



**Tilbury Towns Fund Board Meeting  
15<sup>th</sup> December 2023**



**Heritage Connectivity Projects – Station Hub (A) ,  
Hairpin Bridge (B) , Ferry Road Trail (C ) , Pier Approach  
(D) & Fort Links (E)**

## PROJECT UPDATE

### Past Actions

- For compliance plan to instruct detailed design package for projects A, B & C to council term contractor Henderson & Taylor (H & T) dropped.
- Austin Smith Lord (ASL) led design team to continue design works from RIBA stage 2 ( options) onwards to RIBA stage 4 ( technical design) construction package for costing and implementation.
- Work package D incorporated into HLF Station Design package. This will provide a co-ordinated design solution to the riverfront works and support the wider HLF bid.

### Next Steps – 3 months

- Progress Package A, B & C to RIBA stage 4 with ASL
- Work Package D in HLF bid and if successful delivered directly by the Tilbury on Thames Trust as part of the wider HLF bid. If HLF bid is unsuccessful then delivery would revert to H & T.



*Heritage – Tilbury Town Public Realm Projects*





## Heritage Connectivity Projects – Station Hub (A) , Hairpin Bridge (B) , Ferry Road Trail (C) , Pier Approach (D) & Fort Links (E)

A

Hub - Tilbury Station - St. Andrew's Square



B

Heritage Links - Hairpin Bridge



C

Heritage Links - Ferry Road Trail





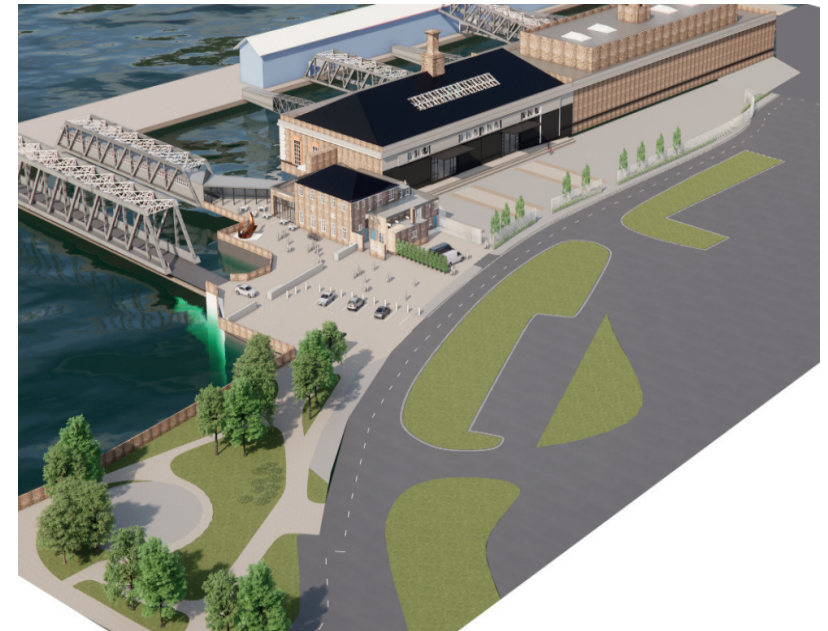
**TILBURY**  
TOWNS FUND



[thurrock.gov.uk](http://thurrock.gov.uk)

**Heritage Connectivity Projects – Station Hub, Hairpin Bridge, Ferry Road Trail, Pier Approach & Fort Links**

**D** Heritage - Tilbury Pier Approach / Riverside



Proposed designs for the Tilbury Pier Approach/Riverside Station building



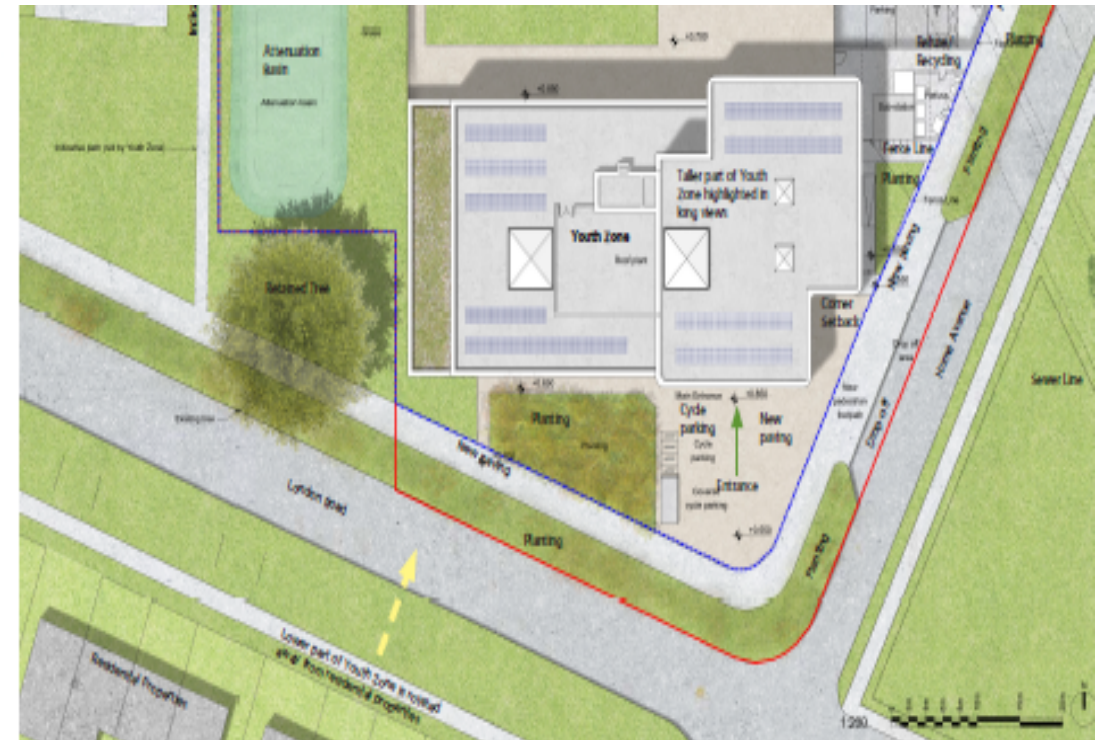


## The Heart- Thurrock Youth Zone

### PROJECT UPDATE

#### Actions Completed

- Fields In Trust - Deed of Release has been agreed with the Council's Asset and Legal teams to sign and seal.
- Business Case for Strategic Property Board has been approved for RIBA stage 4 works.
- Thames Freeport Seed Fund application has now been produced and awaiting comments from Senior Leadership Team.



Site plan, not to scale



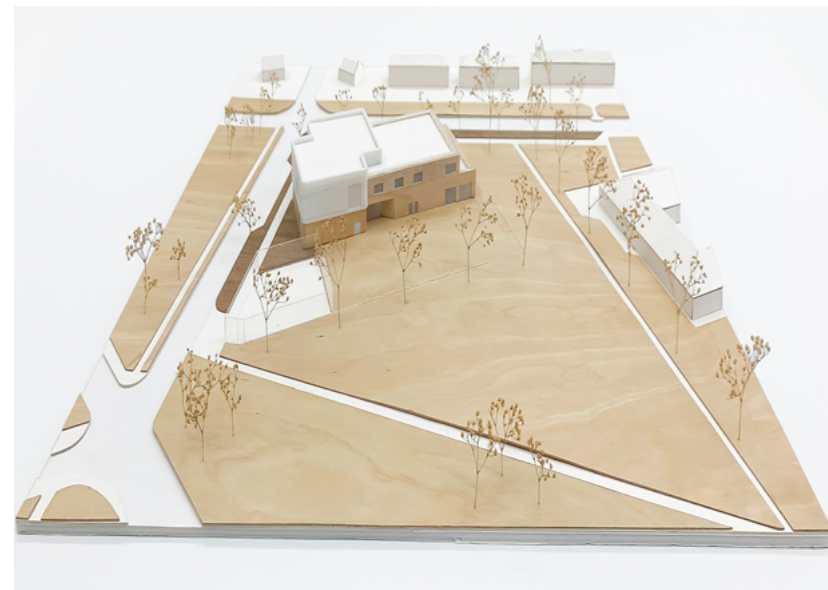
**TILBURY**  
TOWNS FUND



**thurrock.gov.uk**

## The Heart- Thurrock Youth Zone

- **Next Steps: 3-6 months**
- Agree Heads of Terms for the Lease - Implementation and Operational agreements.
- Negotiate S106 Agreement
- Finalising Grant Agreement for the release of £400,000
- February 2024 – Professional Teams Re-engaged for Stage 4 Design work
- April 2024 – Stage 4 Design work completed
- May 2024 – Project goes out to tender



3D Illustrations of the Youth Zone





## Heritage Projects – Pontoon

### PROJECT UPDATE

#### Past Actions

- Beckett Rankine (BR) finishing off planning documentation and consistency checks
- Sub-consultants have been working on the supporting documentation, i.e. Drawings, Design and Access Statement, Ecological Impact Assessment, Flood Risk Assessment etc.
- BR have made minor changes to the drawing package in response to comments raised by POTL.

#### Current project status:

- BR are preparing documentation for the planning permission.
- Transport Statement - with Consultant, Steer - BR are currently awaiting update on its completion from Steer.



*Heritage Pontoon*



## Heritage Projects – Pontoon

### Next steps – 3 months

BR have provided an indicative timeline based on the receipt of all supporting data/documentation by end of January.

- 31/01/2024: Receipt of supporting documentation
- 07/02/2024: Submission of planning application
- 28/02/2024: Submission of marine consents
- PLA – River Works License – 12 weeks determination
- EA – Flood Risk Activity Permit – 10 weeks determination
- MMO – Marine License – 13 weeks determination (as quoted by MMO – 18 weeks determination to be considered)



*Heritage Pontoon*





## The Heart- Brennan Road

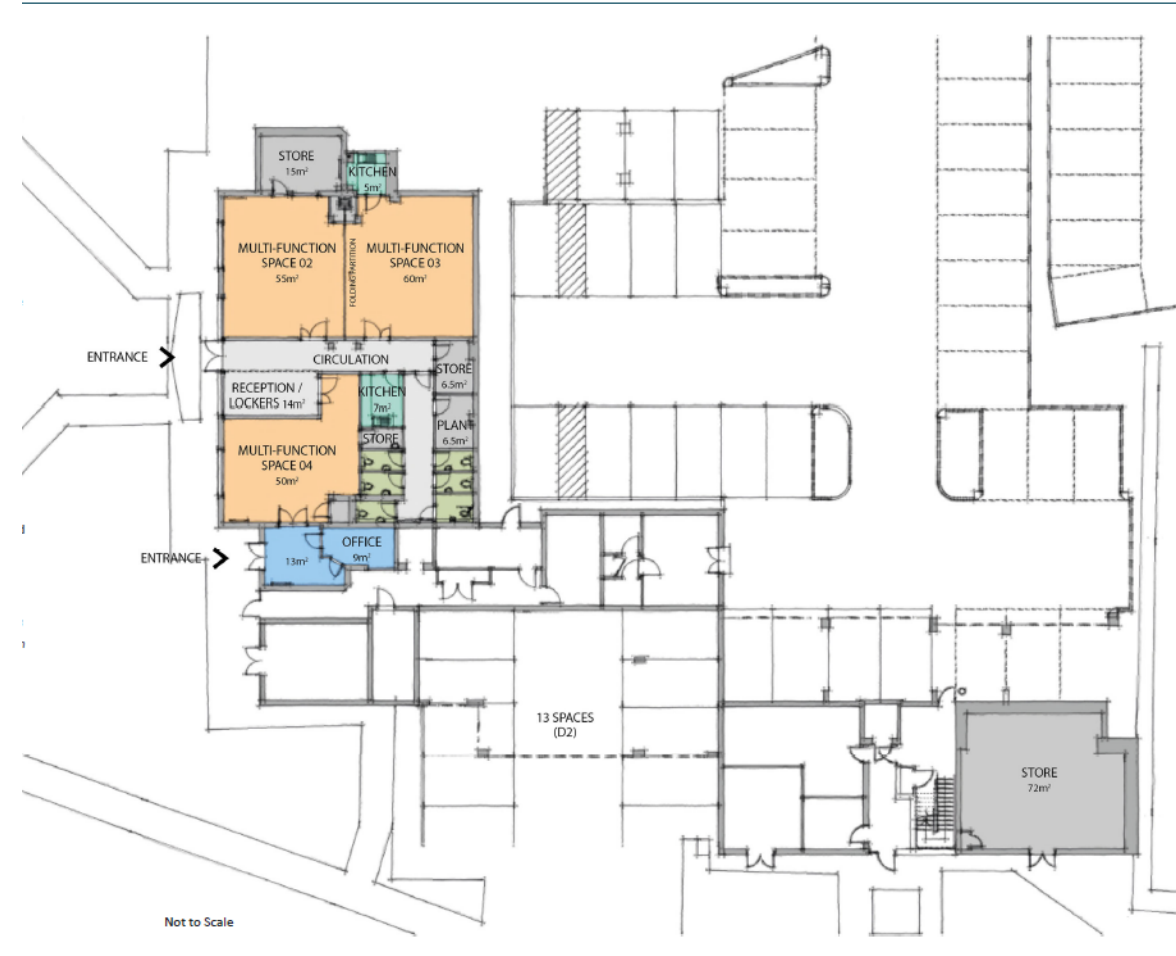
### PROJECT UPDATE

#### Past Actions

- Project specification agreed with stakeholders
- Specification & Construction contract drafted (JCT Intermediate)
- Business Case for Brennan Road submitted to Strategic Property Board and approved
- Landlord approval agreed in principle (Local Space)
- Specification & Construction contract drafted (JCT Intermediate)

#### Next steps – 3 months

- Tender for works to also be obtained
- Appoint dedicated development surveyor to manage refit
- Tender for Construction contract



*Brennan Road – Proposed sketch option*



## The Heart- 15A Civic Square

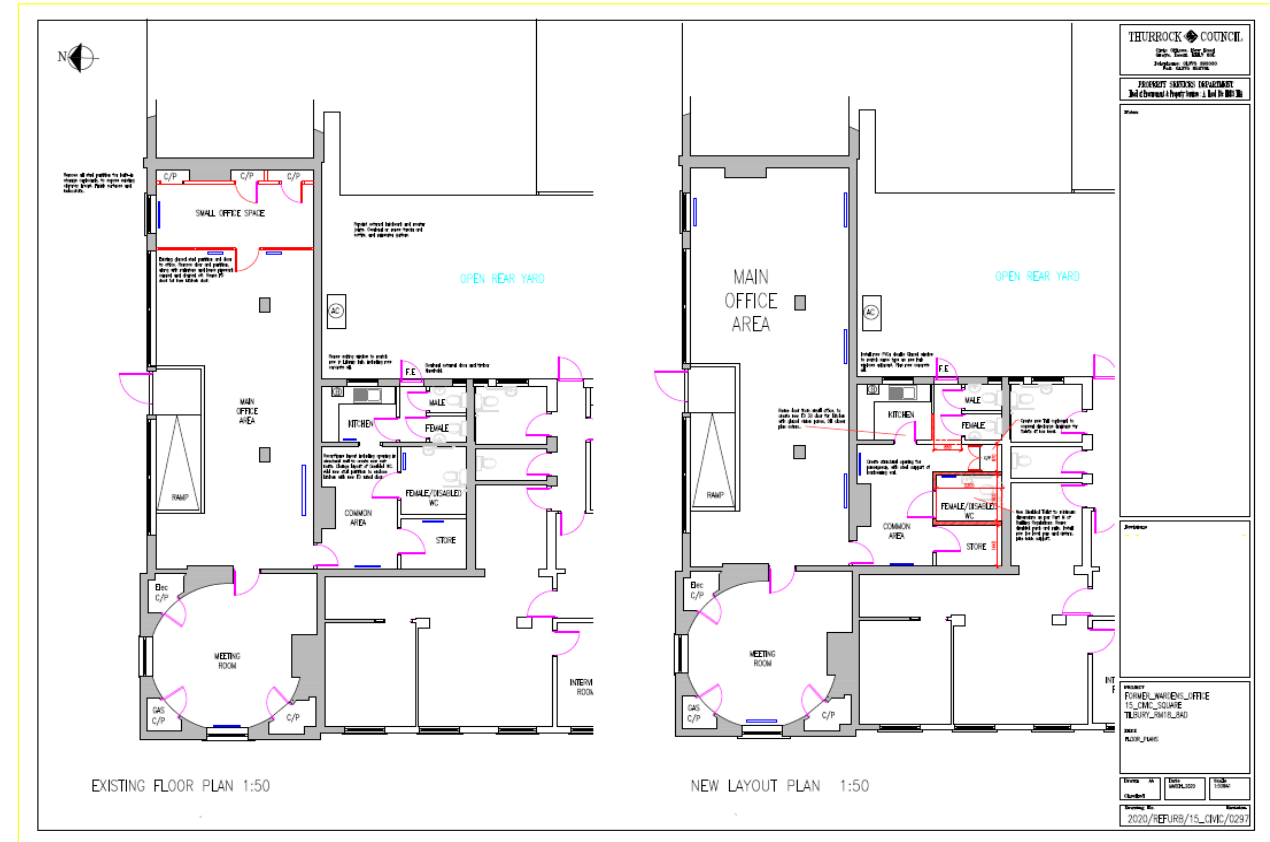
### PROJECT UPDATE

#### Past Actions

- Business Case submitted to Strategic Property Board (SPB) for approval of the letting of the Lease to One Community and refurb works. SPB had queries which Regeneration Team are currently working on
- Proposed Heads of Terms drafted by Assets Team
- Meeting had with Library services on proposed layout plan of 15A and Tilbury library.

#### Next Steps – 3 months

- Heads of Terms and draft Lease to be negotiated and agreed between Thurrock Council and One Community.
- Present Updated Business Case to SPB
- Sign off lease.
- Confirm Specification & Construction contract (JCT Intermediate) and Tender for Construction contract



15a Civic Square – Existing and New layout Plan





## The Heart- Public Realm (Civic Square)

### PROJECT UPDATE

#### Past Actions

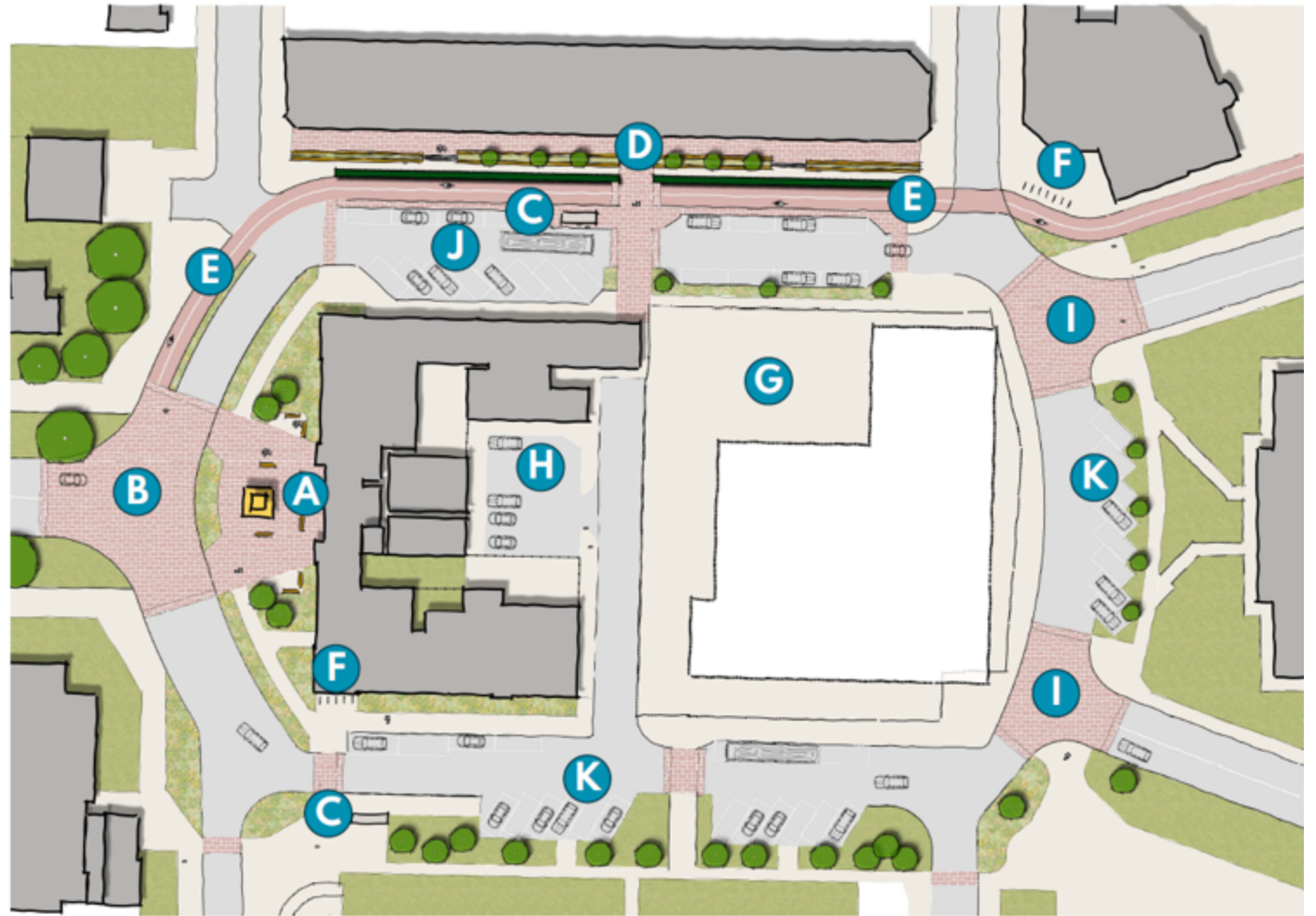
- Completion of RIBA 2 concept design, Scheme cost and report produced
- RIBA 3 commenced, Layout refined to take account of vehicle tracking, Development of Details of the seating/planting in front of shops, cycle crossings and segregation.
- Meeting with TC Highways/Transport
- Preparation for stakeholder engagement/Design review panel
- **Next steps – 3 months**
  - Stakeholder Engagement (Dec 2023 – Jan 2024)
  - Design Refinement (Jan – Feb 2024) from feedback of stakeholders & Design Review Panel.
  - Update Cost Plan (Feb 2024)
  - RIBA Report/Client Approval (Feb – Mar. 2024)



*Tilbury Civic Square – Concept design*

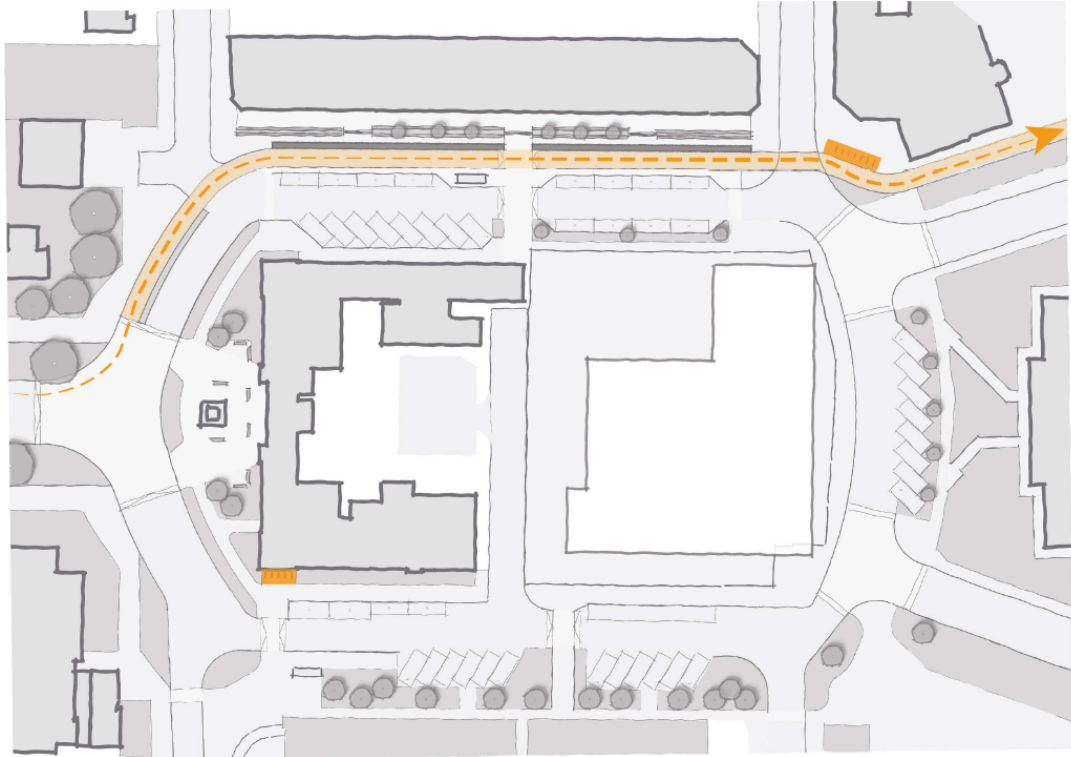
## Concept Design



- A. Community Centre Entrance and Memorial Square
- B. Entrance to Civic Square, improved Memorial setting and raised table
- C. Considered bus stop provision
- D. Active Shop frontage and spill out
- E. Segregated Cycle Lane
- F. Public Cycle parking provision
- G. Potential IMC integration
- H. Community Centre Staff car park
- I. Raised Table shared junction
- J. Active Street with integrated on-street parking
- K. Additional on-street parking



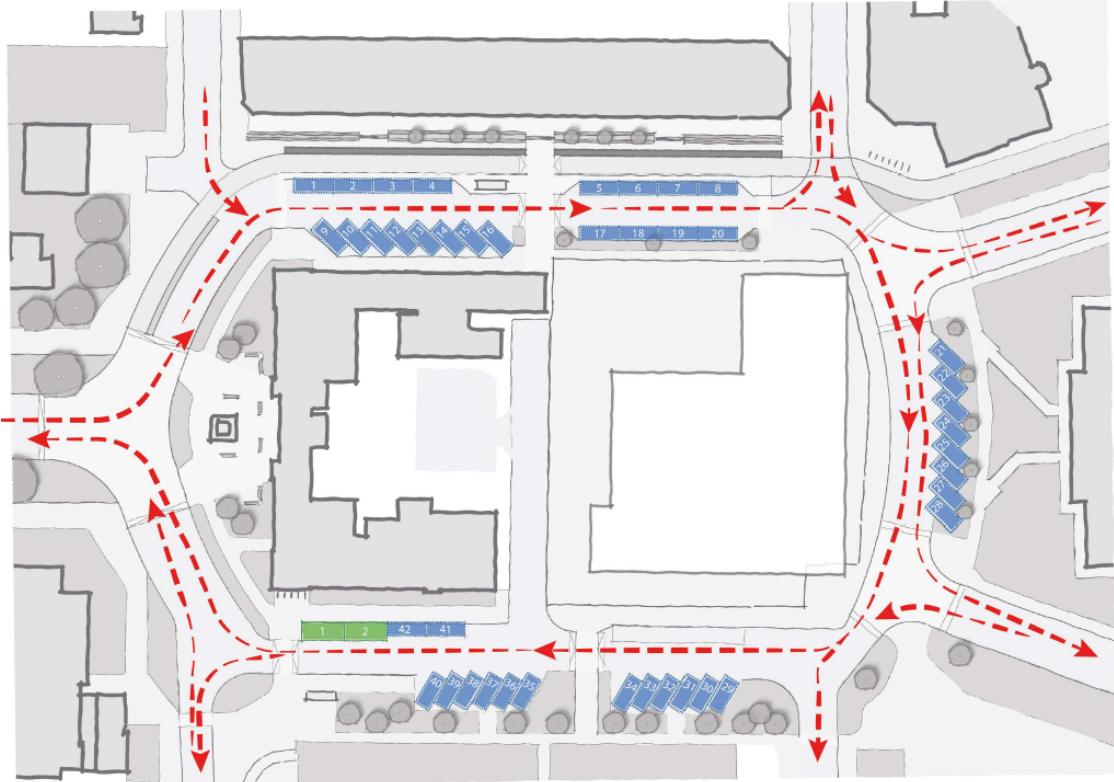




# Cycle Route



-  Segregated Cycle Lane
-  Cycle parking location

# Vehicular circulation



-  Standard Parking Bay - 42no
-  Accessible Parking Bay - 2no