

Welcome to our inaugural newsletter! Twice a month we'll be sending out news on property and the local housing market, as well as information on what's going on in the community. You have received this email as you have registered with us in the past, if you would like to unsubscribe please click on the link at the bottom of the page.

Regards,
[David Maslen](#) M.N.A.E.A.
Director



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To improve or not to improve?

Part 1: Knocking Through

Many people buy a property which is generally well suited to their needs, but could be improved. Over the coming months we'll be looking at a variety of ways that you can enhance your living space, as well as potentially add value to your property. This time we're focusing on opening up your home through the removal of one or more internal walls.

The removal of an internal wall can not only create additional space by combining two otherwise small rooms, but it can also let in more light, give access to better views, allow larger furniture, and provide more flexible living accommodation.

So, can you just knock a wall through with a big hammer? Well yes and no. Probably best to err on the side of caution! Certainly some non-load-bearing stud partition walls can indeed usually be removed quickly and painlessly, although dust is always an issue so cover everything.

However, in most situations, the advice of a structural engineer should be sought and is not generally expensive. The engineer will calculate whether the wall is load-bearing, and if so, what size of RSJ (reinforced steel joist) will be required to support the upper walls. RSJs usually leave a protrusion below the ceiling and it is often worth paying the moderate extra cost (but more inconvenience upstairs) of having the RSJ embedded in the ceiling. It's also worth finding out if the RSJ can be set into the wall or whether it needs a pier to support it, plus will it fit through



For advice on what improvements can add value to your home feel free to [get in touch](#)

the door or window during construction?

Always check out the height of the ceiling in each room before knocking through to make sure they will be level once the wall comes down. And don't forget to order the skip – a bigger one than you might expect!

You will almost certainly need a Building Regulation inspection and subsequent certificate, and special planning consent if the building is listed, but most unlisted buildings will not require planning. If you are in a leasehold property you will also need the permission of the freeholder before removing any walls.

Happy demolition!

News

Landmark sculpture comes home

Passacaglia, the distinctive curved cast-iron artwork which has appeared in countless photographs of Brighton & Hove, was removed in 2005 for restoration work and has now been returned to Brighton beach.

Inspired by the Victorian engineering of Brighton's two famous piers, Charles Hadcock's sculpture was funded by the National Lottery and installed in 1998. The huge sculpture, weighing 20 tonnes and standing five metres high by eight metres wide, is being lowered into place piece by piece using specialist lifting gear.

Councillor David Smith, chairman of Brighton & Hove City Council's Culture, Tourism and Recreation Committee, said: "The Passacaglia sculpture is a much loved and much talked about feature of Brighton seafront and we are delighted to see it coming home."



The Passacaglia sculpture returns to Brighton seafront following renovation in the West Midlands

Dates for your diary

- 23-25th November 2007 - [Brighton Craft Fair](#)
Annual Craft Fair at the Corn Exchange showing work from over 100 makers and designers
- 1st December - [Write around Air Street Workshops for Children](#) Free writing workshops at the Jubilee Library in the lead-up to the Write Around Air Street writing competition for kids
- 9th December - [Winter Warmer 2007 Community celebration](#) for all the family at the Patch (William Clarke)



Park)

N.B. Please check dates, times and venues before setting off



Get in touch

At Maslen Estate Agents we want to make moving home as stress-free and enjoyable as possible. As one of Brighton's leading independent estate agencies, our reputation is built on an ethos of honesty and integrity and always putting the customer first.

Whether you are [buying](#) or [selling](#), our professionalism and unrivalled knowledge of the local property market makes us a refreshing estate agent to deal with. Contact us by [emailing](#), popping in to one of our offices or call us on 01273 677001.

Did you know?

We were the first estate agency in Brighton & Hove to be approved by Trading Standards and achieve membership of the 'Buy With Confidence' scheme (there are still only two!). To achieve this all our systems, standards and staff were strictly assessed and vetted. This is independent recognition of our high levels of service, integrity and the quality of our people.

For the [latest Brighton properties](#) or to [get a market appraisal](#) get in touch

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