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

1A	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

HIGH STREET

Morrisons Car Park

Bus Stops

CROWN ROAD

Subway

Subway

Station Car Park

STATION APPROACH

Pullman Tavern Site

Grays Old Cemetery Churchyard

ST.PETER and ST. PAUL'S CHURCH

Grays Parish Hall

HIGH STREET

Council Offices

NEW ROAD

76 High Street Planning Consent

South Essex College (under construction)

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

1B	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

HIGH STREET

Morrisons
Car Park

Bus Stops

CROWN ROAD

Subway

Subway

Station Car
Park

STATION APPROACH

Pullman
Tavern
Site

Grays Old Cemetery
Churchyard

ST. PETER and ST.
PAUL'S CHURCH

Council Offices

Grays
Parish
Hall

HIGH STREET

NEW ROAD

76 High Street
Planning Consent

South Essex College
(under construction)

Extents of Works Areas

Extent of demolition
in North High Street

Extent of works

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

Extent of demolition
in North High Street

Extent of works

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

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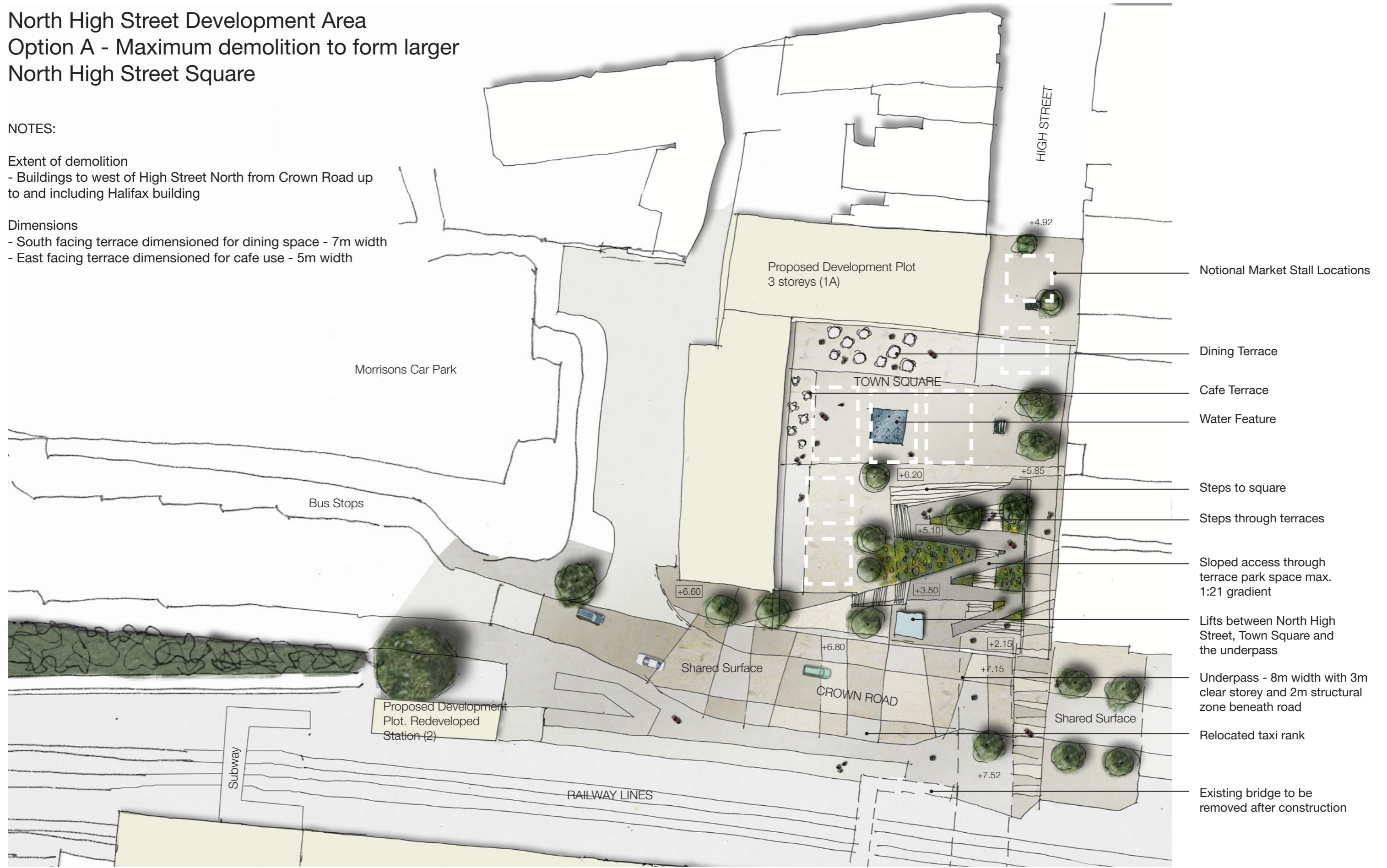
NOTES:

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

HIGH STREET

+4.92

Proposed Development Plot
3 storeys (1A)

Notional Market Stall Locations

Dining Terrace

TOWN SQUARE

Cafe Terrace

Water Feature

+6.20

+5.85

Steps to square

Steps through terraces

+5.10

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

Morrisons Car Park

Bus Stops

+6.60

+3.50

Lifts between North High Street, Town Square and the underpass

Underpass - 8m width with 3m clear storey and 2m structural zone beneath road

+6.80

Shared Surface

+2.15

+7.15

Shared Surface

CROWN ROAD

Proposed Development Plot. Redeveloped Station (2)

Relocated taxi rank

Subway

+7.52

Existing bridge to be removed after construction

RAILWAY LINES

South High Street Development Area

Proposed Development Plot
4 storeys (10)

Subway

RAILWAY LINES

Proposed Development Plot including
redeveloped Station
4 storeys (3)

+8.00

STATION APPROACH

Proposed
Development
Plot
4 storeys (11)

Proposed Development Plot
4 storeys (5)

+8.25

Proposed
Development
Plot
4 storeys (6)

STATION APPROACH

+8.50

+9.42

+9.15

Existing bridge to be
removed after construction

Lifts between South High
Street and the underpass

New garden square with
existing TPO'd trees

Dining Terrace

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

Steps through terraces

Cafe Terrace

Wayfinding sculpture / art
piece

Proposed Development
Plot - 6 storeys (7)

Proposed Development
Plot - 5 storeys (8)

+9.20

ST. PETER AND ST. PAUL'S
CHURCH

HIGH STREET

Proposed Development
Plot - 4 storeys (9)

+9.47

NEW ROAD

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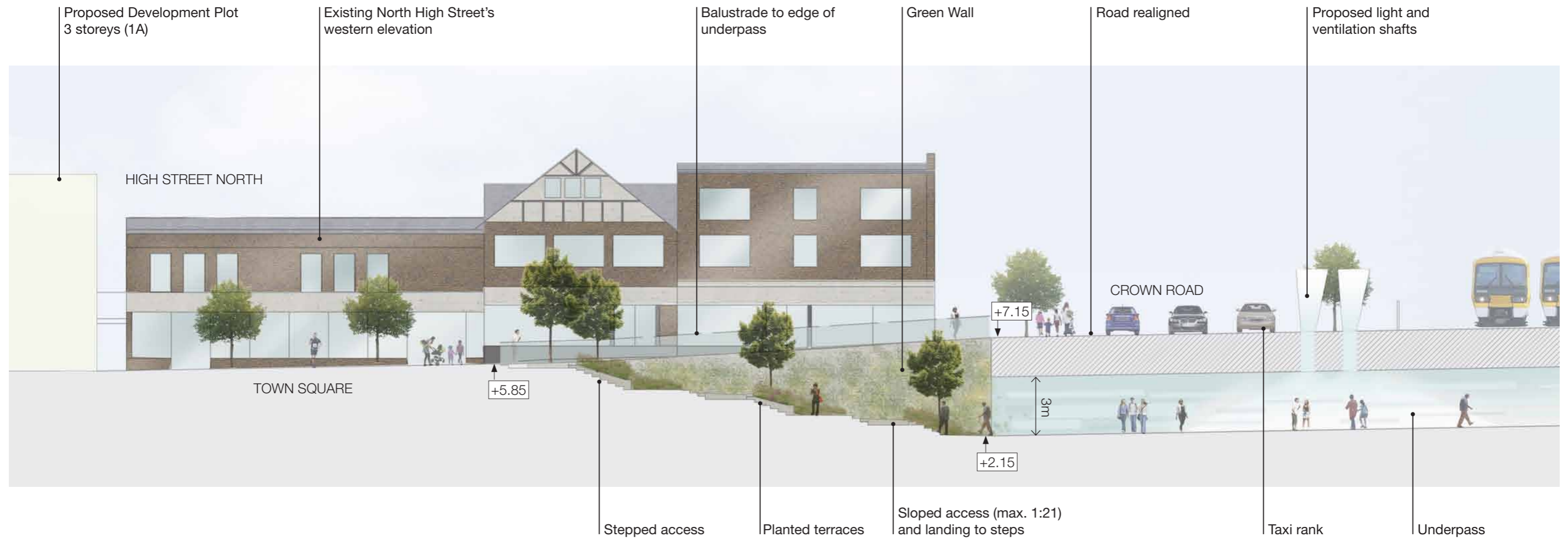
A

A'

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

CROWN ROAD

+5.85

+7.15

3m

+2.15

Stepped access

Planted terraces

Sloped access (max. 1:21)
and landing to steps

Taxi rank

Underpass

Section A-A'
North-South Section facing East (South Underpass)
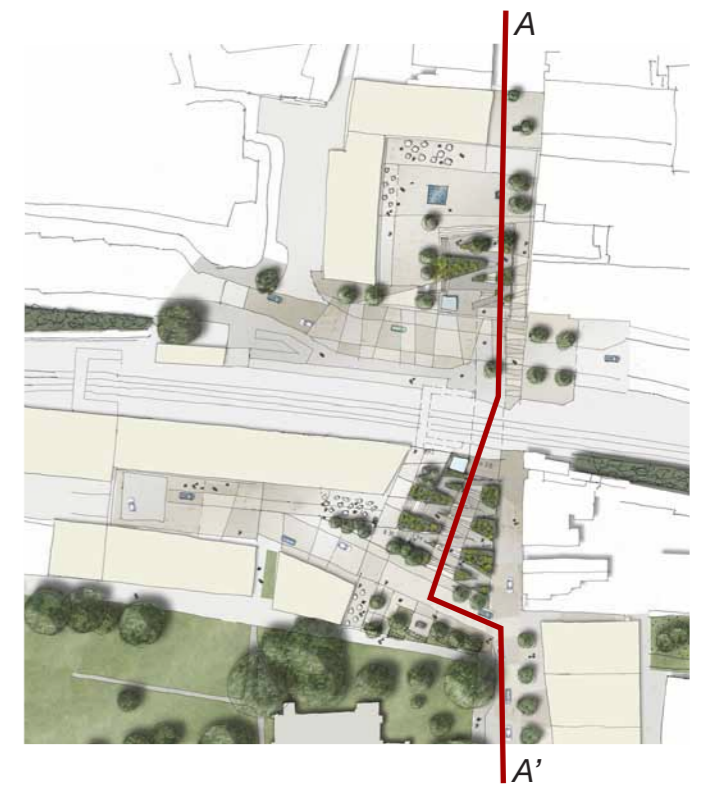
Green Wall

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)

+7.60

+2.60

3m

+8.50

HIGH STREET SOUTH

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

Section B-B'
East-West Section facing North (North Underpass)
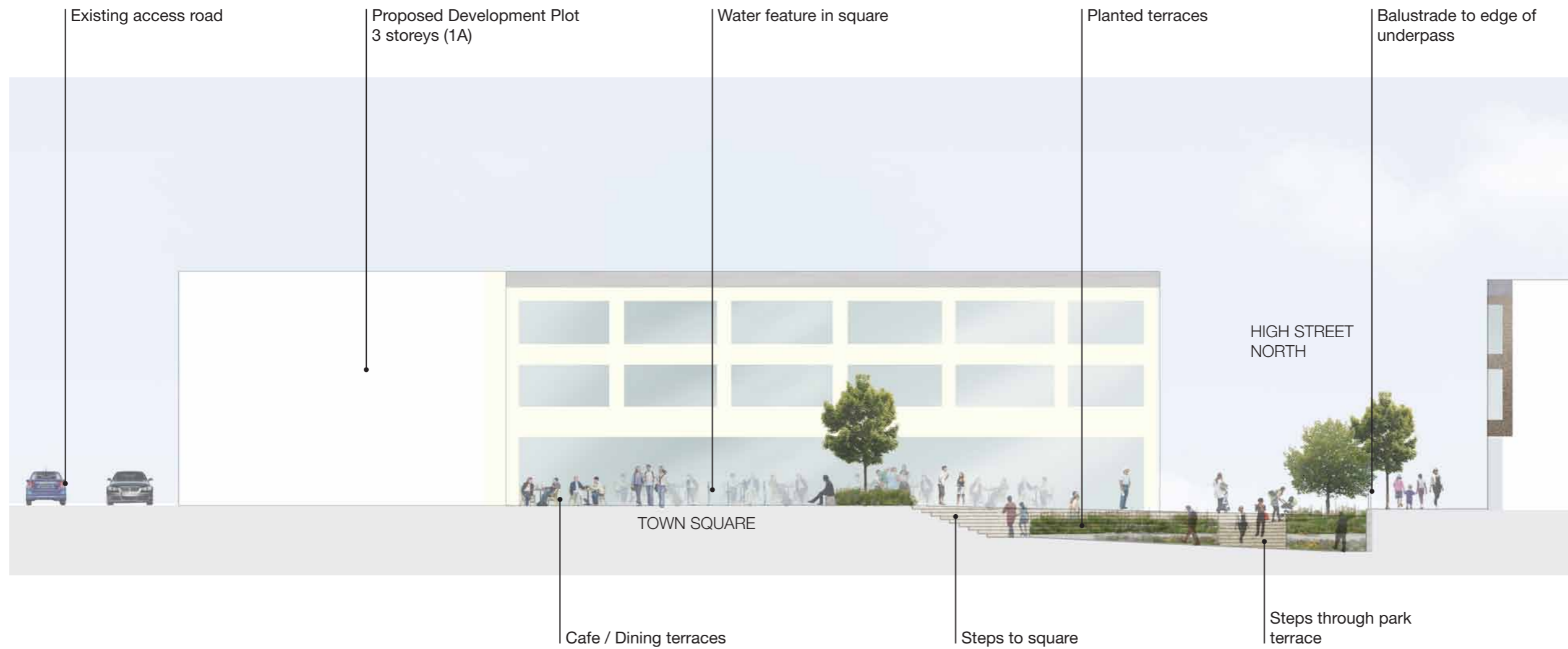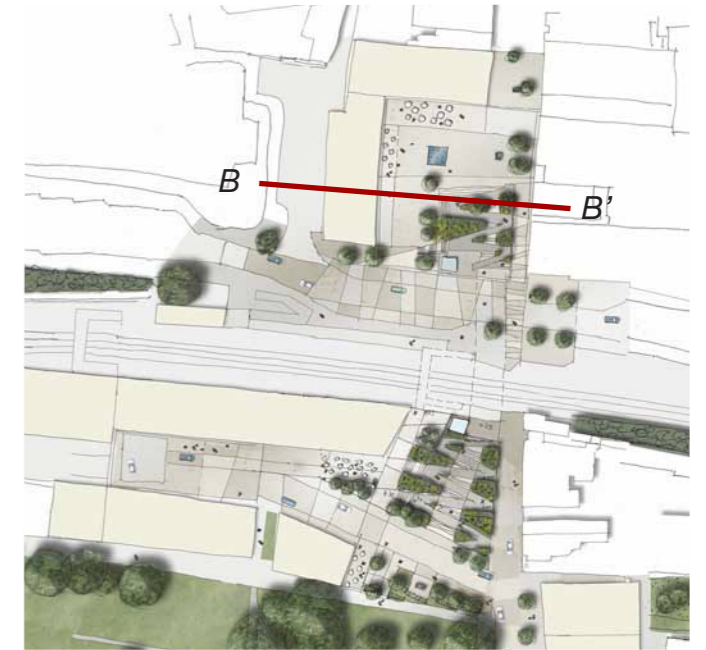
B ——————————— B'

Existing access road

Proposed Development Plot
3 storeys (1A)

Water feature in square

Planted terraces

Balustrade to edge of underpass

HIGH STREET NORTH

TOWN SQUARE

Cafe / Dining terraces

Steps to square

Steps through park terrace

View North from top of South Underpass
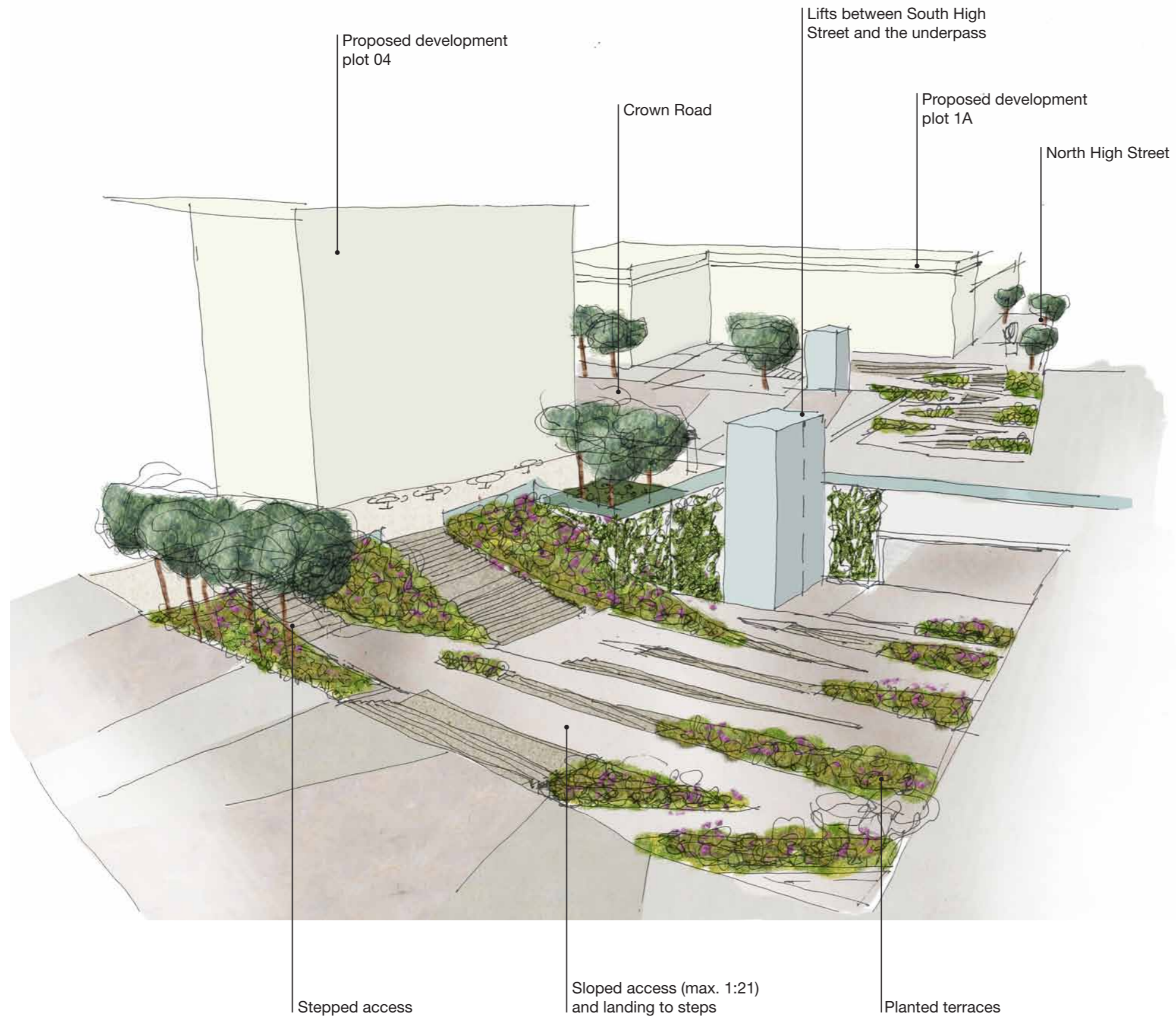
Proposed development
plot 04

Lifts between South High
Street and the underpass

Crown Road

Proposed development
plot 1A

North High Street

Stepped access

Sloped access (max. 1:21)
and landing to steps

Planted terraces

View of Town Square and North Underpass
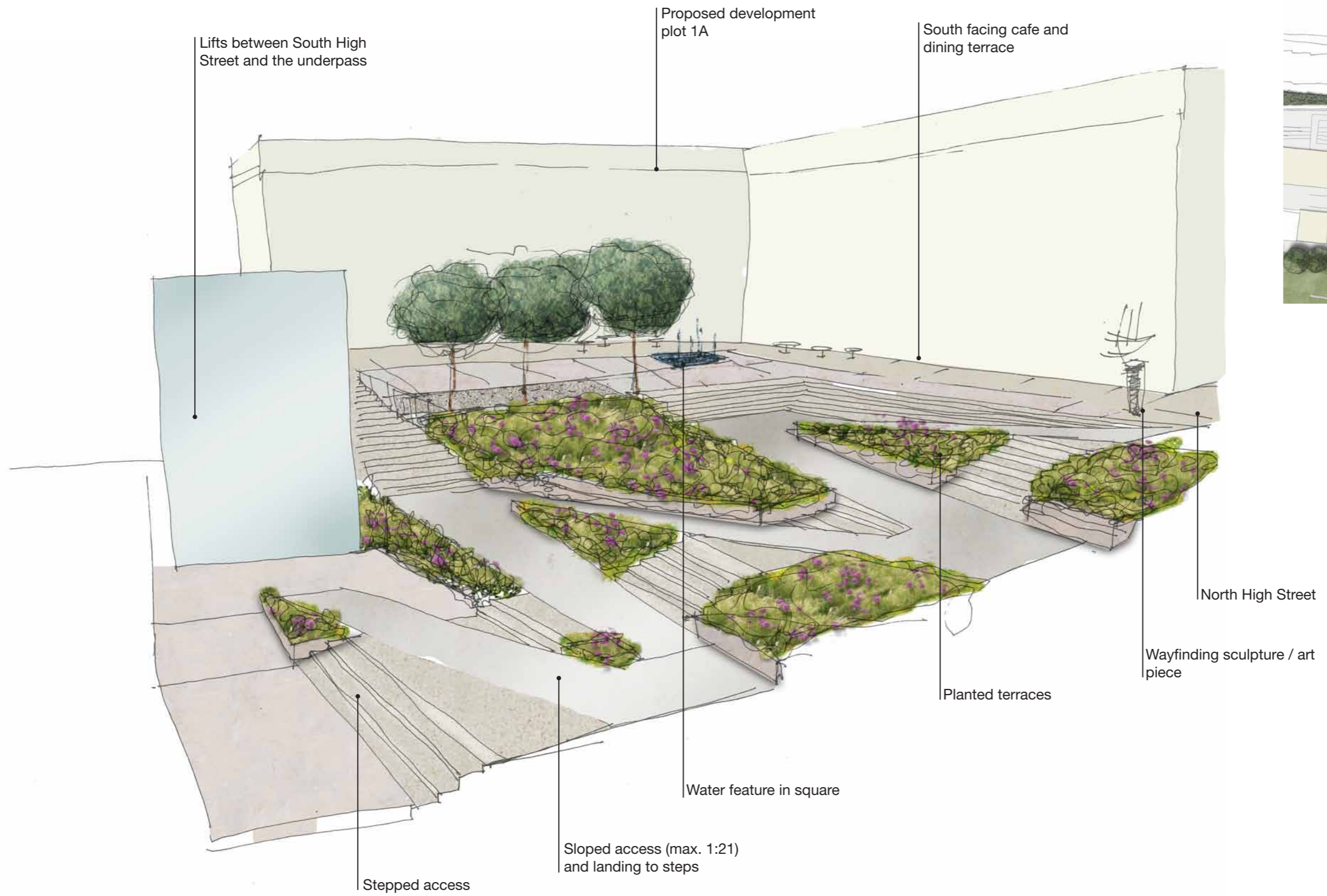
Lifts between South High Street and the underpass

Proposed development plot 1A

South facing cafe and dining terrace

North High Street

Wayfinding sculpture / art piece

Planted terraces

Water feature in square

Sloped access (max. 1:21) and landing to steps

Stepped access

Design Precedents

Exhibition Road, London, UK

Rope Walks, Liverpool , UK

Grounds of Hargreaves Mall, Australia

Ravensbourne College / 02, London, UK
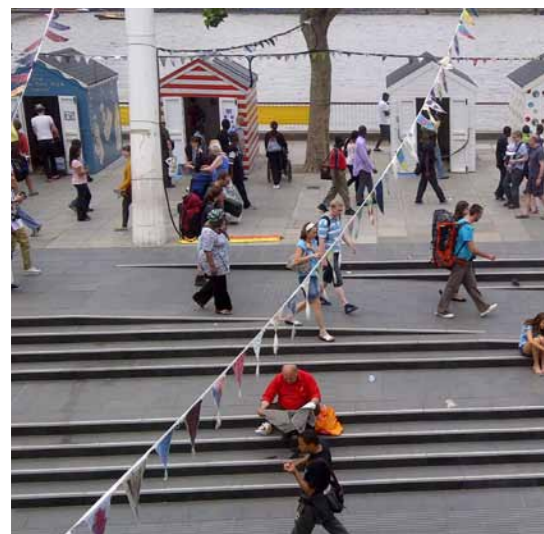
shared space

square

shared space

use of water
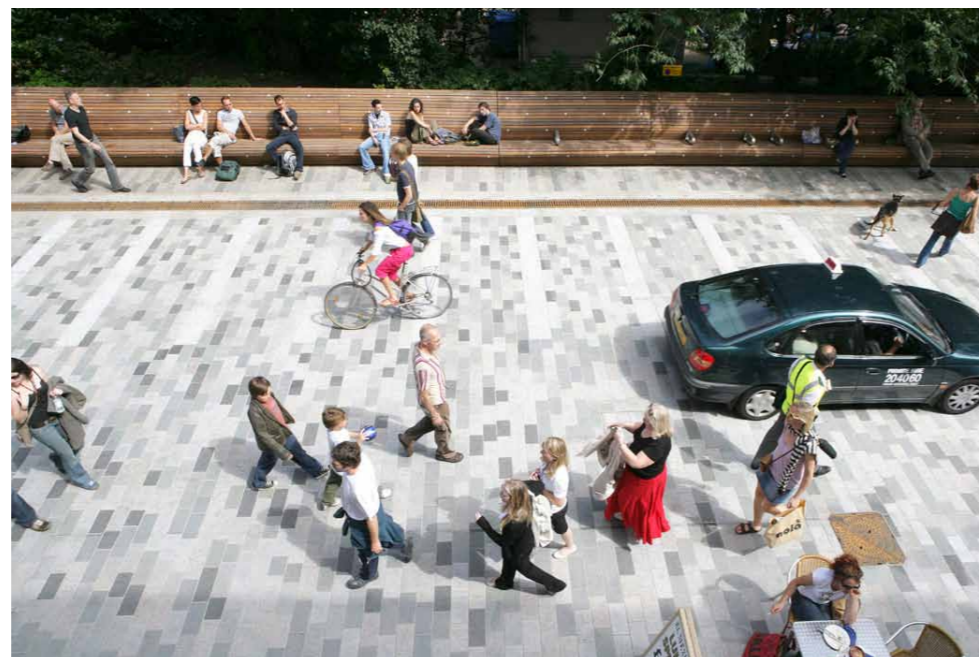
public realm on steps

square

use of water

markets and events

green wall to underpass edge

Southbank, London , UK

New Road, Brighton, UK

Brewery Square, Dorchester UK

Thames Barrier Park, London , UK