



Bath Heritage Watchdog

contact@bathheritagewatchdog.org

APPLICATION NUMBER: 17/04265/FUL

ADDRESS: Belvoir Castle, 32-33 Victoria Buildings, Bath

PROPOSAL: Provision of a new skittle alley, a new community room, provision of new accessible toilets, refurbishment of the public house and the demolition of the existing skittle alley to in order provide 10 no. studio apartments at the Belvoir Castle, Bath

CASE OFFICER: Chris Gomm

DATE: 3 December 2017

COMMENT: Additional OBJECTION

Bath Heritage Watchdog offers further information on this application.

A member who played a skittle match on the current alley at the Belvoir Castle sent us two photographs from inside. These reinforce our view that the flood risk assessment understates the true position.

In this first photo, there is a clear “tide mark” which shows the same angle as the slope on the garden and Midland Road. This is evidence of a past flood event, which we had assumed from the flood photos provided in the application but could not prove. This picture is the proof. The second photo is a longer view and is less distinct so we have not used it, but it does show that at the end of the skittle alley (furthest from the Lower Bristol Road) the “tide mark” is just above the panelling dado, which is estimated as 1.2 metres.



There is an important difference between a location that is at risk of future flooding, and a location which already has visible evidence of past flooding to a significant depth.