

WELCOME TO OUR PUBLIC EXHIBITION



Our ambition is to invest in Grays Town Centre and provide a welcoming new town square, secure public realm, & accessible community spaces, all made possible by a sustainable mixed-use development.

The purpose of today's exhibition is to share further details of our evolving plans for the future of Grays. We welcome your thoughts and feedback.

NewRiver REIT Plc, the owner and operator of Grays Shopping Centre, has been consulting with members of the public, elected representatives, and local organisations on the future of your town centre since 2020.

The feedback gathered during this exercise has shaped our plans for the town centre and we are now back to unveil our proposed outline plans for Grays that we hope to submit for planning shortly.



We understand how important Grays town centre is to the local community - and we are working to produce a well-designed, sympathetic, scheme that has your support:

- 2019**
Masterplan Scheme Produced
- 2020**
Community Planning Weekend & Thameside Theatre Presentation
- 2020-2022**
Design evolution through the Pandemic
- EARLY 2022**
Update of proposals to community
- SPRING 2022-2023**
Continued engagement with local groups
- JUNE 2022**
Public Consultation Exhibition
- SUMMER 2022**
Pre-application Design Period
- JULY 2023**
Public Consultation Exhibition
- AUTUMN 2023**
Outline Application submitted
- MID-2020's**
Construction started following a 'Reserved Matters' application



A BEAUTIFUL FUTURE FOR GRAYS TOWN CENTRE



Our proposals for Grays Town Centre will create a space where residents, shoppers, & workers can spend time and live.

Our design has been produced carefully over the past three and a half years – responding to your feedback and comments. We have set out below our vision for a refreshed and reanimated Grays Town Centre.

Circa
66,000
sq ft of public realm

Circa
64,000
sq ft of new retail



For illustrative purposes only

Circa
850
residential units



For illustrative purposes only

Circa
2,700
sq ft of community space

Heights rising from
3 to 17
storeys



YOUR NEW TOWN SQUARE



Following your feedback, our scheme will introduce new, softer, landscaping into the heart of Grays.

The redevelopment of Grays Shopping Centre will improve the whole town centre by creating inviting and liveable spaces, responding to the feedback we've received.

Our proposed new public realm will provide a setting for new shops, restaurants, and community spaces.

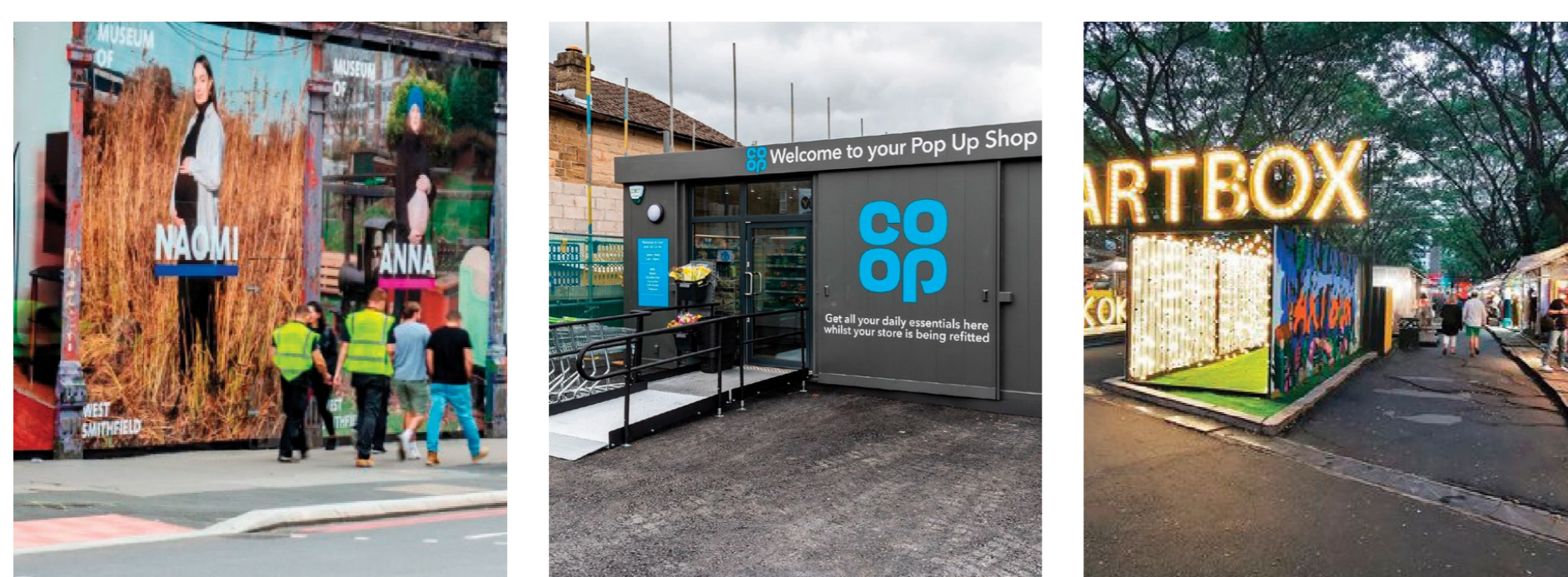
The new open square will be capable of hosting community events to animate the town centre, and the open spaces will feature mature trees, planted beds, and accessible footpaths.

Introducing residential units in the town centre, alongside an improved evening economy, will improve the town centre's safety and security.

- 1 Retail Streets with seating and trees
- 2 Woodland gardens with rich planting, seating and playful routes
- 3 Service area in woodland garden
- 4 Enhanced Public Realm to Clarence Road. A shared surface with street trees

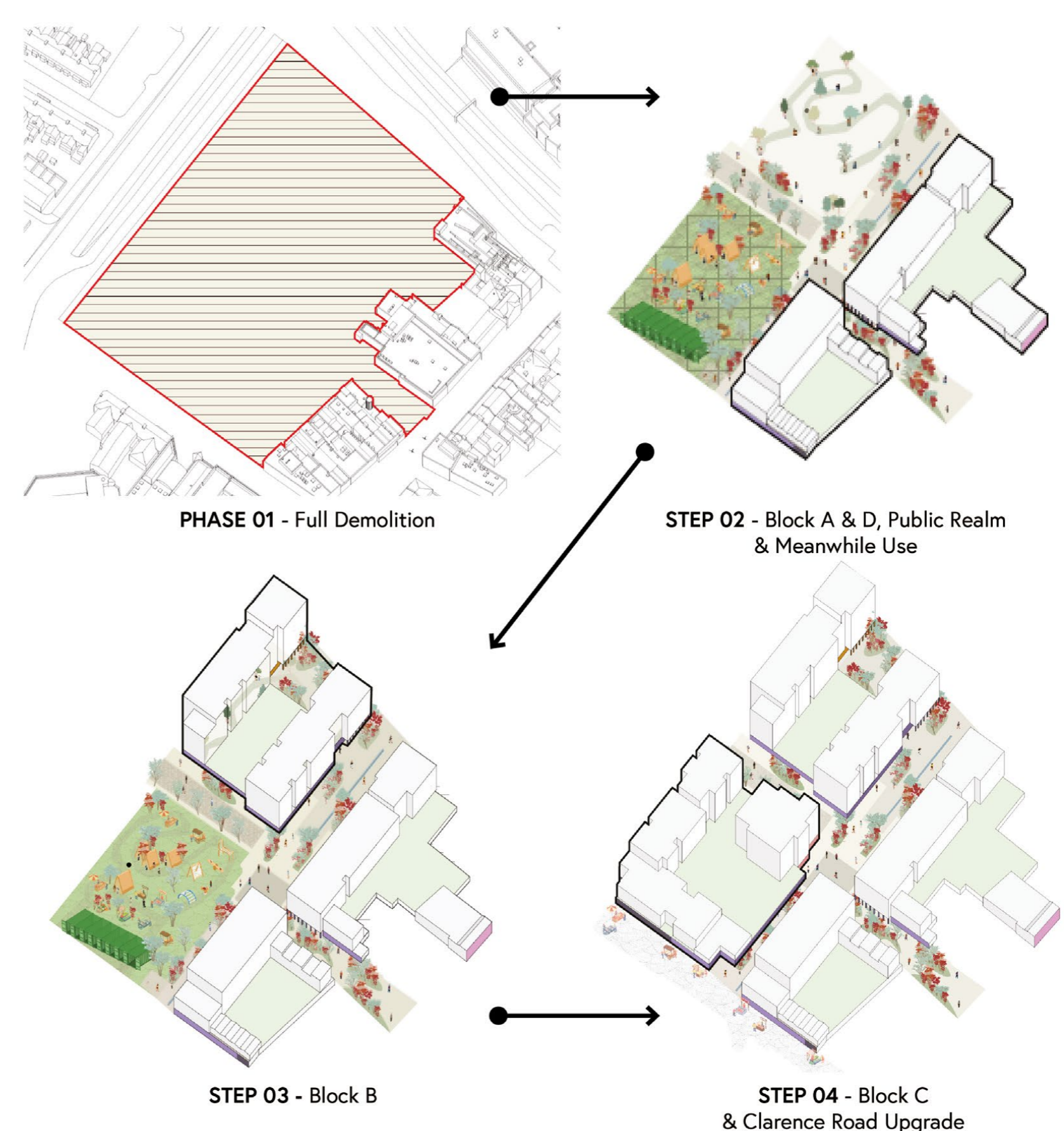
- 5 Enhanced Public Realm to Crown Road. Quality surface finish & street trees with opportunity for new road crossings
- 6 Enhanced underpass opportunity for artwork
- 7 Open and inviting entrances strengthening the link to Grays' existing and surrounding streets
- 8 An animated boulevard
- 9 Cafe spill out space

For illustrative purposes only



Meanwhile spaces

During the demolition and construction phase there will be temporary retail units, art installations, and leisure spaces which will ensure that life remains in the town centre.



Re-imagining the future of Grays



Please let us know your thoughts on these initial ideas and proposals. Feedback forms are provided, or you can email us at futuregrays@nrr.co.uk

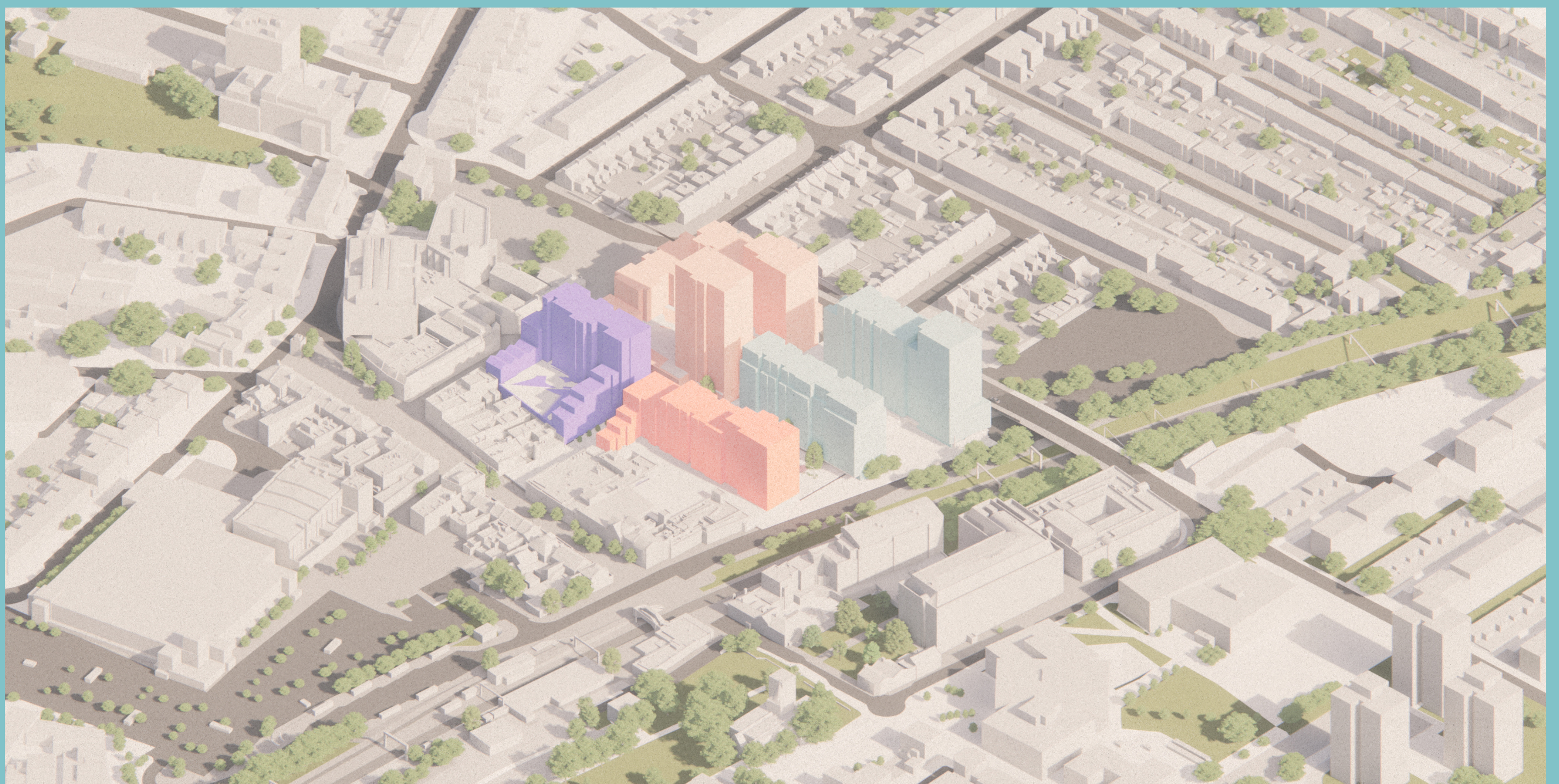


A DESIGN THAT REFLECTS THURROCK'S ARCHITECTURE AND OPPORTUNITIES



To enable targeted investment into Grays, and to help with solving Thurrock's housing shortage, we are proposing to provide circa 850 new homes.

Thurrock faces a significant housing shortage and our new town centre scheme will use one of Thurrock's largest remaining brownfield sites to provide circa 850 new homes, reducing pressure on the Green Belt. Grays plays a crucial role in the Thames Valley's wider economy. With transport links to London, and the wider South-East, Grays is in a strong position to add to and benefit from the South-East's strong economic growth. A range of housing that reflects the site's urban and highly sustainable location will be provided.



Led by Costorphine & Wright, an award-winning architectural practice with a proven track record of delivering urban schemes, our design responds to the Thames Valley's emerging architectural style.



Windows & Dual Aspect



Public Realm Activation

