



Bath Heritage Watchdog

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APPLICATION NUMBER: 17/04613/FUL

ADDRESS: Bridgewater House, 2 Terrace Walk, Bath

PROPOSAL: Change of use of section of pavement abutting frontage of
Bridgewater House to allow siting of external tables and chairs

CASE OFFICER: Alice Barnes

DATE: 20 October 2017

COMMENT: OBJECTION

Bath Heritage Watchdog objects to this application.

Terrace Walk, together with North Parade, dates from around 1741 by John Wood the Elder. North Parade was part of a wider scheme to build a Royal Forum but was never completed. Although the buildings are a mixture of Grade I, II* and II, together they form an important setpiece in the city.

To an extent the area has become run down and scruffy due to the large amount of tables & chairs and other street clutter in the area. Considering this is the first point where many visitors alight in the city, we feel that improvement can and needs to be made.

No justification has been given for the tables and chairs to the front of the building and given that this is to be the tourist information centre we cannot see a reason why they are necessary.

The suggested example of tables & chairs shows a metal construction which in being dragged across the pavement will no doubt cause damage to the paving.

The position proposed is also at a point where the pavement starts to narrow to a pinch point. Combined with the large pub 'picnic' tables and barriers on the pavement next door and large groups of visitors, there are already problems for pedestrian flow. Adding more tables and chairs with an increase in visitors with the tourist office relocating, is neither desirable nor sensible.

The works, by virtue of a lack of justification, harm to the historic environment and fabric and additional congestion for pedestrians is considered to be detrimental to the special architectural and historic character and interest of the listed building contrary to S16 and S72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Section 12 'Conserving & Enhancing the Historic Environment of the NPPF and Policies CP6, D1, D2, D9 and HE1 of the Core Strategy and Placemaking Plan and should be refused.