



## HISTORIC BUILDING RECORDING OF THE OLD GAS WORKS, BOUNDARY ROAD, RAMSGATE, KENT

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Report for Blueberry Development Estates Ltd

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## Contents

1	INTRODUCTION .....	8
1.1	Project Background.....	8
2	HISTORICAL/ARCHAEOLOGICAL BACKGROUND.....	10
2.1	Location and Setting .....	10
2.2	Designation .....	10
3	HISTORIC BACKGROUND .....	12
3.1	Site Development .....	12
3.2	Historic Mapping.....	15
3.3	Historic Photographs .....	17
4	DESCRIPTION OF THE BUILDING'S EXTERIOR.....	19
4.1	Observations .....	19
5	INTERIOR .....	24
5.1	Introduction .....	24
6	DISCUSSION.....	30
6.1	External Architecture.....	30
6.2	Interior .....	31
7	PARAMETERS.....	33
7.1	Text .....	33
8	OTHER CONSIDERATIONS.....	34
8.1	Archive .....	34
8.2	Reliability/Limitations of Sources .....	34
8.3	Copyright.....	34
9	REFERENCES .....	35
9.1	Bibliographic .....	35
9.2	Websites .....	35
10	APPENDICES.....	36
10.1	Appendix 1: Statutory List Description .....	36
10.2	Appendix 2 - Maps .....	38
10.3	Appendix 3 – Plates .....	56
10.4	Appendix 4 - Historic Building Survey:.....	190

### List of Plates

Plate 1:	Cover - Photograph of the Office in 1910 .....	1
Plate 2:	1940s. All at an altitude of 303m (Google Earth).....	56
Plate 3:	Aerial Photograph 1947 (Britain from Above).....	57
Plate 4:	1960 (Google Earth) .....	58
Plate 5:	1990 (Google Earth) .....	59
Plate 6:	2003 (Google Earth) .....	60
Plate 7:	2019 (Google Earth) .....	61
Plate 8:	1919 Receipt for Ramsgate Corporation.....	62
Plate 9:	Photograph of the machine shop (Isle of Thanet News).....	63

Plate 10: Photograph of the machine shop (Isle of Thanet News).....	64
Plate 11: Photograph of the Office, 1926 pamphlet (Kent Archive and History Centre) .....	65
Plate 12: Plan of Ramsgate Gas Works 1951 (National Grid Archive, Warrington) .....	66
Plate 13: Close Up of the 1951 Ramsgate Gas Works Plan (National Grid Archive, Warrington) .....	67
Plate 14: Plan of Ramsgate Holder Station, 1971 (National Grid Archive, Warrington) .....	68
Plate 15: Photograph of the Power House, 1926 pamphlet (Kent Archive and History Centre) .....	69
Plate 16: Photograph of the Exhauster Plant, 1926 Pamphlet (Kent Archive and History Centre).....	70
Plate 17: View of the office from Boundary Road (August 2021 facing SSW).....	71
Plate 18: Front View (August 2021 facing SW).....	73
Plate 19: side view, western side (December 2020 facing SE) .....	74
Plate 20: Rear View (December 2020 facing SSW).....	74
Plate 21: View of the join between the buildings (December 2020 facing NNW) .....	75
Plate 22: Aerial view of the two buildings (December 2020).....	76
Plate 23: Close up of the Chimneys western side (December 2020) .....	77
Plate 24: Close up of Chimneys on eastern side ( December 2020).....	78
Plate 25: Aerial view of the roof from the western end (December 2020 facing NNE).....	79
Plate 26: Roof view at the eastern end (December 2020) .....	80
Plate 27: Roof view at the front (December 2020 facing SE). .....	81
Plate 28: Close up of the clock (eastern side) and cupola (December 2020 facing SE) .....	82
Plate 29: Close up of the clock western side (December 2020).....	83
Plate 30: Front door, scale 1m (December 2020 facing SE) .....	84
Plate 31: Ramsgate Corporation coat of arms above the door (December 2020) .....	85
Plate 32: grill detail on right hand side of the central front portion (December 2020).....	86
Plate 33: alley on western side, scale 1m (December 2020 facing N) .....	87
Plate 34: Detail of front windows western side of the ground floor (December 2020). .....	88
Plate 35: View of basement level southern side of the office at the eastern end (December 2020).....	89
Plate 36: Gable end detail at the rear (December 2020 facing SE). .....	90
Plate 37: Window detail at the rear of the office building (December 2020).....	91
Plate 38: Window detail western elevation of office (December 2020) .....	92
Plate 39: Adjoining building eastern side (December 2020 facing N) .....	93
Plate 40: Adjoining building from Boundary Road, southern side (December 2020) .....	94
Plate 41: Adjoining building, northern side (December 2020).....	95
Plate 42: Window details on adjoining building southern side (December 2020).....	96
Plate 43: View of the south western entrance gate and wall (August 2021).....	97
Plate 44: View of the south western gate (August 2021).....	98
Plate 45: Southern western wall, scale 1m (August 2021 facing N).....	99
Plate 46: Corner of wall by south western corner of the main building, scale 1m (August 2021 facing NW) .....	100
Plate 47: Wall detail (August 2021) .....	101
Plate 48: Pillar detail south eastern gate (August 2021 facing N).....	102
Plate 49: South eastern gate and walls (August 2021 facing NW) .....	103
Plate 50: Chimneys at North Brink, Wisbech Cambridgeshire. ....	104
Plate 51: Examples of chimneys at Swains Lane Gate Lodge, Highgate, London.....	105
Plate 52: Room A (August 2021 facing SW).....	106
Plate 53: Room A (August 2021 facing S) .....	107
Plate 54: Room A (August 2021 facing N) .....	108
Plate 55: Room A (August 2021 facing E) .....	109

Plate 56: Room A – ceiling (August 2021) .....	110
Plate 57: Room B (August 2021 facing W).....	111
Plate 58: Room B (August 2021 facing N).....	112
Plate 59: Room C (August 2021 facing N).....	112
Plate 60: Room C (August 2021 facing S) .....	113
Plate 61: Room C (August 2021 facing W).....	114
Plate 62: Room C (August 2021 facing N).....	115
Plate 63: Room C (August 2021 facing E) .....	115
Plate 64: Room C into Room H (August 2021 facing E) .....	116
Plate 65: Room C ceiling (August 2021) .....	116
Plate 66: Room D (August 2021 facing W) .....	117
Plate 67: Room D (August 2021 facing E).....	118
Plate 68: Room D (August 2021 facing NE) .....	119
Plate 69: Room D (August 2021 facing N) .....	120
Plate 70: Room D ceiling(August 2021).....	121
Plate 71: Room E (August 2021 facing NW) .....	122
Plate 72: Room E (August 2021 facing SW) .....	122
Plate 73: Room E (August 2021 facing N).....	123
Plate 74: Room F (August 2021 facing W).....	124
Plate 75: Room F (August 2021 facing N).....	125
Plate 76: Room F (August 2021 facing E).....	126
Plate 77: Room F (August 2021 facing S).....	127
Plate 78: Room G (August 2021 facing S).....	128
Plate 79: Room G (August 2021 facing N) .....	129
Plate 80: Room G (August 2021 facing W) .....	130
Plate 81: Room G (August 2021 facing SE).....	130
Plate 82: Room G corridor (August 2021 facing N) .....	131
Plate 83: Room H (August 2021 facing E).....	132
Plate 84: Room H (August 2021 facing SW) .....	133
Plate 85: Room H ceiling (August 2021).....	133
Plate 86: Stairs between basement and ground floor (August 2021 facing W).....	134
Plate 87: Room I - Ground floor lobby (August 2021 facing NNE) .....	135
Plate 88: View towards side entrance Room J from Room I (August 2021 facing W).....	136
Plate 89: Ground Floor staircase (August 2021 facing SW).....	136
Plate 90: Room J floor, scale 1m (August 2021 facing E) .....	137
Plate 91: Room K (August 2021 facing SW).....	138
Plate 92: Room I ceiling rose (August 2021).....	139
Plate 93: Room L (August 2021 facing NW).....	140
Plate 94: Room L ceiling (August 2021).....	141
Plate 95: Room M (August 2021 facing SE) .....	142
Plate 96: Room M entrance area (August 2021 facing S).....	143
Plate 97: Room N (August 2021 facing WNW) .....	144
Plate 98: Room N (August 2021 facing NW).....	145
Plate 99: Room N (August 2021 facing N) .....	146
Plate 100: Ground floor to first floor staircase (August 2021 facing W).....	147
Plate 101: Ground floor to first floor staircase (August 2021 facing NW) .....	148
Plate 102: Ground floor to first floor staircase (August 2021 facing N).....	149
Plate 103: Ground floor to first floor staircase (August 2021 facing NE).....	150
Plate 104: Room O (August 2021 facing SW) .....	151
Plate 105: Room O (August 2021 facing W) .....	152
Plate 106: Room O ceiling (August 2021).....	153

Plate 107: Room P (August 2021 facing E) .....	154
Plate 108: Room P ceiling(August 2021) .....	154
Plate 109: Room Q (August 2021 facing NW) .....	155
Plate 110: Room R (August 2021 facing SSW).....	156
Plate 111: Room R (August 2021 facing SSE).....	156
Plate 112: Room S (August 2021 facing E).....	157
Plate 113: Room S (August 2021 facing E).....	158
Plate 114: Roof above Room S (August 2021).....	159
Plate 115: Room S (August 2021 facing NNE) .....	160
Plate 116: Room T (August 2021 facing NE).....	161
Plate 117: Room U newel post(August 2021) .....	161
Plate 118: Room U (August 2021 facing NW).....	162
Plate 119: Staircase window (August 2021 facing SW) .....	163
Plate 120: Depot Upper Floor (December 2022 facing NNE) .....	164
Plate 121: Depot Upper Floor (December 2022 facing NE).....	165
Plate 122: Depot Upper Floor (December 2022 facing S) .....	166
Plate 123: Upper Floor Stair to main offices from Depot (December 2022).....	167
Plate 124: Depot upper floor modern extension (December 2022 facing NW).....	167
Plate 125: Depot Ground Floor (December 2022 facing N) .....	168
Plate 126: Depot Ground Floor (December 2022 facing SW ).....	169
Plate 127: Depot Ground Floor (December 2022 facing SSW).....	170
Plate 128: Depot Ground Floor Modern extension (December 2022 facing) .....	171
Plate 129: Depot Ground Floor Modern extension (December 2022 facing) .....	171
Plate 130: Close up of Ground Floor corner incorporating the original exterior wall .....	172
Plate 131: Remains of a 2m stretch of mains gas pipe underneath the ground floor. ....	173
Plate 132: Depot Ground Floor (December 2022 facing SE) .....	174
Plate 133: Ground Floor close up of altered windows (December 2022).....	175
Plate 134: Depot south elevation after vegetation removed (December 2022 facing).....	176
Plate 135: Depot eastern ground floor elevation after vegetation removal (December 2022 facing NNE) .....	177
Plate 136: Main Office, Basement, Room H ceiling.....	178
Plate 137: Main Office, Basement, Room C ceiling .....	179
Plate 138: Main Office, Basement, Room G ceiling.....	180
Plate 139: Main Office, Room G corridor ceiling.....	181
Plate 140: Main Office, Ground Floor, Room I, source of fire (December 2022, facing NE). .....	182
Plate 141: Main Office, Ground Floor, Room I looking towards Room J (December 2022 facing NW).....	183
Plate 142: Main Office, Ground Floor, Room I Staircase (facing SE) .....	184
Plate 143: Plate Locations .....	189

## List of Figures

Figure 1: Location map of Gas Works Office .....	37
Figure 2: Site location map, 1 :1250 .....	38
Figure 3: Development, plan and elevations.....	44
Figure 4: Ordnance Surveyors Drawing, 1797 .....	45
Figure 5: St Lawrence Ramsgate tithes, 1840 .....	46
Figure 6: Historical OS Site map 1873, Scale 1:2,500 .....	47
Figure 7: Historical OS Site map 1898, Scale 1:2,500 .....	48
Figure 8: Historical OS Site map 1907, Scale 1:2,500 .....	49
Figure 9: Historical OS Site map 1933, Scale 1:2,500 .....	50
Figure 10: Historic OS Map 1939 .....	51
Figure 11: Historical OS Site map 1955, Scale 1:1,1250 .....	52
Figure 12: Historical OS Site map 1972-76, Scale 1:1,250.....	53
Figure 13: Historical OS Site map 1993, Scale 1:1,250 .....	54
Figure 14: Historical OS Site map 2003, Scale 1:1,250 .....	55

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## 1 INTRODUCTION

### 1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Blueberry Development Estates Ltd (the 'Client'), to carry out a historic building recording and photographic survey of the buildings which occupy part of the site at the former gas works, Boundary Road, Ramsgate Kent centred on National Grid Reference (NGR) TR 38335 65457 (Fig 9).

1.1.2 The Site is currently occupied by two buildings associated with the use of the Site as gas works that are Grade II listed. The buildings are subject to residential conversion and 'preservation by record'.

1.1.3 This report has been prepared in accordance with the approved Building Recording Specification (SWAT Archaeology June 2021) and sets out the standards and requirements for the completion of a Level 2 historic building recording programme and was submitted pursuant to Condition 4 of planning permission (F/TH/19/0644) on the 24th January 2020 for the erection of 2no. 4-storey blocks and conversion of existing building to provide "63no. one and two bedroom self contained flats, and erection of 7no. 3-storey dwellings, with associated access, parking and amenity space". The conversion element of the scheme involves the conversion of a Grade II Listed Building on the site into residential to contain a number of flats. Listed Building Consent has been granted for the internal and external alterations/repairs to facilitate this change of use.

1.1.4 Condition (4) has been attached to the permission requiring that a programme of building recording be undertaken in advance of any site works. The objective of this Specification therefore is to establish a framework which is acceptable to Kent County Council (KCC) within which the historic building recording can be carried out:

*(4) No works to the listed building shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority. Reason: To ensure that historic building features are properly examined and recorded.*



- 1.1.5 The building recording was carried out over a number of different dates in accordance with a Level 2 survey as detailed in the Historic England publication: 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016). And The Chartered Institute of Field Archaeologists Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2017) and the KCC Historic Building Recording Requirements Part C.'
- 1.1.6 This is essentially a photographic record. Historic England specifications suggest that written information should be to identify the building's location, age, type, materials, use and when and whom compiled the report. General photographs of the exterior as well as any specific architectural or historic features (both internal and external) should be taken. In summary the work consists of a descriptive report accompanied by digital photographs.
- 1.1.7 The principal elements of the survey involved the creation of a record and description of the historic fabric of the building together with an analysis and interpretation of the buildings origins and historic development.
- 1.1.8 A review of Historic OS mapping has been made (Map 4-14) and the Pevsner Architectural Guide (Kent, North & North East 2013) was consulted as was the National Heritage Register for England.
- 1.1.9 In addition documentary research was undertaken and a search of relevant primary and secondary sources was carried out in the following repositories/locations:
- Kent History and Library Centre, Maidstone
  - Kent Historic Environment Record
  - The National Gas Archives, Warrington
- 1.1.10 As well the above, a search for information via SWAT Archaeology's own library and via the internet.
- 1.1.11 This report consists of a descriptive report accompanied by digital photographs and annotated plans.

## 2 HISTORICAL/ARCHAEOLOGICAL BACKGROUND

### 2.1 Location and Setting

- 2.1.1 The Site is located in Ramsgate in Kent and the proposed development area (PDA) comprise of an area of the old gas works on the northern side of Boundary Road. Within this area is the Grade II listed main office building and adjoining block (Figure 2). The Site is currently undergoing development and the main office and adjoining block are the only remaining buildings from the site's time as gas works.
- 2.1.2 The geology of the site according to the British Geological Survey is Seaford Chalk Formation with superficial deposits of Head 1 – Clay and Silt.

### 2.2 Designation

- 2.2.1 There are listed structure located at the Site which are Grade II (list entry number (1085429) detailed as Gas Works, Offices with Railed Area, Depot and Adjoining Walls and Gate (Figure 1). It is detailed having construction periods 1867 to 1899. It is recorded with the Kent HER number of TR 36 NE 2311, with details taken from the National listed building designation. The national list designated was applied on the 4<sup>th</sup> February 1988 with NGR of TR 38335 65457. The listing description is as follows:

*“RAMSGATE BOUNDARY ROAD TR 3865 SW (north side) 9/62 Gas works, offices with railed area, depot and adjoining walls and gate GV II Gas works offices and depot with walls. Late C19. Red brick and cream- coloured terracotta, with plain tiled roof. Two storeys and basement with moulded string course, cornice and parapet, with parapet gables and stacks to end left and to end right. Central projecting porch with octagonal turret and leaded ogee dome. Five light mullioned and transomed window to left, with coupled 2 light windows below, and large stair window, of 3 lights, the ground floor base sloping with the stairline. Five light to right with 2 dividing panels, and picture window with top lights on ground floor. Top storey of turret with label surround to door to balcony and gantry with ornate wrought iron scrolled bracket-rails to large clock. Two sashes in chamfered reveals on 1st floor, and double half-glazed doors on ground floor, with rectangular fanlight in moulded Gibbs-style surround, with ornate coat of arms in semi-circular panel over (part of the arches and pendentives which transform the rectangular*

*ground floor porch to the semi-octagonal turret). Four moulded steps. All windows, door and decorative surrounds and details executed in terracotta. Large basement openings. Simple rails with scrolled uprights to steps and area. Depot building adjoining to right in brown brick with red brick details, of 2 storeys, with pedimented gable with roundel, on 3 pilaster-buttresses. Two wooden casements on 1st floor 2 semi-circular headed openings ground floor. Right return (long side) and rear, whitewashed with irregular openings. Wall to left (west) about 12 feet high, on plinth, with capped decorative pilaster (in same style as depot building buttresses) and coping. Stepped up 4 times to gateway, with simple iron gate and gate pier to west. Wall returned to adjoin main block with passageway entrance.”*

### 3 HISTORIC BACKGROUND

#### 3.1 Site Development

- 3.1.1 A pamphlet held at the Kent History and Library Centre (EK/U147/1) titled 'Official Inspection of the Intermittent Vertical Chamber Plant' November 3rd 1926. It contains a brief history of the original plant and later extensions as well as photographs of the 'new intermittent vertical chamber plant', including interior shots and elevation drawings (but no plan drawings), exterior and interior of the 'old horizontal retort house', and a photograph of the offices exterior.
- 3.1.2 In 1824 the Isle of Thanet Gas Light and Coke Company was created by an Act of Parliament to supply Margate and Ramsgate. By 1876, the Local Authority acquired a portion of the undertaking supplying Ramsgate due to unsatisfactory supply via the Ramsgate Local Board Act 1877 and the Margate supply then becoming a separate undertaking.
- 3.1.3 The gas works were initially located to the south of the present Site and the original offices located on Hardres Street, facing Sussex Street. A number of extensions to the works were carried out in 1878-79 and also 1890. Major extensive works was then undertaken from 1897 with proposals to demolish the original offices and build in that location a new Retort House to increase capacity, which was completed in 1900-1. As a result new offices were required and the current listed main office building was completed on the Boundary Road site in 1899. This was where all the day to day work of the Gas and Water Department was carried out. A receipt dated 1919 headed 'Ramsgate Corporation' is seen in Plate 8.
- 3.1.4 Retort Houses was where the coal was heated to generate the gas, there would have also needed at the site for a condenser to condense the gas as it cooled. In addition scrubbers were needed being sealed tanks containing water through which the gas bubbled removing impurities associated with ammonia. A purifier then removed hydrogen sulphide from gas passing it over wooden trays containing ferric oxide, before the gas was then passed to the gas holder.
- 3.1.5 In 1906 a new 800,000 cu.ft gas holder was erected. In 1921 a carburetted water gas plant was built which required part of the old Bench erected in 1890 to be demolished.

- 3.1.6 The gas works were hit in 1917 on the 31<sup>st</sup> October when a returning Gotha offloaded five high explosive bombs at Ramsgate, with two of those hitting the gasworks on the gasholder side on the northern side of Boundary Road. Damaged was caused specifically to the purifier situated between the offices, which caught fire and the gasholders with the shrapnel piercing the smaller gas holder as well as damage to the offices and laboratories. Eyewitness account recalls that

*“the office windows had of course gone and shrapnel or portions of bombs penetrating the Rental Office and damaged ceilings, opposite wall etc. They are unable to use this office today. Drawing office over and stores under Rental Office also badly damaged and Test Room knocked about, all bottles broken and chemicals strewn on the floor etc. the smaller of the two holders badly perforated in crown and the gas escaping caught alight and burned with such a roar that the men in yard were actually unable to hear the monitor firing, and she was firing 6 inch shells!! The fire brigade arrived and sprayed on the sides of the holder and on the guide framing, and thus preventing the holder from breaking, allowed the gas to burn itself out and avoided an explosion. The big holder, which I remember being erected when I was at the Ramsgate Works with the late Mr W.A. Valon, was badly damaged in the lower lift, so all the storage they have left is the 2 top lifts of this holder. All the roofs of buildings in the yard are damaged, bits of the bomb having cut through 1 inch steel girders like so much cheese.”*

- 3.1.7 The pamphlet was able to show production at the gas works from 1874 to 1926 from 6 cubic feet to 265 by 1914, with production falling during the First World War to 145 cubic foot but reaching demand of 265 again by 1926. The purpose of the 1926 pamphlet was to inform as to the purchase of a vertical carbonising plant rather than a horizontal version due to lack of space. This new plant was located at the gas works site on the southern side of Boundary Road in a portion of where there was already an horizontal retort house. The pamphlet included photographs of the machine shop (Plates 9 & 10) which later plan identify this as being located in the south eastern corner of the northern gas works site. The windows portrayed in the Machine Shop are similar to those on the adjacent depot building, although the roof is not one that appears to correspond to that of the adjacent building. Again it is impossible to ascertain the location of the Power House from the photograph but this is identified in the 1951 plan (Plate 13) as being on the ground

floor of the adjacent depot building. The photographs (Plates 15-16) of both buildings show the use of the arched windows.

- 3.1.8 To the north west of the PDA and south of the eastern gas holder. In 1940 analysis by Historic England on their aerial photography assessment on Ramsgate showed areas referred to as cleared bomb sites with one circled to the north of the buildings and a second north west of the buildings on houses on the eastern side of Denmark Road. There was known to be an Anderson shelter at the rear of the offices. The purifier in between the offices and the gas holder suffered damage.
- 3.1.9 The Local Board, later the Ramsgate Corporation ran the site until 1949. In 1949 gas manufacture was nationalised and the Site became part of the Kent portion of the South East Gas Board (SEGB). The SEGB commissioned a plan of the Site in 1951 (Plate 12). This is extremely useful as this identifies the use of many of the buildings at both the northern and southern gas works ahead of the demolition that started occurring at the Sites. Gas manufacture ceased at the Site in 1958, with it just becoming a holder station. The effect of this is seen in the 1971 plan (Plate 14) of the Site where many of the buildings have been cleared away. The Site continued in use until around the 1980s when it began to be rationalised.
- 3.1.10 The 1951 plan identifies the offices, which were also showrooms. At the north eastern corner of this building there is a petrol pump and 500 gallon petrol tank. Surrounding the rear of the offices are walls and stairs from the basement levels to the roadway. Immediately west are single storey stores and workshops adjacent to the boundary wall with a small yard area to the north.
- 3.1.11 The adjacent depot building to the east of the offices is essentially two rooms with windows on the western face, three for the southern room and two for the northern room. On the western side are two entrance doors at the top of some steps. At the northern end there is an external staircase. The southern room is referred to as the 'Exhauster House' and the northern room the 'Power House'. There are photographs of both rooms provided in the 1926 Pamphlet which show the exhauster machines with pipes exiting the eastern wall which the 1951 plans informs us that there headed out to a condenser on the eastern side of the building. The photograph of the Power House faces towards the northern wall of the building which reveals little change has occurred by the 1951 plan. There is

even a small winder located in the northern wall. The 1951 plan also labels that above these rooms that there is a sports clubroom. Further east of the adjacent building is a Blacksmith shop also adjacent to the boundary wall and part of this can be seen in the cover photograph. There is an opening located in the boundary wall at the south western corner of the Blacksmiths shop where there is an entrance to the Sports Club. Access to the sports club would have been via the stairs seen by the condenser. North of the adjacent building at this time in 1951 is the Boiler House and adjoining chimney which can be seen in the historic aerial photographs (Plate 3). The 1951 plan also shows the line of the historical boundary wall that was between the two historical plots that turned northwards and was utilised as walls of a number of different buildings along its length.

3.1.12 By the time of the 1971 plan (Plate 14) when the site is just a holder station, the larger buildings located adjacent to the western boundary seen in later aerial photograph is a large store. The offices remain with its wall at the rear with added labels that the basement of the offices were 'distribution offices'. The adjacent building is still a club on the upper storey but the Exhauster and Power House have been replaced by a Fitting shop in the northern ground floor room and Sales and Service used for the southern ground floor room. Many of the remaining buildings at the site have been demolished excepted for the gas holders and the stores located adjacent to the offices on the western side. The entrance in the wall to the sports club also appears to have been closed.

### **3.2 Historic Mapping**

3.2.1 The Ordnance surveyors drawing (Fig.4) shows the historical settlement of St Lawrence and the new fishing town of Ramsgate with the main area set along the High Street and King Street heading north eastwards and Queen Street to the south west. Boundary Road is in existence although the land is not showing as being settled yet.

3.2.2 The tithe map (Fig.5) has the Site falling just within the St Lawrence area of Ramsgate. The central portion of the town resides in the St George area with Boundary Road as the dividing line between parishes. In the 1840 tithe map the area of the Site falls within two plots designated 607 and 608. 607 is recorded as pasture owned by Devises of Edmund Bright and occupied by Stephen Sandwell.

Whereas 608 is owned and occupied by Lawrence Elgar and Thomas Elgar used as arable but recorded by the name 'Brickfield'.

- 3.2.3 By 1873 (Fig.6), Ramsgate has expanded significantly. There are gasworks showing to the south of Boundary Road, which appear to have expanded to the northern side of Boundary Road with a single gasometer and a large building in the south eastern corner. Access to this plot is via Boundary Road. The boundaries seen of the two plots 607 and 608 in the tithes still remain. The area that was plot 608 shows terraced housing at the southern end on Boundary Road along with a smithy and alleyway at the rear of the houses. Access to the smithy appears to be via the south western corner of the Site off Boundary Road. Alongside the western boundary are the rear gardens of the terraced housing on Denmark Road. The eastern boundary is referred to as Rope Walk. The northern boundary of the Site falls short of the actual northern boundary of these two plots. Initially there is still nothing immediately north of the Site.
- 3.2.4 By 1898 (Fig.7), there is no longer a gasometer on the site to the south of Boundary Road although the large buildings remain. At our Site, there is now another gasometer and additional outbuildings in the eastern part of the Site. There appears little change to the western half of the Site. Alongside the eastern boundary a new road has been created, replacing Rope Walk with Hardres Road. The boundary of the Site at this point covers the whole of the two historical plots as evidenced by the outbuildings continuing northwards along the eastern boundary beyond today's northern boundary.
- 3.2.5 By 1907 (Fig.8), there has been significant changes. The smithy and terraced housing in the southern part of the western half of the Site have been demolished and replaced with new buildings. The southern gasometer has been replaced by a new large rectangular building, which is known to have been the site of the purifier building and a new gasometer built in the north western corner. There is no longer any dividing boundary and the site is all labelled 'Gas Works'. The main new building facing Boundary Road is that of the office. Immediately east of the office building, it appears that the remnants of the old smithy building remains which is slightly set back off the road. In addition, the northern boundary has been reduced to match that of the present day boundary with the creation of St Luke's Road and the demolition of the northernmost outbuildings along the eastern



boundary. On the northern side of the new road, there appears to be large buildings rather than housing suggesting they have commercial use.

3.2.6 By 1933 (Fig.9) and on to 1939 (Fig.10) there have been small changes at the Site with an extension to the Boiler House to the rear of the office building next to the feature labelled a chimney. In addition the old smithy building has been replaced by a new rectangular building on a north east-south west axis which the south eastern corner is adjacent to Boundary Road. In addition, it is possible that given the presence of the dotted lines for the buildings across the central portion of the Site, that these have gone out of use. The buildings to the north of St Luke's Avenue are now labelled Corporation Yard and there are also buildings within the Site along the northern boundary. The 1955 map (Fig.11) shows that the two main outbuildings to the east of the office are joined by a number of smaller buildings in between. In addition, the effects of bomb damage to the houses in Denmark Road can be seen with the terraces having been replaced by new residential buildings. The 1955 historical map also clearly shows that there are two entrances to the Site. One in the south western corner and another further eastwards on Boundary Road.

3.2.7 By 1972-76 (Fig.12), a large number of the outbuildings around the perimeter have been swept away and a new large building added labelled as depot. Other than the listed main office building, the attached workshop remains with a couple of smaller attached structures. In addition, the Corporation Yard north of the Site is now labelled scrap metal yard. The 1993 historical map (Fig.13) shows that the north eastern corner of the office building has been extended. By 2003 (Fig.14), the scrap metal yard has been demolished and the area converted to houses and renamed Briganda Walk.

### **3.3 Historic Photographs**

3.3.1 The earliest photograph of the site is that taken on Boundary Road looking towards the Office building from 1910 (cover). The building clearly stands separate to the other structures and on the right hand side of the photograph can be seen one of the workshops, which the 1951 plan informs us was a Blacksmiths Shop at that time which looked out onto Boundary Road. The wall between the two buildings masking what would have been the remains of the

older smithy building at this time which was set back from the road. There is no opening in the boundary wall at this time adjacent to the corner of the Blacksmiths building as the building adjacent to the offices had not then been built.

- 3.3.2 The 1940s aerial photograph (Plate 2) is not of great resolution. The roof of the main office building can be made out as well as a large outbuilding to the north east, which we know from the 1951 plan is the Boiler House. In addition, there is a separate outbuilding on the Boundary Road boundary east of the main office (Blacksmiths Office) as well as other outbuildings alongside the boundary of Hardres Road. The two gasometers at the northern end of the Site can clearly be seen as well as what looks like bomb damaged to the houses in Denmark Road.
- 3.3.3 The 1947 photograph (Plate 3) clearly shows the rear of the office buildings and workshops. As well as the main office, immediately adjacent to the north eastern corner on an axis is another two storey outbuilding and at the northern end of that building is another workshops type building with a chimney attached. Further eastwards along Boundary Road is another outbuilding and the one seen in the corner of the 1910 photograph that is the Blacksmiths Shop. On the western side of the office building adjacent to Boundary Road are the single storey smaller workshop outbuildings.
- 3.3.4 By the 1960s aerial photograph (Plate 4) there have been changes with the outbuilding that was the Boiler House attached to the chimney having been demolished. In addition, the eastern Blacksmiths Shop building on Boundary Road has also been demolished. On the western boundary appears to be a new large depot building, which was used for Stores. The building adjacent to the offices appears to have been extended at the northern end.
- 3.3.5 The 1990 aerial photograph (Plate 5) shows changes to the main office with the flat roof extension on the north eastern corner. The depot building adjacent to the eastern side of the office building appears to have a different roof. The other outbuilding adjacent to the eastern boundary have also been demolished. There is little change in 2003 (Plate 6) and by 2007 (Plate 7) the gas holders demolished and the Site becomes derelict.

## 4 DESCRIPTION OF THE BUILDINGS/EXTERIOR

### 4.1 Observations

4.1.1 The Heritage Listing provides a description of the majority of the external architecture (paragraph 2.2.1) and it is not proposed to repeat this here but to comment on condition or by exception. The exterior of the two buildings were recorded and photographed (plates 17-49) by Peter and Bartek Cichy on the 31<sup>st</sup> December 2020 with an update to the southern elevation of the Depot building on the 15<sup>th</sup> of December 2022 by Rebecca Parr following the removal of vegetation.

#### *Office Building*

4.1.2 The roof contains four chimneys stacks. All of which based on the historical photos (cover) had ornate moulded chimney pots. All four stacks retain their original cream terracotta moulded crowns and banding below. Only one stack, the north western stack, retains the six original chimney pots (Plates 23-24). The other stacks have all had their pots removed with just the extreme lower portion remaining or replaced with modern metal pipes (Plate 25). The moulded cream terracotta chimney pots of which there are six, consist of four different designs. The designs include fleur de Lys (2), spiral shaft (2), flowers within diamond shaped borders (1) along with a rose style motif (1) meaning that the designs and designs are not identical or mirror each side. There are octagon shaped caps at the top of the chimney pots.

4.1.3 There roof is plain tiled in slate with cream terracotta coping stones at the edge (Plate 25) of the front roof pitches and in line with the Gothic Revival style is steeply pitched. A number of tiles can be seen in the central gully between the pitched roof along with vegetation and moss and some chimneys are missing lead flashing between the brickwork and the roof. Across the buildings the moulded string course remains as does octagonal turret and leaded ogee dome (Plate 18). The mullioned widows remain although the woodwork is in poor condition. The windows panes are not considered to be original. The windows panes at the rear are particularly broken but given that they were likely to have been impacted historically due to bomb blasts, these are unlikely to have been original. There is no evidence on the rear brickwork regarding any possible shrapnel damage. The

downpipes are not original as they would have been expected to be iron with iron hoppers.

- 4.1.4 The clock face is attached with ornate iron work painted black and further supported at the top by a pair of rigid steel cables affixed to wall plates (Plates 28-29). The eastern face is intact but discoloured. The western face of the clock is missing a single piece of the clock face. It is not clear if both hands remain in place as only one either side can be seen in the photographs. Below the clock is a metal stippled protective plate with rails either side supported by brackets attached to the tower underneath. This allowed access to the clock via a gantry from the rear of the turret around the eastern side of the turret to the front.
- 4.1.5 The Ramsgate corporation coat of arms remain in relatively good condition although vegetation is growing out of a couple of the terracotta mortar joints (Plate 31). The arms originally joined from three pieces shows evidence of cracks in the terracotta. The styling used in the coat of arms is recognisably that of Ramsgate, but each slightly differed in their design of the individual elements. The balustrading/handrail to the entrance steepers was installed in around 1993 based on a planning application. (L/TH/93/0871)
- 4.1.6 As expected the rear of the building is less ornate (Plate 20). The terracotta work is only seen on the window cills. The windows are arched with brick lintels and there is a brick string courses between the ground and first floor. The western gable end includes a cross hatched patterned bargeboard (Plate 36), common in Arts and Craft designs. Also common in Queen Anne style architecture are the windows seen at the rear where the upper window pane is divided up around the 1890s and 1900s. Windows with shallow arches being replicas of 18<sup>th</sup> century cottage style casements were popular on Arts and craft buildings. The side windows have terracotta cills and brick arches, with narrower width than the rear.
- 4.1.7 The north eastern corner of the office building shows the late 20<sup>th</sup> century extension (Plate 21) and is not of any architectural merit and is out of keeping with the rest of the office building. Of note is that between the extension and the north eastern corner of the office building there remains sticking out a corner terracotta cornice. This corner cornice is not mirrored on the opposite side due to the presence and direction of the gable end.

*Adjoining Depot Building*

- 4.1.8 As highlighted by the Heritage Statement, this building has a larger original portion and was then extended in brick at the northern end at a lower height in the mid to late 20<sup>th</sup> century (Plate 39) with a further smaller extension added on the south eastern side in the late 20<sup>th</sup> century containing a staircase, now removed. Of the original portion, this is painted brick with the upper windows arched on the western side with the lower windows only arched for the southern three with the northern three rectangular with evidence on the render externally showing that these were previously arched as well. The northern extension windows are rectangular.
- 4.1.9 Originally it has not been possible to ascertain the number of windows on the eastern elevation due to the vegetation (Plate 39). However, following the removal of the vegetation, despite being covered in scaffolding, it can be seen externally that the openings do not match those on the western elevations being modern rectangular openings. The original plans (Plate 12) inform that there were no windows on this eastern elevation but originally two small circular openings from the exhauster to the condenser on the ground floor eastern wall. The remains of one of these small circular openings can be identified (Plate 40).
- 4.1.10 The lower half of the eastern side of the original building can be identified as originally being part of the external boundary wall as identified by the boundary wall pillars in patterned brick as well as the wider base (Plate 39). This has been punched through by a doorway in the 20<sup>th</sup> century into the building on the ground and upper floor. The eastern elevation at the time of the original survey in August 2021 was heavily vegetated in part, obscuring the elevation but it can be identified that the wall historically continued up to the northern end of the original building. The line of this wall would have reflected the boundary of the two plots as identified in the tithe maps and put in place before the gas works took over the neighbouring plot. The area that was vegetated has far less overpainted brick in that area (Plate 135).
- 4.1.11 It is clear from the historical photographs that the building has been re-roofed particularly as the 1960s aerial photograph shows nine skylights each side pitch on the roof and the 1927 aerial photograph showing 2 large air vents. The southern elevation at the time of the original survey in August 2021 was covered

in vegetation and the single feature of note is the circular brick window, which is missing the centre glass and the outer portion divided into six (Plate 42 ). Small round windows were common in the Edwardian period. It is not possible to view externally if arched windows remain on the ground floor of the southern elevation as seen is the historical 1926 Exhauster photograph. The 1927 aerial photograph (Plate 16) shows a matching circular window at the northern end. Externally it has not been possible to see if this still exists following the construction of the northern extension.

4.1.12 Following the removal of the vegetation, in December 2022 it has been possible to view the other openings in the southern elevation. The brickwork here is unpainted and the brick design is one that matches the boundary walls with the additional of red brickwork with the column top design , albeit at the higher level than the surrounding boundary wall and also the older boundary wall incorporated in to the eastern elevation at broadly the top of the ground floor height. Aside from the round window at the top, there are 4 other windows. The bottom 2 windows retain their red brick arches but are blocked with board and covered with metal grill. The top two windows have been replaced with modern rectangular windows of different sizes. The first floor eastern one is with a modern concrete windowsill and a flat lintel detail in red brick above. The historic arched window shape can be seen above and has been filled with brick. The first floor western window also has a red brick lintel detail but no windowsill. The filled in shape of the arch of the earlier window can be seen above the modern window.

#### *External Walls*

4.1.13 The walls were recorded in plates 43-49. Section 1 is to the west of the main building up to the south western corner and included gates and pillars. Section two is to the east of the main building to the second opening. The remaining walls associated with the Ramsgate Gas works has been subject to a separate condition survey as part of planning application F/TH/19/0709.

4.1.14 Applicable along the length, the bricks are pitted with age and there is some graffiti on the wall.

4.1.15 The wall at section 1 (Plate 43-46) shows yellow stock bricks in Flemish bond. Along the length of the wall are a number of columns which protrude out from

the wall. The top of the columns include a red brick detail picked out as 6 columns and a 4 stretcher red corbel course capped by grey concrete coping. Towards the base of the wall is purple bevelled bricks that steps out to form the footings. The sections in between of yellow stock include a single red brick stretcher course towards the top of the quarter of the wall with two stretches in red at the very top. The edge of the columns are picked out darker brick. This section of wall is probably contemporary with that of the main office building and built around 1899.

4.1.16 In the south western corner there appears to remain the original gates. Aside from the gate columns this section includes a further three columns and another at the eastern end where the wall turns towards the main building. The wall stepping down in line with the reduction in levels of the road.

4.1.17 Section 2 to the east of the main buildings (47-49), shows many more alterations and patchwork. What was originally a circular windows within the now demolished blacksmiths building has been bricked up. This part of the wall based on the historical mapping is earlier than section 1 and is dated to around 1870-1890 and would have turned to the north having since been incorporated into the eastern elevation wall of the depot building. Only the very western section of this wall appears original with its red single stretcher  $\frac{3}{4}$  of the wall up, purple footing bricks and a column suggesting this part may have been built the same time as section 1. East of the columns there are no further columns until the gate pillar is reached and is likely to be the earliest dated section. This section of the wall has no single red stretcher detail and the top red stretcher details is in a darker brick as opposed to the red brick. There is also the remains of a bricked up doorway possibly giving access to an earlier building situated on the site there next to the blacksmith's building as seen in the 1907 historical map. The coping has been lost from this stretch of the wall. At the eastern end the gate pillar is slightly different in design having been edged in red brick.

## 5 DESCRIPTION OF THE INTERIOR

### 5.1 Introduction

5.1.1 The interior of the main office was visited on the 24th August 2021 by Rebecca Parr. There were a number of constraints in recording the interior. Only access to the main office building was possible and the depot building was not accessible and therefore no comments can be made regarding interior of the depot. The interior recording of the main building was restrictive in that many windows were boarded up on both sides with very little by way of lighting. In addition, there were health and safety concerns as there were areas where the wooden flooring/ceiling was rotten preventing access to some of the rooms and parts of the building. Given the large number of rooms, each room has been given a letter of the alphabet and these room locations are shown in Plate 120. Applicable to all rooms were no doors or surrounds and in many places no skirting remained. General condition was extremely poor with peeling paintwork, plaster and debris covering floors. Radiators had been removed although some pipework remained. The rooms were generously proportioned with high ceilings especially on the ground and first floor which were higher than in the basement. The interior photographs (Plates 52-119) use a 2m scale unless otherwise stated.

#### *Basement*

- 5.1.2 Room A had been in use as toilets. The walls were covered in studs for the cubicle divides and wall tiles. Many of the toilet fittings had been removed. The ceiling in the western part of the room had come down exposing the room above. The room contained two windows with surrounding moulding in situ.
- 5.1.3 Room B had the remains of a metal door frame. Within the room were the remains of the heating system and metal piping and valves and two pumps. It was windowless.
- 5.1.4 Room C was the lobby area of the basement at the bottom of the stairs. On the southern wall were the remains of the electrics power points. The plaster had fallen from the ceiling revealing the laths. The floor was tiled but in the area underneath the stairs that was previously a storage area there were remains of rotten wooden block flooring in a herringbone pattern. The stairs had retained



the wooden wall banister but the stair rail and posts were not in situ upon the initial flight but remained in place upon the return. The skirting on the staircase remained in situ. The window and moulding surround remained in situ.

- 5.1.5 Room D had in the north western corner the doorway to the rear exit which was arched and had a pair of wooden plank doors and square moulding surrounding the door that matched the window moulding. At the eastern end of the room, was a boarded up chimney breast. On the same wall there was a large square opening into the room to the eastern. The plaster and lath ceiling had fallen and remains of hanging strip lights were in place. The moulding around the four windows were in place although the easternmost window moulding was in poor condition.
- 5.1.6 Room E contained a central open archway. Whilst the doorway was the same size as all the others leading off Room D, above the door at ceiling level was a curved arch and not mirrored elsewhere in the room. The remains of strip lighting were in place. The ceiling of square boards with wooden battens was broadly in situ at the northern end but had fallen at the southern end of the room.
- 5.1.7 Room F was located in the modern extension. As a result, the floors and ceilings were constructed of preformed concrete slabs. The windows were metal framed. Above the plastered walls was exposed brick suggesting that the room initially had a suspended ceiling. Leading from this room into Room G, were two doorways. One wide and squared off, the other narrower and arched at the top.
- 5.1.8 Room G has three windows with their surrounding mouldings. There were evidence of earlier partions within the room that had been removed. The ceiling was degraded in places.
- 5.1.9 Room H was historically in use as a store given the marks left on the walls by shelving all around the room. There were two doorways into the room. One from a corridor from Room G and the other from the Room D. The ceiling had lost its plaster and some laths.

#### Ground Floor

- 5.1.10 The lobby area (Room I) contained three exits. Stairs continuing up to the first floor on the opposite side of the room. The banister for the more public part of

the building was wooden with ornate iron work scrolling posts in black with gilded acanthus leaves. On the lower rise the newel post and banister had come away but remained within the room. The newel post was engraved with flowers of what appears to be arts and craft style with a circular rose carved towards the top, topped with fleur de Lys. The newel post on the return above remained in situ as does the skirting. The banister for the upper portion of the stairwell was not in situ. On the northern half of the room, there were two doorways. The western doorway was arched and the eastern doorway was square. The plaster ceiling had fallen exposing the lath although the ceiling rose remained in situ which was heavily painted, obscuring the decoration.

- 5.1.11 Room J was a short corridor allowing access to room either side and a side entrance. The utilitarian side entrance contained a modern wooden door with glass porchlight above and side. A single hanging strip light remained. Part of the flooring was exposed and underneath part remains of mosaic flooring was revealed. No pattern was discernible but it contained a mosaic border and what appears to be a semi-circular repeating pattern. Part of the ceiling had been lost exposing the lath, although the heavily painting ceiling rose remained.
- 5.1.12 Room K was viewed from the doorway due to the poor condition of the floor. The room contains two windows with more elaborate moulding surrounds than seen in the basement windows. The skirting remained in this room.
- 5.1.13 Room L was also viewed from the door due to the poor condition of the floor. Two windows were in place but did not have any moulding surrounds. Plaster had been lost from the ceiling exposing the lath, although the ceiling rose remained. The skirting was not in situ, but a picture rail was. A blocked up chimney breast was on the eastern wall. It was not possible to view the room beyond to the north of this room. However, given the floor plans in this area in other floors it is likely that the dividing wall in Room L and the room beyond is a later addition.
- 5.1.14 Room M was viewed only from the north western entrance given the poor condition of the floor. The windows did not seem to have any moulding surrounds. Skirting was not in situ although a picture rail was. The ceiling had remains of strip lighting and mostly showed laths. The front main entrance was covered and opened out directly into the room.

5.1.15 Room N contained a narrow doorway on the western wall into to northern western room not viewed. A picture railed remained in the room although there was no skirting. Remains of strip lighting existed as parts of the ceiling had fallen into disrepair. The room into the modern extension was not viewed.

*First Floor*

5.1.16 The reminder of the staircase going up was in situ with the exception of the top end newel in situ but with two panels having fallen away, one of which remained nearby (Room U). This had fallen apart showing that it was not solid wood. The entrance to the east at the top of the stairs was arched.

5.1.17 Room O was not entered but viewed from the doorway. had been in used as a toilet. It contained a chimney breast. It was not possible to view the windows but the moulded surrounds appeared to be in situ. The ceiling was in a poor state of repair although the ceiling rose remained as well as a small hatch into the roof. The picture rail also remained.

5.1.18 Room P had previously been partition and was not able to be viewed clearly. The ceiling and floor were both in a poor repair. The eastern entrance into the modern extension, not viewed, included an arched door.

5.1.19 Room Q, viewed from the doorway did not have moulding surrounding the windows. There was the remains of a suspended ceiling with the original ceiling above retaining the ceiling rose. The picture rail was also in existence. The skirting had been removed.

5.1.20 Room R was located in the octagonal tower at the from of the building and had been in use as a toilet with the tiles placed on stud work. The ceiling had been lost, showing lath, although there were remains of coving. The windows retained their moulding surrounds.

5.1.21 In Room S, the ceiling had fallen entirely as was laying across the room exposing the roof which in the valley area was showing daylight. The northern wall was exposed to brickwork and the arched remains of what was likely a window opening was seen as this wall would have originally been an outside wall until the building of the modern extension. Due to safety reasons the exit in the north

eastern part of this room into the depot building immediately adjacent was no longer possible.

- 5.1.22 Room T was open and contained a metal ladder into the roof area. As well as the remains of hanging strip light and a ceiling rose.

*Update to Interior Main Building*

- 5.1.23 As there was another site visit to record the depot building, the opportunity was taken to revisit the Main Office building to record the impact on the building following a fire that had occurred in July 2022. Detail of the local newspaper report of the fire can be found here:

<https://theisleofthanetnews.com/2022/07/29/six-fire-engines-and-height-vehicle-at-fire-in-ramsgates-old-gas-works-building/>

- 5.1.24 The updated images are shown in plates 136 - 142. The applicant was informed by the fire brigade that the seat of the fire was on the ground floor at the bottom of the main stairs in Room I (Plate 140) and was caused by a portable bar-b-que. This had the effect of causing smoke and water damage as well as burning a number of flooring timbers of those between the basement ceiling and the floor of ground floor across a number of rooms as the fire travelled internally eastwards along the floor/ceiling area as seen in Plates 136 -140, where the charred beams can be seen.

- 5.1.25 In Room I was previously part of the ornate ironwork banister (Plate 89) and this has been saved and is currently stored in Room J (Plate 141). Prior to the fire, the flooring in the building was previously rotten and unsafe in a number of different places and with the advent of the fire, the flooring is not even more precarious.

*Depot Interior*

- 5.1.26 The interior of the depot building was visited on the 15<sup>th</sup> December by Rebecca Parr. As the external staircase has been removed from the eastern elevation of the depot building the upper floor was accessed in the south western corner via the Main Office Building with steps leading down onto the floor (Plate 123). The floor is modern concrete beams boarded over with wooden floorboards. Along the western wall, there are six arched window openings. Some retain their original framework, others have been replaced entirely and other part replaced

with only the top arched section being original. They are all in poor condition. The floor is open to the modern roof and supported on metal struts. To the modern extension at the northern end which would have originally been an external wall, to rectangular openings have been made with a central double doorway into the extension (Plates 120-121). Above the doorway is a brick up roundel window (Plate 121). This matches the roundel window seen on the southern elevation internally in plate 122. Within the area of the modern extension, there are 2 rooms either side each with a modern small windows on the western and eastern elevations and also each on the southern elevation (Plate 124). On the eastern elevation, three modern windows have been added to the northern half.

- 5.1.27 The ground floor was accessed via the door opening in the eastern elevation. The ceiling is modern concrete supported on RSJ. The floor is wooden floorboards on wooden joists which is rotten in places. Plate 15 shows historically the wooden floorboards in place at the time in 1926. There is on the eastern elevation another doorway this is later as above the doorway can be identified the remains of a window arch (Plate 126). On the eastern elevation there are three original arched windows south of the doorway (Plate 126). North of the doorway the windows have been replaced with modern ones smaller in size than the original arched windows of which the original arch opening can be seen above the modern windows (plate 133). On the eastern elevation four modern windows have been added. Within the modern extension area (Plates 128-129), there is a single space also with window openings on the eastern and western elevations and one window in the northern elevation on the eastern side. On the southern elevation are two boarded up arched window opening. Along the eastern elevation internally it is not clearly possible to identify the attributes of what was originally the incorporated boundary wall. In the south eastern corner are tiled remains of a restroom and a modern boiler. Located underneath the floor boards in the northern half of the ground floor are the partially uncovered remains of a 2m section of large diameter gas pipe (Plate 131). The area of the underfloor pipe is not shown in the historical photograph of 1926 in Plate 26 being just off the photograph to the right. It is possible that the location of this section of pipe is depicted in red line on the 1951 plan (Plate 13) and is all that remains.

## 6 DISCUSSION

### 6.1 External Architecture

- 6.1.1 Across the country local pride transformed towns and cities with new town halls, libraries, museums, concert halls and schools. Some were in the Victorian period built in Gothic, neoclassical and Italianate styles. The Gothic Revival style moves from that of churches to becoming a significant style applied to civic buildings. Primarily brought about by Augustus Pugin and John Ruskin and drew its inspiration from Medieval architecture. This gave way when Architects Philip Webb and Richard Norman Shaw helped define the Arts and Craft architecture which was Old English Revival or country Queen Anne as evidenced at Bedford Park, a middle-class London Suburb developed around 1875. This style was imitated elsewhere by the 1880s and 1890s and survived into the early part of the 20th century. This style had red brick walling, lively roof lines. Formal red brick tended to be used for public civic buildings in Georgian or Queen Anne revivalist styles. The woodwork was picked out in white paint, along with other key statement features. The Queen Anne style of architecture uses a more informal use of the Georgian Style. Brickwork of Georgian style buildings tends to provide forms of decoration, treatments to the quoins, string courses and arches around windows.
- 6.1.2 The proportions are classically inspired. The use of gothic features of Queen Anne Revival in the Arts and Crafts periods reminds us that many architects of this time had worked in the Gothic idiom at one time forming an architectural cocktail. As expected for civic buildings of this style red brick was used.
- 6.1.3 The ornate chimney pots that remain are on just one stack. Ornate chimneys began from the Regency period through to the end of the 19<sup>th</sup> century especially revived in the 1830s and 1840s as part of the Gothic Revival. These Gothic Revival designs were loosely based on chimney designs from the 16<sup>th</sup> and 17<sup>th</sup> century houses. These chimney pots tended to follow regular designs with spirals and the fleur de Lys and common patterns used as seen in other Gothic Revival examples from the 1840 -1860s (plates 50 & 51).

- 6.1.4 Across the buildings the moulded string course remains as does octagonal turret and leaded ogee dome. The mullioned windows remain although the woodwork is in poor condition.
- 6.1.5 Externally little has altered with the main building except for the modern 20<sup>th</sup> century extension.

*Summary*

- 6.1.6 Overall, externally the building provides significance externally with architectural interest as a Queen Anne Revival style.

**6.2 Interior**

- 6.2.1 It is not possible to ascertain the original use for each of the rooms. In its time as offices the building has undergone a number of changes and different uses. Many rooms have been converted to toilets using stud work to attach tiles. Larger rooms were historically partitioned off but these have been removed in the majority of places showing the original size and grandeur of the original rooms. Suspended ceilings were created in places and single lighting points with ceiling roses replaced with modern strip lights. Much of the woodwork in terms of doorways, architraves and skirting had been lost. That said, a number of rooms still retain their original ceiling roses and picture rails as well as moulding surrounding the windows.
- 6.2.2 The internal decay due to trespassers, animals and water ingress has meant that internally there is little internal features remaining. The main architectural feature remaining of significance internally is the staircase with its ironwork. As expected there are differences in design and approach as to whether the room was in a public part or a private part of the building. Hence the basement staircase was of standard wooden balusters rather than the ornate ironwork applicable to the ground and first floor areas. The only other feature of note was the mosaic floor seen in the ground floor side entrance lobby. Once fully exposed this should be recorded in detail. It was not possible to see if such flooring also existed in the area of the main entrance due to weak flooring.
- 6.2.3 The depot building still retains some historical features with some original windows surviving. However many of the elevations have been much altered

with modern openings and the additional of the modern extension to the northern end, as well as modern roof and internal concrete flooring. Externally on the eastern elevation of the boundary wall that was incorporated can be identified. Internally there is little by way of features associated with the building's use as an exhauster house and power house on the ground floor and sports clubroom on the first floor.



## **7 PARAMETERS**

### **7.1 Text**

The photographic survey was conducted using digital photography and as the exterior of the building was captured by drone coverage operated by Bartek Cichy. The use of drones for capturing important buildings is now an acknowledged part of historic building recording.

- 7.1.1 This work did not include any investigation of below ground archaeology. Such work is administered separately by SWAT Archaeology to a WSI prepared for the Local Planning Authority.
- 7.1.2 The site survey took place on the 31<sup>st</sup> December 2020, 24<sup>th</sup> August 2021 and 15<sup>th</sup> December 2022. The team consisted of Rebecca Parr, Peter Cichy and Bartek Cichy.

## **8 OTHER CONSIDERATIONS**

### **8.1 Archive**

- 8.1.1 Subject to any contractual requirements on confidentiality, two copies of this Heritage Asset Assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

### **8.2 Reliability/Limitations of Sources**

- 8.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

### **8.3 Copyright**

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Blueberry Development Estates Ltd (and representatives) for the use of this document in all matters directly relating to the project.

## 9 REFERENCES

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Britain from above

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<http://www.iancastlezeppelin.co.uk/31-oct1-nov-1917/4594090198>

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<https://theisleofthanetnews.com/2018/09/01/photos-inside-ramsgates-gasworks-before-its-closure/>

Isle of Thanet News, July 29<sup>th</sup> 2022. Six fire engines and height vehicle at fire in Ramsgate's old gas works building. Available at:  
<https://theisleofthanetnews.com/2022/07/29/six-fire-engines-and-height-vehicle-at-fire-in-ramsgates-old-gas-works-building/>

## 10 APPENDICES

### 10.1 Appendix 1: Statutory List Description

#### 10.1.1 Gas Works, Offices with Railed Area, Depot and Adjoining Walls and Gate

Heritage Environment Record Number: TR 36 NE 2311

List Entry Number: 1085429

National Grid Reference: TR 38335 65457

Type of Record: Grade II

Date of Listing: 4<sup>th</sup> February 1988

Summary: RAMSGATE BOUNDARY ROAD TR 3865 SW (north side) 9/62 Gas works, offices with railed area, depot and adjoining walls and gate GV II Gas works offices and depot with walls. Late C19. Red brick and cream- coloured terracotta, with plain tiled roof. Two storeys and basement with moulded string course, cornice and parapet, with parapet gables and stacks to end left and to end right. Central projecting porch with octagonal turret and leaded ogee dome. Five light mullioned and transomed window to left, with coupled 2 light windows below, and large stair window, of 3 lights, the ground floor base sloping with the stairline. Five light to right with 2 dividing panels, and picture window with top lights on ground floor. Top storey of turret with label surround to door to balcony and gantry with ornate wrought iron scrolled bracket-rails to large clock. Two sashes in chamfered reveals on 1st floor, and double half-glazed doors on ground floor, with rectangular fanlight in moulded Gibbs-style surround, with ornate coat of arms in semi-circular panel over (part of the arches and pendentives which transform the rectangular ground floor porch to the semi-octagonal turret). Four moulded steps. All windows, door and decorative surrounds and details executed in terracotta. Large basement openings. Simple rails with scrolled uprights to steps and area. Depot building adjoining to right in brown brick with red brick details, of 2 storeys, with pedimented gable with roundel, on 3 pilaster-buttresses. Two wooden casements on 1st floor 2 semi-circular headed openings ground floor. Right return (long side) and rear, whitewashed with irregular openings. Wall to left (west) about 12 feet high, on plinth, with capped decorative pilaster (in same style as depot building buttresses) and coping. Stepped up 4 times to gateway, with simple iron gate and gate pier to west. Wall returned to adjoin main block with passageway entrance.



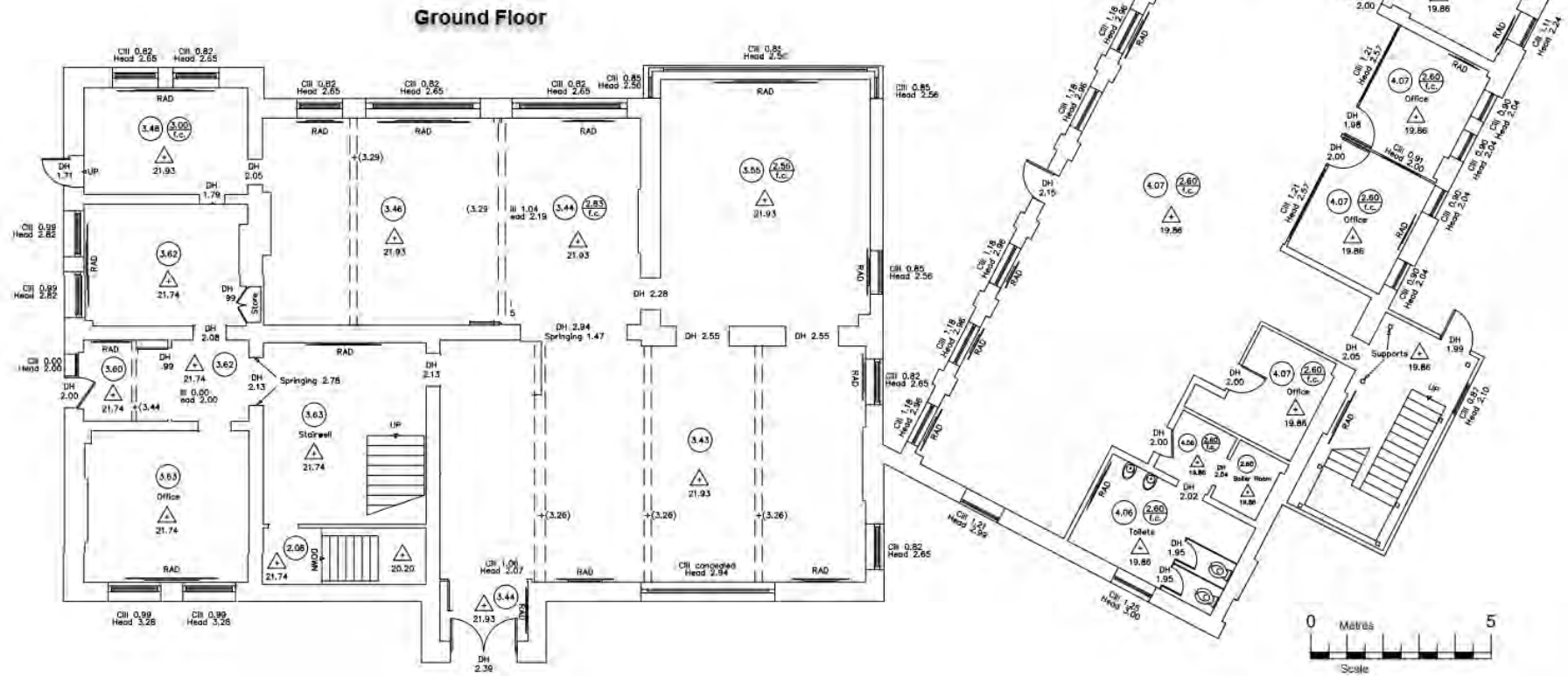
Figure 1: Location map of Gas Works Office

10.2 Appendix 2 - Maps



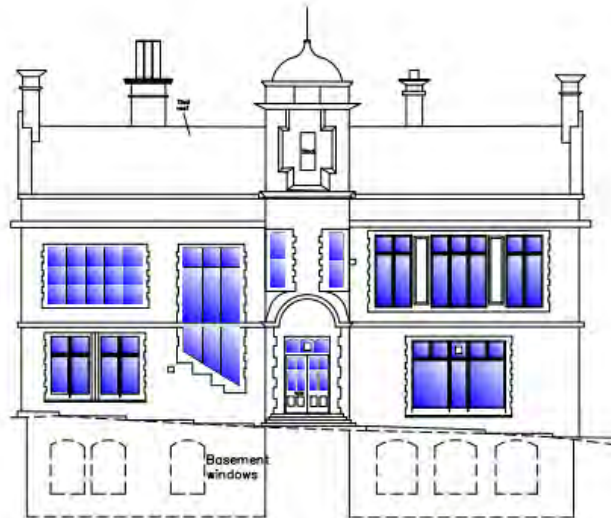
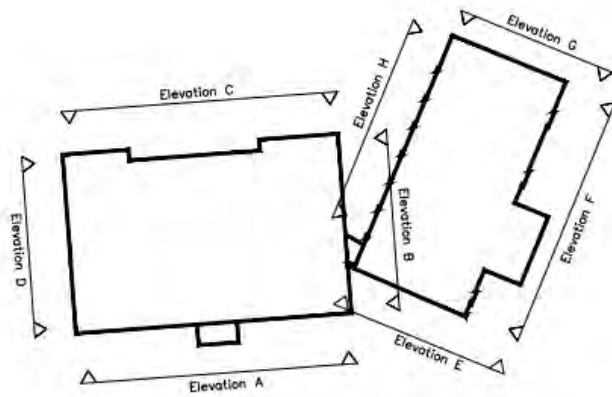
Figure 2: Site location map, 1 :1250





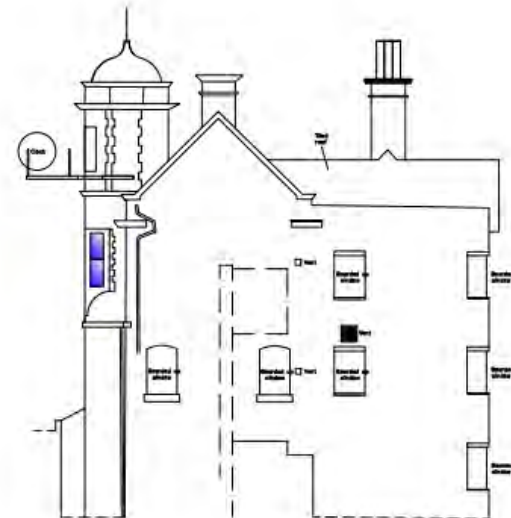






Basic Outline Elevation A

Datum 15,000m



Basic Outline Elevation B

Datum 15,000m

Copyright 2016 Hook Survey Partnership  
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**DO NOT SCALE**

All critical dimensions must be checked on site prior to commencement of any works.

This is a CAD drawing - some layers may not be shown on this drawing

**Hook-Survey Legend**

- Open Head Height
- Coping Wall
- Calling Height
- Trade Calling Height
- Window Call Height
- House Head Height
- Level of Change in Calling Height
- Plinth
- Floor to Basement

Beams and columns surveyed unless otherwise shown  
Beams and columns may not be shown  
Surveyors should always wear appropriate safety gear  
All measurements have been taken in working with the ground being worked.



**HOOK SURVEY PARTNERSHIP**

Land & Building Surveyors  
www.hooksurvey.com

Project:  
Boundary Road,  
Ramsgate, Kent, CT11 7NE

Client:  
Blueberry Developments Estates Limited

Drawing Title:  
Basic Elevations

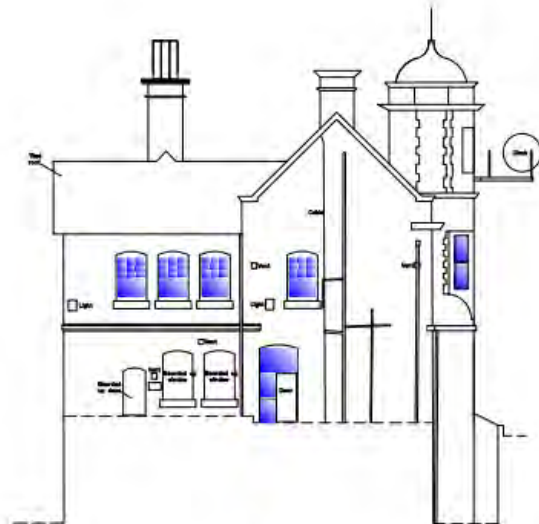
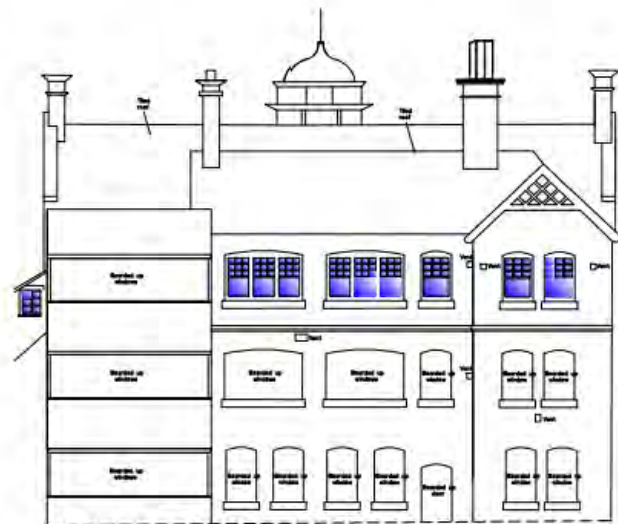
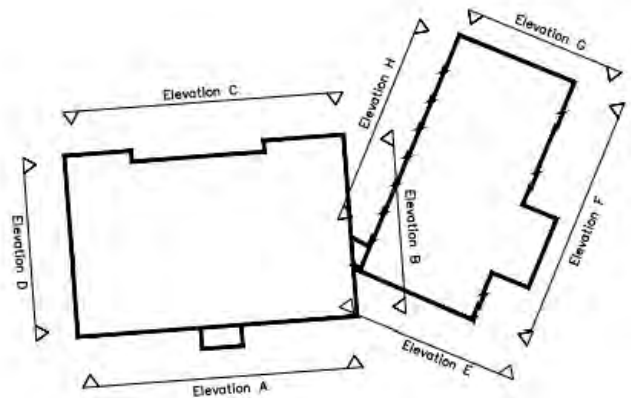
Date	Drawn By	Checked By	Revision
1-10-16	SLB	October 2016	Issue for D.C.

Grid & Levels related to:  
OSBM (shown) or AOD in Boundary Road  
value 21.54m

**Head Office**  
Unit 7, Jubilee Farm  
22 Church Way  
Ramsgate, Kent  
SA1 2JL  
Email: [info@hooksurvey.com](mailto:info@hooksurvey.com)  
Tel: +44 (0)1842 277221

**Medway Office**  
24 Littlewood Road  
Medway, Kent  
ME16 9JL  
Email: [medway@hooksurvey.com](mailto:medway@hooksurvey.com)  
Tel: +44 (0)1842 277221

www.hooksurvey.com



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**DO NOT SCALE**

All critical dimensions must be checked on site prior to commencement of any works.

This is a CAD drawing - some layers may not be shown on this drawing

Hook Survey Layers

- DR 2/18 Door head height
- 1/18/18 Floor level
- 1/18/18 Ceiling height
- 1/18/18 Plans Ceiling height
- 1/18/18 Windows of height
- 1/18/18 Windows head height
- 1/18/18 Level of changes in ceiling height
- 1/18/18 Callouts
- 1/18/18 Floor to beam level

Notes

Windows and columns surveyed unless otherwise stated. Rooms and columns may not be shown.

Elevation details surveyed where accessible.

All measurements taken from datum to existing work, floor and ceiling finishes.

0 5  
Metres

---

**HOOK SURVEY PARTNERSHIP**  
Land & Building Surveyors  
www.hooksurvey.com

Project:  
Boundary Road,  
Ramsgate, Kent, CT11 7NE

Client:  
Blueberry Developments Estates Limited

Drawing title:  
Basic Elevations

Job No: S 14/18/18	Drawn By: S. Westbrook	Revision: -
Date: 1/18/18	Date: October 2018	Drawn by: DS

Draw & Layout released to:  
Copyright reserved and used in Boundary Road  
plan, 28.5m

Head Office:  
Unit 1, Bayview Farm  
Duckford Way,  
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DN2 3JG  
Email: h.s@hooksurvey.com  
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Stourmouth, Stour,  
Woolwich,  
CV36 4ND  
Email: h.m@hooksurvey.com  
Tel: 01888 42228

www.hooksurvey.com





Figure 4: Ordnance Surveyors Drawing, 1797

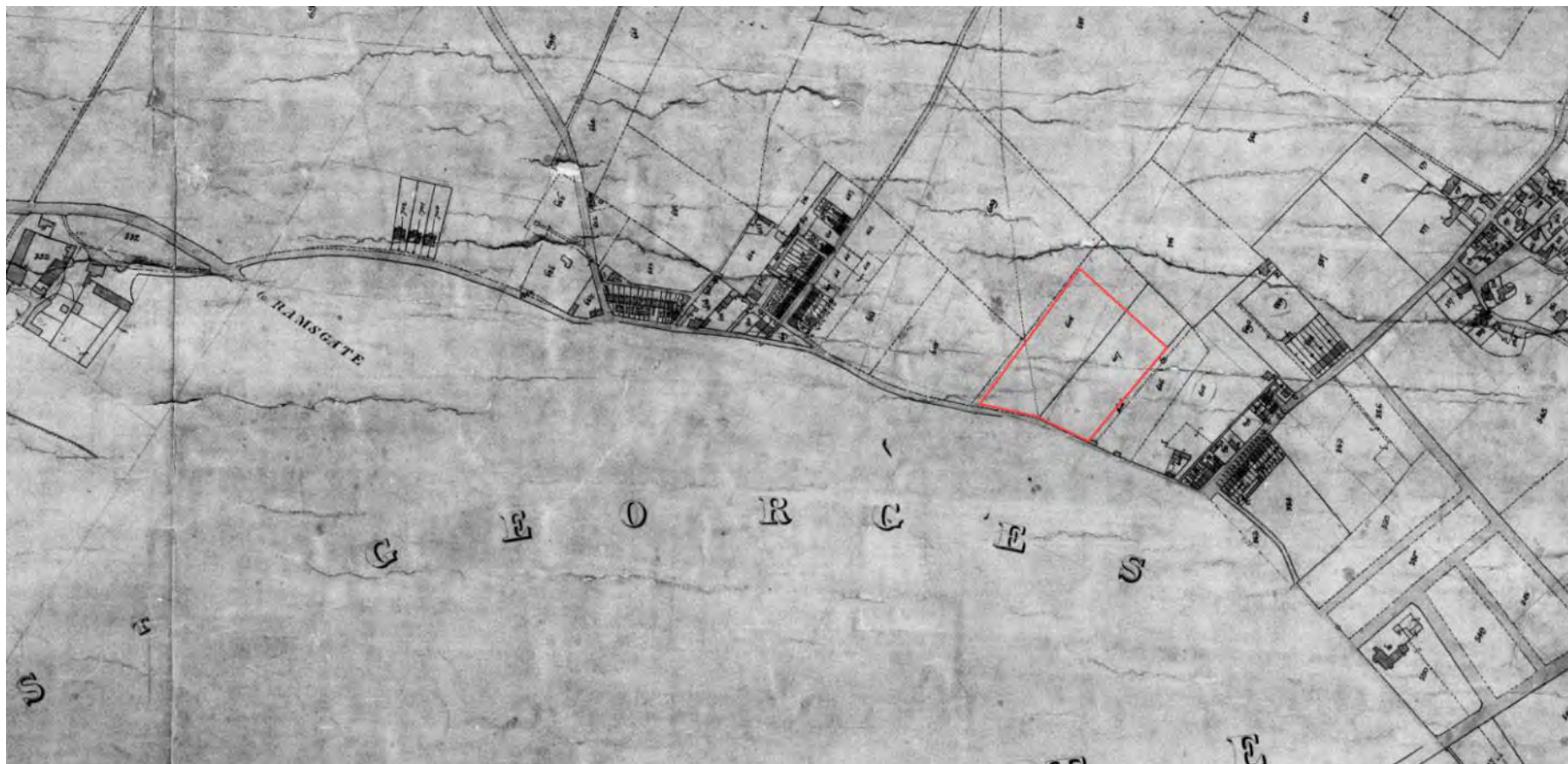


Figure 5: St Lawrence Ramsgate tithes, 1840

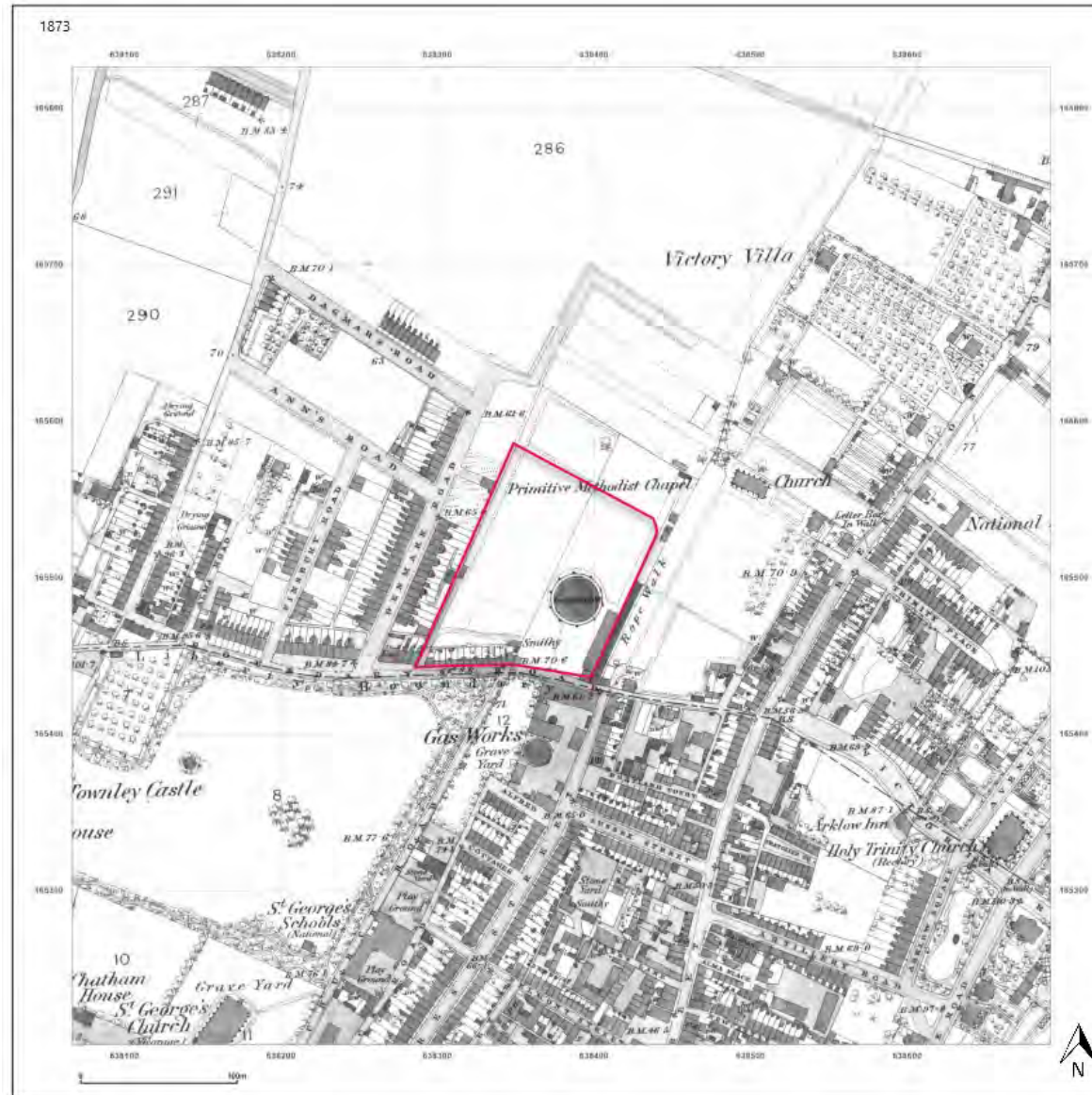


Figure 6: Historical OS Site map 1873, Scale 1:2,500

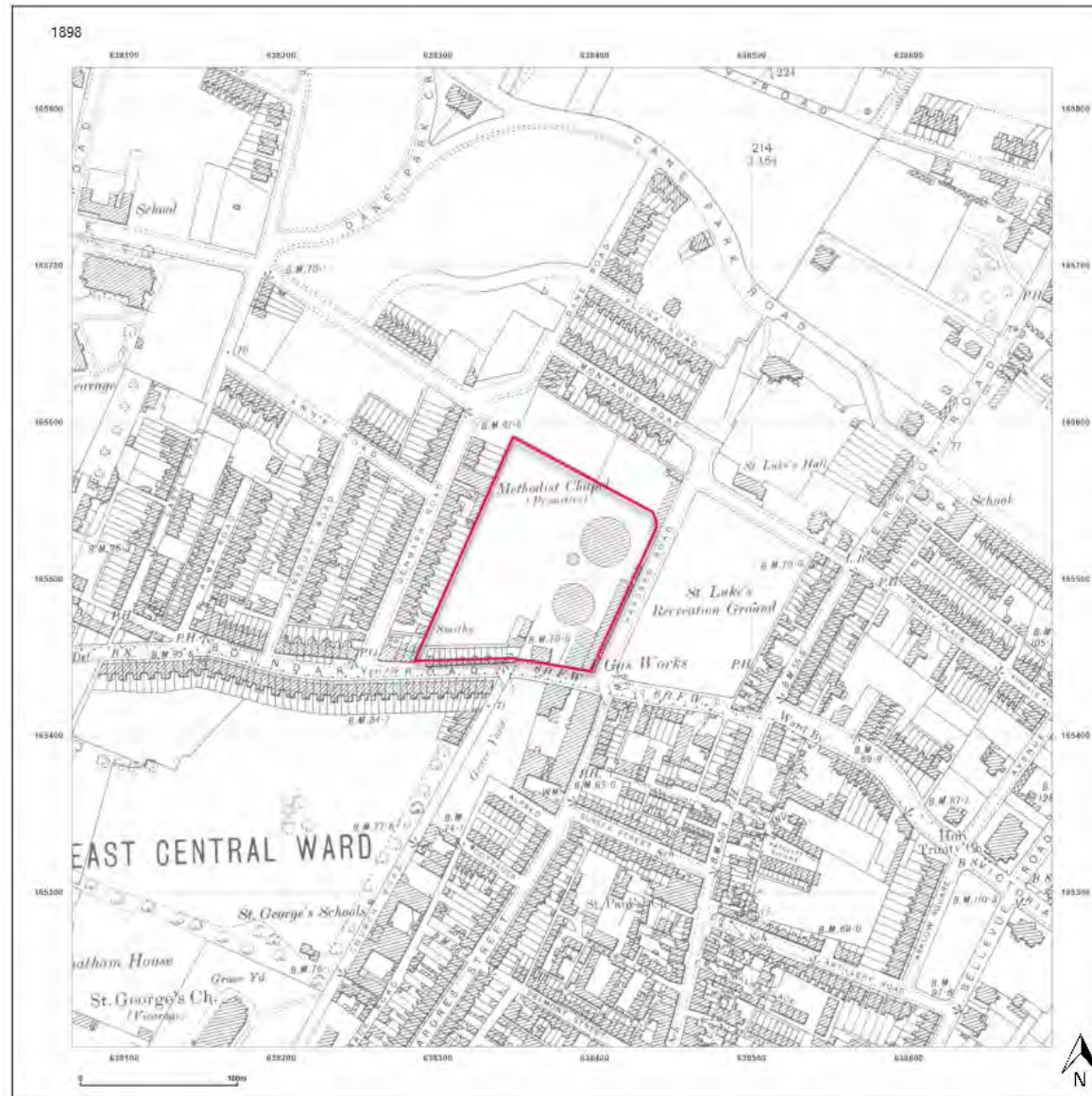


Figure 7: Historical OS Site map 1898, Scale 1:2,500





Figure 8: Historical OS Site map 1907, Scale 1:2,500



Figure 9: Historical OS Site map 1933, Scale 1:2,500

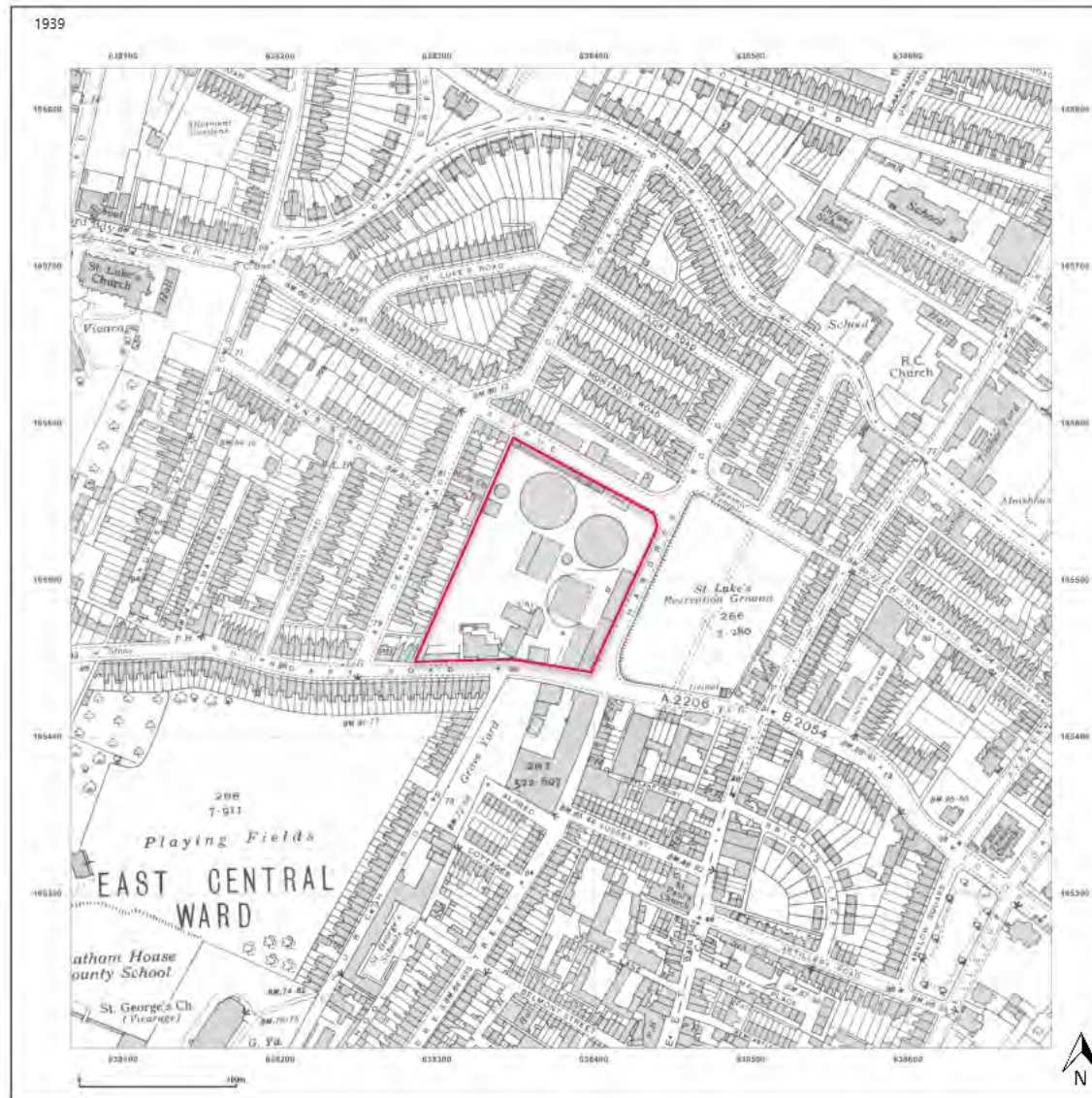


Figure 10: Historic OS Map 1939



Figure 11: Historical OS Site map 1955, Scale 1:1,1250

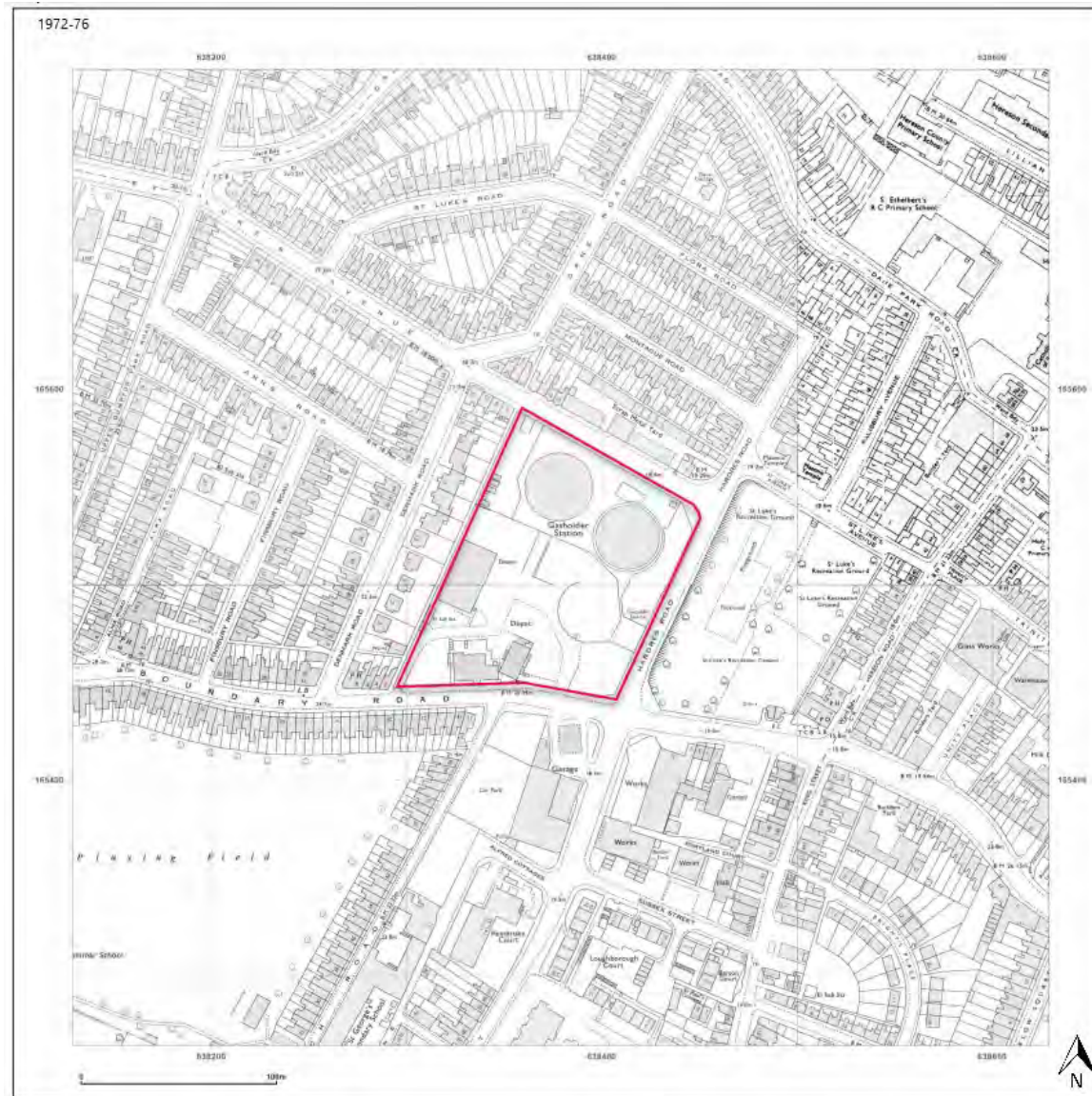


Figure 12: Historical OS Site map 1972-76, Scale 1:1,250

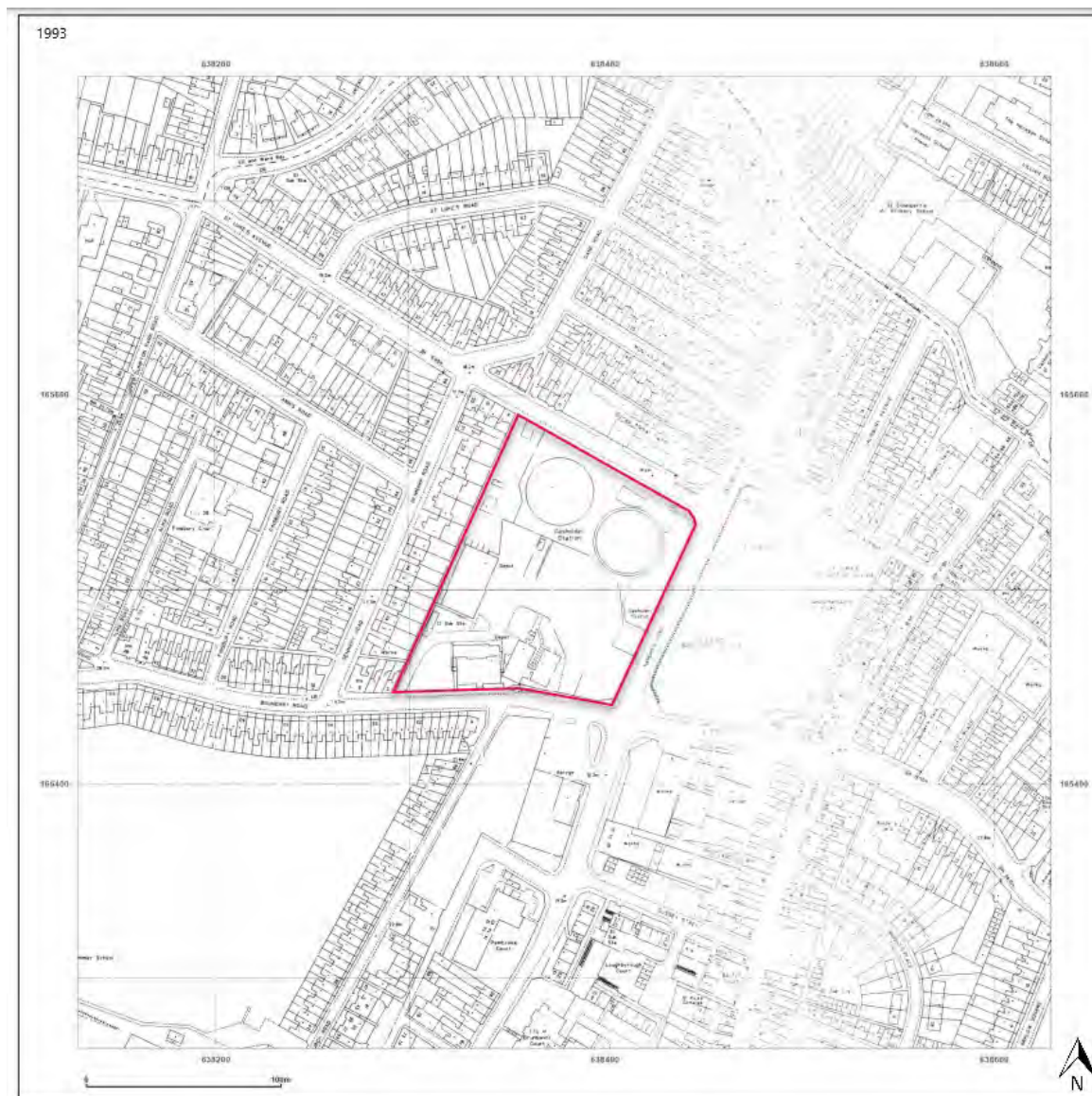


Figure 13: Historical OS Site map 1993, Scale 1:1,250



Figure 14: Historical OS Site map 2003, Scale 1:1,250

10.3 Appendix 3 – Plates

10.3.1 Aerial Photographs



*Plate 2:1940s. All at an altitude of 303m (Google Earth).*





*Plate 3: Aerial Photograph 1947 (Britain from Above)*



Plate 4: 1960 (Google Earth)



Plate 5: 1990 (Google Earth)



Plate 6: 2003 (Google Earth)



Plate 7: 2019 (Google Earth)

10.3.2: Historical Photographs

**RAMSGATE CORPORATION (Gas & Water Department.)**  
Offices: BOUNDARY ROAD.

*Payment is required to be made to the Collector on application; or it may be previously made at the Office, Boundary Road (facing Church Road), Ramsgate, between the hours of 10 a.m. and 4 p.m. (Saturdays 10 a.m. till 1 p.m.) Cheques (crossed THE CAPITAL & COUNTIES' BANK, RAMSGATE BRANCH) and Post Office Orders to be made payable at Ramsgate.*

The Engraved Receipts of the Council can alone be recognised.

Mr. J. W. Hadley  
2, 7, 8, High St.

1919. <i>Dr.</i>							
For GAS consumed as per register of Meter:							
State of Index	00						
Last "	00						
Consumption	00 Cubic Feet at						
5/- per 1,000	... ..						
Meter Rent	Light Meter, One Quarter to						
March 25th, 1919	... ..						
Hire of Cooker to June 24th, 1919.	... ..					1	
Hire of Fire	ditto						
Maintenance of Incandescent Burners	... ..						
Fittings as per Invoice delivered	... ..						
Account Rendered	... ..						
<i>Less Interest on Deposit to Dec. 31st, 1918.</i>							
<i>Folio.....235</i>							
<i>Dr.</i>							
WATER for Domestic supply in advance to } June 24th, 1919 ... ..							46
<b>METER SUPPLY:</b>							
State of Index	000						
Last "	000						
<i>Less minimum</i> }	000	000 gals. @ 1/6					
<i>quantity of</i> }		per 1,000 gals.					
Hire of Meter	... ..						
Account Rendered	... ..						
Total £						56	

G. COCKBURN, Secretary,  
TELEPHONE No. 57.

WM THOMSON, Engineer and Manager.

**Please produce this Account when payment is made at the Office.**

Plate 8: 1919 Receipt for Ramsgate Corporation.



*Plate 9: Photograph of the machine shop (Isle of Thanet News)*



*Plate 10: Photograph of the machine shop (Isle of Thanet News)*





*Plate 11: Photograph of the Office, 1926 pamphlet (Kent Archive and History Centre)*

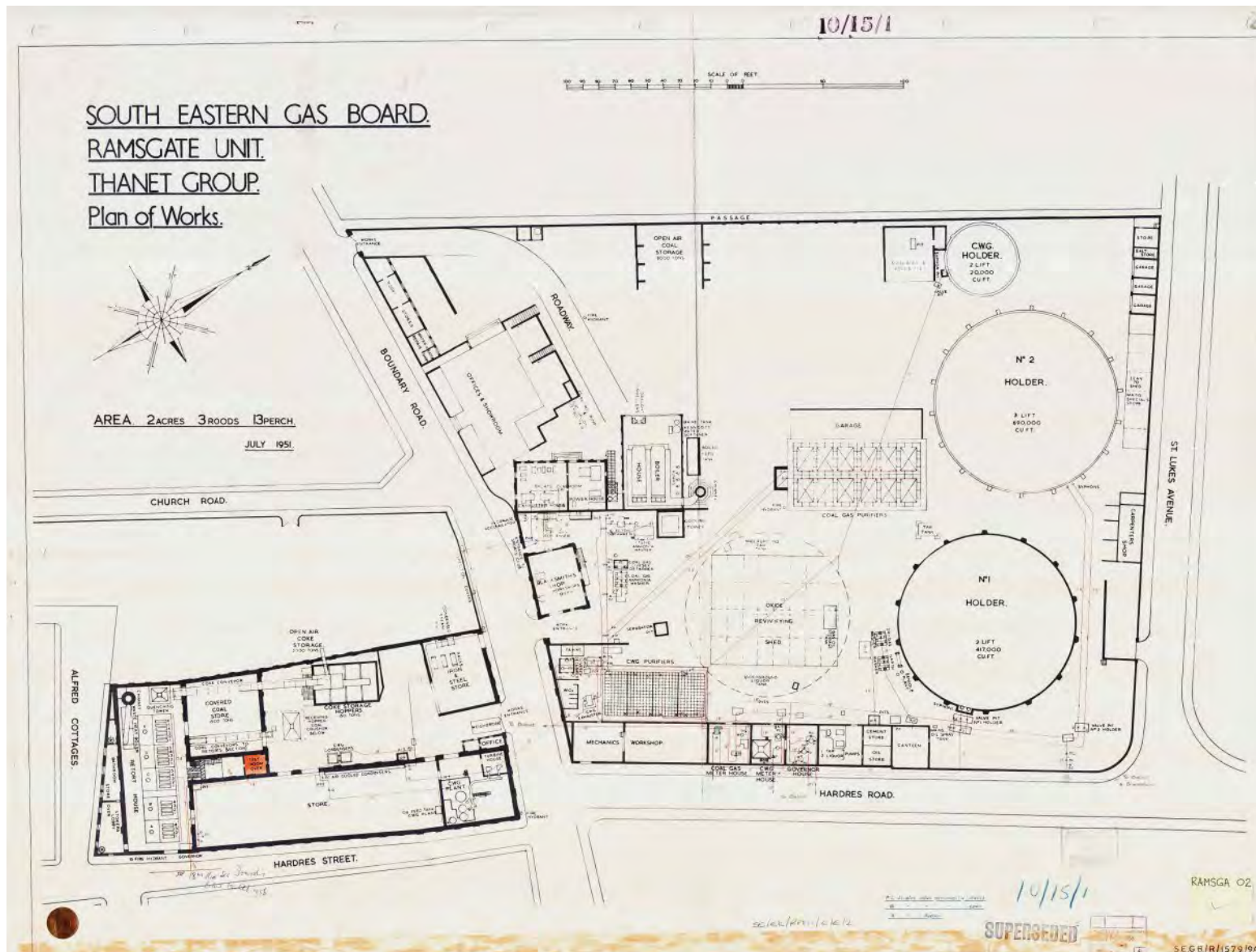


Plate 12: Plan of Ramsgate Gas Works 1951 (National Grid Archive, Warrington)



Plate 13: Close Up of the 1951 Ramsgate Gas Works Plan (National Grid Archive, Warrington)

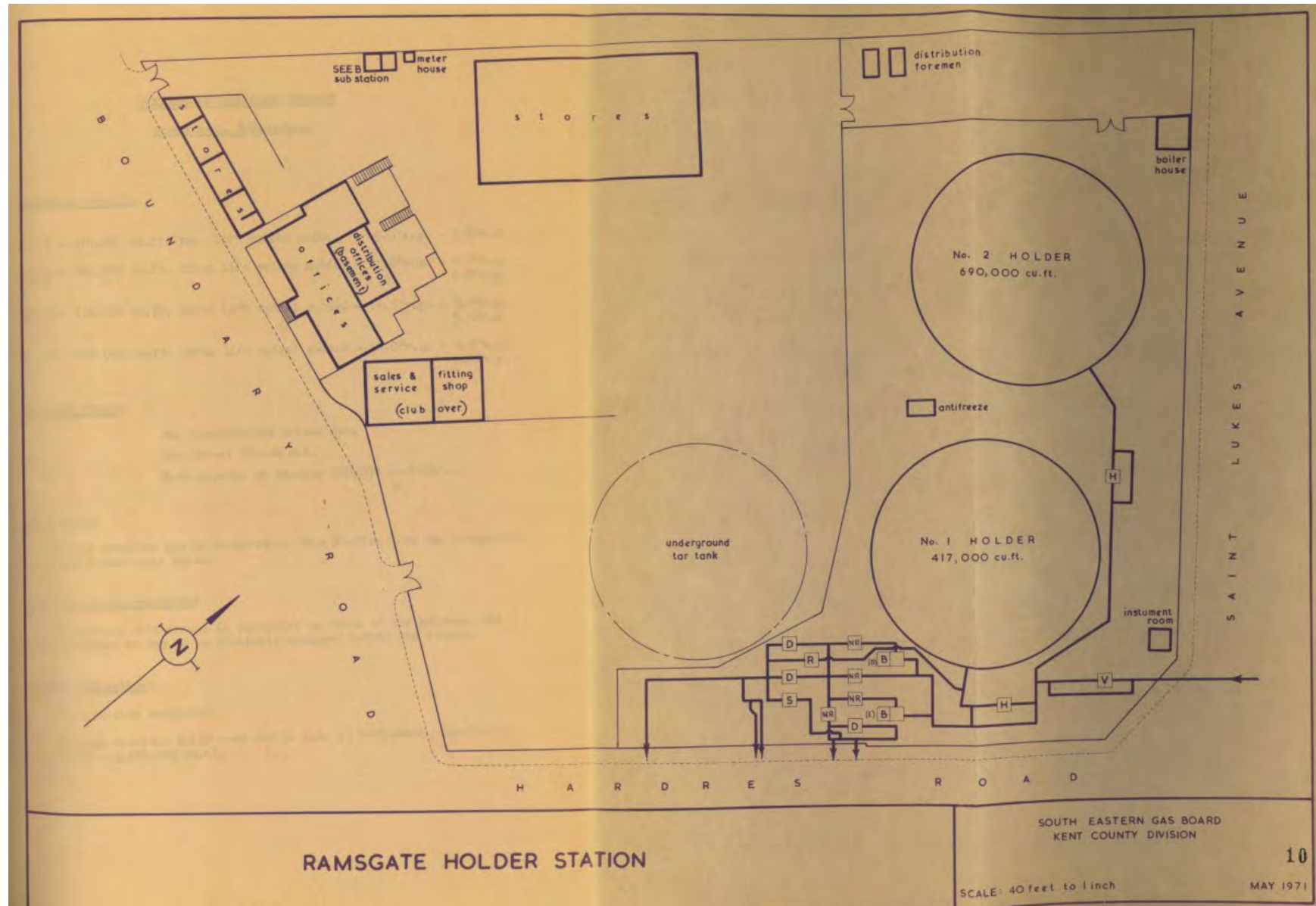
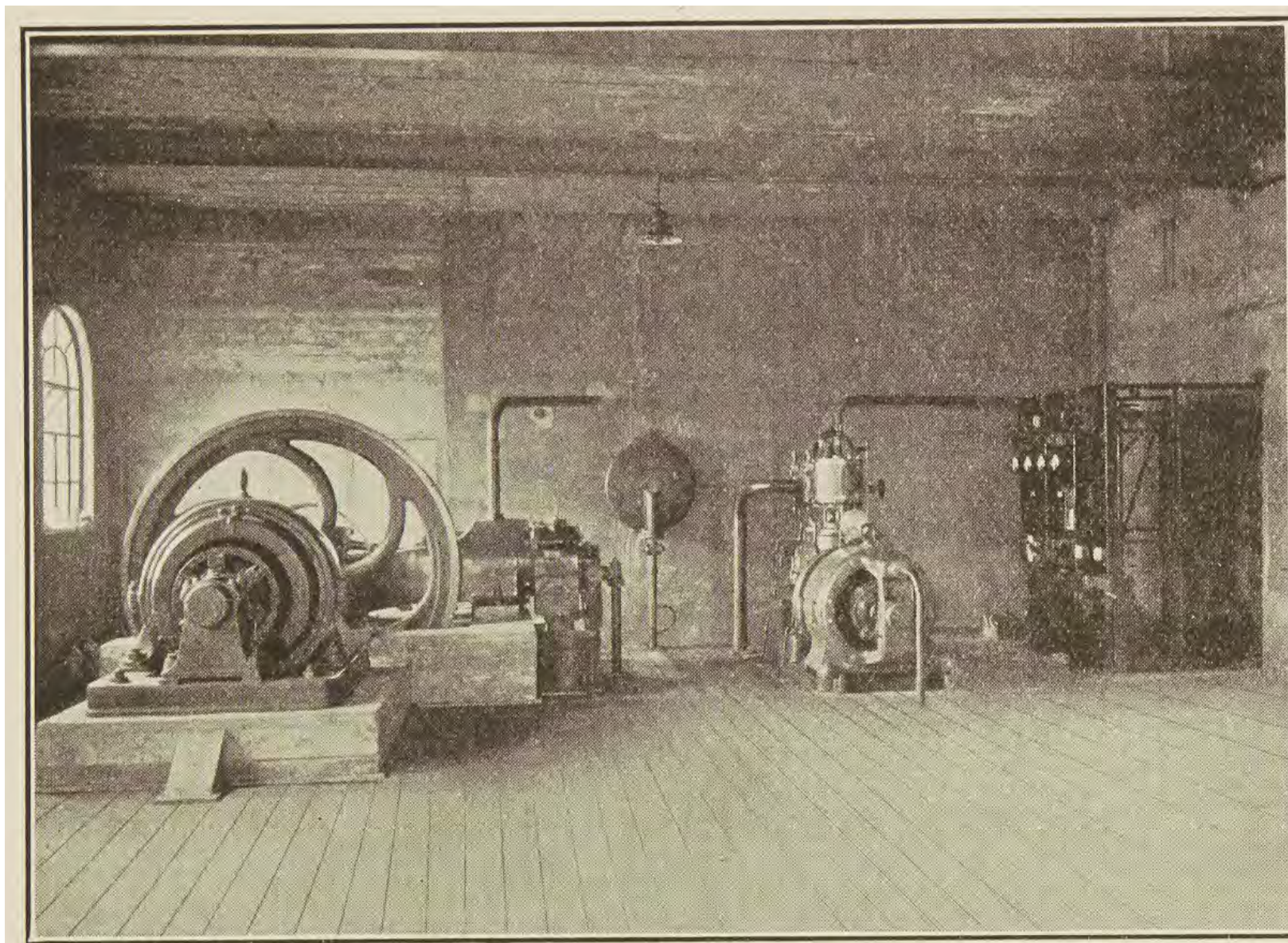
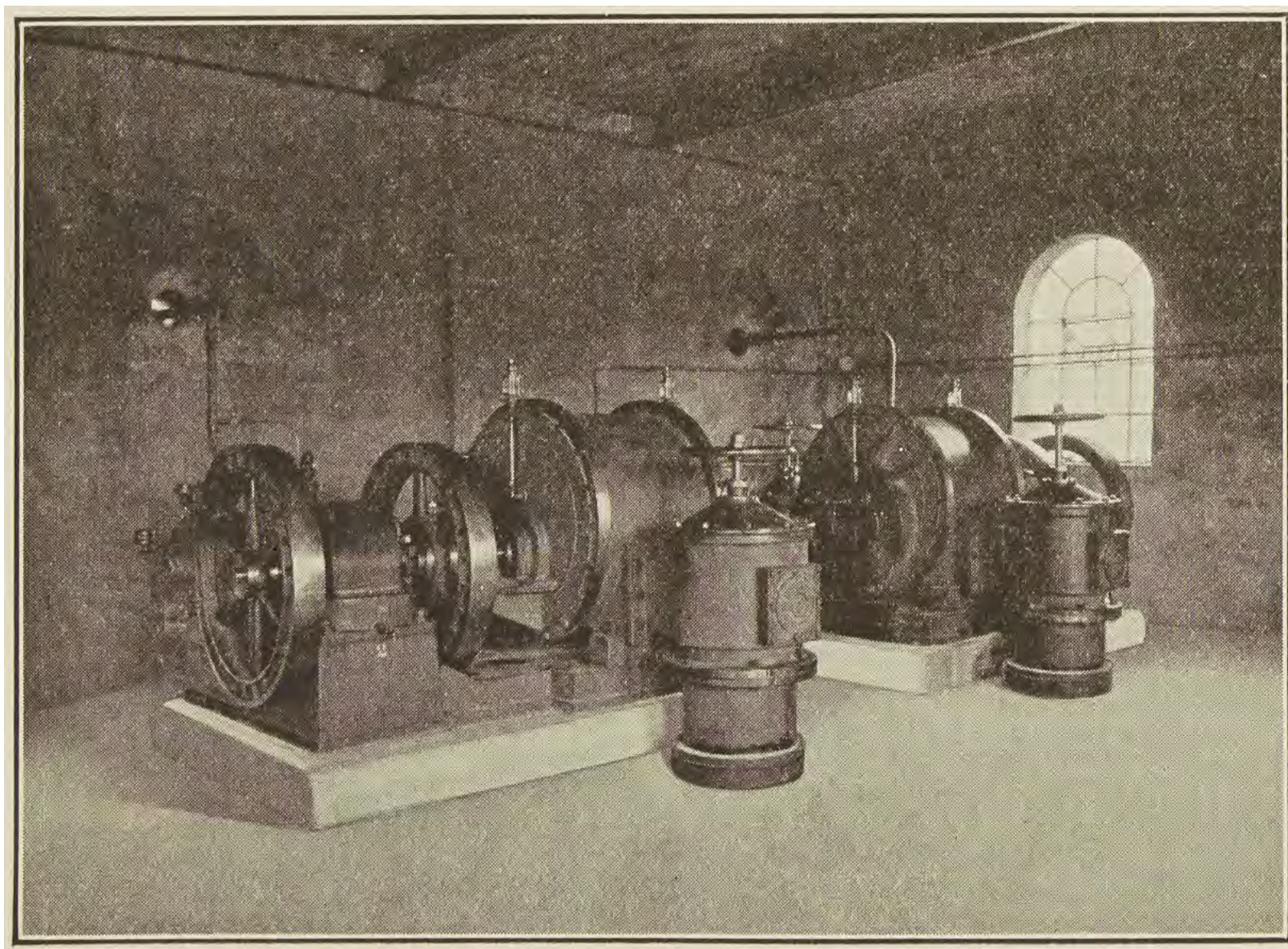


Plate 14: Plan of Ramsgate Holder Station, 1971 (National Grid Archive, Warrington)



*Plate 15: Photograph of the Power House, 1926 pamphlet (Kent Archive and History Centre)*



*Plate 16: Photograph of the Exhauster Plant, 1926 Pamphlet (Kent Archive and History Centre)*

10.3.3: External Photographs



Plate 17: View of the office from Boundary Road (August 2021 facing SSW)





Plate 18: Front View (August 2021 facing SW).



*Plate 19: side view, western side (December 2020 facing SE)*



*Plate 20: Rear View (December 2020 facing SSW)*



*Plate 21: View of the join between the buildings (December 2020 facing NNW)*



*Plate 22: Aerial view of the two buildings (December 2020)*



*Plate 23: Close up of the Chimneys western side (December 2020)*



*Plate 24: Close up of Chimneys on eastern side ( December 2020)*



*Plate 25: Aerial view of the roof from the western end (December 2020 facing NNE)*



*Plate 26: Roof view at the eastern end (December 2020)*





*Plate 27: Roof view at the front (December 2020 facing SE).*



*Plate 28: Close up of the clock (eastern side) and cupola (December 2020 facing SE)*



*Plate 29: Close up of the clock western side (December 2020)*



*Plate 30: Front door, scale 1m (December 2020 facing SE)*



*Plate 31: Ramsgate Corporation coat of arms above the door (December 2020)*



*Plate 32: grill detail on right hand side of the central front portion (December 2020)*



Plate 33: alley on western side, scale 1m (December 2020 facing N)



Plate 34: Detail of front windows western side of the ground floor (December 2020).





*Plate 35: View of basement level southern side of the office at the eastern end (December 2020)*



Plate 36: Gable end detail at the rear (December 2020 facing SE).



*Plate 37: Window detail at the rear of the office building (December 2020)*



*Plate 38: Window detail western elevation of office (December 2020)*



*Plate 39: Adjoining building eastern side (December 2020 facing N)*



*Plate 40: Adjoining building from Boundary Road, southern side (December 2020)*



*Plate 41: Adjoining building, northern side (December 2020)*



*Plate 42: Window details on adjoining building southern side (December 2020)*





*Plate 43: View of the south western entrance gate and wall (August 2021)*



Plate 44: View of the south western gate (August 2021)



*Plate 45: Southern western wall, scale 1m (August 2021 facing N)*



*Plate 46: Corner of wall by south western corner of the main building, scale 1m (August 2021 facing NW)*



*Plate 47: Wall detail (August 2021)*



*Plate 48: Pillar detail south eastern gate (August 2021 facing N)*



*Plate 49: South eastern gate and walls (August 2021 facing NW)*



*Plate 50: Chimneys at North Brink, Wisbech Cambridgeshire.*





*Plate 51: Examples of chimneys at Swains Lane Gate Lodge, Highgate, London*

**10.3.4: Interior Photographs Main Building August 2021 - Basement**



*Plate 52: Room A (August 2021 facing SW)*



*Plate 53: Room A (August 2021 facing S)*



*Plate 54: Room A (August 2021 facing N)*



*Plate 55: Room A (August 2021 facing E)*



*Plate 56: Room A – ceiling (August 2021)*



*Plate 57: Room B (August 2021 facing W)*



*Plate 58: Room B (August 2021 facing N)*



*Plate 59: Room C (August 2021 facing N)*





*Plate 60: Room C (August 2021 facing S)*



*Plate 61: Room C (August 2021 facing W)*



*Plate 62: Room C (August 2021 facing N)*



*Plate 63: Room C (August 2021 facing E)*



*Plate 64: Room C into Room H (August 2021 facing E)*



*Plate 65: Room C ceiling (August 2021)*



*Plate 66: Room D (August 2021 facing W)*



*Plate 67: Room D (August 2021 facing E)*



*Plate 68: Room D (August 2021 facing NE)*



*Plate 69: Room D (August 2021 facing N)*





*Plate 70: Room D ceiling(August 2021)*



*Plate 71: Room E (August 2021 facing NW)*



*Plate 72: Room E (August 2021 facing SW)*



*Plate 73: Room E (August 2021 facing N)*



*Plate 74: Room F (August 2021 facing W)*



*Plate 75: Room F (August 2021 facing N)*



*Plate 76: Room F (August 2021 facing E)*



*Plate 77: Room F (August 2021 facing S)*



*Plate 78: Room G (August 2021 facing S)*





*Plate 79: Room G (August 2021 facing N)*



*Plate 80: Room G (August 2021 facing W)*



*Plate 81: Room G (August 2021 facing SE)*



*Plate 82: Room G corridor (August 2021 facing N)*



*Plate 83: Room H (August 2021 facing E)*



*Plate 84: Room H (August 2021 facing SW)*



*Plate 85: Room H ceiling (August 2021)*



*Plate 86: Stairs between basement and ground floor (August 2021 facing W)*

**Main Building Ground Floor**



*Plate 87: Room I - Ground floor lobby (August 2021 facing NNE)*



*Plate 88: View towards side entrance Room J from Room I (August 2021 facing W)*



*Plate 89: Ground Floor staircase (August 2021 facing SW)*





*Plate 90: Room J floor, scale 1m (August 2021 facing E)*



*Plate 91: Room K (August 2021 facing SW)*



*Plate 92: Room 1 ceiling rose (August 2021)*



*Plate 93: Room L (August 2021 facing NW)*



*Plate 94: Room L ceiling (August 2021)*



*Plate 95: Room M (August 2021 facing SE)*



*Plate 96: Room M entrance area (August 2021 facing S)*



*Plate 97: Room N (August 2021 facing WNW)*





*Plate 98: Room N (August 2021 facing NW)*



*Plate 99: Room N (August 2021 facing N)*



*Plate 100: Ground floor to first floor staircase (August 2021 facing W)*



*Plate 101: Ground floor to first floor staircase (August 2021 facing NW)*



*Plate 102: Ground floor to first floor staircase (August 2021 facing N)*



*Plate 103: Ground floor to first floor staircase (August 2021 facing NE)*

First Floor



*Plate 104: Room O (August 2021 facing SW)*



*Plate 105: Room O (August 2021 facing W)*





*Plate 106: Room O ceiling (August 2021)*



*Plate 107: Room P (August 2021 facing E)*



*Plate 108: Room P ceiling (August 2021)*



*Plate 109: Room Q (August 2021 facing NW)*



*Plate 110: Room R (August 2021 facing SSW)*



*Plate 111: Room R (August 2021 facing SSE)*



*Plate 112: Room S (August 2021 facing E)*



*Plate 113: Room S (August 2021 facing E)*



*Plate 114: Roof above Room S (August 2021)*



*Plate 115: Room S (August 2021 facing NNE)*





*Plate 116: Room T (August 2021 facing NE)*



*Plate 117: Room U newel post (August 2021)*



*Plate 118: Room U (August 2021 facing NW)*



*Plate 119: Staircase window (August 2021 facing SW)*

---

*10.3.5 Depot Interior Photographs December 2022*



*Plate 120: Depot Upper Floor (December 2022 facing NNE)*



*Plate 121: Depot Upper Floor (December 2022 facing NE)*



*Plate 122: Depot Upper Floor (December 2022 facing S)*



*Plate 123: Upper Floor Stair to main offices from Depot (December 2022)*



*Plate 124: Depot upper floor modern extension (December 2022 facing NW)*



Plate 125: Depot Ground Floor (December 2022 facing N)





*Plate 126: Depot Ground Floor (December 2022 facing SW )*



*Plate 127: Depot Ground Floor (December 2022 facing SSW)*



*Plate 128: Depot Ground Floor Modern extension (December 2022 facing)*



*Plate 129: Depot Ground Floor Modern extension (December 2022 facing)*



*Plate 130: Close up of Ground Floor corner incorporating the original exterior wall*



*Plate 131: Remains of a 2m stretch of mains gas pipe underneath the ground floor.*



*Plate 132: Depot Ground Floor (December 2022 facing SE)*



*Plate 133: Ground Floor close up of altered windows (December 2022)*

10.3.6 Depot Updated Exterior Photographs December 2022



Plate 134: Depot south elevation after vegetation removed (December 2022 facing)





*Plate 135: Depot eastern ground floor elevation after vegetation removal (December 2022 facing NNE)*

---

*10.3.7 Main Building Updated Interior Photographs December 2022*



*Plate 136: Main Office, Basement, Room H ceiling*



*Plate 137: Main Office, Basement, Room C ceiling*



*Plate 138: Main Office, Basement, Room G ceiling*



*Plate 139: Main Office, Room G corridor ceiling*



*Plate 140: Main Office, Ground Floor, Room I, source of fire (December 2022, facing NE)*

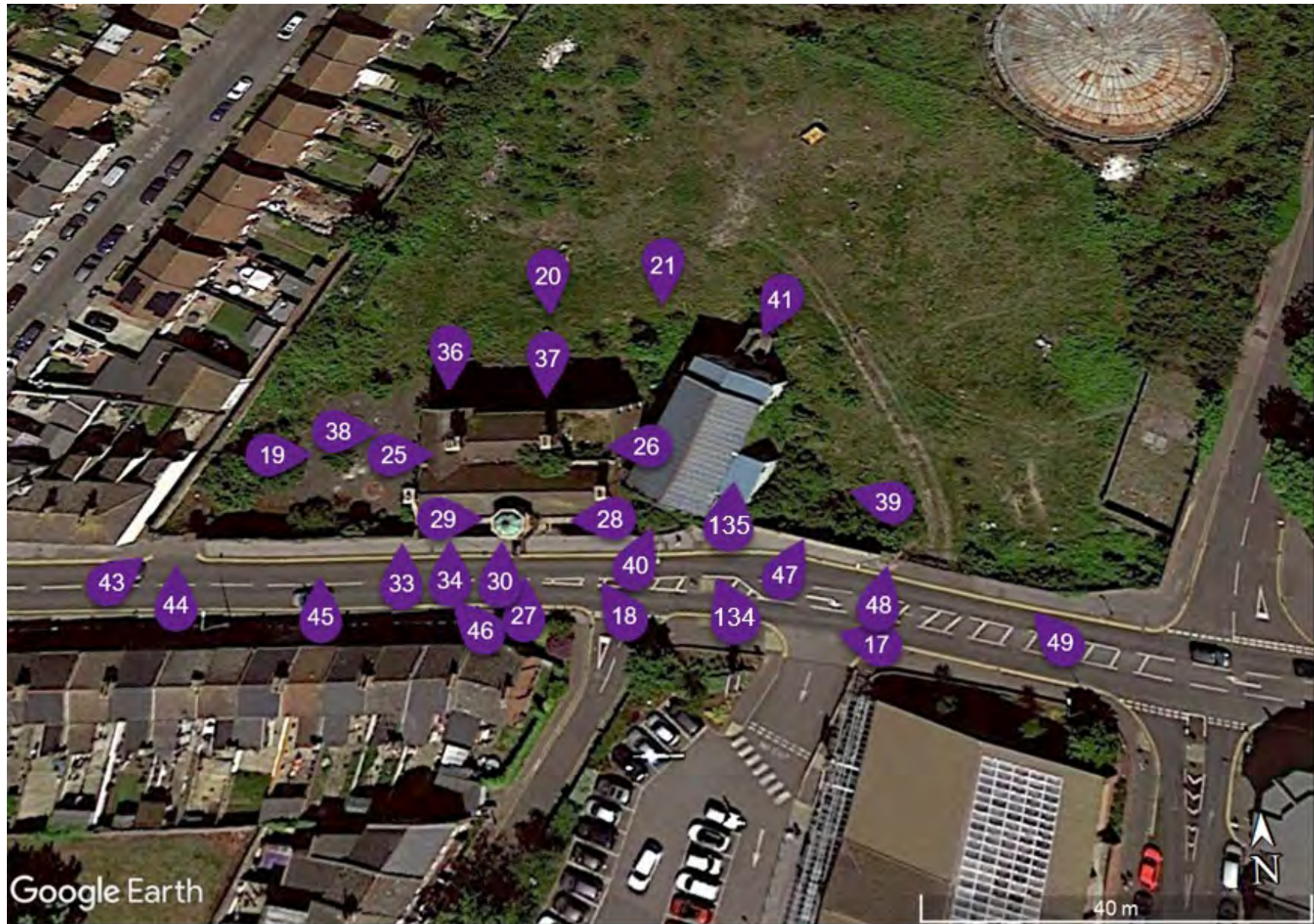


*Plate 141: Main Office, Ground Floor, Room I looking towards Room J (December 2022 facing NW).*



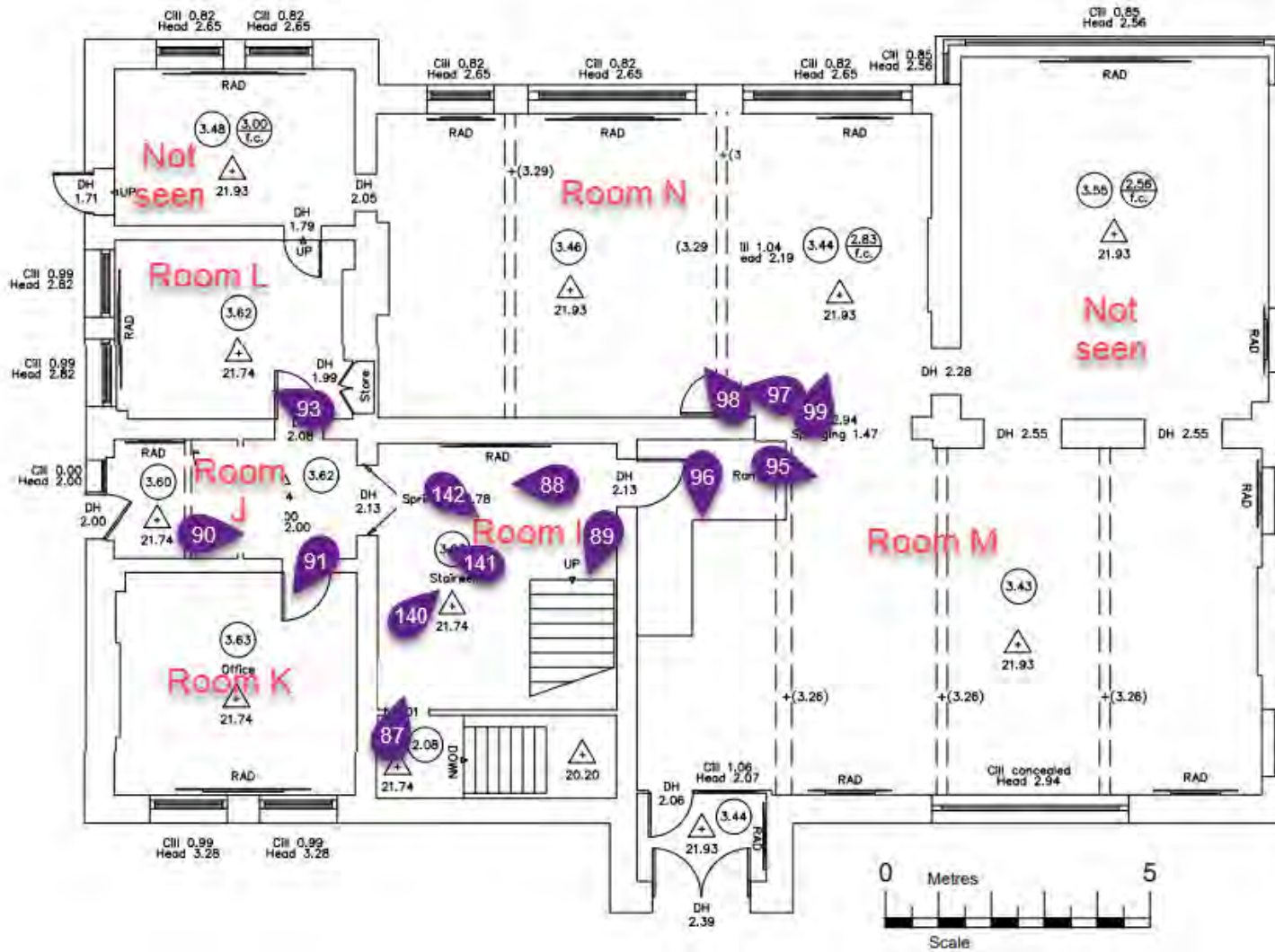
*Plate 142: Main Office, Ground Floor, Room 1 Staircase (facing SE)*



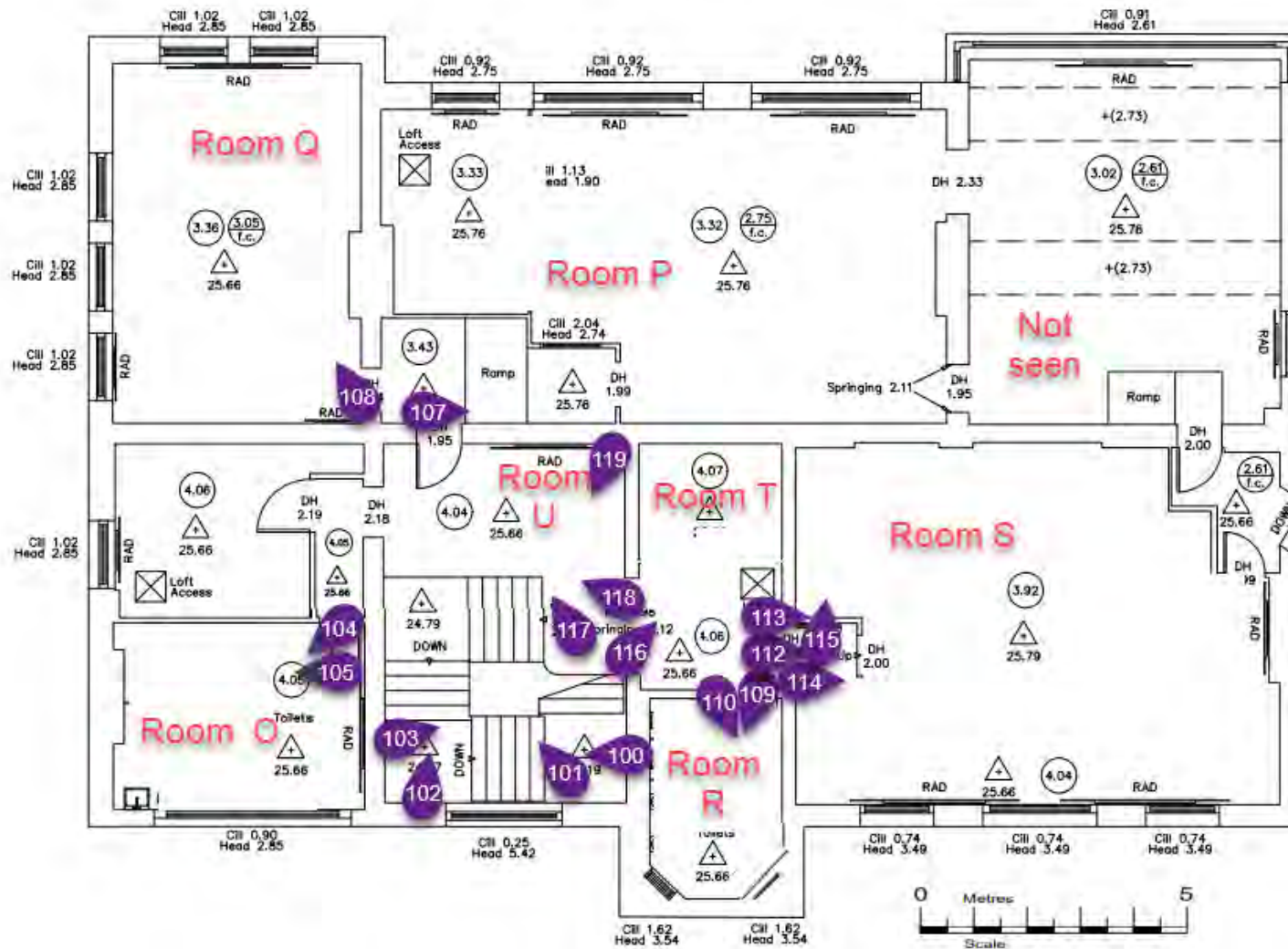


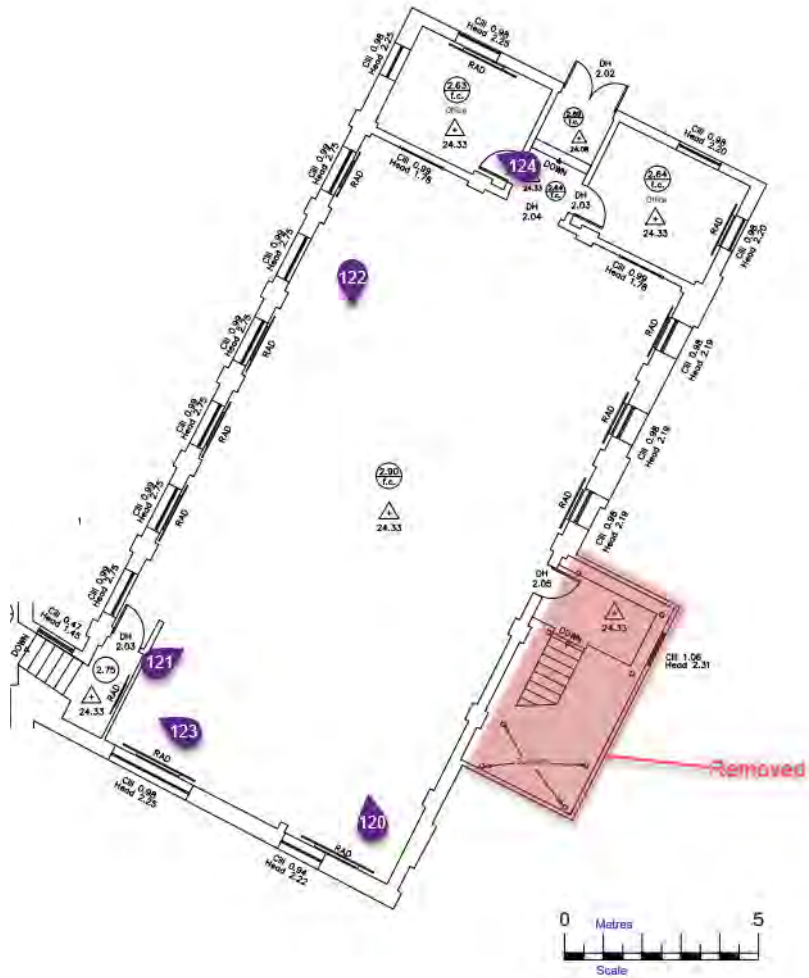


### Ground Floor

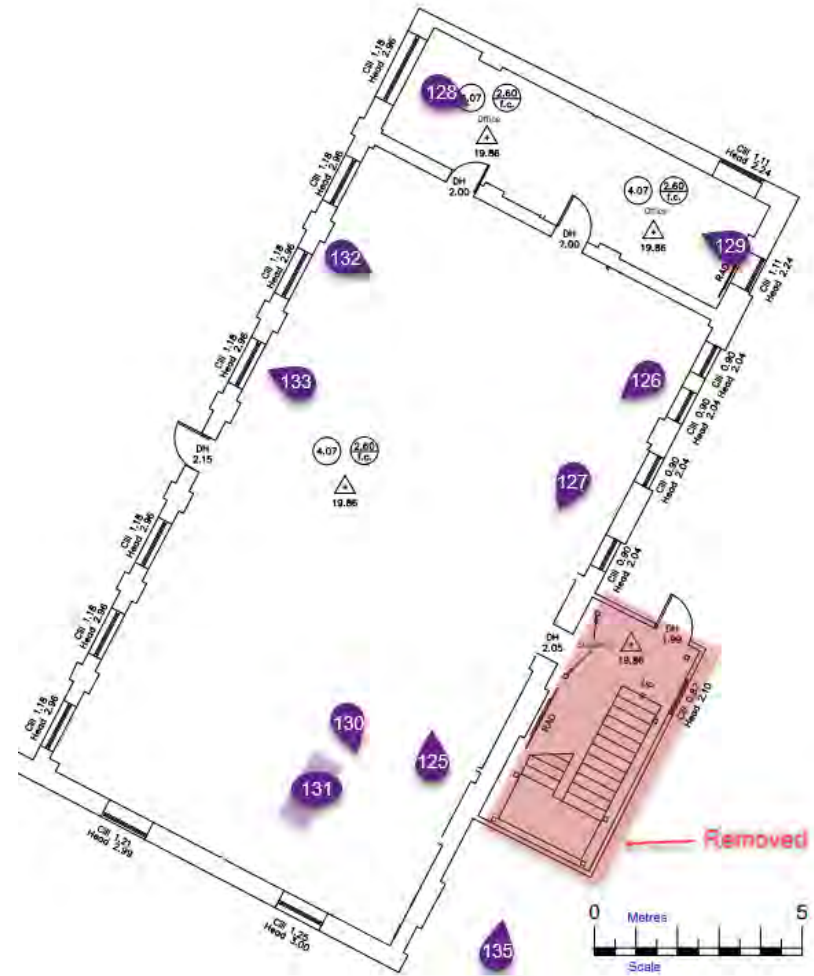


### First Floor





Depot Upper Floor



Depot Ground Floor

Plate 143: Plate Locations

**10.4 Appendix 4 Historic Building Survey:**

**Summary Sheet**

<b>Property Name</b> Gas Works Offices	<b>Address</b> Boundary Road, Ramsgate	<b>Building Name</b> Offices and depot
<b>Property/ Building Reference</b>	<b>OS Grid Reference</b> TR 38335 65457	<b>Surveyor/Date of Survey</b> SWAT Archaeology 31/12/20 24/08/21 & 15/12/22
<b>Category</b> Public building	<b>Original Use</b> Offices	<b>Current Use</b> Disused
<b>Date(s) of Construction</b>  The main office building dates from the late 19 <sup>th</sup> century/early 20 <sup>th</sup> century and the depot from circa 1930.	<b>Statutory Designation</b>  Grade II	<b>HER Reference</b>  TR 36 NE 2311
<b>Walling Materials</b>  Wall construction is brick	<b>Roofing Materials</b>  Slate tiles (office) Modern metal (depot)	<b>Flooring Materials</b>  Wooden and concrete (office & depot)

<b>Description:</b> Old Gas Works, Boundary Road. Main building were offices built around 1900. Depot building built circa 1930. Both buildings extended in the 1970s. Office - 2 storey and basement of red brick with cream coloured terracotta with architectural embellishments including a turret with clock and 6 remaining ornate chimney stacks. Depot - originally in use as Power House and Exhauster House and the upstairs used as a social club. Later the Power House and Exhauster House were in use as a showroom and also offices. Both building now derelict and the main offices interior subject to heavy decay.	
<b>Architectural/Historic Significance:</b> The building is significant as part of history of Ramsgate's gas works	<b>Landscape Significance:</b> No significance
<b>Notes/Qualifications Regarding Survey:</b> The survey was undertaken whilst the buildings were derelict.	
<b>Additional Information Sources for this Building (s):</b> National Gas Archives. Kent History and Library Centre	
<b>Copies &amp; CDs of this report held at:</b> SWAT Archaeology, The Office, School Farm Oast, Faversham	