

Dear Reader,

Welcome to the latest edition of our newsletter, we hope you have enjoyed the bank holiday.

In this issue we look at the responsibilities that come with owning a listed building, we have an update of the latest development from the i360 project and a few great local events for you to go along to.

Regards,

David Maslen M.N.A.E.A.
Director



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Listed Buildings

There are approximately 370,000 listed homes in the UK, most of which are of either architectural, historical, or cultural interest. Most people would agree that these buildings need to be protected in order to safeguard this important part of our heritage. All buildings built before 1700 which survive in close to their original condition are listed, along with most of those built between 1700 and 1840. Post 1945 buildings have to be exceptional to be listed.

About 8% of all listed buildings are Grade 1, which is reserved for buildings of exceptional interest, which warrant every effort to preserve them. The remainder are Grade 2 - special interest. Both are subject to stricter regulations on planning and alteration than usual.

English Heritage administers the listing system. Its role is to prevent destruction of our architectural heritage and ensure that any modifications, repairs, improvements or extensions are conducted in a way that respects the history of an important building and even offers grants to people wishing to undertake urgent repairs or major renovations.

Ownership of such a building is a privilege, but with this comes responsibility. One that could even, technically, put you in prison if you get it wrong! So if you own, or are thinking of buying a property that might be subject to listed building status you need to check your obligations. These obligations can affect detail such as painting brickwork, installing roof lights, aerials and alarms; moving internal doorways, fireplaces, stairs or panelling. All of these will require special permission if your property is listed and you could be forced to rectify any works done without permission - even by a previous owner.



The local council can advise on how to get Listed Building Consent (LBC), which is similar to planning permission. Generally, the people involved in the process are likely to be highly supportive of a considerate and sympathetic application.

NEWS – i360 works to begin

It's over a year later than originally planned, but work is finally to begin on the i360 this summer. The developers are now putting in place agreements meaning that the construction may start in a matter of weeks on the seafront viewing tower.

This is a positive turn of events for the city's development, particularly after a period of uncertainty over various major seafront projects.

The 'Brighton Eye' i360 project is designed by Marks Barfield, the same architects behind the London Eye. It was granted planning permission back in 2006 to build the 172 metre high structure, nicknamed 'the stick of rock'.

Members of the West Pier Trust are now backing the i360 which will benefit the Trust as it will contribute financially to the ongoing heritage works for the Victorian Pier and help fund the ongoing improvement of the area.

The Brighton i360 will be located on the seafront at the foot of the West Pier site.



DATES FOR YOUR DIARY

28th May 2008 – Care Co-ops Community Farm Tour – Take advantage of this fine weather and join Care Co-ops on a tour of the community farm and the beautiful wildlife areas. Also an excellent opportunity to pick up fresh produce. Care Co-ops offer support to adults with learning difficulties or in need of support with mental health. Admission and tour are free but donations would be gratefully accepted. This takes place at Stanmer Farm, 2-3 pm.

- **Every Day Between 26th May and 8th June 2008 – Brighton & Hove Goes Wild** – Join in the fun as Brighton and Hove plays host to a series of events across the city to celebrate wildlife this summer. Events range from bee homes workshops and nature walks to a FREE Spring Festival at Stanmer Park in partnership with BBC Breathing Places. See www.brighton-hove.gov.uk/GoesWild for details of single events.



- **31st May 2008 – Set for a King: Creating the Regency Garden at the Royal Pavilion** – Discover the history of the Royal Pavilion and the creation and maintenance of its splendid garden with talks from the former Head of Design and Conservation, Mike Jones, and the Head Gardener, Robert Hill-Snook. Cost is £10.00 plus price of admission, running from 2-4 pm.



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.

To ease the process of buying and selling property further, we also have an independent mortgage advisor available to advise our customers on all aspects of taking a mortgage. We also offer conveyancing, advice on life assurance, critical illness policies, mortgage protection policies and buildings/contents insurance.

Contact us by emailing, popping in to one of our offices, or call us on 01273 677001.

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