

Grays Town Board Meeting

21st December 2023

Grays Riverside

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Grays Town Deal Programme

Projects & Outputs

Amalgamated
into Project 3

Projects	Outputs
Project 2: Active Riverfront Connectivity	<ul style="list-style-type: none">• Improved and safe pedestrian routes.• Create a Safe access to riverside.• Enhanced access to public green spaces.• New planting, surfacing, lighting, wayfinding, promoting accessibility and safety of these pedestrian routes.
Project 3: Grays Riverfront	<ul style="list-style-type: none">• Publicly accessible beach with dedicated public spaces and landscaping• New access arrangements to water’s edge from Grays Beach embankment• New multi-use structures on the embankment• Digital infrastructure
Project 4: Grays Beach & Kilverts Field: Leisure Destination	<ul style="list-style-type: none">• Reanimation of riverside and beach area.• Provision of multi-purpose space for events / culture and arts / visitor / exhibition space.• Provision of landward site facilities for Grays Jetty.
Project 5: Riverfront Activities Centre	<ul style="list-style-type: none">• Dedicated centre for providing to maritime activities and culture for all of Grays communities.• Modern and flexible space for culture, entrepreneurship, and the community.

Budget Allocation

Grays Town Deal

£19.9m Budget Allocation

Project 3: Grays Riverfront

Capital Expenditure	TOTAL
Build Costs	4,822,000
Fees (including studies, surveys, statutory and legal fees)	781,000
Contingency (Marine Works at this early stage of development & poor ground conditions)	2,240,000
Thurrock Council Other Costs	1,157,000
Total Expenditure	9,000,000

Project 4: Grays Beach Park & Kilverts Field: Leisure Destination

Capital Expenditure	TOTAL
Build Costs	3,650,000
Fees (including studies, surveys, statutory and legal fees)	589,000
Contingency	635,000
Thurrock Council Other Costs	726,000
Total Expenditure	5,600,000

Project 5: Riverfront Activities Centre

Capital Expenditure	TOTAL
Build Costs	3,372,000
Fees (including studies, surveys, statutory and legal fees)	642,000
Contingency	600,000
Thurrock Council Other Costs	686,000
Total Expenditure	5,300,000

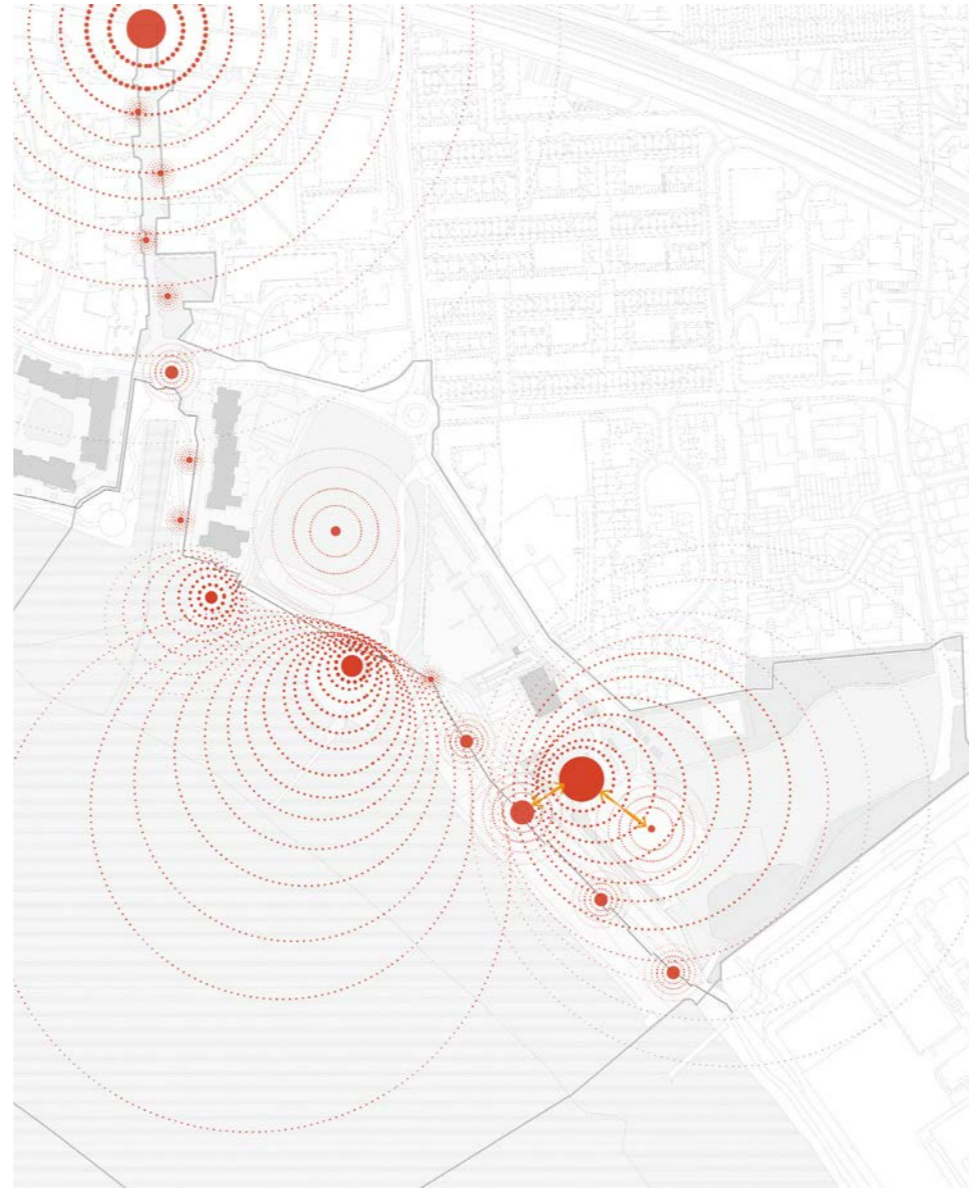
Approach to Grays Riverside

Nature, People, Place



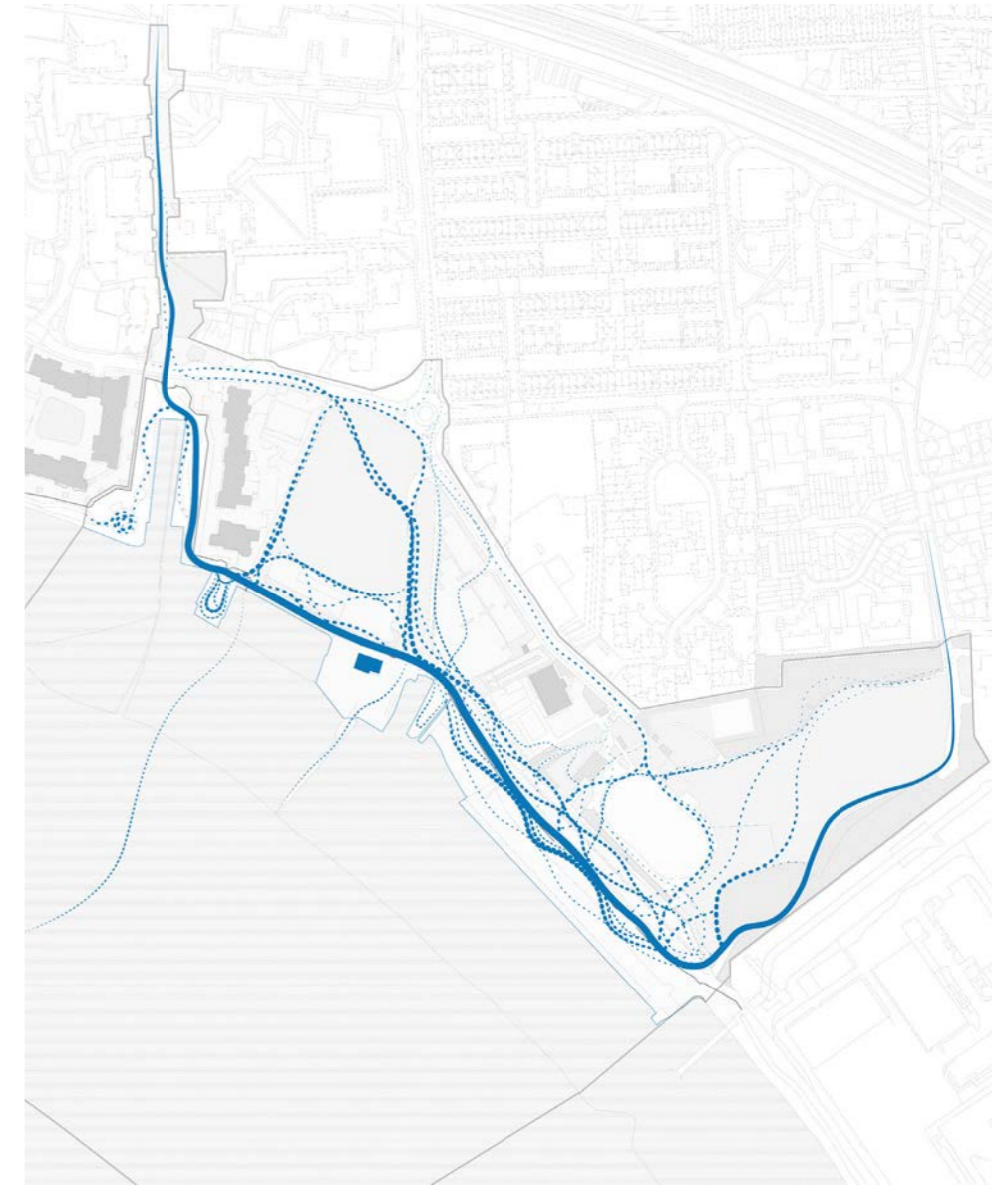
Nature

- Reconnect Kilverts Field & Grays Beach Riverside Park with the riverfront through removal of dense bushes, fences, walls and relocation of boat yard.
- Connect green corridors and increase biodiversity with addition of native plants and trees.
- Reinstall vegetated shingle beach



People

- Wayfinding signs, planting and lighting attract people from the High Street to the Riverfront
- River viewing points with seating
- Investing in two buildings to attract footfall, activity and interest to the area
- New flexible events spaces / areas activate the Riverfront



Place

- New paths, riverfront ramped access points and reprofiling of ground improve accessibility across the masterplan
- Cycle / pedestrian routes continue through Grays Riverside Beach Park
- Placemaking 'Kit of Parts' integrated throughout the landscape - lighting, benches, wayfinding

Stage 2+ Masterplan

Brief confirmation

Client confirmation required on:

1. Boat yard relocation
2. Lightship cafe improvements
3. Activity centre brief

Riverfront & Parks Design Development:

- Park entrance improvement
- Audit of storage containers, play equipment and street furniture
- Establish a 'kit of parts':
 - Street furniture - benches, tables, bins, bike stands, etc.
 - Lighting strategy
 - Wayfinding strategy
- Outdoor flexible events spaces
- Activation of riverfront



Relocated Boat Yard

Project 4

Boat yard relocation

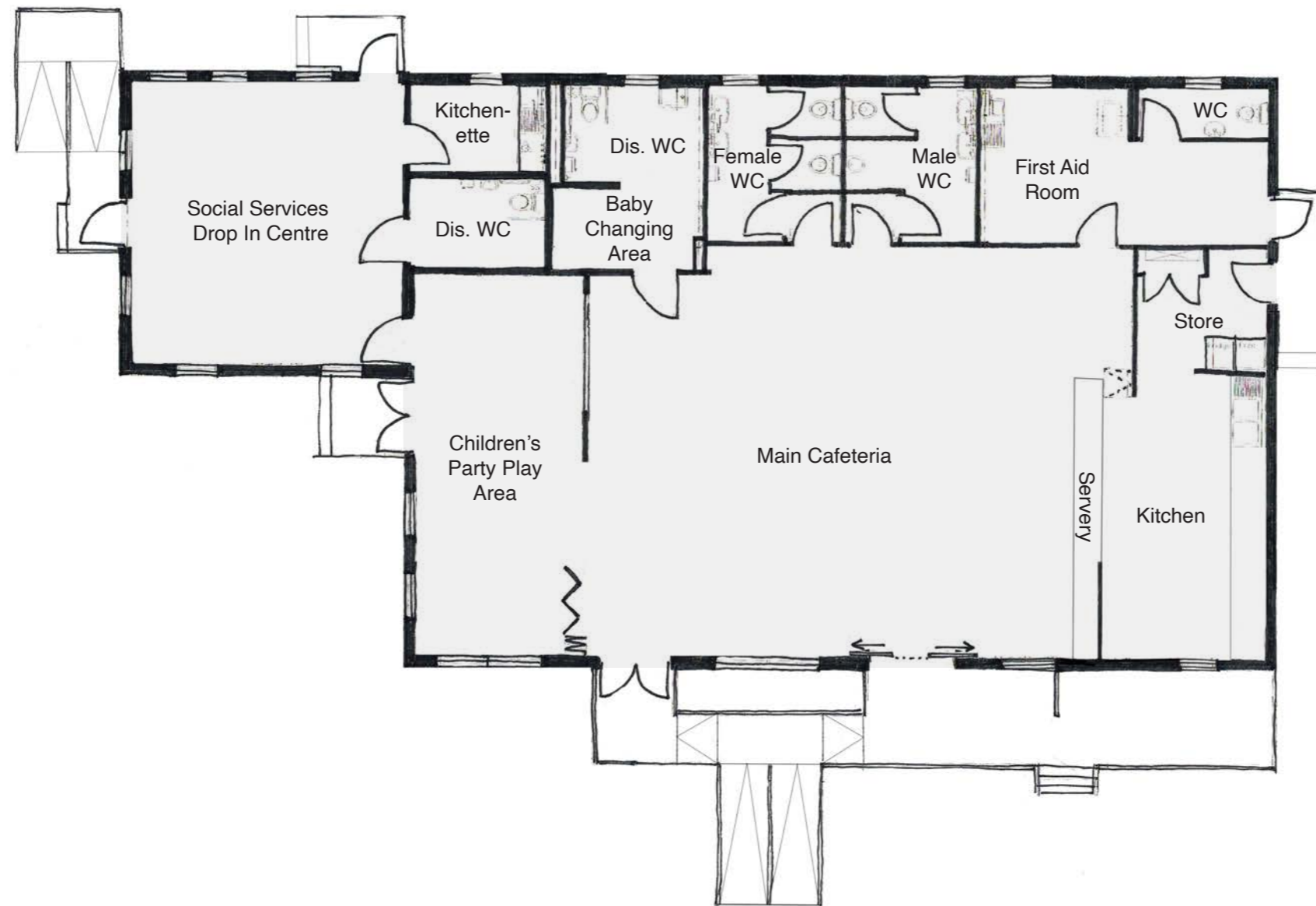
Project 4



Lightship Cafe
Project 4

Existing Lightship Cafe

Project 4



Existing Lightship Cafe

Project 4





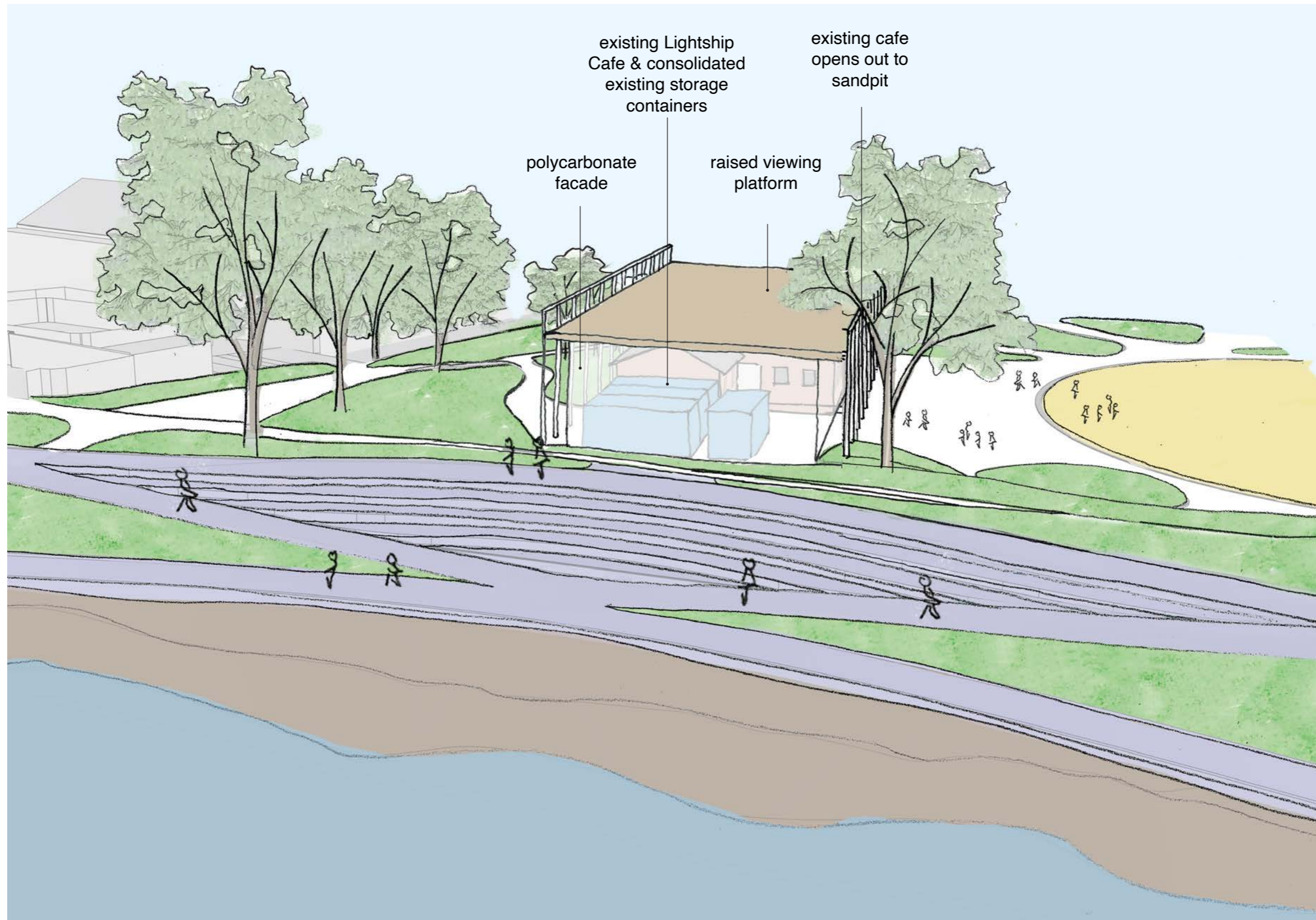
Prior design: Lightship Cafe



Prior design: Lightship Cafe

1 Existing Lightship Cafe

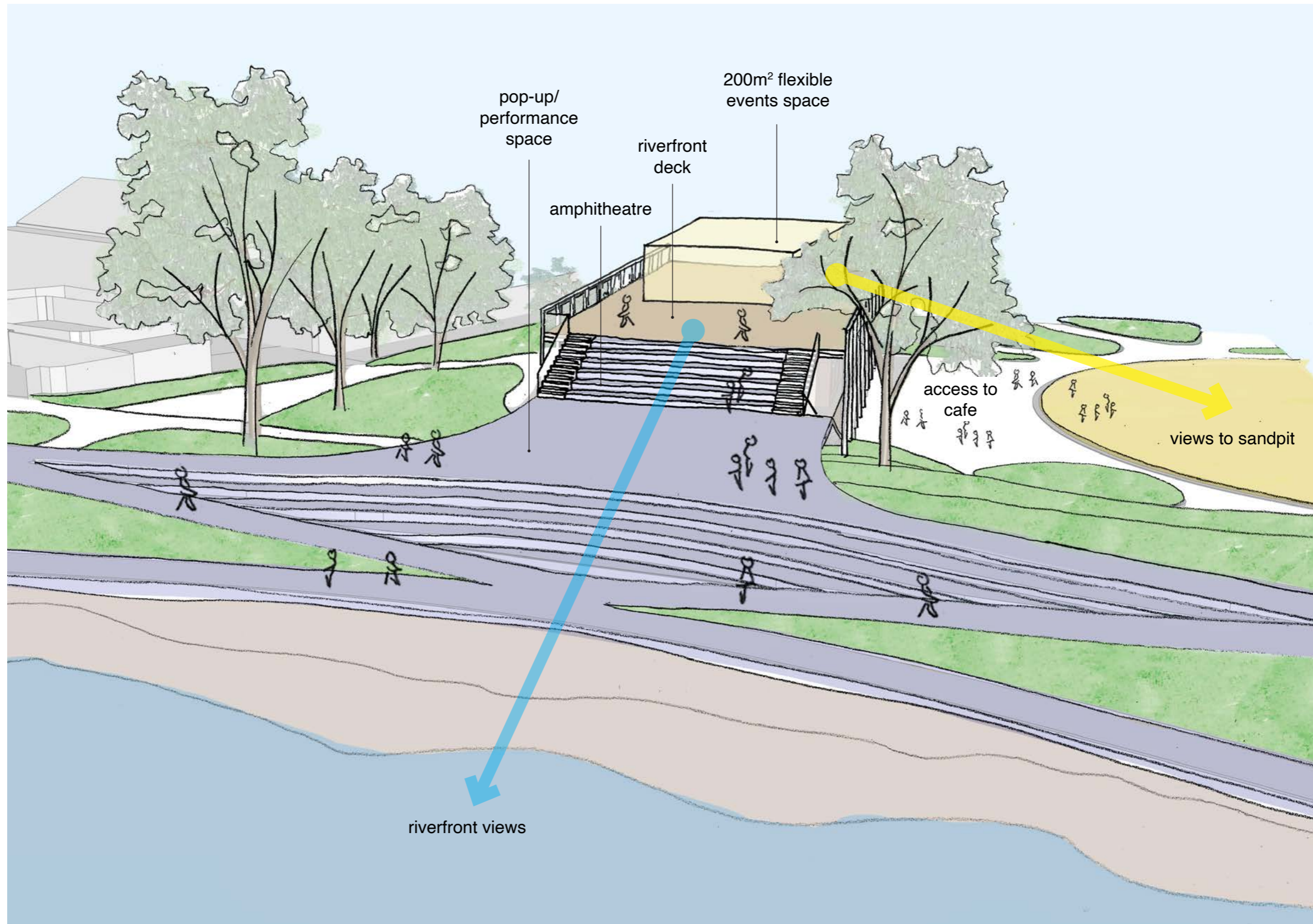
Opportunity to Enhance the Existing Café



deck constructed above existing cafe
polycarbonate walls wrap existing cafe & storage area to create a glowing facade

2 Flexible events space

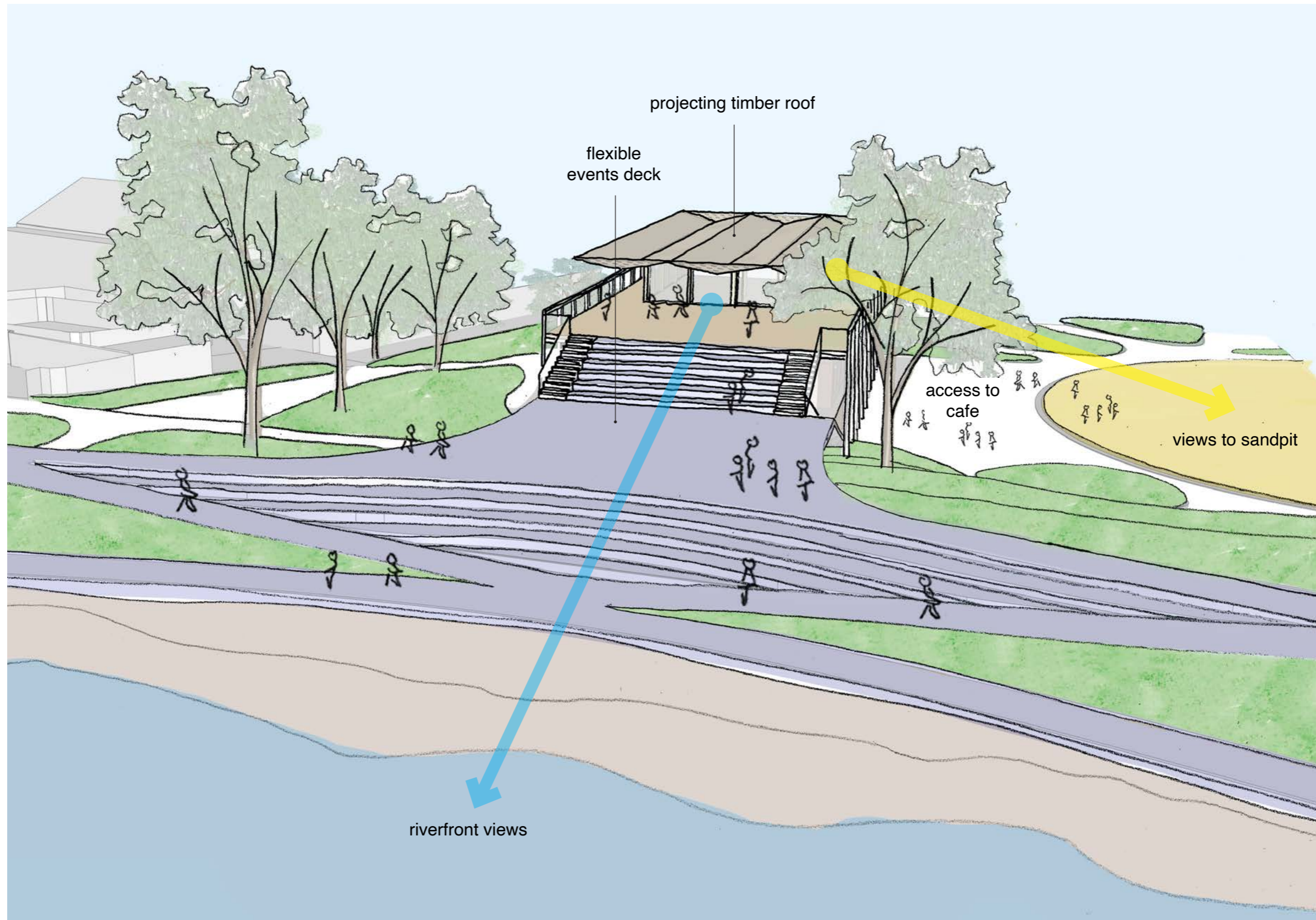
Opportunity to Enhance the Existing Café



deck connected to riverfront with amphitheatre steps
200m2 flexible events space constructed on riverfront deck over looks river & park
option for pop up events space

3 Riverfront landmark

Opportunity to Enhance the Existing Café

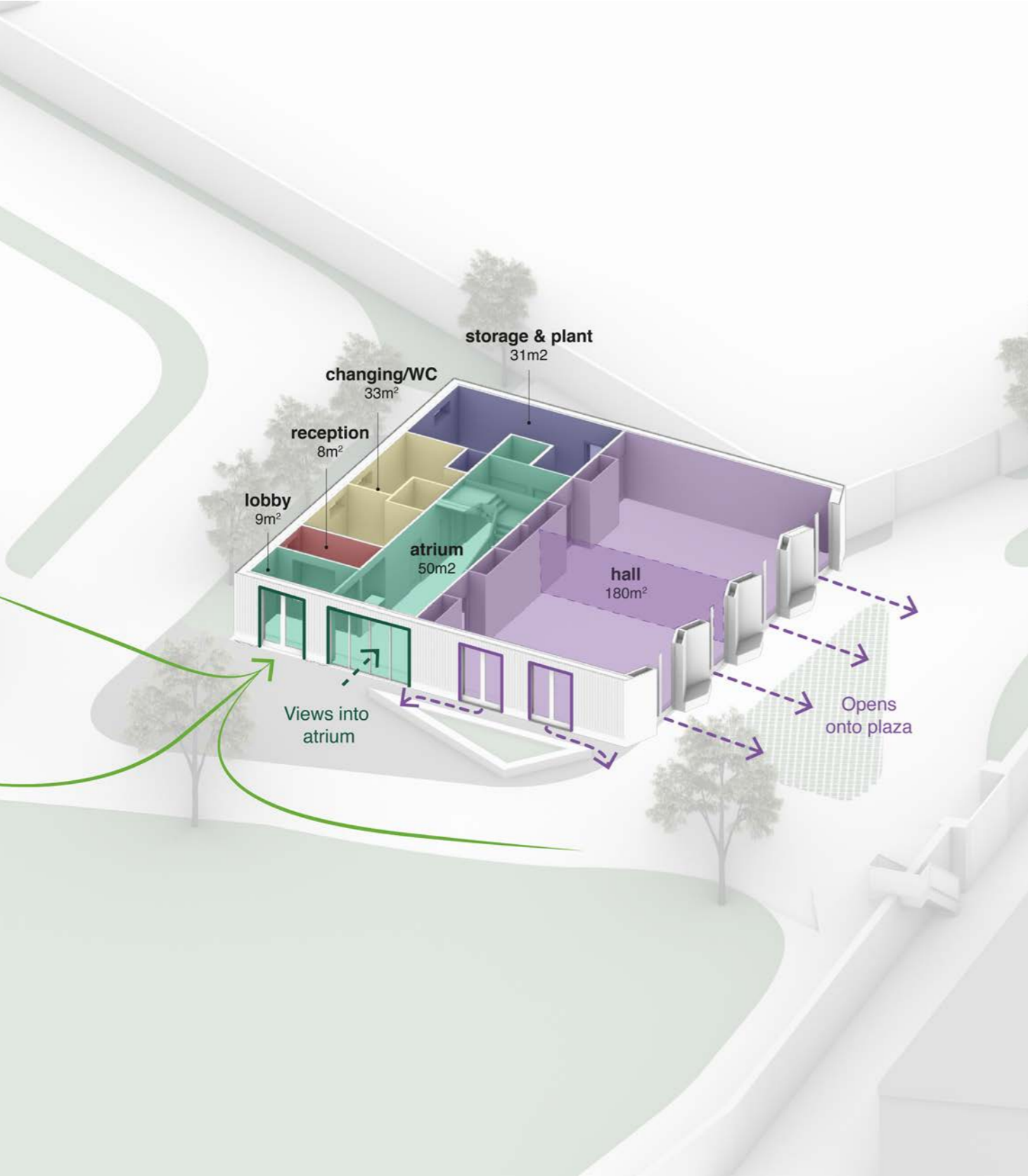


riverfront & park reconnected with flexible events space and deck

Riverfront Activities Centre
Project 5

Riverfront Activities Centre

Stage 2



00 - Ground floor



01 - First floor



Project 5: Activities Centre



Grays Riverside