

Ramsgate Harbour Re-Development

Prepared for Thanet District Council

Ramsgate Commercial Port & Harbour
Concept Proposals & Future Vision
July 2020



The Royal Crescent and Cliff Promenade, Ramsgate, from the south-west, 1920. © Britain from Above

Ramsgate

1.1 Assets, History, Seaside Regeneration, Energy Industries & Commercial Port

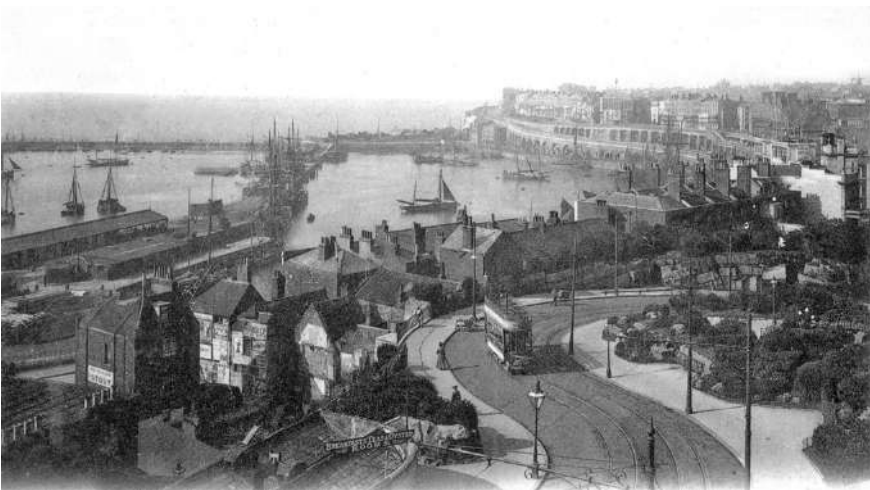
Physical Assets

The existing physical assets of Ramsgate offer a pedestal for further development. Unlike its two Thanet siblings Margate & Broadstairs, Ramsgate’s southerly aspect is an environmental advantage for its beaches and harbour receiving greater exposure throughout the day whilst being more sheltered from northerly winter winds. Ramsgate also has a rich stock of historic buildings, many of which are conservation assets of the future. The HS1 high speed railway connection to London is an appealing opportunity for both residents and visitors.

History to Present Day

The town of Ramsgate played an important role throughout recent history between land and sea. It was one of the main embarkation harbours during the Napoleonic wars (1803-15), resulting in many of Ramsgate’s streets being named to commemorate the association with this period in its history. The promenades and crescents that overlook the harbour are reminiscent of this rich period and their fine architecture provide a stunning backdrop to the marina. In peacetime the industrial harbour infrastructure also provided opportunity for shipping and international trade.

The advent of the railways enabled the masses to visit Ramsgate, popularising internal beach tourism from the late nineteenth century through to the second half of the twentieth century. Later however, international travel also became desirable to the masses, with cross-channel hovercraft operating near Ramsgate at Pegwell bay from 1969. In this period the tourist popularity of English seaside towns steadily declined.



Seaside Regeneration

Whilst English seaside tourism declined, it posed a great opportunity for a small but growing community of artists. The combination of artistic influence, the picturesque beauty of the physical assets and high-speed accessibility kindled a renewed interest in the English coastline, with Brighton, Hastings and Margate exemplifying regeneration initiatives. What makes Ramsgate different from the artist communities of Thanet however, is the existing shipping infrastructure and potential for renewable energy.

Key Renewable Energy Industries

Kent has a wealth of renewable energy industries. Some of these include:

Richborough Energy Park

Energy park and anaerobic digester plants at Richborough, Sandwich. Consisting of a consortium of companies, proposes a mixture of waste processing, recycling (including tyres) and low carbon renewable energy generation (including Gas Pyrolysis, Anaerobic Digestion, Biomass Combined Heat & Power) along with National Grid connections for the Wind Farm and the proposed Belgium Interconnector to import / export electricity.

Vattenfall

The London Array, 175 turbine 630 MW Round 2 offshore wind farm located 20 km off the Kent coast in the outer Thames Estuary.

Both of the above companies are specialists in offshore wind, providing energy for over a million homes per year as well as in the provision of solar farms operating out of Ebbsfleet, Thorne, Manston & Graveney.

In addition to these the coastline at Ramsgate has huge potential for harnessing and re-using tidal energy as a potential sustainable energy resource.



Commercial Shipping & Port

Hovercraft operations at Ramsgate ceased by 1983, which by 1986 enabled year round port operations on 32 acres of reclaimed land. From 1998, the site was used predominantly for freight with a £30m access road built in 1999.

Since 2013, there has been no regular ferry service and, with the 2019 Brexit ferry contract dropped, this marks the greatest fall in international travel overseas from Ramsgate. In 2015, the possibility of a Roll-on Roll-off ferry was proposed in the Ramsgate Maritime plan. In the meantime however, the commercial port has been used as a maintenance base for three nearby offshore wind farms.

The Ramsgate commercial port has however, become an increasing financial burden, (illustrated further in this document). It is clear that urgent rethinking of the commercial port is required to establish opportunities for and gather interest in alternative objectives.



Future of The Port

2.1 Rethinking Ramsgate

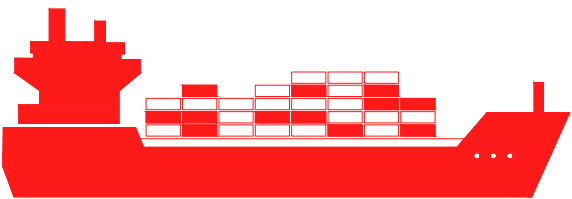
Ramsgate Port has been making significant financial losses over the past decade - estimated at over £20m. Furthermore, the problem appears to be worsening with increased losses in recent years, now also including the harbour.

Ahead of the construction of improvements to Ramsgate Port piers, a feasibility study for an alternative Maritime Village was called for, rethinking the future of the Port and its relationship with the town.

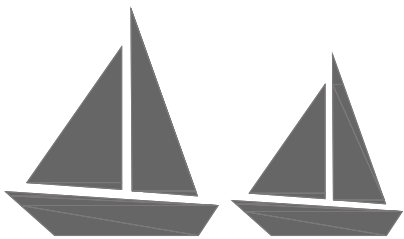
A proposed brief for a Maritime Village has been symbolised by THA below, to tackle Port & Harbour losses and instigate Ramsgate regeneration.

The proposals call on the physical assets, history, seaside context and renewable energy industries in the vision for a masterplan overview.

PORT



HARBOUR



Economic Performance

2009-18
Annual Average

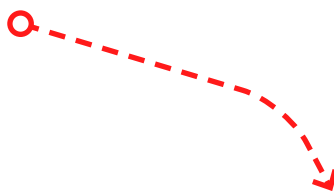
- £1.9m loss

+ £0.2m profit

2018 / 2019

- £2.5m loss

- £0.3m loss



2.2 Proposed Maritime Village Features +

Conference
Centre



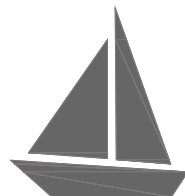
Maritime
Academy



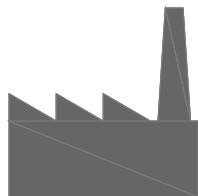
Green Energy
Innovation Centre



Sailing
School



Mixed Light
Maritime Industry



Residential &
Public Spaces



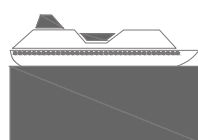
Artisan
Quarter



Shops, Bars
& Restaurants



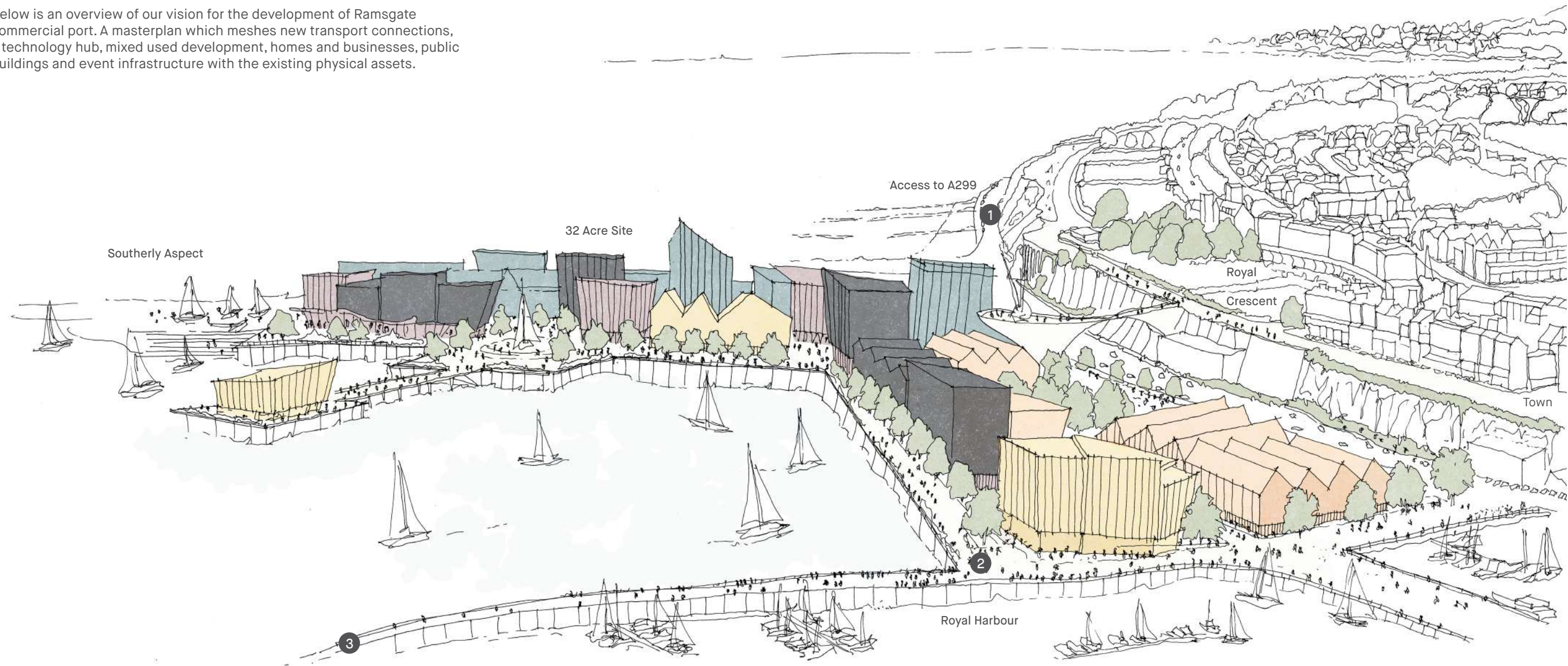
Small Cruise Ship
/ Ferry Docking



Proposal

3.1 Concept - Ramsgate Commercial Port Site

Below is an overview of our vision for the development of Ramsgate commercial port. A masterplan which meshes new transport connections, a technology hub, mixed used development, homes and businesses, public buildings and event infrastructure with the existing physical assets.



New facilities

Engineering & Design Museum; Educational institute of technology; Light industry supporting the maritime economy, including boat maintenance & offshore energy generation; Mixed use commercial space offering offices, shops, bars & restaurants; Hotels & Leisure activities; Conference Facilities; Contemporary residential developments.

Up-skilling and new jobs

We believe that exciting renewable industries could be the future. Those directly relate to the Government's Post-Brexit industrial strategy, Up-skilling the workforce into highly skilled, highly paid industries. These aim to offer people a vocational alternative to universities. The masterplan illustrated here speculates upon a socially rich and economically resilient environment for the regeneration of Ramsgate's commercial port.

Public Buildings



Mixed Use Development



Residential



Technology Hub



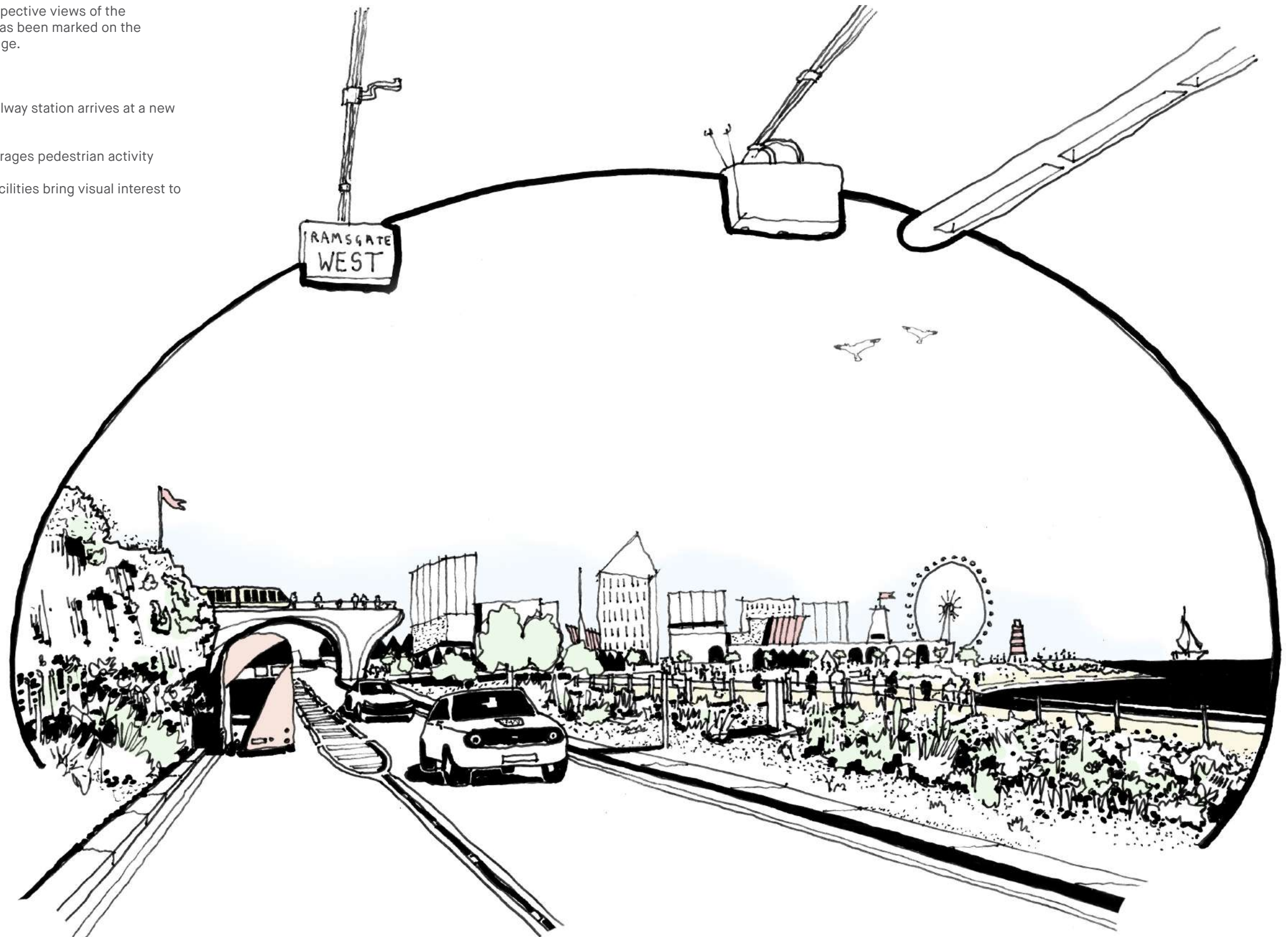
Proposal

3.2 View 1 - A299 Approach

The next three vignettes illustrate proposed perspective views of the masterplan. The location of these perspectives has been marked on the overview vision image, shown on the previous page.

Features:

- Proposed one mile tram link from HS1 railway station arrives at a new terminal above the approach road
- New beach with southerly aspect encourages pedestrian activity
- New iconic skyline and entertainment facilities bring visual interest to the existing flat site



Proposal

3.3 View 2 - A New Waterfront

This view imagines an arrival to the site from the Royal Harbour looking west.

Features:

- Changes in level and materiality, together with planting and water features, create an informal relationship with the water edge, as a contrast to the distinct harbour experience.
- New water-sport opportunities, such as wakeboarding, bring activity and spectatorship to the site
- Diverse active ground floor frontage to encourage useage at all times of the day



Proposal

3.4 View 3 - A New Royal Harbour Arm

From the Royal Harbour arm, this view pictures mixed uses across the site.

Features:

- Docking for ferries and tall ships enable nautical events and future flexibility
- Iconic design/engineering museum draws footfall across site
- Historic residential context celebrated on the clifftop.



Proposal Summary

4.1 The Future Vision for The Harbour & Port

THA's concept principles, overview and three perspective drawings outlined in this appendix aim to capture the vision, character and potential of the proposed development at this stage. The additional strategic concepts should be highlighted.

Renewable Energy

Central to the mixed use development, is the bringing together of renewable energy industries with a technical education institute at its heart. Student numbers entering the engineering sector are declining, whilst the renewable energy industry is growing exponentially as technologies become more affordable to produce and deploy. The skills gap between education and renewable energies needs bridging; THA's concept proposal initiated here is just one solution to bridge the renewable energy skill gap through a vocational, on-site technical campus.

Secondary Service Providers

Attached to the renewable energy sector and technical institute would be secondary service providers, generating employment. In addition, the provision of shops, restaurants, bars and entertainment to service an influx of students, workers and visitors would also generate employment opportunities for local people. Unemployment in Thanet for 18-24s is the highest in Kent - education and employment of the young population is essential to Ramsgate's future.

Population Growth

Ramsgate's population is expected to grow by 20% by 2030, in addition to a population growth associated with the development outlined here. This increase in population will need housing. Reaffirmed interest in the town will aid the restoration of Ramsgate's rich historic housing stock. Additionally, new housing within the mixed-use masterplan will contribute occupation, individual ownership and surveillance of the existing port site.

Connection with the Town

The existing commercial port site needs to be reconnected with the town. Perspective two illustrates how the masterplan is to be united with the Royal Harbour and the town. Renewed interest and footfall in the town will aid the regeneration of existing infrastructure and high street. The long term future of the town, its physical assets, the community their education and employment will all be beneficiaries of the proposed commercial port development.

Sustainability

With renewable energy at the core of the proposed concept, it fits that the development itself should serve as an example of sustainability. The High Level Feasibility Study is an opportunity for the consortium to prioritise sustainability as an integrated strategy of the development. The parties assembled in this invitation to quote appendix offer broad expertise - this ensures that sustainable, characterful, technically advanced and economically viable solutions to the failing commercial port are found.

TaylorHare Architects Ltd.

The Cowshed
Overland Lane
Ash, CT3 2LE

T 01227 668 073
E hello@taylorhare.com
W www.taylorhare.com

Published by TaylorHare Architects Ltd.
First published in October 2019

© of the edition 2020 TaylorHare Architects Ltd.
© of all drawings and images 2020 TaylorHare Architects Ltd.
© of photographs and text 2020 TaylorHare Architects Ltd. (unless
noted otherwise)

All rights reserved. No part of this publication can be reproduced, stored
in retrieval systems or transmitted in any form or by any means electronic,
mechanical, photocopying, recording or otherwise, without the prior
permission of TaylorHare Architects Ltd.

TaylorHare is a trademark of TaylorHare Architects Ltd.
Registered in England and Wales, number 10695684 VAT No. 268 165 870

THA