

# Thurrock Lakeside Basin: progress update

# This presentation...

- Overview of the draft Lakeside Basin Town Centre Framework
- Reasons for the refresh
- Proposed revisions
- Timescales

# Planning for the Future of the Lakeside Basin

**A Framework to Deliver Town Centre Potential**

DRAFT

prepared by  
**David Lock Associates**

on behalf of Thurrock Council  
January 2015

# Draft document

- Background document to support Local Plan preparation
- Policy framework for town centre designation
- Produced in consultation with key landowners and stakeholders
- Supported by transport framework
- Important role in considering the future of a key location in Thurrock





# Role of the document

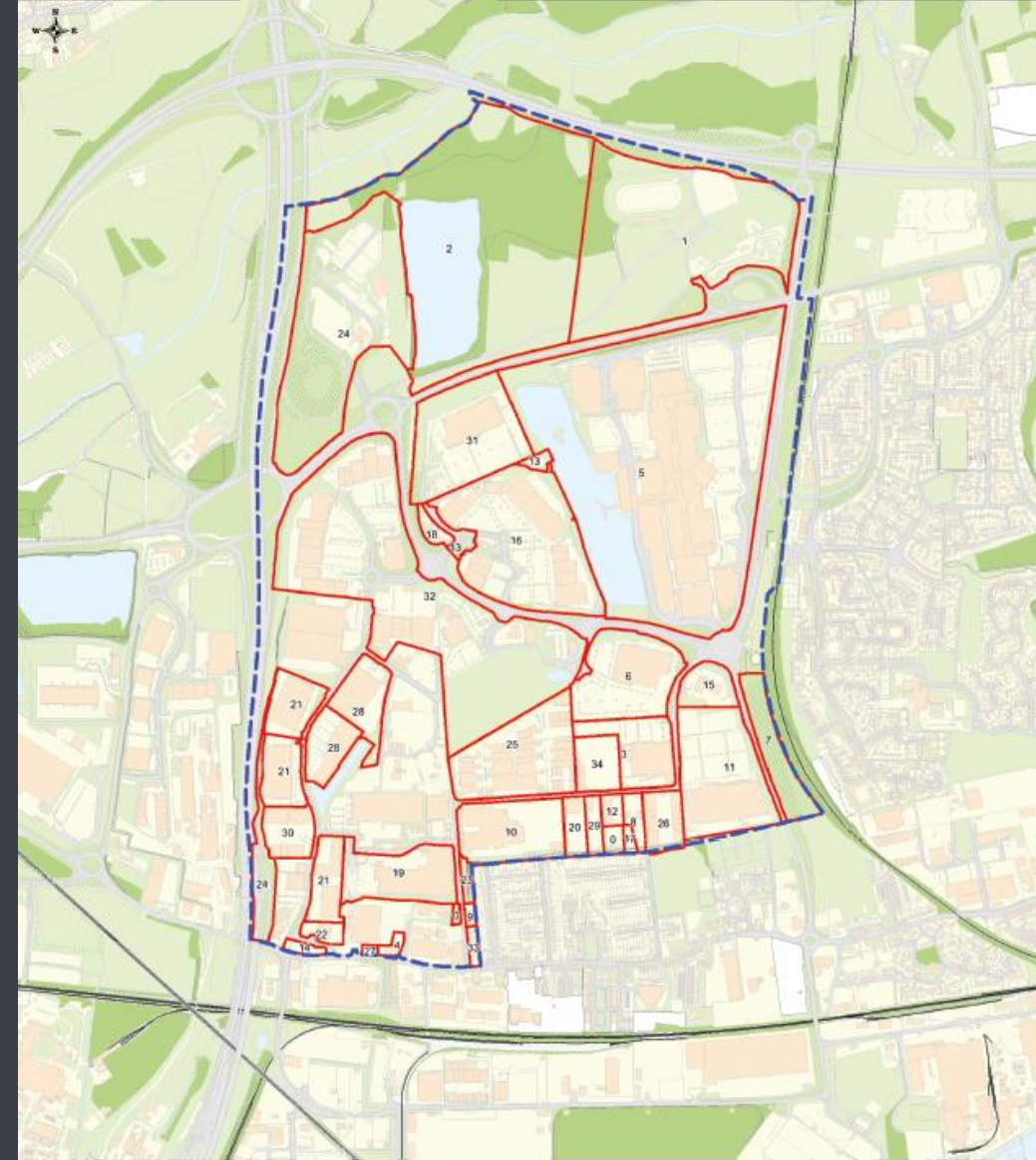
- Importance of a planned approach
- Tackle deficiencies – placemaking
- Exploit potential – economic
- Diversify mix of uses
- Maintain and enhance a key asset
- Increase accessibility – sustainable transport
- Shape a planning strategy for the future of the Basin





# Key influences

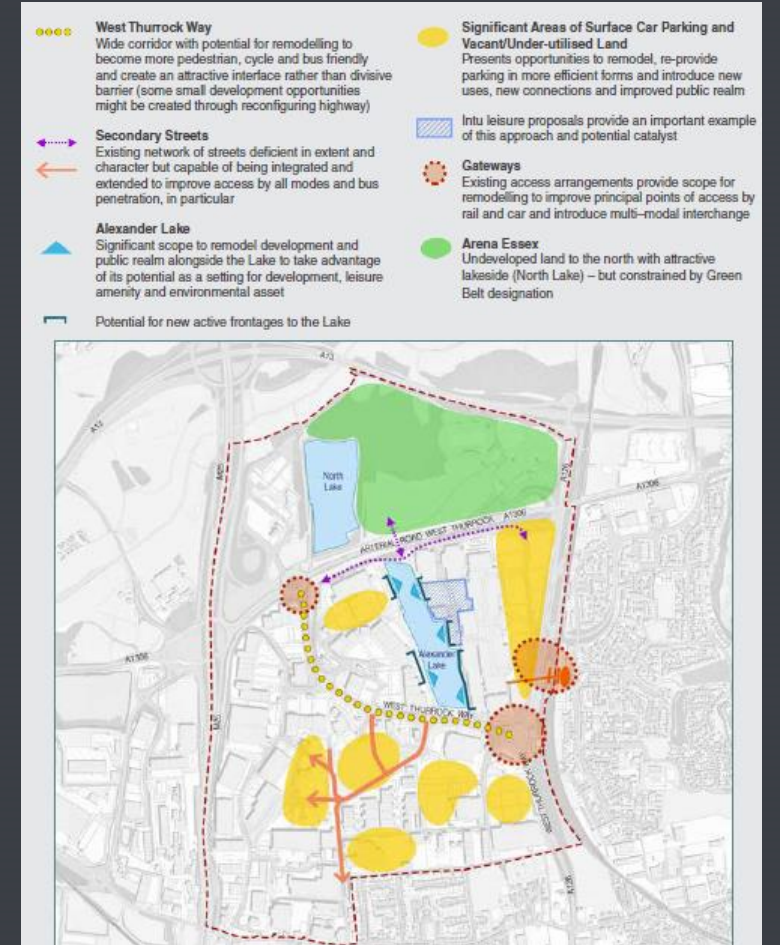
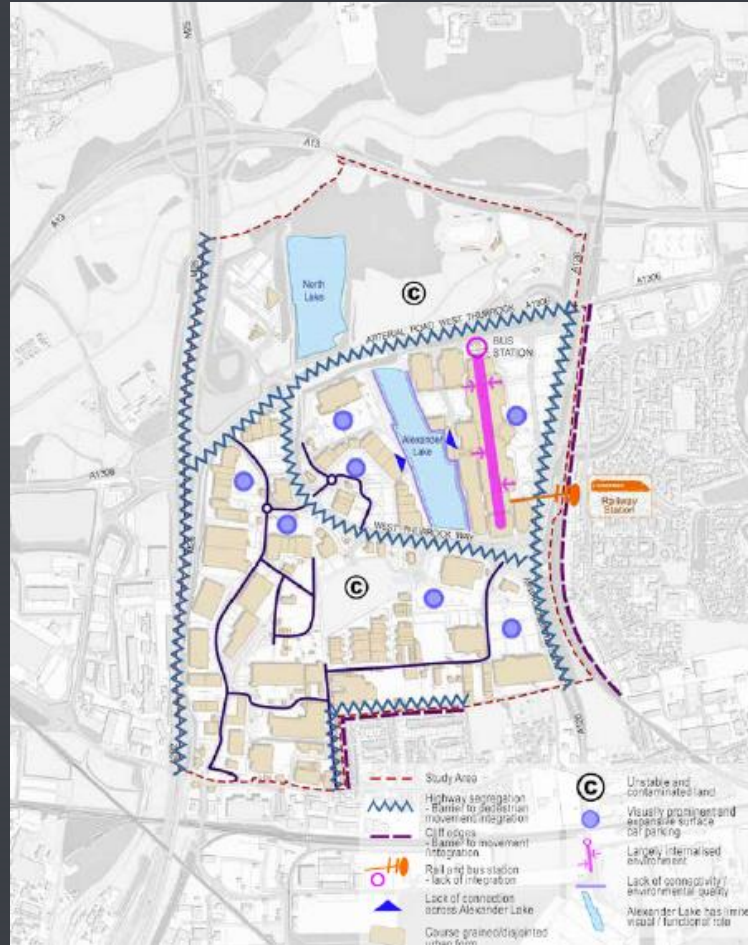
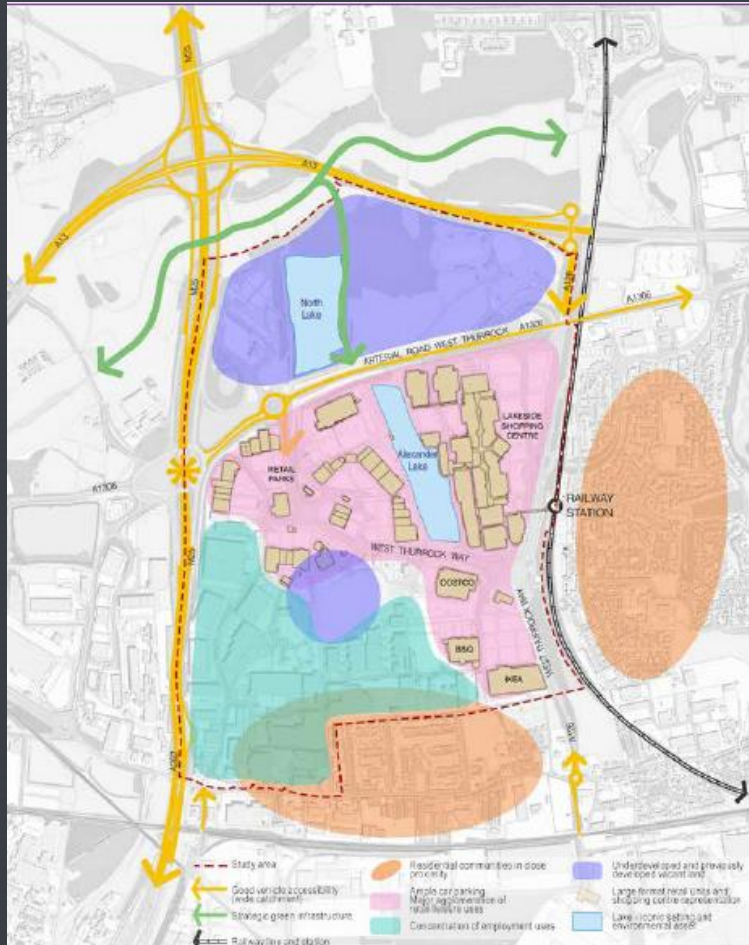
- Strategic, accessible location
- Key centre and economic driver
- Changing retail environment – major factor
  - How we shop – online revolution
  - Creating an 'experience'
  - Diversifying uses – leisure, food and beverage
- Considering further town centre uses – hotel, offices, residential
- Understanding strengths and weaknesses
- Patterns of land ownership



Arena Leisure Enterprises Ltd (1)	Lakeside Property Development Co. LTD (13)	BESRO Industrial Estates (25)
Avelay Property Holdings (2)	Lakeside Property Investment Limited (14)	Shell Parsons Trust LTD (26)
B+D Properties Limited (3)	Lancaster PLC (16)	Sinnathambay Ratham Chandrakumar (27)
Bondle Property Co. Ltd (4)	Land Securities (16)	Spre (Western Avenue Ltd and Gibbons II Ltd (28)
Capital Shopping Centres PLC (5)	Meyhart Properties Ltd (17)	Stapleford (Lakeside) LTD (28)
Cosco Wholesale UK LTD (6)	McDonald's Real Estate Limited (18)	Stargas Homes Ltd (30)
Daniel Donovan (7)	MG (West Thurrock Ltd) (19)	Tecco Stores Limited (31)
EX370280 (8)	MUL Holdings Ltd (20)	The Junction Limited Partnership (32)
Graham Charles Rozones (9)	Prudential Assurance Company Limited (PRUPM) (21)	The Universal Tyre Company (Deptford) LTD (33)
Hanson Building Products Ltd (10)	Retail Trust Commercial (22)	Tip Europe LTD (34)
KEA (11)	Second Thames Land LTD (23)	Unknown (0)
KWP Investments LTD (12)	Secretary of State for Transport (24)	

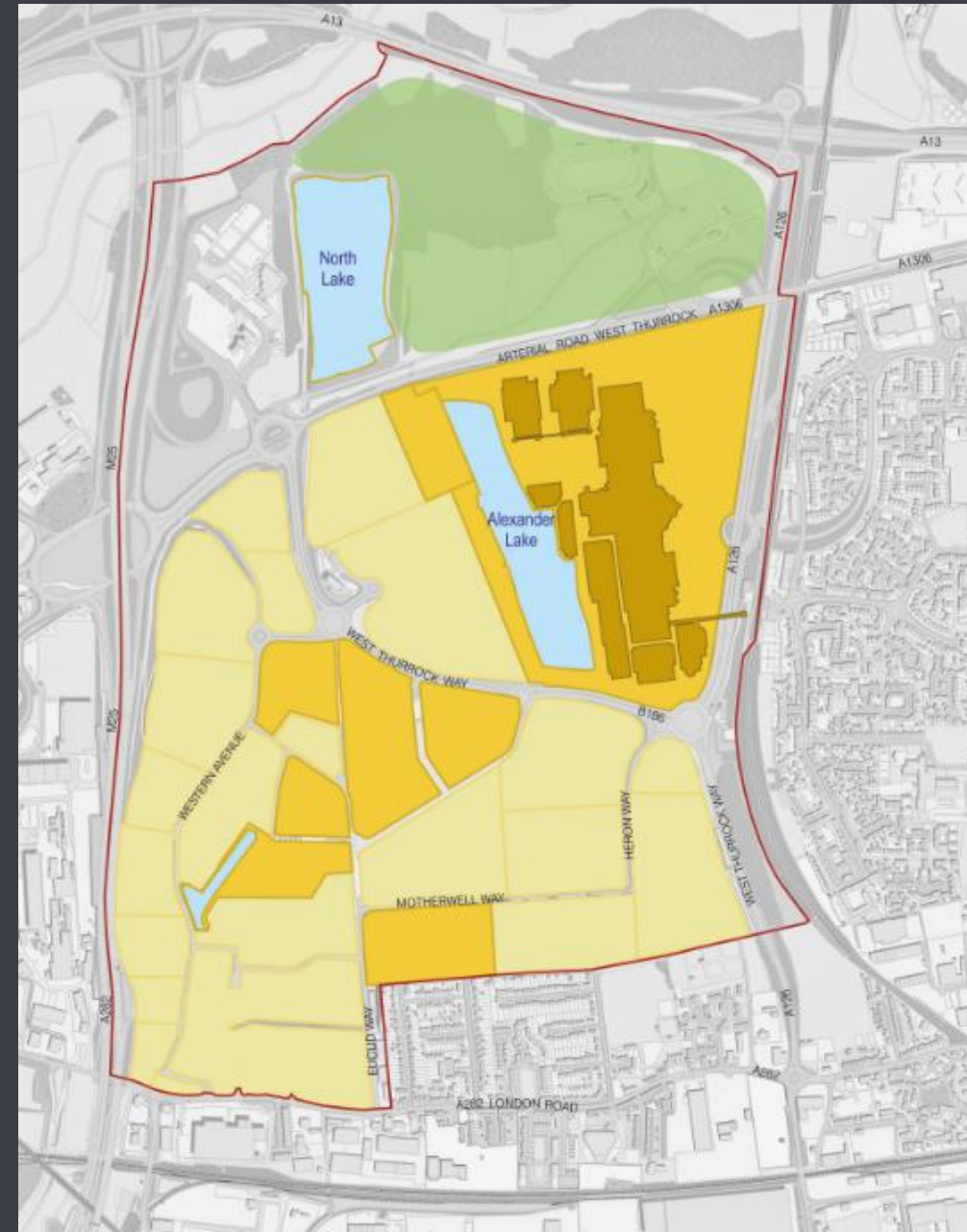


# Strengths, weaknesses, opportunities



# Potential development opportunities

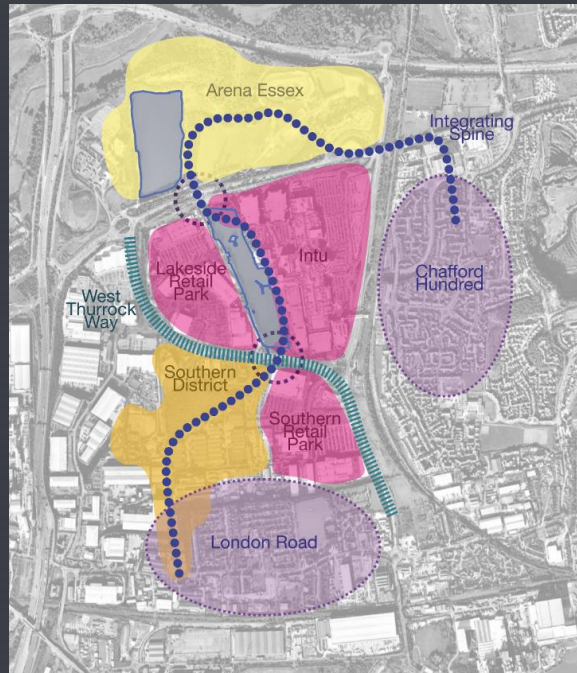
- Significant potential – redevelopment and remodelling
- Limited potential – restructuring over time
- Green Belt – Essex Arena, policy constraint
- Existing Lakeside Mall





# Development Framework

- Establishing identity
- Key public realm elements
- Linkages and connectivity
- Towards a town centre





## Town Centre Development Principles



**1** Existing and new streets and pedestrian thoroughfares must join and make direct and meaningful connections between existing and proposed activities and make provision for safe pedestrian movement and crossing (providing for those with restricted mobility) wherever possible.



**2** The convenience and experience of the pedestrian must be prioritised in all regards and vehicle movements managed to facilitate this priority.



**3** New inward facing and internalised development forms must be avoided – built development must adjoin and present animated, primary frontages to the principal streets and pedestrian thoroughfares (achieving perimeter block development).



**4** As existing buildings are modernised, extended and adapted every opportunity should be exploited to create perimeter block development with outward facing, primary facades and points of entrance.

**5** Vehicular routes should intersect at junctions that take the form of traffic light controlled crossroads, wherever possible, and should be designed as attractive and memorable spaces.



**6** Development proposals should incorporate secondary, supporting uses which add to the diversity of the centre and meet the needs of workers and visitors.



**5** The public realm should wherever possible be framed by elevations which are appropriately scaled to the width of the thoroughfare/space.



**6** Development should make efficient and effective use of land and adopt optimal block sizes wherever possible. Wherever possible secondary routes through development blocks, that add a further level of permeability, will be encouraged.







**9** Vast areas of surface parking have a detrimental impact upon the quality, character and experience of pedestrians – every opportunity should be taken to limit the visual impact of parked cars, through integration within and behind built development (decked parking being preferred) and through generous and creative landscaping.



**10** The public realm should display a restrained and consistent quality of design with paving, lighting, street furniture, signs, landscaping and public utility requirements kept to a minimum and drawn from a design palette, to be agreed with the Council.

**11** Infrastructure (particularly gateways and highways) must no longer be regarded as purely functional but as part of the fabric of the town centre – with an equally valid purpose as a setting for activity and development and as a beneficial addition to the public realm.



**12** Alexandra Lake is to become the heart of the centre - all development upon its fringes must front the Lake (or be dual aspect), create an attractive and accessible lakeside edge and maintain and improve opportunity to access and move around the Lake.



**13** Visual interest and visual delight within building design, streetscape and landscape must be elevated – perfunctory design will no longer be appropriate: investment in high quality, sustainable materials and finishes will be required through reference to the Thurrock Council's design guidance.



**14** Art and artistic interventions as an integrated aspect of urban and landscape design are encouraged to contribute to character, identity and visitor experience.





# Updating the Framework



- Updated policy background:
  - National Planning Policy Framework
  - National Planning Policy Guidance
  - Local Plan update and emerging development strategy
  - Updated Thurrock Design Strategy
- Planning application and development proposals:
  - Housing on-site adjoining West Thurrock Way
  - Implemented leisure development at Alexandra Lake
  - Arena Essex application
  - Intu residential proposals
- Revised economic background and retail challenges

# Updating the framework

- Policy context
- Economic and development context
- Key landowner discussions
- Lakeside Steering Group input
- End 2019 timescale

