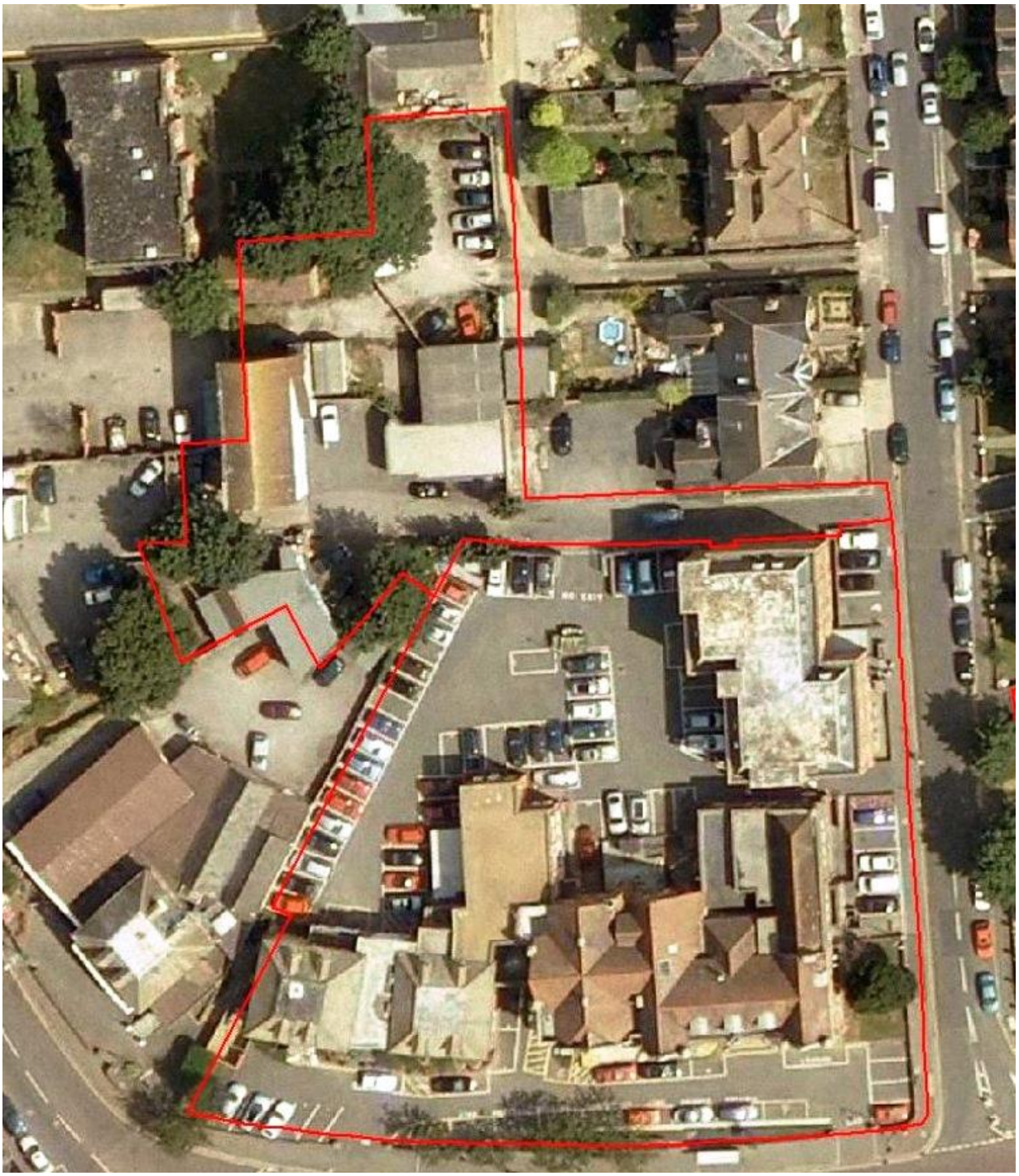
Appendix A

Site location map with indicative boundary



Appendix A

Site description

The Town Hall complex comprises the Town Hall, including all extensions, the Amherst Road building, the property leased to Autolec Motor Factors and all associated access and parking. There is an opportunity to review how this site could be developed to support regeneration, environmental, and potentially housing, objectives.

The main Town Hall is mostly three storeys with south facing frontage, although several single and double storey extensions have been added over the years. The Amherst Road building is 4 storeys with a mansard roof and solar panels installed. Autolec is two storeys.

There is access and parking to the front for a small number of cars (20), with the main rear car park for 50 cars being accessed from Amherst Road. This rear access is shared with Autolec Motor Factors and the adults' day care centre adjacent to the Amherst Road building.

The Town Hall car park is exited via a narrow drive between the main building and the Amherst Road building. An overflow car park is situated to the north of the site, providing parking for around 15 cars. Its surface is unmade, and it shares access with residential units.

None of the buildings in the boundary are listed and the site does not fall within the conservation zone. However, it is acknowledged that the original main core of the Town Hall building is of local heritage significance and valued by the community.

The site sits within policy BEX12 of the Development and Site Allocations (DaSA) Local Plan. London Road and Town Hall square are earmarked for public realm and traffic movement improvements with plans being developed by East Sussex County Council (ESCC).

Existing buildings analysis

	Town Hall		Amherst Road		Autolec Motor Factors	
Year built	1894 (core)		1989		1909	
GIFA	2,412m^2		1171m^2		N/A	
EPC rating	E		D		No assessment available	
Solar energy	No		Yes		No	
No of RDC desks/seats	127		80		N/A	
No of formal meeting rooms	4		0		N/A	
Electric kWh / annual cost 2019	300,000	£53,397	82,123	£12,810	N/A	N/A
Gas units / annual cost 2019	17,600	£6,518	8041	£3,593	N/A	N/A
Water units / annual cost 2019	1140	£2,153	468	£684	N/A	N/A
Sewage units/annual cost 2019	2000	£3,263	383	£975	N/A	N/A
Total utilities annual cost 2019	**£65,331**		**£18,062**		N/A	
Repairs cost 2019	£44,418.70		£20,071.56		£N/A	
Additional information	Informal meeting rooms: Leaders Room plus interview rooms 2018/19 repairs £43k,		EPC rating of D prior to Photovoltaics – not reassessed since. RDC floors 2&3 G/F let to DWP 3rd floor let to ESCC + NHS – costs are recovered alongside rental income 2018/19 repairs £30k		Let to Alliance Automotive UK LV LIMITED 3-year lease term commenced on 31 March 2014 up until and including 28 February 2017. No repair/maintenance costs. £15,500 annual income	