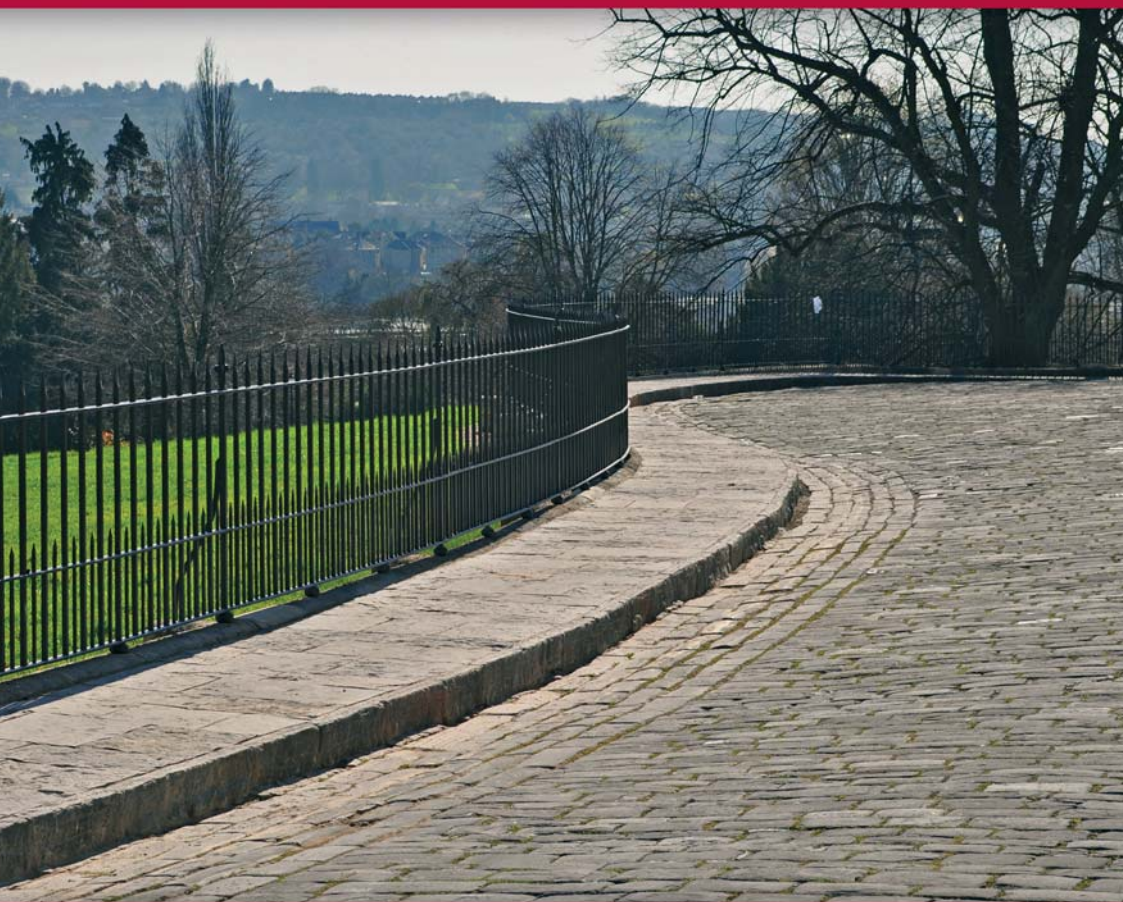


BATH PRESERVATION TRUST

Annual Review 1st February 2011 to 31st January 2012



BATH PRESERVATION TRUST LIMITED

Registered Office: No.1 Royal Crescent, Bath, BA1 2LR
Charity Registered No 203048, Company Registered No 294789
Tel No: 01225 338727 Fax: 01225 481850
website address: www.bath-preservation-trust.org.uk

PATRON:	His Royal Highness The Prince of Wales KG
PRESIDENT:	Michael Briggs
VICE-PRESIDENTS:	Adam Fergusson The Knight of Glin *died September 2011 The Duke of Grafton KG *died April 2011 Dame Jennifer Jenkins Rt Hon Lord Patten of Barnes CH PC
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CHIEF EXECUTIVE:	Caroline Kay
LEGAL ADVISORS:	Stone King LLP, Bath
BANKERS:	CAF Bank Lloyds TSB, Bath Handelsbanken
AUDITORS:	Bishop Fleming, Bristol
FINANCIAL ADVISERS:	Quilter
LEGAL STATUS:	Company Limited by guarantee governed by the provision in its memorandum and articles.

CHAIRMAN'S REPORT

Edward Bayntun-Coward



Trust Chairman Edward Bayntun-Coward with Dan Cruickshank, academic historian, who gave the Trust's Autumn Lecture in October 2011

As an organisation set up for the benefit of our local area, the Bath Preservation Trust is nevertheless always pleased to get national recognition; it gives us a different yardstick by which to measure our achievements. This year we have been successful against such a measure in both the campaigning and the museums strands of our work. On the campaigning front, our work on Low Carbon Bath, undertaken with the Centre for Sustainable Energy, received the national Royal Town Planning Institute Award for Sustainable Communities, sponsored by the Crown Estate. Other projects in this category included whole town renovations and

multimillion pound developments so we were particularly honoured to see our achievements recognised in this way. Credit must go in particular to Joanna Robinson, our Conservation Officer, for her work in this area.

On the museums side, we received in March 2011 the exciting and daunting news that the Heritage Lottery Fund's national board had awarded us a grant of £1.4m to support our project to re-unite No.1 Royal Crescent with its servants' wing next door. The 14-volume lottery bid was a fantastic achievement by the staff, the more so as it achieved the desired result! In January 2012 the first phase of capital work started on No.1a, generously supported by the Brownsword Charitable Foundation. The work on No.1, for which we are still fundraising hard, is expected to start in the autumn of 2012.

But we have not lost sight of the local. An enormous amount of work goes on, often undertaken by a very few people, to respond to planning applications, the Core Strategy for B&NES, and other areas of local policy. We try to keep the pressure on with things that matter to locals, such as the ongoing saga of the erosion of the Green Belt at the old Fullers' Earth site and in Woolley valley. And we also try, in many small ways, to make things better; our work with the World Heritage Enhancement Fund, a partnership with the Council and WHS Steering Group, has achieved a number of significant improvements that make such a difference to our streets.

If you share my view that this is all good stuff, please encourage others to join the Trust. Perhaps you know someone who would enjoy membership as a gift? The strength of our membership is one of the main things that gives us our voice, whether it is on a local, regional or national stage.

We are delighted to welcome Mark Wilson-Jones and Theresa Lloyd as new Trustees. In 2011 we said goodbye to both Alun Morgan and Michael Forsyth who retired from the Board. I should like to thank them both sincerely for all their hard work, and especially Alun for all he did on Bath Transport.

Edward Bayntun-Coward

CHIEF EXECUTIVE'S REPORT

Caroline Kay

This has been an extraordinary year – one in which the dry topic of national planning policy became a front page issue in the national press, and in which the planning framework for the next 20 years for Bath and North East Somerset was finalised and examined. We have yet to hear whether the Inspector decided that this 'Core Strategy' framework is 'sound' and can act as the agreed blueprint for the area.

The controversial draft for the National Planning Policy Framework was issued just before the summer holidays last year and caused an outcry, most visibly from the National Trust. Bath Preservation Trust was pleased to be represented in the Letters Pages of two national papers; and some good new links were made. The final version, released just outside the scope of this report in March 2012, had changed significantly and met a number of our concerns, notably reinforcing the protection for the Green Belt, Areas of Outstanding Natural Beauty, World Heritage Sites and the historic environment in general - all of which are obviously of importance to Bath.

As a result of the successful lottery bid, the Trust has taken on more staff, on a short term basis, to help deliver the many strands of planning, educational activities, curatorial care, archives conservation, grant management and fundraising. There are also more roles for volunteers. It was all the more salutary therefore to recognise this year, the work of the late Jean Pratt, who died in December 2011. Jean was Secretary to the Trust from 1970 to 1992, a role which encompassed, it appears, all of the functions listed above and several more besides. We are pleased to hold her photographic archive at the Building of Bath Collection, housed in a building which she took possession of in 1987 as one of her last acts for the Trust, and her name will continue to be remembered for a long time to come.

ARCHITECTURE AND PLANNING COMMITTEE

Jane Brown, Chairman

Joanna Robinson, Conservation Officer

CAMPAIGNING ROUND UP

At national level we monitored the progress of the **Planning and Localism Bill** through Parliament and lobbied our local MPs to support amendments designed to improve the safeguards for the historic environment in the neighbourhood planning process. We worked hard on our detailed response to the draft **National Planning Policy Framework** which was published for consultation in July 2011. This framework replaces almost all the detailed planning policy guidance which had been built up over many years, including Planning Policy Statement 5 on the Historic Environment which was published as recently as 2010. The Trust recognised that there was a need to simplify and streamline some aspects of the planning framework so as to encourage sustainable development and facilitate much needed new housing. However we were extremely concerned that the draft confused brevity with clarity, risked becoming a developers' charter to build over precious green spaces rather than regenerate brownfield sites, and would have led to an explosion of 'planning by appeal' which benefitted no-one except planning lawyers. It quickly became evident that our concerns were widely shared by national organisations such as the National Trust, the Campaign for the Protection of Rural England and Civic Voice. We took an active part in the nation-wide campaign to improve the draft, including holding a successful workshop jointly with the Historic Towns Forum, writing to the national press and the House of Commons Select Committee, and meeting privately with the Chair of English Heritage. We were pleased to find that the final version of the NPPF (published in March 2012, outside the timescale of this review) is a great improvement on the initial draft.

The B&NES **draft Core Strategy** (now to be known by the more familiar title of the Local Plan) was submitted for Examination in Public (EiP) by the Planning Inspector, Simon Emerson, who previously examined the Bristol Core Strategy. We support the general strategic direction of the Core Strategy, and B&NES has addressed many of the detailed concerns we expressed about earlier drafts. Our main aim at the public hearings in January 2012 was therefore to resist attempts by the would-be developers of urban extensions on the edge of the city to discredit B&NES' policy of seeking to direct new housing and employment to the brownfield sites along the river corridor and the MoD sites. We are optimistic that we secured some useful improvements to the final text, but we await the Inspector's report. This will not be available until later in 2012 when he has had a chance to consider the implications of the new National Planning Policy Framework.

Meanwhile B&NES is pressing ahead with preparation of some of the planning policy documents which will be needed to underpin the new Local Plan. Our lobbying of key Councillors and Council officers seems to be bearing fruit, in that high priority

is being given to the Sustainable Construction and Retrofitting Supplementary Planning Document (SPD) which is a direct result of our '**Warmer Bath**' project (see below). Consultation on the World Heritage Site Setting SPD is scheduled for summer 2012. We remain concerned that Bath still does not have a fit-for-purpose Conservation Area Appraisal, and continue to press the Council to bring this important piece of work up the agenda.

The joint BPT/Centre for Sustainable Energy (CSE) 'Low Carbon Bath' project came to a conclusion with the publication in July 2011 of **Warmer Bath**, a detailed and highly readable guide to improving the energy efficiency of historic buildings. We are very proud of this piece of work, and were delighted when it was awarded the Royal Town Planning Institute's prestigious Award for Sustainable Communities in February 2012. The Chair of the RTPI's judging panel said *'We regard this project as an excellent example of innovation, originality and transferability, which makes a significant contribution to delivering sustainable communities. In suggesting that technical solutions can be deployed without damaging the heritage, it has performed an admirable educative function'*. Our next objective is to ensure that the new Retrofitting SPD translates the **Warmer Bath** recommendations into Council planning policy so that householders can be confident about which modifications are appropriate and acceptable for their type of property. A copy of **Warmer Bath** is available to download from our website www.bath-preservation-trust.org.uk.



The partnership with CSE continues as we work with them and the local community to develop a **neighbourhood design strategy** for energy efficiency in the **London Road** and **Snow Hill** area. BPT secured funding from the Design Council/CABE for this project, one of only 13 projects nationwide to do so, which aims to tackle climate change while helping residents and businesses reduce energy bills, improve the condition of buildings and make **London Road** a more vibrant local centre.

Other campaigning activity includes continued participation in the **World Heritage Site Steering Group**, discussions with the **River Regeneration Group** and the stakeholder design group for the **Public Realm and Movement Programme**, which has rolled out new way-finding totems and prototypes for street furniture and bus stops over the year. We responded in June 2011 to a consultation by the **Recreation Ground** Trustees aimed at resolving the legal issues around use of the Rec. There appears to have been no progress since then and we continue to reserve our position on the acceptability or otherwise of a new stadium until specific proposals are placed in the public domain.



The heat losses through this elegant sash window in the heart of Bath are reduced not only by the shutters (when they are closed) but also by the secondary glazing which sits neatly and discreetly within the window architrave. ©Will Anderson

ARCHITECTURE AND PLANNING COMMITTEE (CONTINUED)

We keep in touch with Crest Nicholson over the development of **Western Riverside** and have had presentations from two of the architects responsible for some of the early phases. We have had several meetings with the architect who is working up Sainsburys' proposals for regeneration of **Green Park Station** and the **Homebase** site. We are also providing feedback to **Bath Abbey** as they develop plans for a major programme of work to update their facilities.



Work underway on Western Riverside Site

Following grant funding from English Heritage, a substantial programme of assessment for the restoration of **Cleveland Pools** took place in 2010-2011. The Cleveland Pools Trustees have completed a Stage 1 Heritage Lottery bid application which will be submitted in early April 2012. Other buildings that remain **at risk** include the old King Edwards School, Hampton Row, and the Corn Market.

DEVELOPMENT MANAGEMENT IN B&NES

The Architecture & Planning Committee also continues to monitor all applications for planning permission, listed buildings consent and advertising consent and provides constructive advice through pre-application discussions. All comments submitted by the Trust are archived on our website and can be found by entering a reference number or address in the search box.

ARCHITECTURE AND PLANNING COMMITTEE (CONTINUED)

Major applications considered in 2011 have included the redevelopment of the **Bath Press** site to provide a mix of uses including Tesco's supermarket, offices and housing. We supported the principle of development, but for design reasons objected to the application which was withdrawn early in 2012.

We regret that there has not been any planning brief developed for the **Kingsmead** area of the city ahead of proposals for three substantial new hotels at James Street West, Kingsmead House, and Green Park House. This part of the city would benefit from a redevelopment plan which aims to stitch back together the fragmented historic street pattern and considers the historic context, the layout of new development, the potential mix of uses, and the public realm. Such a scheme was devised as an academic proposal by students of Notre Dame University, Indiana, with whom we are pleased to collaborate on their annual visit to Bath.

We have seen a number of applications come forward for solar installations on the roofs of buildings, the Trust has objected to those sited in prominent locations such as **The Forum** and supported those hidden in valley roofs.

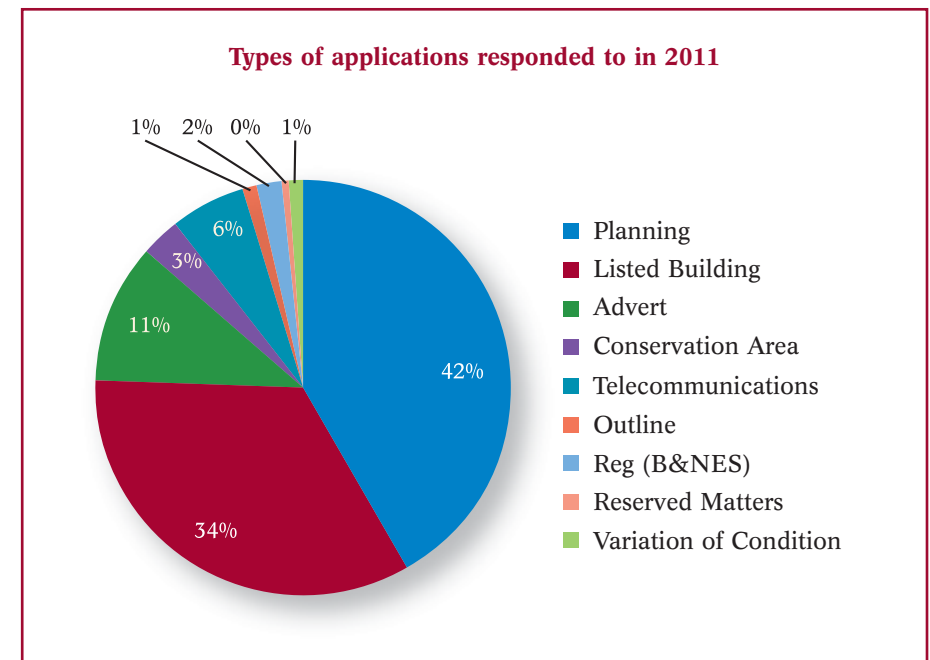
Listed building applications were approved for refurbishment of **Pratts Hotel**, at South Parade which occupies a significant grade I listed building designed by John Wood. We supported the proposals and encouraged the reinstatement of the stone balustrade. During 2011 major refurbishment work has taken place at **St John's Hospital** to upgrade the standard of living accommodation for elderly people. We supported the approved listed building consent for the replacement of sash windows, installed in grade I listed **John Wood House** in the 1990's, with slim profile double glazed sash windows.

We supported local residents in a campaign for enforcement action at **The Shrubbery**, this new house and boundary wall was clad in a stone material that had not been approved by the Local Planning Authority. Unfortunately the Council allowed the orange coloured rubble stone cladding material to be retained which undermines the special character of Bath.

2011 saw the completion and opening of new buildings including the new extension to the **Holburne Museum** which opened in May 2011 and the copper clad extension to **Bath College**. The internal refurbishment of **Bath Spa Railway Station** has provided new platform access arrangements, and works to 'Vault Square' continued. The conversion of the **Gainsborough Building** and **Bellotts Hospital** to a 90 bed 5* spa hotel which stalled during 2010-11 is expected to commence in 2012.

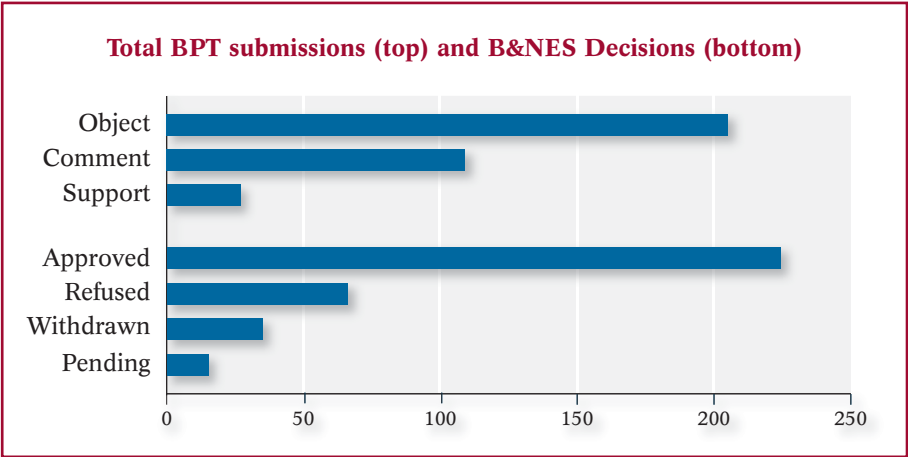
SUMMARY OF RESPONSES

The Trust submitted responses to 341 planning, listed building and related applications during the year. This is an increased number of responses compared with 235 made in 2010. 144 submissions were made in response to full planning applications, 115 on listed building consents and 38 on advertisement applications.

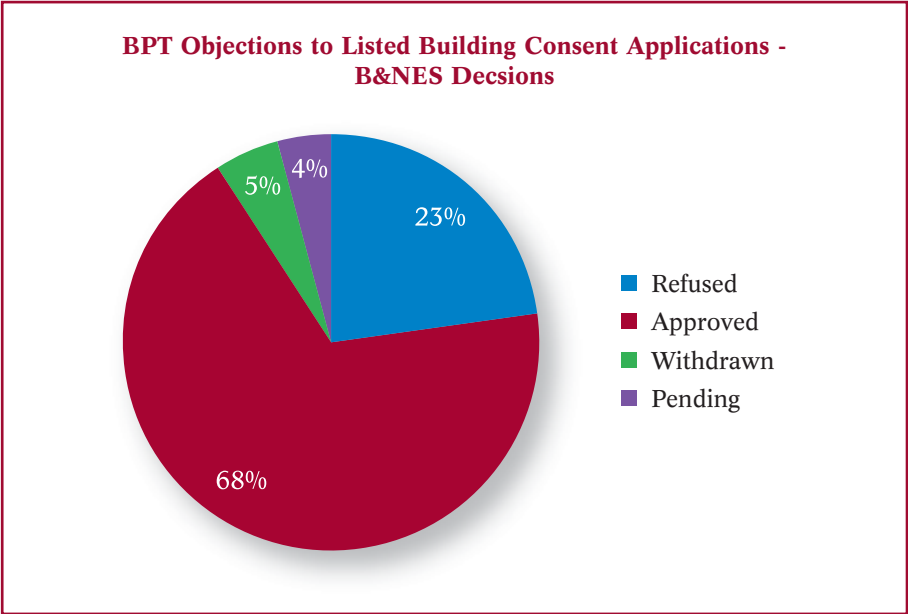
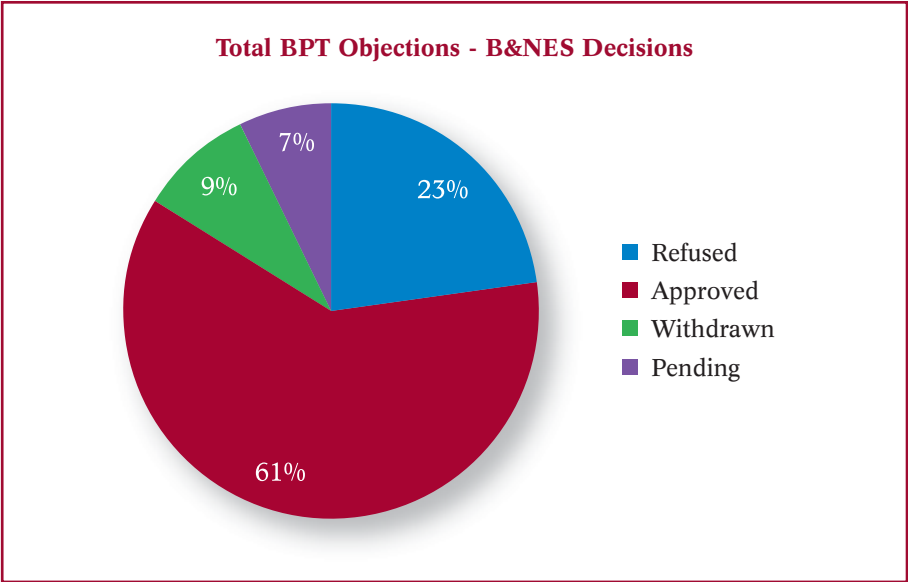
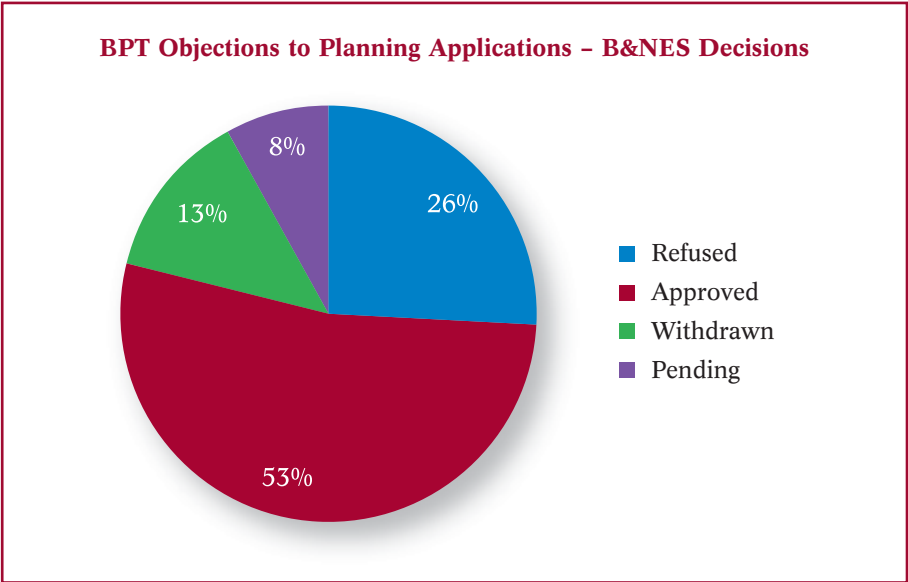


BPT submissions comprised 205 letters of objection, 109 comments and 27 letters in support. Of the 341 submissions 224 were granted consent, 66 were refused, 35 were withdrawn and 16 are pending decision.

ARCHITECTURE AND PLANNING COMMITTEE (CONTINUED)



Of the 205 letters of objection submitted 125 applications were granted consent, (in some cases following amendments to the detailed design), a total of 66 applications were refused or withdrawn with the remaining 14 pending decision. In most cases our objections related to the details of the application rather than to the principle of development. As always our objections are drafted with a view to offering constructive criticism rather than simply saying ‘no’.



ENVIRONS SUB-COMMITTEE

Robert Hellard, Chairman

The Environs Committee exists to represent the rural Parishes that surround the World Heritage City of Bath and so form the extremely important 'setting' of the city. We seek to monitor all planning applications within our Parishes and to ensure that the status of the Green Belt and the Cotswold AONB is properly respected. Development within these areas should only be allowed where the applicant is able to prove that 'very special circumstances exist to outweigh any harm created'.

We meet on a two monthly basis and report to the Architecture and Planning Committee. During the last year we have been particularly concerned with emerging local and national changes to Planning regulation.

We have strongly supported the Trust's position on the National Planning Policy Framework, that there should be no consideration of development in Green Belt Areas until supplies of previously developed (brownfield) land have been fully utilized. We feel that without this constraint the city will develop a 'hollow core' of derelict and deprived areas and the 'setting of the city' will be consumed by suburban sprawl. We are partially re-assured by the revisions now incorporated in the recently published NPPF. However, we still await the Inspector's report on the EIP of B&NES Core Strategy proposals.

The Localism Bill has given some of the larger Parishes the opportunity to consider creating a Neighbourhood Plan. This would be to facilitate development within the Parish, not to prevent it, but would still need to meet the constraints imposed by the NPPF and Core Strategy. Freshford Parish has been at the forefront of this and has a well developed Neighbourhood Plan, particularly focused on attempting to provide 'Low Cost Housing' for young people in the Parish. The outcome of the Freshford Plan will be keenly observed by other Parishes in our group.

The Environs Committee has been lobbying B&NES Councillors and Planning Officers during the year to complete the current round of Conservation Area Appraisals, which have seemingly been put 'on hold'. These are important documents and provide support for the preservation and conservation of the 'Built Heritage' in the Parishes. We hope to see progress soon.

Finally our Members have been concerned at apparent inconsistencies in the assessment of planning applications in the Parishes. The rural areas surrounding the city are under ever increasing pressure from potential developers, both large and small. We hope to gather Councillors, Senior Planning Officers, Trustees and other interested members to a meeting at the Countess of Huntingdon Chapel, in 2012 to help develop a better understanding between all parties and a more consistent result that will discourage 'rogue' applicants.

THE WHOLE STORY PROJECT

Nicola Watt, Project Coordinator

Since the announcement in April 2011 of the award of a grant of £1.4 million by the Heritage Lottery Fund for the *Whole Story* Project, it has been a time of great change for the Trust. Not least has been the appointment of an additional seven members of staff (four of whom are part-funded by the HLF), and the retention of two existing positions from the project's Development Phase, in particular Nicola Watt, the *Whole Story* Project Co-ordinator. This has almost doubled BPT's staff, and has precipitated the temporary move of core staff to the School House building at the Countess of Huntingdon's Chapel, in advance of the museum's closure for refurbishment anticipated in Autumn 2012.

With the grant award and staffing in place, the various elements of the project that were developed in the preceding two years have now been getting underway, although there is still fundraising to be done to provide the matched funding required to complete the project. The development of our volunteer offer at No.1, notably the creation of a Guides' training plan, is being undertaken by Project Curator Louisa Hall and our Guide Mentors. These are new posts recruited from within our existing body of volunteer Guides, who will be a point of contact for other Guides and will help to deliver this training in future. The Collections Access Project, to catalogue and improve the storage of and access to the archives, is also making good progress under the leadership of Collections Manager Amy Frost and Archivist Jo Johnston, with considerable input from our volunteers. In addition, the Activity Plan, being implemented by BPT's Head of Education Tom Boden and Education Officer Polly Andrews, is now in motion, with planned partnerships with schools and universities coming to fruition and new partnerships being established. Again, this is an area where volunteers are having considerable involvement, particularly a group of final-year Heritage students from Bath Spa University.

The Interpretation Group, overseeing the process of Interpretation design for the future enlarged museum, meets fortnightly to ensure that detailed design for both No.1 and 1a is being progressed, and the designs for several key spaces in 1a, such as the future shop, have now been signed off. This continues to be informed in part by on-going archaeological investigations and paint research at 1a. The Interpretation Group is also reviewing the museum's current collection and starting the process of acquiring new pieces for the future museum. Regarding the capital works, detailed design is again moving forward, and the package of works for No.1 (as distinct from those for 1a) will be sent out to competitive tender in due course. This is all underpinned by the exciting news that the Brownsword Charitable Foundation, who owns 1a, started their work there in January 2012 to conserve and adapt the building for the future extension of the museum.

THE WHOLE STORY PROJECT (CONTINUED)

FUNDRAISING COMMITTEE

Theresa Lloyd, Chairman

Claire Owen, Head of Fundraising

The *Whole Story* fundraising got off to a great start in 2011 as we celebrated the award of a £1.4million grant from the Heritage Lottery Fund. This, added to the £2.1 million substantial commitment from the Brownsword Charitable Foundation (who have taken on the purchase and restoration works to No.1a), was a tremendous boost to our exciting initiative to reunite No.1 with its original servants' wing at No.1a.

Throughout the year, we have been delighted to gain further generous support from other organisations, including the Wolfson Foundation, Medlock Charitable Trust, Foyle Foundation, Garfield Weston Foundation and Bath and North East Somerset Council. There have also been donations from Members both directly and through the classical recital by harpist and flautist duo 'Willow', sponsored by the Leonard Pearcey Partnership.

Most recently, we have welcomed two new additions to bring a step change to the fundraising efforts. We were privileged to gain Theresa Lloyd as a Trustee, to act as Chairman of the Fundraising Committee, bringing her extensive expertise to the Project, and having operated to date with consultancy advice appointed Claire Owen as Head of Fundraising, the first such position at the Trust.

During December we took part in The Big Give Christmas Challenge. Thanks to the generous donations of Trustees, Members, our other friends and supporters, we successfully reached our target, raising £20,000.

Looking ahead our focus is to build on the firm foundations now in place. To date we have raised over £4 million for the Project, which is a considerable achievement, however we still need to raise £830,000 to achieve our vision. This support will enable us to complete the conservation and renovation of No.1 and No.1a Royal Crescent and to ensure that future generations can experience the unique combination of a Georgian townhouse and its accompanying service wing functioning together as they would have done over 200 years ago.

A full list of donors up to 31st January 2012 can be found on page 35.

WEBSITE AND BRANDING REFRESH PROJECT

Janey Abbott, Communications Officer

The *Whole Story* project is a transformational project for both No.1 Royal Crescent and Bath Preservation Trust. As such, it is an ideal time to review our current branding, website and marketing strategy as vital components for the future success of both the museum and the Trust. We will be developing separate but linked identities for both, each with their own logo, website and voice on the various social media platforms we use. The Building of Bath Collection, Beckford's Tower & Museum and the Herschel Museum of Astronomy will also have separate websites united by the same common design approach. A shared palette of colours and identical fonts will be used on printed materials and on the websites, with navigation and content reviewed and improved.

The rebranding and website development is part of The *Whole Story* Project supported by the Heritage Lottery Fund.

BATH PRESERVATION TRUST MUSEUMS

David Beeton, Chairman, Museums and Education Committee

The most significant moment in 2011 for museums and education at the Trust was news in March 2011 that we had been awarded £1.4 million from the Heritage Lottery Fund to support *The Whole Story Project* at No.1 Royal Crescent. However, this was not the only major success for the Trust's museums and education programme during yet another busy and productive year.

The Building of Bath Collection hosted a very popular exhibition of historical maps of Bath '**Putting Bath on the Map**' which gained international attention and received a scholarly review from an Oxford academic. In June, the Herschel Museum of Astronomy opened its new gallery extension with 'Omens & Inspirations, Ice, Dust and Fire' an exhibition to mark the bicentenary of the great comet of 1811. In the autumn, Beckford's Tower made its biggest acquisition to date when it secured Beckford's coffer for the nation following a temporary export bar authorised by Culture Minister Ed Vaizey. The education programme also received funding to pilot an innovative education programme called 'Campaign! Make an Impact' with support from the British Library.

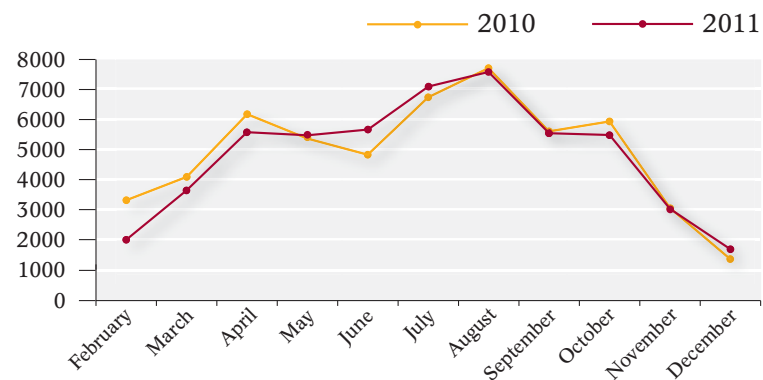
We have also welcomed many new faces to our team of dedicated volunteers who continue to give countless hours to supporting the museum and education work of the Trust. As always we are incredibly grateful for all the support our volunteers give and if you would be interested in getting involved, please do get in touch!

No.1 ROYAL CRESCENT

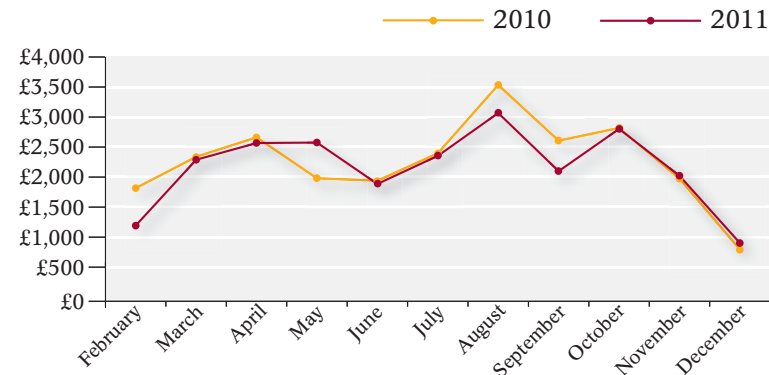
Victoria Barwell, Curator
Georgie Swindells, Administrator

Graphs showing figures for the opening dates for the years 2010 and 2011.

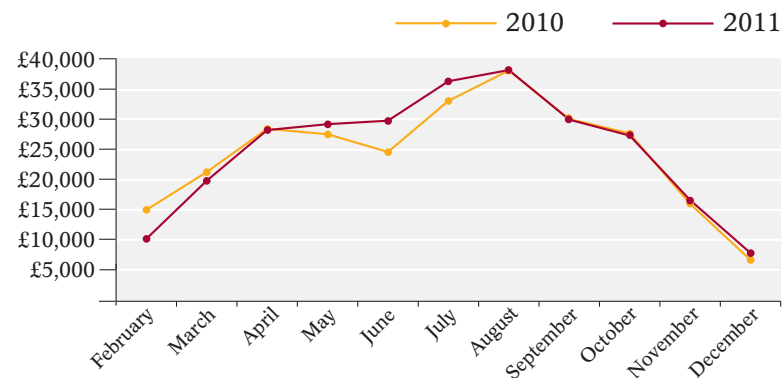
No.1 Visitor Numbers 2010 and 2011



No.1 Gift Aid Figures 2010 and 2011



No.1 Admission Figures 2010 and 2011



This has been a busy year for No.1 Royal Crescent with planning for *The Whole Story* Project continuing alongside a varied programme of activities and events. Although the late date of Easter resulted in a slow start to the year, visitors from both home and abroad increased rapidly and by late spring we were back on course for a successful year.

In April No.1 Royal Crescent celebrated the Royal Wedding with a magnificent 18th century Wedding Breakfast of sugar sculptures, sweets and jellies displayed on the Dining Room table and made by our talented Guide Jean Boardman. On a beautiful May evening we hosted *Handel In Bath* as part of Museums at Night, with Soprano Alicia Carroll, Baroque Violinist Alison Townley and Harpsichordist Sean Bower performing Handel's Nine German Arias to an enthralled audience. This event was also an opportunity for local audiences to visit the museum, as it was free for Discovery Card holders.



Sugar sculpture

No.1 ROYAL CRESCENT (CONTINUED)

Victoria Barwell, Curator
Georgie Swindells, Administrator

In September No.1 Royal Crescent opened its doors to a brand new temporary exhibition, **Jane Austen: Putting Pen to Paper** which celebrated the 2011 bi-centenary of Jane's first published work, *Sense and Sensibility*, and gave a rare opportunity to see a complete collection of Jane Austen's first editions in Bath.



Richard Gamble – Peruke Maker

dressed and worn by those 'in society' and even advised them on the style of wig that suited them best!

In October the Kitchen was a bustling centre of activity with food historian Annie Grey appearing in the guise of a Georgian Cook to demonstrate authentic recipes, served with a good helping of gossip about life in Georgian Bath. A comment board provided visitors with an opportunity to give feedback on the day and the overwhelmingly positive responses proved that these events are a great hit with visitors.

As usual the ongoing programme of lectures proved successful too. Highlights included a talk by author Wendy Moore on her award winning book, *Wedlock: How Georgian Britain's Worst Husband met his Match* and Jean Seymour explaining how Georgian food was not always what it seemed in a fascinating talk entitled 'There's Death in the Pot!'

Families are not forgotten and there are now regular and very popular free activities through the year with visitors able to dress up as a Georgian, have their silhouettes drawn or try handicrafts such as shell work and making their own 'matchbox patchbox'.

In July a generous private donor gave us a mahogany medical cabinet, typical of the type often found in upper class homes in the 18th century. The cabinet formerly

Our programme of Living History events has been going from strength to strength in recent years as an engaging and entertaining way of interpreting the house to visitors of all ages. This year proved no exception with **Georgian Fashion, Upstairs, Downstairs at No.1** giving visitors a chance to see how a lady's maid would dress her mistress and how clothes were cared for. In September 'Mr. Richard Gamble, Peruke Maker' showed visitors how wigs were made,

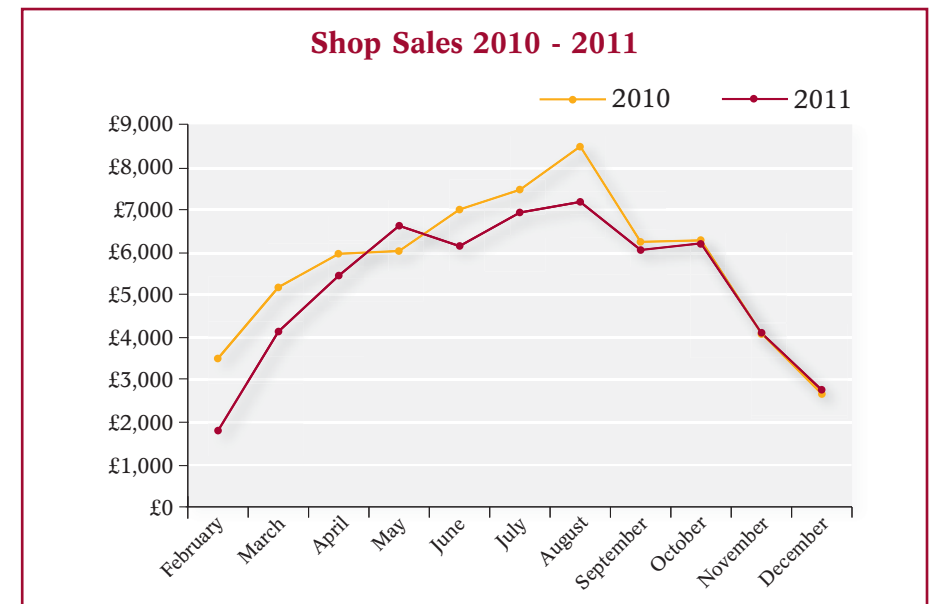
belonged to Baron George Gavin Browne Mill, who was physician to King Louis VIII of France and who later retired to Bath. It will be shown in due course in the new Gentleman's Bedroom, planned as part of *The Whole Story* Project.

As always we want to thank our wonderful team of volunteer Guides who give their time so generously and bring the house to life for our visitors, but this year saw the start of an exciting new venture with the appointment of six volunteer Guide Mentors. They are helping us develop an enhanced training programme for Guides and they will also be taking responsibility for welcoming, training and supporting new Guides. We thank them all as we look to the future and to the exciting developments ahead.

Among the many visitor comments were '*Fabulous Visit – The Guides were unfailingly friendly, knowledgeable and helpful*' and '*Wonderful visit – the Guides brought it all to life*'

No.1 ROYAL CRESCENT Shop

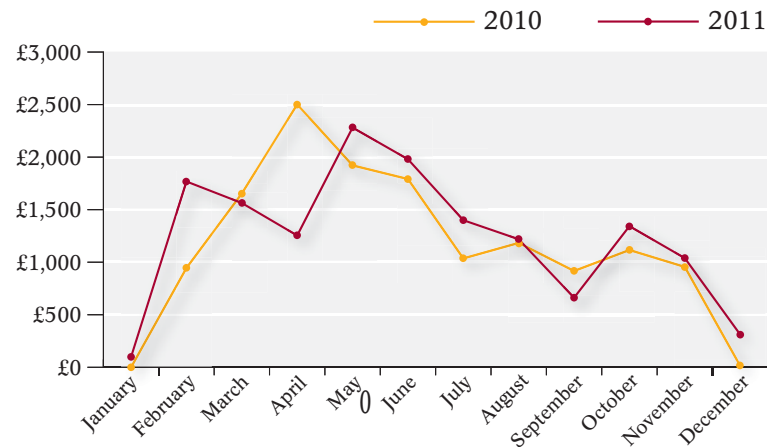
Georgie Swindells, Shop Manager



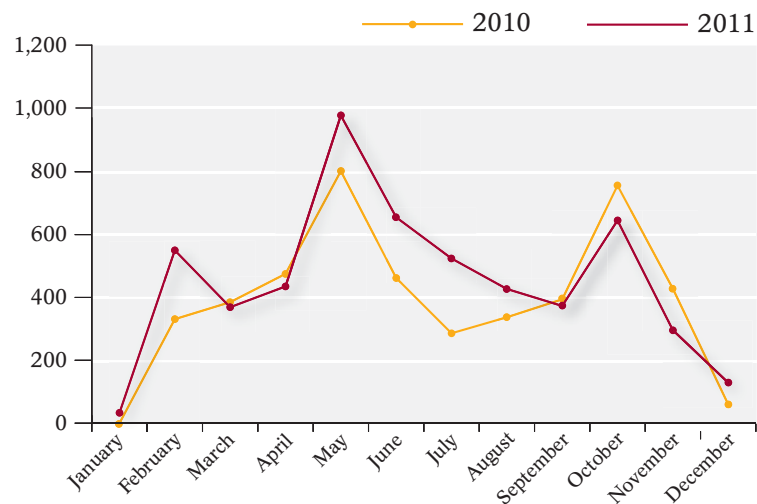
THE BUILDING OF BATH COLLECTION

Tom Boden, Head of Education and Audience Development
Jill Hunter, Volunteer and Events Co-ordinator

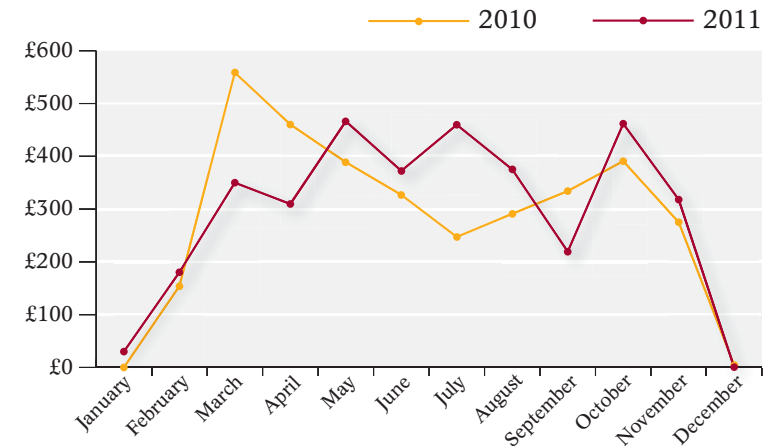
Building of Bath Collection Admissions 2010 and 2011



Building of Bath Collection Visitor Numbers 2010 and 2011



Building of Bath Collection Shop Takings 2010 and 2011

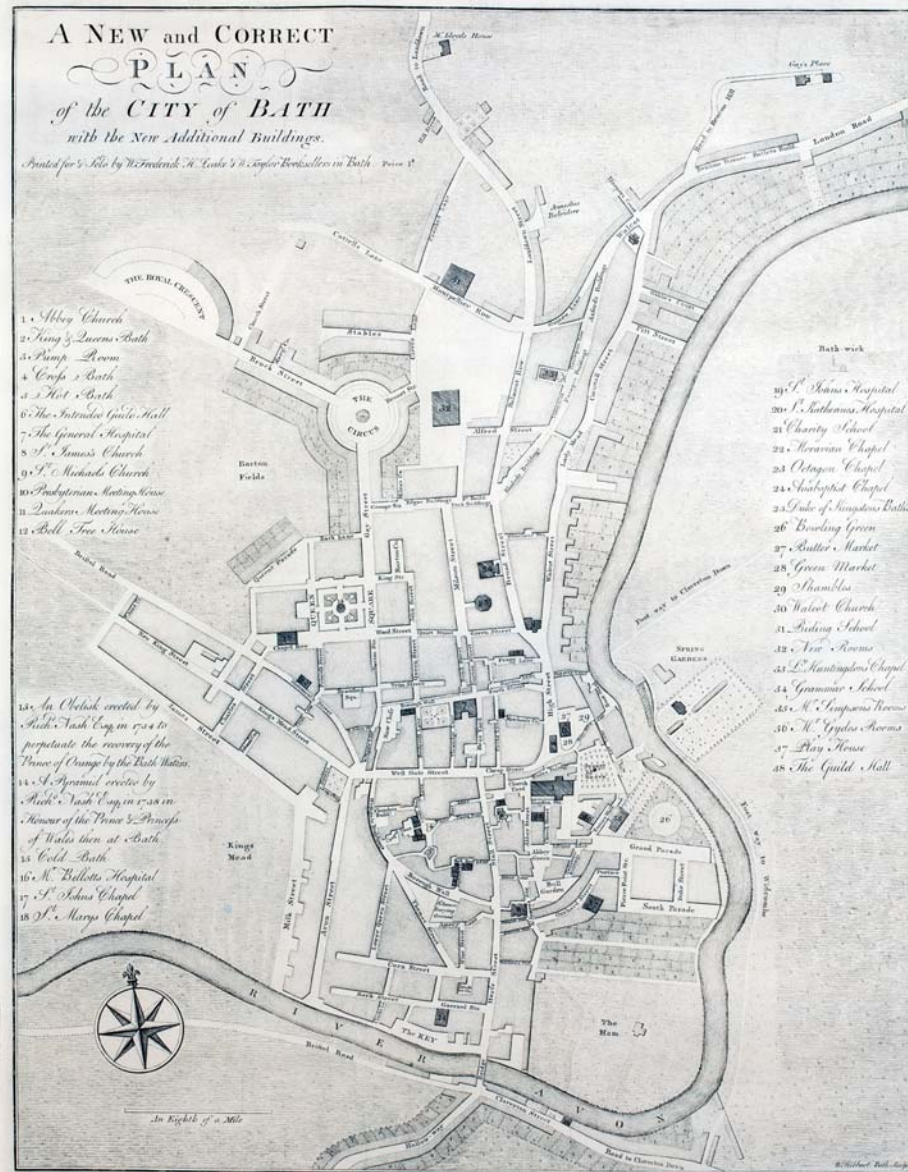


The major exhibition at the Building of Bath Collection in 2011 **'Putting Bath on the Map'** featured a collection of historic maps from 1605 to the present day that demonstrated the evolution of the city from the medieval walled town to the Georgian spa and beyond. This exhibition received widespread media coverage including enquiries from as far afield as the Auckland Museum in New Zealand and a review article by Elizabeth Baigent of Wycliffe Hall, Oxford University in the scholarly publication the Journal of Historical Geography. As a result of the popularity of this exhibition, the museum had a significant increase in visitor numbers from 4,716 in 2010 to 5,415 in 2011, an overall increase of 15%. This increase in visitors also meant that our overall income from admissions was higher than 2010, despite a reduction in the number of conferences and study days which previously have helped boost admission figures. In line with this, income from the shop was also higher in 2011 compared with the previous year.

To accompany **'Putting Bath on the Map'** we held a series of four lectures in June, each focusing on one historical map from a different historical period as a way into understanding what was happening in Bath at that particular time. In addition, Dr Amy Frost built on the success of her 2010 lecture series on Bath Architects with a new lecture series exploring the key buildings in the city. In the autumn, the museum also hosted a series of lunchtime lectures in partnership with the Herschel Museum of Astronomy and evening lectures in partnership with Bath History.

The Building of Bath Collection expanded its involvement with Bath Festivals in 2011. **Party in the City** took place on 27th May and the museum hosted two musical groups 'Laienda' and 'Jerome Recorders', attracting a total of 265 people attending during the evening. This event helped us reach out to new audiences for

THE BUILDING OF BATH COLLECTION (CONTINUED)



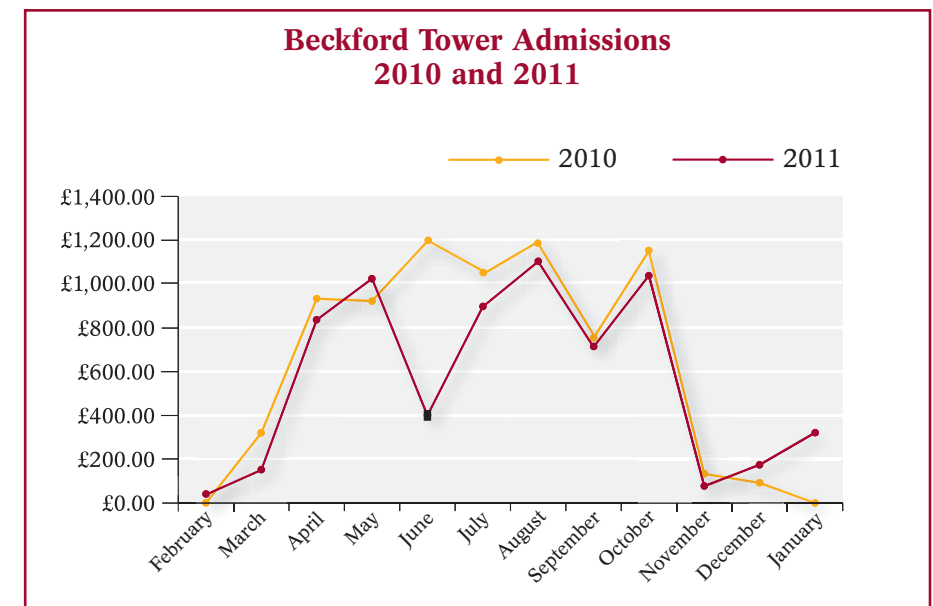
1770c. A New and Correct Plan of the City of Bath, Frederick, Leake and Taylor

the museum with comments including *"I've lived in Bath 20 years and never knew this museum existed"*. On 4th June we hosted an experimental multi-site performance of **'The Great Learning'** by avant-garde composer Cornelius Cardew, part of Bath International Music Festival. As part of the Fringe Festival, we held a story telling evening on 11th June entitled **'Catching the Gypsy's Tale'** which was a new departure for the museum, making the most of our beautiful building as the setting for performance.

During 2011 we welcomed a number of new faces to our team of dedicated volunteers who contribute countless hours to support the museum. As always we are very grateful for all the hard work of our volunteers and as a gesture of our thanks we took our volunteers to Lydiard House for our museum outing in September 2011. We are again indebted to our volunteer John Holmes for organising such a fascinating and enjoyable outing for us all.

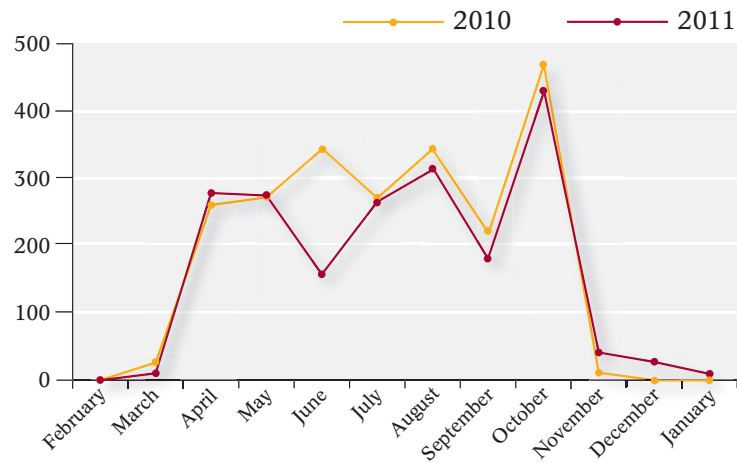
BECKFORD'S TOWER

Dr. Amy Frost, Administrator

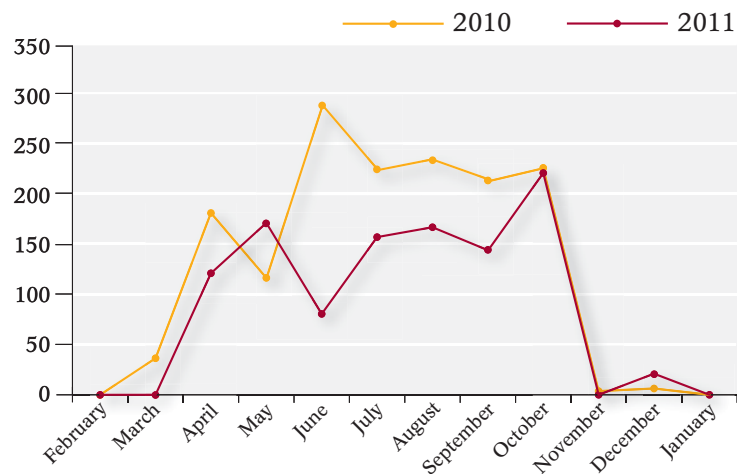


BECKFORD'S TOWER (CONTINUED)

**Beckford Tower Visitor Numbers
2010 and 2011**



**Beckford Tower Shop
2010 and 2011**



In 2011 Beckford's Tower & Museum made its biggest acquisition to date for the museum collection when the Coffered Cabinet and Stand was purchased, adding another world-class piece of Beckfordiana to our already hugely significant collection of original Beckford furniture. One of the greatest challenges at Beckford's Tower & Museum is conveying to our visitors the richness and texture of the interiors William Beckford created at the Tower. With the exception of the Belvedere, with its intricate plasterwork ceiling, there is no surviving evidence of either the drawing rooms or libraries that were housed in the building. This lack of surviving features makes interpreting the lost interiors of the Tower difficult. Large scale reproduction of the views of each room made by Willes Maddox and illustrated in Edmund English's 1844

publication *Views of Lansdown Tower*, go some way to showing the visitor what the space they are standing in would have originally been like, but our most effective way to flesh out these two-dimensional views is by using the original objects that we have in the collection. It was in light of this that the Beckford Tower Trust dedicated itself in 2011 to raising the funds required to save for the nation the Coffered Cabinet and Stand, which was placed on temporary export deferral in March 2011, following a recommendation by the Reviewing Committee for the export of Works of Art and Objects of Cultural Interest.



Originally one of four, the coffer and stand was most probably made by Robert Hume Junior after designs by Beckford and the architect Henry Edmund Goodridge. Made of oak with contrasting veneers within moulded decorative panels, the four coffers and stands were located at either end of the

Coffer and stand

BECKFORD'S TOWER (CONTINUED)

Scarlet Drawing Room on the ground floor of the Tower and functioned as integral parts of the Room's interior scheme.

Of all the known pieces of furniture designed for the Tower, it is in the design of the coffer cabinets that the change in Beckford's furniture collecting, after he moved from Fonthill to Bath, can be seen most overtly. It was a highly significant change that saw Beckford move away from many of his former interests in furniture that had been so vital to the spaces at Fonthill Abbey, and instead develop a highly personal new style, which at the Tower was even more directly linked to the form and mass of the building the furniture was created for. Alongside the architectural influences on its design, the coffer and stand now in the Tower collection also takes inspiration from the coffer shaped wedding cabinets or marriage coffer of the late French and Italian seventeenth century. It also acts as a collector's cabinet, much like those of the German Princes of the sixteenth and seventeenth century that Beckford greatly admired. Behind the plate glass door Beckford would place magnificent items from his collection, making the coffer serve as a cabinet of curiosities, an intrinsic part of the highly influential system of displaying collections that Beckford cultivated at Fonthill Abbey and perfected at Lansdown.

The Beckford coffer cabinet and stand was one of only four objects or works of art that were saved for the nation following export deferral in 2011 and as an integral element of the original designs for the Tower, its acquisition now offers us further opportunities to illustrate to visitors at Beckford's Tower the superior taste in collecting and design that Beckford possessed and continued to refine during his life in Bath. It will also enable other items from Beckford's collection now in the Tower collection to be displayed within the coffer as Beckford himself intended them to be seen, and this will hopefully encourage further loans of similar smaller objects from institutions and collectors in the future.

The purchase of the coffer and stand was made possible through the generous assistance of the National Heritage Memorial Fund, the Art Fund and numerous personal donations.

THE HERSCHEL MUSEUM OF ASTRONOMY

The Herschel Museum of Astronomy is run by the Herschel House Trust.
Bath Preservation Trust is one of five trustees of the HHT.

Debbie James, Curator

Alison Rowe, Administrator

2011 was another busy year for the Herschel Museum of Astronomy. The total number of visits, excluding educational and general interest groups, came to 6,516, in comparison to 5,934 for 2010, an encouraging overall increase of 9.8%. With regard to group and educational visitors, there was a slight downturn, a trend experienced by other museums in Bath.

Visitors continued to visit from far and wide, with the Visitors' Book recording entries from Canada, South Korea, Thailand, Italy, Germany, Australia and USA to name just a few. Visitors from many parts of the UK were also recorded.

Comments included: *'A perfect, small museum. Most interesting and enjoyable'; 'Excellent. Gives a very good insight into the life of this great man'; 'Exciting to see such an important display in domestic settings. Inspiring!'* and *'A lovely museum with a warm and convivial atmosphere. Beautiful garden too'.*

The Museum claimed a gift aid repayment of £2,758.77, a healthy increase on last year's total of £2,129.58. Such a claim was possible because of a significant private donation and the dedication of our front of house volunteers and weekend stewards.

In spring 2011, the Herschel House Trust was awarded an AIM (Association of Independent Museums) Sustainability Grant in order to carry out a refit of the Museum's retail area, selling astronomy books, CDs of Herschel's music, related pocket money toys and souvenirs. A bespoke display unit was made to create a more flexible space, allowing a greater variety of goods to be put on show.

Retail sales remained buoyant throughout the year, with a grand total of £7,899.97. This is an increase of 13.2%, when compared to last year's total of £6,975.38. The average spend per head, in addition to the ticket price, was in the region of £1.13.

The first part of the year was dominated by building works while the construction of the new single storey gallery at the rear of the house was in progress. At the end of June however, the new space was opened to the public with an exhibition celebrating the anniversary of the appearance of the Great Comet of 1811, *Omens & Inspirations, Ice, Dust and Fire*. Fundraising is still in progress for the gallery project although in excess of £90,000 has been found thanks to the generosity of several charitable trusts, the William Herschel Society and private donors. A grant from the Heritage Lottery Fund, of £8,100 and donations from Roper Rhodes family trust and Wessex Water enabled us to stage the inaugural exhibition in the gallery. A packed programme of lectures, special educational workshops and

THE HERSCHEL MUSEUM OF ASTRONOMY (CONTINUED)

outreach events on the theme of comets ran throughout 2011 to accompany the exhibition. A solar viewing session in the Abbey churchyard on 21 June to mark the summer solstice proved a very popular event for local people and visitors to Bath.

Educational visits continued throughout the year with a particularly good take up of workshops by Cubs, Scouts, Brownies and Guides.

The Herschel Museum has received some valuable coverage in the press and media over the past 12 months; of particular note are an episode of the BBC *One Show* in which we featured which was broadcast last October and an episode of the BBC *Sky at Night* was also filmed here.



The new Caroline Lucretia Gallery

EDUCATION AT THE TRUST'S MUSEUMS

Tom Boden, Head of Education and Audience Development

The start of 2011 saw the completion of a pilot project with Hayesfield Secondary School entitled '**Campaign Make an Impact!**' supported by a grant from Museums Libraries and Archives South West. This project was part of a national initiative led by the British Library to encourage students to learn about historical campaigns in order to become active citizens. The project involves a three-stage model where students first learn about a historical campaign, they then examine campaigning techniques before finally developing a contemporary campaign to effect some positive change for their local community. In our pilot project we used the Trust's archive material relating to the '**Sack of Bath**' period in the 1960s and 1970s as the example of historical campaigning. To help students learn about this campaign, Tom Boden ran one workshop in school followed by a walking tour of the city to see those areas affected during the '**Sack of Bath**'. The students then learned about campaigning techniques, including a mock debate chaired by Jane Brown, BPT Trustee and one of the founders of the Better Bath Forum. Students also learned how to write an effective press release with help from Bath Chronicle reporter Felicity Crump. The students chose to create campaigns for better road safety awareness and the project culminated in a visit to the Mayor's Parlour in the Guildhall where the students presented their campaign materials to the Mayor of Bath, Councillor Shaun McGall.



Campaign Make an Impact!

An important development in the education programme of the Trust has been the appointment of Polly Andrews as Education Officer to work with Tom Boden to deliver the education partnerships and activities associated with *The Whole Story* Project, funded by the Heritage Lottery Fund. Polly brings to the Trust a wide range of experience of working in schools, heritage and arts settings, and between September 2011 and January 2012 she has already made a

significant impact in the development of partnership work with local organisations including Twerton Infants School, St Andrew's CEVA Primary School, The Link School and Percy Community Centre.

The Trust also participated in a growing number of community events in 2011 including World Heritage Day (April), Museums at Night (May), Family Fun Day on Victoria Park (June) and opening Southcot Burial Ground for Heritage Open Days in September.

WORLD HERITAGE SITE ENHANCEMENT FUND

David Beeton, Chairman
Ainslie Ensom, Administrator

The World Heritage Enhancement Fund, supported by financial contributions from Bath & NE Somerset Council, Bath Preservation Trust and David Beeton, continues to initiate and encourage projects which relate to Bath's World Heritage Site status. More than twenty five projects have been completed or are in hand, resulting in over £250,000 of enhancement value to our heritage.

The reprint of the Georgian Map was well received and it is stocked by local bookshops and museums. The Heritage City Trail walking tour leaflet has also proved popular, with over 30,000 distributed so far, and a down-loadable version available.



Restored Watchman's Box in Norfolk Crescent

The Watchman's Box in Norfolk Crescent was recently restored by Nimbus Conservation, and is looking very handsome.

A number of overthrows in Great Pulteney Street have been re-instated, an on-going project which the Fund helped to initiate. A programme of repair for milestones and way markers has seen their restoration at Brougham Hayes, Widcombe Hill and Southstoke; in addition, our volunteers have cleaned and repainted more than twenty Bath Turnpike and other historic boundary markers and milestones.

A rolling programme of street-sign conservation now includes the completion of incised and painted signs at Trim Bridge, Princes Street, Charles Street, New King Street, Brunswick Place and Spencer's BelleVue on Lansdown, and is being much appreciated by local residents.

The Fund's valued involvement with the student stonemasons at City of Bath College continues; the students have skilfully re-carved and reinstated the stone vases at the Nexus Methodist Church, and have restored the first of two statues from the Corridor, which arrived at the College in hundreds of pieces. They are now working on the second, and the pair will be returned to their plinths in the Corridor in due course. Their next project is to clean and conserve the Rebecca Fountain near the Abbey.

Other projects in hand include the restoration of damaged railings in George Street, the repair of the Chairmen's Ramp in Portland Place, and support for the reinstatement of missing lanterns on North Parade Bridge and in Bath Street.

For further information contact Ainslie Ensom whsef@bptrust.org.uk

MEMBERSHIP WORKING GROUP

Peter Hall, Chairman
Peta Hall, Secretary

2011 proved to be a good year for Trust membership, bringing a real feeling of unity, and certainly support. While the Trust staff expanded to work on the 1a *Whole Story* Project and other areas such as Marketing, Fundraising and Education, we also attracted support from new members and volunteers who readily turned their hands to assisting in all aspects of our work. For this we are extremely grateful.

Our **Summer Walks** programme attracted the usual support, and we thank Alan Williams for arranging these valuable outings, and the leaders, Caroline Kay, Amy Frost, Audrey Woods and Tony Walters. I am pleased to report that **Trust Tours** had a very successful season, and I would like to thank Joy Burt, Amy Frost and Mike Dean for their excellent efforts in accompanying these. To those of you who travelled to Greenway in Devon and to Croome Court and Tewkesbury, we owe special thanks for your patience and good humour in dealing with the few timing issues that arose from circumstances beyond our control. Thanks to Joy's deft handling of both situations, we trust that members' enjoyment of both outings was not affected. A report on our various outings in 2011 follows:-

TRUST TOURS 2011

Tours Organiser: Peta Hall
Tours led by: Joy Burt, Amy Frost, Peta Hall and Mike Dean



Members at Ieoh Ming Pei Pavilion

OARE HOUSE GARDENS AND IEOH MING PEI PAVILION

(Joy and Peta)

Thirty-two Trust members were lucky enough to visit Oare by kind permission of Sir Henry and Lady Keswick on a perfect June afternoon. The tranquillity of the setting, the backdrop of a stunning early 18th Century house, the scent of an immaculate English summer garden, and the views across parkland to the unique Pei Pavilion on the horizon, made for a memorable visit to say the least. A walk of half a mile or so took us up to the extraordinary glass and steel Pavilion, and after removing our shoes we were allowed to venture inside and enjoy breathtaking views

across the surrounding countryside in one direction, and back through an avenue of trees to the house in the other. Tea and homemade cake in Pewsey on the way home, gave us all a chance to reflect on a truly magical afternoon. Valerie and Simon Smallwood, having driven separately to Oare, led us back to Bath behind their beautiful vintage yellow Rolls Royce – a very fitting end to the day!

TRUST TOURS 2011 (CONTINUED)

GREENWAY, DEVON (Joy)

In June over forty members visited Greenway in Devon, the home of the late Agatha Christie. It was a long journey, but we hope members felt it was worth it, and a short cruise up the picturesque River Dart was a perfect way to arrive, particularly on a fine day. The path up to the house is steep, but is taken through a wooded glade. The house contains many treasures that the family had collected over the years and with its situation high above the River Dart, it is no surprise that this was a much loved home.

HIGHCLERE CASTLE (Joy and Amy)

July saw well over fifty members visit Highclere Castle near Newbury, the stately home of Lord and Lady Carnarvon but probably better known today as “Downton Abbey” as featured in the highly acclaimed TV series. The Castle is 19th Century and built, enclosing the original building, by Sir Charles Barry. The surprise was how many of the rooms in the Castle were open to public view. An added attraction is the Egyptian Exhibition, displaying Egyptian artworks that had been collected by the 5th Lord Carnarvon during his time in Egypt with Howard Carter. After viewing the beautiful gardens, many members took the opportunity to enjoy a cream tea in the warm sunshine, with the perfume from the lime trees wafting across the lawn.

DOWNSIDE ABBEY (Amy)

Unpicking the history of a building that has developed and continued to grow over the last 200 years like Downside School and Abbey, can be confusing. It was therefore an absolute joy to be shown around the buildings by the Abbot of Downside, Dom Aidan Bellenger, who walked us through the stages of the buildings that house the community at Downside. Of course, the highlight of the trip was a tour around the Abbey Church itself. From the unfinished west end to the stained glass designed by Ninian Comper, the Abbey Church is full of sweeping design statements and small details that all come together to create an interestingly complete building - somewhat of a surprise considering it was constructed in three separate phases. We finished off our afternoon very pleasantly with tea, coffee and cake, served by the Abbot in the Pastoral Centre and Bookshop.

CROOME COURT AND TEWKESBURY (Joy with Mike Dean)

The September trip to Tewkesbury and Croome Court had a delayed start, when the coach company sent too small a coach for the day. This was rectified, but we do apologise to our members and thank them for their patience while this correction was made. On arrival at Tewkesbury, after a fortifying cup of coffee, Mike Dean took members on a short tour of Tewkesbury Abbey. After lunch, we continued to Croome Court, former home to the Earls of Coventry, where an introductory talk was given in the church by John Yates. The group was then free to explore the house and grounds. The house, built by Lancelot Brown, is devoid of furniture at present and restoration work continues. The grounds were laid out to be at one with the house, with “eyecatchers” in the distance. By the lake is a Grotto with the reclining figure of Sabrina.

We are happy to say that we were lucky with the weather on each visit for the 2011 season, and we would like to thank all of you who supported our Tours. Without a significant number of travellers, these visits would not be viable, so thank you all for enabling us to go ahead.

MEMBERS' SUMMER WALKS 2011

Organiser: Alan Williams

The BPT series of Summer Walks took place between June and September 2011. There were four distinct walks and with the exception of the Burial Grounds walk, all were carried out on two separate occasions and took place in the evening. Virtually all were fully booked, with places reserved long before the walks took place, and all were received with enthusiasm.



Members gathering in the basement of No.1 after a walk led by Caroline Kay

Caroline Kay (BPT Chief Executive) led the first walks, reviewing the various restoration projects that the Trust has been involved with – specifically in the areas of Queen Square, the Circus and the Royal Crescent. The walk was titled “*The Trust, Past, Present and Future*” and gave an in depth insight into the work of the Trust in the city. At the end of the walk, members were invited to see the interior of No.1a Royal Crescent, with an illustrated talk on the developments to date and those projected for the future.

Amy Frost (Curator of Beckford's Tower) took us around the city, viewing the changes that took place in architectural styles during the close of the 18th Century and the start of the 19th. Key buildings were highlighted to demonstrate the changes that occurred through the period, demonstrating and revealing those differences.

Audrey Woods (Mayor's Guide) conducted a walk through the Paragon and Walcot areas of the city. Changes were pointed out from Roman times onwards and small corners of the city usually hidden from view were investigated. Seven places of worship, five educational establishments and two places of correction were all included in a relatively small area of Bath.

Tony Walters (Professor of Death Studies at the University of Bath) toured the Widcombe area of the city, pointing out nine different burial grounds in such a short space and describing the background and history of each. Particularly relevant were the questions he posed to the group on the use of burial grounds after they had become disused. Again, some corners of Bath were revealed that few would have experienced previously.

Have you considered leaving a legacy to the Bath Preservation Trust in your Will?

When Bernard Cayzer gave No.1 Royal Crescent to the Trust, he gave us a marvellous asset which allowed us to develop a renowned museum. But he also gave us our financial independence.

Legacy gifts to the Trust do not need to be as magnificent as No.1 to continue this valuable role. The Trust will be very grateful for any contribution that you are able to make through a legacy.

Bath's "World Heritage" status means that our campaigning work continues to be an essential part of Bath's development, and our education and interpretation work ensures that the widest possible audience understands our purpose "to encourage and support the conservation, evolution and enhancement of Bath and its environs within a framework appropriate both to its historic setting and its sustainable future, and to provide educational resources that focus on the architectural and historic importance of the city".

If your estate is liable to Inheritance Tax, you could reduce the amount due by choosing to give money to charity. If you leave a gift to charity in your Will, its value will not be included when valuing your estate (your money, possessions and property) for inheritance purposes. Gifts made to a charity in the seven years before your death are exempt from Inheritance Tax.

The Trust's influence and independent voice is needed as much in the twenty first century as it was in the twentieth century. But our ability to fulfill this role is directly in proportion to our resources. With the support of our members, we need to add to those resources to continue to act for the benefit of the people of Bath. We will endeavour to ensure that all legacies are matched to particular projects.

If after reading this you decide to leave a legacy to us in your Will, please contact Caroline Kay, in confidence, on 01225 338727.

Legacies

A legacy was received from the Gifford estate which will be put to good use in continuing the Trust's work.

Grant and Financial Aid 2011/12

Our thanks go to the following organisations from whom we received grants during the financial year ending 31 January 2012:

Heritage Lottery Fund – for *The Whole Story* Project
National Heritage Memorial Fund – for Beckford's Coffers
Art Fund – for Beckford's Coffers
B&NES for Education Interpretation at No.1
B&NES for World Heritage Event
Wiltshire County Council for Education
MLA Small grant award for Collections care
University of the West of England towards cost of Intern

Grant and Financial Aid 2011/12 (continued)

CSE – for Low Carbon Project
Design Council/CABE – for London Road Project
B&NES – Beckford's Ride

The Whole Story Project Fundraising

Our thanks go to everyone listed below for their generous donations towards *The Whole Story* Project. The list includes all donors up to and including 31st January 2012.

Lead Donors

Brownsword Charitable Foundation
Heritage Lottery Fund

Trusts/Foundations/Organisations

Annett Charitable Trust	Idlewild Trust
Bath & North East Somerset Council	Medlock Charitable Trust
Bowyers Senior Citizens Club	Ray J Harris Charitable Trust
Caytrust Finance	Stephen Clarke 1957 Charitable Trust
First Lease Ltd	The Big Give Christmas Challenge 2011
Foyle Foundation	The Royal Crescent Society
Garfield Weston Foundation	Trevor Osborne Charitable Trust
Golden Bottle Trust	Wolfson Foundation

Individuals

R J Adamson	Mary Ede	Michael Mollet
Judith Anderson	I A Edwards	Alun Morgan
G Baird	Priscilla Fernando	Simon Morray-Jones
N J Barrington	Andrew Fletcher	Veronica and Bill Otley
Alec Bateson	George K Freeman	Claire Owen
Philip Bayliss	Jane Glaser	Colin Parsons
Edward and Laura	Morny and Ian	R Plant
Bayntun-Coward	Hay Davison	Sam and Janet Priestman
David and Brenda Beeton	S Hayward	Michael Rowe
David Boyd and	Simon Heale	Kerri Sant
Peter Burfoot	Robert Hellard	Derek and Pat Satow
Jane Brown	Brenda Hodgson	Thomas Sheppard
John Bulman	Jennifer John	Henrietta Sherwin
Mrs Jacqueline Burrows	E Langley	Gillian Sladen
Marian Campin	Stephen Little	Dr Cathryn Spence
The Hon. Elizabeth Cayzer	P J Littlemore	Betty Thayer
Tom Charrington	Sir Timothy and	M F Walker
Alan Cox	Lady Lloyd	Will and Elin Wilson
Christopher Curwen	Sarah Machin	Mark Wilson-Jones
Eva DuBose	Bill McNaught	Peter Woodward
Alistair Durie	Celia Mead	

And other individuals who choose to remain anonymous.

The Bath Preservation Trust Limited and its subsidiaries

Summary financial information for the year ended 31 JANUARY 2012

Legal and administrative details

The Bath Preservation Trust Limited is a company limited by guarantee and a registered charity; it is governed by the provisions contained in its memorandum and articles. It has two subsidiaries, whose results are all consolidated within the accounts of the Trust - they are:

- **No.1 Royal Crescent Ltd** Non-charitable trading subsidiary
- **The Beckford Tower Trust** Unincorporated charitable trust

Bath Preservation Trust's summarised results on the following pages incorporate the results for No.1 Royal Crescent Ltd, which operates the Museum shops.

Approval of accounts

The summary financial information set out on pages 36 to 40 has been extracted from the accounts, in order to provide a picture of the income arising from and expenditure on our various activities during the year to 31 January 2012, and our assets, liabilities and fund balances at that date.

This information is taken from the full financial statements for the year to 31 January 2012 which were approved by the Trustees on 8th May 2012 and which will be submitted to the Charity Commission and the Registrar of Companies.

In order to gain a full understanding of the financial affairs of the charity and its subsidiaries, the full audited financial statements, Trustees' Annual Report and Auditors Report should be consulted; copies of which can be obtained from the Trust.

Signed on behalf of the Trustees by:-

E W G Bayntun-Coward
Chairman - The Bath Preservation Trust Ltd

The Bath Preservation Trust Limited and its subsidiaries

Summary financial information - income and expenditure for the year ended 31 JANUARY 2012

Note	Unrestricted Funds			Restricted & Endowment Funds	Total 2012	Total 2011
	Bath Preservation Trust	Beckford Tower Trust	Total Unrestricted Funds			
	£	£	£	£	£	£
Income from operations						
Museums - admissions (inc Gift Aid)	313,539	4,449	317,988	-	317,988	314,596
Museums - shop sales	58,285	1,031	59,316	-	59,316	66,235
Museums - other income	9,162	467	9,629	-	9,629	13,972
'Friends' membership schemes	14,153	-	14,153	-	14,153	12,742
Grants and donations	187	1,377	1,564	-	1,564	1,291
Legacies	407	-	407	-	407	10,389
Total	395,733	7,324	403,057	-	403,057	419,225
Expenditure on operations						
Cost of generating funds:						
Shop purchases	29,839	1,055	30,894	-	30,894	32,601
Other costs	29,154	2,927	32,081	-	32,081	33,891
Salaries	194,434	4,777	199,211	-	199,211	179,416
Premises costs	43,225	6,192	49,417	-	49,417	69,174
Costs of Museum opening	29,761	2,383	32,144	-	32,144	34,606
Membership costs	9,104	-	9,104	-	9,104	9,652
Administration and other costs	64,489	1,356	65,845	-	65,845	64,118
Governance - audit, legal and professional	5,454	4,096	9,550	-	9,550	6,564
Trust contribution to WHSEF	4,616	-	4,616	(4,616)	-	-
Renovation and similar grants	1,134	-	1,134	-	1,134	1,500
Total	411,210	22,786	433,996	(4,616)	429,380	431,522
Operating deficit	(15,477)	(15,462)	(30,939)	4,616	(26,323)	(12,297)
Investment income						
Rental income	29,974	10,340	40,314	-	40,314	53,823
Dividends and interest	12,552	6,146	18,698	-	18,698	18,185
Recurring surplus	27,049	1,024	28,073	4,616	32,689	59,711
'The Whole Story' - project costs incurred	-	-	-	-	-	(63,226)
Unrestricted surplus / (deficit)	27,049	1,024	28,073	4,616	32,689	(3,515)
Restricted Funds						
Income	-	-	-	554,901	554,901	230,639
Expenditure	-	-	-	(229,321)	(229,321)	(77,398)
Net incoming resources	27,049	1,024	28,073	330,196	358,269	149,726
Investment gains / (losses)	(10,976)	(8,907)	(19,883)	-	(19,883)	79,412
Total increase in funds	16,073	(7,883)	8,190	330,196	338,386	229,138
Fund balances brought forward	1,131,805	227,096	1,358,901	549,997	1,908,898	1,679,760
Fund balances carried forward	1,147,878	219,213	1,367,091	880,193	2,247,284	1,908,898

The Bath Preservation Trust Limited and its subsidiaries

Summary financial information - assets, liabilities and funds at 31 JANUARY 2012

Note	Bath Preservation Trust £	Beckford Tower Trust £	Totals at 31 January 2012 £	Totals at 31 January 2011 £
Fixed Assets				
Tangible fixed assets:				
Freehold land and buildings	1 774,969	-	774,969	774,969
Museum exhibits	2 4,063	388,000	392,063	68,063
Other tangible fixed assets	6,080	790	6,870	9,121
Investments	3 488,273	215,842	704,115	786,273
	1,273,385	604,632	1,878,017	1,638,426
Current Assets				
Shop stock for resale	17,075	3,465	20,540	27,107
Debtors	49,638	8,230	57,868	39,172
Bank balances	350,882	7,484	358,366	237,630
	417,595	19,179	436,774	303,909
Creditors: falling due within one year	(56,533)	(10,974)	(67,507)	(33,437)
Net current assets	361,062	8,205	369,267	270,472
Total assets less current liabilities	1,634,447	612,837	2,247,284	1,908,898
Unrestricted funds				
Designated: Property fund	542,978	-	542,978	542,978
Designated: for future maintenance	238,344	204,213	442,557	403,623
Undesignated: to fund operating costs	366,556	15,000	381,556	412,300
Total unrestricted funds	4 1,147,878	219,213	1,367,091	1,358,901
Capital - Permanent Endowment Fund	231,991	59,135	291,126	291,126
Restricted funds	5 254,578	334,489	589,067	258,871
	1,634,447	612,837	2,247,284	1,908,898

The Bath Preservation Trust Limited and its subsidiaries

Summary financial information - notes for the year ended 31 JANUARY 2012

1. Freehold land and buildings

One of the Bath Preservation Trust's freehold properties, No.1 Royal Crescent, is included at a valuation (£231,991) that is over five years old; the other, The Countess of Huntingdon's Chapel, is included at a historic cost of £542,978. In the opinion of the trustees the current open market value of the properties is in excess of these figures but they do not intend to obtain professional valuations on a regular basis as they believe that the costs of such an exercise would outweigh the benefits.

The freehold land and buildings known as Beckford's Tower, Lansdown, Bath, were gifted to The Beckford Tower Trust in 1972; no value was placed on the gift, and there have been no subsequent formal valuations, so no cost or value for the Tower is included in the financial statements.

2. Museum exhibits

Museum exhibits purchased prior to 2006 were written off as historic assets on the date of purchase; since this date purchases are capitalised. The Beckford Tower Trust spent £64,000 in 2008 on a cabinet and £324,000 in 2011 on a coffer and the Bath Preservation Trust purchased a silver kettle in 2010 for £4,063.

3. Investments

Valuation: at beginning of the year
Cash withdrawn during the year
Fund managers' charges
Realised and unrealised losses arising in the year

Valuation: at end of the year

Bath Preservation Trust £	Beckford Tower Trust £	Totals at 31 January 2012 £
504,597	281,676	786,273
(54,000)	(54,000)	(54,000)
(5,348)	(2,927)	(8,275)
(10,976)	(8,907)	(19,883)
488,273	215,842	704,115

4. Unrestricted Funds

The Trustees' reserves policy is that the optimum level of reserves is equivalent to ten months' operational costs (an opening season), plus a designated fund whose purpose is to be invested in order to generate sufficient income to support future maintenance of No.1 Royal Crescent and its assets and to provide a level of unrestricted core income to contribute to the Trust's revenue needs. The reason for this is that, as an organisation not in receipt of statutory funding and currently very dependent on a source of income (museum admissions) which is capable of being heavily affected by factors outside the Trust's control, Trustees believe that building up a capital fund is the appropriate response in order to secure the long term future of the Trust.

This would present a profile of reserves as follows:

Designated: Equal to unrestricted property asset
Investment for maintenance of the asset
Investment for unrestricted core income

Undesignated: Equal to ten months of operational costs

Desirable Level £	Actual at Jan 2012 £
542,978	542,978
1,167,000	442,557
650,000	-
2,359,978	985,535
381,556	381,556
2,741,534	1,367,091

There is therefore a considerable shortfall from the Trustees' target level of reserves.

The Bath Preservation Trust Limited and its subsidiaries

Summary financial information - notes for the year ended 31 January 2012

5. Restricted Funds

The Trust

'The Whole Story'	245,684	-	(185,206)	60,478	124,006	184,484
World Heritage Site Enhancement Fund	28,610	4,616	(24,794)	8,432	61,135	69,567
Conservation activities	6,965	-	(7,201)	(236)	763	527
Education activities	3,396	-	(3,396)	-	-	-
Museum activities	1,654	-	(1,654)	-	-	-

Beckford Tower Trust

Museum Exhibits	Purchase of cabinet			-	64,000	64,000
	Purchase of coffer	266,592		266,592	-	266,592
Activities	Cemetery costs	-	-	-	2,376	2,376
	B&NES	2,000	(479)	1,521	-	1,521
	Beckford 250 Exhibition		(3,879)	(3,879)	3,879	-
	Volunteers Training		(2,000)	(2,000)	2,000	-
	Other funds		(712)	(712)	712	-

Totals for the year

Bath Preservation Trust

'The Whole Story' - the Trust has continued to fundraise towards the costs which are now being incurred in the project to convert and adapt No 1a Royal Crescent and refurbish No 1 Royal Crescent, and is carrying forward at the end of the year the amounts raised and unspent to date. In March 2011 the Trustees were delighted to learn that the Trust will be supported by the National Lottery through the Heritage Lottery Fund (HLF) which had granted funding of £1.4m towards the costs of the project - £73,104 was drawn down from the HLF grant during the year.

World Heritage Site Enhancement Fund - the Trust received a further £28,610 from Bath & North East Somerset Council and private donors to fund renovation, enhancement and interpretation projects within the Bath World Heritage site, and has paid out a total of £24,794 leaving a closing balance of £69,567 to be carried forward, most of which has been earmarked to fund specific projects.

Beckford Tower Trust

Museum exhibits - a coffer formerly belonging to William Beckford was purchased in the year for £324,000. By 31 January 2012 £266,592 had been raised to fund the purchase and the Trust is in on-going discussions to raise the balance of £57,408, which is currently being funded from Trust resources.

Beckford 250 Anniversary - Heritage Lottery Fund funding was received in 2010-11 towards these events, the balance carried forward at 31 January 2011 being spent on further events and activities in 2011-12.

6. Trustee remuneration and expenses

The trustees did not receive any remuneration (2010-11 nil); reimbursed expenses amounted to £82 (2010-11 £674)

MEMBERS AS AT 31ST JANUARY 2012

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Association	Ironart of Bath	Association	Watson Bertram & Fell
Cavendish Crescent Residents	ITV West	Raby Gardens Limited	Wessex Newspapers
Association	Ken Biggs Contractors Ltd	Rotork Plc	Widcombe Association
Challenger International Ltd	Kingswood School	Royal Crescent Hotel	
Circus Area Residents	The Landmark Trust	Royal Crescent Society	
Association			



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