

Public Benefits Plan: Great Yarmouth Grade II Listed Gasholder

June 2024

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Introduction

Conditions:

8(ii) 8 (iii) 8(k) 6(ii) 6(iii) 6(k)

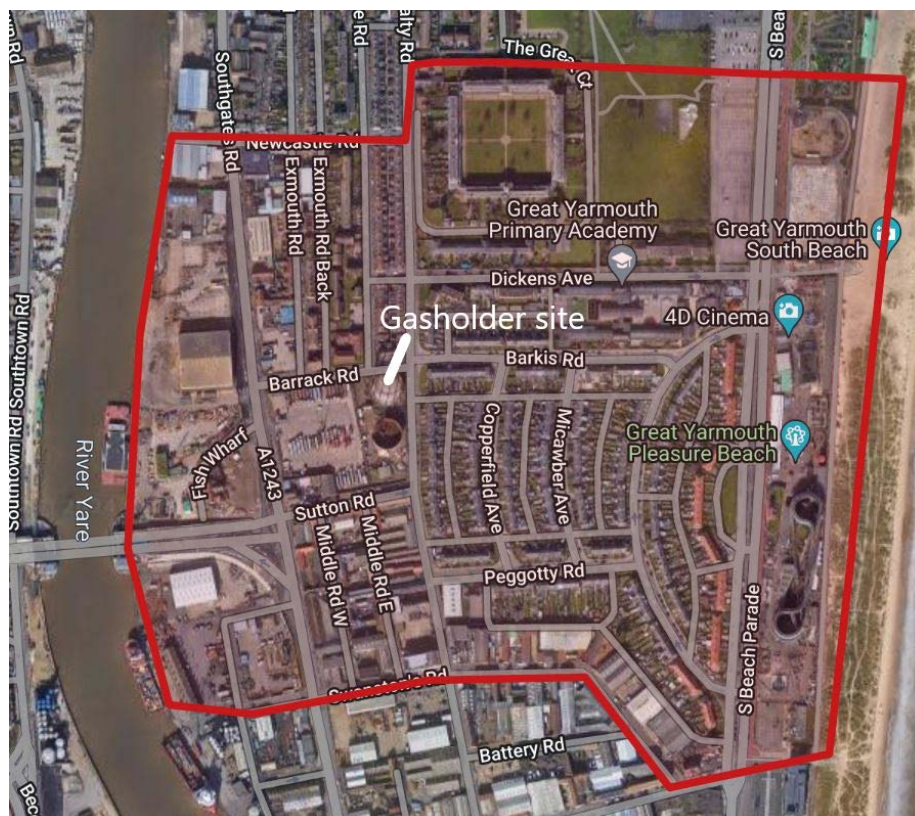
National Grid has engaged IPB Communications to coordinate the delivery of public benefits for the scheme to remove the tank and bell and refurbish the frame of the Grade II Listed gasholder at their site off Admiralty Road in Great Yarmouth. IPB has worked with National Grid for over 10 years and worked on over 40 gasholders, including refurbishment projects.

This plan is submitted in support of discharging GYBC Full Planning Condition 8 and Listed Building Consent Condition 6 for planning approval reference 06/23/0522/F. References to the relevant conditions are made throughout the plan. This plan should be read with reference to the enclosed timetable which also details the relevant conditions, recipients and responsible organisations within the wider project team.

All parties included in this plan and supporting timetable are instructed and under contract for the project.

Objectives

- To ensure a programme of public benefits that meets the requirements of the planning conditions
- To raise awareness of the gasholder among residents, visitors, interest groups and wider stakeholders
- To provide access to free online and on-site information about the history of the site
- To ensure the retention of suitable parts of the gasholder on site and in partnership with local museums and similar organisations



Community Awareness

Conditions: 8(i) 8(j) 6(i) 6(j) 6(k)

Before site works start a press release will be issued and a letter sent to circa 760 homes and businesses close to the works in the area above.

The letter and press release will contain details of the work, timescales, working hours, website address and details of how to contact the project team via freephone, email and freepost. Signage on the site gates and walls will also contain this information along with a QR code link to the website.

Regular updates about the work and progress will be provided on the website and if appropriate by further letters.

Letters will be copied to borough and county ward councillors and the local MP.

Website

Conditions:

8(i) 8 (a) 8(c) 8(g) 6(c) 6(f) 6(g)

The website will be hosted at www.greatyarmouthgasholder.info, the same address as the pre-planning public consultation. The website will include an overview of the work, rationale, how to get in touch and a section on the history of the site. It will be updated with details of progress regularly to reflect different stages of the work. A separate section of the website will be created to provide an online record of dismantled and retained parts of the cast iron tank segments, including the maker's name plate. An example website can be viewed at <https://www.nationalgas.com/land-and-assets/windsor-street-gasholders>



Interpretation Panel

Conditions 8(a) 6(a) 8(i)

Researching and documenting the history of the site will take some time. While this is being undertaken a temporary interpretation panel will be installed at the approximate location shown above in red (not to scale).

This indicative location is subject to site survey but was chosen for its proximity to the Banksy mural. This will maximise its visibility to the local community and also visitors viewing the mural.

This initial panel will contain the basic historical information that is already known about the site, details of the works and a QR code linking to the website. This will be

installed within three months of work on site starting.

Once the historic research is complete a permanent interpretation panel will be developed. This will contain a summary of the history of the site and appropriate information about the work undertaken to secure the future of the gasholder frame. It will continue to host a QR code to, and details of, the website. An example from a similar scheme is shown below.

We envisage this final panel being installed and unveiled as part of the celebrations of the completion of the works and as part of a stakeholder event. This is expected to be at the end of 2026. A film of a similar event can be viewed [here](#).

Retention and on-site storage

Conditions 8(d) 8(e) 6(c) 6(d) 6(e)

Historic Building Recording and liaison with the Council's Conservation Officer and Historic Environment Record Officer during the works will identify parts of the gasholder tank and bell of interest to be retained.

Subject to being able to safely remove these during the dismantling works, these will be cleaned, wrapped in appropriate materials, placed in suitable storage containers and placed in a suitable location on the site.

Photographs and details of these items will be recorded and held available for free public access on the website.

Site History

Conditions 8(i) 8(g) 6(g) 8(h) 6(h)

Professor Russell Thomas is a world renowned expert in the investigation, understanding, remediation and history of former gasworks.

Russell spends his time investigating, researching and advising on former gasworks sites in the UK and abroad. He is a Technical Director at WSP and is a visiting professor in the Department of Civil and Environmental Engineering at Strathclyde University.

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Welcome to the site of the former Lavenham Gasworks.



The Lavenham Gasworks

The gasworks in Lavenham had strong links with the nearby town of Sudbury. Sudbury had been the first gas town in 1850, and it was the first to have a gasworks. Alexander Fraser & Co., who purchased the site in 1850, was the first to use gas in Lavenham.



A plan of the site showing the layout of the gasworks and the surrounding area. The plan is dated 1850 and shows the gasworks and the surrounding area.

The gasworks remained a private business, first owned by Fraser, and then by Alexander Fraser & Co. The gasworks were used to supply the town of Lavenham with gas.



The Lavenham Gasholder

This gasholder is the last remaining feature of the gasworks. It was used to store gas and was built in 1850. It is a Grade II listed building.

The gasholder is a large, cylindrical structure made of cast iron. It is 100 feet high and 10 feet in diameter.

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Gas production

Gas has been used as a fuel in Great Britain for over 200 years. It was first used to light and heat buildings.

The first gasworks in Great Britain were built in 1800. They were used to produce gas from coal.

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The UK gas industry

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Russell has been commissioned to research the history of the site and the gasholder. As part of the commission he will also produce a booklet which will be freely available to download in pdf form from the website. Copies will also be provided to support any exhibitions with local museums and on request. An example of a similar booklet can be viewed by clicking on this icon.



His commission also includes the delivery of a talk, either online or in person, on the history of the gas industry and the Great Yarmouth site. This will be promoted via the local press, initial letter and to interest groups. The event will be filmed and made freely available on the website.

Public access and school engagement

Conditions 8(j) 8(i)

Site visits will be provided during the works for interested members of the public and stakeholders. These will be advertised locally and will be bookable in advance

to ensure appropriate health and safety measures are in place. We envisage these taking place annually throughout the works programme. An example of such visits at a site in Manchester can be viewed [here](#).

Local schools will also be approached regarding classroom activities and potential site visits subject to risk assessments. An example of a similar project with a local school in Birmingham can be found [here](#). Such engagement will include the history of the site; hence it is planned for after the research is completed.

Recording

Conditions 8(i) 8 (a)

In addition to Level 3 Historic Building Recording (Conditions 5 and 6), the works will be filmed at each stage, documenting the process. An example of such a film can be viewed [here](#).

A time-lapse will also be captured of the works – examples can be viewed at <https://www.nationalgas.com/land-and-assets/windsor-street-gasholders>

Both films will be made available on the website and to local museums.

Heritage Skills Training

Conditions 8(b) 6(b)

The project team will be briefed on the importance of the heritage of the site and this public benefits

plan. Toolbox talks, RAMS and other methods will be used to ensure anyone working on the holder uses appropriate techniques to maximise the protection of the integrity of the structure and pieces of material removed. Only specialist contractors will be used on the dismantling and refurbishment parts of the works.

Museum donations and exhibitions

Conditions 8(i) 8 (a) 8(f) 8(i) 6(f) 6(i)

The team will approach the Norfolk Museums team with a view to supporting an exhibition and/or donation of part of the gasholder. This will include the donation of suitable parts of the gasholder tank and bell, potential sponsorship of an exhibition and longer term to the offer of films and other materials produced through the project. The team will also approach the Fakenham Gasworks Museum. IPB and National Grid have experience of this type of project with the Thinktank Museum in Birmingham. A film explaining this project can be found [here](#). The team will also approach the Conservation Society, Victorian Society and other bodies identified throughout the project regarding possible donations.

Timetable

Activity	Responsible	Recipients	Rationale	Condition	2024		2025				2026			
					Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Works Programme														
Tank and Bell Removal	Erith													
Refurbishment Design	Craddys													
Refurbishment	Contractor													
Public Benefits														
Timetable, responsibility and links to main works	IPB	GYBC	This plan and associated document	8(ii) 8 (iii) 8(k) 6(ii) 6(iii) 6(j) 6(k)										
Initial Community Awareness and communications	IPB	Residents, businesses, interest groups, elected representatives	Pre-start on site	8(i) 8(j) 6(i) 6(j) 6(k)										
Website	IPB	Residents, businesses, interest groups, elected representatives	Launch at start and update throughout the programme	8(i) 8 (a) 8(c) 8(g) 6(c) 6(f) 6(g)										
Interim Interpretation Panel	IPB	Residents, visitors, interest groups	Requires research in advance of final panel	8(a) 6(a) 8(i)										
Retention and on-site storage	Erith/Montagu Evans	GYBC, HE, interest groups	During tank and bell removal	8(d) 8(e) 6(c) 6(d) 6(e)										
Site History Research	R Thomas	Residents, visitors, interest groups	Requires time to undertake research	8(i)										
History Booklet	R Thomas	Residents, visitors, interest groups	Dependent on research	8(i) 8(g) 6(g)										
Online History Talks	R Thomas	Residents, visitors, interest groups	Dependent on research	8(h) 6(h)										
Public Visits	IPB	Residents, visitors, interest groups	Annual visits at key stages	8(j)										
Schools engagement		Local schools	Requires time to undertake research	8(i)										
Time-lapse	Erith/contractors	Residents, visitors, interest groups	Throughout all site works	8(i) 8(a)										
Film of works	IPB	Residents, visitors, interest groups	Throughout all site works	8(i) 8 (a)										
Heritage Recording	Montagu Evans	GYBC, HE, interest groups	Throughout all site works	5										
Heritage Skills Training	Erith/contractors	GYBC, HE	Throughout all site works	8(b) 6(b)										
Museums Donations/Exhibitions	IPB	Residents, visitors, interest groups	Dependent on tank and bell works	8(i) 8 (a) 8(f) 8(i) 6(f) 6(i)										
Final Interpretation panel and celebration event	IPB	Residents, visitors, interest groups	Dependant on research and works completion	8(i) 8 (a) 6(a)										