

Bexhill Library – Refurbishment Works



Frankham was appointed by East Sussex County Council to complete general internal and external redecoration works for Bexhill Library.

The works included the replacement of all windows, repairs to stone mullions, minor internal reconfiguration to create a fire-compartmented comms room, and the provision of new accessible toilet facilities.

A new waterproofing mesh membrane was installed to the main library's ground and first floor areas, along with new heating within the staff workroom.

In July 2025, one of the Senior Building Surveyors at Frankham attended the Sussex Heritage Trust Awards where the project received a Public and Community Award for improving facilities for the community.

Client

East Sussex County Council

Services

Mechanical
Building Surveying
Principal Designer

Sector

Public Sector

Duration

Sep - Dec 2024

Challenges

The key challenge for this project was time management. The library was closed during the refurbishment and all works had to be completed within a tight 10-week timeframe.

UK Power Networks were involved with this project as a couple of the windows were located adjacent Bexhill substation to ensure the contractor could carry out the window replacement works safely. UK Power Networks noted the access is prohibited to the substation unless the operatives wore compliant clothing and the scaffolding needed to be suitable within this area to ensure the equipment and operatives were protected.

Additionally, the library is located within a conservation area and is of special interest to Rother District Council.



Solutions

Frankham Consultancy Group carried out weekly site inspections to monitor progress and provide regular updates. Fortnightly progress meetings were held with the contractor to discuss their programme and ensure any delays were mitigated by accelerating other work tasks to maintain quality and avoid rushed works.

UK Power Networks were contacted early in the project to advise them of the proposed window replacement works to ensure there were no delays when on site. Various options were discussed, and the best option was to replace one of the windows internally and protect the substation equipment when using the Mobile Elevating Work Platform, to replace the high level units. UK Power Networks inspected and documented the works on completion to confirm the window was correctly sealed.



Planning advice was sought prior to the window replacement works commencing and it was agreed these works can be carried out under permitted development.

Outcome

The project was delivered on time and to a high standard, with any issues resolved quickly on site. Feedback from the client and the public has been very positive, with particular recognition of the quality of the finish.



The design team and contractor worked collaboratively throughout, ensuring the project ran smoothly and exceeded the client's expectations.