



WILLMOTT DIXON

SINCE 1852



PROJECT INSIGHT

Ramsgate Clock House museum & café

Welcome to the latest edition of our project newsletter. We look forward to keeping you updated on our plans as we progress towards the completion of this project. These newsletters will outline the plans and progress towards the delivery of the refurbishment of the Grade II* listed Clock House museum and new build café.



What has happened?

Significant progress has continued on site in recent weeks as the restoration works gather momentum across multiple areas of the building.

Stonework repairs internally have been progressing well, with the entire ground floor now fully cleaned using a JOS system, a low-pressure cleaning system, designed to remove dirt without damaging the underlying structure or features of a service. This has revealed the original masonry in far greater detail and provides a clean and stable surface ready for further conservation works. The transformation at ground floor level is already becoming visible as the historic fabric of the building is carefully brought back to life.

Our electrical contractor has now commenced first fix installation, marking an important step forward in the building's services coordination. This

phase of work will establish the core infrastructure required to support the building's future operation while remaining sympathetic to its historic character.

Basement structural works are now well underway. The old condemned stairwell has been fully demolished, and the new brickwork support wall for the ring beam has been completed. These works represent a significant structural milestone and form a key part of stabilising and strengthening the lower ground floor in preparation for the next stages of construction.

In addition, roof surveys have now been carried out to inform the upcoming programme of repairs. These inspections will allow us to finalise the scope of works required at high level and ensure the long-term integrity of the building envelope as the project progresses.

Social Value News

We are dedicated to delivering activities that benefit local communities.

On this project, to date, we have:

- **Donated laptops:** 10 to HIVE Ramsgate (SEND community centre) and a further 10 planned for charities including Pie Factory Music, supporting young people through art and music.
- **Supported education:** Engaged with local schools (St Edmunds school, Bromstone Primary School) and partnered with East Kent College to launch the *Building Lives Academy* at The Hendersen Centre, offering employability sessions, mock interviews, a week's work experience for each learner, plus a T-level student placement.
- **Promoted local labour:** Many project operatives live within 20 miles.
- **Helped vulnerable groups:** Collaborated with local charities to provide warm packs during winter.

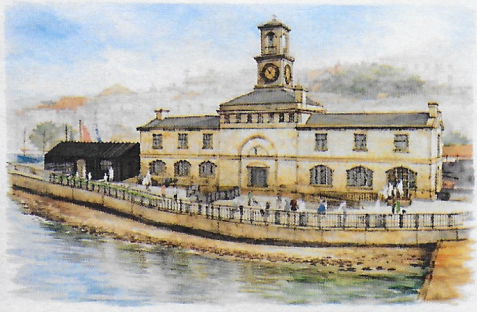
What happens next?

As we move further into the next phase of the programme, activity across the building will continue to increase. Electrical first fix installations will progress steadily over the coming months, with mechanical works commencing alongside the electrical works to ensure coordinated delivery of the building's core services infrastructure.

Internal and external stonework repairs will continue, maintaining momentum on the conservation works and further enhancing the historic fabric of the building. At the same time, our sash window specialist will begin the careful refurbishment of the existing windows, an important element in preserving the building's character while improving performance and longevity.

Structurally, the reinforced concrete ring beam within the basement and the new ground floor slab will be completed, allowing the ground floor to be screeded and internal wall construction to follow shortly after. This marks a significant step in transitioning from structural works into the next stage of internal build-out.

Works will also commence on the new slab formation for the café construction, followed by the installation of the Steel Frame System. This will begin to visibly define the new space and represents another key milestone in the project's overall development.



Warm pack donations



Laptop donations

Considerate Constructors Scheme

Willmott Dixon is a founding partner of the Considerate Constructors Scheme (CCS), participating in the scheme since its establishment in 1997. The scheme has influenced the way we design our strategy of work, accounting for our successful CCS scores on site. All Willmott Dixon sites are registered with the CCS and, as a partner working to the higher code of conduct, we are committed to the highest standards of work.



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