



## Bath Heritage Watchdog

contact@bathheritagewatchdog.org

APPLICATION NUMBER: 18/01481/LBA

ADDRESS: 6 New Bond Street Place

PROPOSAL: Internal alterations to layout of building to facilitate change of use of first and second floor to cafe, external redecoration and erection of hanging sign

CASE OFFICER: Caroline Power

DATE: 22 April 2018

COMMENT: OBJECTION

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Bath Heritage Watchdog objects to this application.

When determining all applications for new shopfronts and signage we ask that the following guidelines are observed.

*The context, or general setting, of Bath should be understood, respected and reflected in any proposed work to shopfronts.*

*Design, materials and workmanship should be of the highest quality.*

*Any proposed or altered shopfront should be historically credible.*

*House styles which do not meet the requirements of style, lettering, materials and signs are not acceptable. Multiples should be required to adapt their proposals to the special conditions of the city.*

*Standard designs of any sort are not acceptable. They should be specifically designed for their context.*

The building in question straddles two addresses and therefore two listings – 6 New Bond Street Place and 12 Upper Borough Walls. It is important, therefore, to assess proposals taking into account both locations. The building dates from 1825-1830 and is listed Grade II.

We have concerns in general at the creation of yet another café, especially given the number in very close proximity. Although the application relates to the change of use of the first and second floors to café use, it is not stated what the ground floor is going to be used for. Will it be for retail takeaway or retail where different coffees/beans, etc can be purchased? We consider that the ground floor must remain as A1 primary retail and not be a takeaway.

Our main objection relates to the proposed colour scheme and signage.

The use of black and white is not traditional and indeed is often extremely stark. We would suggest that a cream colour and perhaps a dark charcoal would be more sympathetic, especially given the extent of this corner location.

No drawings etc have been provided of the proposed fascia signage and hanging sign, other than the colours and the fact that metal is to be used. This is not appropriate for a listed building. The hanging sign should be of timber and both it, and the fascias should be traditionally signwritten. This application cannot be determined without such information.

The works, by virtue of the proposed colour scheme and materials is considered to be detrimental to the special architectural and historic character and interest of the listed building, adjacent listed buildings and the conservation area 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 DW1, CP6, D1, D2, D3, D9, D10, and HE1 of the Core Strategy and Placemaking Plan and should be revised or refused in its current format.