

THE KEMP TOWN SOCIETY

Conservation, Culture, Community

HERITAGE PROTECTION
FOR THE
ENRICHMENT OF GENERATIONS

WE SEEK TO INSTILL INSPIRATION INTO
PLANNED PROGRESS BEFITTING OUR
CORNER OF HISTORIC HERITAGE

The Society is in its 20th anniversary.

Like a seawall, we withstand, often at great personal cost, each new planning application, policy rule and regulation, which seems destined to swamp the splendours of Brighton's Heritage on its Eastern Bank. Filled with good intentions, many of them are potentially capable of highly damaging the values and integrity of Brighton's heritage in the name of progress. We stand against the destruction of irreplaceable workmanship and materials within the Estate and the violation of the setting of its Regency splendour.

Our voice will persist to remind all of the threat caused by confused politics or compromises. Where we can, we will add to the areas attractiveness.

Many decisions are in the name of cost savings, but at an unacceptable price. It takes time for some to realise the true value the heritage they live in, or realise the cost of neglecting Brighton's historic seafront and setting.

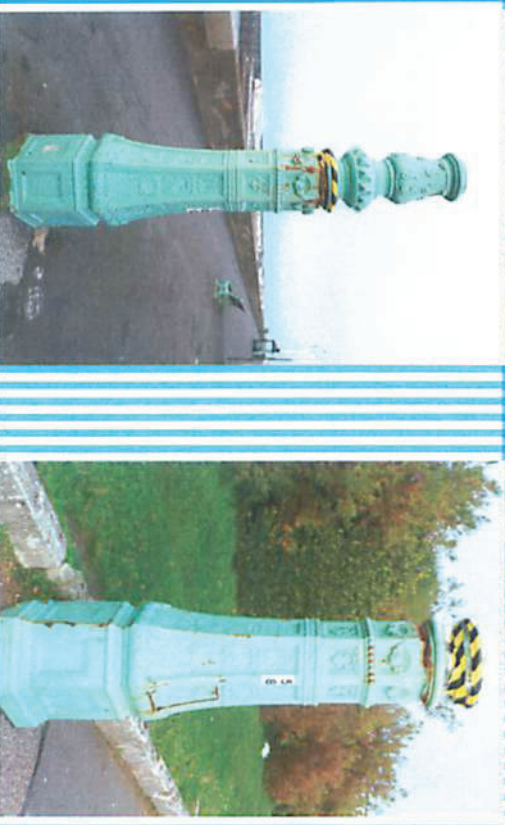
Even those who are often opposed to its preservation in the name of progress, quietly enjoy the pleasure of living within its bounds with a carefree attitude to its demise.

Equally, we will praise good decisions.

BRIGHTON'S HERITAGE

- IN DECAY
- UNFUNDED
- UNPROTECTED
- UNLOVED?

The decay is all too evident



Seafront Railings Abandoned



FALLEN CLIMBER



NEED FOR A HERITAGE POLICY

1. Develop a **Heritage Policy** covering the historic “public spaces” seafront and dominant squares, crescents and terraces and gardens
2. Create an prioritised annual budget to realistically safeguard their regular future upkeep
3. Invest in securing a future plan for the West Pier
4. Clarify the limitations of the type and style of new developments, to avoid unnecessary expense to the planning department vetting unrealistic applications
5. Incorporate English Heritage Conservation Guidance into policy.

BHCC'S CORE STRATEGY

- > OMITTS THE IDENTITY OF THE IMPORTANT COMMERCIAL VALUE OF THE CITY'S HERITAGE
- > IS PRINCIPALLY BHCC'S HOUSING VISION FOR THE FUTURE
- > IS PRIMARILY FOR NOT-FOR-PROFIT HOUSING
- > PROVIDES LIP SERVICE TO HERITAGE
- > PROMOTES REDEVELOPMENT OF THE MARINA AND BLACK ROCK IS IF ALREADY APPROVED
- > SHOULD NOT IDENTIFY SEAFRONT LOCATIONS AS A BROWNFIELD SITES- THEY ARE NOT WASTELANDS

SPECIAL AREA POLICIES

- > HERITAGE CONSERVATION AREAS NOT ADEQUATELY DEFINED
- > IF NOT DEFINED, NOT PROTECTED
- > WHOLE OF KEMP TOWN AT MERCY OF LARGE SCALE DEVELOPMENT – SO MUCH FOR SAPSI!
- > TALL UNSYMPATHETIC BUILDINGS ARE AN ACT OF ARCHITECTURAL VANDALISM ON HISTORIC SET PIECE AND AREA OF OUTSTANDING NATURAL BEAUTY
- > GRADE 1 LISTING OF SEAFRONT SHOULD HAVE GREATER PRIORITY TO IMPOSITION OF DEVELOPMENTS WHICH ARE UNSYMPATHETIC TO THE DOMINANT STYLE, MATERIALS AND COLOUR OF THE AREA
- > THE AREA IS UNSUITABLE FOR INTENSE HOUSING OR SPORTING FACILITIES, WHICH SEAFRONT POLICY STATES

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SUGGESTED STRATEGY REVISION : WELCOME TOURISM

1. CORE STRATEGY TO ITEMISE HERITAGE SQUARES AND SEAFRONT FOR SPECIFIC PROTECTION – THEY ARE THE CITY'S PRIME ATTRACTION
2. INVEST IN THE MAINTENANCE OF THE SEAFRONT – COMPETE FOR TOURISM AGAIN
3. THE PROMENADE IS BRIGHTONS CROWN JEWEL
4. UNADULTERATED VIEWS OF THE SEA IS OF PARAMOUNT IMPORTANCE
5. CONNECTING WITH OUR COAST IS VITAL TO CITY DWELLERS
6. PUT THE **RED CARPET** OUT FOR TOURISTS – WELCOME THE WEALTHY
7. SPEND ON ROAD INFRASTRUCTURE – CAR DRIVING WILL CONTINUE. HERDING PEOPLE ONTO BUSES ONLY SUITS CERTAIN PEOPLE SOME OF THE TIME
8. HIGH PRIORITY TO PROMOTE HERITAGE IMAGE

FACING UP TO THE NEW REALITY

- > PRIVATE MARKET FOR HOUSING FALLEN TO AN ALL TIME LOW
- > FINANCIAL ILLIQUIDITY LIKELY FOR YEARS
- > RELIANCE ON THE RICH TO UNDERWRITE NON-PROFIT HOUSING IS IN DOUBT DUE TO THE ECONOMIC MELTDOWN
- > RADICAL RETHINK NEEDED TO INFLUENCE OVERLY AMBITIOUS HOUSING POLICIES
- > HOUSING DEMAND STATISTICS NEED REASSESSING IN LIGHT OF NEW REALITY
- > AFFORDABILITY LIKELY TO IMPROVE IN TIME

REFRESH STATEMENT OF CITY'S IMAGE



KEMP
TOWN
ESTATE
ENTRY
PILLAR

PROPOSED MARINA REDEVELOPMENT



YOU MAY BE CALLED UPON TO VOTE ON THE MARINA ACT

- ✓ IT IS VITAL THE SPIRIT OF THE ACT IS PRESERVED
- ✓ HEIGHT RESTRICTIONS WERE IMPOSED FOR VERY GOOD REASON
- ✓ DOESN'T STOP REDEVELOPMENT OF THE MARINA AND BLACK ROCK
- ✓ SPD 15 ALLOWS HIGHER THAN 6 STORIES - BUT NEEDED TO LIMIT HEIGHT REMAINS
- ✓ MUCH MORE SYMPATHETIC PLANS ARE POSSIBLE

IMPORTANCE OF VIEWS

IT IS BIZARRE TO CLAIM STRATEGIC VIEWS AND SETTING ARE TO BE "ENHANCED" AND THEN ENCOURAGE THE OBLITERATION OF SUCH VIEWS

ENGLISH HERITAGE.....

"...the scheme should endeavour to enhance the setting of the important Kemp Town terraces and the Conservation Area nearby."

"SPD 15 .. We believe there is a gap in the guidance regarding the form of skyline or silhouette that is desirable and how the potential cumulative effect of proposals on the seafront should be considered"

"...Quayside — the building has been reduced and reshaped, however... the views from the west indicate that this block and the lower blocks to the north of this (T30 from Arundel Terrace) appear to cut off the sea horizon and this important visual connection."

LOSS OF VIEWS FOR BRIGHTON'S EASTERN RESIDENTS AND VISITORS



WE BELIEVE A MODEL OF THE MARINA IN ITS CLIFF SETTING WITH THE PROPOSED AND APPROVED DEVELOPMENTS SHOULD BE A FUNDAMENTAL REQUIREMENT

BEFORE ANY PLANNING DECISIONS ARE TAKEN SO ALL CAN SEE THE TOTAL IMPACT OF DEVELOPMENTS AND IMPROVING BY ASKING THEIR OPINIONS

WE DO NOT HAVE TO ABANDON THE PAST TO SATISFY OTHERS AMBITIONS

- > The beauty of the City's seaside position is its fundamental economic driver, lets enhance it, not destroy or neglect it
- > We all know we cannot afford to pay the price of damaging its built treasures, so lets protect them
- > Many other locations can be found to install essential homes
- > Sporting venues requiring large volume transportation should go where rail, bus and car links are brought together

