



## Regency Square Area Society

NEWSLETTER 70

December 1990

### A FINE TREE

The lights are now shining on our Christmas Tree in Regency Square, and a very fine looking tree it is too.

Many thanks to Paul and Pauline Collins of Tops Hotel for providing the tree, and to the Council Parks Department and SEEBOARD for their help.

Last year a a very small number of members stood in the wind and rain to watch Peter Bramich, manager of the Metropole Hotel, officially switch on the lights (which had been unofficially switched off half an hour earlier). This year we have decided to do without a formal switching on.

Even so, the Society Committee and Officers would like to wish all members a very happy Christmas and best wishes for the New Year.



### KEEP ON PHONING KEEP ON MOANING

The rubbish problem just doesn't seem to go away.

For a while it seemed that rubbish dumped by litter bins was being cleared every day. Then there was a change of policy and it was allowed to pile up, especially on the west side of Regency Square.

Just who should be clearing it away? Is it the bin men who come once a week or the litter bin emptiers who come more often? Surely it can't be the poor road sweeper with his push cart!

We asked the Council. The answer seems to be that no one is responsible for collecting this rubbish on a regular basis. The Director of Technical Services has told us that any dumped rubbish noted by an inspector or reported by the public is cleared as required.

He also said that Regency Square is checked daily in "an attempt to obtain information on offenders although the law remains difficult to enforce .."

So if you see a pile of rubbish, get on the phone and ask for it to be cleared. The more people who complain, the more likely it is that something will be done.

The Council have just given us their latest contact numbers:

for all public cleansing matters including refuse collection, street cleaning, rubbish dumping, fly posting etc phone the Cleansing Unit on Brighton 29801 ext 2523 or freecall 0800-525573 (answerphone at peak times and out of office hours).

the area cleansing inspector is Ron Granger who can be contacted on Brighton 29801 ext 2432 (best to call before 9.30 am or between 2.30 and 4.00 pm Monday to Friday).

### THANKS

Many thanks to everyone who helped organise the firework party last month. The weather was kind and we had an enjoyable evening with some impressive fireworks and some excellent food.

### WELCOME TO A NEW SOCIETY

We are pleased to report the formation of a new local society. It is the Oriental Place Residents' Association.

Since the area covered by our Society extends to Little Preston Street, this new Association is very definitely our next door neighbour. We are looking forward to working closely with them.

If you want to find out more about the Association, the Secretary is Edward Glauser of 13 Oriental Place.

MERRY CHRISTMAS  
and a  
HAPPY NEW YEAR



## A TALE OF WOE

If you are stuck for small Christmas gifts for friends or neighbours, you might consider a new book just published by the Victorian Society and the Georgian Group. It's called "Brighton in Crisis".

On the very first page is a charming photograph of the twitten outside the Regency Tavern. But the main theme of the book is the serious threat to Brighton's world famous architectural heritage.

The authors pull no punches: "The horrors of the 1960s and 1970s - Sussex Heights, Kingswest, Churchill Square and so on - are well known and generally condemned", they say. But things have not changed that much and new buildings put up more recently have done further damage to the town.

The book is full of depressing photographs of new buildings that do no fit into their surroundings and attractive old buildings in dis-repairs and under threat of demolition.

The fault, according to the authors, lies with the town's planners: "... the continuing disaster of recent new building in Brighton argues forcibly for a stricter and more historically informed policy."

The book costs £2.50 and is available in local book shops. Anyone concerned about the architecture of the town centre should read it and pass its message on.

Buy one for your local councillor, especially if s/he is on the Planning Committee !

## THE BOROUGH PLAN WILL CAUSE PLANNING BLIGHT

When the draft Borough Plan was published for public consultation earlier this year, the Society sent in two comments.

The first was a request for a community centre in this area. The new draft of the Plan makes no promises but it does mention the "need to review facilities, in the Regency area in particular".

Our other comment was about housing. The Council wants to encourage the provision of accommodation in the town centre suitable for single people. Their proposed method is to refuse planning permission for the conversion of houses in multiple occupation into self-contained flats.

The result can be seen clearly at number 32 Regency Square, a house in multiple occupation which the landlords are allowing to fall into disrepair.

We believe that the Council is wrong to try to use planning controls to implement housing policy. There is a need for bed-sit accommodation in the town centre but, because of town centre property prices and maintenance costs, it is not financially viable for private landlords to provide it. So it should be provided by the Council which must either find the money to buy houses and maintain them properly, or allow private owners to develop them as they wish.

If they don't, the result will be badly maintained buildings which look dilapidated on the outside and provide sub-standard homes for their occupants.

Our comments have been ignored by the Council so we will be presenting them again at the public enquiry into the plan. It will be held at the Town Hall at 10 am on Tuesday 12 February 1991.

## IS IT RIGHT ?

The Society fought long and hard to improve the plans for the new building in Regency Mews. We couldn't stop it getting permission altogether, but we did win some concessions.

Perhaps the most important was that it should not be visible from the seafront above the main houses in Regency Square.

Now that the main structure of the building is up, we have been keeping a careful eye on its height. The builders seem to have reached the top roof line now. If you stand on the southern most part of the pavement in Kings Rd you cannot see it above the main houses. But if you step back onto the pier it comes into view.

So it looks as if they have got the height just right.

We have also had a meeting with the Borough's planning enforcement officer to confirm that the building conforms to the plans in other respects. He has visited the site to inspect the building and it seems that so far everything is going according to plan.

But it's not finished yet, so keep your eyes peeled. If you think you can see anything which contravenes the plans, please contact the Society and phone the Planning Department (Brighton 29801).

## SOCIETY CONTACTS

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