



Regency Square Area Society

NEWSLETTER 146
June 1999

Talking to the Neighbours

Members of the Society's committee had a very useful meeting with Fiona Ferguson of Phoenix Beard, the company which manages the Churchill Square Shopping Centre. Here are the main things we discussed:

The Gate and the Hill

We explained to Fiona how useful it was for people in this area to be able to use the gate behind Chartwell Court to get into the shopping centre and through to West Street. This is more difficult now that an automatic closer has been fitted; it can only be opened easily from the inside.

She pointed out that it is not a public right of way and said that they did not want to encourage people to go into the centre that way. They want people to use the front entrances.

We pointed out that this involves a climb up Cannon Place which can make quite a difference for the less mobile amongst us.

The gate is actually under the control of NCP, who run the car park area. So perhaps we need to speak to them if we want to make any progress.

Goods Inwards

We raised the question of noise from deliveries early in the morning and late at night.

Stores in the Centre are only allowed deliveries between 7 am and 9 pm (except Debenhams which has its own bay off Russell Road on the far side of the Centre). Deliveries at other times are discouraged by locking the gates into Granville Street.

Delivery vehicles are supposed to enter Granville Street from the West Street end and then exit into Cannon Place at the new roundabout. Some vehicles have been coming up Cannon Place outside of permitted hours.

Fiona said that action would be taken to stop this happening because it breaches the planning conditions imposed on the Centre. However, the security staff need to know when it is happening. So if you see vehicles unloading at the wrong time please call 327428 which is the number for the Centre's 24 hour security office.

Rubbish Outwards

We also mentioned the rubbish compactor behind Chartwell Court which is sometimes operated early in the morning.

Fiona was surprised to hear of this since it is only supposed to be operated by the Centre's own cleaning staff who do not come on duty until 8am and finish when the centre closes to the public. Overnight cleaning is done by sub-contractors who do not use the compactor.

Again if you are aware of the compactor operating before 8am, or of staff making unacceptable noise before 7 am, please call the security office.

Ventilator Problem Aired

A member, who lives in Clarence Square is often disturbed at night by the sound of the ventilators in Cannon Place, just north of the new roundabout. They are directly opposite her window.

Fiona was not sure which shop these offending ventilators belong to. The most likely candidate is Mothercare. She is going to investigate and see if they can be adjusted so that they don't come on at night.

Retail News

The original plans for the new shopping centre showed two kiosks on the piazza on Western Road. These have not yet been built, but they will be soon and are expected to be operational from about September.

One will be a florist and the other a coffee shop.

Fiona also told us that she is "talking to" a food retailer which might be interested in moving into the centre. She could not say which firm. Discussions are at a preliminary stage and, of course, may not come to anything.

One of the reasons why a food retailer might be attracted into the centre is that it is doing well. Generally this is a bad time for the retail trade, but Churchill Square is attracting relatively better numbers than might have been expected.

This is confirmed by the car park usage. The car parks are generally busy and are pretty full on Saturdays.

Society Contacts:

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Medium Sized Brothers

George Orwell predicted a frightening world in which by the year 1984 the government would be watching everything we do.

In the 1990s we are being watched in many places but not always by the state. The police do have some video cameras in the street, but most of the cameras which record our movements belong to private businesses.

Many people are pleased to have these "big brothers" watching and helping the fight against crime.

In this area we suffer from many town centre problems. But one of the benefits is that we have plenty of security. There are video cameras in Regency Mews (BUPA), and all around the Churchill Square shopping centre which has security staff on duty 24 hours..

**Churchill Square 24 Hour
Security Office**



327428

What do you Think of Preston St ?

The changes in Preston Street are still a subject of debate. Traders are unhappy about the contraflow cycle lane and the street has become an illegal parkers' paradise. Areas that look like parking bays have double yellow lines in them.

The Council say that the works are not yet complete. Let us know what you think of the new layout.

Even Less Amused

Permission has been given for an amusement arcade in Preston Street. The Society had opposed the application on the grounds that it breached the Council's own policy of restricting arcades to West Street and the Sea Front, and was not appropriate in a conservation area..

The Planning Committee may have felt forced to grant permission because of advice that if they did not, the applicant could appeal to the Secretary of State and would probably be successful.

The arcade will be permitted to operate from 10 am to 11 pm. It will be in the former betting shop at number 46 Preston Street.

Do You Remember?

Queenspark Books want to talk to people who have been in Brighton for some time and have memories of things like significant events and buildings which are no longer there.

If you fit this description and would be willing to be interviewed so that your memories could be shared with others, please contact Louise Hume on 324902 (after 6pm).

A Place for Rubbish

A planning application has been submitted for development at the rear of number 63 Preston Street. The property has a side exit into Castle Street. Members in Castle Street have been concerned about rubbish which is often dumped near the junction with Preston Street.

The Society has asked the planners to ensure that the plans for the new development include adequate rubbish storage.

128 Joins the List

Number 128 Kings Road must be one of the saddest sights in our area. It is in dire need of renovation, both front and back.

At the Society's suggestion it has been added to the Councils list of high priority properties for support under the new grant scheme reported in our last issue.

Membership Renewal Form

97 members have now paid their subs for 1999 / 2000. If there is a cross in the box below, please help us make it a century by renewing today.

To Roger Hinton, 39 Regency Square, Brighton BN1 2FJ

I would like to renew my membership of the Regency Square Area Society for the year 1999/2000 in the category ticked below:

	£
Ordinary member	4.00
Family	4.50
Senior Citizen	3.50
Junior	2.00
Associate (non-resident)	3.50
Business (non-resident)	6.50

Basic subscription _____
Optional donation _____
Total enclosed _____

Name _____

Address _____

Cheques payable to the Regency Square Area Society please
Members' details are stored on computer for administrative purposes only.

A cross in the box
means your sub is
due.

