

## REGENCY SQUARE AREA SOCIETY

### NEWS LETTER No 23

#### INDUSTRY IN RUSSELL SQUARE ?

A planning application has been made to develop the land behind 26 and 27 Russell Square for light industry, storage and associated offices.

This development would seriously affect these living nearby in both Russell and Clarence Squares who could be subjected to noise and a reduction in the values of property.

The Society opposes this outrageous proposal and has written to the Planning Committee. All those who agree should also object individually by writing to the Planning Officer ( Brighton Planning Department, 83 North Street ) - the more letter sent the less chance there is of the development being allowed.

#### DANGER FROM BROKEN BOTTLES

Milk bottles left around the streets cause a danger to children and traffic. The top corner of Regency Square on the Eastern side has become a particular problem with large numbers of bottles being dumped there, some by the grateful.

The bottles get smashed in the road and children have been seen dropping them into the car park. Approaches have been made to the dairy for them to collect crates left in the street.

The Society has also put a small notice up asking people not to dump bottles. This seems to be having some effect.

#### MERMAID HOTEL KINGS ROAD

We are pleased to report that after years of complaints the Council are taking the owner of this property to court for failing to carry out the minimum improvements scheduled. The hearing will be on October 8th 1982.

#### SOCIETY SOCIAL ACTIVITIES

Since the Society was formed one of its most active committee members has been Lyn O'Connor. She has always been in the forefront of organising all our social activities.

Unfortunately she has now left the area. As a result the social activities section of our committee needs a new member to help with this side of the Society's activities.

Any offers: if you are interested please contact the Chairman, Eddie Edwards, 38 Regency Sq. Tel 27935

#### GOOD NEIGHBOURS

Residents of this area have grown used - sometimes reluctantly - to having the huge Metropole Hotel as a neighbour. Now its newest offspring, the International Casino in Preston Street, is proving itself to be a very un-neighbourly neighbour indeed.

The Casino, which like the Metropole is owned by Lehnre, opened for business at the beginning of April. Since then Society members living in Preston Lodge, the flats above the casino, have been kept awake until the early hours night after night.

The offenders are not the punters at the tables below but the ventilation and air conditioning systems which keep them cool.

The systems rely on ducting which runs under the flats, up the side of the building and over the roof. When the air conditioning is in operation this ducting vibrates sending a penetrating noise through the whole building.

Gamblers like to enjoy their pleasures late at night so this noise can go on until 4 am. Many residents of the flats are suffering serious health problems as a result of disturbed sleep.

The amazing thing is that work started on erecting the ducting before any application had been considered for planning permission. Once an application was made residents objected strongly but the planning committee approved it.

The Society has been working to help the residents and through our efforts the Council has forced the casino to make a number of modifications to the ventilation plant.

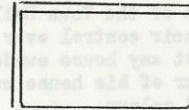
However, this has failed to reduce the noise problem which is still quite unacceptable. The residents have now been granted a summons against the casino in an attempt to get a court order to stop the noise. The hearing will be on September 3rd.

We wish them luck in their fight to regain some peace and quiet. In the meantime we should be asking a serious question: how is it possible that a commercial company can get away with wrapping noisy ventilation pipes around people's homes, apparently with the approval of the local Planning Authority?

#### HAVE YOU RENEWED YOUR MEMBERSHIP?

Quite a few members have still to renew their subscriptions which were due on April 1st. If you are one there will be a red cross in the box below.

Please renew now and help to keep the Society strong. Future newsletters will only be sent to paid up members.



To Roger Hinton, Treasurer, Regency Square Area Society, 38 Regency Square, Brighton.

Please renew my membership for the 12 months from April 1 1982. I enclose my subscription in the category ticked below.

Ordinary member	2.50
Senior Citizen	1.00
Family	3.00
Junior	0.50
Business	5.00
Associate	1.00

Name \_\_\_\_\_

Address \_\_\_\_\_

Cheques should be payable to the Regency Square Area Society and crossed.



## CREAMY CONFORMITY

A number of houses in Regency Square have recently been re-painted in the standard creamy colour laid down by the Council. In this issue Society Treasurer Roger Hinton gives his personal views. What do you think?

More and more houses in Regency Square are conforming to the Council's standard colour. I think this is a pity.

When I first moved to the Square one of the things which attracted me was the jumble of colours. Those who encouraged the Council to introduce a uniform painting scheme thought no doubt that they were acting in the interests of conservation.

But Regency Square is not the same as the grand squares and crescents of Brighton and Hove. It was not designed as one piece of architecture. In fact the house fronts differ quite a bit one from the other. What is more, they were originally left unpainted above the ground floor so the mass of creamy surfaces around the square can hardly be said to reproduce the original appearance.

Once more the bureaucrats of the Town Hall have been allowed to extend their control over our freedom by specifying that any house owner who wants to change the colour of his house must change it to the standard colour.

Even so it will be many years before the whole square conforms if ever. And jolly good too; after all it's non-conformity that makes living in Brighton so interesting.

(Views of other members on this or other topics of local interest are invited for publication. Please send your comments to the Society Secretary Richard Pau, 40 Regency Square.)

## MOTOR CYCLE PARKING IN CASTLE ST & STONE ST

The motor cycle spaces at the end of these two streets are very unsatisfactory. They obstruct large vehicles turning into the one way streets. As a result bikes are often knocked down or moved to illegal parking spaces.

As a result of the Society's proposals the traffic sub-committee will recommend that the spaces be removed and equivalent spaces introduced in Little Preston Street.

## REGENCY SQUARE FESTIVAL - SUNDAY 30th AUGUST

Make a note in your diary: the festival will be held on the green starting at 230 pm.

It is being organised by Katie Keenan in aid of the Vera Lyn charity for spastics.

Please support it in any way you can. Unwanted gifts etc for prizes or for sale on the stalls will be gratefully received - they should be given to Katie at Keehans Hotel, Regency Square.

Come along on the day to enjoy the fun - and bring your friends.

## CARPARK RATES FOR RESIDENTS

Residents with weekly or monthly tickets for the Regency Square car park were shocked recently at the large increases. NCP who run the car park said that they had been forced by the Council, their landlords, to increase the rates and bring them in line with other town centre parks.

The Society took up the issue with the Council. As a result it has been agreed that residents of parking area B may buy carpark tickets at a special rate of  $\frac{2}{3}$  the normal provided they buy a ticket for at least 3 months.

## ECHELON PARKING IN REGENCY SQUARE

Now that we have had time to experience the new parking arrangements on the Eastern side of Regency Square we have mixed feelings about the advantages and disadvantages.

We have gained five new residents' parking bays and some members prefer the new arrangement.

On the other hand residents of basement flats are concerned about the nuisance from exhaust fumes. This could get worse in the winter and we have warned the Council about possible health hazards.

The new arrangements also seem to encourage similar echelon parking on single yellow lines, sometimes up to and beyond the corner at the top of the Square. Recently a fire engine had difficulty getting round the corner because of untidy parking. Police and wardens should stop the misuse of the new arrangements.

In spite of objections from some residents the Highways Committee have decided to leave the echelon scheme in force at present but will keep it under close review.

## 24 - 27 CASTLE STREET

A proposal was considered recently by the Planning Committee for a change of use of these premises from a workroom to a dance studio, boutique beauty room and snack bar.

Following objections from the Society this proposal has been turned down.

## CHURCHILL CENTRE HOTEL

The Planning Committee has turned down the application for a change of use of the Churchill Centre Hotel to a hostel for the mentally handicapped. This follows considerable protest from the Society and residents of Russell Square.

## UNDERPASS TO THE BEACH

Each time there is a spell of rain the subway from Regency Square to the beach becomes flooded. As a result children are tempted to cross the dangerous traffic along the front.

Action must be taken to clear the drains in the subway. The Society has asked the Borough Engineer to do something.

## SOCIETY OUTING

So far we have not been able to organise an outing this summer. One of the reasons is uncertainty as to where we should go. It is very expensive to hire a coach: last summer we had to subsidise the outing to Eastbourne from Society funds even though the coach was almost full.

So it is important that we choose somewhere that will be attractive to a lot of members. Perhaps we can organise an Autumn outing in October. If you would be interested please fill in the questionnaire below so we will get an idea of where people might like to go. Filling in the form will not commit you to buying a ticket.

To Jill Mason, 52 Regency Square

Please put a tick against those outings you would be interested in

Marwell Zoo near Winchester	
Beaulieu Motor Museum & House	
Windsor Safari Park	
Eastbourne (as last year)	
Littlehampton	

Name \_\_\_\_\_

Any other ideas \_\_\_\_\_