

Bexhill Heritage

☎ 01424 575065

🌐 bexhillheritage.org.uk

✉ info@bexhillheritage.org.uk



Caring for Bexhill's past,
present and future.

Dear Mr. Worsley

Alterations, extensions and change of use 5 – 7 Marina Bexhill on Sea. RR/2018/2115.

This site occupies a key position in the Conservation Area, on a much visited part of the frontage opposite the De le Warr Pavilion and on the junction of a prominent new building and a run of heritage shops and flats. Unfortunately the front elevation proposed neither creates a satisfactory “bridge” between the two distinct building eras nor does it sufficiently respect the more outstanding aspects of the Victorian /Edwardian facades.

For these reasons Bexhill Heritage objects to the application and consider it should be refused as being contrary to policy BX2 (vi) of the Rother Local Plan Core Strategy.

Specifically, we believe the new dormer windows are clumsy and not reflective of original sea front properties. Bexhill Heritage would favour a design which refers back to the Dutch style gables in the locality. A better roof material should be sought though we recognise this type of concrete tile has been extensively used in the area. The construction of the “mansard” front wall and balcony will put at risk the original decorative features at that level. These are an essential feature of the building like many others and should remain free of the risk of molestation. Thus the roof design needs to reflect this.

The construction of the balcony at the upper level is atypical of the traditional buildings in the locality and will appear jarring and the use of modern post and horizontal wires/rails is inappropriate and should be avoided. The proposal to enliven the shop front fascia by the use of horizontal metal features is not welcome, the fascia treatment needs more care and attention than is apparent. If any changes are proposed to the present shop front they need to be carefully designed and presented as part of the application. The new front wall is a poor attempt. A wall matching that at number 7 should be sought, albeit possibly lower.

On the rear elevation, those windows with night opening vents should be replaced with a simpler design.

We do not object in principle to the raising of the ridge, so long as the problems that flow from this can be satisfactorily resolved.

We make no comment on the interruption of the shopping frontage though this is regrettable, and the policy matter EC3 (i) relating to employment we will leave to your interpretation.

Any new application should feature carefully detailed plans at an improved scale and these should resolve constructional details and in particular those that risk damage to the decorative features of the buildings.

Yours sincerely

A handwritten signature in cursive script that reads 'David Beales'.

David Beales

Planning Officer Bexhill Heritage