PURFLEET ON THAMES

Scrutiny Committee Update Nov 2018

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

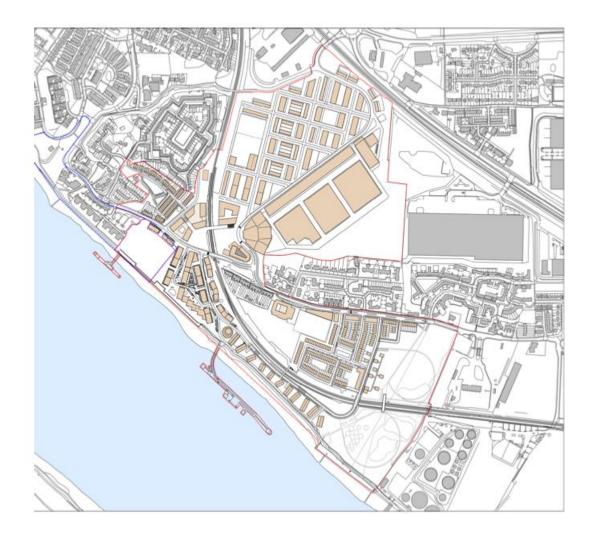
• Employment

- 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

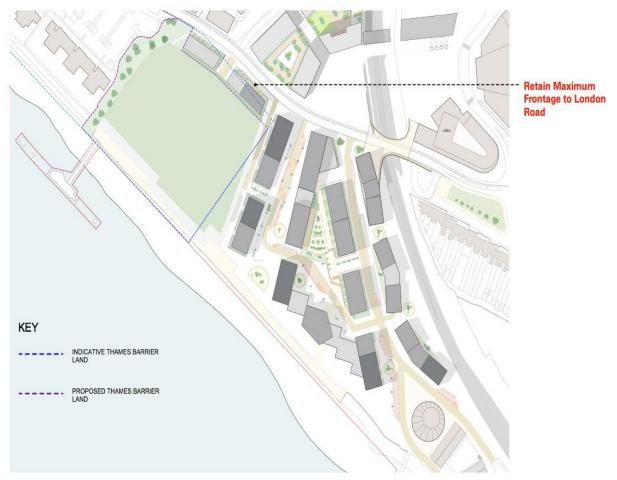
Illustrative Masterplan



Masterplan Response to EA



Proposed Amendment to Thames Barrier Land Overlay



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

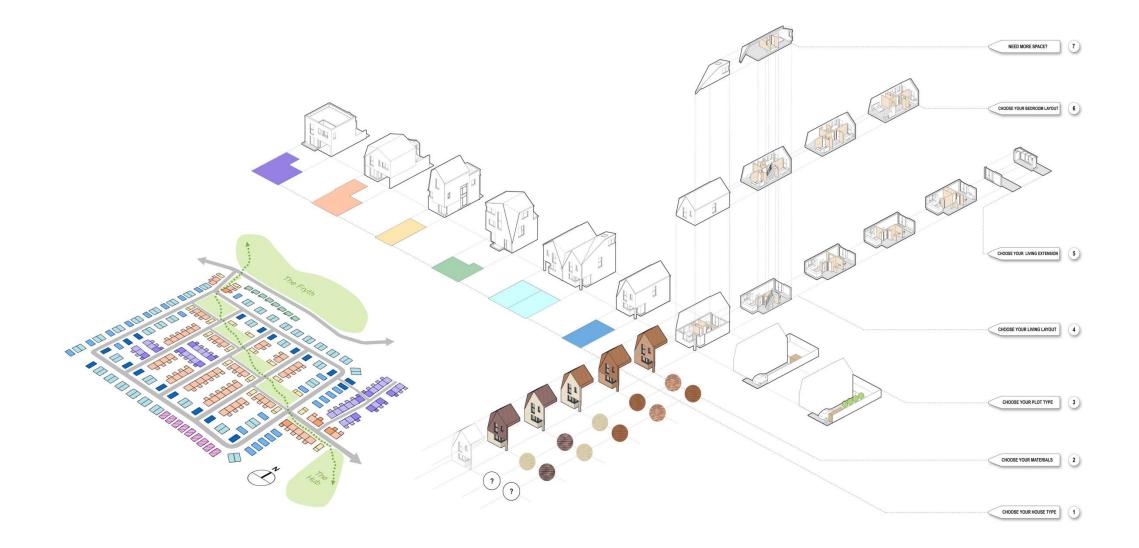
Environment - Highly sustainable (CLT sustainable and homes energy efficient)

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



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





Riverside esplanade

Food and beverage offers



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

Pop-up units





Health and Wellbeing: Green spaces







Creative Industries Hub - QM Studios



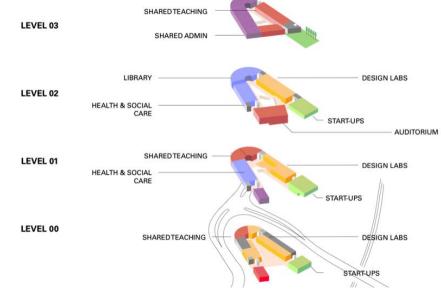
- Enhancing existing creative industries at High House Production Park
- New TV and creative studios creating jobs and economic regeneration
- Studios layout under review



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



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