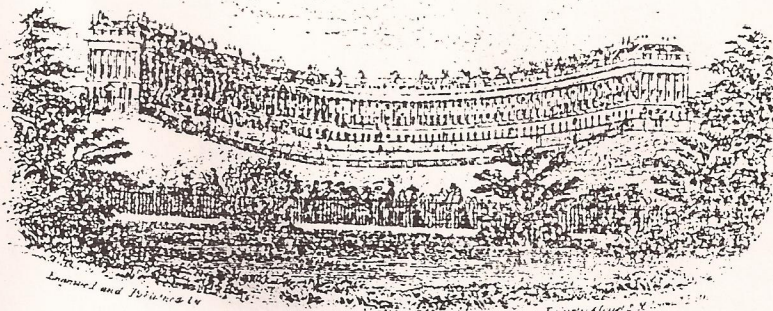


The Royal Crescent Society Newsletter



Issue No. 1

November 1985

This Newsletter is published by the residents association of the Royal Crescent in Bath, The Royal Crescent Society. This edition is distributed free; subsequent editions will be delivered to Society Members only. The Newsletter will report the activities of the Society and publish articles of interest to Residents. A potential list of forthcoming articles is shown on another page and contributors for these and other articles will be welcomed by the Editor.

*** CHRISTMAS MATTERS ***

Tree

The Royal Crescent Hotel has again asked permission to erect a Christmas tree on the Lawn as last year. The Committee has agreed - on condition that it is removed by 12th Night and the Lawn re-turfed (which was not done last year) within a week.

Party?

With many new residents young and old in the Crescent, a modest social function near Christmas would help us all get to know each other. Volunteers names to the Secretary please.

COACHES

Lively Response to Questionnaire

The Traffic Sub-Committee sent a Questionnaire to all residents in September seeking detailed views on the problem of coaches in the Crescent. The response was excellent, almost 80% of residents filled in the 2 page sheet and several sent or promised generous contributions towards the cost of the campaign. Three respondents felt that coaches were not a problem but the remainder were unanimous in voicing their anxiety and concern. The Sub-Committee has analysed the responses and is currently preparing a Report for use in the next stages of the campaign to resolve the problem.

THE GARDEN COMPETITION

As announced by our Chairman at the 1985 AGM, last year's Garden Competition was won by Mr Thornton of No 3. Congratulations! For 1985, standards "rose" even further and for a decision, our kind adjudicator, Mr Hitt of Bath's justly famous Parks Department, has an even more difficult task on his hands. The winner will be announced at the 1986 AGM - watch the Newsletter for the date.

!!! STOP PRESS !!!

PARKING IN BATH

A FREE illustrated talk by Senior Lecturers from Bristol Polytechnic will be given at Bath Society HQ - Green Park Station - on 21st November at 7.30.



THE LAWN

The Royal Crescent Lawn belongs to all property or lease owners and for many is our only "front garden". It is up to us all to help maintain it: the main way being through the Lawn Fund (see next col,) which pays for the grass to be cut by contractors, who are at present Bath City Council. There are other ways to keep up standards.

THE COMMITTEE ACTS

Your Committee has had some success this year. It has:

- persuaded two ice cream vendors to move on (neither had permission or licence)
- persuaded a Circus management to remove posters from the railings
- dealt with a litter problem
- asked non-resident cricketers to move to the Public Park. This was not easy - they persisted until a Committee member sought a Police presence to stop the damage they were doing.

Events

At present the Committee exercises some control over Public Events on the Lawn and usually manages - for example with fireworks and military affairs - to persuade organisers to hold them in the public park. However if even these events cause you disturbance, tell your Committee Secretary and/or ring the Bath City Council Parks Department (61111).

Access

Non-residents approaching from the public park have no means of knowing the lawn is for Residents only. The Committee is investigating the possibility of providing permanent notices on the Ha-ha wall.

You Can Help

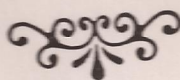
In summer, litter is a problem on the lawn which can be discouraged and reduced but will never be eliminated. If you see some - pick it up. It doesn't take a minute and will help demonstrate the pride we all take in our Lawn.

THE LAWN FUND

The Lawn Fund predates the Society. As long ago as 1779 the lawn 'served as a general garden for walking for which the residents had a key'. The money for maintenance was previously collected by a firm of solicitors, but on its formation, the Society became the agent for collecting the Lawn Fund. It is the contribution to the Lawn Fund which entitles a resident to a key to the lawn. Subscriptions are agreed by the members themselves. At present they are:-

Whole house	£20
Large Flat (double flat or maisonette)	£15
Small Flat (one floor, one house)	£ 7

For example, in a few cases the owner pays the Lawn Fund for the whole house, but the tenants are not members of the Society unless they contribute individually. The Royal Crescent Hotel contributes generously. Cheques may be combined with the Membership Fee (see back page).

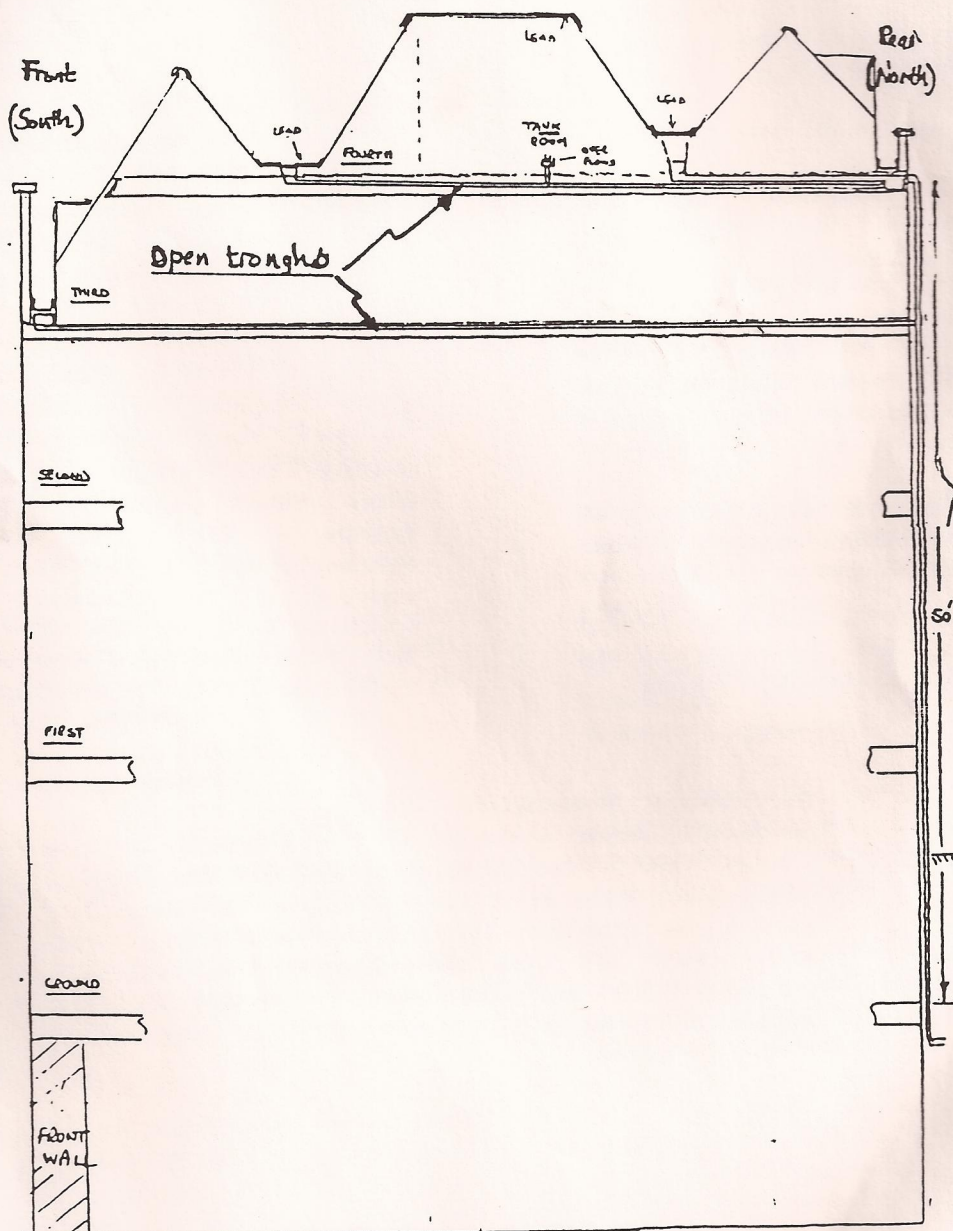


LIVING IN THE ROYAL CRESCENT -
SOME MAINTENANCE TASKS

by Roy Titchen

Winter is with us again and with it the attendant problems of snow and ice. Residents, especially those living on the upper floors will need no reminding of the winter hazards of living in the Royal Crescent. The purpose of this article is to analyse the winter problems and identify what can be done to avoid them.

The root of the main problem goes back to John Wood, the younger, and his desire to avoid putting rainwater downpipes on the front of the houses. Rainwater from the roof at the front and intermediate gulleys is taken through the house to the rear in ~~lead~~ lined open wooden troughs. *Lead*



Typical arrangement with such troughs immediately beneath the fourth and third floors.

The problems start when rainwater cannot run away from the trough exits and it spills out over the side of the trough through the ceilings below. The main reasons for blockage are:

- * leaves
- * bird nests
- * ice
- * gradual build up of silt.

What can be done to prepare for the winter?

At this stage of the year, you should:

- * Identify the location of the rainwater troughs, their entrances, exits and access points;
- * Purchase some salt;
- * Clean out silt, leaves etc. from the troughs paying particular attention to the entrances/exits;
- * Check the ball-cock operated valves of any gravity tanks located in the roof space for leakage.

This last item is particularly important since many of the tank overflows discharge into the rainwater troughs.

The rear of most of the Royal Crescent Houses face North. It is the combination of low temperature and chill North winds which set up the conditions for the initial freeze.

When the air temperature falls to zero and there is a sustained cold wind from a northerly direction:

- * Ensure that the heating on the top floors is on and left running over night when it will be coldest;
- * At the onset of snow/sleet, salt the troughs and their entrances/exits in order to prevent freezing;
- * Keep the outlets free from a build up of slush.

Under extreme conditions, the cold draughts from the north which enter through the trough outlets may cause fresh water pipes beneath floors to freeze. The pipes at risk should obviously be lagged and the draughts reduced to a minimum by judicious blocking off say 75% of the exit area. Take care that this does not affect the rainwater flow.

The above precautions helped us to prevent a major disaster last winter in Number 10. The temperature in the unoccupied room at risk was minus 11°C before we realised the gravity of the situation. It took two days to warm through the central heating boiler sufficiently to get it started.



The Dower House

At the AGM much concern was expressed about the size of the new Dower House block in Crescent Lane. Members were assured that the plans shown to the Committee before construction began indicated an overall height the same as that of the original buildings. This has since been confirmed at the Planning Department. It was on this basis and on the general distinction of the design of the facade seen from the Crescent that the Committee raised no objection to the Planning Application.

Letter

Earlier in the year the Committee had received a letter from Mr J C S Tham, Managing Director of the Hotel and the following summarises its contents:

Parking

The hotel management have told the Committee that on completion of the Dower House and because of the acquisition of additional parking spaces, the ratio of hotel rooms to car spaces will have improved from 6½ bedrooms to 1 space, to 2 bedrooms to 1 space. [It is not yet clear whether hotel staffs' cars are included in these ratios. - Ed.]

Commercial Vehicles

The Dower House will contain a complete service block, kitchens and restaurant: on its completion we are told that all deliveries will revert to the rear.

Other matters

The hotel has now: restored (to its architect's designs) the glazing bars to Numbers 13 - 16, removed all aerials, trailing wires, advertising paraphernalia and awnings which previously disfigured these four houses and carried out "major improvements" to the gardens at the rear.

Mr Tham ends his letter by describing the disruption caused by the Dower House Extension as temporary and saying that by Winter '85 "things will have improved to a situation whereby we hope the Committee will feel that the Royal Crescent Hotel is very much playing its part in maintaining and improving the Royal Crescent".

We all enjoy living in this great architectural masterpiece but do we all do enough to show it off at its best? The roof line in particular would show off better without the forests of TV aerials which still remain on some houses. Some are so obsolete they do not work. A good alternative which many residents have adopted is the "in-roof" aerial. Details of one such system can be obtained from MR COLMER, Top Street, Farringdon Gurney, Telephone 0761 52108.

Wires

Wires dangling over the front of the building are also unsightly and distract the eye from the clean lines of John Wood's design. Have you thought of removing them - by for example re-siting the aerial to the back of the house, or running the cable down inside?

PLANNING APPLICATIONS

Since the 1985 AGM your Committee has commented on planning applications affecting our immediate surroundings as follows

18 Crescent Lane, Building 3 modern houses: inappropriate design for conservation area, insufficient details.
Result: refused.

20 Crescent Lane, alterations to garden frontage: sensitive design, supported.
Result: approved

20 Crescent Lane, alterations to existing garages to provide meeting rooms etc: considered acceptable.
Result: approved.

22 Royal Crescent, application for B&B: considered inappropriate and an increase in parking difficulties.
Result: approved.

If you have a view on a Planning Application (lists are published in the Bath Chronicle early in each month) and would like the weight of the Society behind it, discuss it with Committee members. If you are about to make an Application why not consider sounding out the Society's views - it could help you.

POTENTIAL NEWSLETTER ARTICLES

- . Regular Features on:
Committee business, Planning applications, Lawn activity, TV aerials, Garden Competition, Hotel activity.
- . Original Lease documents:
value, preservation, witnesses.
- . Individual house histories:
a step beyond Lowndes; famous and not-so-famous residents;
- . Why I live in the Crescent:
- or "just another suitcase another hall"?
- . A Royal Crescent Logo:
Competition
- . Building the Crescent:
The building process and alterations
- . Maintenance Advice:
A regular feature for our common problems: lead problems, pennant landing, draughtproofing
- . Bibliography:
Use of the crescent in media: TV, films, posters, magazines
- . Postcard Collections:
Competition for the most
- . Supporters of the Crescent:
Window cleaners, refuse contractors' special treatment, Fan Club, mailing list, hotel staff, litter removal
- . Glazing bars and window treatment:
the right and wrong way
- . Aspects of living in the Crescent:
Ceilings, staircases, roofs, attic life

Writers for these and any other articles are welcome.

This Newsletter is published by the Royal Crescent Society.
Editor: Michael Daw, No. 10

YOUR COMMITTEE

		<u>House No.</u>
Chairman	Mr R A C Forrester	25
Treasurer	Lt Col John Woollam	24
Secretary	Monica Baly	19
Members	Roy Titchen	10
	Michael Daw	10
	Patricia Richards	4
	Wendy Laughlin	29
	Mrs George Kersley	20
	Clifford Gibbs	17

Traffic Sub Committee:-

Chairman	Francis Burne	1
Treasurer	Brian Richards	4
Secretary	Roy Titchen	10
Members	Mrs LeRoux	9
	Fabrice LeRoux	9
	Monica Baly	19
	Michael Daw	10

COMMITTEE MEETINGS

The Executive Committee has met, as instructed by the AGM, at about 3 monthly intervals - on 21st August and 18th November. It has considered various minor correspondence, acted as reported elsewhere in the Newsletter and received Reports from the Traffic Sub Committee. The Traffic Sub Committee has met on 7 occasions and is pursuing its remit from the 1985 AGM to solve the coach problem in the Crescent.

MEMBERSHIP

Membership of the Royal Crescent Society is open to all Residents, who have lived here for at least 6 months, and costs £1 per calender year: this merely defrays the minimum costs of the Society. To ensure receipt of future editions of this Newsletter, subscriptions may be sent to the Treasurer. Cheques should be made payable to "The Royal Crescent Society and Lawn Fund" and may be combined with the Lawn Fund contribution.

