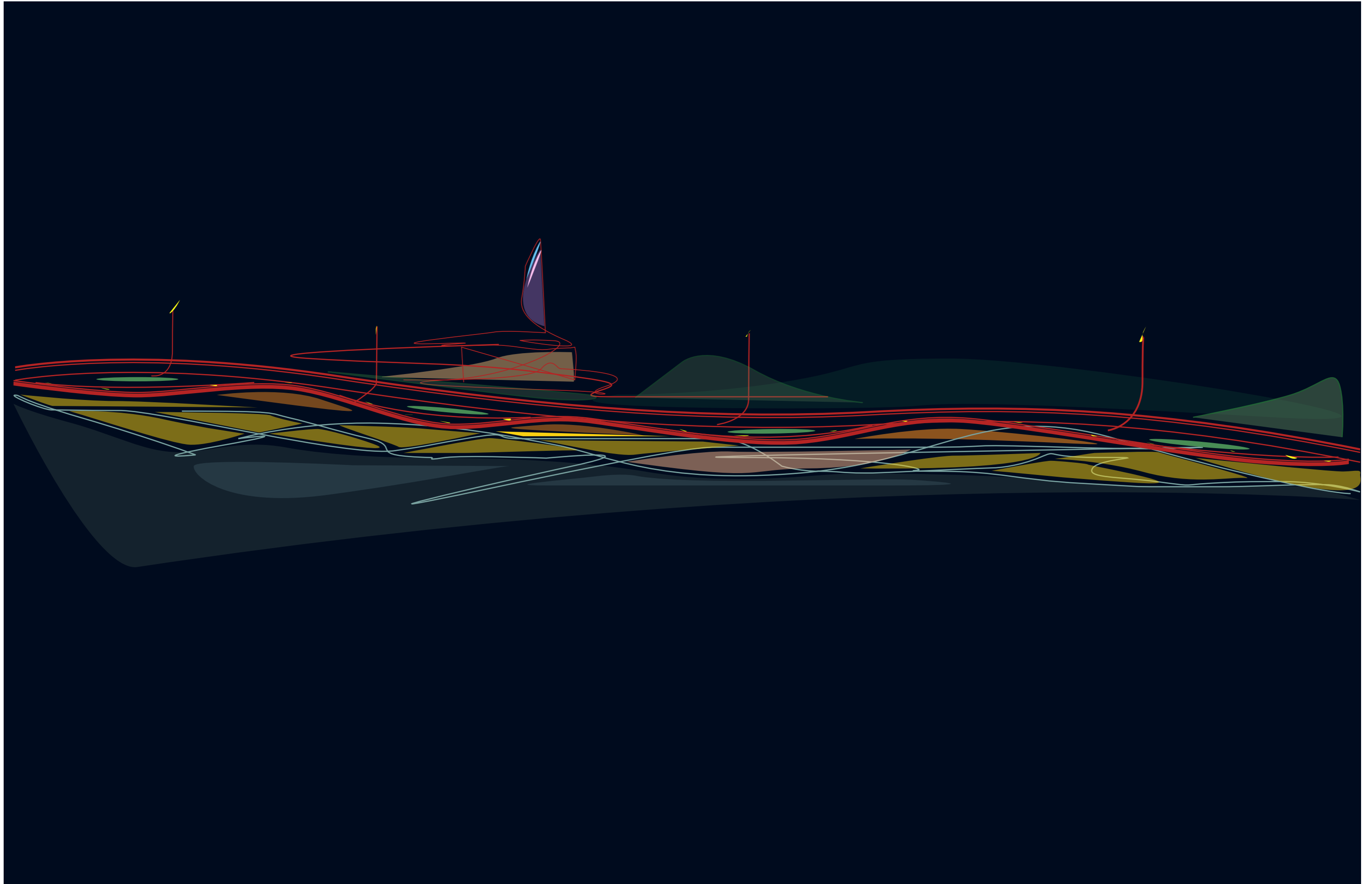
Thurrock Yacht Club

- Sports England funded renovation works in Phase 2.
- Shared facilities with Maritime Hub

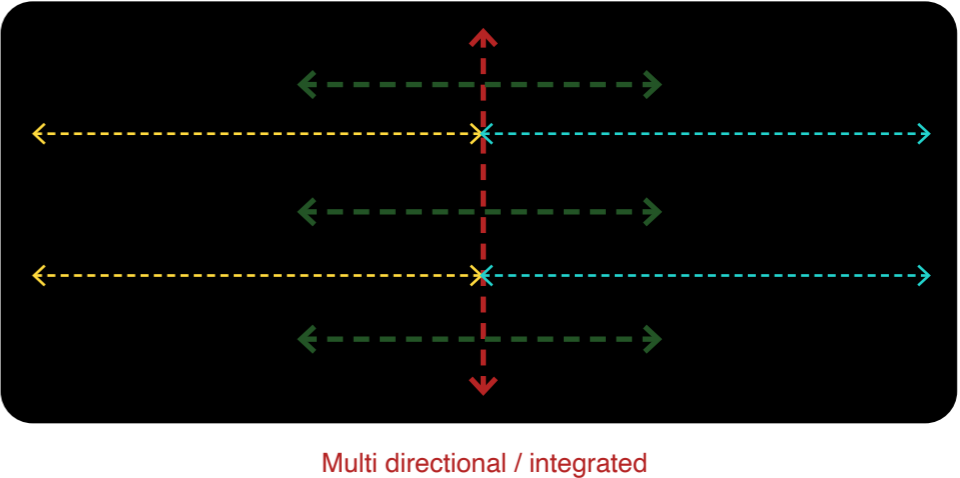
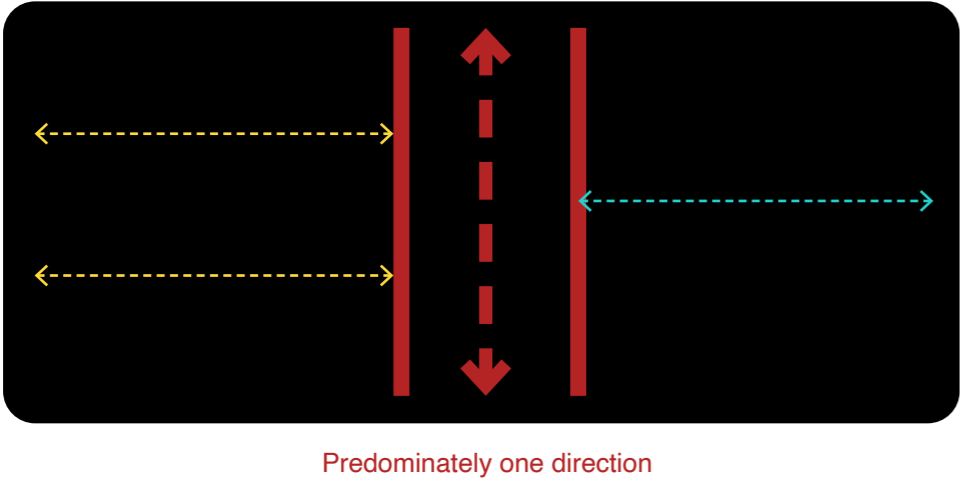
Jetty

- Jetty located close to town walk for future use
- Visually draw people down to water
- Jetty shelter with seating & kiosk
- Wide enough to allow cycle access
- Access to moorings & reduced impact to moorings due to location
- Branches to connect to Wharf Garden
- Alternate access route via Kilverts Field Path if flood gate closed





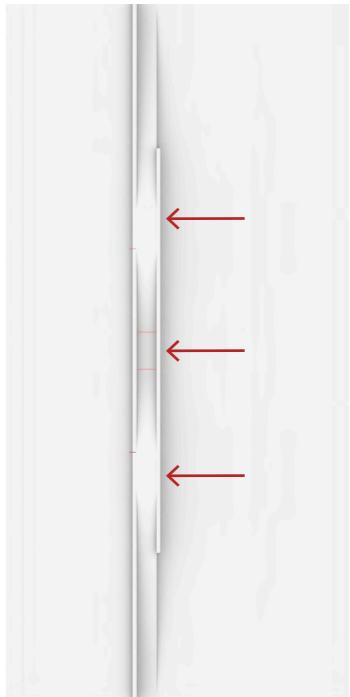
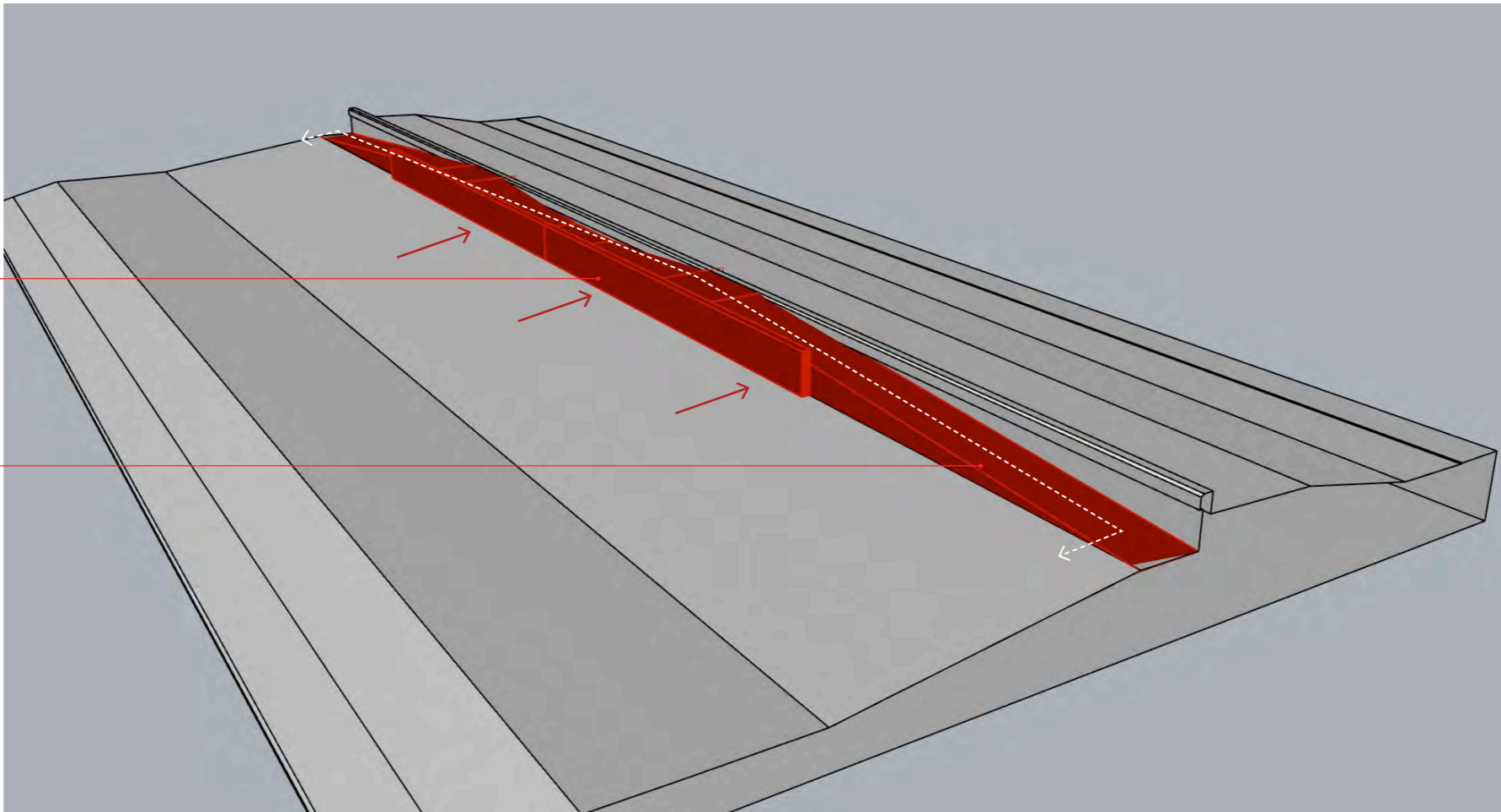
Breaking the barriers



3D Tests - Waterfront Access
Initial Ideas

Flood wall visual
concrete barrier

Ramp either side

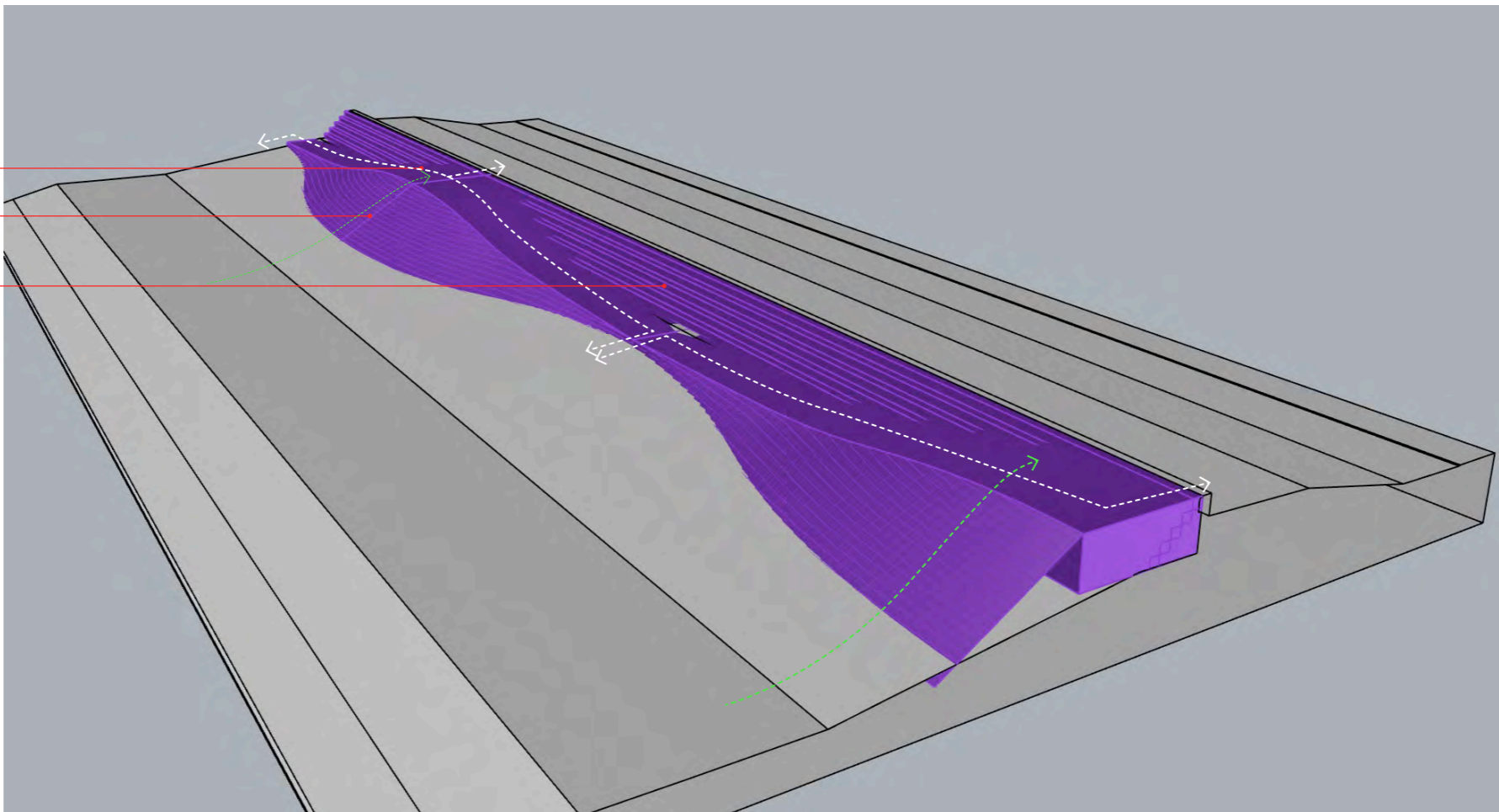


Existing condition - Concrete walls visually block connections either side

Undulating walkway

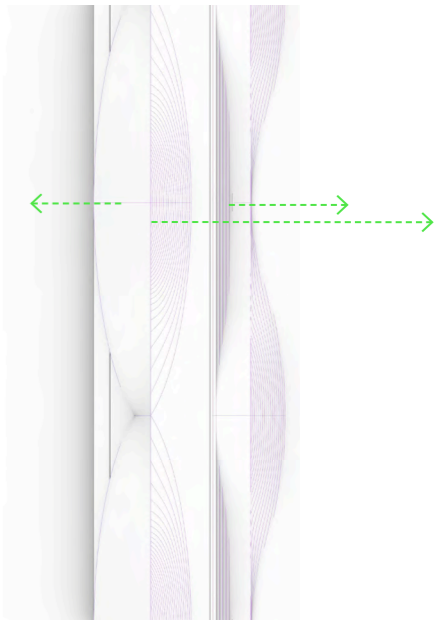
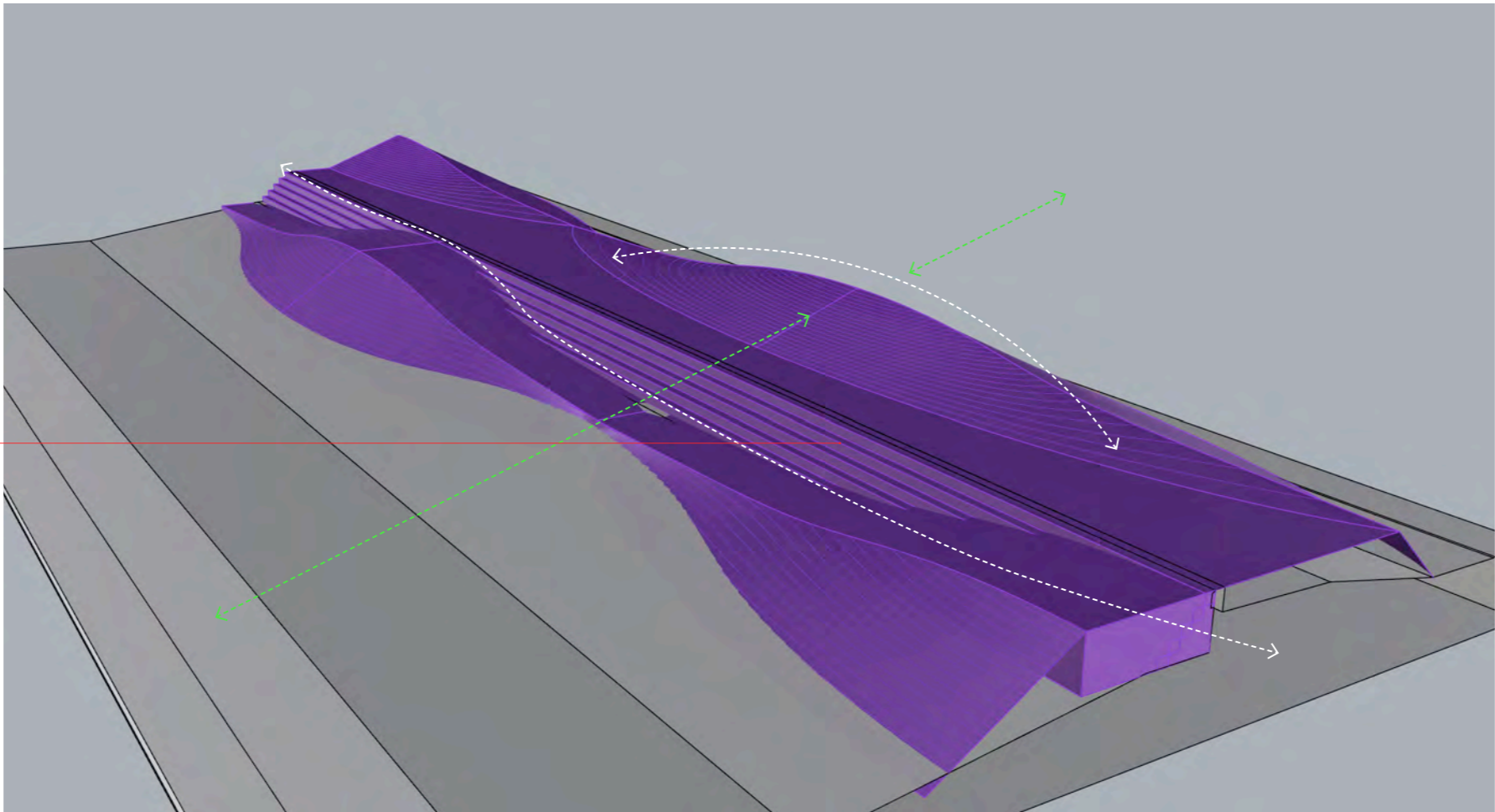
Planted terraces

Sunset steps

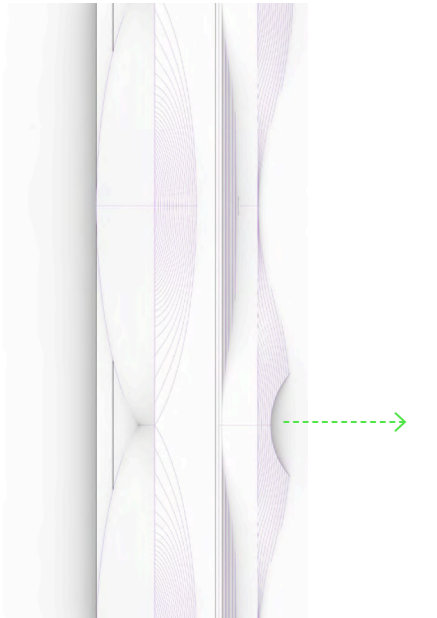
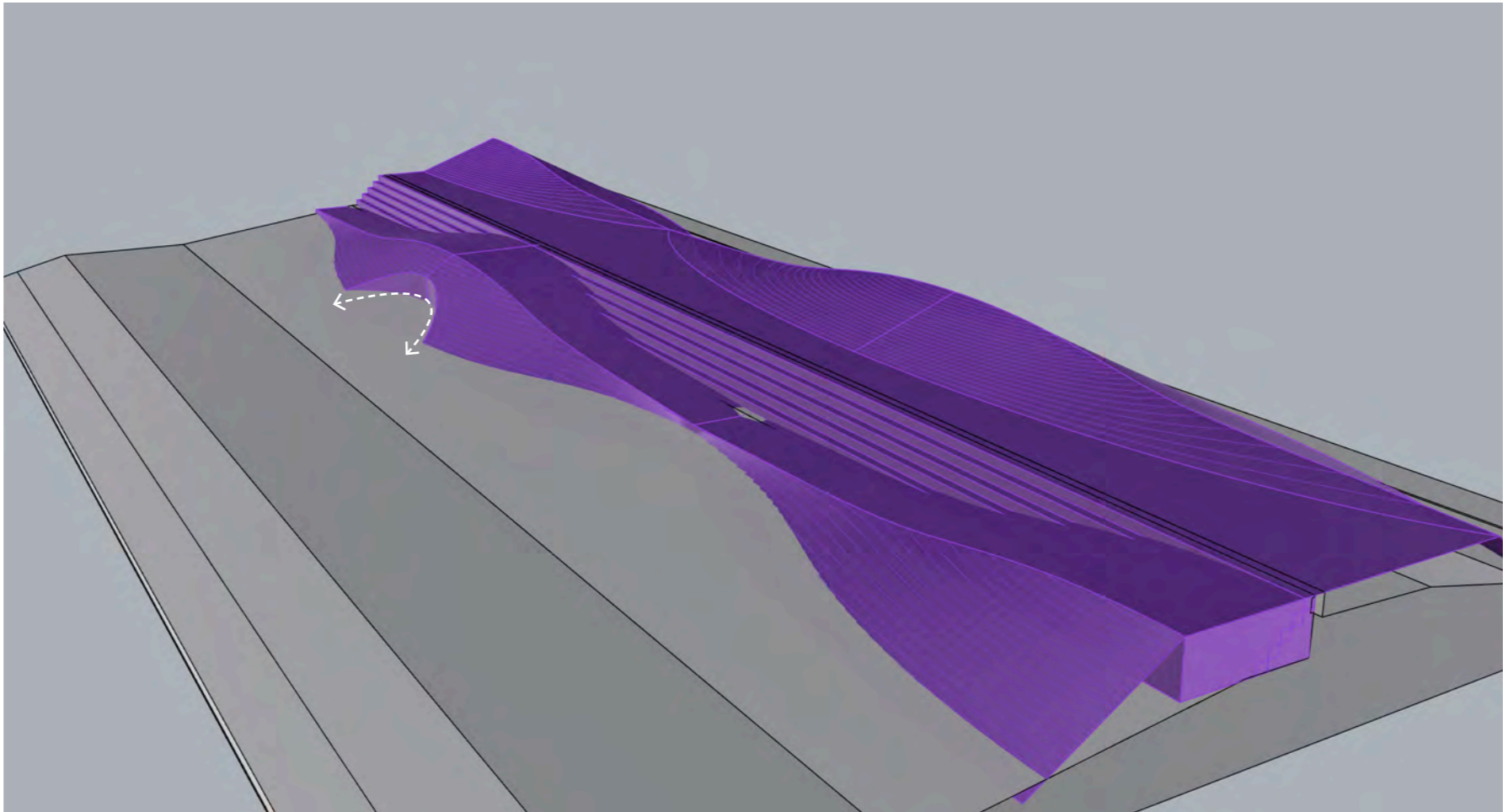


Option 01 - Undulating landscaped mass rises and falls and creates natural terraces and steps for seating. From the water side a new softer language is created

North side landscape
massing creates views
both sides of the
walkway

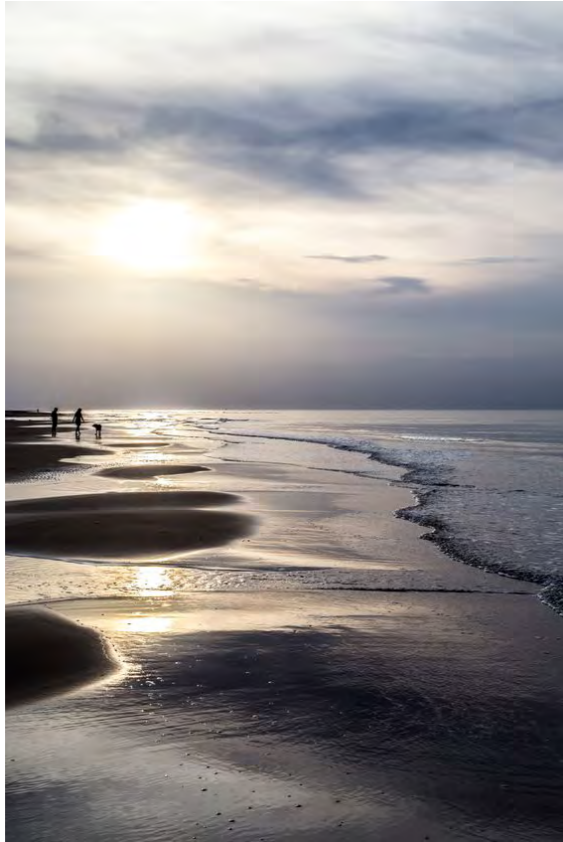


Option 1.1
Treating massing on the north side
of the wall to raise views up and over
either side of the walkway



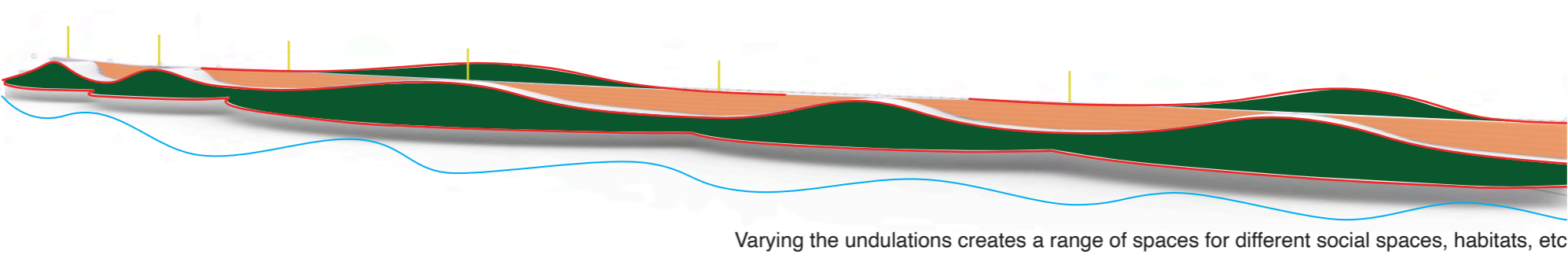
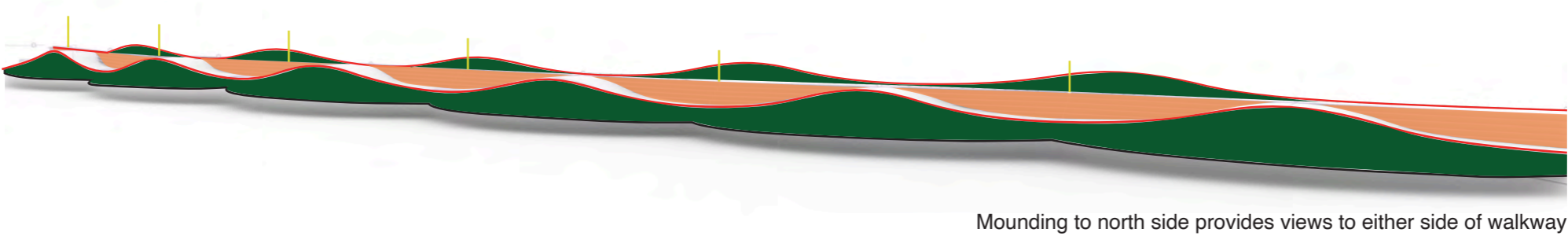
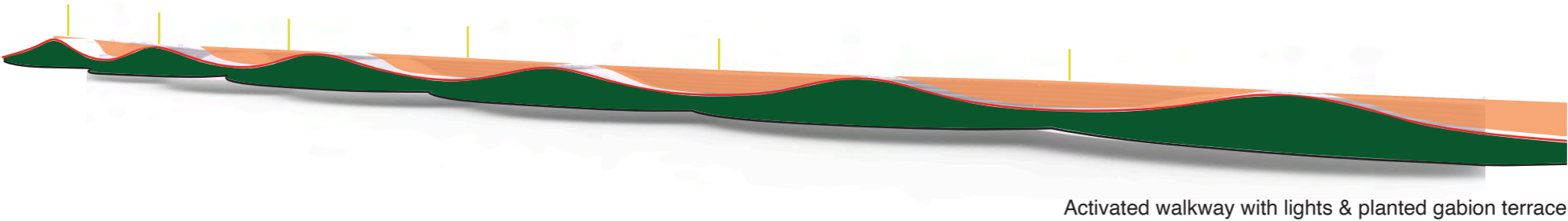
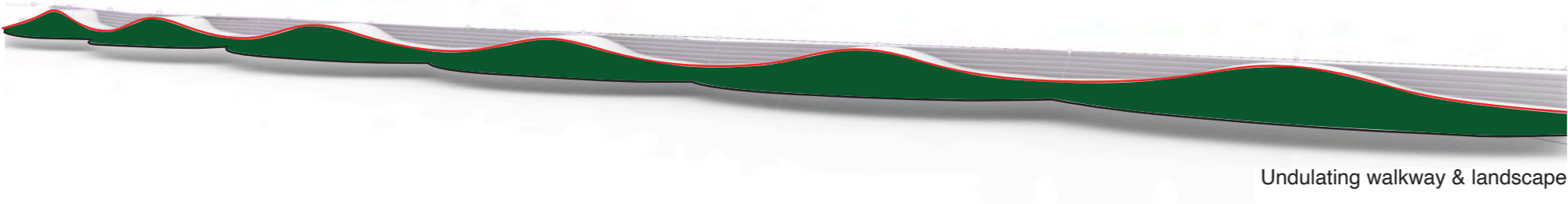
Option 1.3
Creating nooks within the massing for
protection from elements

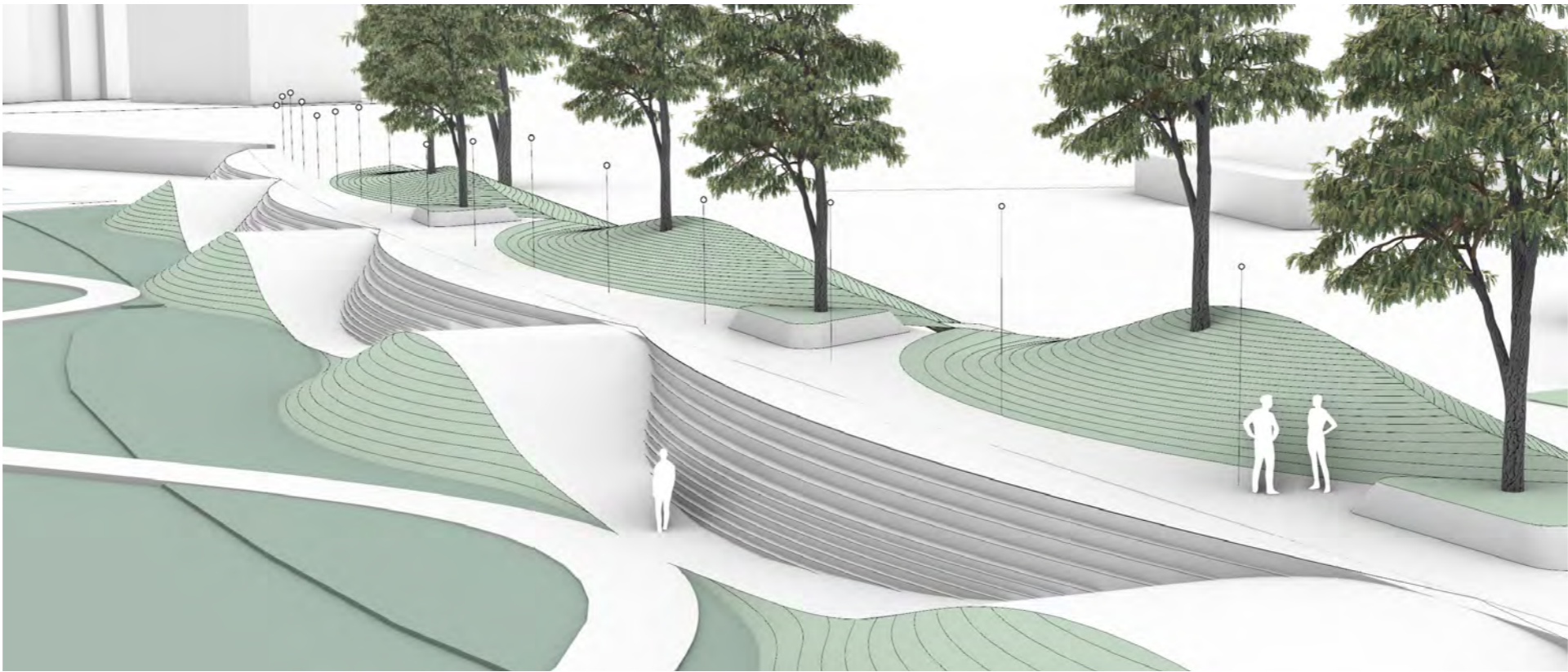
Natural References



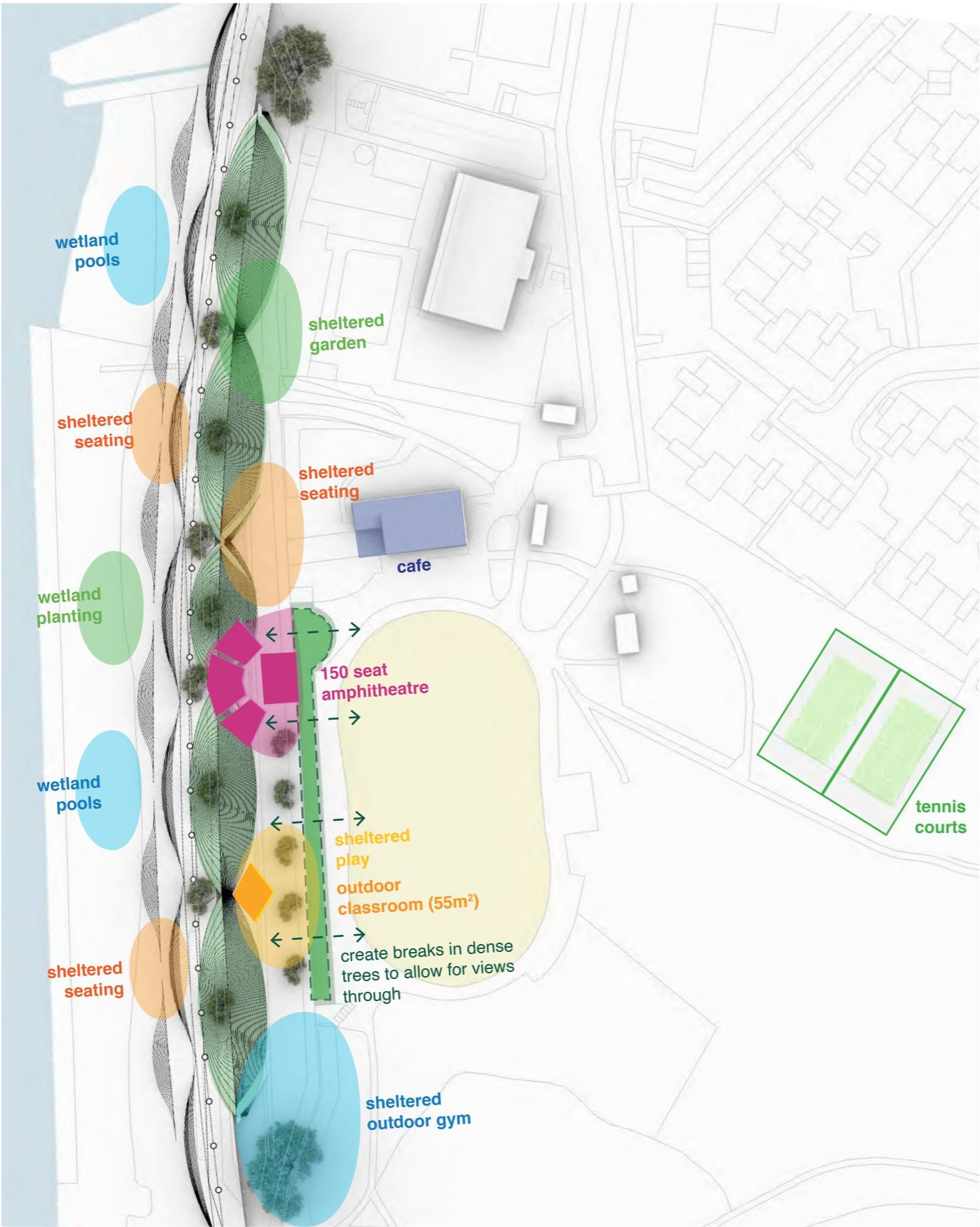
3D Tests - Waterfront Landmark
Initial Ideas

- Landscape Terrace
- Gabion Terrace
- Undulating walkway

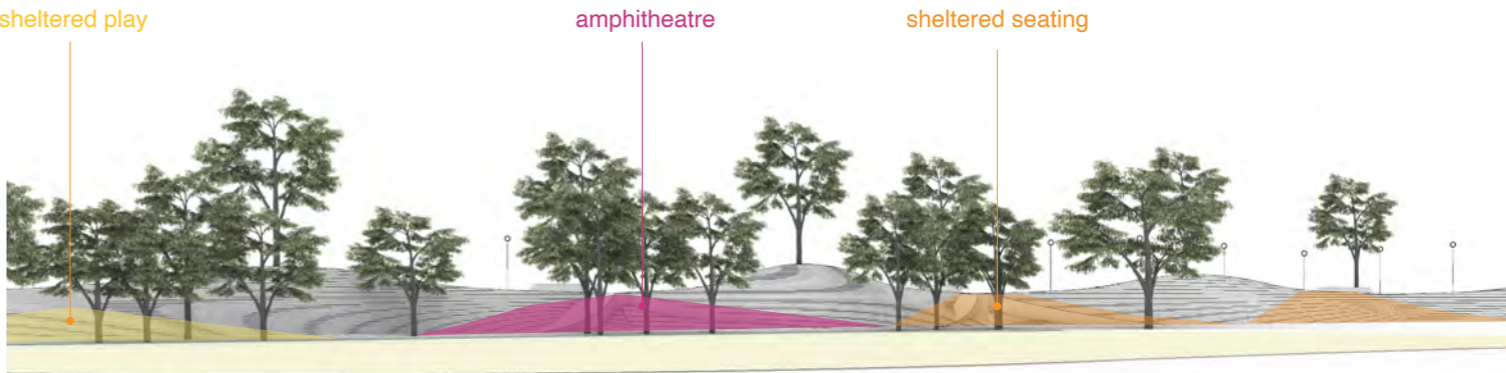




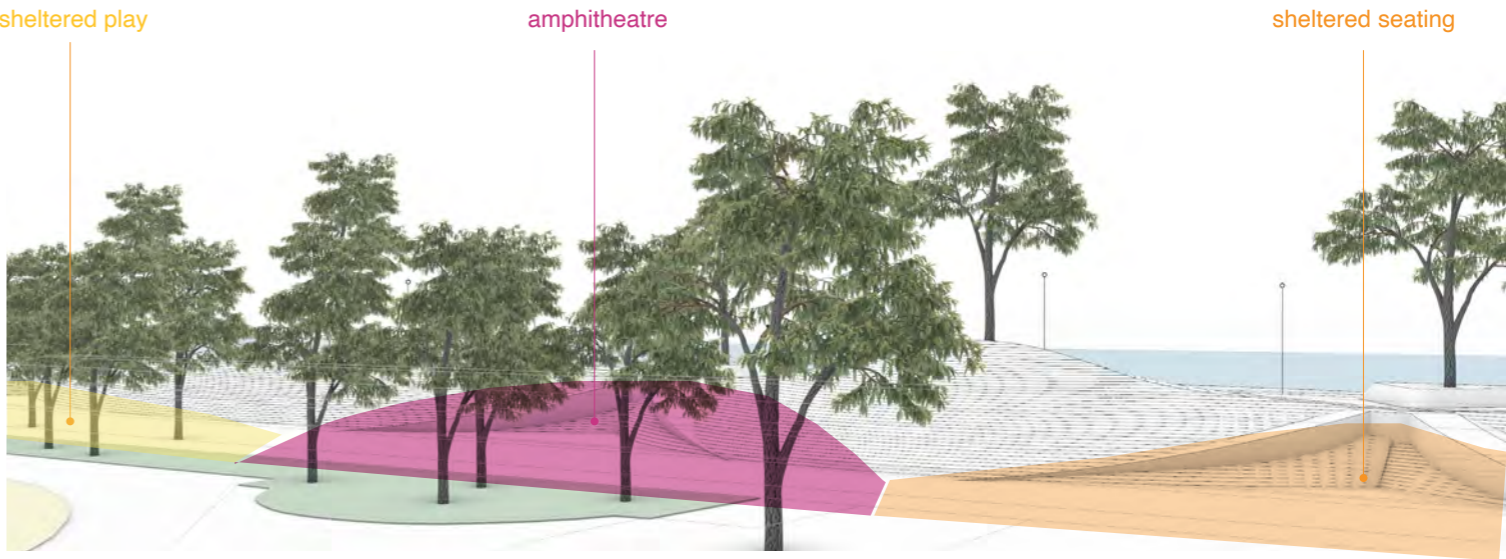
3D Tests - Waterfront Landmark
Initial Ideas



Activating the landscape: Scale study



View of landmass from Grays Beach Riverside Park



View of landmass from cafe viewing platform

Pier hub, landscape & planting references

