

Grays Town Board

21 December 2023. Notes of Meeting / Key Action Points

ATTENDANCE

Board Members

Cllr A Jefferies, Leader of Thurrock Council
 Justin Thomas, New River; Chair
 Jackie Doyle-Price, MP, Vice Chair
 Jayne Sheehan, South Essex College Vice Principal
 Lucy Harris, Creative Places and People Partnership

AR-Urbanism

Riccardo Bobisse, Project Manager

Tonkin Liu

Anna Liu, Director
 Catherine Healy, Lead Architect

Council

Mark Bradbury, Director of Place
 Dave Smith, Chief executive
 Gregory McCullough, Interim head of Regeneration & Place Delivery
 Olanrewaju Sunmola, Senior Project Officer

DLUHC

Emma Taylor

Apologies

Cllr T Fish, Thurrock Council
 Bernice Lim, Thurrock Council

		Action
1.	Welcome and Introductions	
	<p>Apologies – Cllr T Fish and Bernice Lim were unable to attend the meeting on this occasion.</p> <p>MB – Welcomed the Board and Introduced the new Interim Head for Regeneration and Place – George McCullough.</p>	MB
2.	Review of minutes and Actions	
	<p>Minutes Agreed.</p> <p>MB advised that as per the last meeting the two building proposals rather than the public realm proposals should be prioritised for discussion.</p>	MB
3.	Aims and objectives of the meeting	
	<p>MB:</p> <ul style="list-style-type: none"> - Design team to discuss work to date and for the board to provide feedback. - The design team to take note of the Board's feedback and revise schemes accordingly. - Focus is on delivering schemes meeting the initial brief and that are viable in operation. 	MB/GM

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4.	<p>Design team presentation and board discussion</p> <p>Riccardo Bobisse (Project Manager) and Catherine Healy (Lead Architect) presented the project designs to date.</p> <p>Project 3 - Grays Riverfront Park and Beach</p> <ul style="list-style-type: none"> • Overview of previously presented plans and images of the proposed public realm works with the objective to link the High Street with the beach. • The board are happy with the proposals to be developed based upon the principles presented. • Outstanding issue and future decision for the board to consider is the potential to relocate the yacht club boatyard. <p>Project 4 – Grays Beach Riverside and Kilvert’s Field</p> <ul style="list-style-type: none"> • The discussion focused on the plan for the Lightship café and the design presented. • The board agreed that the plan to demolish and rebuild the café was too expensive and too ambitious. • The board agreed that the design team should focus on an upgrade and refurbishment of the current building. • The connection to the riverfront is important but that element should be delivered by an upper level decked area possibly on stilts. The decked area should be connected to the café internally and provide flexibility for a future operator to open or close the upper area according to seasonal demand <p>Project 5 – Activity Centre</p> <ul style="list-style-type: none"> • The current design of the building was shown alongside the extent of the internal area for discussion. • The board agreed that the current proposal is not in line with the original intention for the building that was to provide an activity centre promoting use and access to the river. • The current proposal is trying to cater for too many uses and is too expensive based on the current budget of £5.3m • The team is to focus on providing a simple base for the relocation of the sea cadets. • The sea cadets would like changing facilities and other office use on the ground floor, and the first floor to provide a hall with kitchenette and bar area. • The board asked the professional team to deliver a building to a budget of £2m which is the priority. The design aspirations of the sea cadets are to be taken into account but are not the priority. • Total area was suggested to be 2000sqft (note this could be on one level) • The building is to be designed to be a low maintenance facility with low energy/ low operational costs for the benefit of the occupier 	
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	The Board were asked to confirm that the intention is still to provide two separate buildings, and not to combine the activity centre with the upgraded café. The decision was unanimous that there should still be two separate buildings.	
5.	AOB	
	None.	
6.	Next Steps	
	<ul style="list-style-type: none"> • Ola Sunmola to circulate minutes. • Mark Bradbury and George McCullough to speak with the designers first/second week of January. • The Council to meet with the Sea Cadets to clarify requirements to feed into the activity centre design. • Design team to provide revised designs based on the brief at the next board meeting 	