

Tilbury Regeneration Programme – Report to Cabinet

Appendix 1 – Plans of the Masterplan Options

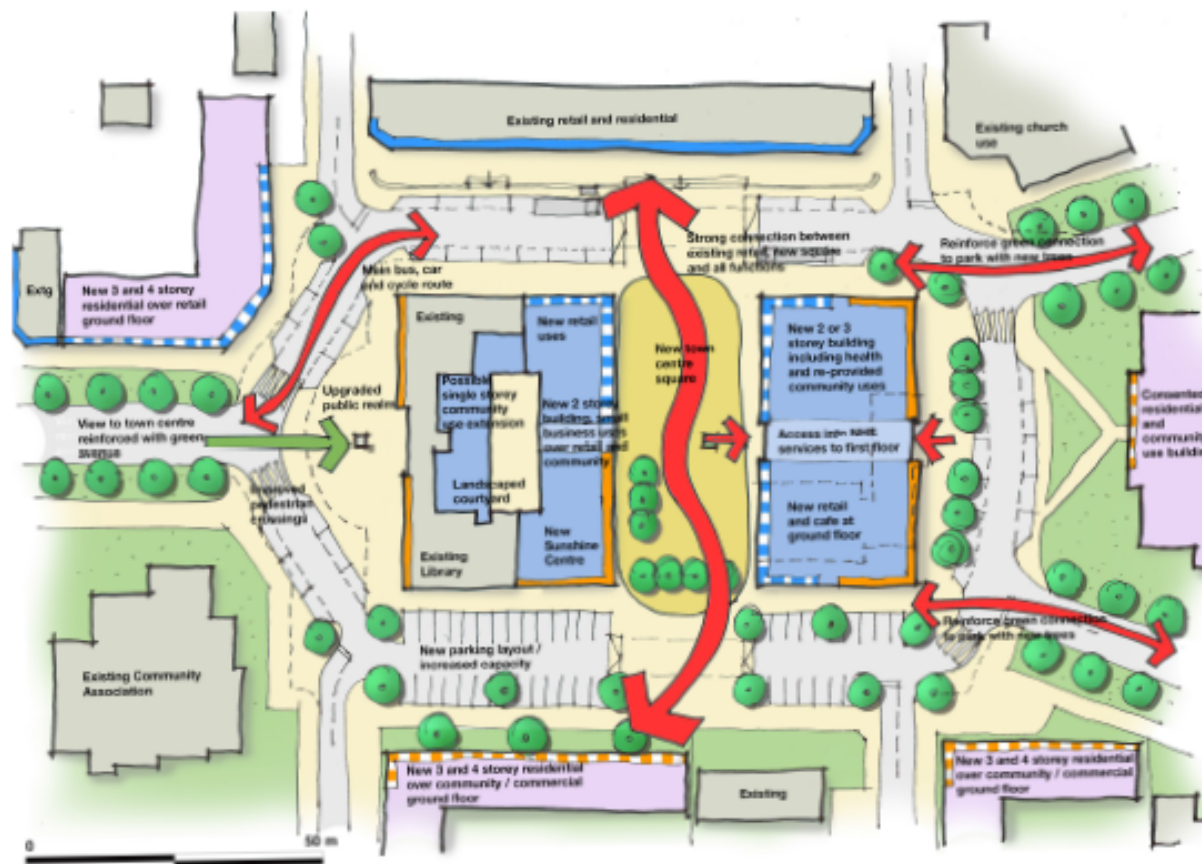
Option 1 - Central Square

Design Elements:

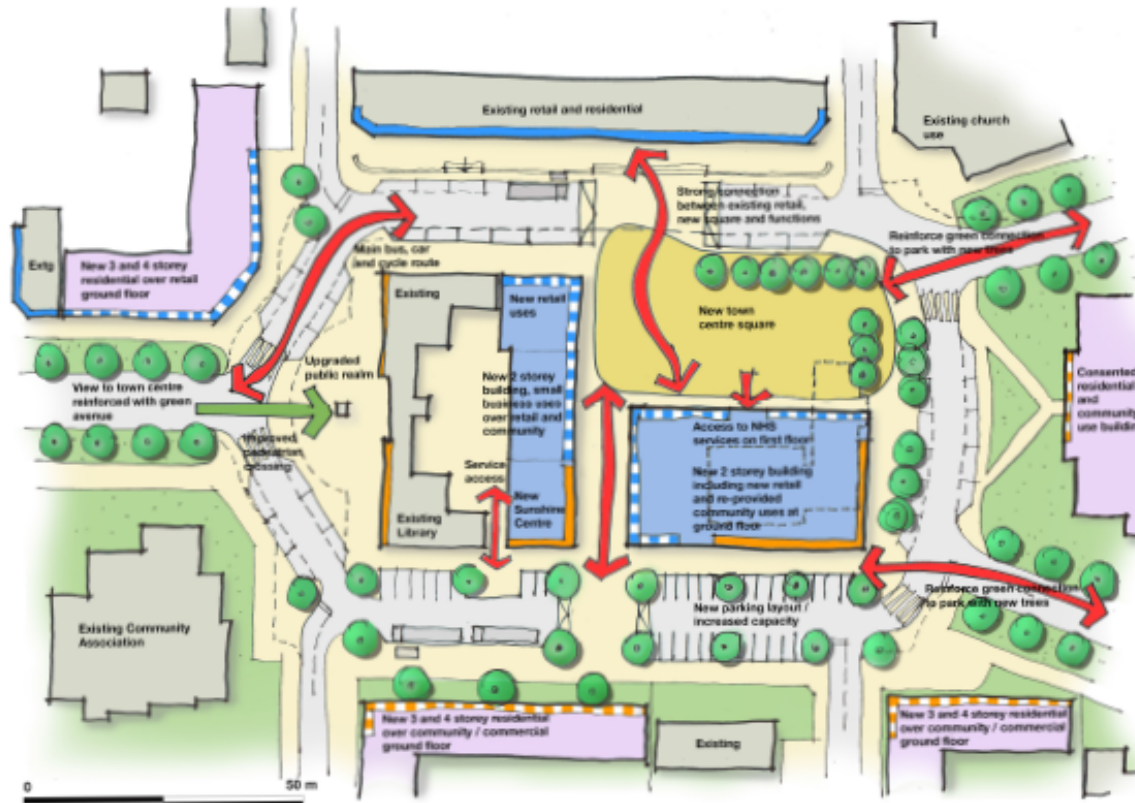
- Square in central location provides good connections between new and existing retail;
- Space well-enclosed by buildings - active edges, shelter from traffic, good sun access;
- Retail, cafe, community uses to all ground floors on the square;
- Flexible space to allow for markets, event space, activities etc;
- Space for large scale paving pattern across whole area;
- Street calming provided with shared surface street crossings north and south;
- Improved parking layout and capacity to south;
- Possible use of fire tower for art projects, lighting;
- Space for seating, cycle parking and planting.

Considerations:

- Square area is stretched to north and south;
- Requires the incorporation of non-council-owned properties and collaboration with owners and tenants;
- Re-provision of Sunshine Centre required;
- Visual connection to Anchor Fields less strong than options 2 and 3.



Option 2 - Northern Square



Design Elements:

- Stronger visual/green connection towards Anchor Fields;
- Good morning sun;
- Flexible space to allow for markets, event space, activities;
- Space for large scale paving pattern across whole area;
- Street calming provided with shared surface street crossings north and south, improved parking layout;
- Space for seating, cycle parking, trees and planting.

Considerations:

- Space more open to traffic on NE corner;
- Shadow effect of building on south of square, less sheltered;
- Weaker connection to southern area;
- Requires the incorporation of non-council-owned properties and collaboration with owners and tenants;
- Retail connection not very strong to existing shops;
- Less retail frontage compared to Option 1

Option 3 - Eastern Square

Design Elements:

- Square opens towards east, strong green connection towards Anchor Fields;
- Good morning and midday sun;
- Flexible space to allow for markets, event space, activities;
- Space for large scale paving pattern across whole area;
- Street calming provided with shared surface street crossings north and south, improved parking layout;
- Space for seating, cycle parking, trees and planting.

Considerations:

- Exposed to traffic on three sides;
- Poor connections to northern retail and future development to south;
- Requires the incorporation of non-council-owned properties and collaboration with owners and tenants;
- Shared surface crossings less integrated into square;
- Less retail/community frontage than Options 1 or 2.

