Option A - Maximum demolition to form larger North High Street Square

1. Redevelopment to North High Street (larger square)
2. Redeveloped Station to North
3. Redeveloped Station and Network Rail buildings to South
4. Redevelopment of Network Rail buildings - south facing
5. Redevelopment of Station House site and surrounding area
6. New mixed-use accommodation overlooking square and church
7. Mulberry Square proposed development plot - north
8. Mulberry Square proposed development plot - south
9. Redeveloped private ownership plot - splayed to proposed college
10. New development in car park - north
11. New development in car park - south
12. Reorientated new station square
13. New town square
14. Relocated taxi rank
15. Shared surface
16. Enhanced streetscape
17. New link garden squares
18. Underpass with ramps, steps and lifts for access
19. Footbridge and area reserved for underpass

GRAYS TOWN CENTRE

General Arrangement Plan - Option A

Scale 1:1000 @ A3
Date 30.05.2013
Drawn JdB/JC

Project
Sketch No 178-MOD3-SK-006_01

South Essex College (under construction)
Option B - Alternative with minimum demolition to form smaller North High Street Square

1. Redevelopment to North High Street (smaller square)
2. Redeveloped Station to North
3. Redeveloped Station and Network Rail buildings to South
4. Redevelopment of Network Rail buildings - south facing
5. Redevelopment of Station House site and surrounding area
6. New mixed-use accommodation overlooking square and church
7. Mulberry Square proposed development plot - north
8. Mulberry Square proposed development plot - south
9. Redeveloped private ownership plot - splayed to proposed college
10. New development in car park - north
11. New development in car park - south
12. Reorientated new station square
13. New town square
14. Relocated taxi rank
15. Shared surface
16. Enhanced streetscape
17. New link garden squares
18. Underpass with ramps, steps and lifts for access
19. Footbridge and area reserved for underpass

Project: GRAYS TOWN CENTRE
Scale: 1:1000 @ A3
Date: 30.05.2013
Title: General Arrangement Plan - Option B (alternative)
Sketch No: 178-MOD3-SK-007_01
Drawn: JdB/JC

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Extents of Works Areas

Option A - Maximum demolition to form larger North High Street Square

Option B - Alternative with minimum demolition to form smaller North High Street Square
NOTES:

Extent of demolition
- Buildings to west of High Street North from Crown Road up to and including Halifax building

Dimensions
- South facing terrace dimensioned for dining space - 7m width
- East facing terrace dimensioned for cafe use - 5m width

North High Street Development Area
Option A - Maximum demolition to form larger North High Street Square
South High Street Development Area

Proposed Development Plot
4 storeys (10)

Proposed Development Plot including
redeveloped Station
4 storeys (3)

Proposed Development Plot
4 storeys (5)

Proposed Development Plot
4 storeys (11)

Proposed Development Plot
4 storeys (6)

Proposed Development Plot - 6 storeys (7)

Proposed Development Plot - 4 storeys (9)

Proposed Development Plot - 5 storeys (8)

ST. PETER AND ST. PAUL’S
CHURCH

New garden square with
existing TPO’d trees

Lifts between South High
Street and the underpass

Steps through terraces

Sloped access through
terrace park space max.
1:21 gradient

Dining Terrace

Wayfinding sculpture / art
piece

Existing bridge to be
removed after construction

STATION APPROACH

RAILWAY LINES

Subway

HIGH STREET

BEACH

NEW ROAD

1:500 @ A3

Project
GRAYS TOWN CENTRE

Scale 1:500 @ A3

Title Detail Area Plan - South High Street

30.05.2013

Sketch No 178-MOD3-SK-011_01

Drawn JdB/UC

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Section A-A’
North-South Section facing East (North Underpass)

- Proposed Development Plot
  - 3 storeys (1A)

- Existing North High Street’s western elevation

- Balustrade to edge of underpass

- Green Wall

- Road realigned

- Proposed light and ventilation shafts

- HIGH STREET NORTH

- TOWN SQUARE

- PROPOSED DEVELOPMENT
  - 3 storeys (1A)

- Existing North High Street’s western elevation

- Balustrade to edge of underpass

- Green Wall

- Road realigned

- Proposed light and ventilation shafts

- Underpass

- HIGH STREET NORTH

- TOWN SQUARE

- PROPOSED DEVELOPMENT
  - 3 storeys (1A)

- Existing North High Street’s western elevation

- Balustrade to edge of underpass

- Green Wall

- Road realigned

- Proposed light and ventilation shafts

- Underpass

- HIGH STREET NORTH

- TOWN SQUARE

- PROPOSED DEVELOPMENT
  - 3 storeys (1A)

- Existing North High Street’s western elevation

- Balustrade to edge of underpass

- Green Wall

- Road realigned

- Proposed light and ventilation shafts

- Underpass
Section A-A’
North-South Section facing East (South Underpass)

- Green Wall
- Balustrade to edge of underpass
- The Pullman Tavern
- Approved Planning Consent for Pullman Tavern site
- Grays Dental Centre
- Proposed Development
  - Plots on Mulberry Square site.
  - 4-6 storeys (ref 7,8,9)

- Network rail barriers
- Stepped access
- Sloped access (max. 1:21) and landing to steps
- Planted terraces
- Proposed new alignment of Station Approach shared surface
- Existing Thurrock Council offices

Project: GRAYS TOWN CENTRE
Sketch No: 178-MOD3-SK-013_01
Scale: 1:200 @ A3
Date: 30.05.2013
Drawn: JdB/JC

Title: Section A-A’ - South
Section B-B’
East-West Section facing North (North Underpass)

- Existing access road
- Proposed Development Plot 3 storeys (1A)
- Water feature in square
- Planted terraces
- Balustrade to edge of underpass
- Steps through park terrace
- Cafe / Dining terraces
- Steps to square

Project: GRAYS TOWN CENTRE
Scale: 1:200 @ A3
Date: 30.05.2013
Drawn: JdB/UC

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Sketch No: 178-MOD3-SK-014_01
Title: Section B-B’
View North from top of South Underpass

- Proposed development plot 04
- Crown Road
- Proposed development plot 1A
- North High Street
- Lifts between South High Street and the underpass
- Stepped access
- Sloped access (max. 1:21) and landing to steps
- Planted terraces
View of Town Square and North Underpass

- Lifts between South High Street and the underpass
- Proposed development plot 1A
- South facing cafe and dining terrace
- Planted terraces
- Stepped access
- Water feature in square
- Sloped access (max. 1:21) and landing to steps
- North High Street
- Wayfinding sculpture / art piece
- North Underpass
- South facing cafe and dining terrace

Project: GRAYS TOWN CENTRE
Date: 30.05.2013
Drawn: JdB/JC

Sketch No: 178-MOD3-SK-016_01
Title: Sketch View 2
Design Precedents

Exhibition Road, London, UK

Rope Walks, Liverpool, UK

Grounds of Hargreaves Mall, Australia

Ravensbourne College / 02, London, UK

Brewery Square, Dorchester, UK

Thames Barrier Park, London, UK

- shared space
- public realm on steps
- use of water

- square

- markets and events

- green wall to underpass edge