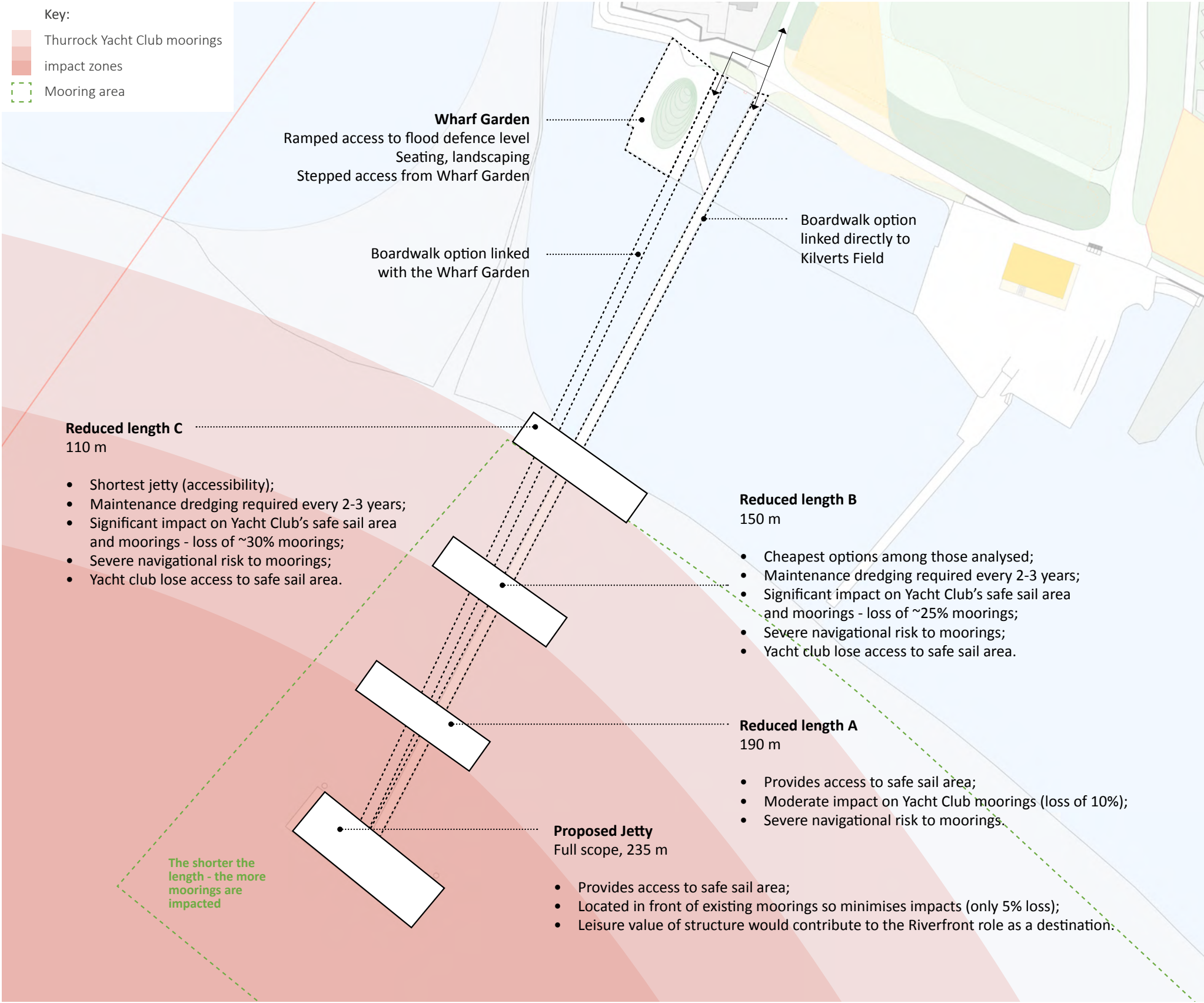


Grays Riverside

22_06_30 DRAFT Grays Towns Deal Board Meeting

Project 6: Grays Jetty

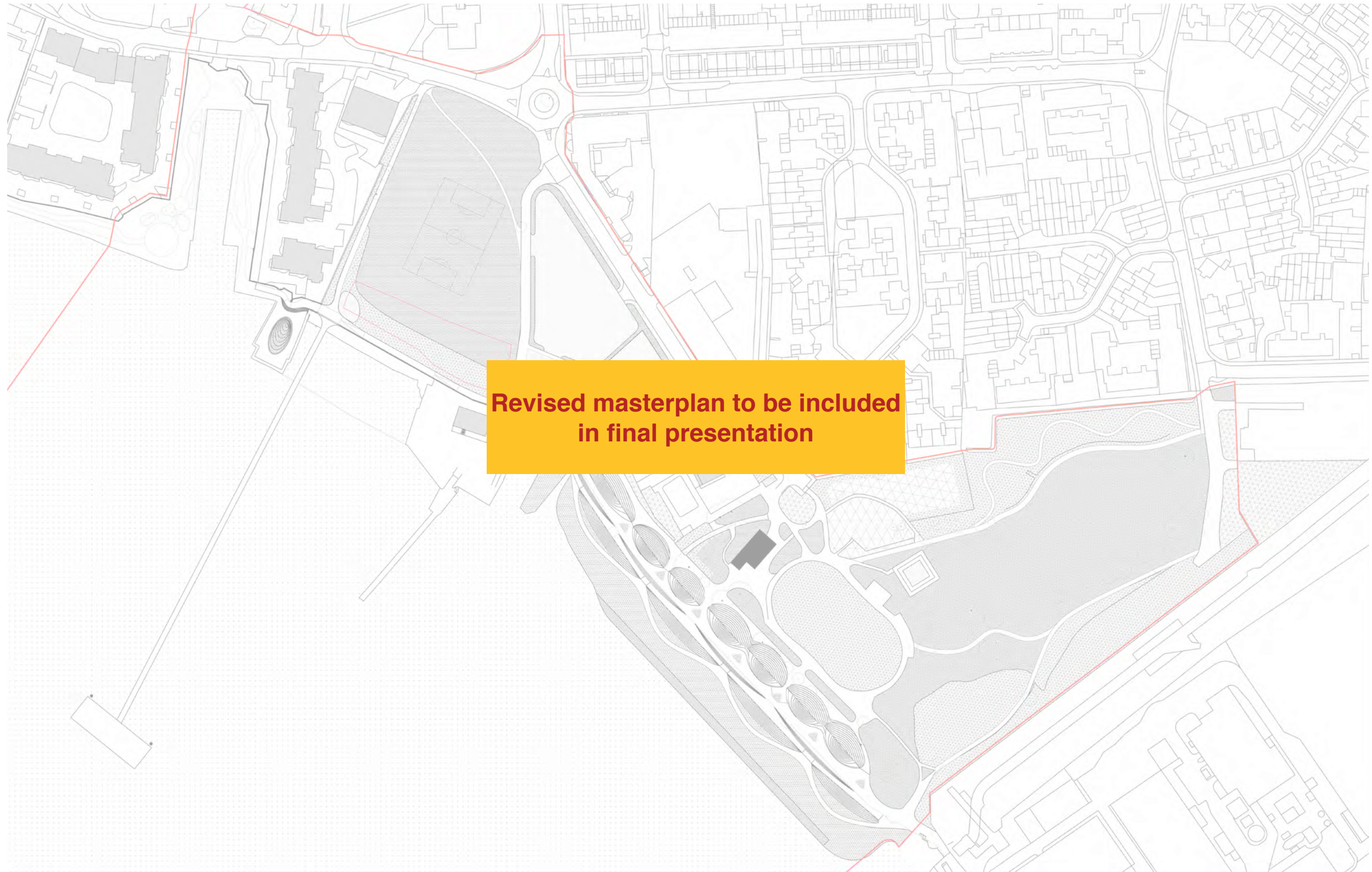


Overview

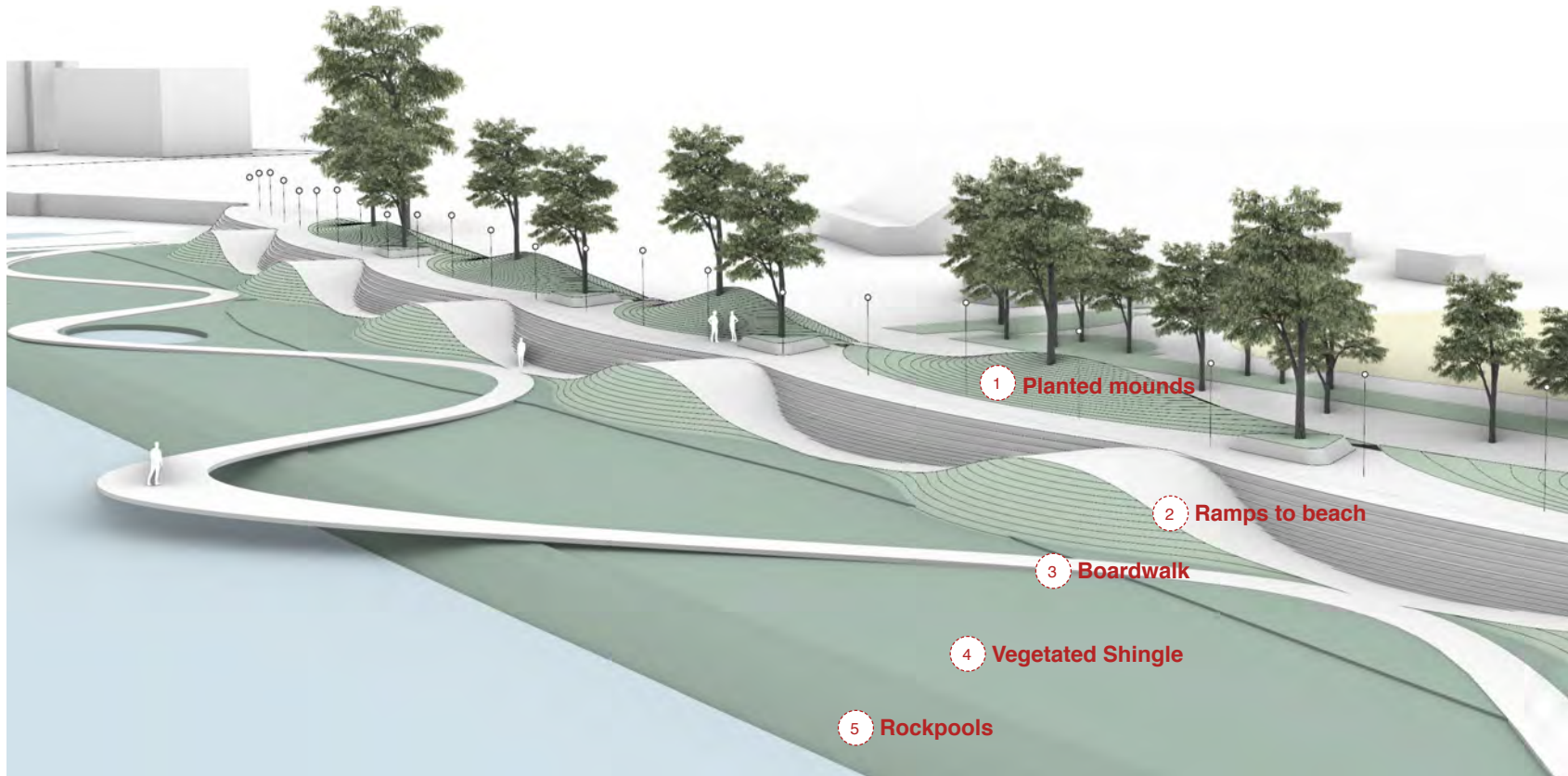




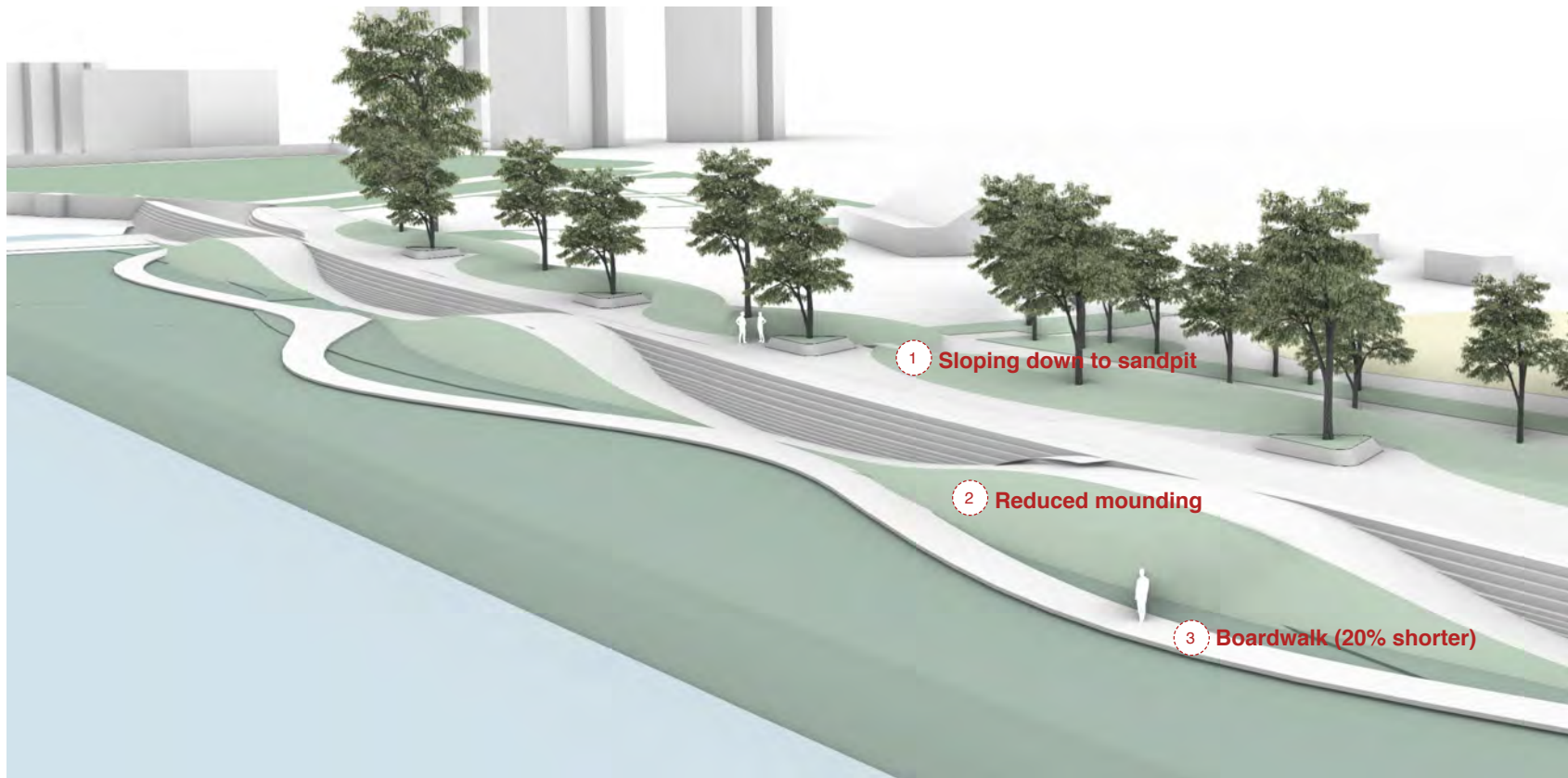




Project 3: Grays Riverfront Park & Beach



Riverfront Rev.1



Riverfront Rev.2 - Reduced Scope



Dover Esplanade, Tonkin Liu

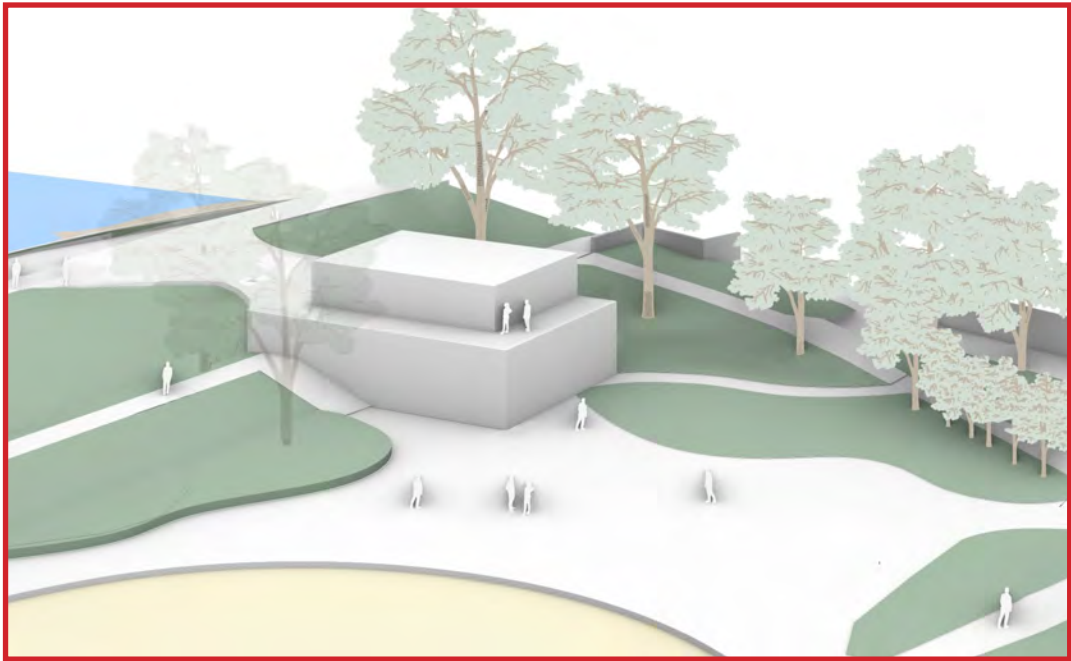


Example of precast concrete colours



Example of precast concrete boardwalk with a cast-in form liner finish that provides a long-term, anti-slip solution

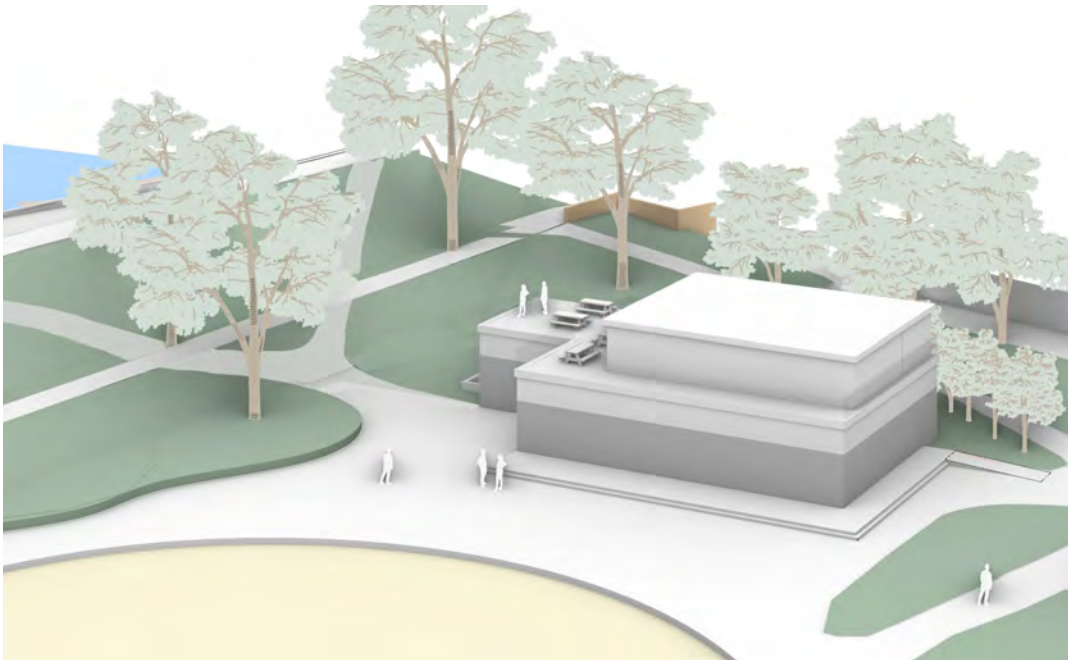
**Project 4: Grays Beach Riverside Park, Kilverts Field &
Upgrade of Existing Lightship Cafe**



Option 1: New Build - Preferred Option

Total Enclosed Area = 350 m²

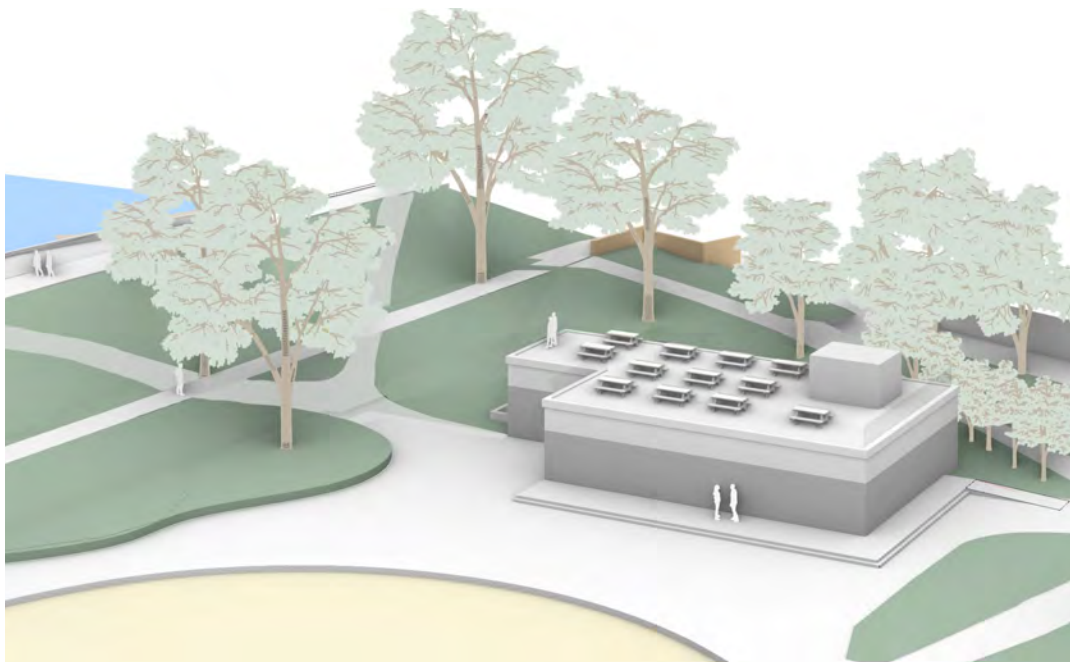
Works include: Demolition of existing cafe, new purpose built 2-storey family orientated cafe with roof terrace linked to riverfront path and large events plaza



Option 2: Refurbished cafe + enclosed F&B space on 1st floor + open roof terrace

Total Enclosed Area = 370 m²

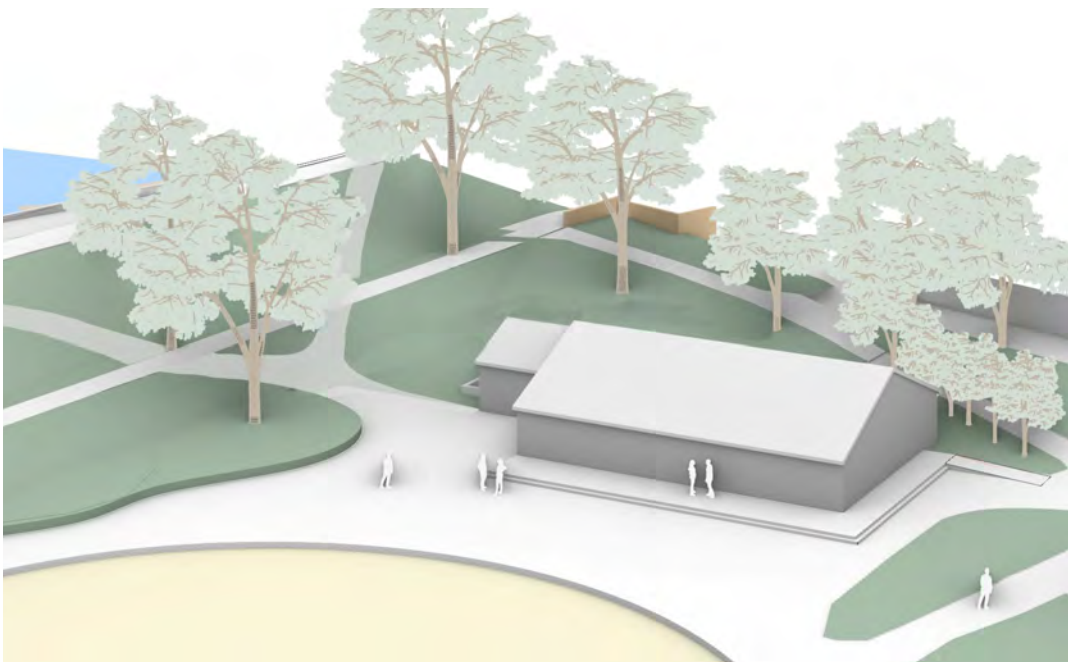
Works include: Enclosed F&B space (150m2) on first floor, roof terrace with lift & stair, recladding, interiors upgrade, external works & landscaping, changing facilities & public wcs



Option 3: Refurbished cafe + open roof terrace

Total Enclosed Area = 265 m²

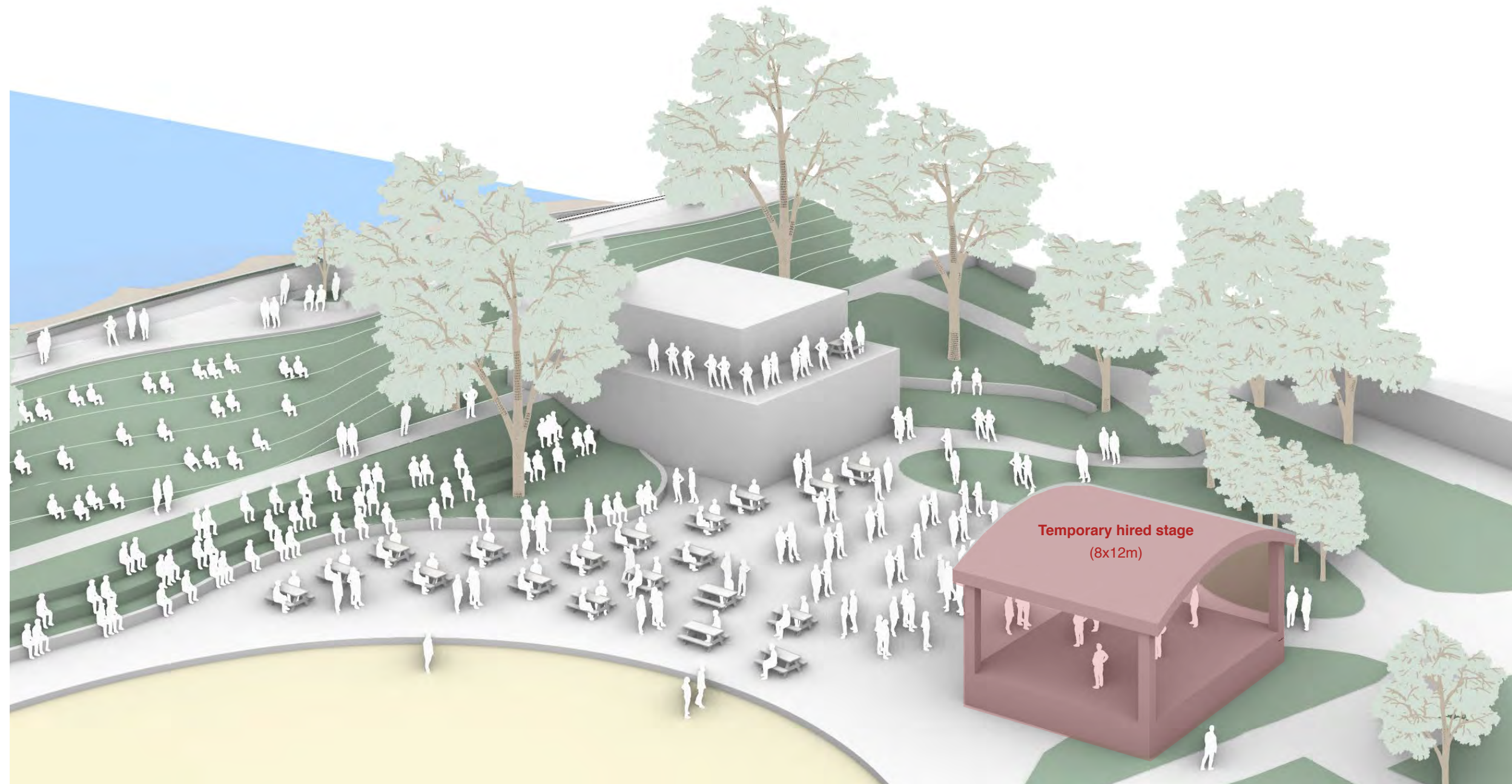
Works include: Roof terrace with lift & stair, recladding, interiors upgrade, external works & landscaping, changing facilities & public wcs



Option 4: Refurbished cafe without roof terrace

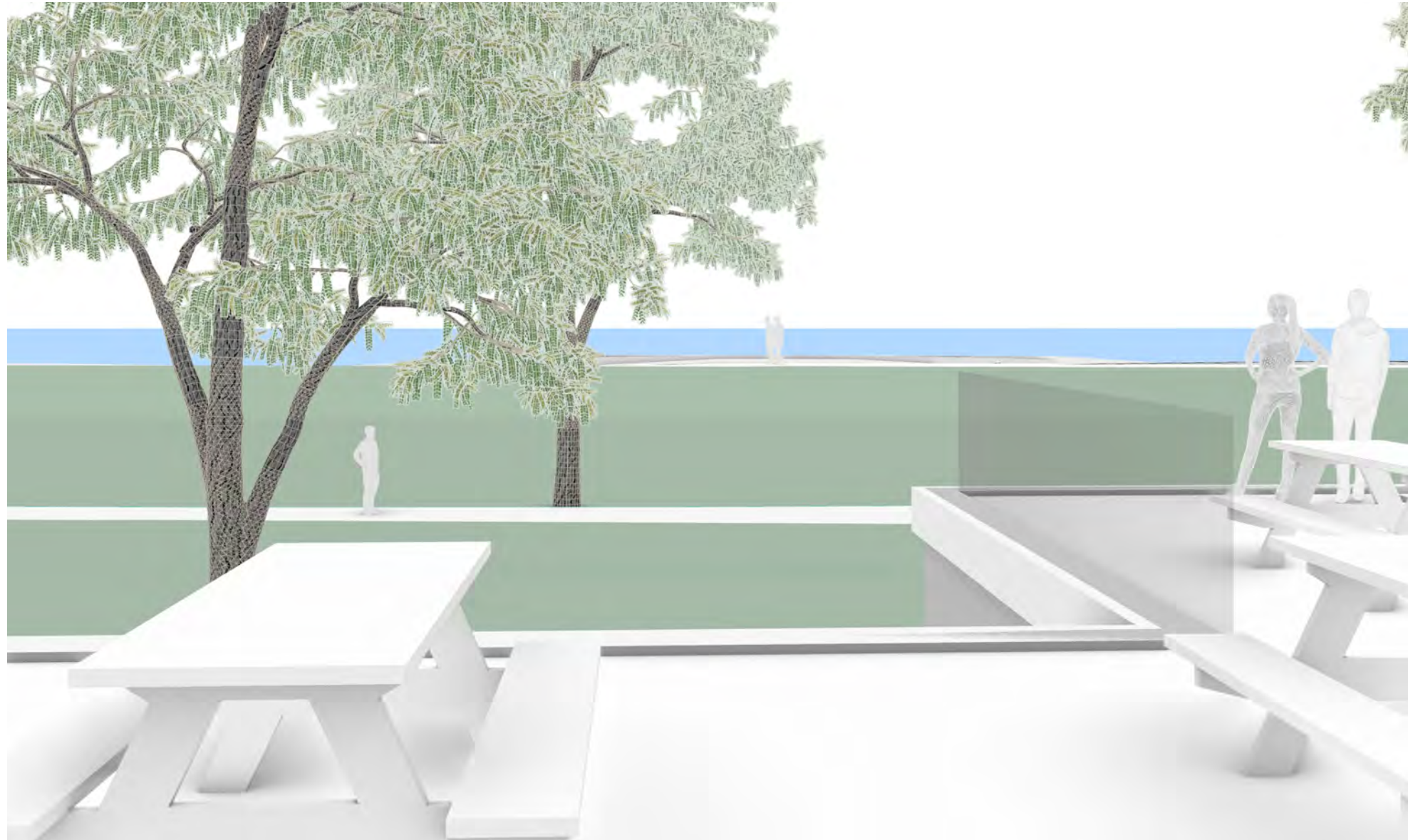
Total Enclosed Area = 245 m²

Works include: Recladding, interiors upgrade, external works & landscaping, changing facilities & public wcs



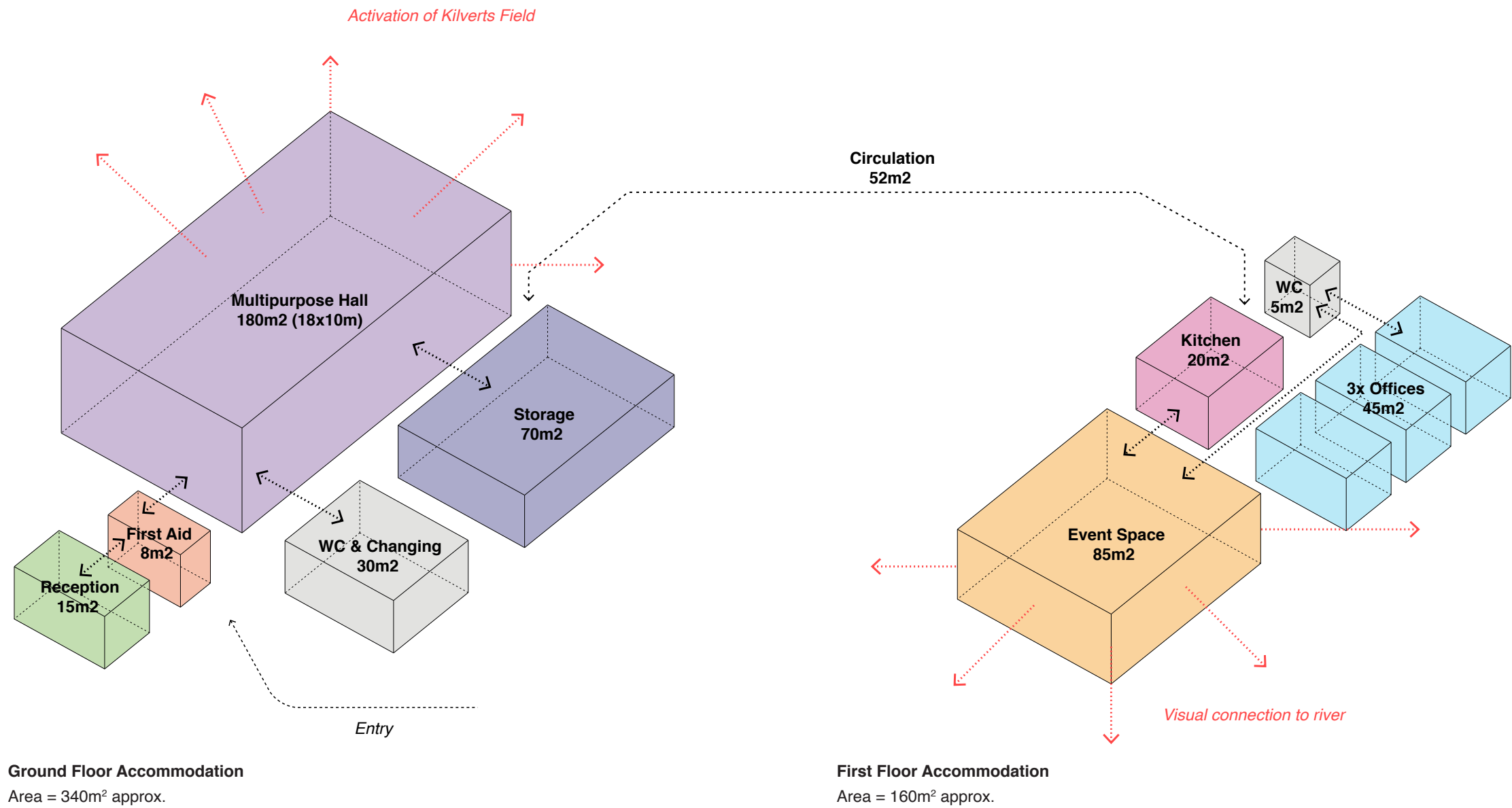
Flexible events space created on site of existing Lightship Cafe (over 3000m²)

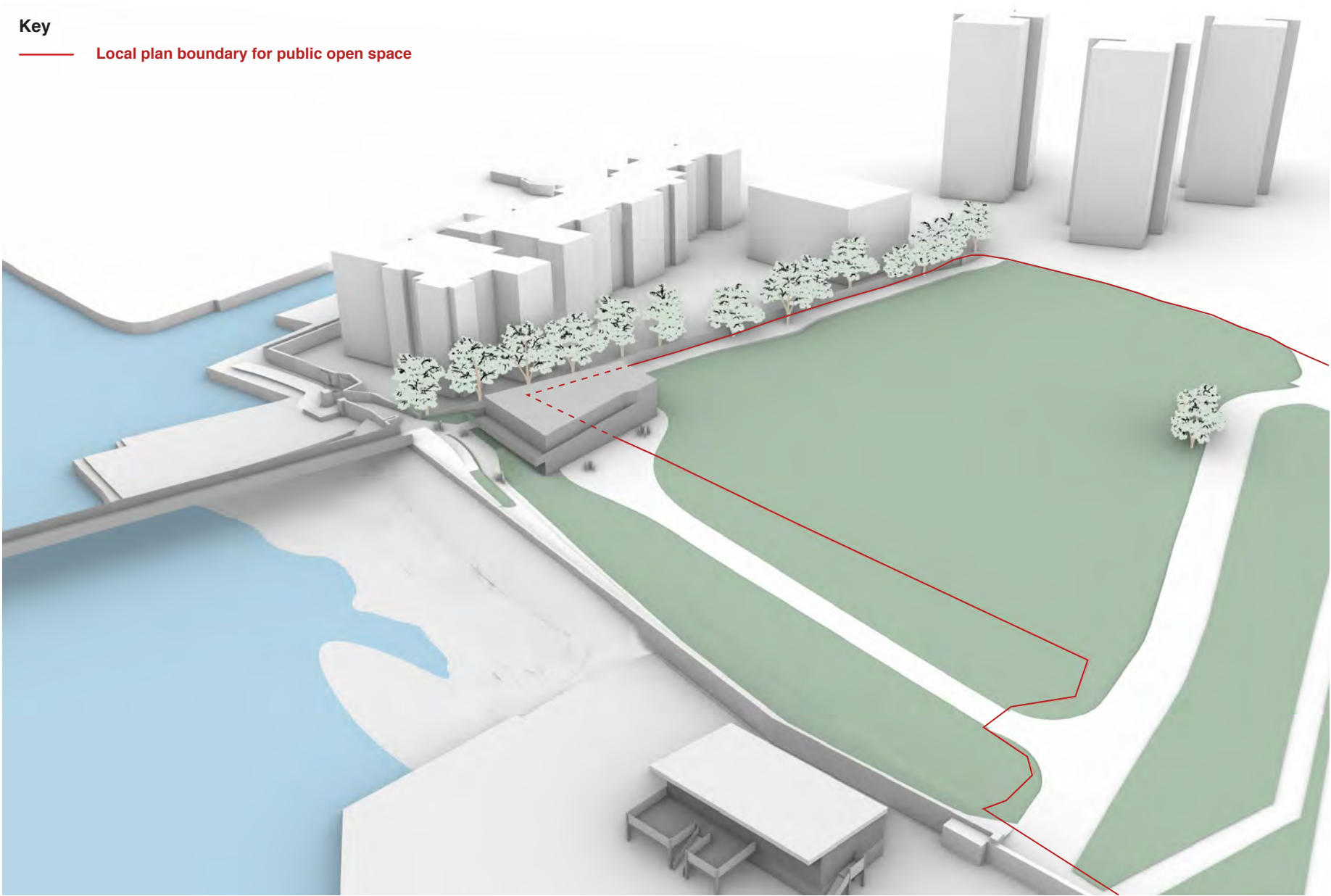
NOTE: Cafe design to be developed and integrated further into landscape during next stage of design



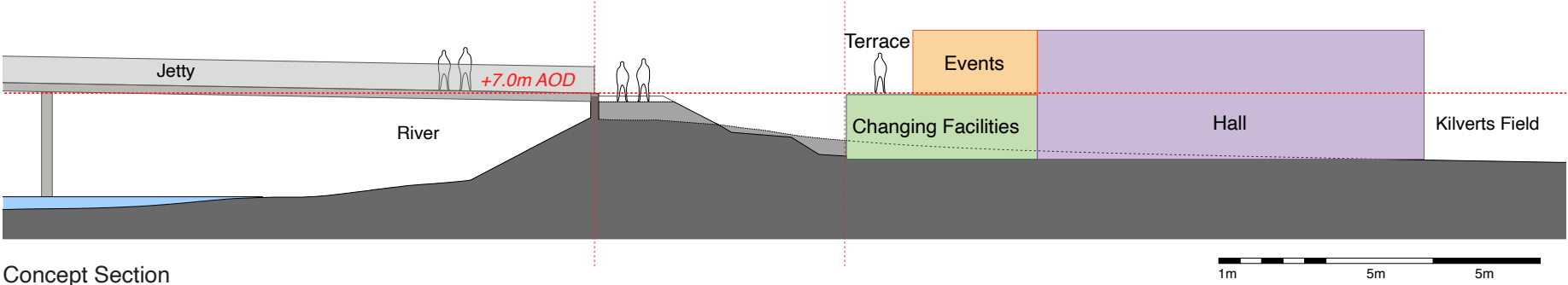
Indicative view of Thames from roof terrace

Project 5: Riverside Activities Centre



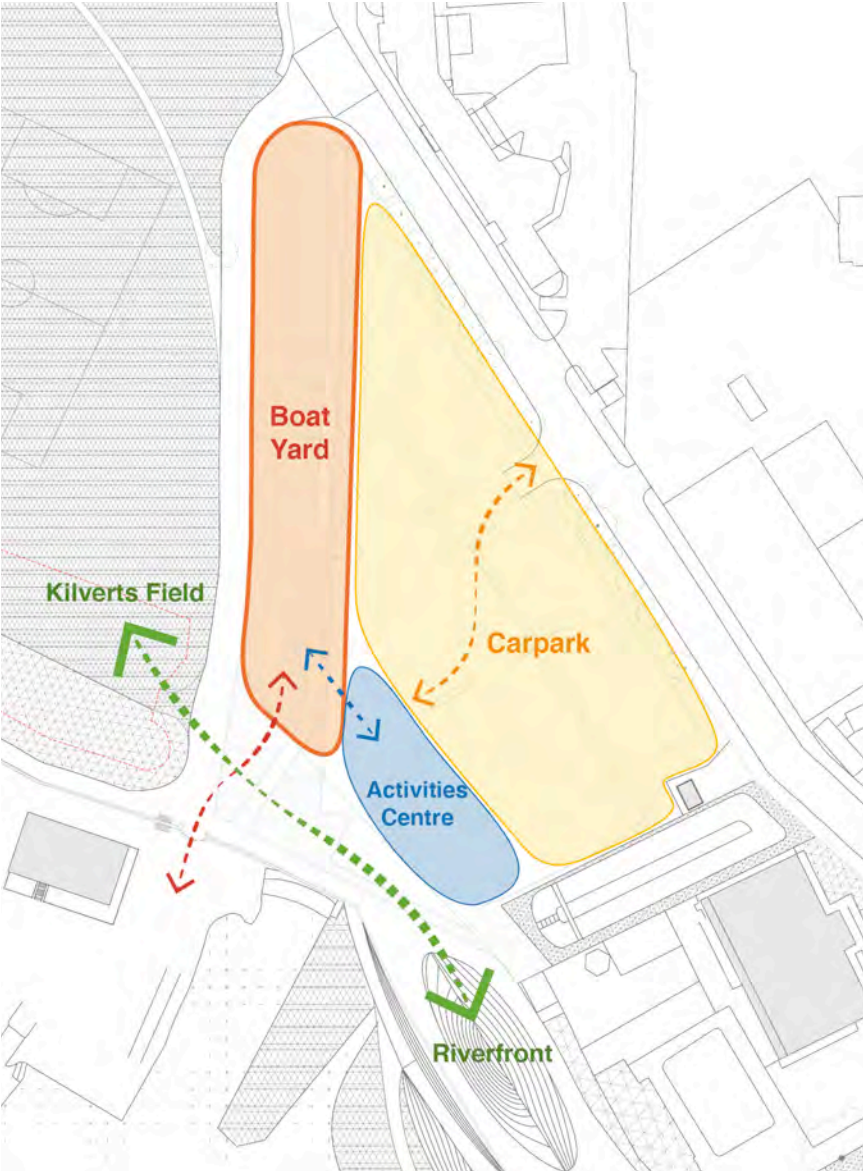


Aerial View of Riverside Activities Centre



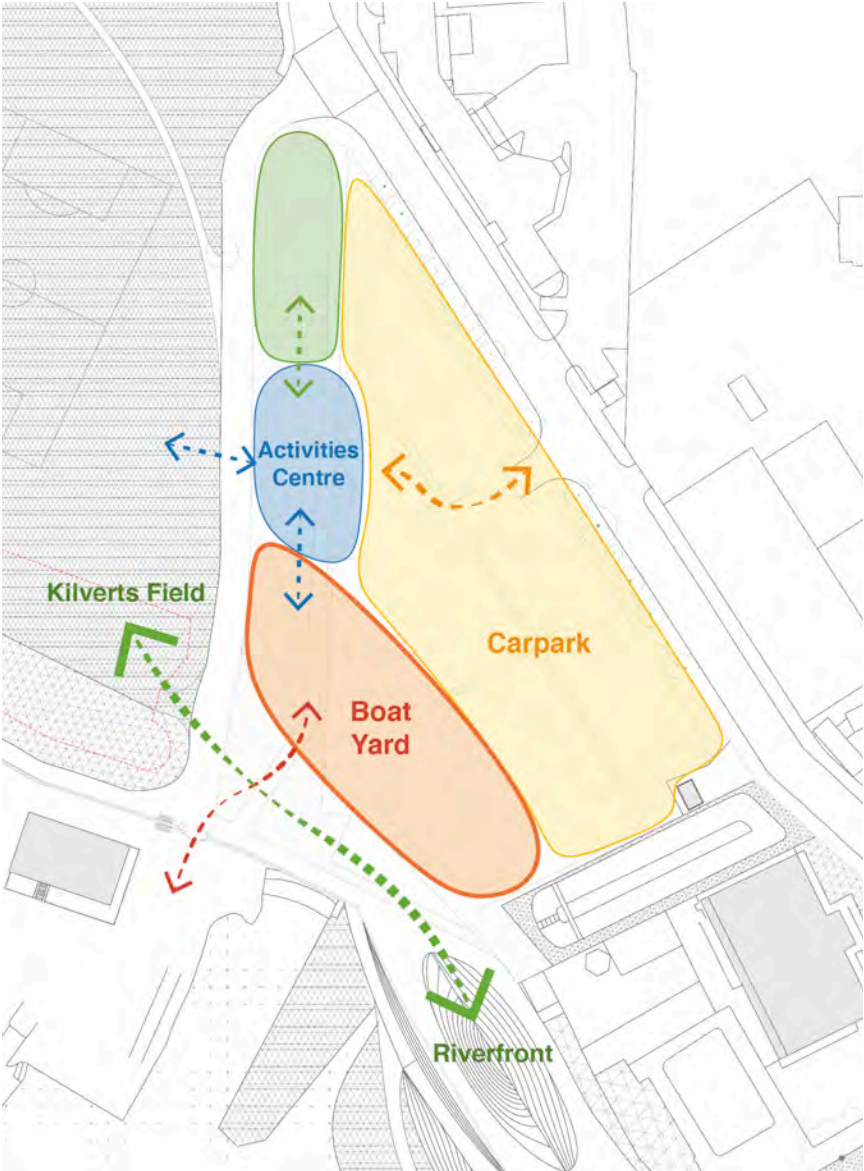
Concept Section

Option 1



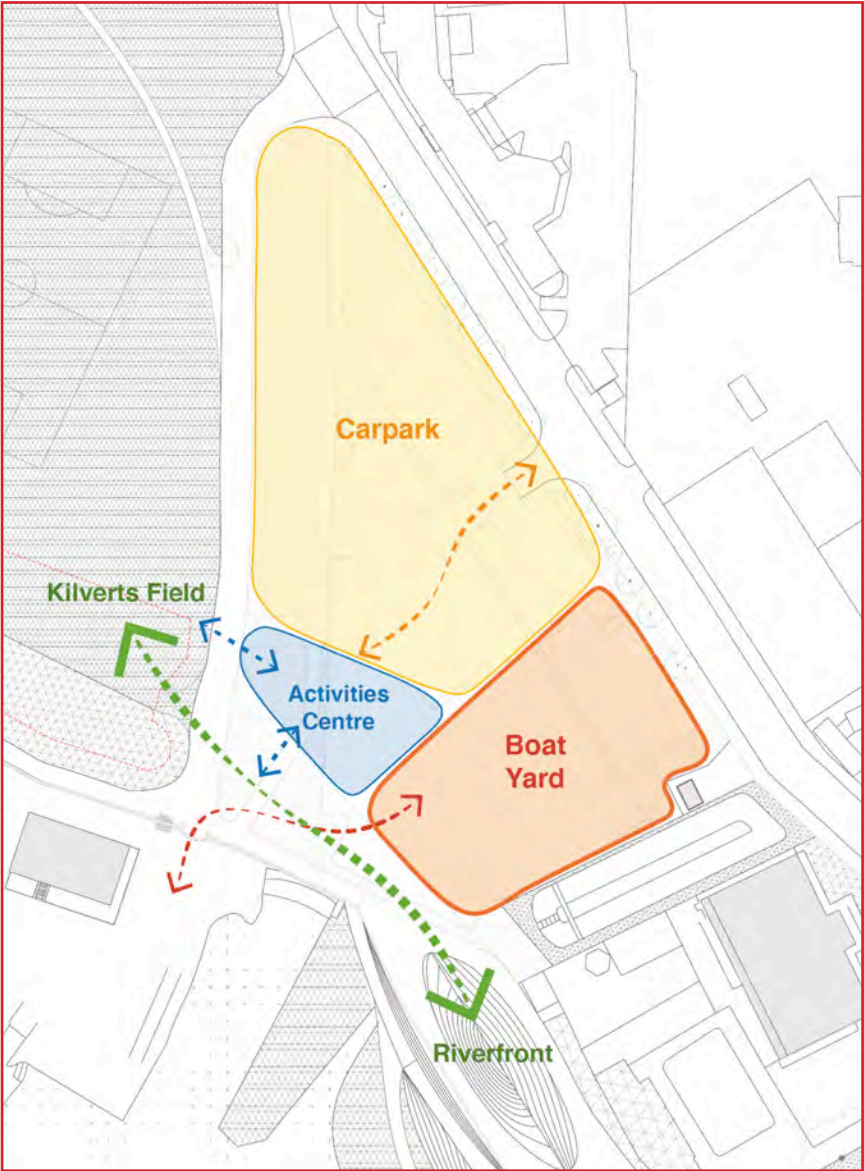
Pros	Cons
<ul style="list-style-type: none">+ Majority of carpark retained+ Unobstructed river views from the Activities Centre+ Activities Centre activates Riverfront route	<ul style="list-style-type: none">- Boat yard fence disconnects Activities Centre from Kilverts Field- Boat yard fence creates security risks as the carpark becomes fenced in & without passive surveillance from K.Field

Option 2

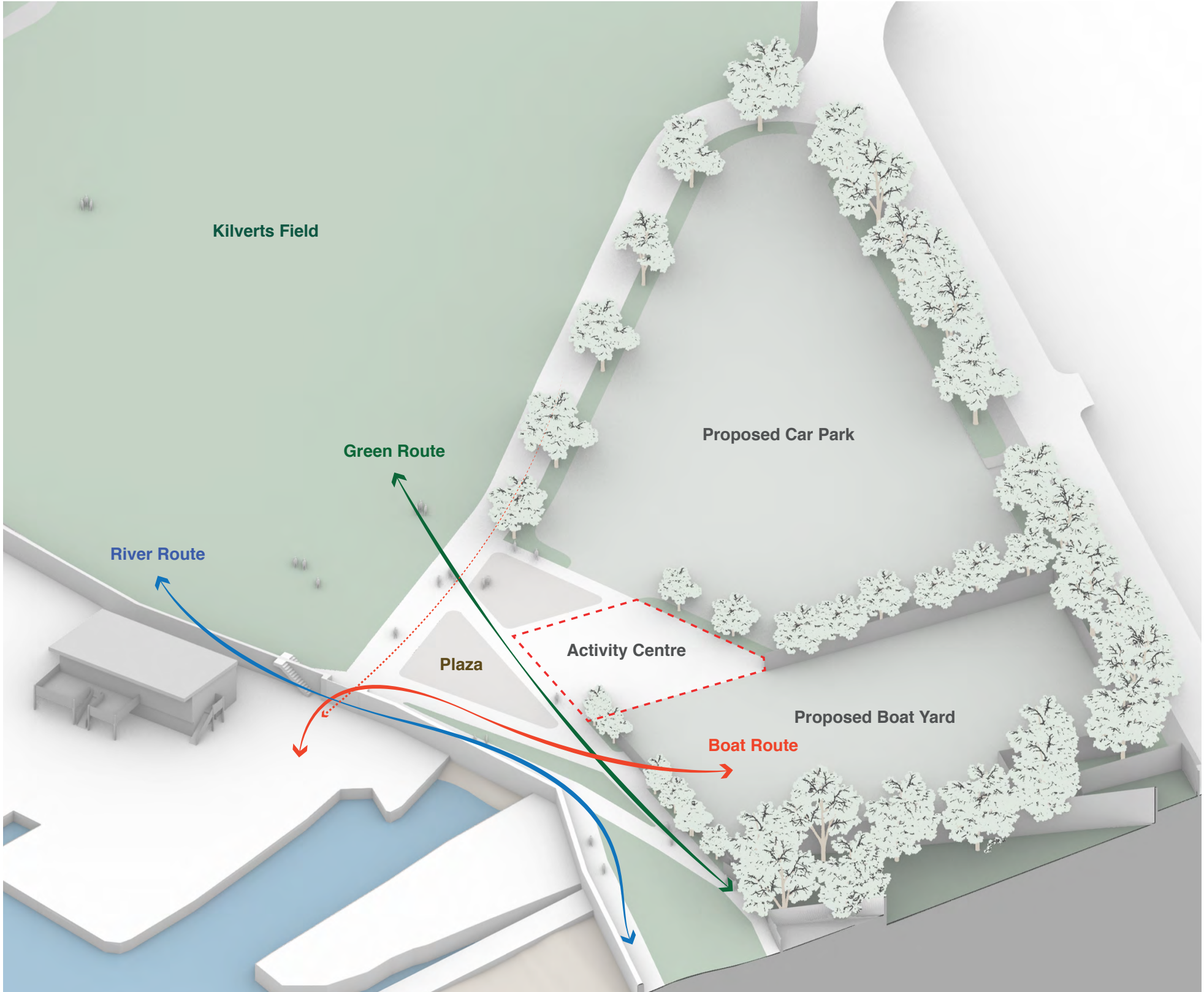


Pros	Cons
<ul style="list-style-type: none">+ Retains area of green space to north of Thames Rd+ Activities Centre has direct connection w/ Kilverts Field+ Majority of carpark retained+ Boat yard in close proximity to TYC	<ul style="list-style-type: none">- Building disconnected from Riverfront due to boat yard- River views impacted due to boat yard fence

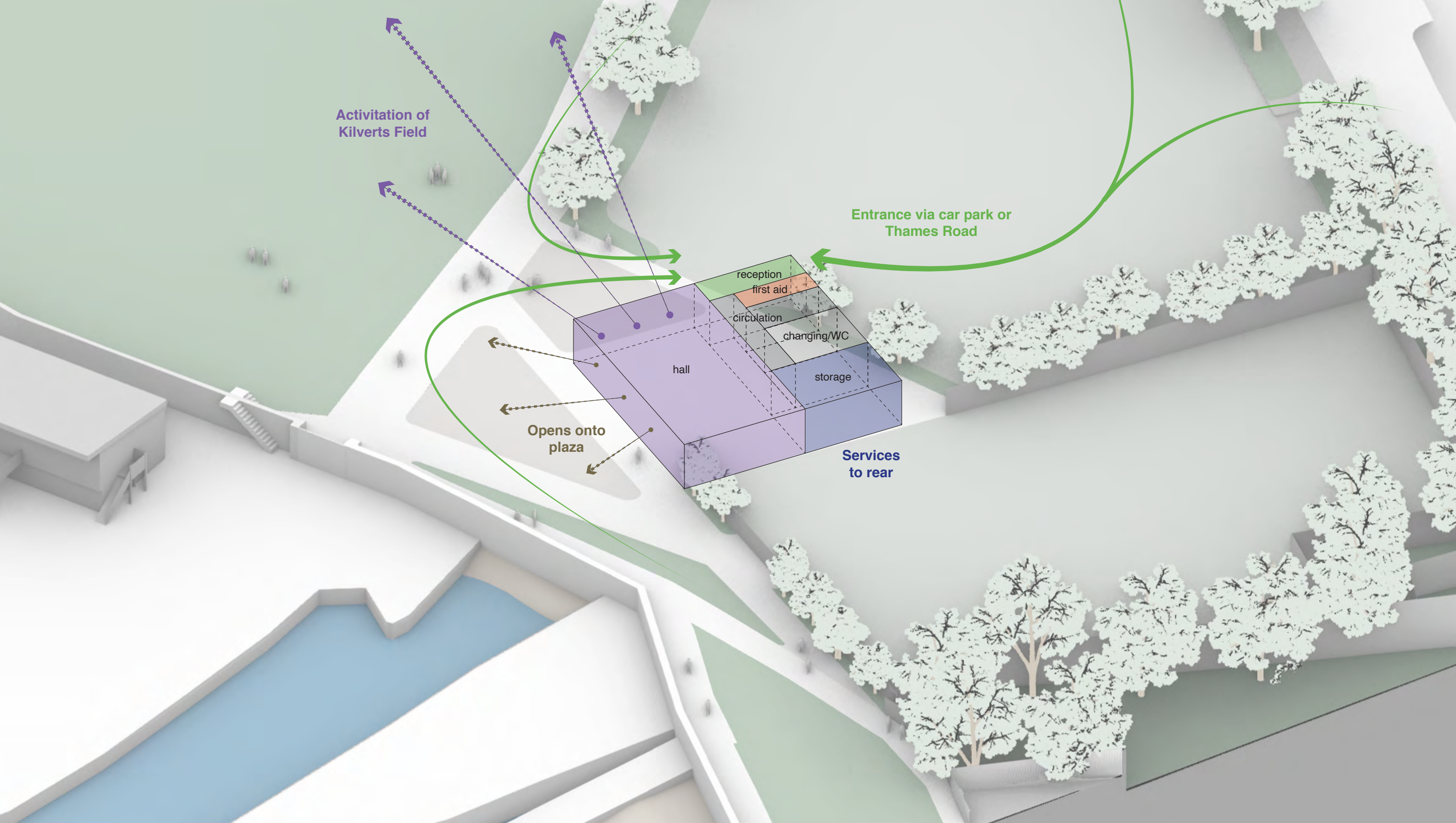
Option 3 - Preferred Option



Pros	Cons
<ul style="list-style-type: none">+ Boat yard location allows for carpark and building to remain open to Kilverts Field minimising security concerns.+ Open carpark acts as an extension of Kilverts Field+ Activities Centre opens out onto Kilverts Field and Riverfront route	<ul style="list-style-type: none">- Carpark located on Thames Road green strip- Distance from boat yard entrance to TYC entrance



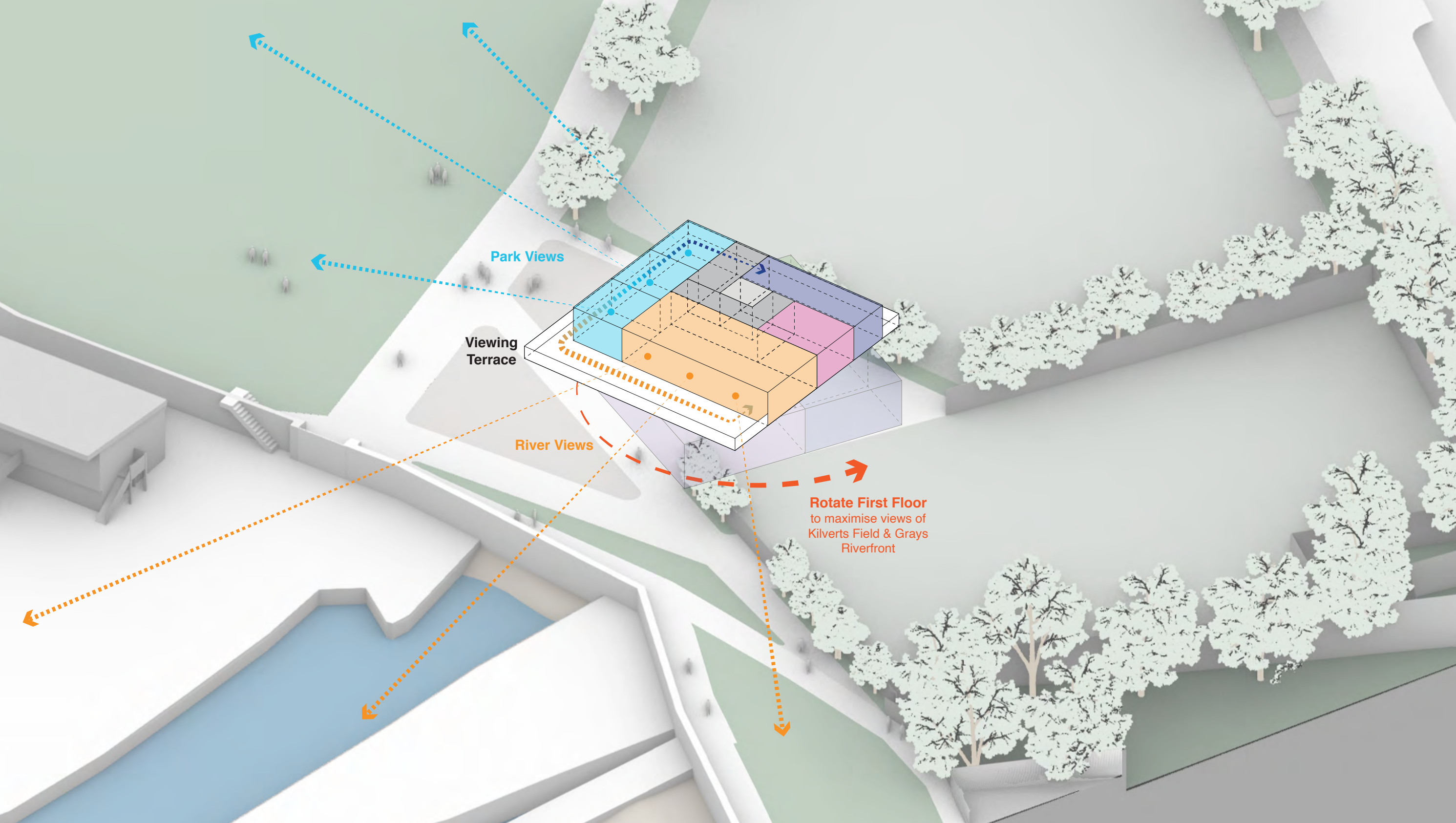
Activities Centre plaza connects the open green spaces



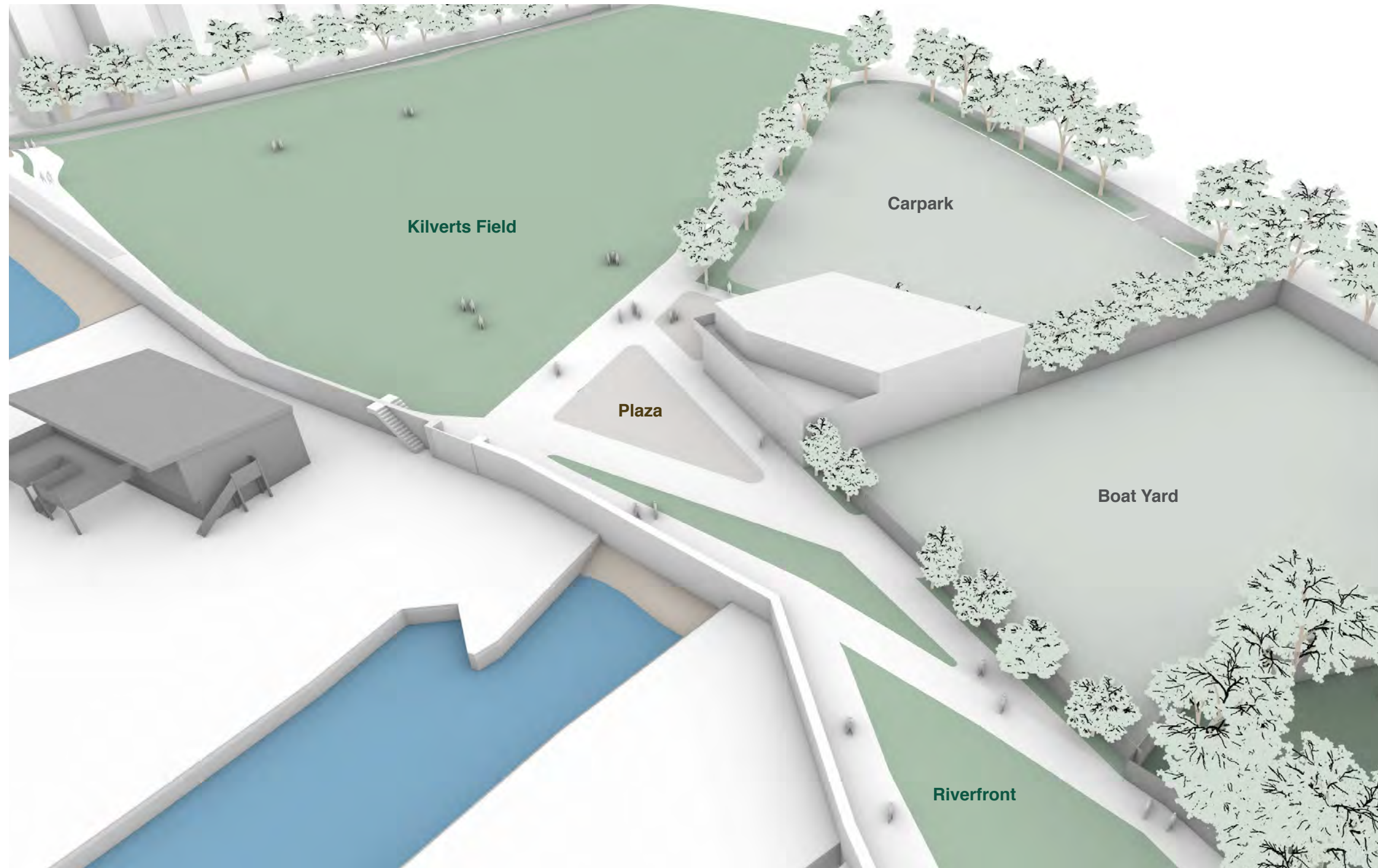
Ground Floor Accommodation



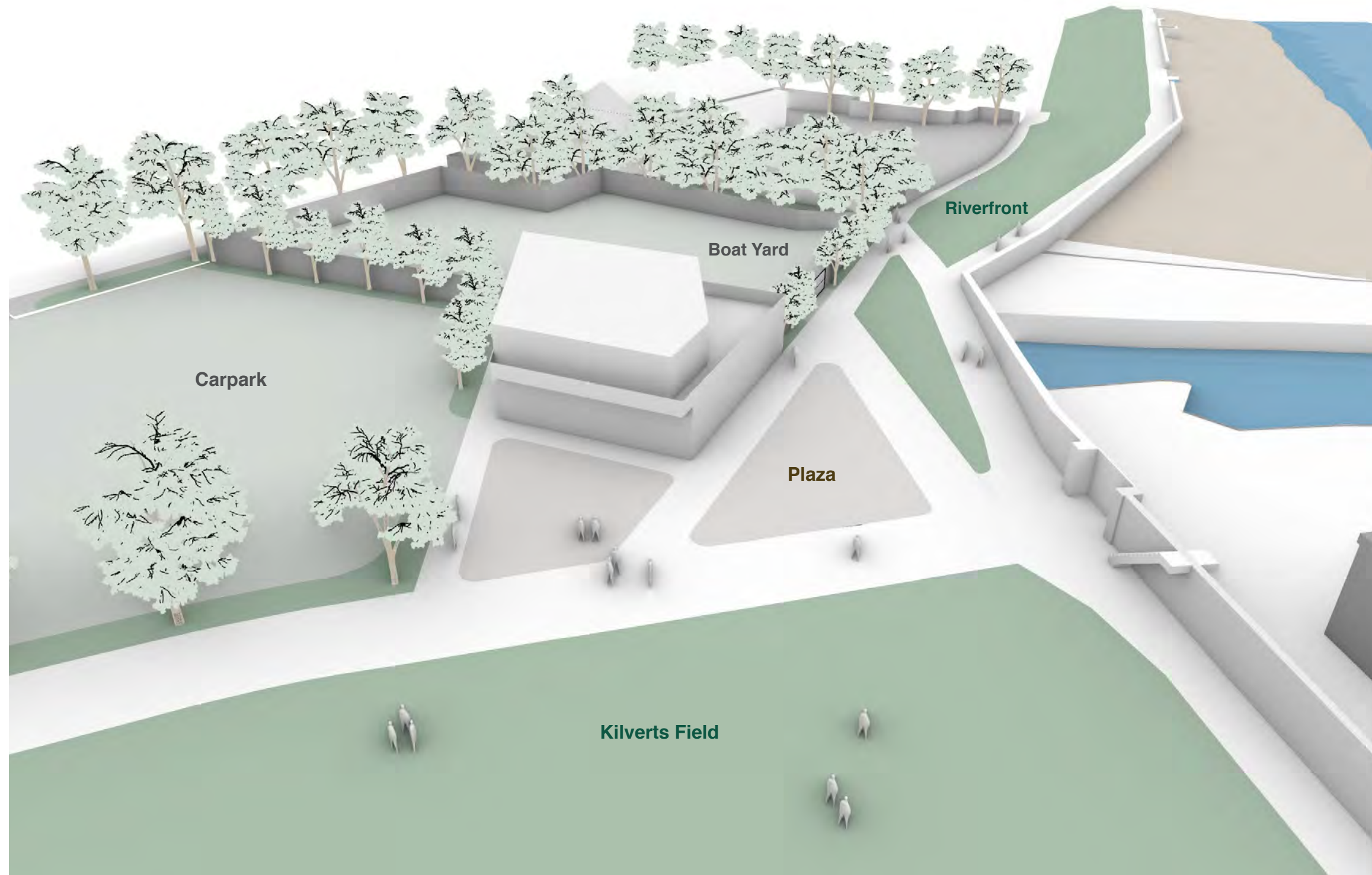
First Floor Accommodation & Levels



First Floor Orientation



Indicative massing facing north

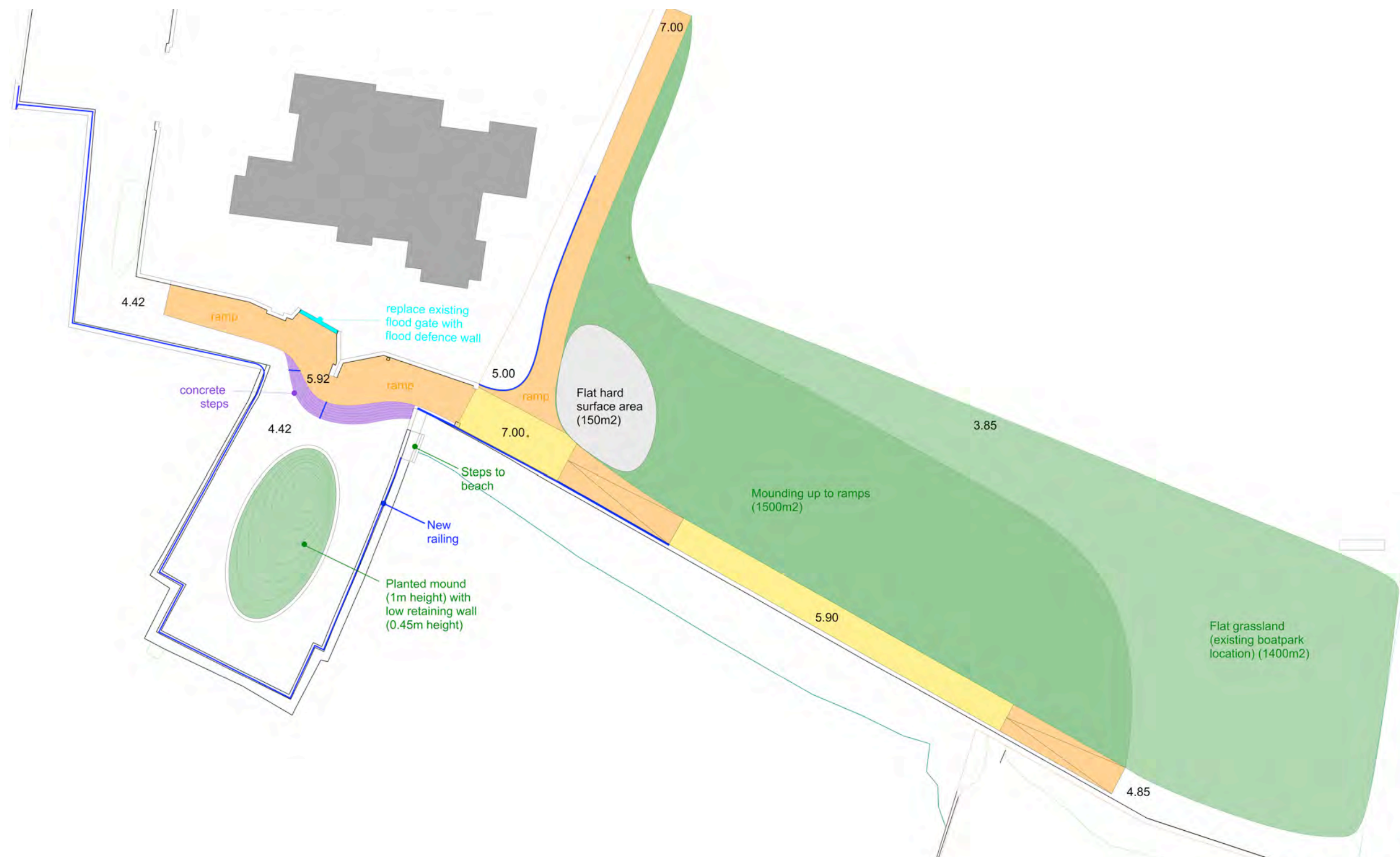


Indicative massing facing west. Riverfront and Kilverts Field connected

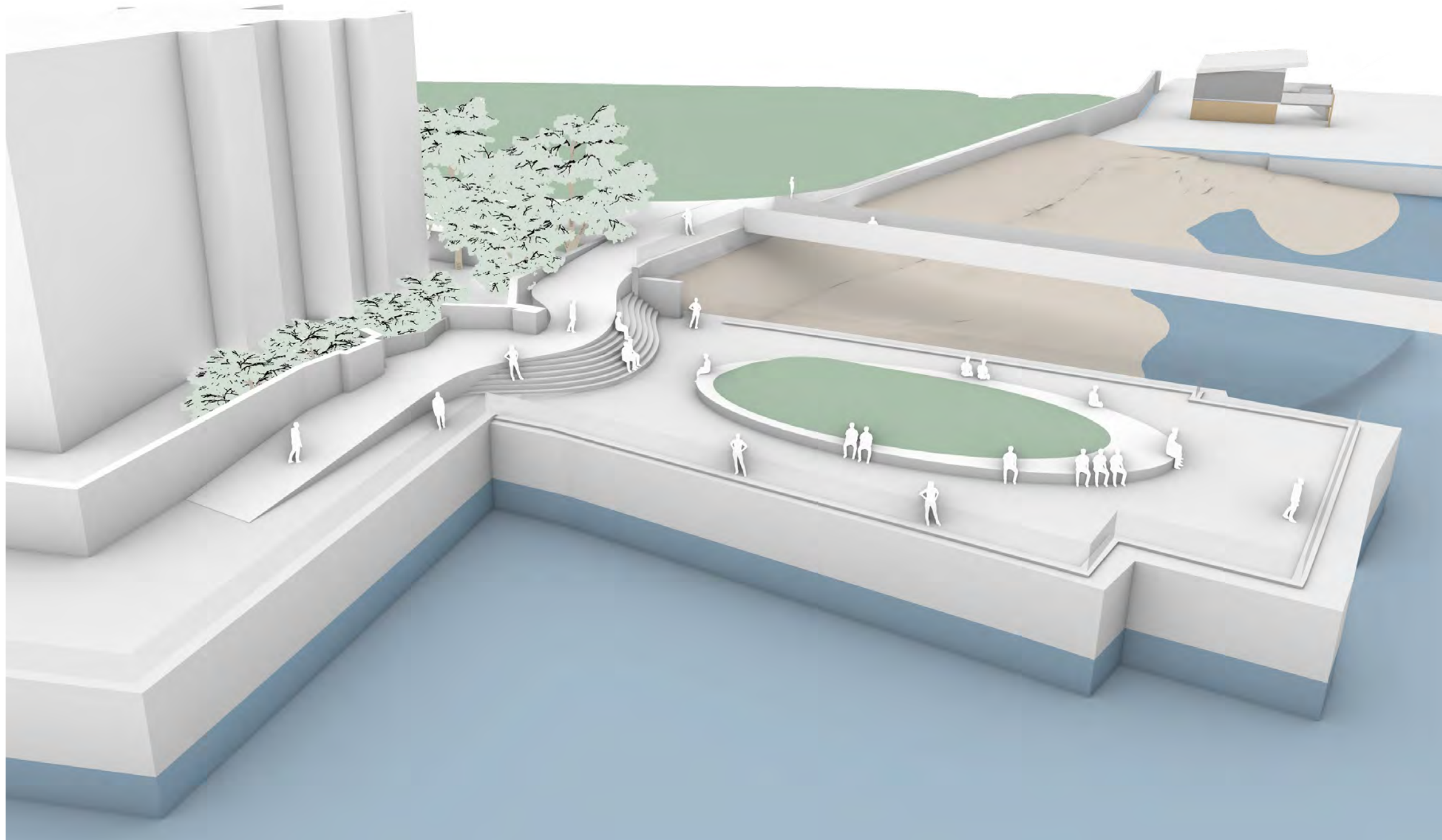
Project 6: Grays Jetty Prep Work



Aerial view of Town Wharf

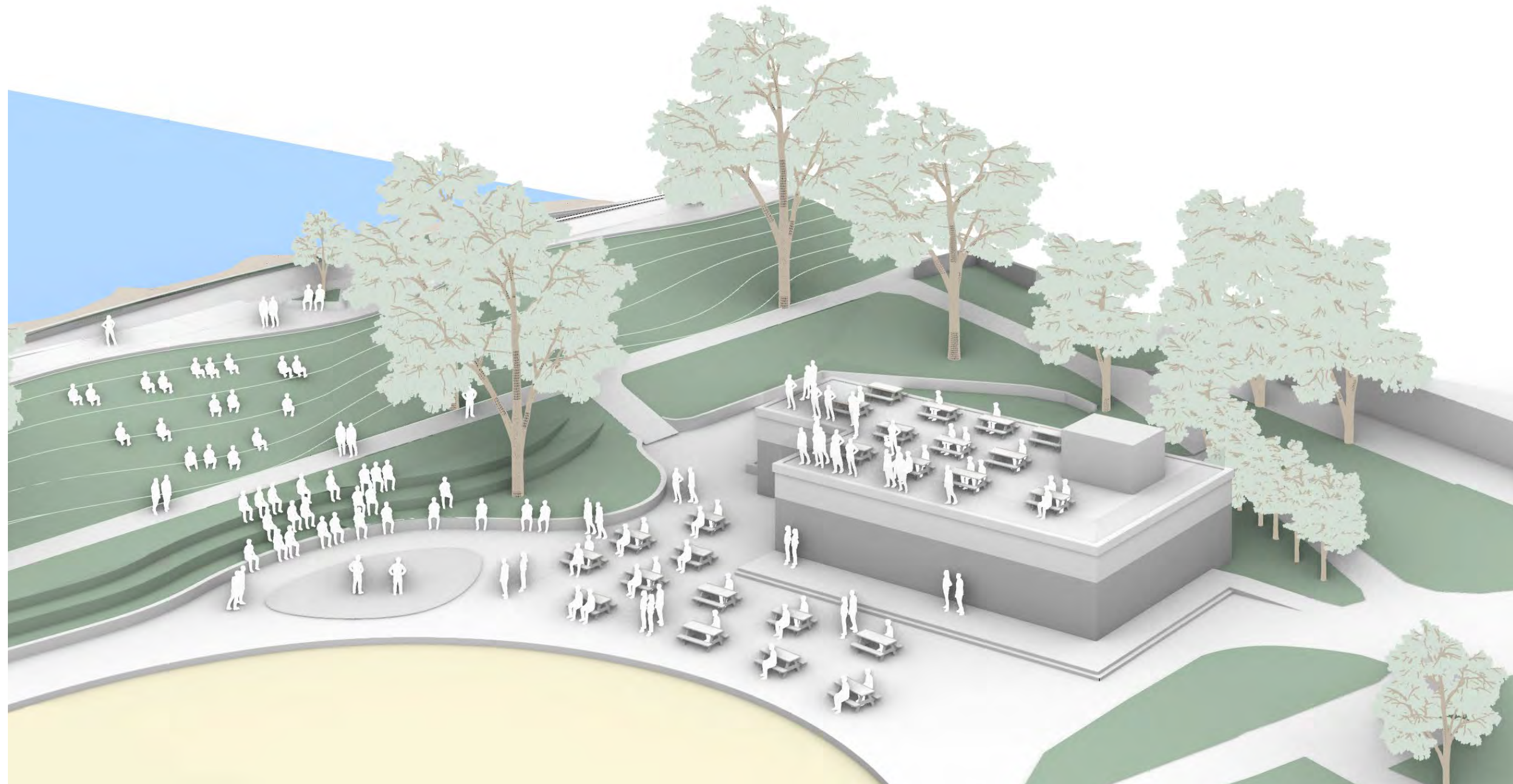


Sketch Plan of INDICATIVE Jetty Prep Work



Aerial View of **INDICATIVE** Wharf Garden & Jetty Prep Work

Appendices



Flexible events space = 2100m² approx.