

# 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 from ....



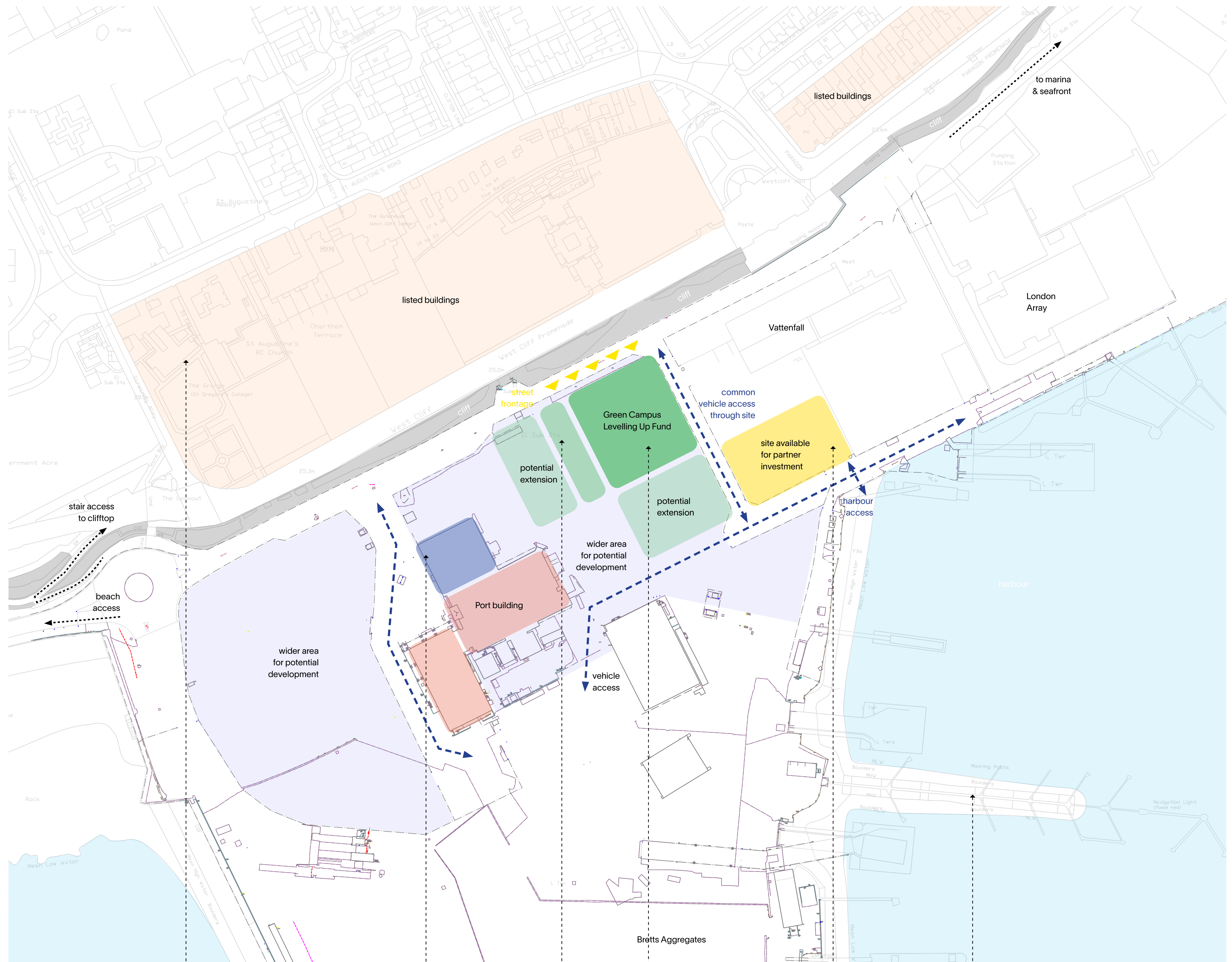
View from ....



View from site looking north



Site A & B, view from 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



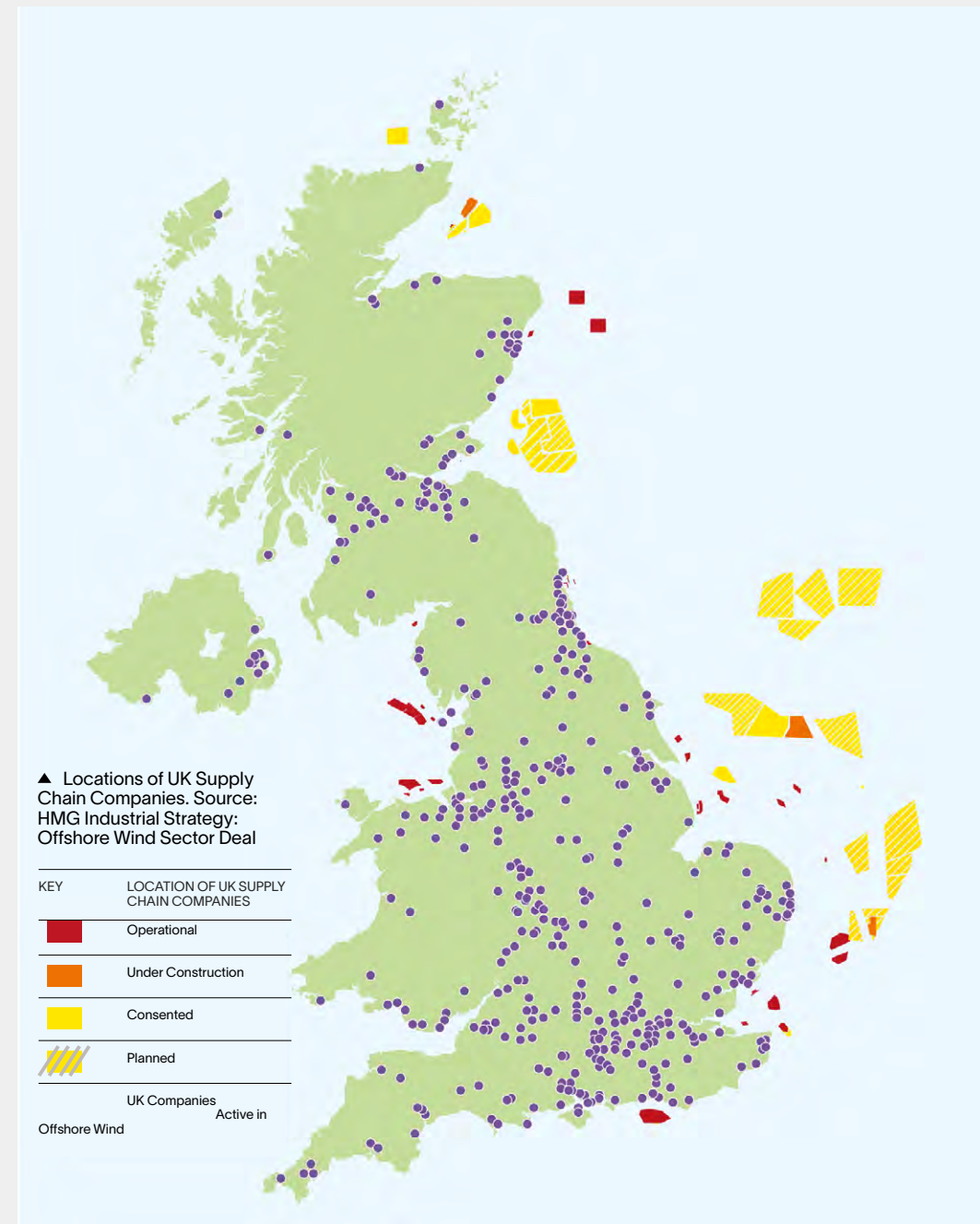
05 Secondary site with  
excellent harbour  
access is available for  
partners to develop

02 Upgrade to Port  
infrastructure through  
Levelling Up Fund  
investment



# RAMSGATE GREEN CAMPUS - Economy

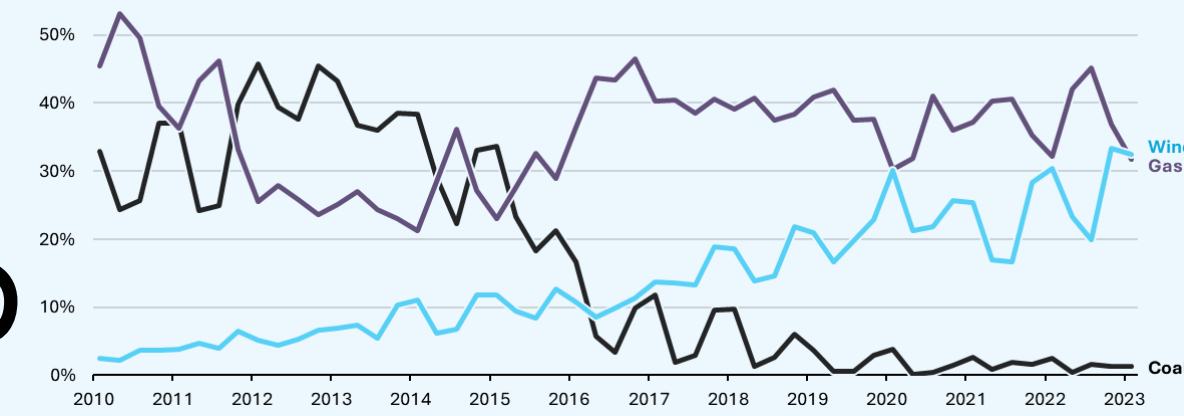
Ramsgate has seen no net job growth over the last 10 years, despite growth in the wider Thanet district and Kent as a whole. The Green Campus will create spaces for training, enterprise and light industry to put Ramsgate residents in a position to benefit from forthcoming major economic opportunities.



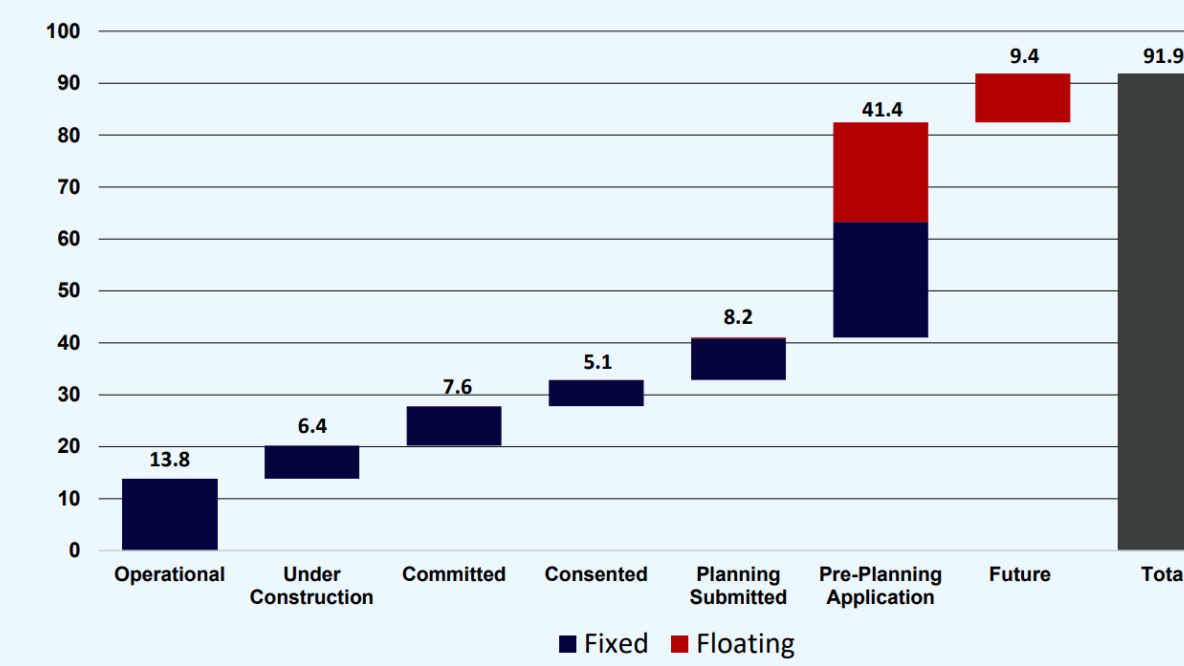
The offshore wind facilities serviced from the Port of Ramsgate were at the forefront of the sector's initial growth. Thanet is no longer a focus of the Government's proposals for offshore wind expansion. However, Ramsgate Port is well-positioned to play an important role in the decarbonisation of the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

- + capacity to support international shipping 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

## National Targets



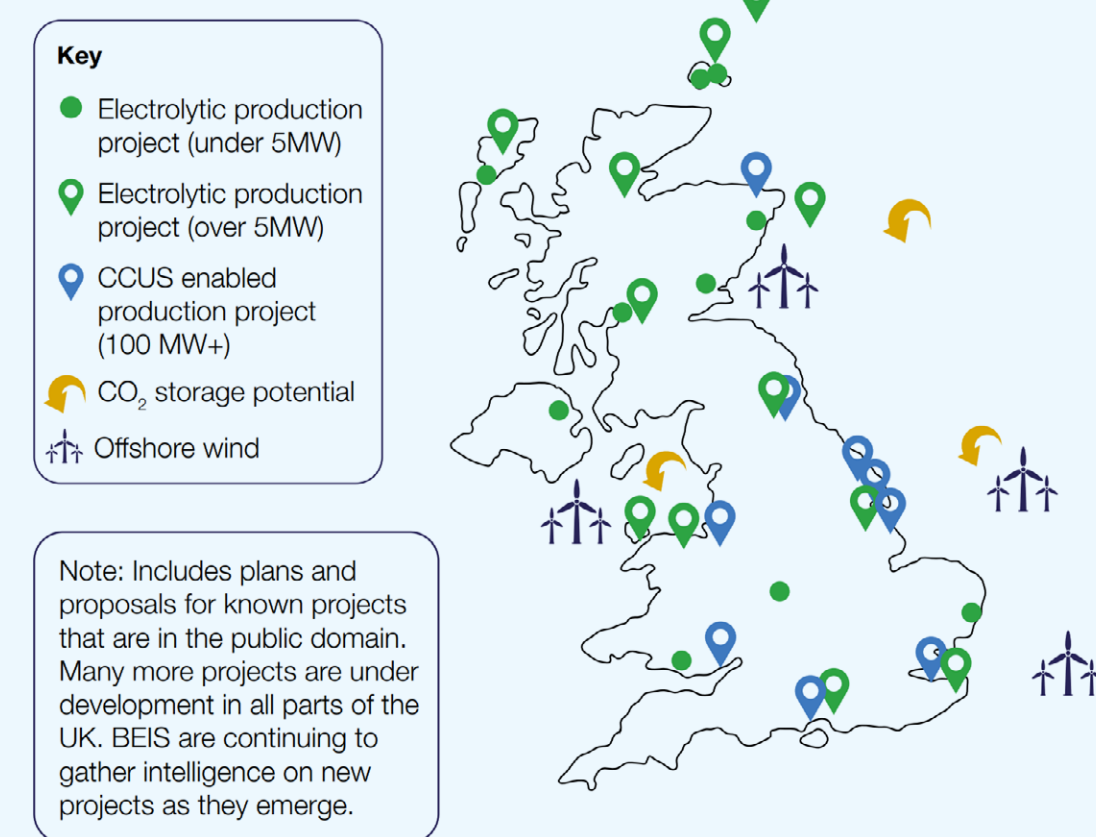
+ In early 2023, wind power surpassed gas as the primary source of energy to the National Grid.



+ The UK Government is targeting a five-fold increase in offshore wind capacity by 2030 to 50GW.

+ The UK Government also agreed with the Offshore Wind Sector to increase UK content to 60% by 2030.

Figure 1.3: Proposed UK electrolytic and CCUS-enabled hydrogen production projects



+ The Thames Estuary Growth Board targets the establishment of a green hydrogen economy. There are already plans for a facility in Herne Bay.

## 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



ABERDEEN ENERGY INCUBATOR AND SCALE UP HUB

- ↳ Flexible industrial and collaboration space for energy sector start-ups as part of the Aberdeen Energy Transition Zone
- ↳ opening planned summer 2024



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

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 and 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 AND IDEAS EXCHANGE**

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



# RAMSGATE GREEN CAMPUS - Proposal

## Levelling Up Fund investment

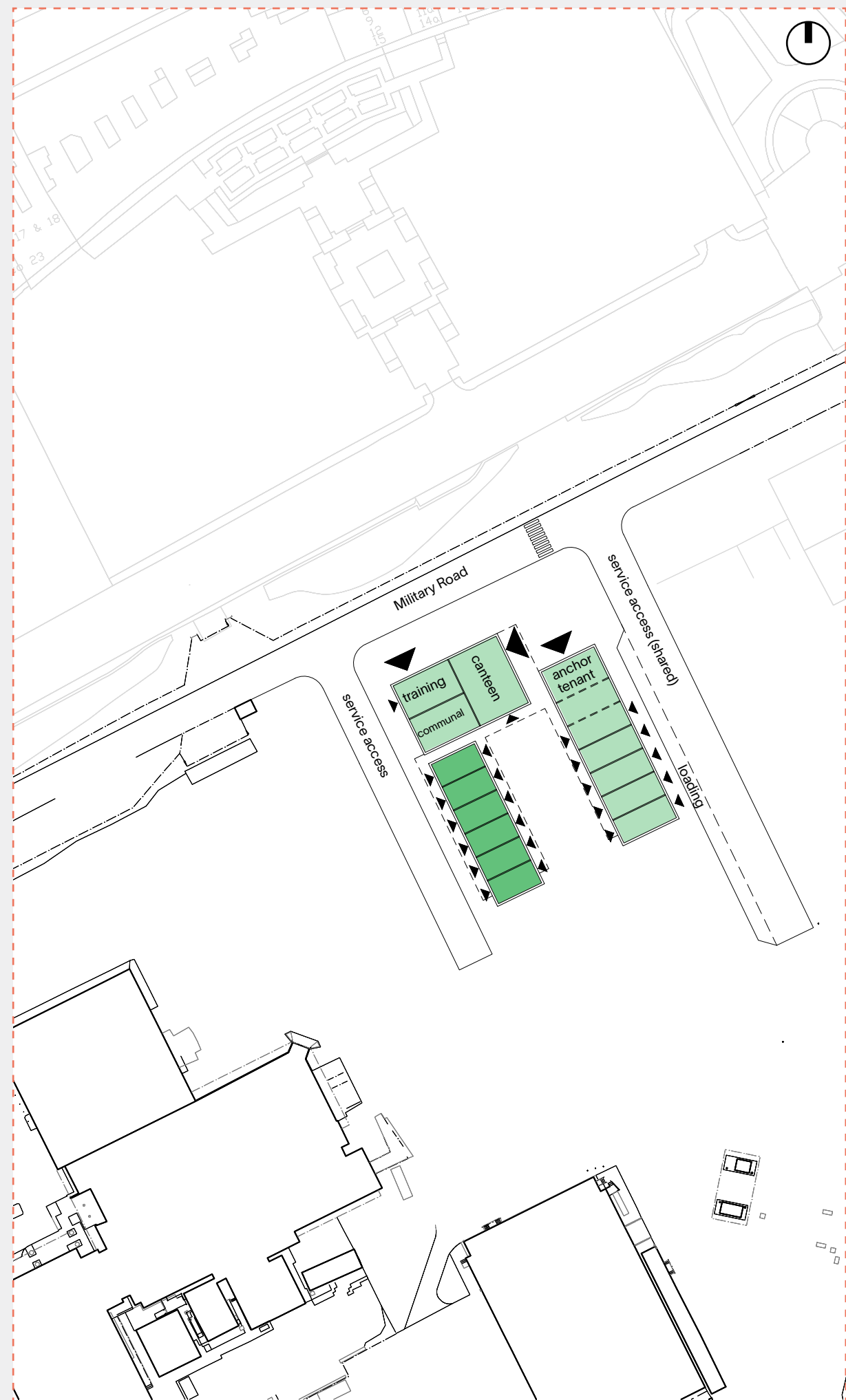
The core of the Green Campus will be centred around a sociable, south-facing courtyard to foster collaboration and interchange.

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

Two 'terraces' of workspace line the east and west sides of the courtyard. Based on a consistent module, these can be combined to create larger footprint units for anchor tenants. Loading bays along the eastern terrace provide service access to these units, with vehicle traffic excluded from the central courtyard.

First floor units are individually accessed via external walkways, minimising the extent of fully enclosed common areas.

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.



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 unit suitable for anchor tenant 02

Cafe and core training facilities front onto Military Road 01

Loading bay for western terrace 05

Shared vehicle access from Military Road 04