

# The Van Alen

## Newsletter – June 2023

**The Van Alen Garden Party.** You are cordially invited to The Van Alen Garden Party at 2pm on Sunday 30 July. It will be in the garden at the top of the car park or if raining in the meeting room in 2-5 Rock Place BN2 1PF. Wines, punch and nibbles will be provided but please do bring a bottle and snacks, cakes, treats, to add to the communal table.

**Party House 29 Camelford Street.** The retrospective planning application for a party house at 29 Camelford Street has been refused. The house is still being used as a party house so it is now up to BHCC to enforce their planning decision.

**Defibrillator in reception.** Donations from residents amounting to £600, have been received towards the cost of a defibrillator and the Board have agreed to go ahead and purchase one. It will be installed in reception.

**Soho House.** We can report some progress with Soho House. After our very successful media campaign and with the help of the residents of Camelford Street and the patrons of Legends, the ugly Heras fencing and the hanging antenna at the Camelford Street end of the Soho House site have been removed. This much improves the sea view down Camelford Street.

Later this month we will be part of a meeting between Soho House and the BHCC planning team to see if together we can agree on a way forward. This will involve compromises on all sides. Soho House are looking into changing the woodfired pizza oven to gas to stop the smoke. They are also putting forward a proposal for a glass fence and gate across the 10m gap with no trees or shrubs and they tell us they will be presenting suggestions for reducing the ventilation structures on the roofs.

Soho House have installed what look like a pair of garden gates in the gap in the Grade 2 balustrade on Marine Parade. We have informed the planners that the gates are supposed to match the existing balustrade which the new gates clearly do not.

**Garden maintenance.** The many changes of staff at GreenServe have been a nuisance and have resulted in an unsatisfactory level of performance. We are looking into seeking a new garden maintenance contractor.

**Bollards at the front entrance.** To stop cars from parking in front of the entrance doors on Marine Parade we are getting quotes for the supply and installation of two cast iron bollards

**Bike theft.** Two bikes were stolen recently from the underground car park in broad day light at 3pm in the afternoon. The intruders climbed over the Camelford Street pedestrian gate and got to the main vehicle gates to the underground car park just as they were closing after a vehicle had entered. They then forced the gates open. Please be attentive to strangers "tailgating" you into the estate.

**Visitor car parking spaces.** Please use your designated parking space and leave the visitor spaces for visitors.

**Larger waste items.** Please use the bin on Camelford Street for larger waste items. Bagged rubbish and recycling only in the bin room - thank you.

**Contact**  
[vanalen@btinternet.com](mailto:vanalen@btinternet.com) or pass a note to David Brown, Flat 36, tel. 07887 983352.  
[www.vanalen.info](http://www.vanalen.info)