

£9m proposal to revamp market



Traders team up to outline new vision for run-down site

by JAN MELROSE
Courtesy of the Argus



A £9 Million proposal to transform a run-down market into a European-style arts and crafts centre is at the heart of plans to regenerate a down-at-heel shopping precinct.

Under the Open Market Traders Association's plans, visitors would be able to watch craftspeople at work and an emphasis would be put on selling fresh and healthy, local produce. The association has been given a year to come up with detailed designs and a business plan for the London Road fruit and vegetable market. Draft proposals include 56 permanent market stalls, 58 arts and craft workshops, a café and 26 one, two and three-bedroom flats, 40 per cent of which would be affordable housing. The site, owned by Brighton and Hove City Council, would have 20 stalls for visiting farmers' markets and French markets and could also be used as a venue for street art and entertainment.

The plans also incorporate the London Road Co-op site, due to close in February 2007. Traders feared the closure of the department store would sound the death knell for the shopping area, which has been in slow decline since the Sixties. It is hoped the scheme will be

the first step towards major regeneration. Paul Reynolds, who has run the Market Flower Shop for more than 15 years, said a revamp could bring the success enjoyed by the Borough Market in London. "The Open Market is a bit tacky and it needs a good step-up. The whole place has lapsed over the years to revitalise it." But he said it was still early days, adding: "We have had things like this come up before but this is the most positive scheme. I think people are keeping quiet until they see the final proposals, personally I'm very excited about it." The Traders association would form a not-for-profit company to develop the market and look after the investment and running of the site. They intend to apply for loans and grants to fund the project. Lomax Cassidy Edwards, the architects behind the award-winning Jubilee library, has produced initial designs.

Don Turner, the city council's lead member for regeneration, said: "There has been so much enthusiasm and I think they have come up with something outstanding. It's the first step to major regeneration of London Road and the Open Market and will change the complexion of that whole area."

Library is best

A £14 Million library has been voted the Building of the Year in an "ethical living" awards scheme.

The Observer newspaper's Ethical Awards panel of judges, including Hollywood actor Woody Harrelson, said Brighton's Jubilee Library was the clear winner. The panel said: "It deserves the award because it uses leading-edge technology to reduce the environmental burden and functions really well using solar warmth, natural light and sea breezes. "It has regenerated the area and sets a very positive example. It will be seen by a lot of people and has the potential to be replicated." Brighton's library opened

last March and its low-energy building design drew plaudits for innovations such as lights that automatically switch on when it gets dark and toilets that flush with rainwater. In October the library defeated competition from 14 other buildings to win the Prime Minister's Award for Better Public Buildings. The deputy leader of Brighton and Hove City Council, Sue John, received the prize in London. Among the competition the Jubilee Library beat was St Pancras School in Lewes.

Market Trends



For those who haven't been watching the property market you may have missed all the activity in the first 6

months. The market was stable during January and February with broadly equal number of buyers to sellers. The situation began to change during March (echoing the supply and demand factors) and in April and May prices increased rapidly. In fact by around 8-9%. However in June property prices stabilised and now appear to be remaining static.

In this newsletter we talk about the introduction of Home Information Packs (HIPs). These will completely change the way people buy and sell properties and they come into effect on the 1st June next year. Whilst it is always hard to predict the market the introduction of HIPs will clearly have an impact. This may not be a bad thing as it will most likely keep property prices from rising much further over the coming 12 months. As ever, providing you price your property sensibly and competitively then it will sell no matter what the market condition.

What's on!

Some local events scheduled during the next few months

- 15 July **Sainsbury's Sport Relief Mile**
Charity Comic Relief Event, Madeira Drive.
- 15 July **Saltdean Gala Day**
Community event with classic car show, Saltdean Oval.
- 15/16 July **Open Air Shakespeare**
'A Midsummer's Night Dream'
3pm & 7.30pm.
Preston Manor Lawns.
- 16 July **RSPCA Open Day**
Braypool Field.
- 22 July **Organ Recital**
Peter Dutton, 12noon,
St Peter's Church
- 23 July **Windmill Fete**
Traditional country fair, 2pm
West Blatchington Windmill
- 5 Aug **Rottingdean Village Fair**
Community Festival,
Rottingdean Village Green.
- 12 Aug **Hangleton & Knoll Community Festival**
Medieval Festival and Fireworks,
Greenleas Rec Ground.
- 13 Aug **Hanover Day**
Community Celebration in
Hanover, Hanover District.
- 21/30 Sept **Funfair**
The Level.

Please note: It is advisable to check dates, times and venue before travelling as each event is planned well in advance.

Did you know?

Roundhill

Roundhill itself rises over 220ft above sea level.

Housing in the area was started around 1820 and Roundhill Crescent itself was built in the 1860s.

The stone stairs which run between Roundhill Crescent and Richmond Road are referred to as 'Cats Creep'.

At the junction of Round Hill Road and Belton Road used to stand the Roundhill windmill. It was built in 1834 - bought by Charles Cutress in 1879 and continued working until 1910. It was demolished in 1913.

Arthur Wagner, the son of the Rev Henry Wagner, a Vicar of Brighton, had more than 400 houses built for poor people in the town, mainly in Roundhill and Islingword Road. He was attacked and shot for refusing to provide details of the confession of the accused in a local murder enquiry.

Round Hill was originally farmland owned by Mr William Stanford who had been a tenant of the Western family and had paid them £17,600 for land in the 1790s.

Hanover festival events

The Latin Lunch -

Hanover Community Centre,
Southover St., Sunday 20th August - 2pm.
Authentic al fresco (British weather permitting) paella lunch and wine-tasting extravaganza with Mark 'Big Pans' Hawkins and Henry Butler, Vine-Master General.

Tickets £20 in advance from
The Butlers Wine Cellar,
247 Queen's Park Road.
Tel: 01273 698724.

Early booking recommended.

The 19th Annual Hanover Beer Festival -

Hanover Community Centre,
33 Southover St.,
29th & 30th Sept, 6.30pm - 11pm:
Ale with Ambience!

Tickets available September from
Community Centre & Southover St. outlets.

Hanover Day -

Community Street Festival,
Southover St. & environs,
Sunday 13th August, 12-5pm.
Free event - all welcome.

Nice HIPs

Many homeowners are already aware of the recent legislation regarding the introduction of the Home Information Pack (or HIP) which property vendors will, from 2007, have to prepare prior to marketing their property.

Although there is still some confusion over the precise requirements of the legislation, we believe this initiative is a great step forward in smoothing the somewhat archaic system we have in this country.

A Home Information Pack will contain a Home Condition Report and various legal documents that are usually only sought once a buyer is found, thereby reducing the window of opportunity for the sale to fall through (nationally, about one in three sales arranged falls through, which, by the way, is way above our own average).

Buyers will be able to make informed offers based on the facts, and sellers can prove that they are serious about selling, as the average HIP is expected to cost over £600. Bear in mind that this is not an additional cost in the sales process overall - it is just a shift from buyer to seller.

Naturally, we are in favour of a system that not only dramatically increases the chances of a sale proceeding to completion, but also saves time, money and frustration. After all, moving is stressful enough!

In fact, we are so committed to the principal of smoothing the move that we are not waiting for the legislation to become law - we are already using key elements of the HIP to help our clients achieve an effective, efficient, and pleasant sale today.

Maslen Estate Agents

New Conveyancing Service

Maslen Estate Agents are pleased to announce their new relationship with My Home Conveyancing offering you a new way to sell your home. My Home Conveyancing is the country's leading independent conveyancing company providing a fast and efficient service at competitive prices. They have conducted over 40,000 sales, purchases and re-mortgages since 2002.

This new service uses the latest technology allowing a client to check the progress of their case in real-time through a unique reference number and password. Should you wish to develop a more personal relationship with your Maslen Home Conveyancing Team you will be given a dedicated telephone number on which you can contact your solicitor. They are available from 8.00am

to 8.00pm weekdays and even at weekends!

Maslen Estate Agents will provide you with a conveyancing quote which is to the penny, letting you know instantly what your move will cost you and is then guaranteed for 30 days. They also incorporate a 'No Sale - No Fee**' policy as standard. This means that even if you are let down or change your mind the only legal fees you pay will be the ones where you actually move home!

For more information regarding this service please visit Maslen Estate Agents website at: www.maslen.co.uk or call Susannah Burbidge on: **01273 677001.**

*Disbursements if paid out to third parties will not be refunded.
No sale no fee will only cover our legal fees.

TS Valiant NTC 50th year anniversary

As part of their 50th year anniversary TS Valiant NTC will be organising a family fun day and It's a Knock Out competition on Saturday 22 July 2006. The day will be a good laugh and provide a great opportunity for the Woodingdean community to come together.

Entry for spectators is free and the competition is being held between 12 noon and 4.00pm at Woodingdean Primary School and will include six challenges for those competing. Teams can be entered in age groups 8 - 11 and 12 - 18. Prizes and trophies will be awarded to the winning teams from both groups.

In addition to the It's a Knock Out challenges there will be entertainment for all the family and arena displays.

Teams can come from schools, youth groups or just friends in your road. There is a £10 entrance fee to enter a team, and the teams can raise funds for their own organisation through individual sponsorship.

All you need to do to enter is to get a team together of six young people, pick a name and make a joker. Contact Neil Barstow on 07968 357766 for an entry form and full details of the day.

TS Valiant is the Woodingdean unit of the Nautical Training Corps, Providing young people from 8 years old the opportunity to experience team work through boating, outdoor activities and playing music. To find out more about the activities of TS Valiant please visit www.ntc.org.uk



Expanding Sales Team

Maslen Estate Agents would like to congratulate their two new office juniors based at the Lewes Road Office, on completing their 6 month induction training course and becoming full members of the sales team. Martin Young joins the company after completing two years at college studying business and Matthew Fitchie has also joined from school.

Both Matthew and Martin have always had a strong interest in

estate agency and have enrolled in an ongoing training course with the company's in-house trainer Gill Johnson. "We are pleased to welcome Martin and Matthew, they are already showing great potential and proving to be a valuable asset to the team" says David Maslen, Director of the company.

David continues "We hold great store in investing in tomorrow's future by providing our staff with the best training available to enable them to achieve their maximum potential". Maslen Estate Agents is accredited to the Investors in People scheme and provides ongoing education and training at all levels.

To find out more about Investors in People please visit www.ipuk.co.uk

The Royal Spa in Queen's Park



The Spa in 1999 (left) and the Pepper Pot in 2006 (above).

As the fashion developed for taking waters amongst the upper classes in the early nineteenth century, spas gained huge popularity in the UK and across Europe

Unfortunately unlike Malvern or Bath, Brighton lacked a natural spa within its fashionable quarters. However a German scientist from Saxony called Frederick Struve had developed a mechanical system that used chemicals to reproduce the natural characteristics of mineral water. In 1825 Frederick opened his German Spa in what was then known as Brighton Park. The Park was renamed by the successful Brighton solicitor Thomas Attree the proprietor 'Queen's Park' in honour of Queen Adelaide, wife of King William IV in 1836.

The media of the time described the spa as 'A fine flight of steps which lead to the noble saloon, on which are placed Ionic columns supporting a portico in the purest Grecian taste.

The Spa was a great success receiving over 300 subscriptions in its first season from the upper classes living in and around Brighton. In 1836 at the height of the spas popularity, it received a visit from King William IV. Struve promptly renamed the establishment 'The Royal German Spa'

As the trend for spas began to die out in the 1850s Struve began producing carbonated drinks and bottled water. The company then merged with another drinks

manufacturer in the early 1890s which became Hooper Struve & Company Ltd. They continued producing bottled drinks in the spa up until the Second World War when the building became a fire watching station and a gas mask issuing centre.

In the 1960s the spa was left as a storage unit and fell into disrepair. The pump room was vandalised and sadly demolished in the early 1970s but the Neo-classical façade remained and The Royal Spa Nursery School was built on the site and opened its doors in 1977. The Nursery School is still in existence today however the school building was destroyed in 1985 by arson but quickly rebuilt.

Queen's Park remains a wonderfully tranquil place to visit situated in the still fashionable Hanover area and now incorporates an organic herb garden, a scented garden for the partially sighted and a butterfly bank to encourage wildlife.



Bowlers enjoy a match on the greens in 2004

BRIGHTON - NEWS IN BRIEF

Truly scrumptious!

Cityparks produce a mouthwatering display for this year's Hampton Court Show.

Good enough to eat! That's the verdict of council staff who have had a sneak preview of Cityparks' entry into this year's prestigious Hampton Court Show.



'Edible, Drinkable' is the title of the entry, which has been designed by Brighton & Hove City Council's Stanmer Nursery team leader Sarah Carlisle, and features a fascinating range of edible plants.

The exhibit, which measures just 2 square metres, will be entered into the Inspired Spaces category.

The design includes a central container planted with globe artichoke and underplanted with trailing edibles. This is surrounded by rectangular troughs filled with herbs and more trailing edibles, ready for picking and adding to summer salads and smoothies.

There are dots of blue agaves (used for Tequila abstraction), and dwarf sunflowers (which will yield seeds for roasting at the end of the season.)

Giant Bamboo canes arise from each corner and link in pergola style with grapevines weaving their way up and across this structure. Any visible floor space is covered in rounded Scottish Pebbles.

The exhibit is being constructed, grown and tended in 'kit form' at Stanmer Nursery and will go on display at the Royal Horticultural Society Hampton Court Show which runs between Tuesday 4th and Sunday 9th July.

St Joseph's Catholic Primary School Grand Jubilee Fete

Saturday 15th July 11.00 am to 3.00pm

Grand Draw First Prize -
Toshiba Laptop

Fun packed day with entertainment,
Bar, BBQ and Café. Lots of stalls
and activities.

St Joseph's Catholic Primary School
Davey Drive, Hollingdean, Brighton.

Earthship Brighton

Community centre nears completion



In Stanmer Park there is a quiet building revolution taking place as England's first major Earthship nears completion. Earthships are 'low carbon' buildings, constructed using waste car tyres and other recycled materials. They are in harmony with the planet's natural system's - using the sun's energy and rain to provide heat, power and water.

In essence, they are buildings that generate their own heat and power with a low global warming impact and low maintenance costs.

Earthships have evolved from 35 years of work by the environmental pioneer Mike Reynolds. In New Mexico, Reynolds has built and helped others to build hundreds of Earthships in three autonomous communities.



We are now officially 16 months into a 'drought' in the South-East region, but the Earthship water systems have been very successfully harvesting rainwater. Last summer during June and July, taking full advantage of the above annual average rainfall for these two months and through a hosepipe ban, the Earthship harvested 20,000 litres of water in less than six weeks. Throughout the South-East drought orders are now being issued for the first time in more than a decade. These orders allow water companies to ban non-essential use activities in their catchment area, such as public fountains, window and car washing, except headlights and windscreens for safety.

Earthships enjoy the weather, regardless of season. If it's raining they catch free water, if it's windy they generate free power and if it's sunny they are capturing free heat and electricity. They also employ extensive energy efficiency and water conservation measures, ensuring that the rainwater and renewable energy they harvest go as far as possible.



The Earthship Solar Panels

The Earthship demonstrates that rainwater harvesting is an important tool for challenging water stress, especially given the predicted growth in the South East Plan of a minimum of 28,900 extra homes per year for the next 20 years. Earthship Brighton has no mains water connection. The roof can harvest up to 73k litres of rainwater every year, which coupled with the grey water recycling is sufficient for the community centre. The rainwater flows through two filters and is stored in 4 underground tanks. The water is then gravity fed, no need for electricity using pumps, to a series of filters in the Water Organising Module. This purifies the water in a two stage filtration process to a potable, drinking water, standard and then distributes it to the sinks and shower.

The waste grey-water flows to two botanical treatment cells to be cleaned by plants. The cells are located next to a south-facing window so the plants thrive in the sunlight and nutrient-rich water. The 'recycled' water is then stored in a well until it is pumped into the toilet cistern. Any waste water from the toilet, or 'black-water', is duly discharged from the

building to a settling tank, before treatment in a reed-bed. All water is collected, used and treated on site, saving on infrastructure investment and not depleting the overstretched ground water, a positive demonstration of alleviating water stress in the drought stricken south-east.

Earthship Brighton is the Low Carbon Network's first initiative and will be a community centre for Stanmer Organics set in the beautiful Stanmer Park. Hundreds of people have gained hands-on experience of eco-building techniques and been inspired to respond to global warming in their own ways back at home and work. The next step will be to replicate the Brighton project elsewhere in the South East and empower communities with the skills to build with their waste and the confidence to deliver beautiful environmentally sound buildings.

Earthship Brighton is supported by Brighton and Hove City Council and DEFRA have selected the project as an example of sustainability in action. The Low Carbon Network recently won the South East Renewable Energy Awards 2005 in the category of Innovation.

The Low Carbon Network gives tours of Earthship Brighton on the 1st and 3rd Sundays of every month. For more details see: www.lowcarbon.co.uk or info@lowcarbon.co.uk.



Earthship's Conservatory