



THE
ENVIRONMENT
PARTNERSHIP



DOWN ROAD DRILL HALL BEXHILL-ON-SEA, EAST SUSSEX HISTORIC BUILDING RECORD AND HERITAGE ASSESSMENT

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1.0 Introduction

- 1.1 Rother District Council proposes a site allocation for a mixed use development, creating a leisure facility, housing, hotel, restaurant space and car park. A Heritage Assessment of the Drill Hall, Down Road, Bexhill-on-Sea, East Sussex is required to understand the archaeological significance of the Drill Hall in order that informed decisions can be made about the redevelopment of the wider site in which the Drill Hall is located.
- 1.2 There have been two drill halls on the proposed development site, built adjacent, one built in 1901 and another built adjoining to the west in 1914, the only drill hall left now is the 1914 example, which is the building which has been surveyed and will be discussed in this report.
- 1.3 This report has been commissioned by Rother District Council and provides a description of the historic environment baseline conditions and heritage significance for The Drill Hall, Bexhill on-Sea.
- 1.4 The report also provides an assessment of the likely effect on the heritage significance of the drill hall that could result from the potential redevelopment proposals.
- 1.5 The building is not designated as a listed building under the Planning (Listed Buildings and Conservation Areas) Act, 1990.
- 1.6 The heritage assessment has been undertaken in accordance with the Chartered Institute for Archaeologists Standard and Guidance for historic environment desk-based assessment (CIfA, 2017) and Historic England Understanding Historic Buildings A Guide to Good Recording Practice (EH 2016).

Site Location

- 1.7 The Drill Hall is located at Down Road, Bexhill-on-Sea, TN39 4HD centred at approximately National Grid Reference TQ73800810.
- 1.8 The local planning authority is Rother District Council. The historic environment record relevant to this site is held by the Historic Environment Team at East Sussex County Council.

Aims and Objectives

- 1.9 The aim of this assessment is to provide:
 - a description of the baseline historic environment conditions within and surrounding the site of the drill hall,
 - a description of the archaeological potential of the drill hall site, and
 - an assessment of the significance of the known and potential heritage assets, considering the contribution made by setting to that significance.
- 1.10 This report includes conclusions and recommendations. The recommendations consider strategies to avoid, reduce or mitigate effects on the drill hall that could arise from alteration or destruction of the building, or development within its setting.

2.0 Policy, Context and Guidance

Statutory Legislation

- 2.1 The statutory legislation most relevant to this report comprises;
- 2.2 Ancient Monuments and Archaeological Areas Act, 1979: It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. This Act makes no reference to the setting of Scheduled Monuments.
- 2.3 Planning (Listed Buildings and Conservation Areas) Act, 1990: In considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

National Planning Policy

- 2.4 The National Planning Policy Framework (NPPF) includes within Section 2, Achieving sustainable development that the planning system has three overarching objectives, one of which relates to heritage assets:
 - 2.5 *c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*
- 2.6 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which in relation to heritage assets:
 - 2.7 *“b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - 2.8 *i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area.”*
 - 2.9 *d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - 2.10 *i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed”.*
- 2.11 Section 16 of the NPPF then goes on to describe provisions specifically relating to conserving and enhancing the historic environment.

- 2.12 Paragraph 189 advises local planning authorities to require an applicant to describe the significance of any heritage assets affected by their proposal, including any contribution made by their setting. It states that *“the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”*.
- 2.13 The glossary to the NPPF describes significance in relation to heritage policy as *“the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”*
- 2.14 The setting of a heritage asset is defined as *“the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral”*.

Local Planning Policy

- 2.15 The Rother Local Plan Core Strategy 2014 sets out the overarching development strategy and strategic policies for the District.
- 2.16 Within the Chapter 17, in the Historic Environment sub-heading, Rother District council states that there *“remain many other non-designated buildings and archaeological assets which contribute positively to the physical, historic and socio-cultural character of the district, and which warrant retention and interpretation.”*
- 2.17 Rother District Council set out within this section that *“The management of the historic environment requires understanding of its local and regional significance and character, and consideration of the impact of new development, including impact on historic fabric and impact on wider setting, on this significance and character.”*
- 2.18 Policy EN2: Stewardship of the Historic Built Environment states that:
- Development affecting the historic built environment, including that both statutorily protected and the non-statutorily protected, will be required to:*
- (i) Reinforce the special character of the district’s historic settlements, including villages, towns and suburbs, through siting, scale, form and design;*
 - (ii) Take opportunities to improve areas of poor visual character or with poor townscape qualities;*
 - (iii) Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials, including forms specific to historic building typologies;*
 - (iv) Make reference to the character analysis in Conservation Area Appraisals, where relevant;*

(v) Reflect current best practice guidance produced by English Heritage and HELM59;

(vi) Ensure appropriate archaeological research and investigation of both above and below-ground archaeology, and retention where required.

Guidance

2.19 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:

- Chartered Institute for Archaeologists Code of Conduct and Standard and Guidance documents;
- National Planning Practice Guidance (2014),
- Historic England, Historic Environment Advice Note 2 Making Changes to Heritage Assets (HE, 2016),
- Historic England, Historic Environment Advice Note 3, 2nd Ed. The Setting of Heritage Assets (HE, 2017), and
- Historic England, Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment (HE, 2008),
- Historic England Understanding Historic Buildings, A Guide to Good Recording Practice (2016). The building recording included in this report is equivalent to a 'Level 4' record as described in this guidance note.

2.20 Conservation Principles (EH 2008) sets out Historic England's approach to understanding heritage significance, and describes four groups of heritage 'values', which are referred to below:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.21 Historic Environment Advice Note 3, 2nd Ed. The Setting of Heritage Assets (HE, 2017) provides specific guidance on identifying setting and its impact on heritage significance and recommends a staged approach to assessing effects on setting comprising the following steps;

- Step 1: Identifying which heritage assets and their settings are affected;
- Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage assets or allow significance to be appreciated;
- Step 3: Assess the effects of the potential development, whether beneficial or harmful, on the significance or ability to appreciate it;
- Step 4: Explore the way to maximising enhancement and avoid or minimise harm, and;

- Step 5: Make and document the decision and monitor outcomes.

Archaeological Notification Areas (ANAs) for East Sussex, Brighton and Hove

2.22 Archaeological Notification Areas (ANAs) are alert mapping based on data held within the East Sussex Historic Environment Record (ESHER). Their primary purpose is to trigger consultation with the East Sussex County Council Archaeology Section and the HER (county.HER@eastsussex.gov.uk). It should be noted, however, that ANAs define presently known and recorded areas of heritage sensitivity and that further presently un-recorded archaeological and historic interest may exist outside ANAs. In the development management process alert mapping helps to meet the aims of the National Planning Policy Framework (128) where it is stated: 'as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

3.0 Method

Areas of Search

- 3.1 Data was gathered for all designated heritage assets within 500m of the development site boundary. This allowed for the identification of the heritage assets where the development could affect the contribution of the heritage asset's setting to its significance. This study area is proportionate to the scale of the development, and was informed by a preliminary appraisal of baseline data.
- 3.2 Data has also been gathered for all non-designated heritage assets within the development site boundary and a 500m buffer from the site boundary. The area of search has been designed to be fully inclusive of the development site boundary to ensure that assets adjacent to the development site but with the potential to extend into are captured in baseline data. The area of search also allows for assets with archaeological interest within or adjacent to the development site to be placed in context, and for the identification of trends that may help to predict archaeological potential within the development site.

Data Sources

- 3.3 The following sources were consulted:
- The National Heritage List for current data on designated heritage assets;
 - The National Monuments Record maintained by Historic England;
 - The Historic Environment Record (HER) maintained by East Sussex County Council;
 - Ordnance survey historic mapping;
 - East Sussex County Record Office/ Archives and Local Studies;
 - Archaeological Data Service;
 - Aerial photographs and satellite images;
 - British Geological Survey mapping.
- 3.4 The Historic Environment Record was consulted on 13th of July 2018; the East Sussex County Record Office was visited on the 19th of July 2018.

Site Visit

- 3.5 The development site was visited on the 18th July 2018. A pro-forma record sheet was completed that recorded the following data:
- Date of survey
 - Surveyor(s)
 - Weather conditions
 - Site description
 - Known heritage assets (noting presence or absence and condition)
 - Archaeological potential
 - Health and safety

3.6 A vantage point survey was also undertaken to determine the contribution made by setting to the drill hall's heritage significance. The survey was undertaken in accordance with the guidance in Historic Environment Advice Note 3, 2nd Ed. The Setting of Heritage Assets (HE, 2017). The survey considered:

- The nature of the physical surroundings in which the drill hall is experienced (including visual and functional relationships with other heritage assets, formal design, openness, integrity and change over time); and
- The way the drill hall is appreciated, experienced and understood (including views, visual prominence, associative attributes and intentional intervisibility with other assets).

Assessing Heritage Significance

3.7 The significance of a heritage asset is described in terms of the value of the heritage asset because of its heritage interest¹ (architectural, archaeological, artistic or historic) and is also described in relation to the asset's heritage values² (evidential, historical, communal, and aesthetic).

3.8 For designated assets (Listed Buildings, Scheduled Monuments (SM), Registered Parks and Gardens, Registered Battlefields, World Heritage Sites and Conservation Areas), the importance is 'high' or 'very high' as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II* and II) according to relative significance.

3.9 The relative significance of each non-designated heritage asset within the historic environment baseline has also been determined to provide a framework for comparison. These categories do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated assets can be of equivalent importance to designated heritage assets. In these cases, their relative importance means that they are treated as if they are designated assets.

Table 1 Criteria for determining heritage significance

Significance	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I and II* listed buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Grade II listed buildings, Conservation Areas, Scheduled Monuments, Grade II Registered Parks and Gardens, Registered Battlefield.

¹ Described in the NPPF Glossary (see paragraph 2.4 above)

² Described in Conservation Principles (see paragraph 2.8 above)

Significance	Description
Moderate	Regionally important resources: Non-designated heritage assets and landscape features with high or moderate evidential, historical, aesthetic and/or communal values
Low	Locally important resources: Non-designated heritage assets and landscape features with low evidential, historical, aesthetic and/or communal values.
Negligible	Assets with very low or no evidential, historical, aesthetic and/or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and/or date where the importance cannot be readily predicted.

Assessing the effects of the proposed development

Magnitude of Change

- 3.10 Assessing the effect of the proposed development in relation to the historic environment baseline is then considered by comparing the relative significance of the heritage asset against the predicted magnitude of change. This includes the assessment of effects on the setting of heritage assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.
- 3.11 The descriptions of magnitude of change, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

Table 2: Magnitude of Effect

Magnitude	Definition
High	Total loss or substantial harm to key elements, or features or characteristics of the baseline (pre-development) conditions such that post development character or composition or attributes of baseline will be fundamentally lost or changed.
Moderate	Partial loss or harm to one or more important elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition or attributes of baseline will be partially changed.
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns.

Magnitude	Definition
Negligible/ None	No loss or harm to heritage significance. Change barely distinguishable.

Significance of Effect

- 3.12 Determining the overall significance of effect is then a professional judgement that compares the magnitude of effect against the relative sensitivity of the heritage assets affected.

Table 3: Significance of Effect

Magnitude	Importance of Receptor				
	Very High	High	Moderate	Low	Negligible
High	Major	Major or Moderate	Moderate	Low	Negligible
Moderate	Major or Moderate	Moderate	Low	Low or Negligible	Negligible or None
Low	Moderate or Low	Low	Low or Negligible	Negligible	None
Negligible/ None	Negligible or None	None	None	None	None

- 3.13 Heritage policy makes a distinction between substantial and less than substantial harm (NPPF, paragraphs 195-196). For the purpose of this assessment, major adverse effects are equivalent to substantial harm. Moderate and low effects are equivalent to less than substantial harm. Effects that are negligible are less than substantial and are also not significant.

Limitations of this Assessment

- 3.14 Monument data from the HER and NMR consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, where the known archaeological data relates to chance finds, or cropmark evidence, the full extent, date and nature of the asset is often uncertain. Also, a number of records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate assets.

- 3.15 Due to these limitations, it is possible that previously unrecorded heritage assets with archaeological interest could survive within the proposed area of development. Additionally, due to the buried and invisible nature of archaeological assets, there is often an element of uncertainty regarding the survival, condition, nature and extent of any such assets, which walk over survey, cannot always clarify.
- 3.16 Some of the rooms within the drill hall were not surveyed due to the sensitive nature of the current use of the building, no key provided at the time of survey and also in one room the roof had partially collapsed making it too unsafe to enter.

4.0 Baseline Conditions

Introduction

4.1 Figures provided in support of the description of baseline conditions comprise:

- Figure 1: Location of Heritage Assets Relevant to the Survey
- Figure 2: 1976 Ordnance Survey Plan
- Figure 3: 1930 Ordnance Survey Sussex County Series Map
- Figure 4: 1909 Ordnance Survey Sussex County Series Map
- Figure 5: 1899 Ordnance Survey Sussex County Series Map
- Figure 6: 1875 Ordnance Survey Sussex County Series Map
- Figure 7: Ground Floor Plan
- Figure 8: First Floor Plan

4.2 Time periods referenced in the text are as follows:

- Palaeolithic: 500,000 -10,000 BC
- Mesolithic: 10,000 – 4,000 BC
- Neolithic: 4,000 – 2,200 BC
- Bronze Age: 2,200 - 800 BC
- Iron Age: 800 BC – AD 43
- Roman: 43 – 410
- Early Medieval and Saxon 410 - 1066
- Medieval: 1066 – 1540
- Post Medieval: 1540 - 1901
- Modern: 1901 - present

4.3 Abbreviations used are as follows:

- LB – Listed Building
- SM – Scheduled Monument
- CA – Conservation Area
- NDHA – Non-designated heritage asset

Background and Context

Site Geology and Topography

4.4 The solid geology is recorded by the British Geological Survey as Tunbridge Wells Sand Formation comprising siltstone, mudstone and sandstone with no overlying superficial deposits.

4.5 The site is gently sloping at an elevation of approximately 10m above Ordnance Datum (AOD) in the north and 7m in the south.

Archaeological and Historical Background

Prehistoric

- 4.6 There is a moderate amount of evidence for prehistoric activity around Bexhill, prehistoric flint scatters, tools and pottery have been recorded around the Bexhill and Hastings area. Within the study area a Mesolithic tranchet axe (monument number: 967540) was found 200m east of the proposed development site. A barbed and tanged flint arrow head (monument number: 414432) was recorded on Bexhill Down 360m to the west of the proposed development site. A Greek coin dated to 81BC (monument number: 414449) was discovered during the construction of a house 700m to the south-west of the proposed development site. During the Iron Age two Celtic tribal groups were active in the area, the Cantiaci and the Regenses. There is no evidence for prehistoric activity within the proposed development site.

Roman

- 4.7 There is no evidence for Roman activity within the study area. In the wider Bexhill area there is evidence for iron works dating to the Roman period. On Wickham road a carved pink granite head has been recorded, likely dating from the first to third century. Pevensey Castle to the west of the development site was constructed by the Romans in circa 290BC. There is no evidence for Roman activity within the proposed development site.

Early Medieval

- 4.8 Bexhill was first referred to in written documents in 772, in a charter granted by King Offa of Mercia, in this it is stated that King Offa had 'defeated the men of Hastings at Pevensey'. In this charter King Offa also established a church in Bexhill. There is no evidence for early-medieval activity within the study area or within the proposed development site.

Medieval

- 4.9 Bexhill was largely destroyed during the Norman Conquest of 1066. In the Domesday book Bexhill (Bexelei) was recorded before the conquest as a very large settlement within the Bexhill Hundred with 80 households, 20 geld units and 26 plough lands. The manor of Bexhill was worth £20 before the conquest and after it was worth £18.10 and was given to Robert Count of Eu. In 1276 the manor Bexhill was changed into a hunting park.
- 4.10 Taxation documents from the 13th century suggest that Bexhill had a population of around 145, a figure which grew steadily over the next century. Bexhill manor located on the corner of Church Street and De La Warr Road was fortified by Adam de Moleyns and was held by the church until 1561 the at which time the manor came under the owner ship of Queen Elizabeth I, she gave it to Sir Thomas Sackville, after which many local streets are named. There is no evidence for medieval activity within the study area or within the proposed development site.

Post Medieval

- 4.11 Bexhill is located on a strategic position on the south coast of England, and as a result it has a long military history. Bexhill was reportedly the location of a sea beacon in 1595 in response to the Spanish threat during the intermittent Anglo-Spanish war.
- 4.12 In 1794 at the start of the French Revolutionary and Napoleonic Wars, Bexhill Common was one of the locations chosen for tented camps along the Sussex coastline. In June of that year, the Sussex Troops of Gentlemen and Yeoman Cavalry were formed, and by 1798 barracks were constructed here to accommodate 500 infantry and 20 cavalry. These barracks were located north-east of the proposed development site (MES16392). In 1804, the barracks site was expanded to accommodate 900 infantry and 50 horses, as the Kings German Legion were posted to the Bexhill barracks to fight for the British Army after escaping the Napoleonic Army. As a precaution to the possibility of invasion by sea, Martello towers were also constructed along the south-coast.
- 4.13 The site of the barracks complex is known to be to the east of the proposed development site, seen on a map of the barracks site in 1805, when 3500 men were stationed at the barracks. The Kings German Legion who had been here to protect Bexhill and the coast from French invasion, left the barracks in 1814 and fought in the battle of Waterloo. The barracks were dismantled in 1815 and the land sold in 1822.
- 4.14 The London Brighton and South Coast Railway was constructed in Bexhill in 1846, and a branch line was later opened in 1902, connecting Bexhill to the London to Hastings line. The earthworks and embankment for this later branch line can still be seen to the east of the 1914 drill hall site.
- 4.15 In 1880 the sale of land owned by Earl De La Warr the 7th helped to transform Bexhill into a comparatively large seaside town and beach resort, constructing the first sea wall and De La Warr Parade. At the end of the 19th century Viscount Cantelupe (Earl De La Warr the 8th) built a pavilion on the sea front and a bicycle track.
- 4.16 Sometime after 1886, a drill shed or hall was constructed by a local landlord in Belle Hill, behind the York Hotel, on London Road. This drill hall is marked on historic mapping dating to 1909. The building was later used as a garage for the manufacture of sports cars, and is now demolished.

Modern

- 4.17 In 1902 Bexhill became an incorporated Borough. The population of Bexhill increased rapidly in the 20th century from 12,213 in 1901 to 32,898 in 1981.
- 4.18 As part of the continuation of having a military presence in Bexhill at this time, the Sussex Yeomanry, who had formed as a volunteer Cavalry Regiment in 1794, reformed and joined up with the Volunteer Force in 1908 upon the creation of the Territorial Force. The unit comprised four squadrons, A, B, C and D. Eastbourne was the head-quarters of the D squadron with other regional quarters at St Leonards, Bexhill (Down Road Drill Hall) and Rye.

- 4.19 During World War One Bexhill became a training station for the Canadian Army, taking over several local hotels and the Bexhill Museum. Lt.Col Claude Lowther established the 11th, 12th and 13th Battalions of the Royal Sussex Regiment, a line infantry regiment, and these became the 1st, 2nd and 3rd Southdowns locally known as Lowther's Lambs. Many men from these battalions lost their lives in the Battle of the Boar's Head in Richebourg-l'Avoué in France in 1916. It is estimated that of the two thousand men who volunteered or were conscripted for World War One, 253 men were killed 330 were wounded and 33 marked as were missing.
- 4.20 Battle Honours were awarded to the Sussex Yeomanry who took part in the following engagements: Gallipoli 1915, Egypt 1916-17 Somme 1918, Bapaume 1918, Hindenburg Line, Epéhy, Pursuit to Mons, France and Flanders 1918, Gaza, Jerusalem, Tell' Asur, Palestine 1917-18.
- 4.21 After World War One, the cavalry was no longer considered a required part of modern warfare, and so in 1921 the Sussex Yeomanry was re-designated as a field artillery unit becoming the 13th (Sussex Yeomanry) Army Brigade, Royal Field Artillery. In 1922 the unit was amalgamated with the Surrey Yeomanry and re-formed as the 98th (Surrey and Sussex Yeomanry) Brigade, Royal Field Artillery, becoming fully mechanised in 1928. The Sussex and Surrey Yeomanry Regiments received many honours in the Second World War.
- 4.22 Bexhill was heavily bombed during World War Two, which destroyed many old buildings and caused the evacuation of many of the local schools within the town. There is evidence for crop marks on Bexhill Common which could be a potential air raid shelter.
- 4.23 In 1947 when the Territorial Army reformed, the Sussex and Surrey Yeomanry split, with Sussex forming 344 (Sussex Yeomanry) Light Anti-Aircraft and Searchlight Regiment, Royal Artillery.

Drill Halls

- 4.24 The construction of Drill Halls began in the late 1850's, in order to support the recent formation of the Volunteer Force. The halls were mainly privately funded, and many of the senior officers were landowners or business men who had funded their local hall's construction. Some drill halls were publicly funded, and often let out to the local community as social spaces, to provide extra income to look after the halls once built. The variety in ownership and use meant that the design of the drill halls was not uniform. The drill halls which were associated with the British Army Reserve Force or later the Territorial Army were predominantly built as a dedicated training area for the volunteers groups. By 1860 more than 120,000 men had signed up, resulting in the need for new purpose built drill halls.
- 4.25 The common architectural design of drill halls during this period was a combination of Tudor revival style and Gothic castellated symmetrical crenulations. Arrow slits and towers were also common among drill halls of this design and period. Both the 1901 Down Road Drill Hall and the 1914 Drill Hall were built in variations of this style. By 1914 there were approximately 500-600 drill halls in use in England. Of these, 300 examples still survive, and many of those no longer standing were destroyed during drills in World War Two due to fire damage.

4.26 The design of drill halls became standardised by the end of the 19th century and the beginning of the 20th century, as the reserve force became increasingly involved with the regular Army. As well as becoming more uniform the rooms required in drill halls were also becoming more standard; this included the need for large central halls, offices, store rooms and often viewing decks. In 1908 the 'Haldene Reforms' to the Territorial Force were formed to merge several of the volunteer units into one, this included the infantry, cavalry, artillery and engineers. At the outbreak of World War One in 1914 268,000 men were members of the Territorial Force.

4.27 As drill halls became more common, their uses continued to expand. As well as the usual military activity, they were often used for events, dancing, lectures and theatre productions.

The 1901 and 1914 Drill Hall

4.28 There have been two drill halls on the proposed development site (MES19799), built side by side, the first, built in 1901 and second built on the western elevation in 1914. The surviving drill hall on the site is the 1914 hall, and was surveyed and assessed as part of this report.

4.29 In 1901, a new drill hall was built in Bexhill to replace the earlier 19th century drill hall which had stood in Belle Hill, in order to serve the newly formed 2nd Cinque Ports Volunteer Artillery, of which the Bexhill group were No. 5 Company.

4.30 The 1901 drill hall at Bexhill was designed by local architect J. B. Wall, and built by Mr. W. Bailey for £1700. The money for the project was advanced by Lord Brassey, an honorary colonel of the Volunteer Corps, who also officially opened the hall in December 1901.

4.31 In 1914, a second drill hall was built, directly adjacent to the 1901 building and designed to same architectural style, expanding the buildings principal evaluation. This hall was constructed to accommodate the expanding numbers of the volunteer force and housed the Royal Sussex Yeomanry, Royal Engineers and the Royal Sussex Regiment. The 1901 drill hall also had space for a riding school in a yard to the north of the building.

4.32 The 1914 drill hall cost £4000 to construct and was designed by Major H. W. Sanders, the Surveyor to the Territorial Association in the county of Sussex, he was not a renowned architect nationally, know only locally. . Major H. W. Sanders designed the new drill hall as well as plans for an extension to the 1901 drill hall, submitting the plans in early 1914.

4.33 Major H. W Sanders also designed and built other drill halls around Sussex including halls in Newhaven, Brighton and Rye, which have since been demolished.

4.34 The drill hall was used by the 6th Sussex Battery, 2nd Home Counties Brigade Royal Field in February 1914, just 5 months before the outbreak for the First World War.

4.35 In the mid-20th century the earlier 1901 drill hall was used by the post office. The 1914 drill hall has been used as a cadet squadron in recent years, the use of the rooms and architectural layout has not changed a large amount since its time of construction.

4.36 Between 2006 and 2009 it was decided to demolish the 1901 drill hall due to its poor condition caused by vandalism, arson and general disrepair.

Historic Map Regression

4.37 A summary of the revised historic, and any key features, is provided below:

Table 2 Historic Map Regression

Map	Description
1805 Map of Bexhill Barracks	The site of the 1901 and 1914 drill hall is on the edge of this map as a large enclosed field to the south west of the newly built Kings German Legion barracks site located to the north west of Bexhill. These barracks are set out on the map to show the layout of the site with huts to the north, and the parade ground leading down towards the village of Bexhill.
1806 Map of Hastings	The boundary of the site of the 1901 and 1914 drill hall is shown more clearly bounded by the Kings German Legion barracks on the east and Bexhill Common on the west. To the north the 18th century parish workhouse is seen on Bexhill Down.
Bexhill Tithe Map 1839	The 1901 and 1914 drill hall site is shown as two large enclosed fields used by tenant farmers as meadow. To the south of the site are the new cottages built at Belle Hill, to the east is a small rectangular building on the site of the later primary school, to the north is the former workhouse and gardens.
OS County Series Sussex 1875 1.1250	By this time the 19th century Kings German Legion barracks site has been entirely cleared, with only the associated Barrack Hall remaining to the east of Belle Hill, along Chantry Lane, where it still stands.
OS County Series Sussex 1878 1.10,560	No change to the site. The new Cricket Ground has been constructed to the west on Bexhill Downs.
OS County Series Sussex 1899 1.2500	To the east of the 1914 drill hall site, the expansion of Bexhill town can be seen with many new houses built at Salisbury Road and North Street constructed close to the site boundary, over the site of the earlier Kings German Legion barracks site. The site of the 1914 drill hall has been reduced to an area similar to its current boundaries. A triangular parcel of trees has been established to the southern boundary of the site.

Map	Description
OS County Series Sussex 1909 1.2500	The railway line to Bexhill Station has been constructed to the east of the site. The 1901 drill hall is now shown on this map, constructed in a rectangular shape with entry way from the road built to the west of the railway line. To the west a school has been built and the smaller rectangular building to the west of the new drill has been expanded again.
OS County Series Sussex 1910 1.10,560	No change to the site of the 1901 drill hall, smaller outbuildings have been added to the rear of the school.
OS County Series Sussex 1930 1.2500	The 1914 drill hall is now shown as adjoining the earlier drill hall to its west. There is a projecting range to the back of the new hall, and a smaller extension has been added to the rear of the earlier hall. There are two small outbuildings to the east of the hall, and an area of the Bexhill Downs extends to the south of the Drill Halls.
OS County Series Sussex 1940 1.10,560	No change.
OS Plan 1954 1.2,500	The Bexhill Down County Primary School has been built to the rear of the Drill Halls, in a field behind the main site. A road has been constructed between the earlier school and the drill hall to reach the newly built school. A garage has been constructed to the rear of the Drill Halls and some landscaping in marked to the north west of the newer drill hall and north of the earlier drill hall.
OS Plan 1962 10.1,560	No change to the site. The railway line to the east has been decommissioned and demolished to the south.
OS Plan 1962-69 1.2500	No change.
OS Plan 1976 10.1,560	The railway line to the east has been demolished and a new road has been built. No change to the drill hall buildings.
OS Plan 1989 10.1,560	No change.

Map	Description
Google Earth Aerial Photography 2004	The 1914 and 1901 drill hall are both still extant. The leisure centre has been constructed to the east and the skate park has been built to the north of the drill halls. To the east and north of the drill halls the site is vegetated. The roof lights in the rifle range and southern lecture room are still extant. To the north of the earlier drill hall, a small extension has been added. A car park has been built to the north of the later drill hall, and a small square extension has been built to the west of the rifle range.
Google Maps 2005	No change to the 1914 drill hall, the 1901 drill hall has been damaged and some of the roof lights in the Main Hall have been smashed.
Google Earth Aerial Photography 2009	The 1901 drill hall has been demolished, the concrete base is the only remains of the building and it has been fenced off. No change to the 1914 drill hall
Google Maps 2013	No change.
Google Earth Aerial Photography 2014	The ground floor layout of the earlier drill hall can be seen in aerial photography, and the large school behind the sites has been demolished.
Google Earth Aerial Photography 2015	The roof to the single storey parts of the building have been refurbished and now the roof lights have been covered over, however the window frames are still extant beneath the tarmac roofing.
Google Earth Aerial Photography 2016	No change.
Google Earth Aerial Photography 2018	No change.

5.0 Historic Building Record

Introduction

- 5.1 The first drill hall on the site was constructed in 1901 for a price of £1700, the money was loaned on a low interest rate by Lord Brassey, an Honorary Colonel connected to the Artillery Volunteers, and the architect was J. B. Wall and the builder was Mr. W. Bailey. In December 1901 the drill hall was officially opened by Lord Brassey, the local battery, commanded by Captain McIvor Rapp held a parade for the occasion.
- 5.2 In 1914, the drill hall was extended to the west and second drill hall built, abutting the original hall on its east side, sharing the western wall. It was constructed in a similar style to the 1901 drill hall. At this time that the 'Wrennaissance' style was becoming a more popular style for drill hall construction, however the 1914 drill hall was built in the same architectural style of the 1901 drill hall to form a balanced principal elevation. In 1967 the Territorial Army was reorganised, leading to the original drill hall being used as a post office, sorting office and telephone engineering centre. In 2006 it was recorded in a local article that the old drill hall was in a dilapidated state and had been a victim to arson, it was decided shortly after that it would be demolished. The 1901 drill hall was subsequently demolished in the late 2000's.
- 5.3 The principal elevation of 1914 drill hall refers to the 1901 drill hall in its architectural style (see figure 52). The similarities of the two drill halls were in their architectural features and style rather than in the symmetrical form of the elevation, with the earlier hall being on a grander scale. A defining architectural element of the 1901 drill hall was the inclusion of evenly spaced arrow loops, the 1914 drill hall elevation, whilst including arrow loops they were not as prominent feature as the earlier drill hall. The 1901 drill hall elevation had four additional cross arrow loops on the bays on either side of the central bay, these are not present in the 1914 drill hall elevation, which had two windows instead of the arrow loops.
- 5.4 The 1901 drill hall had three bays with a single storey on the east side, this was raised to include a first floor in 1914.
- 5.5 The 1914 drill hall has five bays, two single storey bays on the outside of the elevation and three two storey central bays. The top of the elevation for the bays in the 1914 drill hall is crenelated to match which previously existed in the 1901 example. The central bay in the 1901 drill hall was taller than that of the 1914 drill hall, possibly a deliberate design feature of the 1914 design to distinguish the two periods of construction.
- 5.6 The arched door and stone decoration on the central bay is the same in both of the central bays. The 1901 drill hall had two windows on either side of the central door, the 1914 hall had a door and a window, with the doors converted to windows at a later date.

- 5.7 The 1914 drill hall was built for the local Territorials of the Royal Sussex Regiment, Royal Engineers and Yeomanry. It was designed by architect and surveyor H. W. Sanders and built by Messrs Banks and Gearing. H. W. Sanders was the architect to the Sussex Territorial Association and over his career constructed several drill halls around the county. The 1914 drill hall cost £4000 to construct and was officially opened in January 1915. At the rear of the drill hall (to the north) was an acre of land which was used as a riding school. As well as its primary use as a military drill hall, it was also used for fairs, lectures, dances and for many community activities due to its large, open indoor space. The 1914 drill hall has been used as a local cadet barracks in recent years.

The 1914 Drill Hall

Descriptions of External Elevations and Features

Principal Elevation



Figure 1: Principal elevation of the 1914 drill hall, facing north

- 5.8 The Drill Hall faces Down Road, separated by a modern car park and small area of vegetation. The building is constructed in Tudor revival style with medieval style castellated parapets, this style is repeated throughout England and was popular during the late 19th century and early 20th.
- 5.9 The principal elevation is symmetrical and comprises four bays constructed around a central bay, three are two storied and the outer two are single storey, all are contemporary with its construction. The red brick work is Flemish bond. A decorative stone string course is present between the first and second floor and as an ornamental element on the two towers, and the central bay, creating an ordered neat design and emphasising the entrance. This design was also present on the demolished 1901 drill hall.

- 5.10 The top and base of the wall are both rendered and painted grey to provide decorative detail and to highlight the crenellated style. On the base of the parapets is a decorative concrete cornice separating it from the brick work of the main building.
- 5.11 In the centre parapet is a small shield decoration, it was designed to replicate the previous 1901 drill hall which had a plaque commemorating its construction date. It has no wording or date, in the architectural drawings the plaque is shown to have 'G. R. 1914' this detail has possibly worn off.
- 5.12 On the centre bay between the second and third window a large plaster flag/shield with the name of the Sussex Regiment is painted in red and black. It is unclear whether the paint work is contemporary, the plaster plaque however is contemporary and can be seen in the plans for the building. In the late 20th century photographs of the plaque show it is also present. The two cadet signs below the plaque are modern.

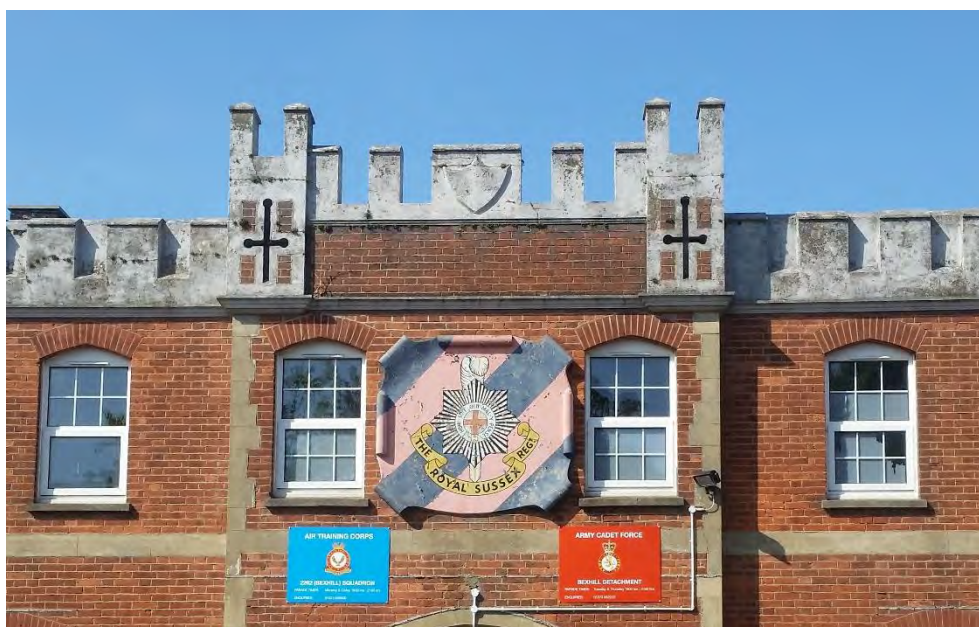


Figure 2: Shield decoration and plaster flag on principal elevation, facing north

- 5.13 Flanking either side of the front façade are two octagonal tourelle (turret) towers with false-arrow loops, these have been filled in with slate. In the plans these towers appear to be hollow and purely decorative. On either side of the central bay are two square parapets with a decorative cross design arrow loop, the same design was present on the 1901 drill hall.



Figure 3: East octagonal tourelle tower, and modern window additions, looking north

- 5.14 The windows in the principal elevation are all late 20th or early 21st century PVC windows, which have been inserted into the original brick window surrounds. It is possible that the style of the older windows (seen in the original plans see Appendix A), was retained as the newer windows possess a similar multi-light style, comprising: a mullion in the centre of the window and six smaller lights both above and below the mullion. The sill is concrete-covered brick, and it appears that the brick was intended to be displayed, therefore it is likely that the concrete is not contemporary with the construction of the building.



Figure 4: The filled-in earlier arch doorway, showing new brick entrance and modern smaller doors, looking north

- 5.15 The principal elevation has had some modifications since it was first constructed (see figure 52); on either side of the front door there were originally two smaller doors, these have been filled in with brick and the lower half covered with render to match the rest of the façade. The front door was originally set into the large stone arch fitting into the stone surround with a smaller second opening within the left side of the door, this larger door would have been necessary for cavalry access. The stables and horses yard was at the north of the building, however for parades and ceremonies it is likely that the front entrance would have been used. The brick and bond style used to fill in the larger opening has been constructed in a style sympathetic with the rest of the principal elevation.



Figure 5: Filled-in smaller doorway on west of main entrance, looking north

West Elevation

- 5.16 The Western elevation comprises the south of the building which is in keeping with the style of the principal elevation to create continuity, using red brick, grey painted render and maintaining the castellated style up to the end of the first room on the western side. After this point the brick changes to more of a brown brick. The roof is made out of asbestos tiles. The roof lights into the drill hall are more recent insets into older glass windows. The south of the building is two stories, along the side of the drill hall it is one storey to allow light into the ceiling windows in the drill hall, at the north of the elevation the building returns to two stories.



Figure 6: West elevation of main two-storey office block, looking east

- 5.17 The six windows along the length of the main hall section of the western elevation are all modern PVC inserts into the older brick frame, the sills are concrete. The southern-most window on the west elevation has been boarded up and was potentially smashed beneath the board. The windows are regularly spaced until the building returns to two stories at the northern end, it is at this point that the bathrooms on both the lower and upper floor begin. The windows on both the floors become smaller and the glass changes from plain to frosted glass. One window has been filled with brick, the brick is of the same style as the rest of the elevation, with the upper section of the frame left in situ.



Figure 7: The brown brick west elevation to the main hall, to the rear of the red brick frontage, looking south east



Figure 8: The rear of the drill hall, two-storey block, looking north east

- 5.18 The guttering on the western elevation is cast iron, with cast iron down pipes, some elements have been repaired or updated in places, however most of the guttering appears to be original to the build, the barge boards are painted white, however in places where it has cracked or peeled away it reveals green underneath which is possibly the original colour.
- 5.19 In the northern section of the western elevation there are decorative metal ventilation shafts, these are contemporary with the construction of the building.

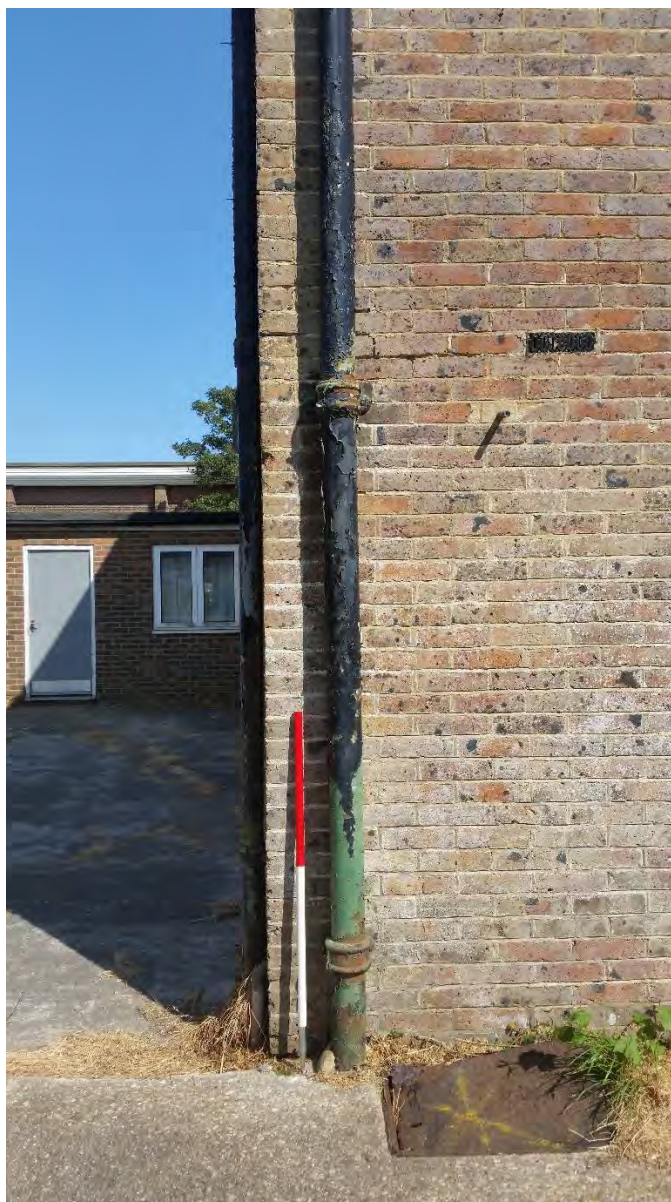


Figure 9: Guttering on the west elevation, showing original painted pipework and metal ventilation brick to the right, looking east

Rear (North facing) Elevation



Figure 10: Rear elevation, showing the original window openings and new PVC windows, modern extension, as well as the filled in entrances to the cart stores east of the ground floor doorway, looking east

- 5.20 On the ground floor of the rear elevation there are two windows on the west side of the wall. These are both modern windows inserted into the original openings. To the middle of the wall are two former openings which have been filled in with brick, the openings have been filled at different dates as two different brick types have been used. This part of the wall is where the carts were originally stored and the entrances to the stores would have needed to be large.



Figure 11: Filled-in earlier cart storage entrances, looking south

- 5.21 On the first floor there are six windows, they are not symmetrical due to the layout of the internal rooms, they are all PVC with the lower half opening in an awning style windows.
- 5.22 To the east of the rear wall is a single storey modern extension, it has been built onto the former the horse yard for the riding school. The brick bond is not the same as the rest of the building as it is a stretcher bond. This building has a flat tarmac roof, which was renovated in 2014. The guttering is black plastic, and is of a similar style to that of the rest of the building. The windows are PVC and are similar in style to those in the main building. The roof is constructed of grey slate/ asbestos.



Figure 12: Modern square extension to rear elevation, looking south east



Figure 13: Projecting rifle range, seen just beyond modern extension, looking east

Eastern Elevation

- 5.23 The eastern wall is the only upstanding remains of the 1901 drill hall, the 1914 drill hall was built onto western side of the existing hall. The remains of possible structural pillars can be seen in the external rendering. The rendering has covered former openings. These can still be seen on the inside of the building and in the plans. The wall of the rifle range to the north of the eastern elevation has not been rendered and shows evidence for former internal walls, once belonging to the 1901 drill hall, the plans show three store rooms and a coal storage room once extended east from the rifle range. The rifle range was added in 1914 as part of the new drill hall and was built onto the side of the older storage rooms.



Figure 14: Eastern elevation of the 1914 drill hall, incorporating the west wall of the 1901 drill hall, looking north west

- 5.24 To the east of the eastern elevation are the remains of the 1901 drill hall floor, this is now only a concrete base, there are metal bars bordering the concrete potentially showing where the old wall was.



Figure 15: The concrete floor outline of the earlier 1901 drill hall which sits to the east, looking north

Description of the Internal Rooms and Features

Ground floor

- 5.25 The internal layout is set around the central drill hall with rooms and corridors extending from it. Please note room titles will show the current use of the room and their original intended use.

Main Hall and Entrance



Figure 16: Main hall, showing entrance, looking south

- 5.26 The main hall was originally designed for the volunteers to practice marching and rifle drill, exercise and generally make use of the expansive indoor space. This use is reflected in the high ceiling and roof light, which would have made the space feel more like being outside in the open. It is presently still used for a drill hall by the cadet associations which currently use the building. The walls are brick, they are painted light blue onto the brick. The floor is painted light greyish blue, the original floor was red tile.



Figure 17: The roof trusses and roof lights, looking south

- 5.27 The roof is hipped with wide span angle-iron roof trusses painted the same blue as the doors. The roof lights are located along the centre of the main hall, they are made out of plastic and are not contemporary with the building, the plans show the roof windows to have been made of glass and had multiple openings. Black brick / tile skirting lines the base of the wall, it is plain without any embellishments and in places has been replaced by more modern skirting where walls have been removed or changed. The doors around the room are wooden and painted, the door openings are a two course brick segmental arch and beneath the arch is a white painted wooden door frame.

- 5.28 The entrance hall is part of the main hall however it is made into a smaller space by the first floor rooms and the offices on either side. Its walls are brick, like the main hall apart from the south wall has been fully plastered over and painted light blue. The ceiling is wooden and painted white. Black skirting is present around the walls and on the newer south wall where the larger entrance was originally located. The front door is a wooden door, painted black, a modern security light has been fitted above the front door. On the western wall a coat rail has been fitted, this is a modern addition.



Figure 18: The entrance hallway showing the new doorway, and tiled floor, looking south

- 5.29 The southern wall of the main hall comprises the entrance hall, which is not separated from the main hall by any door or wall. At either side of the entrance hall are the doors to two offices. Above the door of the western office is a modern electricity panel. There are two large flood lights on either side of the wall, to the left of the eastern office door is a wooden notice board. To the east of the wall a stair leads to the second storey of the south side of the building (it is not connected to the second floor on the north side). Drainage pipes are also present possibly built in to aid the flat roof in flood prevention.

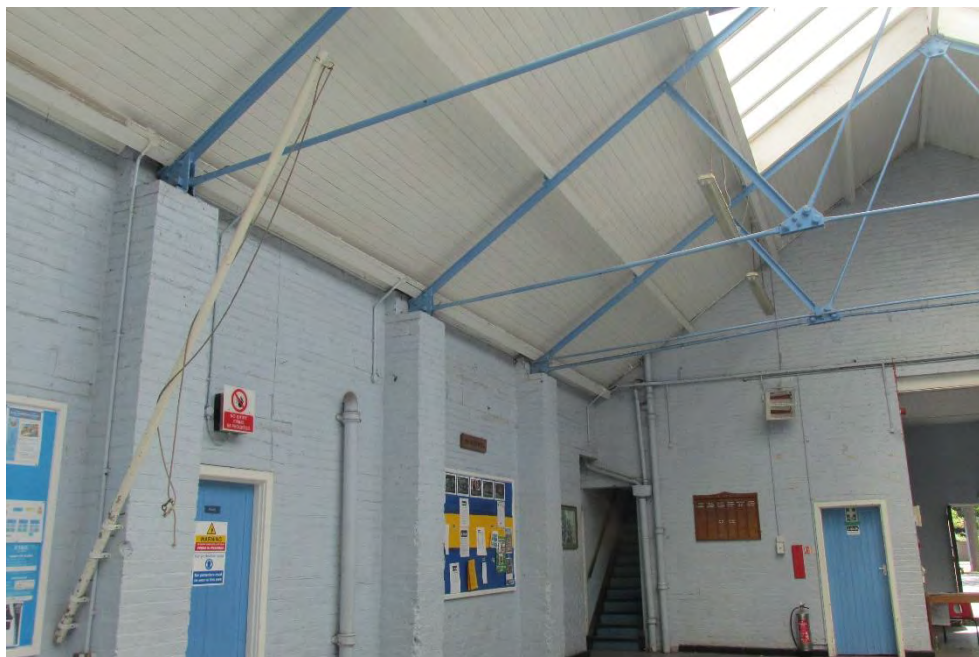


Figure 19: The southern interior wall, showing the east staircase to the first floor, above the offices, looking south east

- 5.30 The western wall of the main hall comprises six bays separated by brick buttresses. Across five of the bays from south to north wooden beams can still be seen, these are located seven courses up the wall, it is unclear what these beams were used for, it is possible that there was a viewing platform at one point, however this is not mentioned in any plan or document.



Figure 20: Detail showing beams above doorway on west wall, looking west

- 5.31 There are seven doors leading off the western wall. There are two doors in bay one (from north to south, please see figure 8), one door in the second bay, the door in the third bay has been filled in, the fourth bay has one door on the right, the fifth bay has one door on the right, the sixth bay has one infilled doorway then a recess which leads to the 'first aid room', toilet block and stairs to the north side of the upper floor.
- 5.32 The northern elevation is separated by a white painted steel girder, above the steel girder is a brick wall, two flood lights have been attached to the wall, which are not contemporary. Beneath the girder are four bays divided by stanchions which are also made of steel girders and are painted white. The first of the four bays has a large double door opening, this is likely contemporary with the construction of the building and is made of wooden planks and metal hinges with a black padlock which was potentially a more recent addition as the door has evidence for previous locks.



Figure 21: The northern elevation, showing four bays with west original doorway and later door addition with plaster board, looking north

- 5.33 The second bay in the northern elevation has been covered with plaster board and a modern double door has been inserted into the centre of the door. Skirting has been added to the base of the wall which is in-keeping with the rest of the hall, in a very simple plain black style. The third and fourth bays have been separated from the hall by plaster board and two single doors, which are similar to the original doors around the room, skirting has also been added to the walls, the plaster board has been damaged in places and in the third bay two electricity conduits have been added to the wall. Originally these rooms were cart sheds and would have had larger openings to allow easier access for the carts and horses.

- 5.34 The eastern elevation is made up of six bays, separated by brick buttresses. Like on the western elevation the eastern wall has a wooden beam half way up which is evidence of a previous structure, it stops in the third bay (from south to north, see figure 8) and carries on at a lower level for the rest of the wall. The first bay contains a small recess which has one door, this room had a former entrance into the older drill hall. Above the door is a wooden lintel which has a cavity beneath, this was likely a by-product of the construction of the additional drill hall, from the cavity a down pipe crosses the entrance to the stairway on the southern wall and drains through the floor, next to the pipes a man hole is located on the floor, which would have once been external. Next to the door in the first bay is evidence for a window or a door, the upper two course segmental arch door frame is visible, however it has since been painted over.



Figure 22: Eastern interior elevation, showing brick buttresses and earlier pipework, looking north

- 5.35 The second bay in the eastern elevation had no door. The third bay had one door on the left. The fourth, fifth and sixth bays have no doors as this wall is next to the rifle range, the rifle range has not changed in use since its construction. On the eastern wall down pipes are visible these are possibly for drainage of the flat roof of the eastern offices and rifle range.
- 5.36 Rooms entered from the main hall, are described, below, clock-wise from the entrance hall.

Office / Royal Engineers Orderly Room

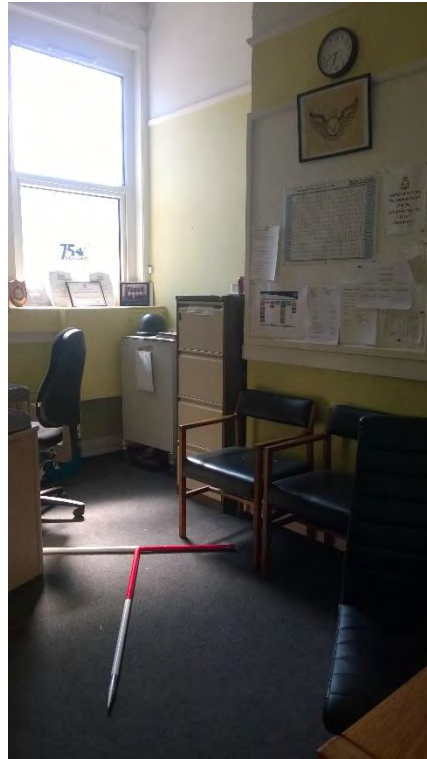


Figure 23: The fireplace and earlier window aperture, looking south west

- 5.37 The door on the west of the entrance leads to an office, it was originally used as a Royal Engineers Orderly Room. The walls are plastered and painted, there is also a coving rail, above the coving the wall is painted white, below is painted yellow. The floor is carpeted and skirting borders the room, which is painted white. the window is PVC inserted into the original aperture and the faux glazing bars reflect the original window style as seen in the original plans, a fire place is also extant on the western wall, which has been made into a safe at a later date, the chimneys for the original fireplace can be seen externally on the roof of the building.

Store / Saddle room



Figure 24: The panelled walls and ceiling of the store/saddle room

- 5.38 In bay one of the west elevation (from south to north) are two doors; door one is studded and likely original, painted blue. This door leads to the stores room, originally it was designed to be a saddlery room. The walls are panelled wood coloured with a dark stain, the ceiling is also panelled with stained wooden planks covered with a metal mesh, and the floor is linoleum. The ceiling in the main part of the room is high and is lower at the entrance. The window is 21st century PVC, which has been inserted into an original opening, it is covered on the inside wall by metal security bars. The room is used currently as a store for cadet uniform which cover most of the walls.

Armoury / Royal Engineers Armoury

- 5.39 The second door in bay one originally leads to an Armoury, the door like the first is studded. The plans show the original room to have a gas stove, arm racks for shelving and a bench. This room was not accessible at the time of survey. The window to the armoury is boarded up on the outside of the building.

Classroom / Royal Engineers Store



Figure 25: The blue painted panelled walls of the classroom, showing some mould to the top right corner, looking east

- 5.40 The door in the second bay of the western wall is constructed of blue painted planks. It is currently used as a classroom, it was originally intended to be a store for the Royal Engineers, the plans for the original building show two cupboards one on the northern wall and one on the east and clothing racks along the south wall, these are no longer extant. The room is clad in wooden planks which also cover the ceiling, the walls are painted light blue and the ceiling is white, the floor is red linoleum. There is no evidence on the walls, ceiling or floor for former cupboards or shelving. The window is a modern frosted PVC insert which has been put into an original opening, which is shown on the original plan.

Office / Yeomanry Saddlery Stores and Yeomanry Armoury

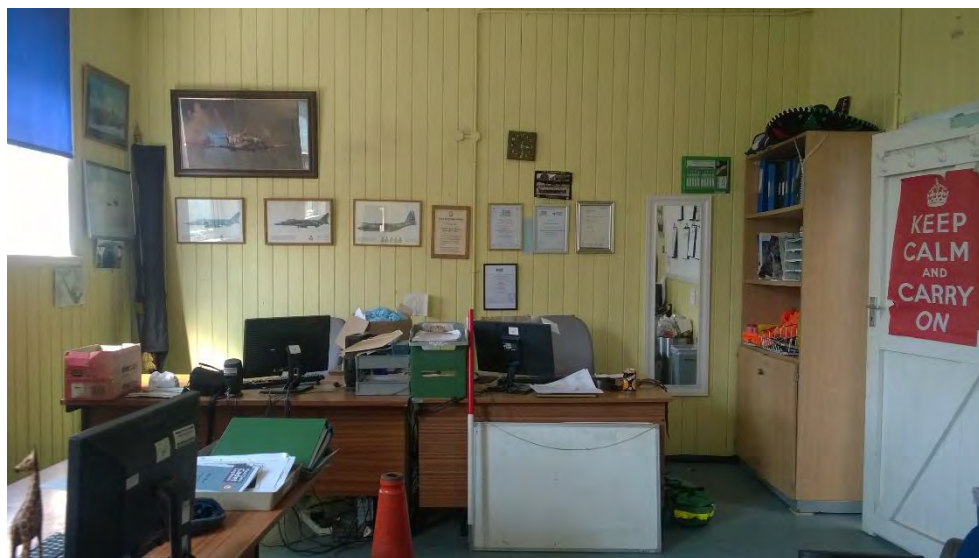


Figure 26: The stores and armoury now being used as an office, looking north

- 5.41 The door in the fourth bay is the entrance to an office, it was originally two rooms, one of the rooms being accessed through the third bay door which was a yeomanry armoury the other was the yeomanry saddlery store. The door in the third bay originally to the armoury is bricked up and the door in the fourth bay now accesses to a single room. Originally the yeomanry armoury had arm racks for shelving on the north and south walls and a bench in the north-west corner, a gas stove on the western wall next to the window, none of these architectural details are evident. At present the room has wooden clad walls, and ceiling, the walls have been painted yellow and the ceiling is white. The floor is blue linoleum. The ceiling lighting is strip lighting. There are two windows on the western wall, which are PVC frosted windows inserted into the original window openings, on the southern wall there is evidence for some kind of shelf bracket in the south-east and south-west corners. No other evidence for its original use is present.

Store / Royal Sussex Regiment Armoury

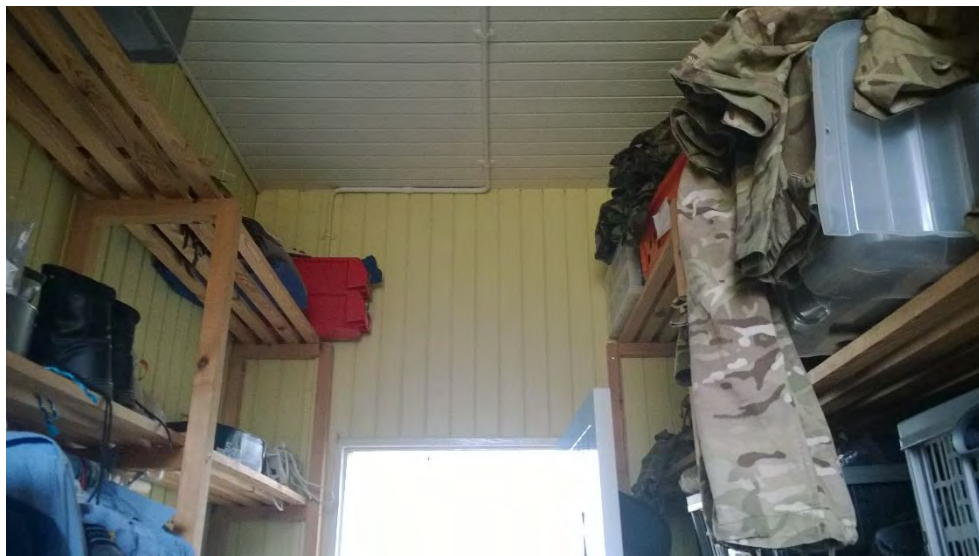


Figure 27: The store room with painted panelled walls, with doorway into the store, looking east

- 5.42 The door in the fifth bay of the main drill hall leads to a store, the wall is clad in yellow painted planks, the ceiling is painted white cladding, and the floor is blue linoleum. The window is a modern PVC inserted into an original aperture. On the north and south walls are shelving units full of cadet uniforms, the shelving appears to be modern. There are no original features visible.

Garage / Cart Shed

- 5.43 The room was originally intended to be used as a Royal Engineers cart shed. It is currently used as a garage, at the time of survey the room was not accessible.

Store / Cart Shed

- 5.44 The room was originally used as a Royal Engineers cart shed. At the time of survey it was not accessible.

Classroom / Cart Shed



Figure 28: Classroom in earlier cart shed. Breeze block north interior wall, facing north

- 5.45 This room is currently being used as a classroom. Its eastern and western walls are yellow painted brick, the northern wall is breeze block and is not contemporary with the building, and the south wall is plaster board which is also a later addition. The ceiling is white cladding, the same white cladding can be seen around the building, and it is fitted with modern strip lighting and the floor is painted concrete, there are no original features visible in this room.

Classroom / Cart Shed



Figure 29: Classroom in earlier cart shed. Mould on east wall. Breeze block north interior wall, facing north

- 5.46 The classroom which was originally a cart shed. It has been painted and modified identically to the classroom in bay three, no original features are visible.

Rifle Range

- 5.47 The rifle range does not appear to have had alteration since its construction, it has a plaster board wall which has been inserted to the south of the range to create a partition. The walls in the south partition are painted green and blue, on the eastern wall a door has been filled in by brick, this door originally lead to the 1901 drill hall main hall. The ceiling is painted white cladding which is contemporary with the building, originally a roof light was present at both the north and south ends of the rifle range, this has been covered however its location is still evident, both internally and externally. In the main section of the rifle range, the brick walls are painted black as is the ceiling. Modern strip lights are spaced at intervals along the rifle range, wooden boards cover the light to the south.



Figure 30: Filled-in doorway to rifle range east wall, leading to earlier drill hall, looking east



Figure 31: Rifle range partition wall, looking north



Figure 32: Looking down the rifle range, toward target, looking north. Some water damage to east wall seen here

Lecture Room

- 5.48 The lecture room, at the time of survey it was inaccessible. This room originally had a door which lead to the 1901 drill hall, a fire place and a roof light.

Office / Royal Sussex Regiment Orderly Room

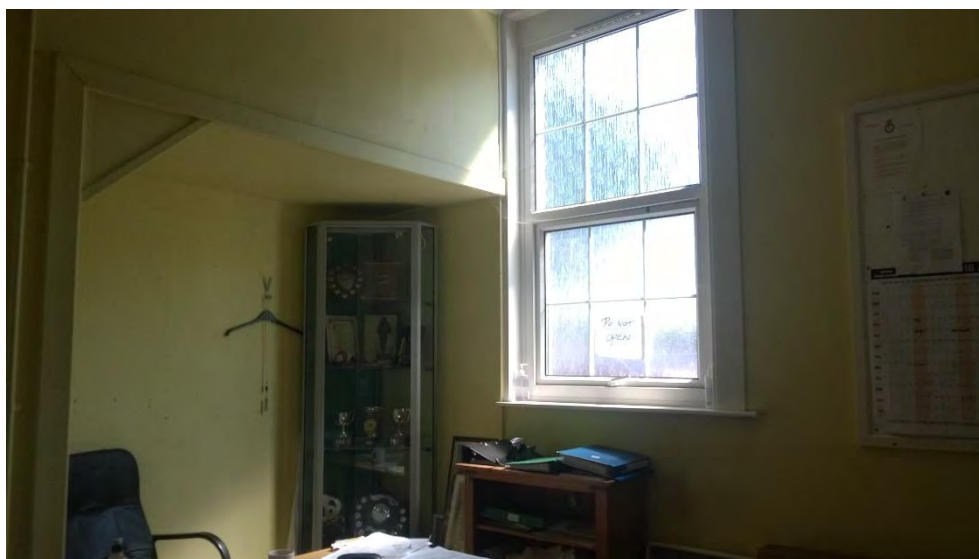


Figure 33: East wall of orderly room, showing alcove under stairs, looking south east

- 5.49 The room was originally used as an orderly room for the Royal Sussex Regiment. The plans show it to have a cupboard in an alcove in the south-eastern corner and a fire place on the northern wall. The alcove is still extant and used for a recessed seating space, the original cupboard has been removed. Another cupboard was present in the north-western corner, this has also been removed and modern shelving now occupy the space. The original fireplace has been replaced with a safe. The walls are plastered and painted yellow, the window is PVC inserted into the original aperture and sensitive to the original style of the windows. The ceiling is plastered and painted white, modern hanging strip lighting has been installed.

Toilets and Fire Escape Rank and File Latrines, Coal Store and Passage

- 5.50 The corridor comprises stairs on the west of the entrance from the Hall, followed by a single bathroom with a separate toilet with a sink and another bathroom with a toilet block comprising three smaller cubicles. The walls are plastered and painted blue, the skirting is black and plain and the floor is concrete which has been painted red. This corridor has not changed apart from the fact that it was probably plastered at a later date.



Figure 34: Ground floor corridor leading to toilets and fire escape, looking north



Figure 35: Individual toilet room in the older coal store, looking west

- 5.51 The individual bathroom was a more recent addition, originally this room was used to store coal the room has been separated into two by a partition wall and a modern door has been inserted to allow access to the toilet, the floor is red painted concrete. The walls are yellow painted bricks. In the north-west corner of the toilet a pipe is supported by a shelf of bricks, this looks original, as the brick and piping match that seen throughout the building, it is likely the down pipe from the upstairs bathroom.

- 5.52 The toilets, urinals and sinks have not changed since they were originally planned. The western wall comprise a three toilet block. Next to the toilets are urinals above which can be seen a decorative metal air brick in the wall. On the opposite wall are the sinks. The walls are brick with plaster covering to height of approx. 5 feet. On the western wall to the back of the toilets, painted over wooden struts can be seen, possibly for the earlier toilets. Beneath the sinks on the eastern wall and southern wall a wooden painted strut can be seen, possibly used to support an earlier bench or low shelf. Along the north elevation are 21st century PVC windows in place of earlier windows. The floor is red painted concrete.



Figure 36: Toilet block, with door frames and concrete floor, looking north west



Figure 37: Original metal ventilation brick in urinal wall, looking west

- 5.53 The stairs are original, with white painted wooden railings, the stair floor covering is blue linoleum with grip pads which is a more recent addition. Beneath the stairs is white cladding which is seen throughout the building and is likely original.



Figure 38: North west stairs, with small earlier pipe seen in top right, looking west

First Floor

- 5.54 The first floor is accessible from two sets of stair cases, one in the north-west corner leading to toilets, a kitchen, classroom, office, store and flight deck. The stairs in the south-east corner lead to another kitchen, and office.

North-west Corner

Corridor and Toilets / Passage and Sergeants Latrine



Figure 39: The first floor toilet room, looking west

- 5.55 The corridor and toilets on the north-west side of the building have remained in the same layout as was originally presented in the planning documents, the cubicle and door to the toilet appear to be original. The windows throughout the corridor and toilet are PVC inserts and have been inserted recently. The floor is blue linoleum and the walls have been plastered and painted yellow. To the right of the toilet cubicle was originally a urinal, this has been removed and the space left empty. In the corridor the walls have been recently plastered as some of the plaster covers the right hand side of the door on the east of the corridor. The door on the eastern side of the corridor was inaccessible, this leads through to a 'flight deck' which was originally part of the recreation room.

Kitchen / Canteen



Figure 40: Serving hatch in kitchen still in use, looking west

- 5.56 The use of the kitchen has not changed since the buildings construction, originally it had three service hatches through to the Sergeants Room and Recreation Room for the Yeomanry. These hatches were framed in a decorative wooden frame which has been painted white. Of the three hatches two have been filled with plaster board and tile; the hatches on the east which would have originally opened into the Recreation Room. The hatch on the west does not appear to have changed and is still in use as a service hatch for the cadets. The walls have been tiled with large white tiles up to about five foot. The rest of the wall is yellow painted plaster. On the west of the room evidence for older shelving is apparent with the supports visible on the north and south of the room. The counters and cupboards have been inserted recently.

Classroom / Sergeants Room



Figure 41: Showing the filled in serving hatches in the classroom, looking north east



Figure 42: The original cupboard and fireplace to the right, just seen. Looking south east

- 5.57 The Classroom has many original features still present, on the west of the room the original plans show a cupboard, this is still present and is painted white, currently holding cadet memorabilia. The walls are all plastered with a dado rail half way up above the rail the walls are light blue, below the rail the wall is painted a darker blue and lining the base of the wall is black painted skirting which appears to be original. On the south wall are two service hatches which lead through to the kitchen, the eastern most hatch has been plastered over and painted, however the hatch to the west is still in use and looks original. Both of the hatches are painted. Below the hatch an old bar shelf or arm rest is extant, this appears to be original. These hatches would have originally been used to serve the officers using the Sergeants Room and the Recreation Room, and are still used in the same way.
- 5.58 A door on the east leads through to an office, which would have originally been a recreation room, this door is an insert into the partition wall. The windows are PVC inserted into the original openings and would have originally looked over the horse's yard to the north of the building. At the base of the northern wall a wooden step is extant, it is carpeted and appears to be original, however it is not shown in the plans and its use is unclear.

Office / Recreation Room



Figure 43: Original cupboards still in use, looking north west

- 5.59 The room is currently being used as an office and storage space, originally it was intended to be a recreation room. The room originally incorporated both of the upper eastern rooms and was entered through the eastern door accessible via the corridor, a partition wall has been inserted on the south side of the office to separate the rooms and a door has been inserted through the classroom to the west to allow access instead.
- 5.60 The walls are plastered and divided by a dado rail like the classroom, above the dado rail the walls are light blue and below the walls are a darker blue, the floor is blue linoleum and is a modern modification. The lighting is strip lighting and is also a modern insert. This room also has the wooden step beneath the windows. The door on the east of the room lead to a store cupboard, this was inaccessible at the time of survey however the door and door frame are both original.

First Floor

The first floor accessed by the south east stair way, is entered through the drill hall and, is an original stair case.

South-East Corner



Figure 44: Original south east staircase, looking south

- 5.61 The corridor has remained largely the same since the construction of the building, the skirting and door frames are original and painted black and white respectively, the walls are plastered. The window is a modern insert with a PVC frame and sill. The room to the west of the corridor, which was originally an officer's room, was inaccessible at the time of survey.

Kitchen / Dressing Room and Water Closet

- 5.62 The only room in the first floor of the south-east corner which was accessed at the time of survey was the kitchen on the north side of the corridor, there are a few original features within the room, to the north west of the room is a cupboard, this has remained the same since its construction and is still used by the cadets.



Figure 45: Original cupboard in first floor kitchen, looking south east



Figure 46: Earlier WC, used now as a cupboard, looking north east

- 5.63 The cupboard on the east of the room was originally a toilet and has since been used as a storage room, this possibly was modified recently as the floor shows evidence for two modifications. A counter has been inserted into the room as well as a modern sink, in place of the older sink which was originally on the northern wall, tiles have also been added to the back of the sink which are not contemporary with the construction of the building. The skirting and door frames are original. The window frame is a PVC insert and the window is also a modern insert. Above the entrance door an old opening has been covered and painted over.

- 5.64 The condition of the building varies throughout, in many of the rooms are in good condition and structural integrity has been maintained. However damp has affected a number of the rooms particularly in the ground floor rooms on the west and east of the building. These damp conditions have allowed the cladding in some of the rooms to grow mould. A roof in one of the first floor rooms in the south-east corner has suffered collapse, it was not seen during the survey, due to this fact. The varying levels of the condition of the building does not affect the significance of the drill hall.

6.0 Statement of Significance

Heritage Values

6.1 The significance of the building is discussed in relation to heritage values described in Conservation Principles :

- evidential value: the potential of the place to yield evidence about past human activity;
- historical value: the ways in which past people, events and aspects of life can be connected through a place to the present;
- aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place; and
- communal value: the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

6.2 Evidential Value: The distinct architectural style of drill halls built between 1880 and 1914 is evident in the 1914 drill hall. The two storey administrative section at the front of the hall, containing offices and the administrative block running down the west side for stores, and an armoury. The original use of the majority of these rooms is still maintained. The large open hall is used by the cadets, as is the rifle range to the east side, used as a practice range. Within the existing interior fabric of the hall are the remains of a possible wooden viewing balcony on the east and west walls which can still be seen. There are several filled in doorways and other blocked up internal structures, therefore the fabric of the building may provide further information about the change of use of the hall, how it was used by the community in the following years, and how the building was adapted to the uses of each successive occupier. The other drill halls designed by Major H W Sanders in Rye and Newhaven are no longer extant, and were not built in the same style. Major Sanders is not considered an architect of national significance, with his functional designs only constructed locally. The 1914 drill hall was built in a similar crenellated style to the west of the 1901 Artillery hall which is no longer extant, so we can learn some further information about that earlier drill hall which is no longer extant, and its west wall remains as the east wall of the later drill hall. Comparison of the building styles, architect plans, and the 1914 hall layout, fabric and structure can tell us more about the earlier building, and the change in specifications expected in drill halls as a result of the increasing influence of the War Office during the building campaign of 1907-1914. The ability to understand and interpret the evidence within the remaining drill hall has however been diminished following the demolition of the earlier hall, therefore the evidential value is moderate.

- 6.3 Historic Value: The drill hall is a visual reminder of Bexhill's past connections with the military history of Sussex. The advent of the French Revolutionary and Napoleonic Wars (1793-1815) brought about considerable change at Bexhill. There were no barracks in Sussex before 1793, and in 1794 Bexhill Common was one of the locations chosen for tented camps and the following barracks for up to 900 infantry. The impact of the barracks outlasted the departure of the Kings German Legion, and after the barracks were dismantled, further permanent buildings were constructed on the site and the town of Bexhill spread in this direction. Although the site of the present drill hall is located just west of the historic barracks site, there are few buildings left in Bexhill which act as embodiments of the town's military past. The drill hall was designed for the 6th Sussex Battery, 2nd Home Counties Brigade Royal Field in February 1914, just 5 months before the outbreak for the First World War, the newly formed volunteer units based in Bexhill would have needed an expansion of their earlier facilities.
- 6.4 The drill hall appears to hold both strong illustrative and associative heritage values, as the last of this pair of drill halls on the Bexhill Downs. The remaining building here may have the power to aid interpretation of the past, providing insights into past communities and activities, as a demonstration of the social and military significance of volunteer units within local communities. The surviving drill hall was used as a recruitment centre by Colonel Claude Lowther and represents a close historical link to the local men of Sussex (Lowther's Lambs) who fought and died in the First World War. The associative historic value is demonstrated by the implementation of the hall immediately prior to the First World War, and its connection therefore with Britain's preparations for the First World War. The historical value can be demonstrated through identification and experience of the original fabric and layout which has survived until the present day. The continued use of the drill hall for its intended function in modern times by the local cadet units demonstrates the relationship between design and function which makes a major contribution to its historical values.
- 6.5 Within the vicinity of the drill hall and to the west is the King Offa Primary School, constructed in 1907. The primary school was closed whilst the new drill hall was constructed, and the site was used by the army. In 1917 the school was again used by the Canadian Trench Warfare School, two of the teachers enlisted in the army and once the war was over, returned to their teaching posts. The history of the school site to the west therefore contributes to the history of the 1914 drill hall. The historic setting of the drill hall however has been compromised by past demolition of the adjoining drill hall, construction of the large 21st buildings to the east, north east, north and south, as well as the large A259 road which is seen on the east and south sides.
- 6.6 The drill hall connects Bexhill to its military history, through its strong associative value and historic links. It has maintained the vast majority of its original plan and original functionality. However its value has been diminished through the encroachment of modern residential development and the destruction of the original drill hall. As a result the historical value is deemed to be moderate.

- 6.7 **Aesthetic Value**: The drill hall is a moderate example of the architectural style of drill halls in the second period of construction of 1880-1914, in the external appearance of a castellated Tudor revival design, which is largely unaltered. Internally the building retains many of its original features, such as the roof design which creates a well-lit, airy space within the main hall, the materials of which also provide a moderate level of evidential value. The building itself is utilitarian in design, its aesthetic value is low.
- 6.8 **Communal Value**: Drill halls became a core part of most towns during the late 19th and early 20th century. As a result they became a multi-functional space, being used to hold lectures, dances and fetes and practice theatre. Later, like the Down Road Drill Hall, they have become cadet bases and have continued to provide a communal value to the local community. Communal values tend to be closely linked with historical values as drill halls may contain physical reminders of past lives and events, and any adaptations made to the buildings to reflect shifting demands on the military and volunteer forces over time. The social value in Bexhill drill hall may be fairly modest, perhaps acquiring its significance over time through collective memory. The value here is given resonance in the history of the drill hall and past events such as global conflict, e.g. WWI and WW2, as well as local events such as pageants, providing a reference for which the community past and present at Bexhill may hold as part of their identity. The communal value is considered to be low.

Heritage Significance

- 6.9 The significance of the Drill Hall has been eroded by the encroachment of 20th and 21st century expansion of Bexhill, having the leisure centre complex constructed to its east and north on the site of the post-medieval railway line and the riding school to the rear of the drill hall, The demolition of the neighbouring 1901 drill hall after 2006 has also reduced the significance of the extant drill hall as the history of the site has gradually been eroded and replaced by modern development.
- 6.10 The drill hall has also been affected by a certain level of physical decay, relating to the encroachment of mould and possible ill-considered alterations which may have accelerated the damp problems in the building fabric. Despite this however, the authenticity and integrity of the place, from where the building draws its evidential and historical values, are not compromised, and remain largely unaffected by the minor damage caused most recently by damp and mould.
- 6.11 The heritage interest of the building is primarily historical (in terms of the description provided by the NPPF 2018 Glossary). The heritage significance is derived from its architectural interest, as an example of a drill hall built in the castellated Tudor revival style, featuring a less grander (than the 1901 drill hall) frontage constructed with red bricks, some arrow slits and other characteristic features of the time. Its design alludes to the 1901 drill hall although there were numerous differences, detailed in paragraph 5.3-5.5 and Appendix A. The high level of intactness and degree of survival of the original plan-form and function of the building remains legible. The complex retains its distinct operational, and administrative spaces with good survival of internal arrangements and details. In addition the east wall incorporates the west wall of the earlier 1901 drill hall.

- 6.12 The historical interest lies also within the construction of a drill hall complex immediately prior to the outbreak of the First World War following the formation of the Territorial Force in 1907-8. It is a prominent demonstration of the social and military significance of volunteer units within local communities, evidenced in the use of the building as a recruitment centre for the local men of Sussex in the world wars.

Conclusion

- 6.13 Acting as one of the last remaining structures and tangible reminders connecting the town of Bexhill to the last 200 years of its military history, it is concluded that the 1914 drill hall has both moderate historic and evidential values demonstrated by the high level of intactness and degree of survival of its original fabric and layout of the hall complex. Built primarily as a functional building, the 1914 drill hall has low aesthetic values, seen in its south facing façade of a castellated design, which references that of the earlier 1901 drill hall, now demolished. Finally the 1914 drill hall also has communal heritage value, although this is described as low.

7.0 Discussion and Conclusions

Assessment of demolition of the 1914 drill hall

Assessment of impact

- 7.1 The surviving drill hall is considered a non-designated heritage asset of low heritage significance. The demolition of the 1914 drill hall building would result in a high magnitude of change to a heritage asset of low heritage significance, therefore the significance of effect is moderate. This is equivalent to less than substantial harm, under the terms of the NPPF (2018), if the recommended mitigation measures were not implemented.

Recommendation

- 7.2 The loss of the drill hall would reduce the opportunity to understand the area of the Bexhill Downs as a focus for military activity, with the earlier surrounding drill halls in Bexhill demolished, and the area of the 18th and 19th century barracks now built over. The drill hall remains an example of the social and military significance of volunteer units within local communities, and is the last drill hall still extant within the locality.
- 7.3 It is recommended that if the 1914 drill hall building was proposed for demolition, the effect could be mitigated by providing a further record of the building. The significance of the 1914 drill hall building is derived mainly from its historical and evidential values, therefore providing a further record of the asset and an assessment of the historic, social and military significance of the Bexhill volunteer unit within the local community would better reveal the contribution made by the drill hall to the town and its contribution to the war efforts in the 20th century and potentially lessen the degree of loss to the demolition of the asset. Archiving that record for public dissemination, with the local HER, OASIS and any other relevant and proportionate sources (for example a regional or period journal, or if appropriate onsite interpretation) would place that record in the public domain and reduce the impact of the demolition of the structure on the significance of the hall.
- 7.4 During the compiling of this report and building survey it has not been possible to produce scaled drawings of the interior and exterior, this could be undertaken at a later date. A more detailed survey could also incorporate technology such as laser scanning, UAV's and photogrammetry to achieve a comprehensive record of the building. The survey would be undertaken prior to any demolition, including the removal of any fixtures and fitting.

Summary of Conclusions

- 7.5 This report will be archived with the East Sussex Historic Environment Record and/or OASIS within 12-24 months of completion, unless otherwise instructed by the client.

References

Data Sources

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Historic Ordnance Survey Maps: <http://www.old-maps.co.uk>

National Heritage List: <http://list.english-heritage.org.uk> and
<http://magic.defra.gov.uk/>

National Monuments Record: <http://www.heritagegateway.org.uk/gateway/>

East Sussex Historic Environment Record

Legislation and Policy

Ancient Monuments and Archaeological Areas Act, 1979

National Planning Policy Framework, 2018

Planning (Listed Buildings and Conservation Areas) Act, 1990

Best Practice and Guidance

Chartered Institute for Archaeologists 2014, Code of Conduct

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APPENDIX A: Photographs of the architectural plans of the 1914 drill hall held at the East Sussex County Record Office

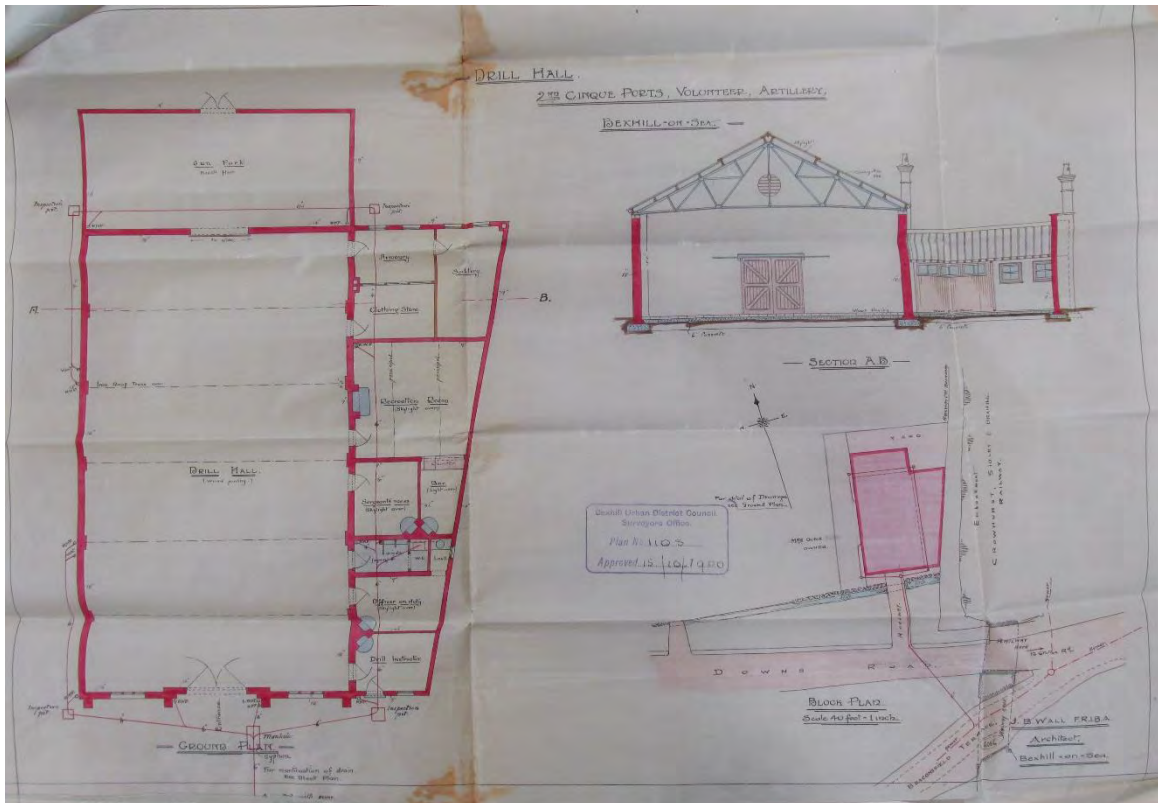


Figure 47: Plans of the 1901 Drill Hall. Copyright the East Sussex Record Office

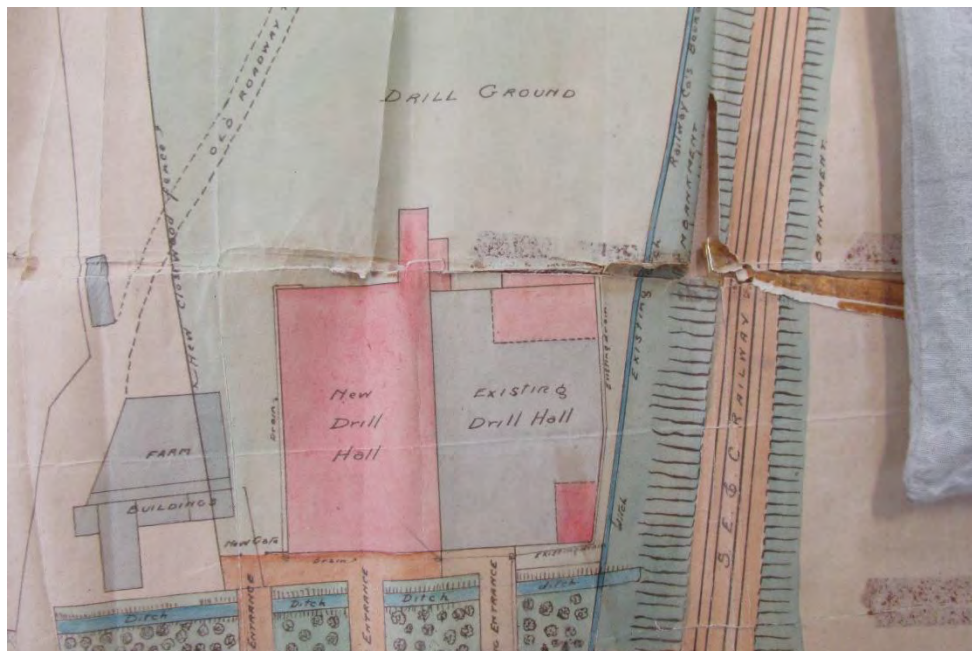


Figure 48: Plans of the new and existing drill hall in their wider context. Copyright The East Sussex Record Office

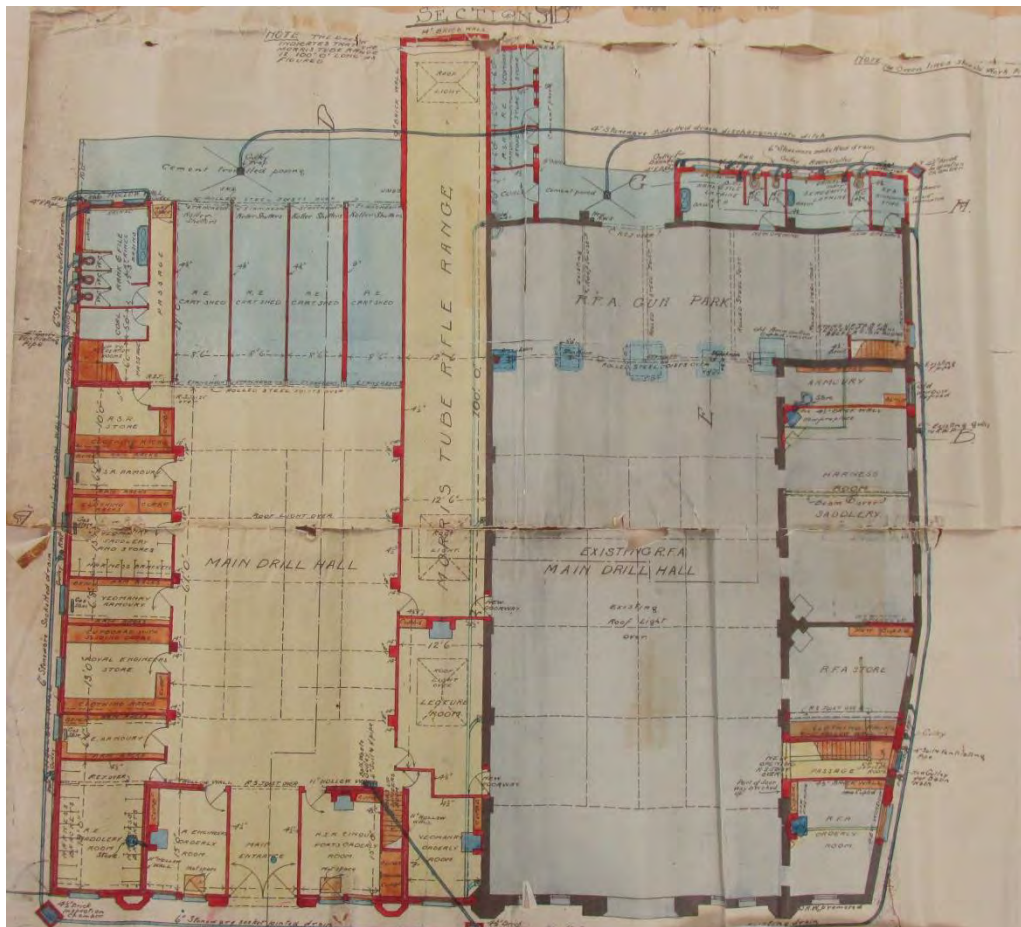


Figure 49: Plans of the new and existing (East Sussex Record Office)



Figure 50: Drawings of the 1901 drill hall on the left and the 1914 drill hall on the west. Copyright the East Sussex Record Office



Figure 51: Plans showing the first floor of both the 1901 (on the left) drill hall and the 1914 (right) drill hall. (East Sussex Record Office)

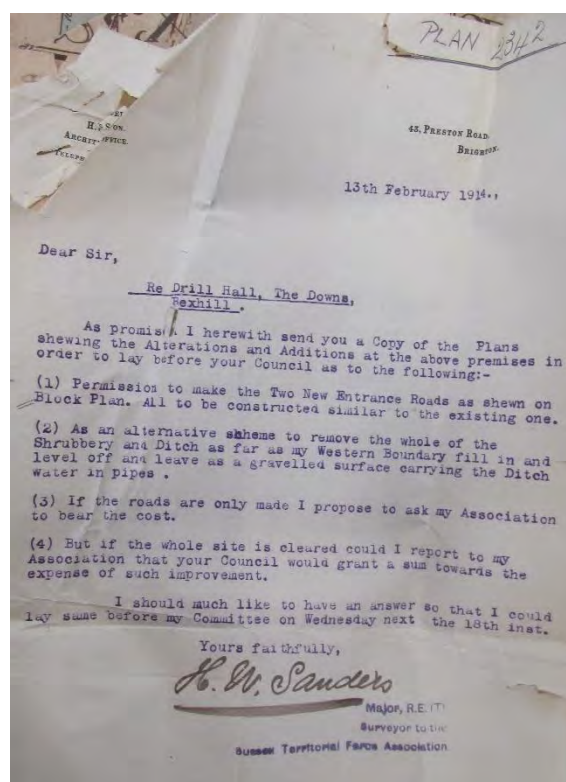
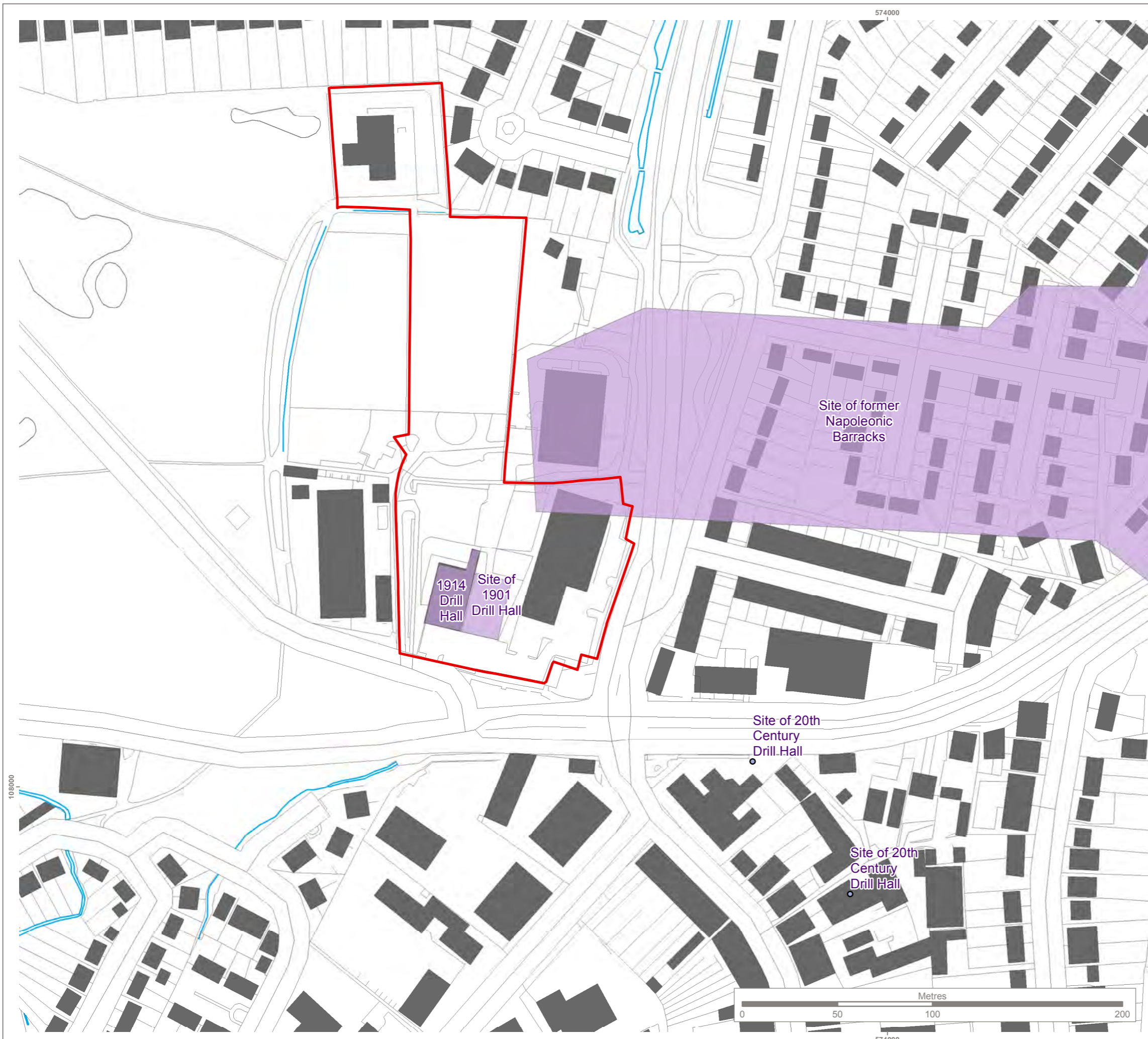


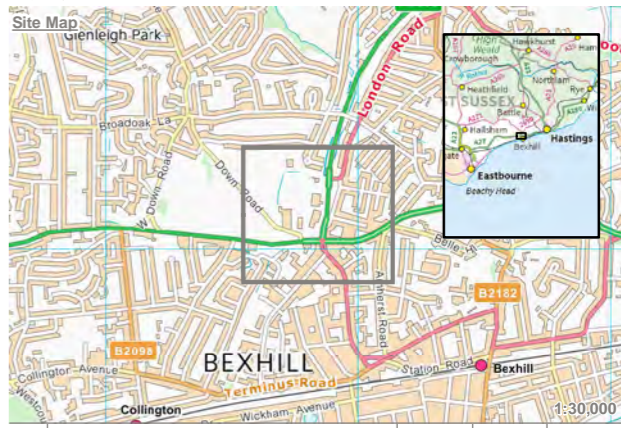
Figure 52: Correspondence from H. W. Sanders about the 1914 drill hall.



KEY

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- 500m Buffer
- Sites
- Sites

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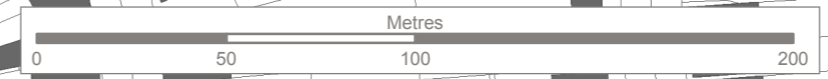
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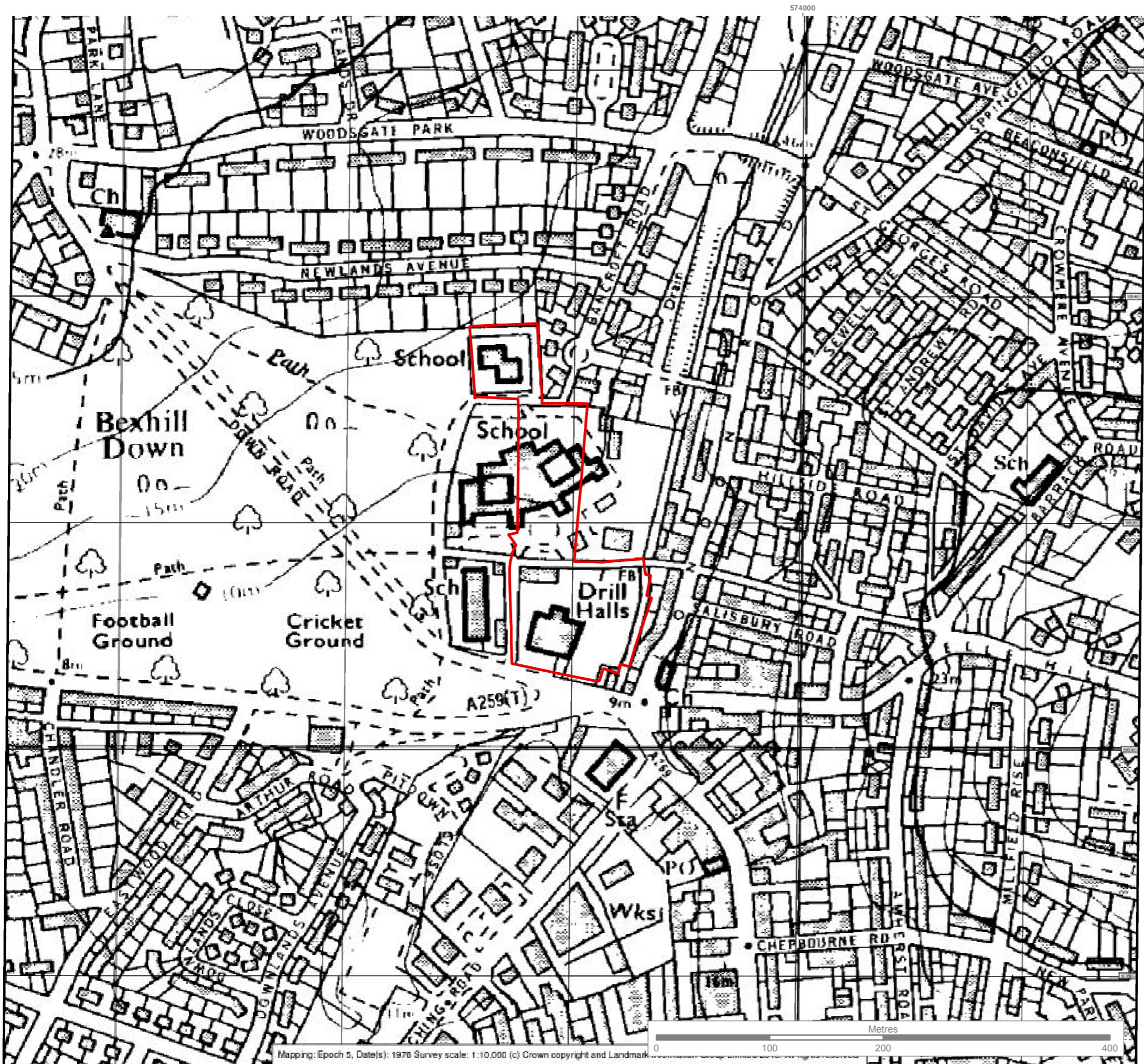
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Bexhill Downs, Bexhill-On-Sea

Title
Sites of Drill Halls / Barracks within Bexhill

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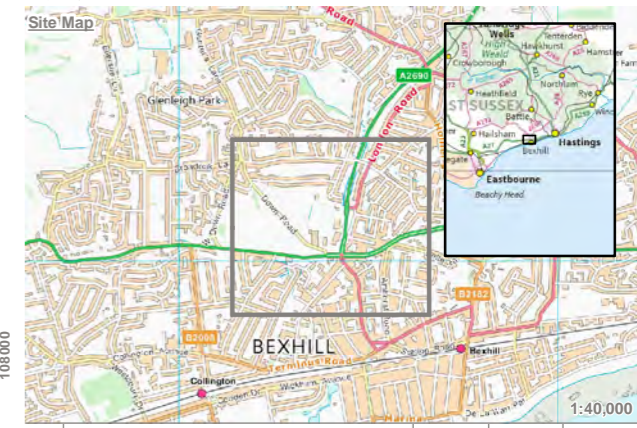
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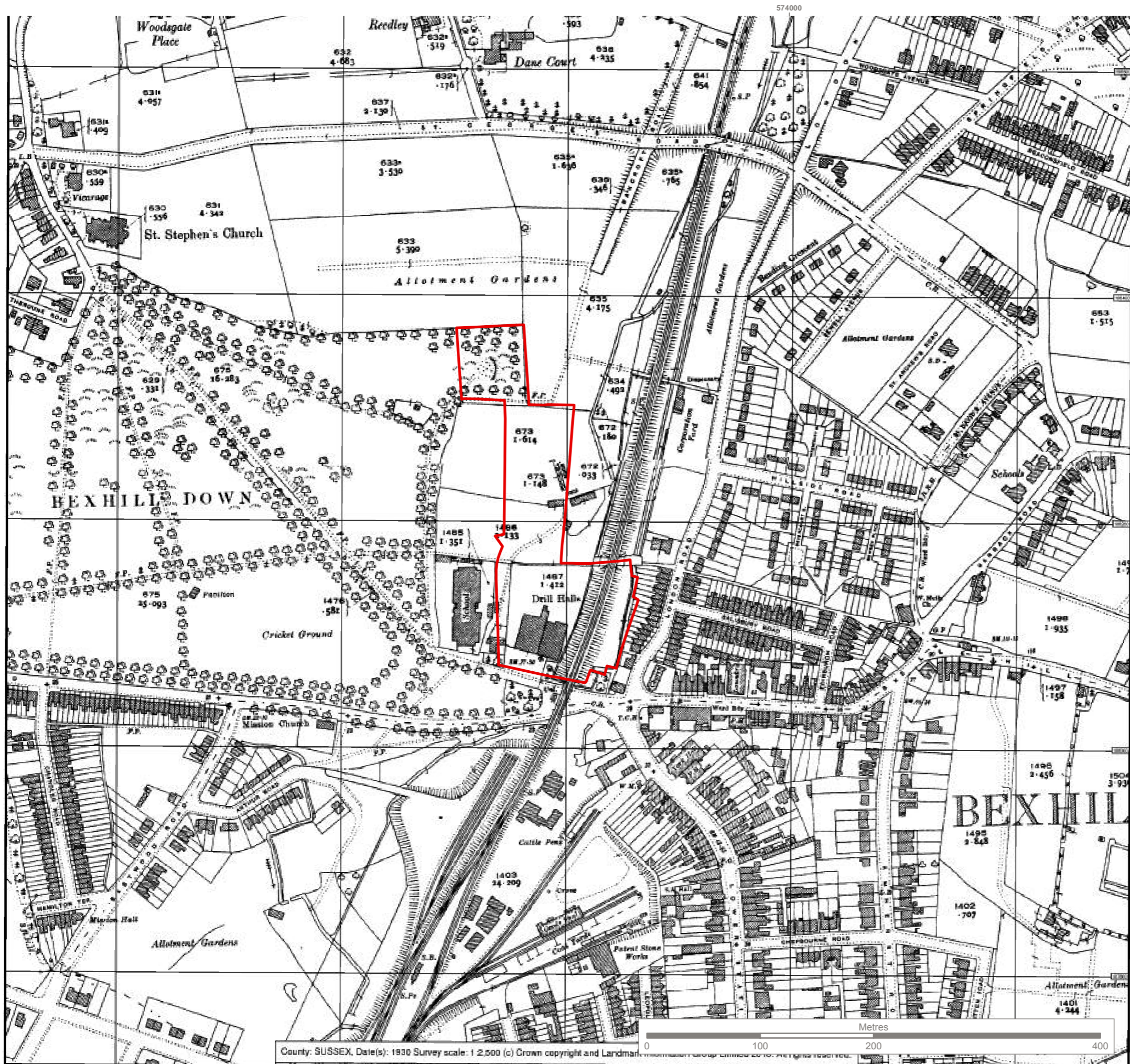
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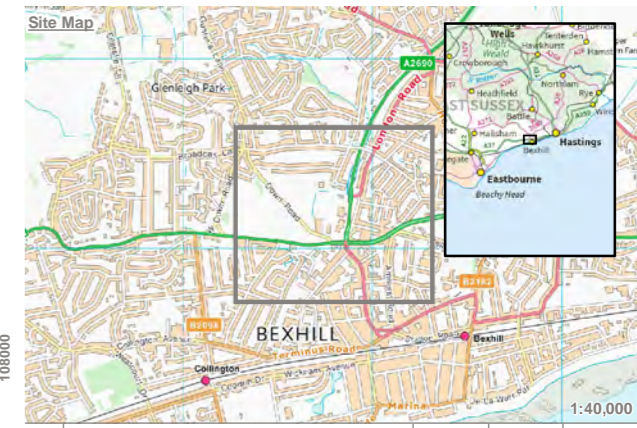
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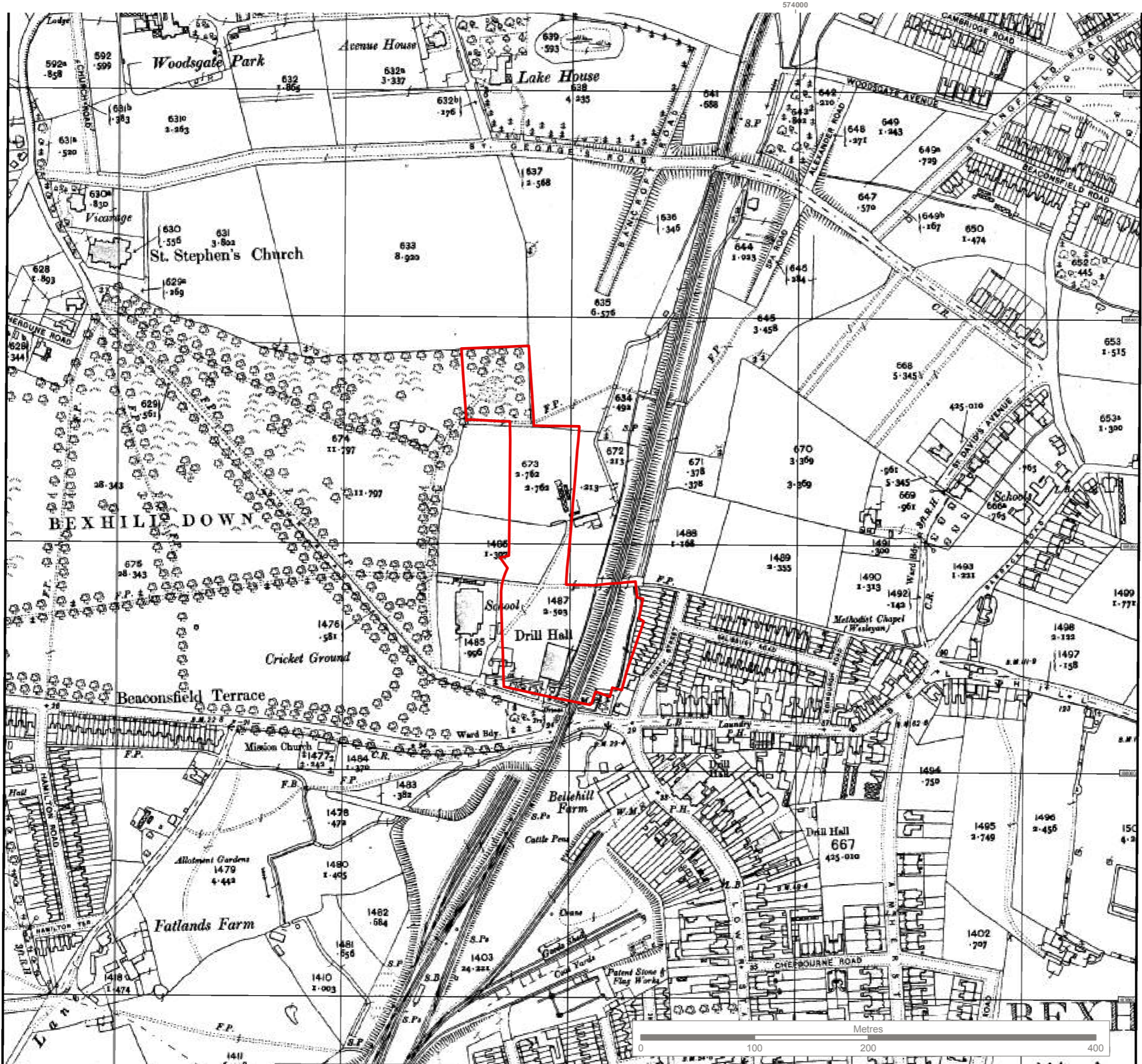
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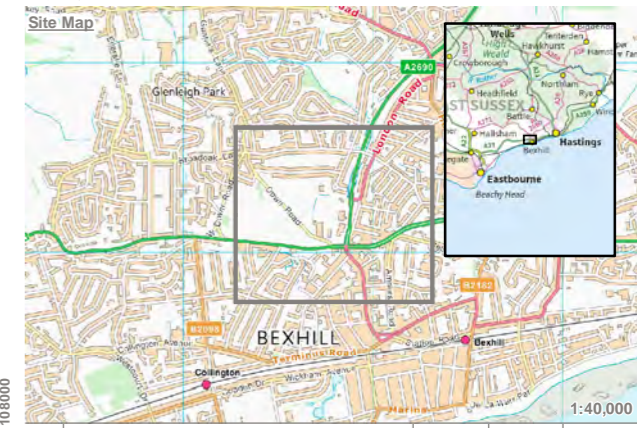
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Project
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Title
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Drawing Number
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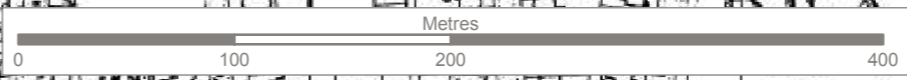
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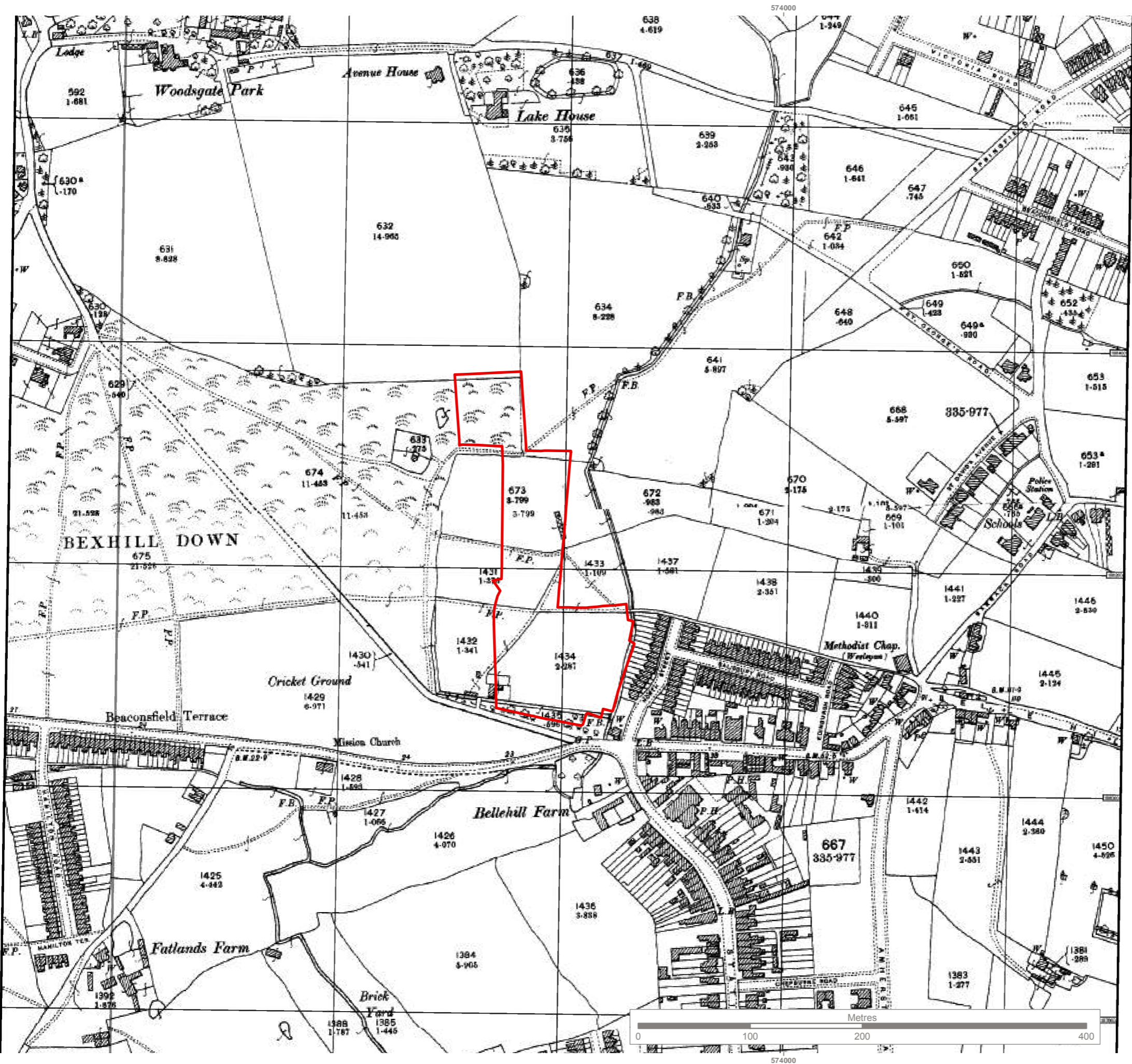
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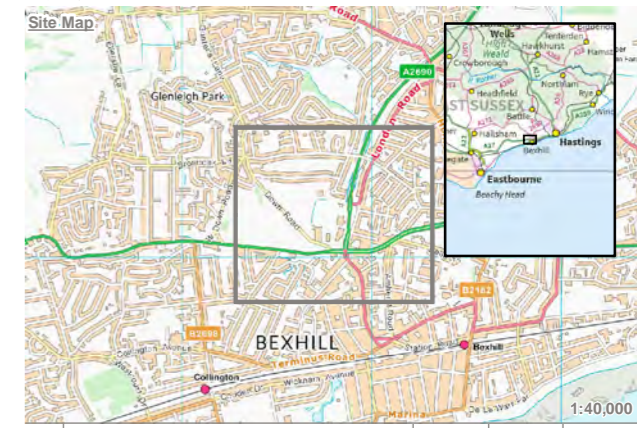
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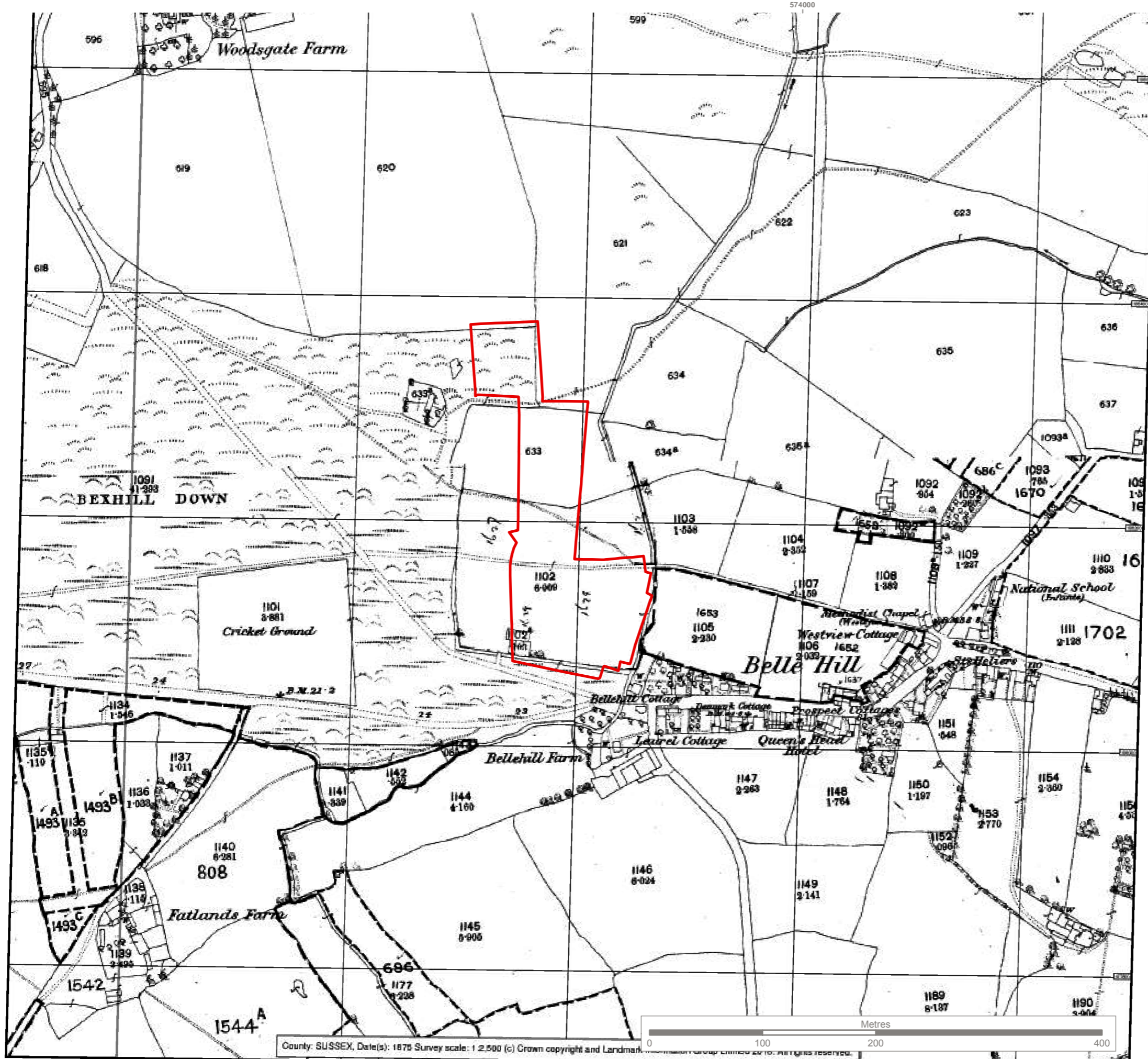
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Project
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Title
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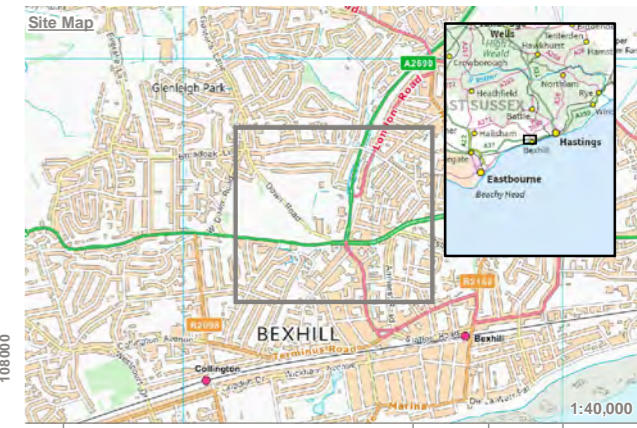
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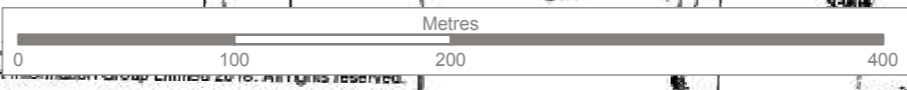
Project
 Bexhill Downs, Bexhill-On-Sea

Title
 1875 Ordnance Survey Plan

Drawing Number
 G7129.01.008

Drawn	Checked	Approved	Scale	Date
NG	SB	JC	1:3,500 @ A3	08/08/2018

County: SUSSEX, Date(s): 1875 Survey scale: 1:2,500 (c) Crown copyright and Landmark



108000

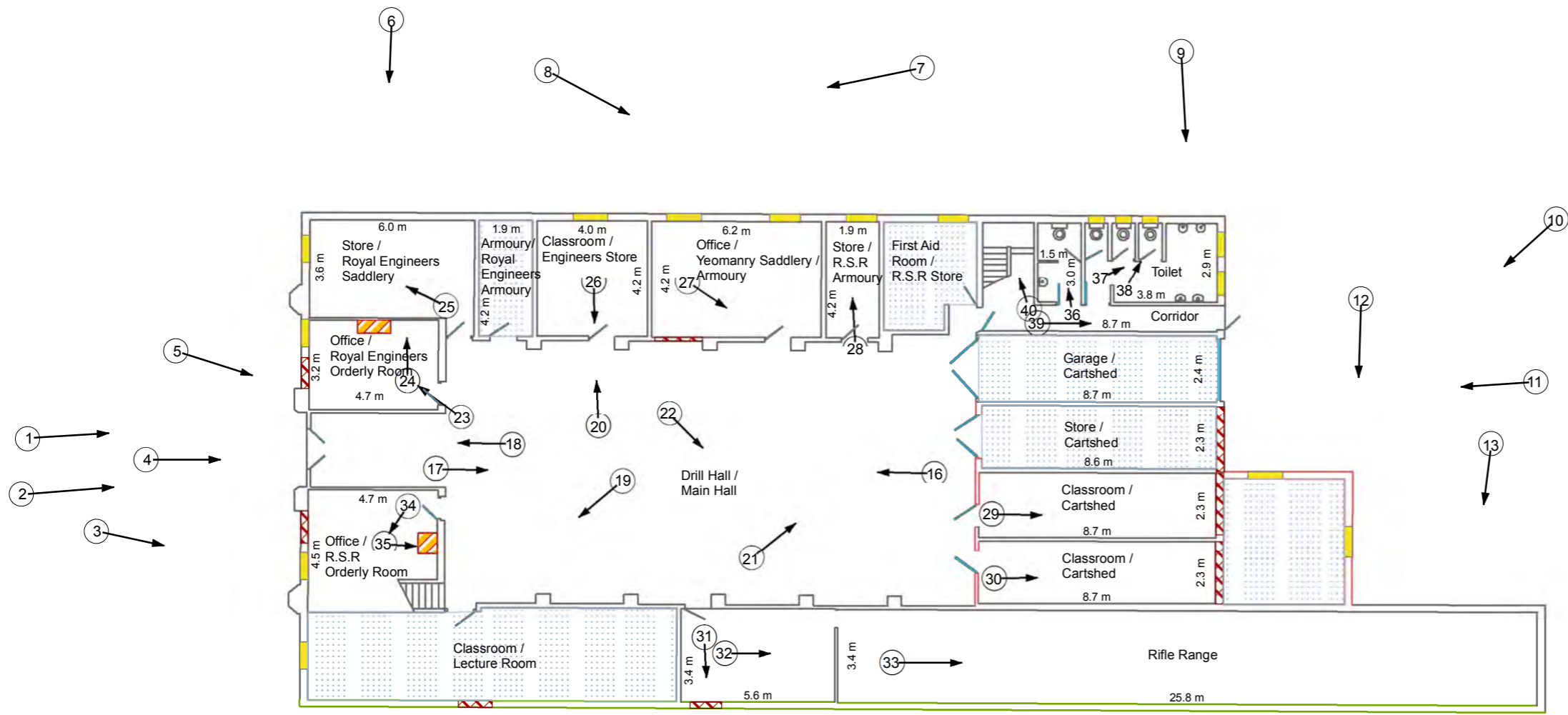
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574000

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KEY

- Walls Contemporary with the Construction of the 1914 Drill Hall
- Walls which are a Modern Modification
- Wall which dates to 1901
- Door
- Window
- Blocked Door or Window
- Original Fire Place
- Room Not Surveyed
- ← Photo Direction



Site of demolished 1901 drill hall

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Rev	Description	Drawn	Approved	Date



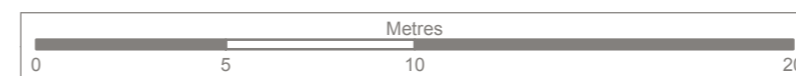
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Project
Bexhill Downs, Bexhill-On-Sea

Title
Ground Floor Plan showing Photograph Locations

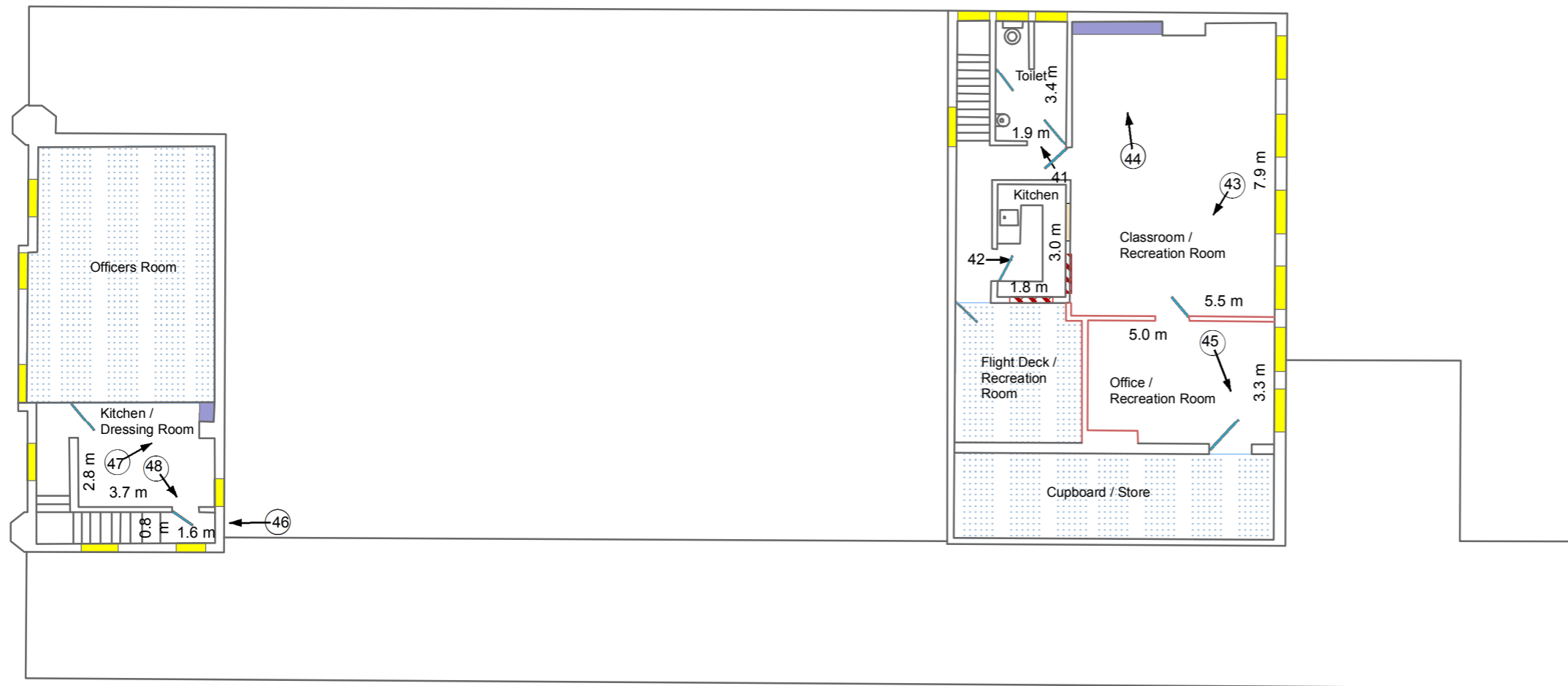
Drawing Number
G7129.01.010

Drawn	Checked	Approved	Scale	Date
NG	SB	JC	1:200 @ A3	23/08/2018



KEY

- Walls Contemporary with the Construction of the 1914 Drill Hall
- Walls which are a Modern Modification
- ▨ Blocked Door or Window
- Original Cupboard
- Door
- ▤ Not Surveyed
- Service Hatch
- Window
- ←○ Photo Directions



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Rev	Description	Drawn	Approved	Date

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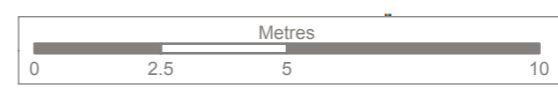
Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
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Project
Bexhill Downs, Bexhill-On-Sea

Title
First Floor Plan showing Photograph Locations

Drawing Number
G7129.01.013

Drawn	Checked	Approved	Scale	Date
NG	SB	JC	1:150 @ A3	08/08/2018





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