

# PERA PULTENEY ESTATE RESIDENTS' ASSOCIATION

Spring 2012

The Pulteney Estate area includes:  
Great Pulteney Street, Pulteney Mews,  
Laura Place, William Street, Sunderland  
Street, Johnstone Street, Edward  
Street, Vane Street, Henrietta Street,  
Sutton Street, Daniel Street, Daniel  
Mews, Sydney Place,  
Beckford Road, Bathwick Street,  
Sydney Mews, Darlington Street,  
Vellore Lane, Sydney Road.

## Can you help reinstate the illuminations of Georgian Bath?



Residents and visitors appear to be delighted by the newly reinstated overthrows in the Pulteney Estate. These lanterns, which are supported high on scrolling iron brackets rising up from street railings, once adorned most of the houses in our area, with our ancestors obliged by law to keep them alight, for the public good. Bath lost numerous Georgian architectural treasures during the 20th century, including much of this street lighting. If, however, this generation can bring back long-lost nocturnal vistas, once so characteristic of the Georgian city, it would be to the delight and benefit of lovers of Bath the world over.

PERA continues to lead the project to reinstate this 18th-century street furniture. It is very much a community initiative, with help generously given by many, in order to progress from an historical survey, to the installation of a prototype approved by all relevant bodies. Moreover, with these lanterns adding nothing by way of financial value to a property, we salute those residents who have let their hearts rule their heads by funding an overthrow for their building. However, for a number of reasons, not least cost, the project is now in danger of grinding to a halt. For example, it is unreasonable to expect those charities and other not-for-profit organizations, which own many properties in the area, to shoulder such an expense.

To address these challenges, PERA will this year launch an appeal, supported by a number of respected figures, in order to help raise awareness of this unique project, and to seek donations and sponsorship. If you would like to know more, please email Christopher Wright: [cjwright54@gmail.com](mailto:cjwright54@gmail.com).

## Bath Rugby

The long awaited submission by Bath Rugby/Rec Trustees on the proposed "land swap" was formally sent to the Charity Commission (CC) before Christmas. Despite promises that it would be published at the same time, nothing was in the public domain at the end of January.

The main points of the submission and other filings are as follows:-

- Bath Rugby would have an enlarged footprint, about 40% more than current, with the pitch moved further into the Rec.
- The current Rugby lease, which involves the Trust very substantially subsidising Bath Rugby, will be replaced by a new 125 year lease with Bath Rugby paying a commercial rent somewhere around £225k pa.
- This head lease will be held by an off-shore Bruce Craig (Bath Rugby Club owner) owned entity, that in turn will sub-let the ground to Bath Rugby, and the commercial premises to (possibly) independent operators
- Capacity will increase from the present 12,400 to a maximum of 18,000
- The South (Hampton) Stand will be extended and new Northern and West Stands would be constructed.
- The East Stand would remain temporary, but the wish is for it to have a roof on it, with a facility for a large bar underneath.
- There would be commercial activities, under a new West Stand, along the riverfront with a possible nighttime economy.
- The Rec Trust would gain the freehold of the training ground at Lambridge and also the loss making sports centre. Both will be financial drains on the Rec Trust.
- BANES have applied to extend the City Centre boundary to cover the whole of the Rec, so that mixed use commercial and residential activity can take place (PERA and others have objected to this, and it is now subject to appeal with an independent Planning Inspector having been appointed)

We have been told that the CC was sent a submission by the end of September (the 'deadline') but that there were no land valuations. After some discussions at the CC, the Rec Trustees were asked to resubmit another version with the land valuations in.

Bath Rugby has kindly hosted two meetings that have been open to local residents to voice their concerns on both operational issues, and also the future of the proposed new stadium. Attendees voiced their concerns, and support. Issues discussed included height of the proposed new stand, capacity, frequency of use, non-rugby events, concerts, the consultation on land swap,

## PERA AGM

The AGM will be held on Tuesday,  
**27th March 2012**  
at the **Bowls Club,**  
**Pulteney Road**  
starting at 7p.m.

Drinks and nibbles will be provided.

covenants, and a possible bar zone on the river front and it's impact on residents.

Amongst local residents there are many different views from whether Bath Rugby have a right to be there, to wholehearted support for almost anything to do with rugby. However, what almost everyone is concerned about is a possible concentration of a new bar zone along the riverbank, and the adverse impact of drunken antisocial behaviour that spills into this residential area, an example of which is George Street.

Local Councillors and Bath Rugby want to "park" our concerns and leave it in the hands of the licensing and planning departments. However, it is these departments that have allowed George Street to happen!

It is in the strong financial interests of BANES and Bath Rugby to have commercial outlets opening all hours with high revenue generation. It is absolutely not in the interests of local people whose quality of life will only worsen by antisocial behavior late into the evening, with noise, traffic, vomit, and much worse in close proximity to us. The other factor will be an adverse impact on house prices, dealing a double whammy to many local people.

Please do email us your views on the above and continue to contact your local Councillors and BANES officials with your concerns. They should be listening to you! Your views on this matter would be most welcome. Please email/contact Nigel Websper.

## Henrietta Park Queen's Diamond Jubilee 'Party in the Park'

Following the success of last year's party in Henrietta Park the organisers have decided to hold another party, to celebrate the Queen's Diamond Jubilee in the park on **Sunday 3rd June 2012** between 12 and 4 p.m. Suzanne McCarragher would love to hear from people wishing to volunteer for helping out with the event. Suzanne would also like to hear people's views on what they would like to see at this year's party and any ideas for fundraising.

Suzanne can be contacted on 01225 462584.

Photo: courtesy Kelsington Palace: Making of a Monarchy for the Modern World: Three day conference 6-8 June [www.hrp.org.uk/monarchyconference](http://www.hrp.org.uk/monarchyconference)