

New city
centre
college for
international
students
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Brighton
racecourse -
one of the
resort's oldest
institutions
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The Kipling Gardens
named after the
famous former
resident of
Rottingdean
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King Alfred scheme gets go-ahead.

World-renowned architect Frank Gehry is to create his first building in England after councillors granted planning permission for a £290m scheme. Located almost on the beach in Hove the project comprises a £48m council sports centre and 750 flats.

It takes the form of two sculptured glass and metal towers 95 and 107 metres tall, at 25 and 29 storeys. By comparison the city's current tallest building, Sussex Heights, is 100m and 24 storeys. Surrounding these are eight residential buildings with undulating roofs, between seven and 13 storeys.

The sports centre is jointly designed with HOK, architects of the new Wembley Stadium. Under its multi-coloured roof are three swimming pools, an eight badminton court sports hall, 22m by 12m multipurpose room, crèche, 120-station gym, steam room, sauna, spa, workout studio for 40 people, and 80-seat café.

The entire development replaces the 1938 King Alfred sports centre and semi-derelict car park. The site is owned by Brighton & Hove City Council who are working with local developers Karis.

Homes

The public housing is subsidised to the value of £32m from the developer. Among the 276 affordable flats, 200 are shared ownership, 76 for rent. Starting incomes required for shared ownership are around £20,000 for a one-bed flat. Rents are about half market rates - around £325 a month for a one-bed, rising to £412 for a three-bed.

Sustainability

Wind turbines, two combined heat and power plants fuelled by biodiesel, heat recovery and solar hot water mean 10 per cent of the development's power will come from sustainable sources. Swimming pool water will be recycled to flush sports centre toilets. There will even be a nest box for peregrine falcons.

As well as providing 276 units of public housing, developers are paying for millions of pounds worth of community benefits including a £2.5m off-site bowls centre, school improvements, children's play areas, seafront works and maintenance, artistic enhancements and traffic measures.

It is expected that work will begin in early 2008. The sports centre would be complete in 2011 and the whole scheme complete two years later. 750 jobs will be created during construction and 175 more on completion. Further details of the scheme are available on the King Alfred web site development pages.



WOODINGDEAN UNDER 11 FOOTBALL TEAM

Congratulations to Woodingdean under 11 football team who narrowly missed winning the Sussex Sunday football league cup on Sunday 18th March.

The team - sponsored by Maslen Estate Agents - scored the 1st Goal but eventually lost 2-1 to Old Town Boys in the evenly matched cup final played at Peacehaven.

Maslen Estate Agents has just supplied new kit and a rain shelter to keep players and supporters dry on rainy match days.



Market Trends

The market has been incredibly busy again this year - with more buyers than properties for sale - and we have seen

continuing price rises across the board despite recent interest rate rises.

The next 3 months will be very interesting for those working in the property sector for two reasons; firstly interest rates are predicted to increase again by another ¼%, and secondly, on 1st June this year Home Information Packs (HIPs) become law. Therefore it is quite feasible that many sellers will decide to instruct their estate agent to sell their property prior to this date. If this does prove to be the case it may be that there will be a larger stock of properties for sale resulting in a levelling of prices. However, with Brighton & Hove being such a popular place and an area that cannot physically grow geographically due to the sea and the downs, I do feel that any adjustment in property prices will be fairly short-lived.

All of my team have been trained regarding the implementation of Home Information Packs and we are already able to supply these should they be required early. If you have any concerns or questions regarding the introduction of HIPs please call us on 01273 677001.

What's on!

Some local events scheduled during the next few months.

- 14 -15 Apr **UK Coach Rally** - Display of coaches. Madeira Drive.
- 21-22 Apr **The Goddess Show**
A major event with up to 80 stands of health and beauty, arts and crafts, etc. 10am-6pm.
Brighton Racecourse.
- 24 Apr **Lunchtime Concert**
Nicole Ginari - flute, Adam Leciorg - piano. 1.10-1.55 pm.
£2.50 Chapel Royal.
- 24 Apr **Friends of Hove Museum**
'Sussex Castles' talk by Hugh Miller. 10.30am, Hove Museum.
- 28 Apr **Art Master Class**
Learning to improve art.
1.30-4pm. Brighton Museum
- 29 Apr **London to Brighton Jaguar Run** - Car Rally. Madeira Drive.
- May **Brighton Horse Driving Trials**
First week of May.
A 3-day horse event plus a craft fair and demonstrations.
Stanmer Park.
- 19 May **Moulsecoomb Family Fun Day**
An independent community event.
Wild Park.

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

The gardens once belonged to The Elms, the large house where Rudyard Kipling and his family came to stay in 1897 and where he wrote some of his most famous works including Kim and the poem Sussex. But he moved away six years later to Bateman's near Burwash because the gardens were not private enough. Visitors would arrive in charabancs to peer over the garden walls and see if the writer could be seen.

The gardens became overgrown in the 1970s and in 1983 the owners decided to apply for planning permission to build seven houses. Villagers strongly objected and won the fight to oppose the application.

Rottingdean Preservation Society, with the help of a bequest, bought the land for £50,000. High flint walls were renovated and thousands of bricks were brought in to create paths. A croquet wall was created at the northern end. Twenty years ago, the site was formally handed over to Brighton Council which became responsible for maintenance and repair. The preservation society also stepped into the breach when councillors were having trouble finding money to maintain The Grange, a nearby historic house. It provided money and volunteers so that the attractive museum on the first floor could be kept open to the public.



By ADAM TRIMINGHAM -
Courtesy of Brighton and Hove Leader



Undated portrait of Rudyard Kipling, who wrote some of his most famous works while living in Rottingdean and views of The Kipling Gardens which once belonged to The Elms where Rudyard Kipling and his family moved to in 1897.

The Kipling Gardens, named after the most famous former resident of Rottingdean, are among the most attractive features of the historic village. But they were nearly lost to development in the 1980s. They were saved thanks to the hard work and generosity of villagers.

Among the many features is an exhibition on Kipling which includes a model of the writer at work in his study. The Grange, a listed building from Georgian times, was for many years the home of artist Sir William Nicholson. It was

restored in the 1920s by Sir Edward Lutyens for the owner, a solicitor called Sir George Lewis. Nicholson was responsible for a silhouette of Rottingdean windmill which became the symbol of the publishers Heinemann.

The mill was built in 1802 but was not used after the 1880s and became derelict. It was restored by the Marquis of Abergavenny a century ago. Brighton Council bought it in 1929 after the borough boundaries had been extended to include Rottingdean but the preservation society has largely been responsible for its upkeep in recent years. Extensive work has included repairing and replacing the sweeps and strengthening the structure so that it can withstand gales on the exposed hilltop site.

The preservation society is so public spirited that it even took over running the village toilets in Park Road when the council threatened to close them in the 1980s. And, talking of toilets, another group called PARC (Play Area in Rottingdean Community) raised £25,000 for some to be built off Falmer Road after Brighton and Hove Council pleaded poverty. PARC was formed after two girls in the village died of meningitis in the winter of 1994/5. Emma Harris and Alexandra Yates, both five, were close friends and were pupils at the village primary school. Parents and neighbours raised £25,000 for the playground to be built in their memory before raising a similar sum for the toilets. Rottingdean is truly a self-help village. If the authorities cannot find the cash villagers will go to work themselves.

Did you know?

Ovingdean Hall School

Ovingdean House was built by Nathaniel Kemp in 1792.

In 1888 the estate was bought by Mr F Charsley who opened 'a young gentlemen's school' in 1891.

The house name was changed to Ovingdean Hall and by 1897 extra school buildings had been added.

During World War II the entire school and its grounds were occupied by the Canadian Army.

In 1945 Ovingdean Hall and its walled grounds were sold and a school for deaf and partially hearing children was opened there in 1947.

The school now provides secondary education for 10-16 year old hearing impaired children.

Craig Price joins the Maslen team



Craig joined Maslen Estate Agents in January. For 13 years he worked in the banking and money broking industries and now, after taking a couple of years out to travel the world, he's delighted to return to the customer service industry where his knowledge of property and genuine interest in people will be a great asset.



5,000 a year will study at new centre

Thousands of international students will this year start courses at a £23 million city centre college. Building work is under way on a 1,000-place education centre in Stroudley Road, Brighton, part of the New England quarter development near Brighton station.

The five-storey complex will contain 375 en suite student bedrooms as well as offices for the new headquarters of Hove company Study Group, which will move from Lorna Road. Nigel Addison, principal of the new school, said: "Our brand new centre takes the international student experience in Britain to new levels. Modern teaching spaces and the latest technology, combined with the excellence of our academic staff, will give students all they need to succeed." The International Study Centre is intended to host up to 5,000 students each year on courses ranging from two weeks to two years. It will contain 62 classrooms, as well as science laboratories, art studios and a library. Marketing director Nick Tellwright said the company was the world's largest independent provider of international education. Study Group has a number of centres in Britain, the US, Australia, New Zealand and Spain, including Bellerbys College and Embassy CES language school in Cromwell Road and Wilbury Villas, Hove. It enrolls international students who want to learn English and gain

qualifications, including GCSEs and A-levels, which will help them win places at British universities. Most pupils come from Asia, Africa or Russia and join at 16 or 17 after completing high school in their home countries. A-level courses at Bellerbys cost £13,800 for three terms.



Accommodation, charged separately, can cost up to £8,130 a year. Study Group's 12 buildings in Hove, including the Bellerbys site, will close when the new centre opens in September. Several of the buildings are leased and the rest will be sold. Bellerbys and Embassy CES will occupy different floors of the new centre. The complex will contain a darkroom, exam and lecture hall, book shop, 220-seat restaurant, student common room and an internet café. The centre will employ hundreds and may provide opportunities for families to host visiting students. It is the latest stage in a multi-million-pound redevelopment of the 24-acre New England quarter, which includes 355 homes, a new station car park, a Sainsbury's supermarket, 5,265 sq m of office and workspace and two hotels.

Prince Regent reopens following refurbishment

The refurbished Prince Regent swimming pool and changing facilities were reopened to visitors in March.

The diving pool has had a moveable floor installed which will allow the depth to be altered at the touch of a button. This will increase the swimming capacity of the centre by enabling a wider range of activities to take place; in particular school swimming lessons and learn-to-swim programmes, as well as general swimming sessions.

The changing rooms at the Prince Regent have also undergone a major refurbishment to include brand new cubicles, showers, toilets, lockers, family and group changing. There is a new accessible toilet and separate shower room.

Councillor Gill Mitchell said "Improving facilities at the Prince Regent has been a top priority so that more people can enjoy what the Prince Regent has to offer. The new 'flexi' pool will open up swimming activities to many more residents across the city."

The Prince Regent Swimming Complex has a gym, sauna facilities and function room, as well as four swimming pools.

Deep clean for city streets

A new deep cleansing service will leave city streets spotless this spring.

Cityclean is launching the service to ensure that streets across Brighton & Hove are given a thorough clean - not just swept.

A new team has been put together to address all cleansing issues in a road at the same time. This will include Cityclean's street sweepers and graffiti busters working along side Cityparks staff who will carry out grass cutting and weeding.

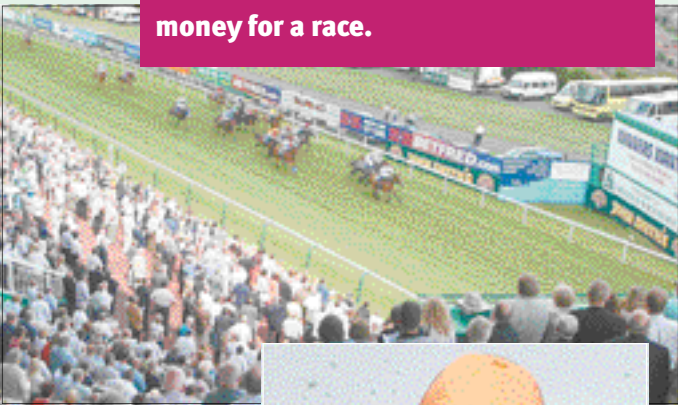
The team has been set up as part of a package to improve street cleansing in certain roads across the city which are particularly inaccessible to normal sweeping practices. These include streets with many parked cars and those identified in a recent street cleansing audit.

Over the next year the team aims to cover 700 streets - about a quarter of all streets in the city.

Environment councillor Gill Mitchell said: "I am confident that this new deep cleansing team will make a huge difference to the city streets and I know it will be very well received by residents, particularly in those areas where traditional street cleansing methods are not the best solution."

Fluttering hearts and betting slips

There's been a racecourse in Brighton for more than 200 years and it is one of the resort's oldest institutions. Brighton Races started in an organised fashion in 1783 at around the same time the Prince of Wales was making his home more than a mile away in the Steine. Royal approval was given to the races in 1784 when the Prince paid a visit and, the following year he put up some prize money for a race.



Right; Ryan Moore on *Who's Winning* in September, 2006.
Above; Racing in the 1950s.
Insert; Undated view from the stands.



The August meetings quickly became a popular fixture and people would come from as far away as London, braving the rough roads of the time, to be there and in 1786 the length of meetings was extended to four days. In 1788 a rudimentary stand was built but it was later destroyed in a fire. The course, on the brow of a hill, was much the same as it is today with the horses visible right from the start of races half way to Woodingdean. But it was open downland and the site was not presented to the town until 1822 when Thomas Kemp and other landowners decided its boundaries should be marked.



A group of trustees was set up to run the course in the 1840s and in 1851 they erected a new stand. By this time there had been a marked change in the sort of people attending the races, thanks to the arrival of the railway in Brighton in 1841. Originally a haunt of the

fashionable, Brighton Racecourse became known for rough customers from London, a reputation it maintained for more than a century. Brighton Council took over the course in 1888 but leased it back to the trustees who continued to run it for many years. The worst time for violence was between the two world wars when organised gangs from London ran protection rackets. There were frequent fights which put many off attending.

Many improvements were made to the course between the wars including the erection of the tote building and a pedestrian subway to the top of Whitehawk. The main grandstand, seating more than 5,000 people, was built in 1963 for £400,000, but by this time racing was in decline. In the 1930s, as many as 20,000 people would go to the races, most of them by trams which ran every minute up Elm Grove.

Attendances fell to less than 5,000 in the 1960s. But the trustees, now known as lessees, plodded on, determined to keep the course open. Under the chairmanship of local farmer Frank Masefield Baker, who was also a councillor, the course found other uses. A snooker club was installed and part of the land was used as an overflow camping site.

But the council simply did not have enough money to invest in the ground and eventually came to a deal with Northern Racing, a successful operator of other courses in the country. Under the direction of Sir Stan Clarke, Northern Racing specialised in reviving rundown courses by steady, year-by-year investment. It installed Phil Bell, a former journalist. Although Sir Stan died in 2004, Brighton was well on the way to recovery and won an award in 2000 for being the most improved course. It has managed to negotiate better days for some of its meetings and try other innovations such as Sunday races. Prize money was substantially increased.

The course at Brighton can be gloomy when the wind blows hard but, on a summer's day with the horses galloping fast on firm ground, it is easy to see why the Prince of Wales was attracted there all those years ago.

Taken from an article by ADAM TRIMINGHAM
Courtesy of Brighton and Hove Leader