

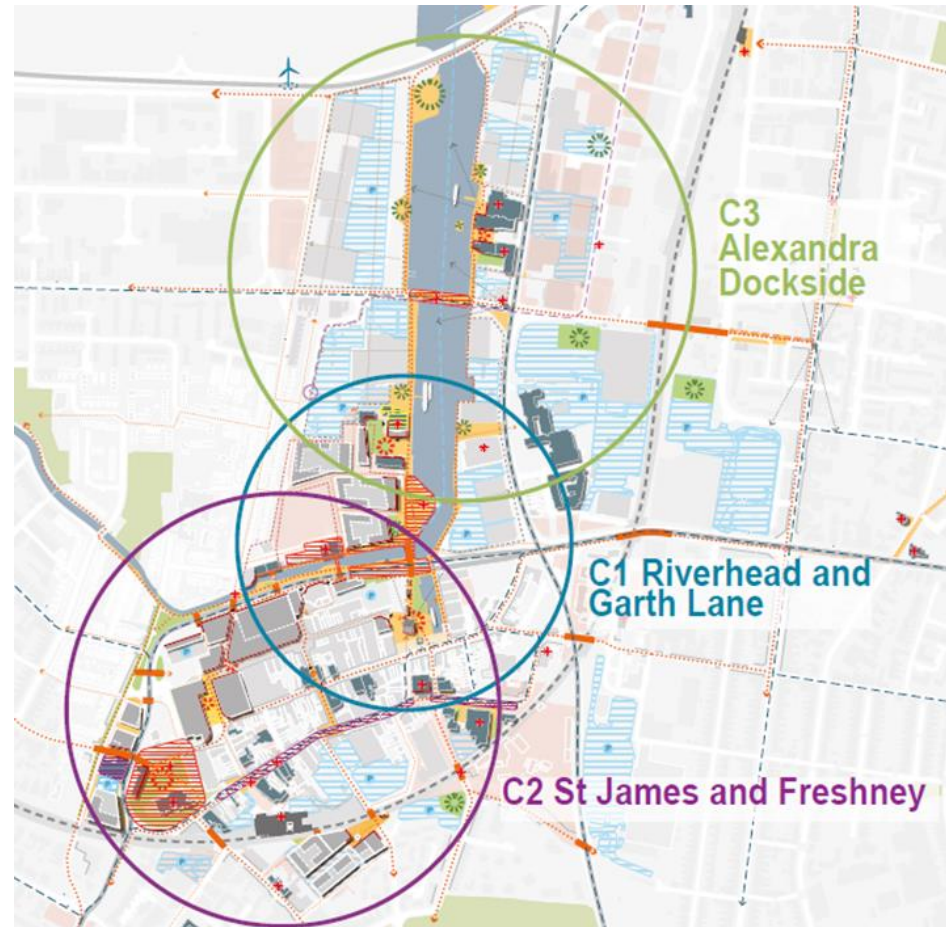
Alexandra Dock Housing Delivery

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Grimsby Town Centre Master Plan

Grimsby Town Centre Master Plan was implemented following consultation and sets out the ambition of regeneration, leisure and housing growth to support a sustainable future Town Centre. The plan includes:

- A large new waterfront residential area created for Grimsby.
- Introduction of complementary land uses including leisure and commercial uses.
- A new public space for residents and visitors to Grimsby.
- Diversification from retail to other uses including leisure.
- A successful transition away from “big box” retail into other uses.
- Creating a viable market for private sector residential development along the waterfront.



Background

- Grimsby Town Centre Masterplan (GTCM) identified Alexandra Dock as a long-term strategic opportunity for Grimsby to create a waterfront residential area.
- £7.8million of Towns Fund investment allocated to the first phase housing development – aimed at encouraging town centre living and brownfield site development.
- NELC engaged with Homes England to support wider regeneration and funding opportunities at Alexandra Dock.
- The Connecting Grimsby Route Map sets out how the strategic outcomes for Town Centre Housing Growth, set out in the Town Centre Master plan, could be delivered in the next 25 years.

THE JOURNEY 2023-2050

Grimsby's phased approach to regeneration will realise its potential with projects underway and a clear route to delivery.

Town Centre Initiatives:

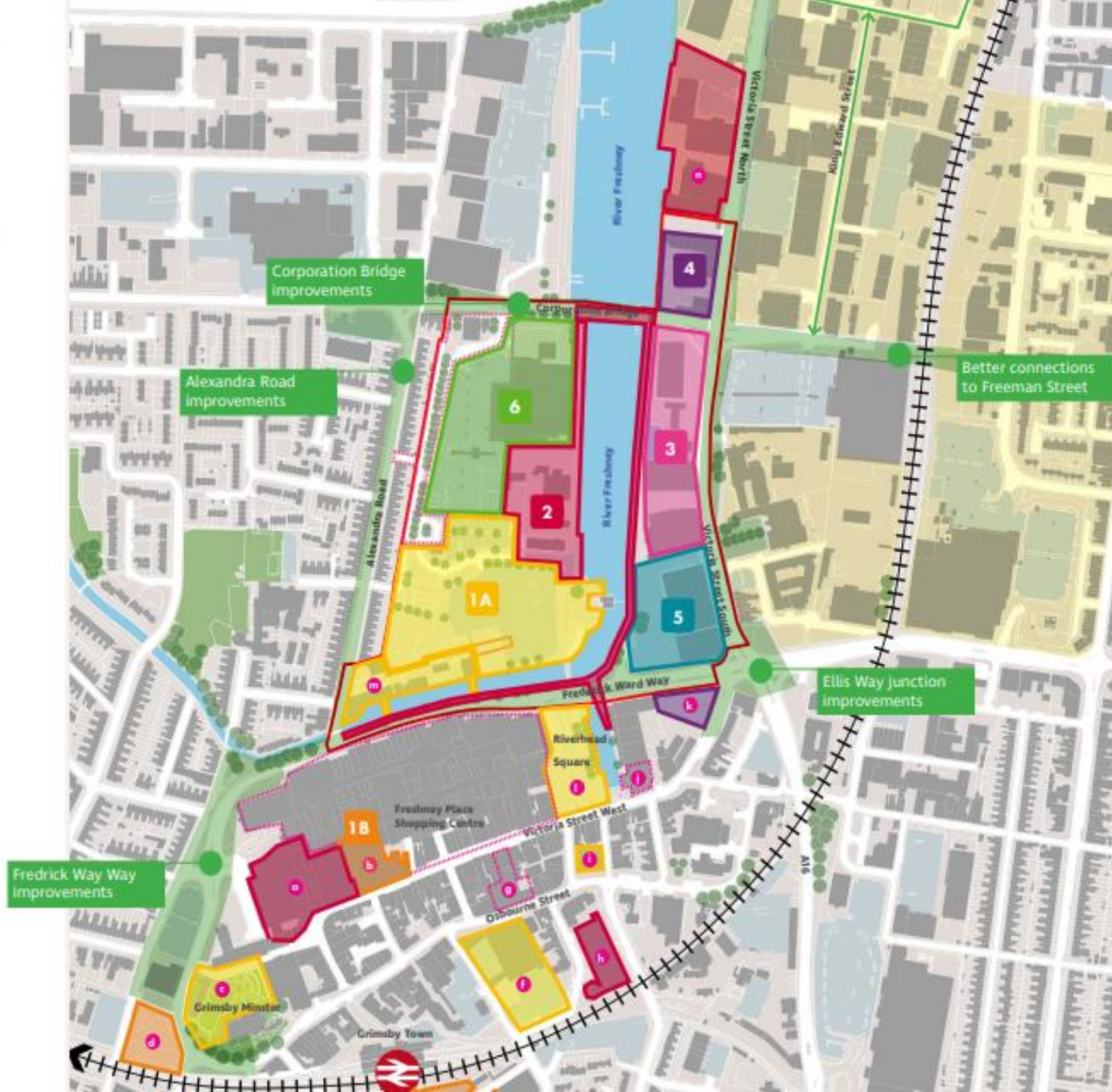
2023-2050

- a - 2024 Freshney Place (Leisure)
- b - 2028 House of Fraser
- c - 2023 St. John's House
- d - 2026 Cartegate site (50 homes)
- e - 2026 Dutchess Street Site
- f - 2024 Transport Hub
- g - Vacant Argos
- h - 2026 Abbey Road Carpark
- i - 2023 Central Library
- j - Commercial Office Building
- k - 2030 Victoria St. Carpark (75 homes)
- l - Riverhead Square Public Realm
- m - Youth Zone
- n - Land North of Victoria Hall (100 homes)

Alexandra Dock Opportunities:

2024-2050

- Phase 1A: Garth Lane
- Phase 1B: Cartegate site, Dutchess Street site, House of Fraser, Transport Hub
- Phase 2: Culture/Heritage Centre
- Phase 3: Bus Depot and Job Centre
- Phase 4: Victoria Mill and Leisure
- Phase 5: B&M
- Phase 6: Sainsbury's



Work to Date

- Creation of Route Map to support wider regeneration of Alexandra Dock via Homes England in the time period 2023-2050.
- Phase 1A (Garth Lane Housing):
 - Ground investigation and Pre-Planning works undertaken
 - Procurement of a development partner completed – Keepmoat appointed to develop c.130 homes, beginning mid-2025.
- Feasibility and early engagement undertaken to support the proposed wider regeneration of Alexandra Dock, currently focusing on Phase 2 and 3.

Homes England

- Homes England has provided revenue funding to support (further support will be made available in 2025):
 - Wider Feasibility Support
 - Planning Support
- Working towards securing BIL (Brownfield Infrastructure & Land) Funding
 - Potential Homes England grant funding to support infrastructure works, which would support the wider regeneration of the Alexandra Dock area.

Alexandra Dock – Residential Development - Phase 1A

- Procurement of a development partner commenced in early 2024, incorporating competitive dialogue. Tenders submitted and evaluated.
- 2 x tenders submitted:
- Keepmoat preferred bidder – appointed in Autumn 2024.
 - Planning application to be submitted
 - Works anticipated to commence later 2025

Mix	Total	%
Apartments	24	20
1 Bed House	29	24
2 Bed House	8	7
3 Bed House	34	28
4 Bed House	28	23
	123	100



Plan

space. Comprises of SuDS and street furniture to create an active street scene and also provides structure for local wildlife.

play/play along the way features a provision for children and young people.

properties to help animate the street scene. This also provides a view of the development.

wards to help conceal parked cars from the street scene. This also provides a view of the development.

age to the development to help with surrounding views of key buildings/features and the riverside.

provide ecological connectivity to the network of green and blue infrastructure which connects with the



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House Type Range



2 storey, 1 and 2-bed
terraced dwellings



2.5 storey, 3-bed dwellings



2.5 storey, 3-bed corner
turner dwellings



3 storey townhouse,
4-bed dwellings



Apartment block,
comprising of 1-bed
apartments

Materiality



Red Brick



Buff Brick



Anthracite Cladding



Gemini Grey
Roof Tile



Block Paving
(Road Crossovers)



Block Paving
(Shared Surfaces)

Criterion 1 Design Proposals - Supportive Information



Key



Safer Roads & Quieter Neighbourhoods - slower moving traffic, a more pleasant place to live and work.



Accessible Leisure Space - a mix of green spaces for all, varying in scale to provide space for social interaction, play and recreation.



Pedestrian and Cycle Connections - attractive and vibrant routes, that provide good levels of accessibility and connectivity throughout the locality.



Heritage - retained heritage assets which are important to local history.



Cleaner, Greener streets - these will have a calming effect and improve people's physical and mental wellbeing.



Shops & Retail - day-to-day amenities which are easily accessible and provide all necessary provisions for the local community.



Green Transport - more sustainable transport options, such as electric buses, water taxis, e-bikes. Routes that are well integrated with the context.



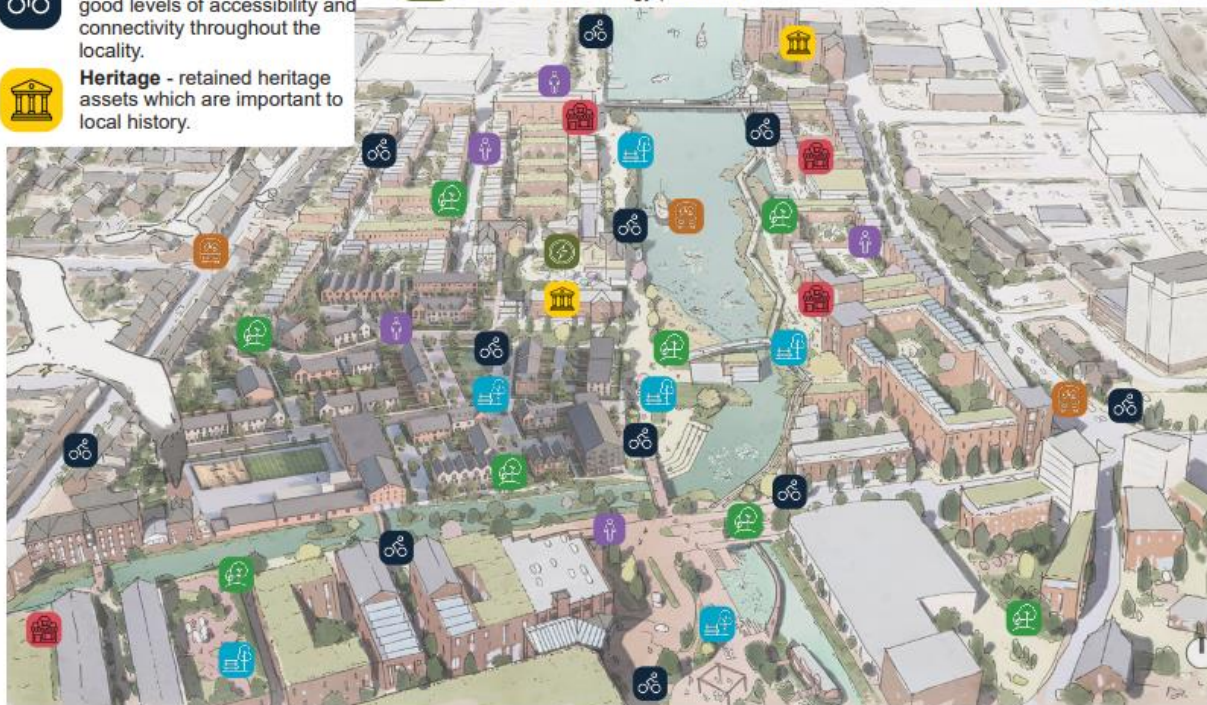
Energy Hub - green energy hub which will contribute towards more sustainable energy production.

2. Walking, cycling and public transport

3. Facilities and services



Illustrative Massing Model





2.5 storey, 3-bed dwellings



**Apartment block,
comprising of
1-bed apartments**



**2 storey, 1 and
2-bed terraced
dwellings**



**2.5 storey, 3-bed
corner turner
dwellings**



**3 storey
townhouse, 4-bed
dwellings**





Landscaped parking courtyard to help conceal parked vehicles and benefit the street scene.

Scope to provide safe and secure cycle storage within private garden space of dwellings.

Changes to surfacing to allow greater permeability for pedestrians and cyclists to create healthy streets.



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Phase 1A - Next Steps

Phase 1A

- Keepmoat to submit planning application – late 2024/early 2025

Development (phase 1)

- Infrastructure works commence – Summer 25
- Housing Building commences – Autumn 25
- Completion – Autumn 27