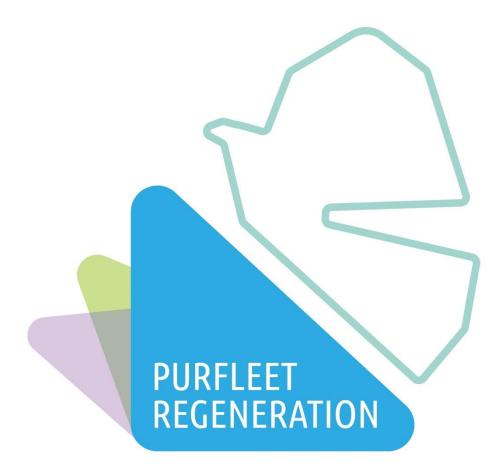
## PURFLEET ON THAMES

# Scrutiny Committee Update Nov

### Purfleet Centre Regeneration Ltd (PCRL)

Thurrock Council's JV partner, appointed via OJEU in 2015

- Scheme is founded on public & private sector collaborative working to deliver sustainable housing and employment
- Urban Catalyst Development Management
- Swan/Nu living Project and Construction Management



#### Purfleet on Thames: The Vision

Social infrastructure and placemaking led scheme with a new town centre serving the existing & new community in parallel with new homes

#### • Community/Social Infrastructure

- Close on-grade rail crossing & and replace with new bridges & ground plane
- New high road linking town centre to riverfront and open up over 1km Thames waterfront to public access and amenity
- Integrated commercial and residential uses
- New primary, secondary and tertiary education facilities
- New Integrated Medical Centre & community centres
- Over 16Ha open space and public amenity

#### Purfleet on Thames: The Vision

#### Housing

 2850 high quality new mixed tenure homes supporting the increasing local population

#### # Employment

- New creative industries hub including:
- Quartermaster Studios leading independent media production facility linked with High House Production Park and part of GLA/SELEP's promotion of the Thames Estuary Production Corridor
- LSBU proposed new media, health and entrepreneur campus integrated with TEGC and CCG and NHS aspirations for the proposed IMC

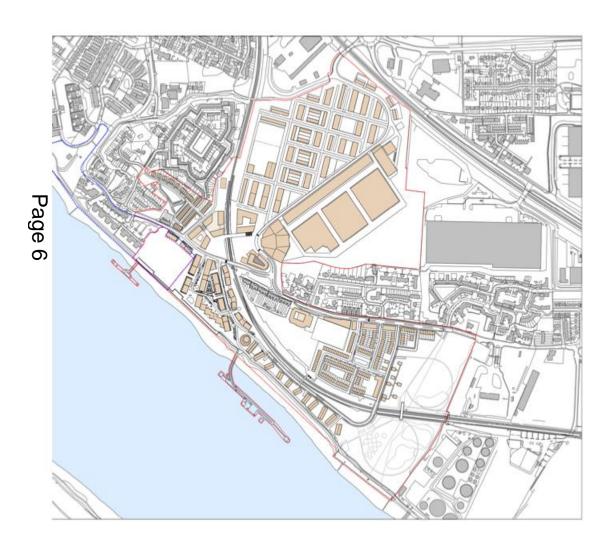
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### Illustrative Masterplan

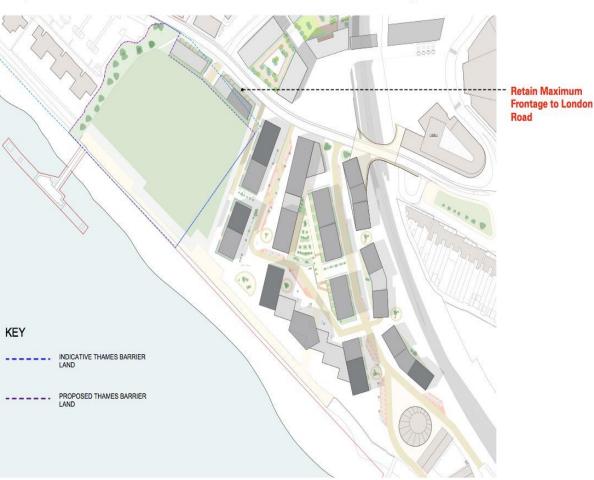




### Masterplan Response to EA



#### **Proposed Amendment to Thames Barrier Land Overlay**



gFMM Architects

#### Scheme Phasing & Timeline



Dec 2017: Outline Planning Determined 2018

Q2 2019: HIF Announced

**Q4 2019**: 1A - 61 homes start on site

**Sept 2019**: Harris Riverside opens (by EFA)

*2022-23*:

- New town centre and bridges open
- IMC, QM Studios and LSBU open
- c500 homes complete

*2023-32*:

- Scheme phased completion

#### 2850 New Homes





#### Potential for Modular Housing

**Speed** - 50% of traditional construction time

**Quality** - Reduced defects

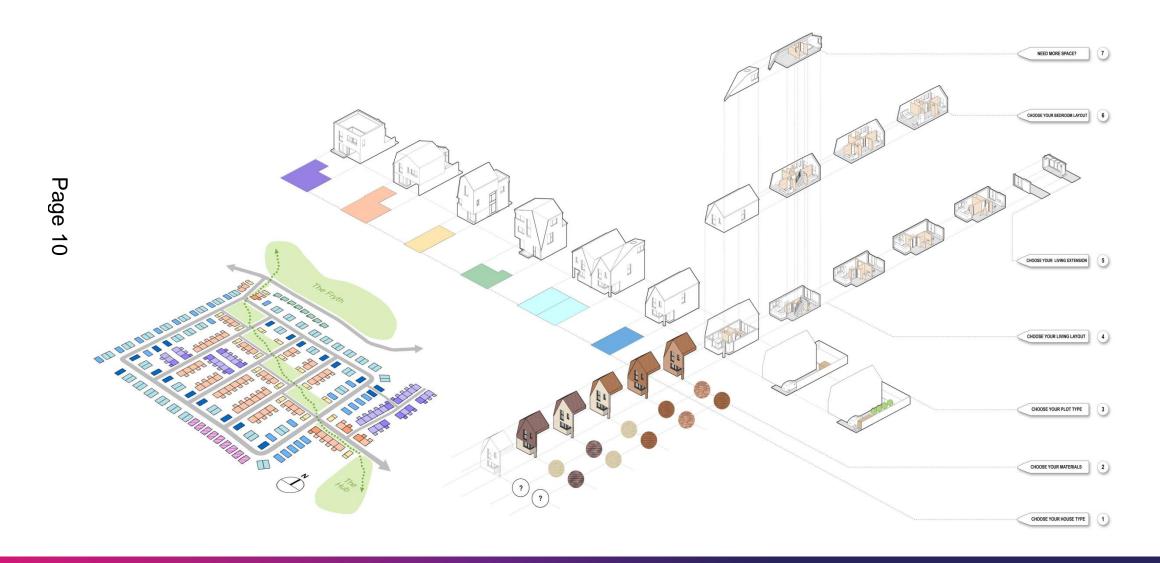
**Environment** - Highly sustainable CLT sustainable and homes energy efficient)

**Customer Choice** 

Cost - 10% + reduction in cost



### Fully customisable homes



### Social Infrastructure: Town Centre/High Road



- Much needed new community facilities provided in the early phases
- Modal shift, permeability and walkability embedded in the masterplan



#### Social Infrastructure: IMC

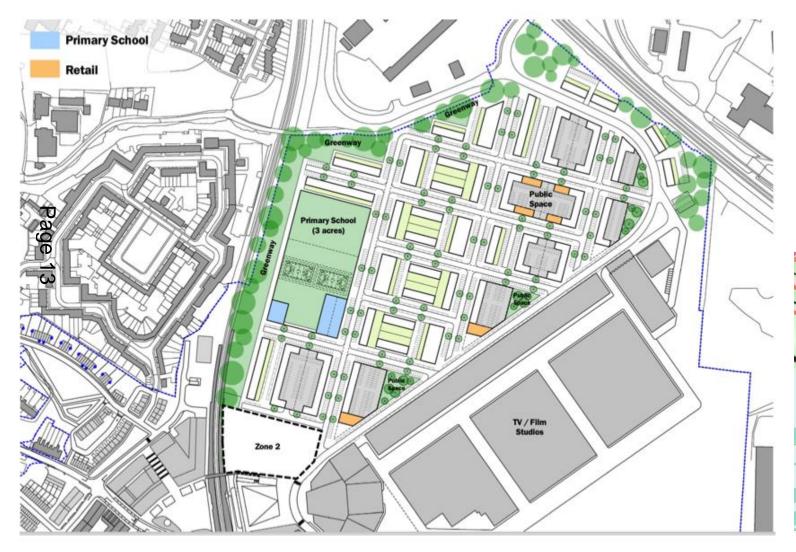


c2,000m2 servicing existing and new community

• 1 of 4 across the Borough



#### Social Infrastructure: Education



- 2FE Primary School to be delivered for 2021/22 school year
- Harris Riverside Academy Secondary school to open in September 2019
- LSBU Mini Campus delivered in 2022/23



#### Social Infrastructure: Health & Wellbeing



Main street to the river



Riverside esplanade





Public space addressing the river



- Early delivery along with riverside access and new walking/cycling routes
- Masterplan follows Sport England's "Active Design" guidance with a range of sporting and recreation opportunities
- Significant new green infrastructure and improved environmental quality







### Health and Wellbeing: Green spaces



#### Creative Industries Hub - QM Studios



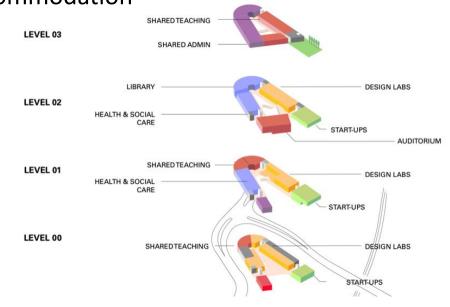
- Enhancing existing creative industries at High House Production Park
- New TV and creative studios creating jobs and economic regeneration
- Studios layout under review



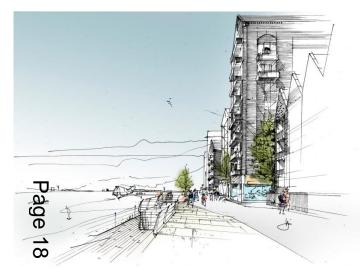
#### Creative Industries Hub - LSBU



- LSBU campus provides tertiary education and complementary skills and training for local job opportunities
- An integrated 'ecosystem' campus of Health,
  Media and Enterprise for c1000 students
  with links to IMC, QM Studios and Harris
  Academy. Additional potential for student
  accommodation



#### **Community Consultation**









- 3 years of community consultation and numerous workshops
- Community Design Panel met 10 times
- Use of digital engagement and consultation tools
- 2018 BBA Award for Best public participation
- Engagement to continue through the life of the development



# PURFLEET ON THAMES

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