

BEACON HUB BRIGHTON



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Beacon Hub Project INTRODUCTION

- Beacon Hill Local Nature Reserve (LNR) is situated between Rottingdean & Ovingdean.
- On the southern edge of the nature reserve is a pitch & putt golf course which has fallen into disuse.
- A golf course building was previously utilised as a café, public toilet and to store golf clubs.
- It is within the South Downs National Park.
- The land is owned by Brighton & Hove City Council.

We have proposed to the council that:

- The land should become part of the nature reserve with a proportion retained for public amenity.
- Beacon Hub Brighton CIO be granted permission to re-develop the existing building as a 'hub' for community & educational use.

The current status of the project is:

- A 15 year lease has been agreed and we are currently in negotiation with B&HCC regarding terms including land usage.
- We are working with a team of structural engineers and architect to re-develop the building.



Beacon Hub Project ETHOS

- The location offers a natural gateway into the **South Downs National Park** and potentially, a focal point and centre of excellence for the local (UNESCO) **Biosphere** initiative.
- It is also complimentary to the **RSPB Futurescapes** programme.
- **Beacon Hub Brighton** will offer a unique opportunity for people of all ages to engage with and learn about the wildlife of local chalk downland and beaches, along with the many local heritage assets.

If the envisaged facility were to attract just 10 new tourists per week, May - Sep (each spending on average £200 in the City) this would bring an extra £40,000 to the local economy.



Our proposal is a perfect fit with Brighton & Hove City Council's **Community Sustainability Plan 2012-16**.

The plan's key principles advocate:

- **LAND USE & WILDLIFE** Protecting and expanding old habitats and creating new space for wildlife.
- **CULTURE & COMMUNITY** Reviving local identity and wisdom; support for and participation in the arts.
- **EQUITY & LOCAL ECONOMY** Inclusive, empowering workplaces with equitable pay; support for local communities and fair trade.
- **HEALTH & HAPPINESS** Encouraging active, sociable, meaningful lives to promote good health and well being

Beacon Hub Project **WHAT IS IT FOR?**

- A tangible focus of the Brighton & Lewes Downs Biosphere project.
- A 'gateway' to the South Downs National Park.
- An exhibition space with permanent displays relating to local fauna and flora and space for temporary exhibitions of work by local artists and crafts people.
- A centre for education, focusing on the natural world, biodiversity, conservation, science and heritage.
- A venue for groups and clubs to meet and share knowledge.
- A meeting place offering refreshments to walkers, cyclists, nature lovers, local residents, parents and children.
- An exemplar of best practice in sustainable construction and building management.

For further details regarding the Biosphere project go to:

www.biospherehere.org.uk



Chalkhill Blue butterfly

Beacon Hub Project WHO BENEFITS?

- Parties of school children and students.
- Nature lovers and biologists.
- Wildlife, through improved stewardship.
- Local heritage and arts groups.
- Astronomy groups.
- Future generations.
- Local businesses.
- Health Walkers.

The treatment cost of cardio vascular disease for just one person per year is £140,000 (CVD treatment is 6% of total NHS costs pa).

FACT: walking 30 minutes per day has substantial direct cost-reduction for local health services. Brighton's Royal Sussex Cardiac centre is in the top 10 busiest in the UK with 40% more pacemakers fitted (650 pa) than the UK average.

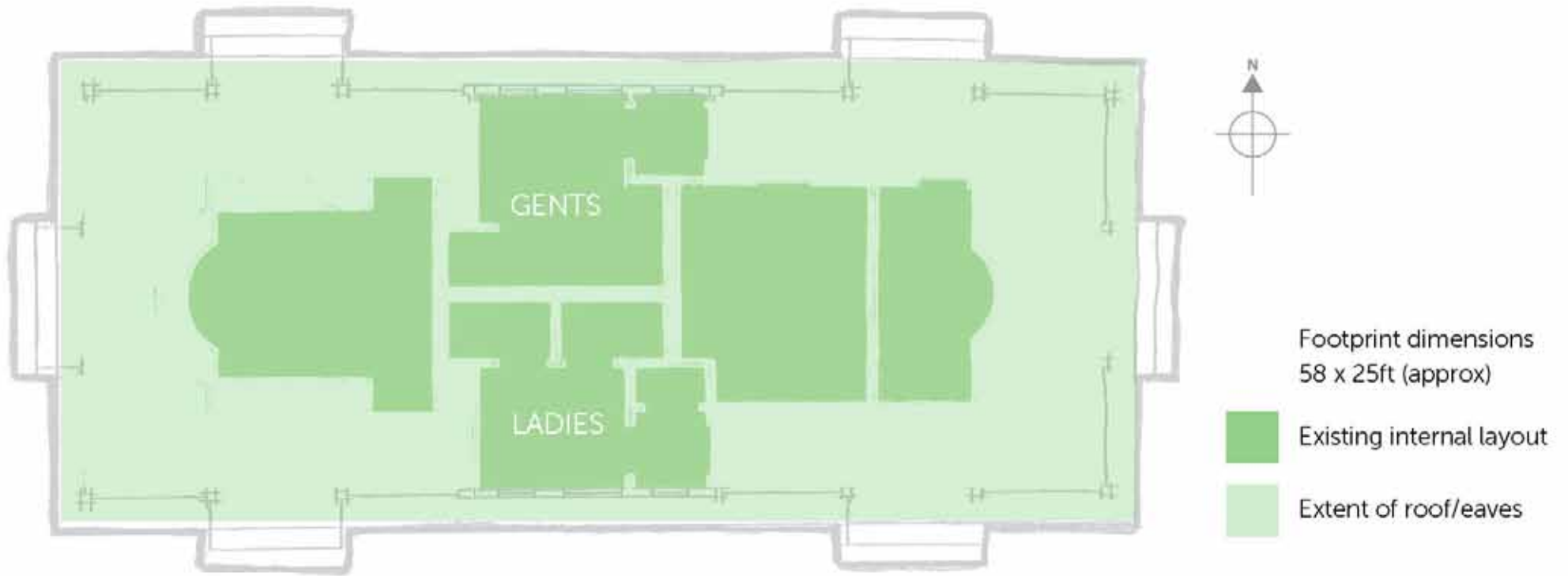


Bird and bat box making session

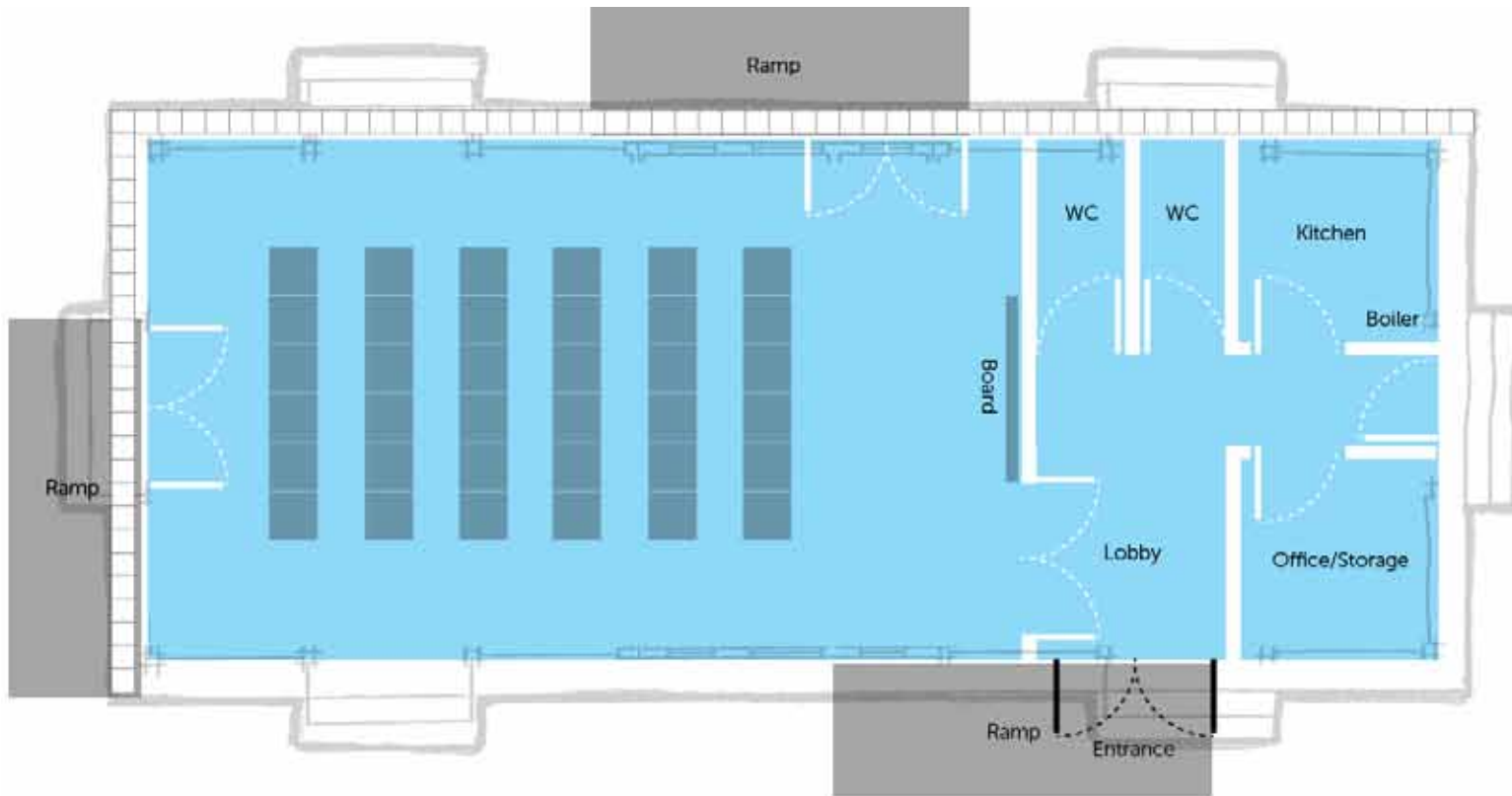


Rockpooling event at Ovingdean Gap

Existing Kiosk plan view



Proposed layout



Existing Golf Kiosk



 **Beacon Hub Project**
REDEVELOPMENT

After redevelopment - 'Artist's impression'





'Brighton is one of the liveliest, most interesting and cosmopolitan cities in Europe and it's perched on the edge of one of the most important pieces of habitat that we have anywhere in Europe too. The downs are a great repository of unique life, a beautiful landscape and a treasure trove of history and culture. Developing an educational focus point for Brighton's populace to better enable them to engage with this fabulous and valuable part of the world is quite simply a fantastic and irresistible idea. Please support it !'

Chris Packham

BBC Wildlife broadcaster



Beacon Hub Project IN CONCLUSION...

William Harrison Ainsworth described the view from Beacon Hill 200 years ago in his novel 'Ovingdean Grange':

'How pleasing is the prospect! How fresh the air that visits us! No breeze so fine and invigorating as that of these Sussex downs; no turf so springy to the foot as their smooth greensward. A flock of larks flies past us... Behind and around on every side, save towards the sea, are downs...'

- The Skylark, is designated 'Red Status' by the RSPB, its breeding population has declined nationally over 50% in the last 20 years.

There are many good reasons to integrate Rottingdean pitch & putt golf course into the Beacon Hill nature reserve and to redevelop the building as we envisage - not least of which, to save the Skylark amongst many other resident species of fauna and flora, and to provide the facility to educate future generations about the importance of preserving this special habitat.

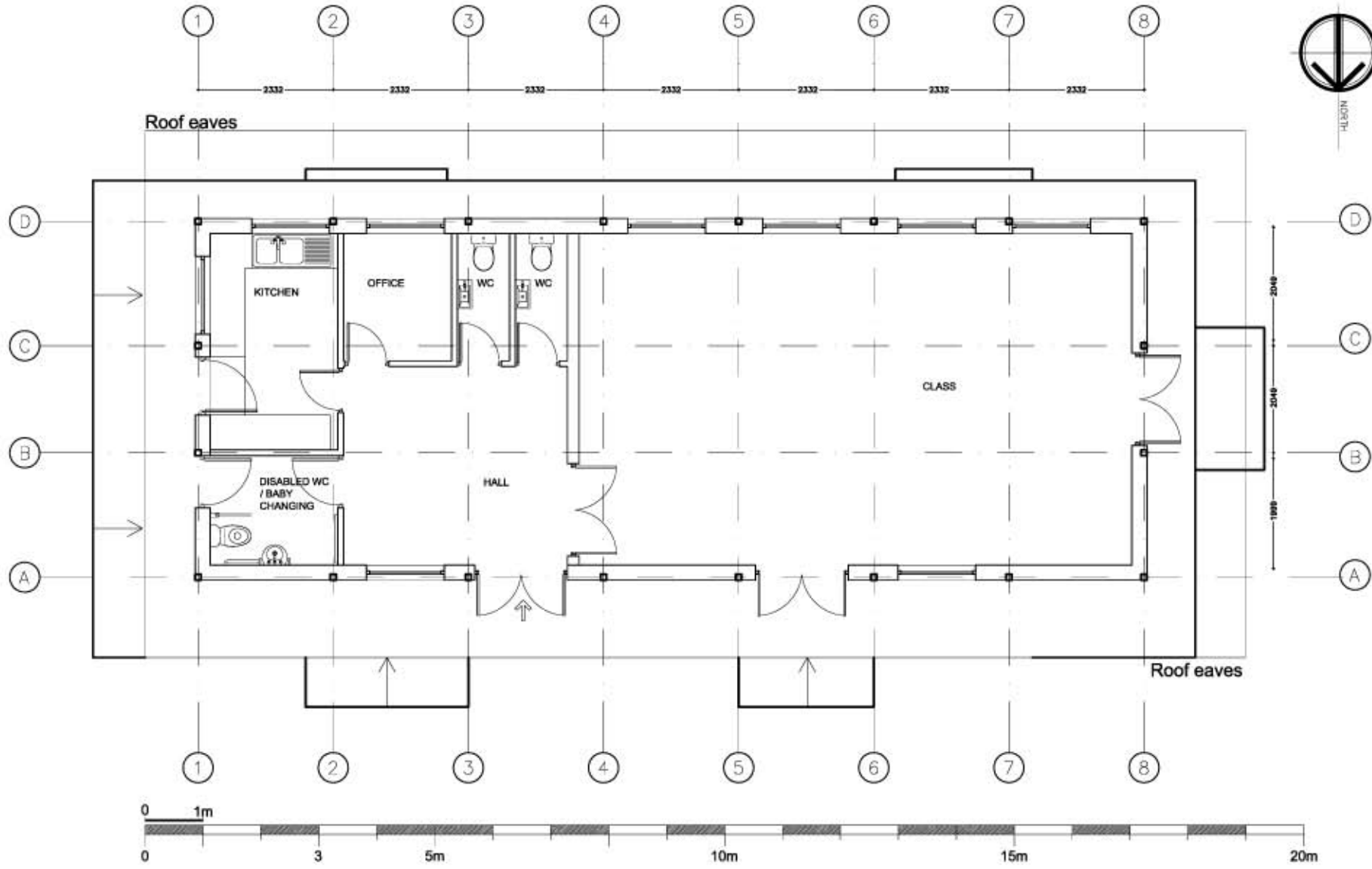


Round Headed Rampion
'Pride of Sussex'



Skylark on Beacon Hill

SEA SIDE



PLANNING

David F Smith MRICS
 Dip. Surv., MRICS, AMIStructE., I Eng., TMICE
 Chartered Building Surveyor,
 Structural Engineer
10 Rowan Way, Rotingdean, East Sussex BN42 7FP
 T: 01273 276956, F: 01273 276955, E: david@dfsmith.co.uk

CLIENT:	
ADDRESS:	
PROJECT:	Community Hub
DRAWING:	Proposed Floor Plan - opt 2

DRAWING No:	PL 02	PROJECT No:	14.999
SCALE:	1/50@A2	DATE:	June 2012

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PROPOSED FLOOR PLAN
 scale 1:50