



10 September 2018

Please reply to

The Planning Officer  
Rother District Council  
The Town Hall  
Bexhill on sea  
TN31 3JX

Mill House  
Beacon Lane  
Northiam  
East Sussex  
TN31 6PJ

Dear Sir

**Re. RR/2018/1828/P. 48 Ferry Road, Rye TN31 7DN  
Change of use of night club and private members club to residential use with parking and A3 use on the ground floor.**

The Society fully support the reuse of historic buildings in Rye particularly where the redevelopment results in additional housing but wishes to object to this application for the following reasons.

**Design.**



From Alan Dickenson. Rye through time.

Albion Thorpe's corn and hop warehouse dates from around the late 1880's and is a fine example, although now painted, of a muscular style of Victorian brick commercial architecture. In the Society's view it would be a suitable candidate for designation as a 'non-designated heritage asset' and the alteration arising from the application need to be considered in this light.

The Society's concern is clearly indicated by a comparison of the two principal architectural elevations the east and the north.



East Elevation. Ferry Road. Existing (left) Proposed (right)



North Elevation, Cyprus Place. Existing (left) Proposed (right)

It should be noted that in these elevations only two of the individual windows retain their original size and they have a different fenestration pattern. The original warehouse appearance of the building has in our view been completely lost by these changes which is reinforced by the rendering of the originally exposed facing and decorative brickwork.

### Effect on amenity of adjoining residents.

We note that apart from the location plan the relationship between the proposed development and the adjoining properties is not shown. Given the close relationship between this building and its neighbours and the dramatic increase in the extent of the fenestration/glazing, we believe that the extent of the redevelopment on the amenity of the neighbours has not been fully explained. We also note that the full extent of the windows on the southern elevation at 2<sup>nd</sup> floor level appears not to be shown.

The extent of the proposed glazing at 3<sup>rd</sup> floor level on the southern roof elevation will result in a loss of privacy to a number of the adjoining residential properties and their gardens.



## Extent of overlooking on adjoining properties

### Parking.

Access to the 9 proposed spaces is via Cyprus Place which will in our view result in the loss of the 4 on-street parking spaces opposite the proposed vehicular entrance. We anticipate that the proposed 9 spaces are likely to meet the East Sussex Highways Residential parking requirement but note that it does not meet the parking requirement set out in the emerging Rye Neighbourhood Plan, Policy T2

We believe that the loss of the on-street spaces is of considerable concern particularly given the lack of residents parking in the area.

For these reasons we believe that the current proposal should be refused.

Yours faithfully

*Julian Lockett*

Chairman, Planning Committee  
Rye Conservation Society

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