

RAMSGATE GREEN CAMPUS - Site

The Green Campus will be located on an open site within the Port of Ramsgate, with frontage onto Military Road.

The platform supporting the Port was reclaimed during the 1980's to support the Ramsgate - Ostend ferry service. The wide tarmac apron is separated from the base of chalk cliffs by a two-lane vehicle route (Military Road).



View towards the site from the Ferry Terminal car park



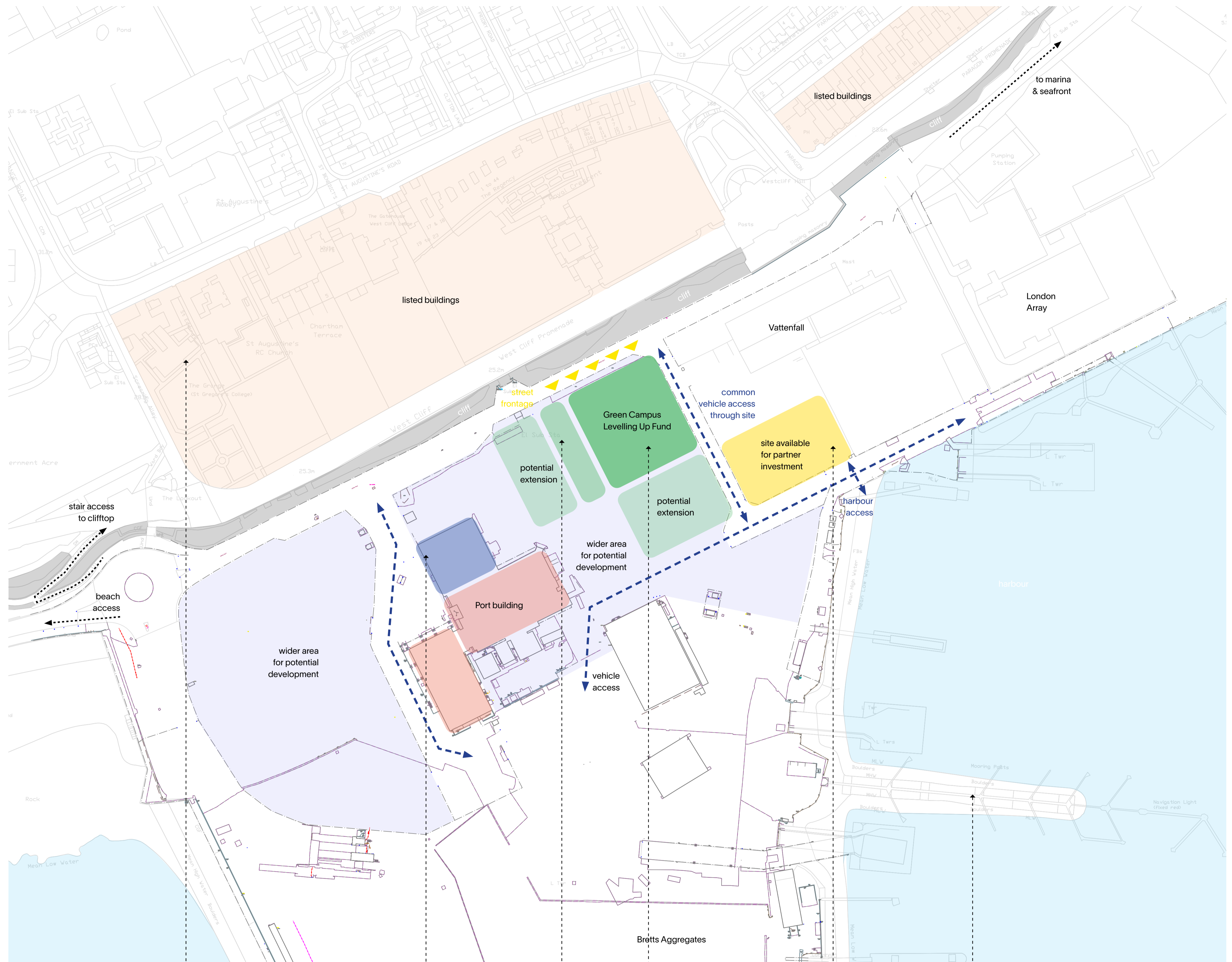
Maritime access



View from site looking north



View looking south across the site from the cliff top.



The Grange
Grade 1 listed
heritage asset



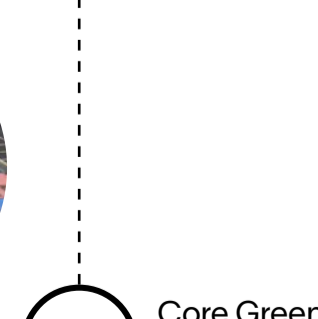
Expansion capacity
for informal/
container-based
storage



04 Port Building
potential meanwhile
workspace use



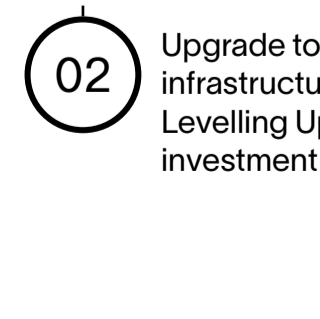
01 Core Green Campus
site will be the focus
of Levelling Up Fund
investment



05 Secondary site with
excellent harbour
access is available for
partners to develop

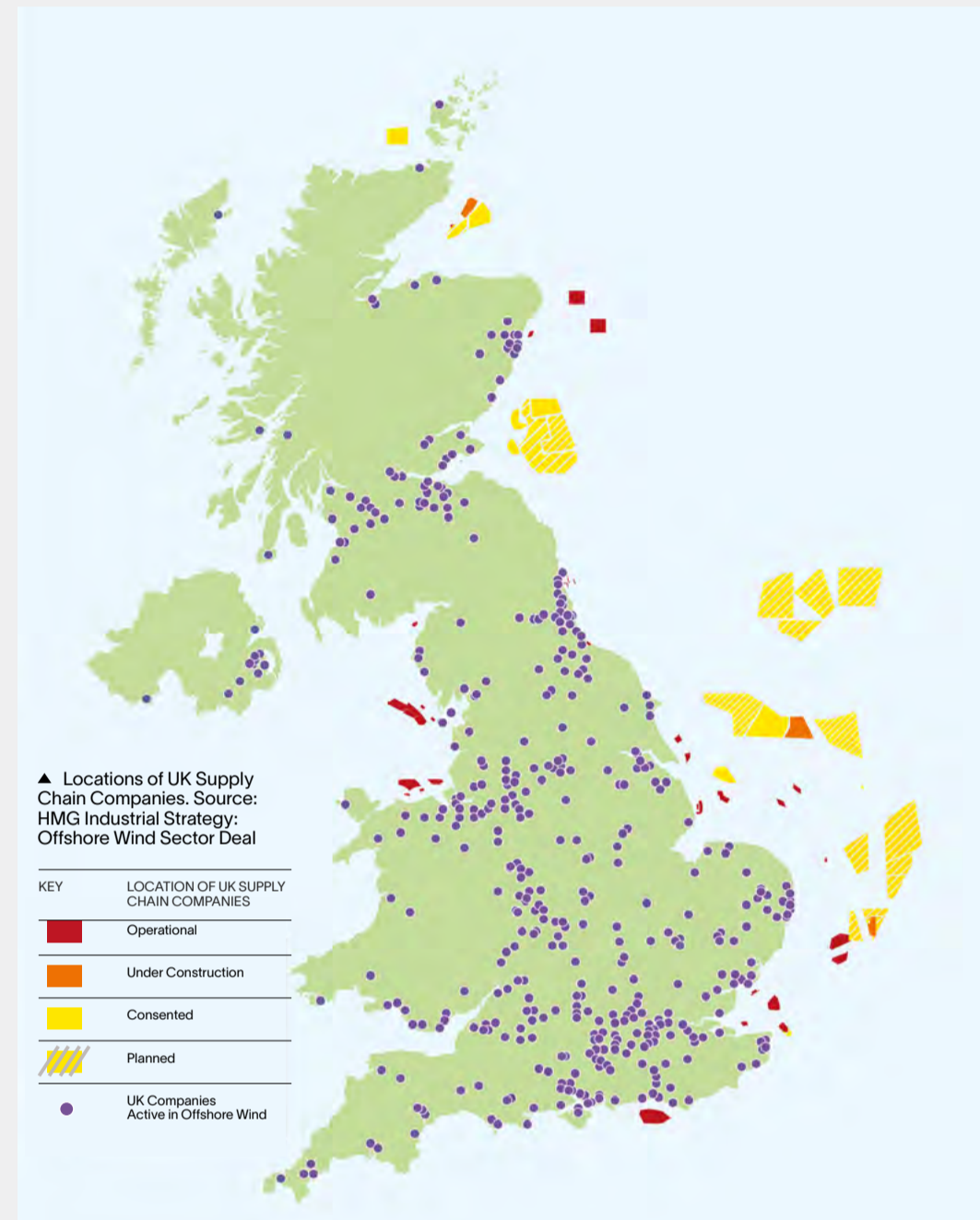


02 Upgrade to Port
infrastructure through
Levelling Up Fund
investment



RAMSGATE GREEN CAMPUS - Economy

Ramsgate has seen no net job growth over the last 10 years, despite growth in the wider Thanet district and Kent as a whole. The Green Campus will create spaces for training, enterprise and light industry to put Ramsgate residents in a position to benefit from forthcoming major economic opportunities.



The offshore wind facilities serviced from the Port of Ramsgate were at the forefront of the sector's initial growth. Thanet is no longer a focus of the Government's proposals for offshore wind expansion. However, Ramsgate Port is well-positioned to play an important role in the de-carbonisation of the UK's grid and the development of green and blue industries thanks to:

- + capacity to support international shipping in a strategic position at the eastern limit of the Thames Estuary growth corridor
- + local maritime traditions with associated training and volunteering
- + continued presence of Vattenfall and London Array
- + excellent vehicle access bypassing the town centre
- + short walking distance to a historic and unique town centre
- + a lively small business ecosystem around the Port and harbour front

The Green Campus will help Thanet residents to benefit from these opportunities by:

BUILDING PARTNERSHIPS with established stakeholders in the offshore wind industry.

CONNECTING with local community and educational institutions.

Creating inspiring **NEW TRAINING AND ASSEMBLY SPACES** for learning maritime and green economy skills

Building and managing **FLEXIBLE, ROBUST INDEPENDENT WORKSPACES** to support the start-up and growth of small local enterprises

Fostering shared spaces for **INFORMAL COLLABORATION**

Establishing an energetic **HUB FOR FUTURE INVESTMENT** in the Port of Ramsgate.

Precedents



OSTEND SCIENCE PARK

- Workspaces for businesses specialising in maritime environmental technologies within a larger business park
- In partnership with a local university, the facility includes individually let workspaces and meeting space for hire, anchoring a wider business park where private sector partners can lease plots



PLUS X, BRIGHTON

- Space for enterprise, innovation and prototyping combined with networking and accelerator programmes
- partnership programmes with Brighton University to deliver Brighton Research Technology Innovation Exchange



BLOQS COMMUNITY WORKSHOP, ENFIELD

- Open access community workshop allows small businesses to hire workshop space on a project basis
- Flexible terms facilitate the growth of a local manufacturing economy
- As businesses become more established, they can rent dedicated light industrial spaces



ORBIS ENERGY LOWESTOFT

- Office, meeting rooms and conference facilities marketed to businesses in the offshore renewables sector.
- Business support and networking offered on site.



EBURY EDGE, WESTMINSTER

- Flexible affordable workspace based on small individually let units
- Focus on collaboration and informal exchange through a shared yard

Market engagement in person and through an online Prior Information Notice has indicated interest in the Green Campus offer:

- small enterprises in the marine sector
- large employers looking for suitable training spaces to support maritime careers
- social enterprises
- educational partners
- workspace operators with a focus on skills and innovation

We will continue to engage with potential operators and tenants as design progresses.

RAMSGATE GREEN CAMPUS - Proposal

Levelling Up Fund investment

The core of the Green Campus will be centred around a sociable, south-facing courtyard to foster collaboration and interchange.

At the north of the site, a 2-3 storey volume houses training and seminar spaces and a communal canteen addresses Military Road. This block overlooks a small arrival yard at the northeast corner, and gives access to the rear yard, which is sheltered from the prevailing southwest wind.

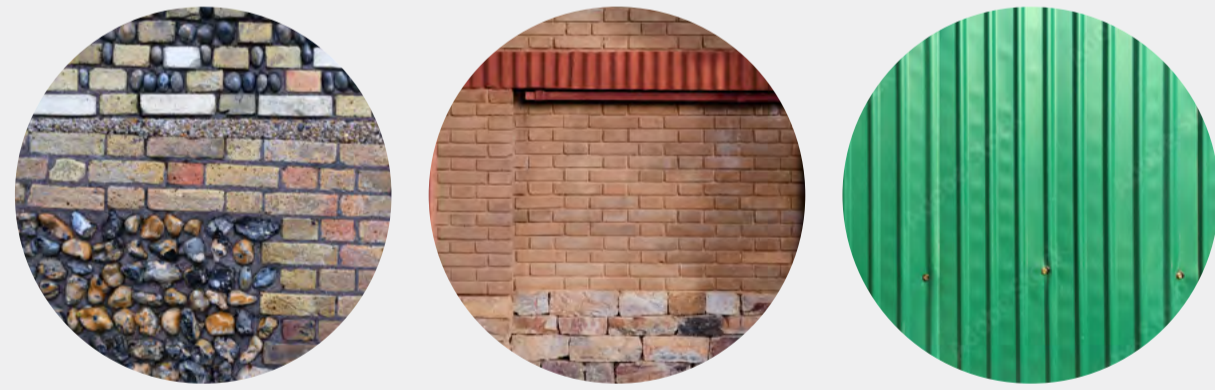
Two workspace buildings line the east and west sides of the courtyard. The western building will comprise a 'terrace' of small footprint workspaces, while the eastern building will include a larger double-height space. As well as providing a range of unit sizes from the start, the buildings are designed around a consistent structural module to allow for combination or partitioning as needed to accommodate emerging business needs.

First floor units are individually accessed via external walkways, minimising the extent of enclosed common areas. Loading bays along the east and west of the site provide direct service access to workspaces, with vehicle traffic excluded from the central courtyard.

The Green Campus will be a self-sufficient destination for enterprise and skills development. At the same time, its arrangement establishes an open, flexible core to attract future investment and expansion.



Sustainability



The construction of the Green Campus will minimise environmental impact in construction by re-using materials from local demolition sites. This will include:

- facades in reclaimed masonry and stone, with generous arched openings to bring life onto the street
- corrugated metal cladding and structural steel recovered from redundant Port structures
- reclaimed paving and kerbstones incorporated within new landscaping

The development will be all electric (i.e. without gas supply). The roof structure has been designed to incorporate south-facing solar panels to generate as much sustainable electricity on site as possible, coupled with efficient air source heat pump and heat recovery technology. Cycle parking and EV charging infrastructure will encourage sustainable travel to the site. Overall, the scheme will target Net Zero operational carbon.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



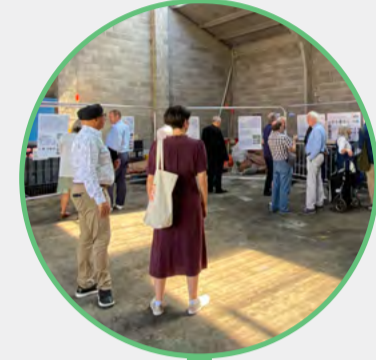
SECOND FLOOR PLAN

- KEY
- = café
 - = training & seminar
 - = workspace

RAMSGATE GREEN CAMPUS - Timeline



stakeholder engagement
spring 2023
Meetings and conversations with neighbours and potential building users informed the development of the brief for the Green Campus.



public exhibition
summer 2023
Exhibition of outline scheme designs alongside other Levelling Up Fund projects in the Royal Harbour.



prior information notice
winter 2023
Online call-out to gather interest and feedback on emerging designs from potential building users and operators.



place plan workshop
february 2024
Workshop with local councillors, community groups and residents to discuss how to integrate and build on Levelling Up Fund investment.

DEVELOPED DESIGN
early 2024

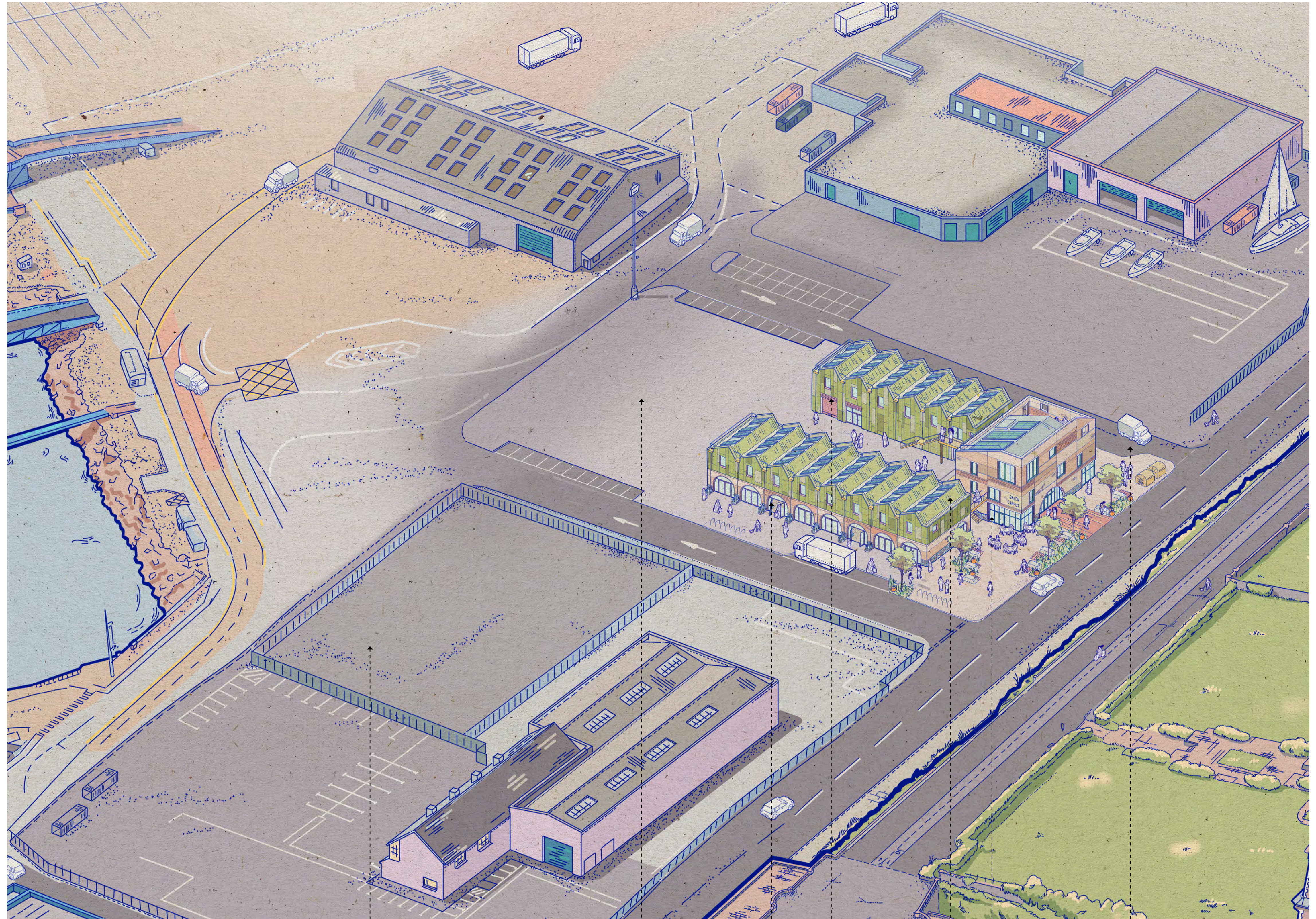
SUBMIT PLANNING APPLICATION
spring 2024

DETAILED DESIGN
summer 2024

WORKS PROCUREMENT
spring 2024

TENANT RECRUITMENT
winter 2025

COMPLETION
spring 2026



Secondary site for future development **07**

Room for future extension/expansion of eastern terrace **06**

Individually let workspace units with direct vehicle service access **03**

Large footprint double height industrial space **02**

Shared vehicle access from Military Road **04**

Cafe and core training facilities front onto Military Road **01**

Loading bay for western terrace **05**